



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, September 5, 2023, at 1:00 p.m.

Regular Agenda

- 1. Roll Call**
- 2. General Public Comments for Items Not on the Agenda**
- 3. Approval of Minutes**
 - a. Regular Meeting Minutes from July 5, 2023.
- 4. Modification and Approval of Agenda**
- 5. Variance**

- a. 2023-0062
Continued from the August 1st Regular Meeting
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. 2023-0073
Zlate Sipinkoski – Applicant
c/o Cortesse's Bistro
Goce Sipinkoski – Owner
[172 San Marco Avenue](#)
To approve a variance to off-street parking requirements.

6. Use by Exception

- a. 2023-0067 Philip & Dee Castillo – Applicants
c/o The Bart on Aviles
11 Aviles Street LLC – Owner
[11D Aviles Street / PID 198950-0000](#)
To allow for the use of a cocktail lounge within the Historic Preservation-Two (HP-2) zoning district as a use by exception.
- b. 2023-0068 James. G Whitehouse, Esq. – Applicant
c/o St. Johns Law Group
102 Bridge Street Land Trust – Owner
[102 & 104 Bridge Street / PID 202540-0000](#)
To allow for the sale and consumption of alcoholic beverages with an alcohol by volume (ABV) content up to fourteen (14) percent on the premises within the Commercial Low-One (CL-1) zoning district as a use by exception.

7. Conservation Overlay Zone Development

- a. 2022-0057 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 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Nancy & John Fout – Owner
[164 Pelican Reef Drive](#)
To modify an existing dock to change the existing boat lift to a 15' x 38' deck lift and remove the existing boat lift, approve an after the fact modification to the existing bulkhead impacting approximately 0.01 acres of wetlands within Conservation Overlay Zones 1 and 2.

Continued from the August 1st
Regular Meeting

Continued from the August 1st
Regular Meeting

8. Rezoning

a. 2023-0057

Continued from the July 5th Meeting

James G. Whitehouse, Esq. for Ryan Dettra – Applicant
c/o St. Johns Law Group

Paul M. Meredith, P.A. – Owner
[115 La Quinta Place](#)

To rezone an approximately 0.64-acre property from Commercial Low-One (CL-1) to Planned Unit Development (PUD).

9. Other Business

a. Reminder of a Special Planning and Zoning Board Meeting in September.

10. Adjournment

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

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

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting July 5, 2023

The Planning and Zoning Board met in formal session Wednesday July 5, 2023, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Mike Davis, Chairperson and the following were present:

1. Roll Call:

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

Absent:

Christina Tucker
Ashleigh Barnes

City Staff:

Amy Skinner, Director, Planning & Building Department
Jacob Fredriksson, Planning & Building, Senior Planner
Tracey Mullins, Planning & Building, Planner II
Isabelle Lopez, City Attorney
Elyse Wiemann, Recording Secretary

2. General Public hearings for Items Not on the Agenda

- BJ Kalaidi

3. Approval of Minutes

MOTION

Mr. Blow MOVED to APPROVED the April 25, 2023 minutes as presented. The motion was SECONDED by Mr. DePreter.

VOTE ON MOTION:

AYES: Blow, DePreter, Shaffer, Pappas, Davis
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

MOTION

Mr. DePreter MOVED to APPROVED the May 2, 2023 minutes as presented. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: DePreter, Pappas, Shaffer, Blow, Davis
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Pappas MOVED to APPROVED the June 6, 2023 minutes as presented. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Pappas, Blow, Shaffer, DePreter, Davis
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

4. Modification and Approval of Agenda

Mr. Fredriksson announced item 2023-0013 at 164 Pelican Reef Drive had requested to be continued to the August meeting.

MOTION

Mr. Davis **MOVED** to continue item 7(b) 2023-0013 until the August 1st meeting. The motion was **SECONDED** by Mr. DePreter.

VOTE ON MOTION:

AYES: Davis, DePreter, Shaffer, Blow, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Mr. Fredriksson noted the 117 Dock Side Drive application was withdrawn by the applicant.

5. Variance

5. 2023-0056 Gaere MacDonald – Applicant c/o Gaere MacDonald Construction William & Megan Barlow – Owners 69 Abbott Street

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

Ms. Mullins 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 the maximum lot coverage at 69 Abbott Street I PID195130-0000 from the total original lot coverage 34.2% to 37.6%.

Gaere MacDonald and Irene Arriola reviewed the application. The Board provided their ex parte communication.

26 certified notices were sent, 6 were returned in favor, 0 returned opposed and 0 had comments.

Public hearing was opened.

Stephanie Russo spoke in favor of the application and was excited to have new neighbors.

Public hearing was closed.

The Board discussed:

- Promoted livability and met the criteria
- Questioned if there were drainage problems
- No concerns voiced by neighbors

Mr. MacDonald replied he was unaware of any drainage issues.

MOTION

Mr. Blow **MOVED** to **APPROVE** Variance based on the fact that it met the criteria, the home was built prior to the zoning code, was to make reasonable use of the property, they did not create the condition and it was not contrary to the public. The motion was **SECONDED** by Mr. Shaffer.

VOTE ON MOTION:

AYES: Blow, Shaffer, DePreter, Pappas, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Use by Exception

6. (a) 2023-0050 Blair Knighting, AICP – Applicant c/o Kimley-Horn and Associates, Inc. Viviani Holdings, LLC – Owner State Road 312 / PID 161980-0000

To approve a medical office use within the Commercial Medium-One (CM-1) zoning district as a use by exception.

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** the uses by exception for medical

offices and clinics at State Road 312/PID 161980-0000.

Laura Knighting, Bill Shilling, and Bob Gallinger reviewed the application.

The Board provided their ex parte communication.

78 certified notices were sent, 1 was returned in favor, 13 returned opposed and 12 had comments.

Public hearing was opened.

Steven Koon spoke in opposition to the application and stated his concern was the wildlife that had been forced into this area. He said the recent rain had caused driveways to flood and questioned where the water would go if the site were developed.

Richard Hatten spoke in opposition to the application and said he was concerned with the entrance off Mizell Road as traffic blocked entry to the condominiums in the area. He said drainage was insufficient and if altered, homes could be flooded. He said wildlife was important and they used this area.

Katherine Jackson spoke in opposition to the application and said her concern was the drainage because flooding had been an issue. She said she had not been able to find what the screening would look like and how this could affect her property.

Jason Paco spoke in opposition to the application and was concerned with the traffic and the drainage. He said the flooding was bad in the area.

Elizabeth Smith spoke in opposition to the application and agreed with the prior speakers. She said this was a bad access point and thought this was not a good place for a project like this.

Public hearing was closed.

Bill Shilling presented the rebuttal.

The Board discussed:

- Thought the use fit in the corridor
- Project would be reviewed by other departments before moving forward
- Traffic or access roads were not in the purview of the Board and would be a county decision
- Questioned if water would contained on site
- Questioned the screening needed

Applicant response:

- Water from adjacent site filtered into the pond on site

Mr. Fredriksson noted for CM1, any non-residential uses would be at a classification six which required more plantings and screening. He said it was still ten feet, but more would be needed.

Amy Skinner, Planning and Building Director, added the code required a fifteen-foot buffer between commercial and residential uses; however, unsure if it would apply as the residential property was in the County.

The Board continued to discuss the following topics: development of the site, keeping the tree canopy, access from Mizell Road, providing a tree survey and if the proposal created more intensity.

MOTION

Mr. Pappas MOVED to APPROVE the item 2023-0050 finding that it does meet the criteria. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

AYES: Pappas, Shaffer, DePreter, Blow, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) 2023-0053 Cidersmith LLC –
Applicant 18 Saint George St., LLC –
Owner
18 St. George Street

To approve a distillery, use within the Historic Preservation-Three (HP-3) zoning district as a use by exception.

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

William Smith reviewed the application.

The Board provided their ex parte communication.

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

Public hearing was opened.

Melinda Rakoncay was confused with the distribution of the sales. She said PZB should have the ability to limit the amount of uses as there was an overabundance of bars in the area. She suggested adding conditions for amplified music and others could be beneficial.

Ron Mickler spoke in opposition to the application. He encouraged the Board not to approve the application as there were many places in the area where alcohol could be obtained. He suggested a 10:00p.m. closing time if approved.

Martha Mickler spoke in opposition to the application and asked the Board to deny. She said this was the home that faced St. George Street. She said use by exceptions tended to expand things; however, did not feel this should be approved.

Public hearing was closed.

Mr. Smith presented the rebuttal.

Mr. Davis asked if another exception was required for the distillery.

Ms. Lopez replied in the staff report under uses permitted by right, restaurants with a lounge were permitted by right and the applicant applied for craft distilling which was for manufacturing.

The Board discussed the following items:

- Main entrance to facility and signage
- If there was building massing between the building and Spanish Street
- Having no amplified music on site
- No seating in the cider production area
- Hours of operation should be compatible with restaurants in the area and not restricted
- Concerned with protecting residential neighborhood
- Would have multiple uses on the same property
- Adding the condition that if more than four written complaints were filed applicant would have to return to the Board
- New applicant should not have to suffer because of past mistakes

MOTION

Mr. Blow MOVED to APPROVE the Use by Exception with the condition that the applicant would be required to return in twelve months if four or more written complaints were made and a determination by Code Enforcement that a violation had occurred, the applicant would be required to return to the Board if not violations the use would run with the applicant. The motion was SECONDED by Mr. Pappas.

Mr. DePreter asked to include amplified music as there were residents close.

Mr. Blow amended the MOTION to include no amplified music. The amended motion SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Blow, Pappas, Shaffer, DePreter, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

7. Conservation Zone Development

7. (a). 2022-0057 Continued from the April 4th 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.

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

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

Dale Parsons, Ryan Borton, Michael Carpenter, Jay Brown, and Tim Boehlein reviewed the application.

The Board provided their ex parte communication.

41 certified notices were sent, 0 were returned in favor, 4 returned opposed and 4 had comments and other emails were attached.

Public hearing was opened.

Julia Long spoke in opposition to the applicant and said this was a historic area. She asked the Board to consider the properties already there before approving a new development. She said her yard flooded during high tides, or any weather situations. She said the West side was attracting more tourism and asked the Board to consider the view coming in and out.

Elizabeth Smith spoke in opposition to the application and was concerned with how the wildlife would be affected². She said the city promoted protection and preservation of a wildlife habitat. She asked the Board to continue the application until those questions were answered.

Susan Creek spoke in opposition to the application and said this area was not buildable for a medium density project with parking as the area flooded. She said covering the area with impermeable parking would only increase the flooding. She said the new proposal lacked clarity when it came to the trees as the trees were not labeled. She said the proposed floating dock could hurt the manatees and the oyster beds. She said it would make sense to wait and encouraged the Board to protect their homes.

Ann Sullivan spoke in opposition to the application and said her property was at risk of flooding. She said there was a retention pond and parking at the end of the development and did not feel the water would drain the correct way. She was also concerned with the removal of the trees and the impact it would cause.

¹ Break from 2:32p.m.-2:44p.m.

² Documents shown attached to packet

Marta Hern spoke in opposition and noted how the area looked when the river was dry where they were proposing a floating dock.

Kathleen Calvagnah agreed with the other speakers from the community. She said she was concerned about the number of bedrooms and parking. She said by renting these out, this would increase the amount of overflow parking and thought it would not be compatible. She was unsure how this was following the 2040 Comprehensive Plan and the Future Land Use.

Justin Harnedge spoke in opposition to the application and noted the homes were not being built for families but would be used as rentals. He questioned how this was compatible with the neighborhood. He said the flooding would increase and did not feel the retention pond would help.

Hutson Kennedy spoke in opposition to the application and questioned how the buildings and the trees related. He said this would add to local flooding and did not feel significant trees should be removed. He felt the proposed application was excessive.

Maureen Long spoke in opposition to the application and said the materials supplied by the applicant were not clearly legible³. She said there were other ways to help the proposed development and in return save the trees. She said the birds thrived in this area and 107 different species had been documented.

Melinda Rakoncay spoke in opposition to the application and asked the Board to deny based on lack of information. She said the same parking plan was proposed even at the request of the Board to be more creative. She said the applicant did not meet with the community to help solve any of the issues and there were eighteen significant trees that were proposed to be removed. She said trees and the tree canopy were important to the hydrology of the site. She felt the Future

Land Use policy could be accomplished; however, there were too many issues, and the application should be continued.

Public hearing was closed.

Mr. Parsons presented the rebuttal.

The Board discussed:

- Buildings would be built on piers
- To save trees and maintain density the height was increased
- Would have a continuous twenty-five-foot buffer
- Not opposed to the dock as it would be small
- Application would be reviewed by the Public Works Department
- Boards purview was the tree, flooding and dock
- Felt it was imperative for public to understand the trees; however, there was nothing concrete
- Unsure about Julia Street being one lane as that could be a safety issue

Mr. Fredriksson noted improvements to Julia Street would be reviewed during the Civil Plan process.

Discussion continued:

- Minimum required for tree caliper was 50%; however, was just below 79.4%
- Should provide images showing the trees clearly
- Was willing to adjust the buildings to save the six trees noted in the staff report
- No activity in the jurisdictional wetlands
- Uncomfortable making a decision and felt adequate information was not provided
- Flooding was a City infrastructure problem
- Needed to have a tree survey with a site plan overlay to understand the scope of the project

³ Documents shown attached to packet

- Should provide plans on a larger scale for review
- In favor of the buildings and boardwalks being built on pilings
- Suggested being open to reducing the intensity or parking spaces

Mr. Parsons said the intent was to be a unique development and felt the small footprint would integrate into the tree canopy. He said they held a neighborhood meeting in November of 2022 to work out some of the issues. He noted there had been a reduction in the number of units from forty-two to thirty-five and parking was reduced to accommodate.

MOTION

Mr. DePreter MOVED to CONTINUE Conservation Overlay Zone Development 2022-0057 to the August 1, 2023 meeting with the instructions to provide a better tree and site map, provide the canopy graphic, and should address criteria seven and fourteen the animal and vegetative. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

AYES: DePreter, Davis, Shaffer, Blow, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7(b). 2023-0013 Originally continued from the April 4th Meeting Requesting a continuance to the August 2nd Meeting to accommodate requests from the Planning and Zoning Board. This application will be readvertised ahead of the August 2nd Meeting if continued. 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 a continuance. Motion for item under Modifications to the Agenda.

7. (c) 2023-0048 Kevin Marks – Applicant c/o Shoreland Home Builders Daniel Mellon – Owner Pelican Reef Drive / PID 158573-0050

To remove a significant amount of existing tree canopy, including significant Oak and Southern Red Cedar trees, within Conservation Overlay Zone 3.

Ms. Mullins 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 request to remove a significant amount of existing tree canopy, including significant Oak and Southern Red Cedar trees with the condition that a tree mitigation plan be submitted to meet the permitting requirements, within Conservation Overlay Zone 3 at Pelican Reef Drive I PID 158573-0050.

Kevin Marks reviewed the application.

Ex Parte Communication:

(None)

10 certified notices were sent, 2 were returned in favor, 0 returned opposed and 1 had comments.

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

The Board discussed:

- Significant trees were in bad condition according to arborist report
- Would have to have a minimum of ten cedar trees

Mr. Marks noted three of the four significant trees in or near the footprint were dying. He said they were working on a landscape plan that would be submitted with the building plan and would be sent to the Homeowners Association for community approval.

MOTION

Mr. DePreter MOVED to APPROVE Conservation Overlay Zone Development 2023-0048 with the condition as stated in the staff report that a tree mitigation plan be submitted before approval. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: DePreter, Blow, Shaffer, Pappas, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**7. (d) 2023-0051 Ryan Carter – Applicant
c/o Carter Environmental Services, Inc.
Jim & Megan White – Owners
125 Marine Street**

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

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 an additional bulkhead within Conservation Overlay Zone 2 at 125 Marine Street I PID 201240-0000.

Michael Carpenter, Megan White, James White reviewed the application.

Ex Parte Communication:

(None)

12 certified notices were sent, 2 were returned in favor, 0 returned opposed and 1 had comments.

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

The Board discussed:

- Questioned if the fence would remain and the height
- Did not want to impact drainage onto adjoining properties
- Did not believe the height would affect the other properties since there was already an existing bulkhead
- No issue with the bulkhead increasing by two feet
- Thought it was in favor of the public interest
- Questioned how this would be installed

Mr. Carpenter said the fencing would be removed and this would take its place to finish armoring the property. He said they would dial into the existing bulkhead and epoxy would be applied between the wood and dials as they were drilled in with a bolt that went through the concrete.

Mr. Blow suggested using stainless steel.

MOTION

Mr. DePreter MOVED to APPROVE Conservation Overlay Zone Development 2023-0051 as staff stated and Board discussion proven it meets the seventeen criteria. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: DePreter, Pappas, Shaffer, Blow, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**7. (e) 2023-0052 Karen Cowart – Applicant
Philip & Paula Williams – Owners
124 Spartina Avenue**

To approve the construction of a new bulkhead within Conservation Overlay Zone 2 and remove a significant Southern

Red Cedar tree within Conservation Overlay Zone 3.

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 Zone 2 and removal of a significant Cedar tree within Conservation Overlay Zone 3 at 124 Spartina Avenue/ PID 158571-1010.

Based on a staff review of the proposed single-family home at 124 Spartina Avenue, there appears to be enough open space to address the shortage of the ten (10) required Cedar trees, which is a requirement for development within the Pelican Reef Subdivision. This concern will be addressed during the building permit application process.

Karen Cowart reviewed the application.

Ex Parte Communication:

(None)

10 certified notices were sent, 2 were returned in favor, 0 returned opposed and 1 had comments.

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

The Board discussed:

- No issue with the application and felt it was a reasonable request
- Questioned if there was a drainage easement on the westside of the lot

Ms. Cowart replied there was no drainage easement but would have a swale allowing the water to flow. She said Pelican Reef required a berm for flood water to be mitigated.

MOTION

Mr. DePreter MOVED to APPROVE Conservation Overlay Zone 2023-0052 as identified by staff and board discussion that it meets the seventeen criteria. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

AYES: DePreter, Shaffer, Blow, Pappas, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (f) 2023-0054 Bart Piniaz – Applicant **Mike Morucci – Owner** **26 N St. Augustine Boulevard**

To approve the modification to an existing bulkhead within Conservation Overlay Zone 2.

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 addition of a three-foot tall masonry wall to an existing bulkhead within Conservation Overlay Zone 2, as long as the proposal is reasonable, compatible scale to similar structures in the neighboring area at 26 N St. Augustine Boulevard/ PID 213480-0110.

Bart Piniaz reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

BJ Kalaidi said the existing bulkhead was thirty-six inches. She questioned how tall bulkheads could be.

Mr. Blow commented that when the Back-Bay Study was complete, the bulkhead heights would likely be determined.

Melinda Rakoncay said the Board should take into consideration that the neighbors wanted to do the same as the applicant and she questioned if that would be beneficial.

Public hearing was closed.

The Board discussed:

- No issues with the application
- Would dial into the existing cap and using epoxy and rebar; however, suggested using the new composite rebar as it did not rust
- Questioned the length of the existing bulkhead
- Would not be extending the bulkhead but questioned the increase in height
- Felt it would be beneficial for the neighbors to construct at the same time in order to save on cost
- Unsure how tall the bulkhead should be increased; however, the Back-Bay study could offer more information
- Questioned the draining patterns and how it could be affected

Mr. Piniarz said the existing bulkhead was the length of several properties. He said the maximum increase in height would be three feet. He said they may have to install a scupper system to help with the water coming off the house.

MOTION

Mr. DePreter MOVED to APPROVE Conservation Overlay Zone Development 2023-0054as identified by staff that it meets the criteria and confirmed by Board discussion. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: DePreter, Pappas, Shaffer, Blow, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (g) 2023-0055 Ryan Carter – Applicant
c/o Carter Environmental Services, Inc.
Craig & Marguerite Pickering – Owners
271 S Matanzas Boulevard

To approve the construction of a new dock and boat lift pilings within Conservation Overlay Zone 1.

Ms. Mullins read the staff report and said Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can APPROVE the construction of a new dock and boat lift pilings within Conservation Overlay Zone I at 271 S Matanzas Boulevard/ PID 221350-0000.

Michael Carpenter reviewed the application.

Ex Parte Communication:

(None)

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

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

The Board discussed:

- Dock was in line with the overall site
- Concerned with approving pilings ahead of a lift
- Questioned if the applicant would return to the Board for a lift to be added
- Pilings could be useful even without a lift
- Leaves navigable space, compact, and was in proportion and assumed pilings could be installed as staff recommended
- No issue with design, not encroaching into the channel, shorter than other docks

- Approving the pilings were economical

Mr. Carpenter replied when the applicant was ready, they would apply to add the lift. He said this was an existing concrete home with a bulkhead and fill was not being proposed.

MOTION

Mr. Shaffer MOVED to APPROVE Conservation Overlay Zone Development application 2023-0055 the construction of a new dock and boat lift pilings within Conservation Overlay Zone One be approved. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Shaffer, Blow, DePreter, Pappas, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY⁴

7. (h) 2023-0058 Fred R. Jones, Jr., P.E. – Applicant c/o Matthews | DCCM
Robert Finvarb – Owner
Windward Shipyards, LLC
117 Dockside Drive / PID 127910-0000

To approve the removal of a significant Oak tree within Conservation Overlay Zone 3.

Application withdrawn by applicant

8. Rezoning

8. (a) 2023-0057 James G. Whitehouse, Esq. for Ryan Dettra – Applicant
c/o St. Johns Law Group
Paul M. Meredith, P.A. – Owner
115 La Quinta Place

To rezone an approximately 0.64-acre property from Commercial Low-One (CL-1) to Planned Unit Development (PUD)

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 decide whether to waive the second PZB public hearing for the proposed rezoning to create the St. Augustine Locomotive Museum Planned Unit Development at 115 La Quinta Place.

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

If the PZB determines that a second public hearing is not warranted. The PZB will need to make a recommendation to rezone the proposed PUD from the existing zoning category of Commercial Low-one (CL-1) to Planned Unit Development (PUD).

James Whitehouse and Ryan Dettra reviewed the application.

The Board provided their ex parte communication.

19 certified notices were sent, 2 were returned in favor, 2 returned opposed and 3 had comments and additional emails were attached.

Public hearing was opened.

Cheryl Kavanaugh spoke in opposition to the application and said it would be difficult for

⁴ Break from 4:54p.m.-5:18p.m.

emergency vehicles to get down the street. She said this was a dangerous area for pedestrians and thought this was too much for a small space. She felt this would create discomfort for the neighbors.

Ann Merwin spoke in opposition to the application and said she was concerned with the sales of hard liquor in the neighborhood as there were homes all around the property. She said there had been issues in the past with other establishments.

Melinda Rakoncay spoke in opposition to the application and felt the application was incomplete. She said it lacked the seriousness that would make a successful museum. She said the drawings were not in the packet and should have been available for the public. She said all the other uses were allowed on the site except a distillery and questioned the need for it. She said the neighbors wanted a local market back and the museum but there needed to be more information from experts.

Tom Kavanaugh spoke in opposition to the application and said the information was provided late was unable to be understood. He said most of these items could be done with the current zoning. He said traffic would increase and advised a study should be conducted by traffic engineers. He said people should do what was right by the city.

Gail Wisler spoke in opposition to the application and felt the big picture should be looked at as Lincolnville was being encroached upon from every direction. She questioned the need for the distillery and felt this was a bad location. She encouraged the Board to deny the PUD as it could negatively impact the residents.

Tom Day said the presentation was well done and hoped it would become a reality at some point in the future; however, he thought this was a celebration of the railroad on a site that was built for horses. He said it was a small space for the plans that were

proposed. He said the idea was good but not the location.

Jackie Hird spoke in opposition to the application and felt this project were allowed, it would no longer be livable. She said this was not the location for this and did not want this application to proceed.

Mark Fraizer spoke in opposition to the application and said this was a thin request to open a bar and distillery. He said this was not the right location and thought there were other locations in the City for a railroad museum.

Rich Dettra spoke in favor of the application and noted these negative comments were heard about the Ice Plant; however, felt this could be accomplished.

Heather Dettra spoke in favor of the application and said they were not creating a bar but an experience. She said this would be a classy location and bring authenticity to the town.

Charles Sapp spoke in favor of the application and thought this was an opportunity to save the buildings and a great place to invest. He said the neighbors knew this location was zoned commercial. He said the problems mentioned were in the neighborhood but thought better planning needed to be done for the area.

Scott Goedart spoke in opposition to the application and said the problem was the parking or capacity of Iberia Street. He said the distillery and restaurant had the trolley and train coming in and out daily and in the afternoons the traffic was bad. He said offsite parking identified by the applicant was being claimed by several other places. He said this was not the best location.

Mr. Blow advised that the parking code in the process of being revised. He asked if he was aware that the proposal was to reduce the parking requirements.

Mr. Goedart said he had around 80 parking spaces and on weekends and holidays the parking was used by other businesses and his tenants complained. He thanked him and advised he would look into it.

Frank O'Rourke said there had been a lot of interest in the property and the owner felt this would be a cultural opportunity for the community and the property would be developed in just a matter of time. He said the applicant had a proven track record in the City and the applicant should not be judged.

BJ Kalaidi spoke in opposition to the application and said this was the wrong location for the project. She said another distillery was not needed and felt this was not be beneficial to the City or the neighborhood. She encouraged the Board to deny the application and the applicant should have to use the current zoning which was CL-1.

Public hearing was closed.

Mr. Whitehouse presented the rebuttal.

Mr. Pappas asked if the zoning including exceptions what was not able to be done for the applicant's proposal.

Mr. Fredriksson replied no alcohol over fourteen percent could be sold or distributed which was the biggest difference between the PUD and CL-1 zoning.

The Board discussed:

- Felt the intensity was a lot for the location
- Did not have many details provided for the PUD besides the narrative
- Concerned for the residents regarding hours of deliveries, hours for each use on the property, details for offsite parking, building and design details, number of seats in the restaurant, and if the distillery would be open for tours

Mr. Pappas asked what buildings on the property were historic or contributing.

Mr. Fredriksson replied the Historic Preservation department noted the barn structure was constructed between 1904-1910 and the others were over fifty years old, but more research would have to be done to know exactly. He said the proposed demolition of the two buildings and the modification to the large barn would be reviewed by the Historic Architectural Review Board (HARB).

Mr. Whitehouse replied the narrative was provided in the packet and the uses all depended on each other and was more of a mixed-use property. He said most of the modifications would be done to the interior to make it structurally sound and useful for the proposed uses. He said the front two buildings were proposed for demolition, but the intent was to preserve as much as possible and promote the history.

Board discussion:

- Did not want this to be a special events location
- Would need assurance there would be adequate parking and questioned if the parking had been leased
- Questioned the lot coverage now and what it would be with the proposed project
- Wanted to have more information regarding the community market
- Questioned if there would be a bar inside the railcar restaurant
- PUD did not have enough information and wanted to understand how the facilities would operate
- Concerned this would have a railroad theme and bar; however, it was presented as a museum

Mr. Whitehouse stated they had received a letter of intent for parking with around thirty-five to forty available. He said the maximum lot coverage allowed would be sixty percent. He noted items made on site would be from scratch and there would be a limited bar amount in the restaurant. He said the

building would be dual use and a historical reference to the train industry.

Board discussion continued:

- Would have two meetings regarding the PUD
- Should have a traffic study on the area
- Suggested HARB have input on the application as there was concern for the historic buildings
- Questioned how the rail cars and locomotive would make it to the site
- Wanted site drawings with dimensions
- Could have beer and wine on site as a use by exception; however, for the distillery, it would have to be rezone
- Thought the confusion came from the museum language instead of it being more of a historic theme

Ms. Lopez advised when the next meetings would take place.

Mr. Whitehouse agreed to the August meeting.

MOTION

Mr. DePreter MOVED to CONTINUE Rezoning the application 2023-0057 to the August 1, 2023 PZB meeting. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: DePreter, Pappas, Shaffer, Blow, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Other Business

(None)

10. Adjournment

Having no further business, Mr. Davis adjourned the meeting at 7:32 P.M.⁵

Mike Davis, Chairperson

⁵ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: September 5, 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

Continued from the August 1st Regular Meeting

REQUEST To reduce the side 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
Planning Manager
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 SET BACK 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.

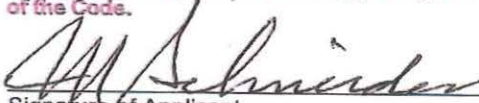
11. AGREEMENT:

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

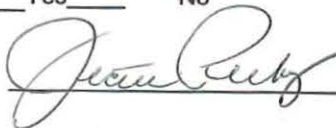
Signed and sworn before me on this 27th day of June, 2023.

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

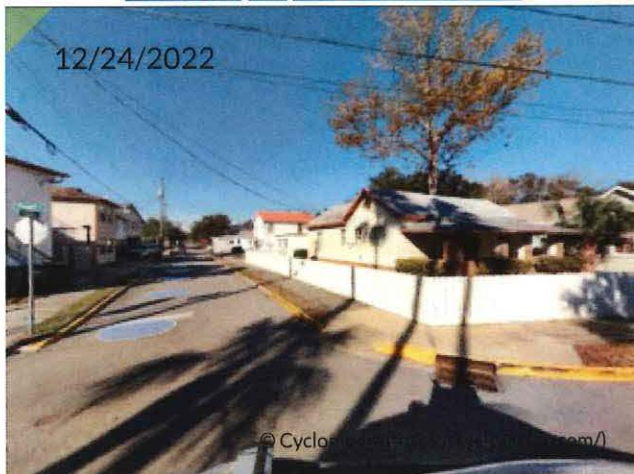
[Sales Questionnaire](#)

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

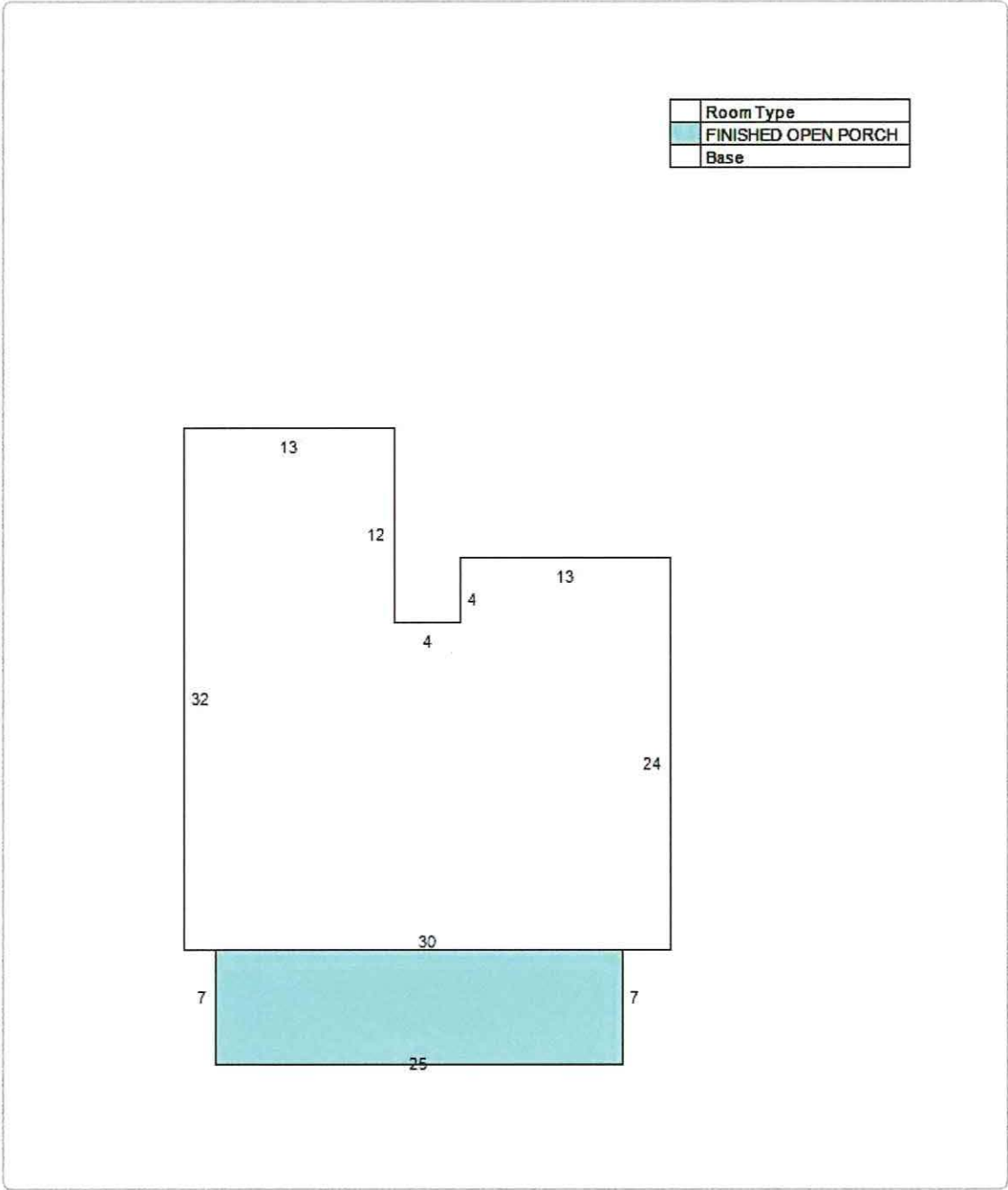
Building Information

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

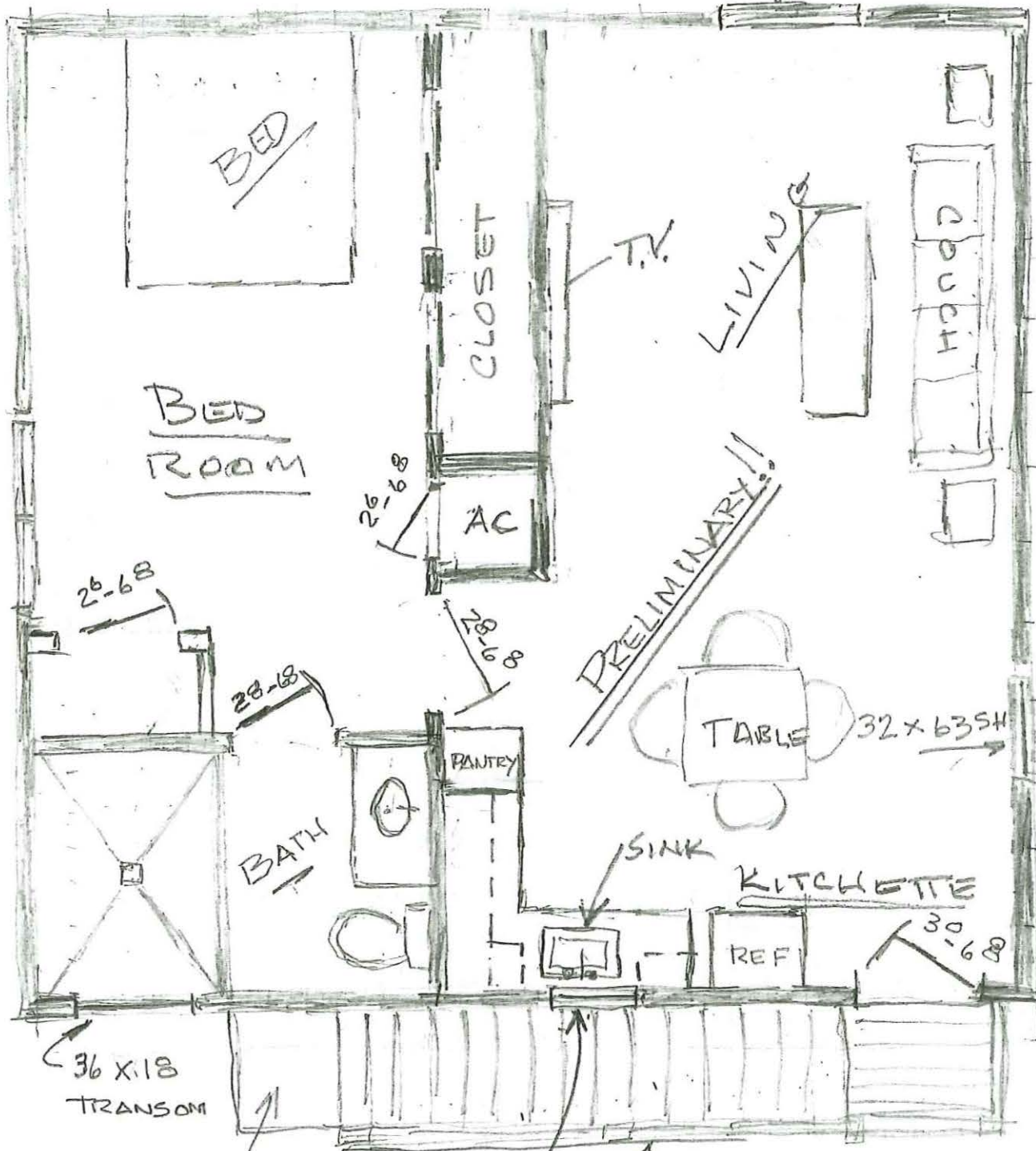
7/23/2023

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

NORTH



36 X 18 TRANSOM



3' X 3'
LANDING

30 X 30" SH

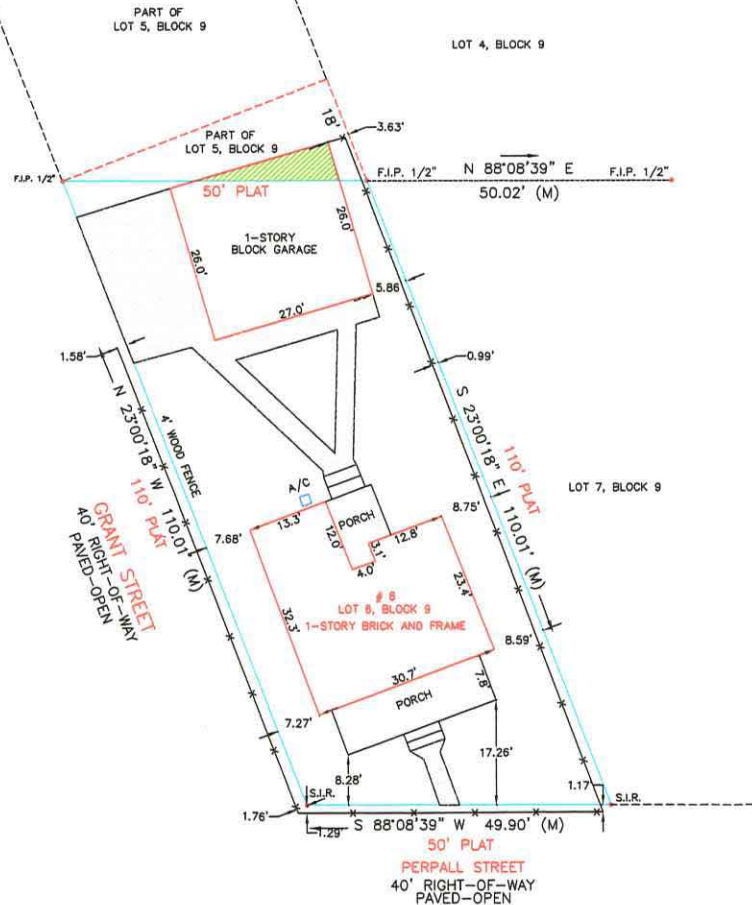
PLAN FOR
PELKEY RESIDENCE
ABOVE GARAGE

SCHNEIDER CONSULTING
904-315-6703

8 PEPALL-ST.

BOUNDARY SURVEY OF:

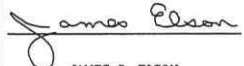
LOT 6, BLOCK 9, PLAT OF W.J. SANCHEZ LAND, AS RECORDED IN MAP BOOK 1, PAGE 110, PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA



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

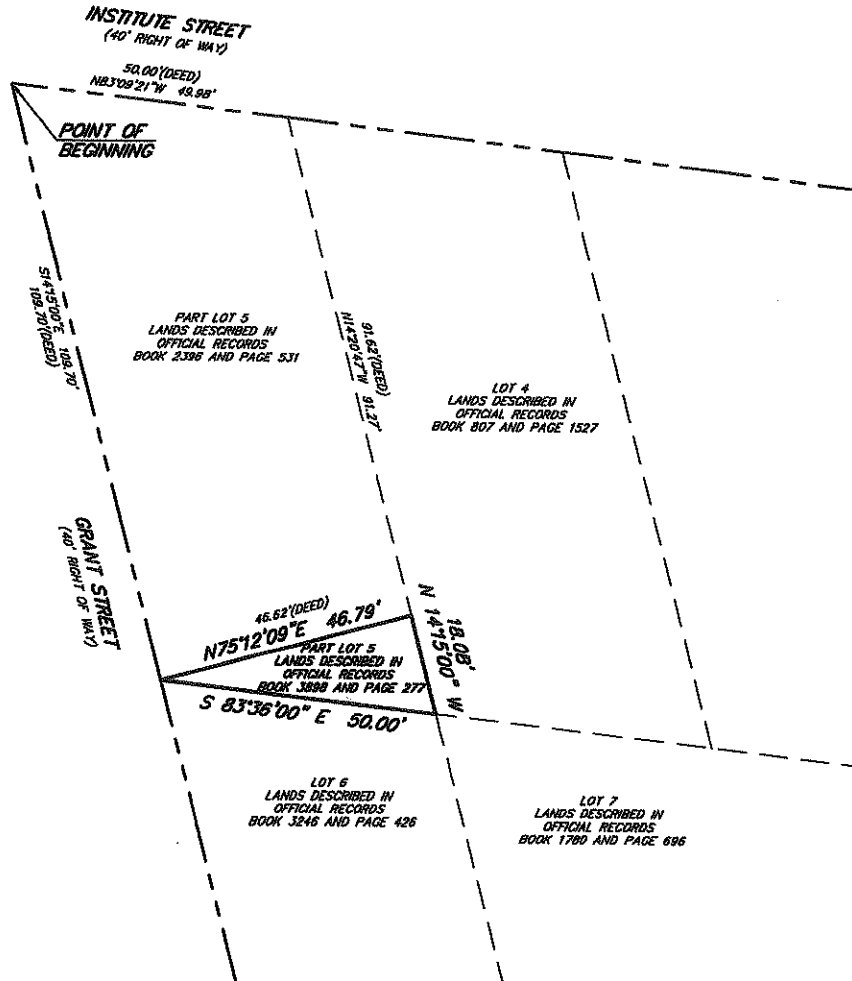
18.08
S0E

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	⊗	- EXPOSED CONCRETE
I.R.(F)	- IRON ROD FOUND	⊗	- COVERED AREA
I.R.(S)	- 5/8" IRON ROD SET (PSM #4620)	⊗	- WELL
⊗	- WOOD POWER POLE	⊗	- OVERHEAD ELECTRIC 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 FIRM Map No: 125145-0112J effective date: 12/01/2008, the property described herein appears to be in Zone AE 6'
- Basis of bearing structure: REFER TO SURVEY

- Basis of elevation: N.A.V.D.88

DATE	LAST MOD. DATE	SCALE	1/8" = 16'	3/16" = 12'	1/4" = 8'	1/2" = 4'
20-04-20	04/24/20	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

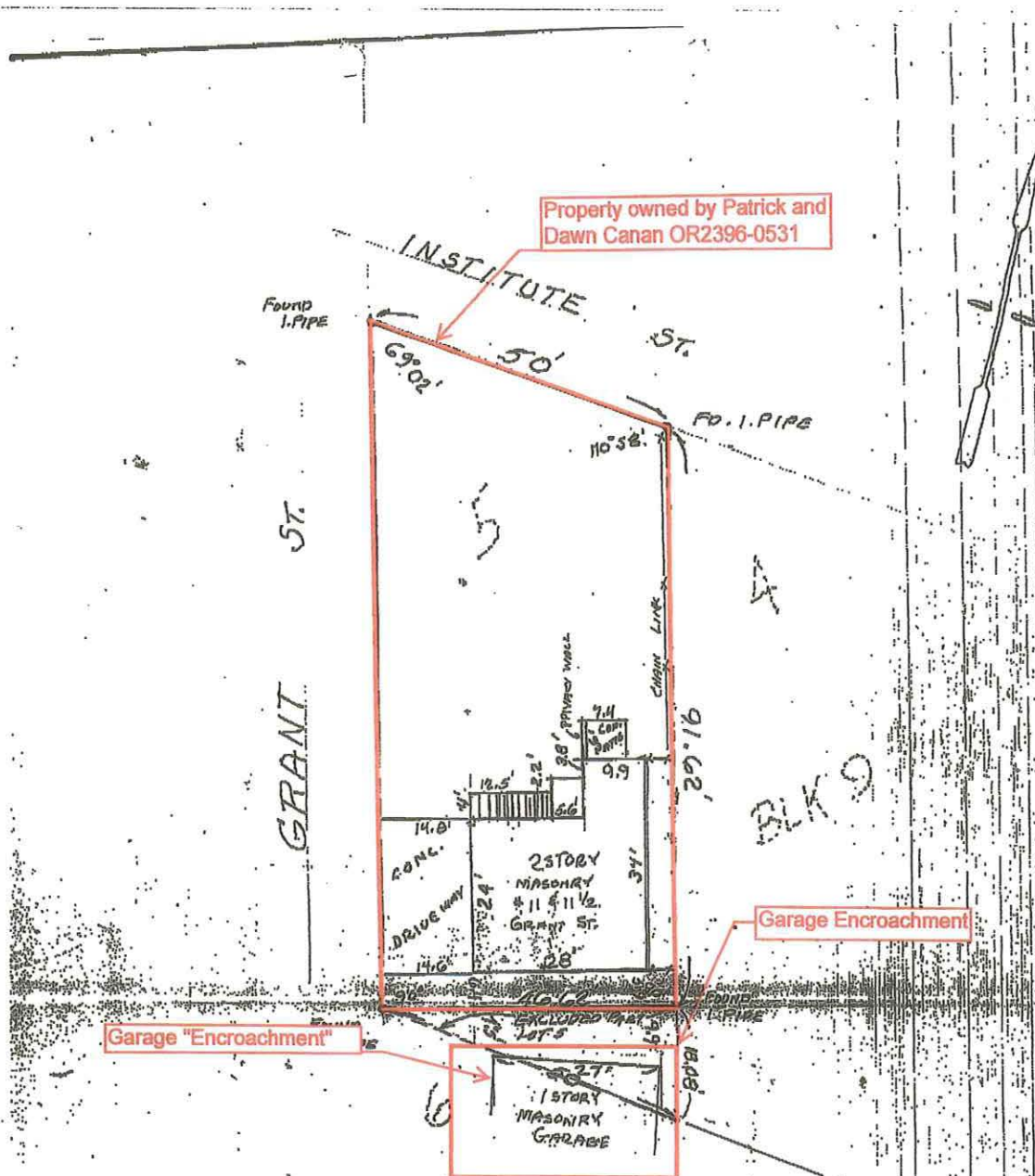
THE FOREGOING INSTRUMENT was acknowledged before me on October 1st, 2009 by COLESE SOLANO MASTERS, a married woman who are personally known to me or have produced Driver's Licenses as identification.

[Seal]



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

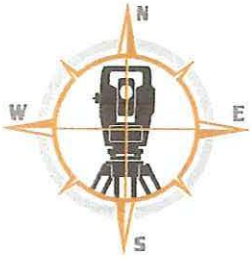
Antoinette Bonafede
Notary Public: ANTOINETTE BONAFEDE
My commission expires: Oct. 13, 2011



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

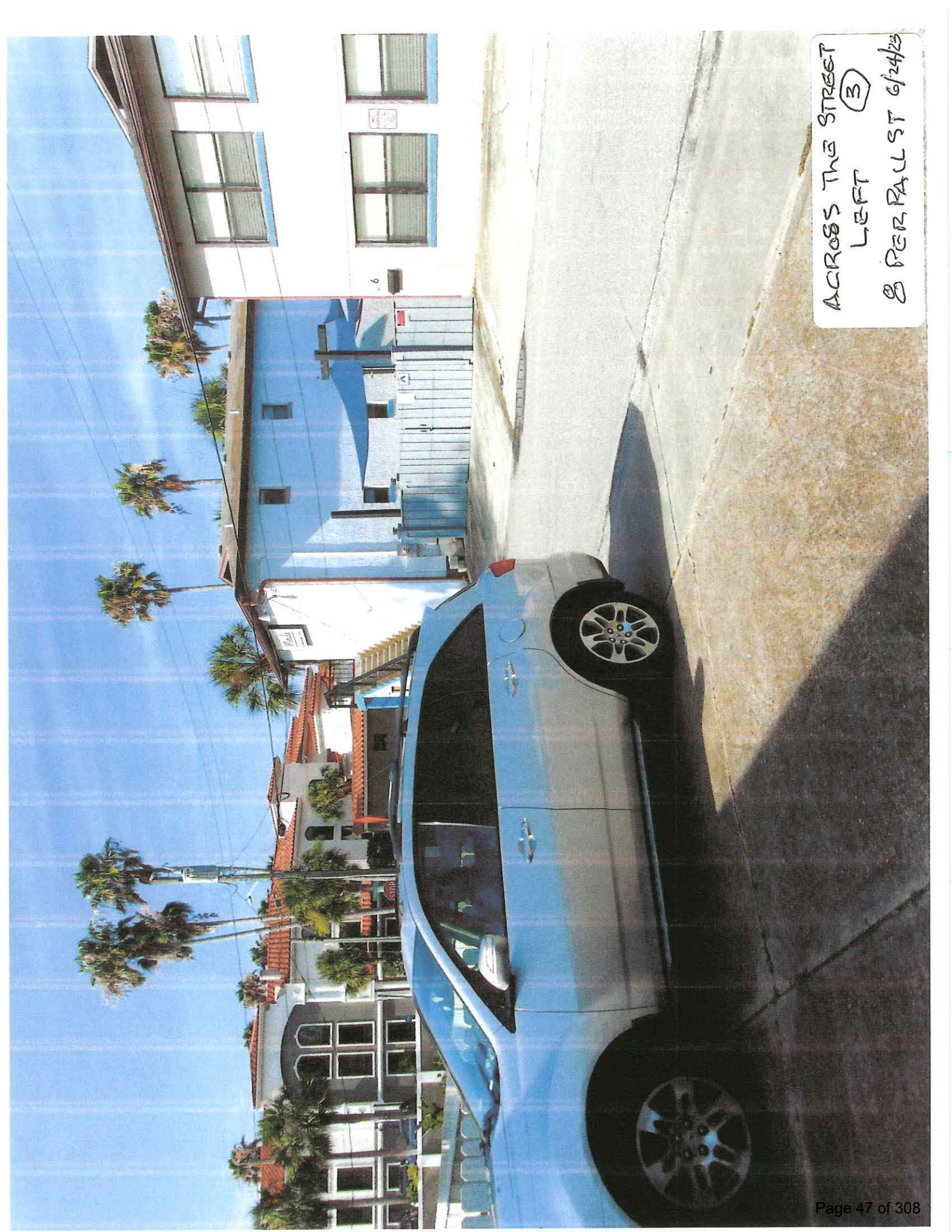
Notes

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

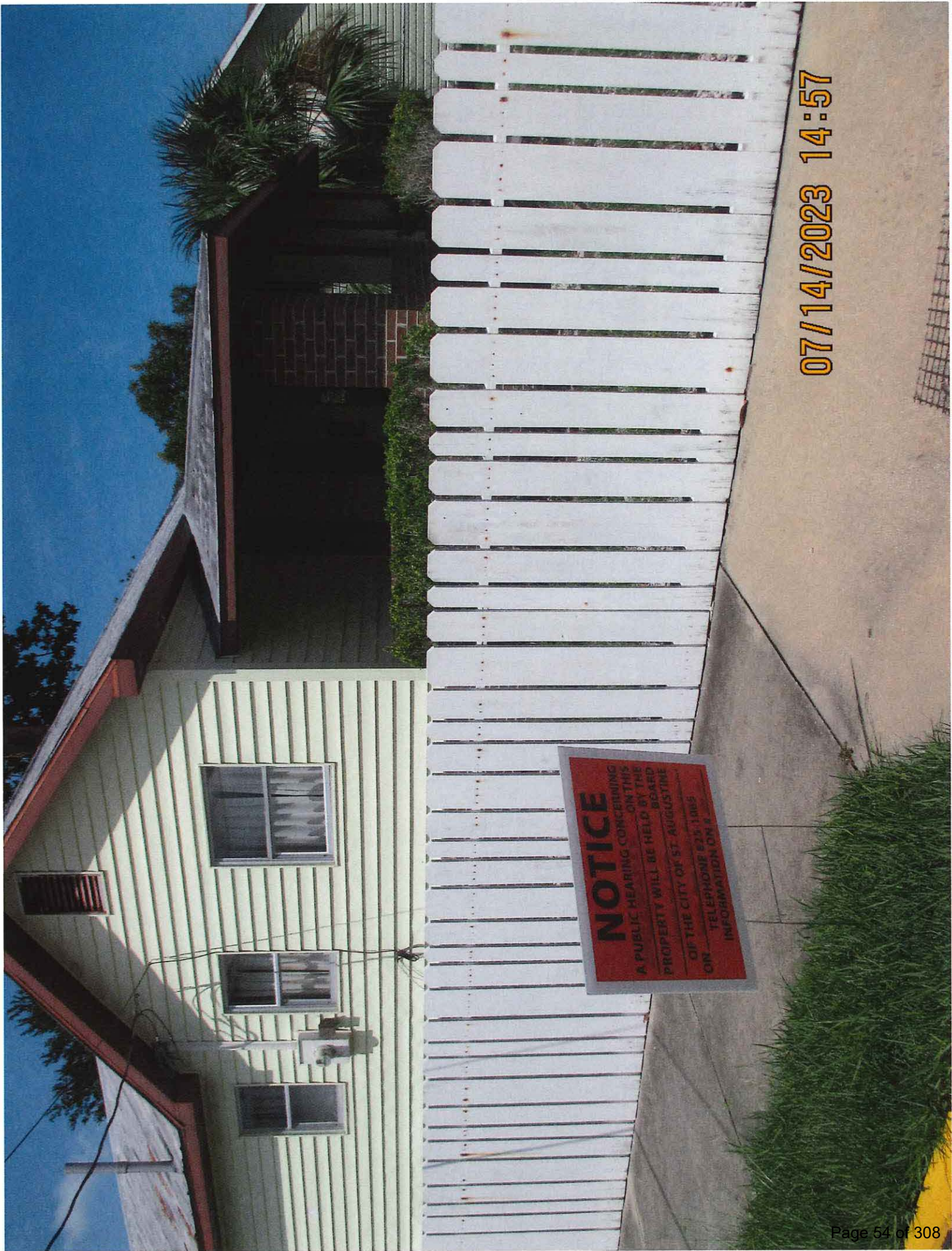
BACK SIDE OF
GARAGE ⑦
8 PER FALL ST
9/24/2023

Sequoia Tree
←

← Fence Line

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

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





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: September 5, 2023

RE: **VARIANCE 2023-0073**

AGENDA ITEM 5(b)

APPLICANT Zlate Sipinkoski
c/o Cortesse's Bistro

OWNER Goce Sipinkoski

LOCATION 172 San Marco Avenue / PID 189630-0000

REQUEST To approve a variance to off-street parking requirements.

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

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 172 San Marco Avenue is for the allowance of parking off-site at neighboring properties that also have active commercial businesses and do not have excess off-street parking. The request made is to allow for the restaurant at 172 San Marco Avenue to provide off-street parking at parking facilities of other businesses, this differs from a use by exception request since the provision of parking is already being accounted for the other businesses.

The property at 172 San Marco Avenue is located within the San Marco Avenue Entry Corridor and is adjacent to other commercial uses within the Commercial Medium-Two (CM-2) zoning district.

Previously at 172 San Marco Avenue there were licensed businesses such as The Cheese Wheel + Sandwich Board Too, Cortesse's Bistro and Flamingo Room, Blarney Stone, Your's and Mine, Ave. Antiques, and Carvel Ice Cream Store #2519 which dates back to 1988.

The first item on the November 2, 1993, Planning and Zoning Board agenda, a meeting from almost thirty (30) years ago, was a request "to reduce the minimum parking requirement or to allow an off-site parking facility as a use by exception" made at 172 San Marco Avenue. The proposed use at that time was required to provide twenty (20) off-street parking spaces, there were and also currently only thirteen (13) parking spaces onsite. The applicant stated that approximately seventy-five percent of their business was done after 5pm; during the evening is when most of the surrounding businesses close and parking becomes available. The applicant also stated that it was not economically feasible to reduce seating to what the 13 parking spaces allowed. This request was approved unanimously.

Another variance request made at this property which appeared on the March 7, 2019, Planning and Zoning Board agenda; the request was "to approve a variance to decrease the required parking spaces for a new restaurant." The requirement at that time was for 25 parking spaces, which is more than the 13 spaces that are provided onsite making the request an elimination of 12 parking spaces. This request was also approved unanimously with no conditions. The board did discuss that this variance would run with the property; however, if seating increased or another business that required more parking opened on the property, a new variance application would be required.

The current Cortesse's Bistro has been operating from the rear building and the courtyard and is requesting to increase their seating capacity to reopen the front building which has not been recently occupied. The current Cortesse's Bistro is documented being open for 2 hours during the lunch hours as well as 4 hours during the dinner hours.

The proposed use of the building at 172 San Marco Avenue is for a two hundred and twenty-eight (228) seat restaurant with 1,950 square feet of non-patron area. This proposal is required by City code to provide sixty-seven (67) off-street parking spaces, 57 for the seating and 10 for the non-patron area. Below is a table which shows the proposed parking breakdown for Cortesse's Bistro.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Location	Business Name	Distance	Number of Parking Spaces Available	Hours of Operation
172 San Marco Avenue	Cottesse's Bistro	Onsite	13	
185 San Marco Avenue	Angela's Restaurant Supply		13	M-F: 9am-5:30pm Saturday: 10am-2pm Sunday: Closed
166 San Marco Avenue	Red Train Tours		15	Public Parking Lot open 24/7
1860 N Ponce de Leon Boulevard	Pure Powersports		15	Monday: Closed T-F: 9am-6pm Saturday: 9am-6pm Sunday: Closed
7 W San Carlos Avenue	Otero's Auto Repair	Directly adjacent to west	11	M-F: 9am-5:30pm Saturday: Closed Sunday: Closed
			67 total spaces provided	



Figure 1. This aerial photograph shows the location of Cortesse's Bistro, 172 San Marco Avenue, and the surrounding properties where parking will be available.

1. 172 San Marco Avenue, 2. 185 San Marco Avenue, 3. 166 San Marco Avenue, 4. 1860 N Ponce de Leon Boulevard, and 5. 7 W San Carlos Avenue.

The applicant has also submitted documentation that they have pending agreements for 22 parking spaces at 1700 N Ponce de Leon Boulevard, 19 parking spaces at 164 San Marco Avenue, and 28 parking spaces at 1600 N Ponce de Leon Boulevard. Staff has not received or reviewed these agreements at this time.

The request being made today at 172 San Marco Avenue is for a variance to the location of the required off-street parking due to the fact that no more parking may be provided onsite. The applicant is requesting that 54 of the required off-street parking spaces be provided within four hundred and fifty (450) feet of the property. The breakdown of this proposal may be found in the table above. This request differs from a use by exception in that the applicant was not able to locate any excess parking within 400' which are the two main requirements of the use by exception request. This variance request is not for the elimination of off-street parking requirements, the applicant has made arrangements to provide off-street parking, but just the location.

An approval of this request would allow a pedestrian oriented commercial use within the CM-2 zoning district to preserve and maintain this early 20th century structure at 172 San Marco Avenue.

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: The preexisting structure and parking lot was purchased and doesn't allow space for additional parking to be added onsite.

Staff analysis: The existing structure, originally built in 1920 according to the County Property Appraiser, is a physical condition which causes a disadvantage of meeting the City's current off-street parking requirements. This is validated by the two previous requests in 1993 and 2019 for variances to the minimum parking requirements which were introduced more than fifty (50) years after this building was constructed.

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

Applicant submittal: All areas of the property will be in use or already are in use leaving no area for parking expansion onsite.

Staff analysis: The presence of the structure onsite does allow for thirteen parking spaces, this amount of parking would allow for the 1,950 square feet of non-patron area but limit the seating to 12 which is not enough to allow for an economically sustainable restaurant at this location.

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

Applicant submittal: The property was purchased with the buildings and parking were already in existence, and previously operated.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Staff analysis: This lot was created, and the existing building was built 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.

Applicant submittal: We have gained authorized use of local businesses' parking after their hours of operation.

Staff analysis: Granting a variance would not adversely affect neighboring properties due to the nature of the request, would enhance the commercial environment of San Marco Avenue, 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 172 San Marco Avenue promotes economic development, preservation of a historic building, 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 location of off-street parking requirements 172 San Marco Avenue / PID 189630-0000.



Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

AUG 04 2023

Planning/Building Dept.

Application Fee: 350.00 (plus advertising costs)

Project Number: 2023-0073

Receipt Number: 2685311

Meeting Date: _____

Advertising Costs: \$ _____

Paid On: _____

Receipt Number: _____

1. NAME OF APPLICANT: Zlate Sipinkoski Contact Number: 239-250-2490

Business (if applicable): Cortesses Bistro

Address: 172 San Marco Ave City: St. Augustine State: FL Zip: 32084

E-Mail Address: _____

2. NAME OF PROPERTY OWNER: Goce Sipinkoski Contact Number: 239-300-5859

Business (if applicable): _____

Address: 172 San Marco Ave City: St. Augustine State: FL Zip: 32084

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: 172 San Marco Ave

5. SPECIFIC PROPOSED USE: restaurant

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☒ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Sec 28-209 (CM-2) for alcohol sales

Sec 28-373 - approval of required off street parking

8. JUSTIFICATION FOR ACTION REQUESTED: with 228 seats we
are required 57 spaces, with 1450 sq feet of non patron
area, we are supposed to have 10 spaces off street.

We have documentation of necessary parking spaces
available

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 preexisting structure and parking lot was purchased and doesn't allow space for additional parking to be added on site

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

all areas of the property will be in use or already in use - leaving no area for parking expansion on site

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

the property was purchased with the buildings and parking already in existence, and previously operated.

(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 have gained authorized use of local businesses' parking after their hours of operation

*additional questions

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.

grease interceptor installed 7/17/23

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.

Joce Spurr
Signature of Applicant

8-4-23
Date

Joce Spurr
Signature of Property Owner

8-4-23
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.

GOCE SIPINKOSKI

Print name of applicant

Goce Sipinski

Signature of applicant

8-4-23

Date



Owner's Authorization For Agent

J. MIKE GRIMES is/are hereby authorized TO ACT ON BEHALF
OF DIANE SIPINKOSKI, 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 of Owner

Print Name of Owner

Telephone Number

State of FLORIDA

County of FLAGLER

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 172 SAN MARCO AVE

Applicant's Name: GOCE SIPINKOSKI Applicant's Signature: Goce Sipinkoski

Owner's Name: GOCE SIPINKOSKI Owner's Signature: Goce Sipinkoski

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	1896300000
Location Address	172 SAN MARCO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurant San Marco (COM) (602.54)
Tax Description*	SANCHEZ TRACT CITY LOTS 3 & 4 OR5273/570 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	Sanchez Tract
Sec/Twp/Rng	47-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.390
Homestead	N

Owner Information

Owner Name	ME And Mr G Inc 100%
Mailing Address	172 SAN MARCO AVE SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2023
Building Value	\$432,847
Extra Features Value	\$18,906
Total Land Value	\$513,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$965,353
Total Deferred	\$159,270
Assessed Value	\$806,083
Total Exemptions	\$0
Taxable Value	\$806,083

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	\$372,951	\$17,452	\$342,400	\$0	\$0	\$732,803	\$732,803	\$0	\$732,803
2021	\$211,815	\$14,897	\$342,400	\$0	\$0	\$569,112	\$569,112	\$0	\$569,112
2020	\$219,615	\$15,226	\$342,400	\$0	\$0	\$577,241	\$577,241	\$0	\$577,241
2019	\$226,442	\$14,761	\$342,400	\$0	\$0	\$583,603	\$583,603	\$0	\$583,603
2018	\$237,839	\$15,090	\$342,400	\$0	\$0	\$595,329	\$595,329	\$0	\$595,329
2017	\$247,919	\$13,164	\$256,800	\$0	\$0	\$517,883	\$517,883	\$0	\$517,883
2016	\$257,332	\$13,493	\$256,800	\$0	\$0	\$527,625	\$527,625	\$0	\$527,625
2015	\$266,744	\$13,821	\$256,800	\$0	\$0	\$537,365	\$537,365	\$0	\$537,365
2014	\$290,064	\$14,150	\$224,272	\$0	\$0	\$528,486	\$528,486	\$0	\$528,486
2013	\$248,585	\$8,190	\$164,448	\$0	\$0	\$421,223	\$421,223	\$0	\$421,223
2012	\$257,429	\$8,552	\$164,448	\$0	\$0	\$430,429	\$430,429	\$0	\$430,429
2011	\$281,245	\$8,914	\$183,172	\$0	\$0	\$473,331	\$473,331	\$0	\$473,331
2010	\$289,146	\$9,274	\$260,512	\$0	\$0	\$558,932	\$558,932	\$0	\$558,932

Building Information

Building	1
Building Value	\$146,408
Year Built	1920
Actual Area	2165
Conditioned Area	1588
Use	Restaurants & Cafeterias
Style	04
Exterior Wall	Concrete Block

Roof Cover	Built Up
Roof Structure	Rigid Frame
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	1588
UNFINISHED CANOPY	201
UNFINISHED CANOPY	349
UNFINISHED STORAGE/UTILITY	27

Description	Square Footage
Total SqFt	2165

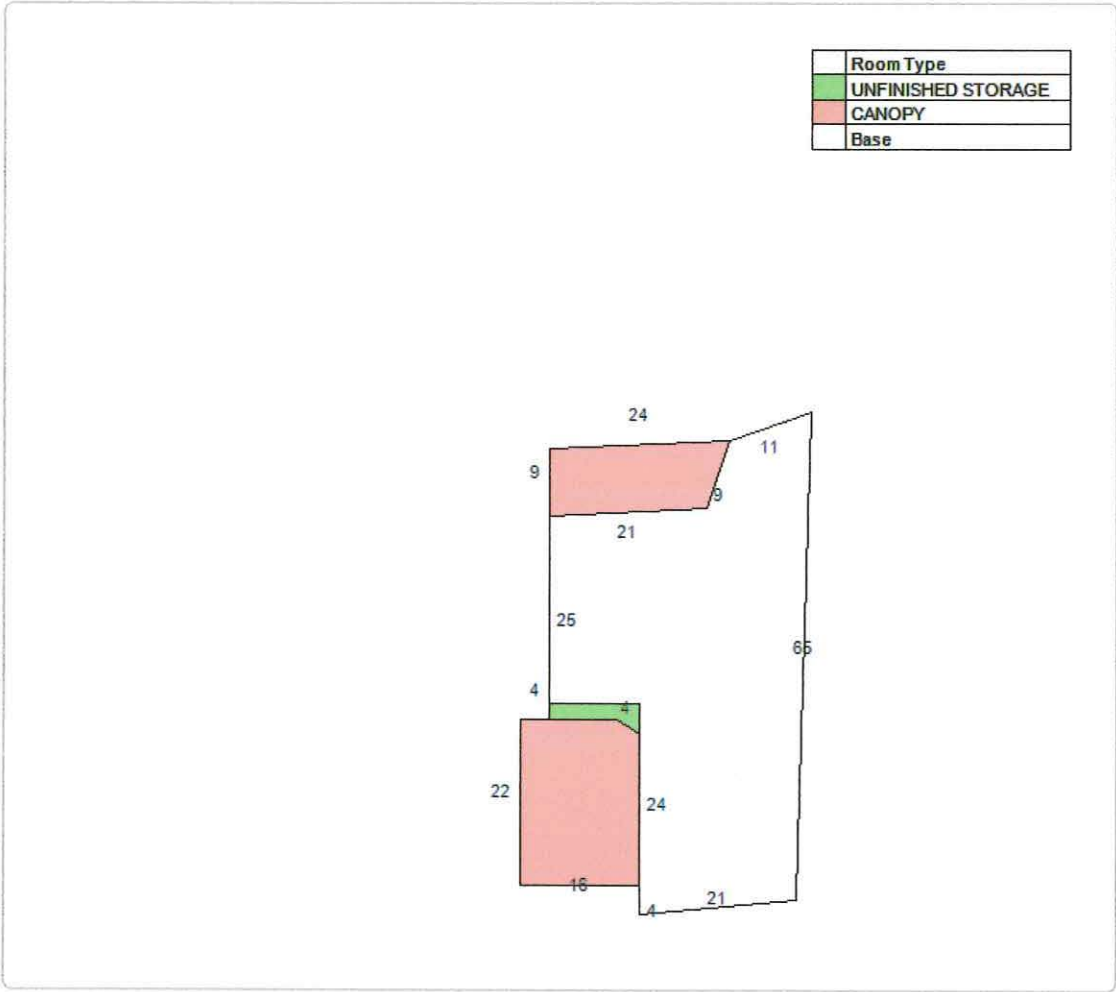
Building	2	Roof Cover	Modular Metal
Building Value	\$250,743	Roof Structure	Wood Truss
Year Built	1920	Interior Flooring	Hardwood, Ceramic Tile
Actual Area	3100	Interior Wall	Drywall
Conditioned Area	2802	Heating Type	Air Duct
Use	Restaurants & Cafeterias	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Wood	Baths	

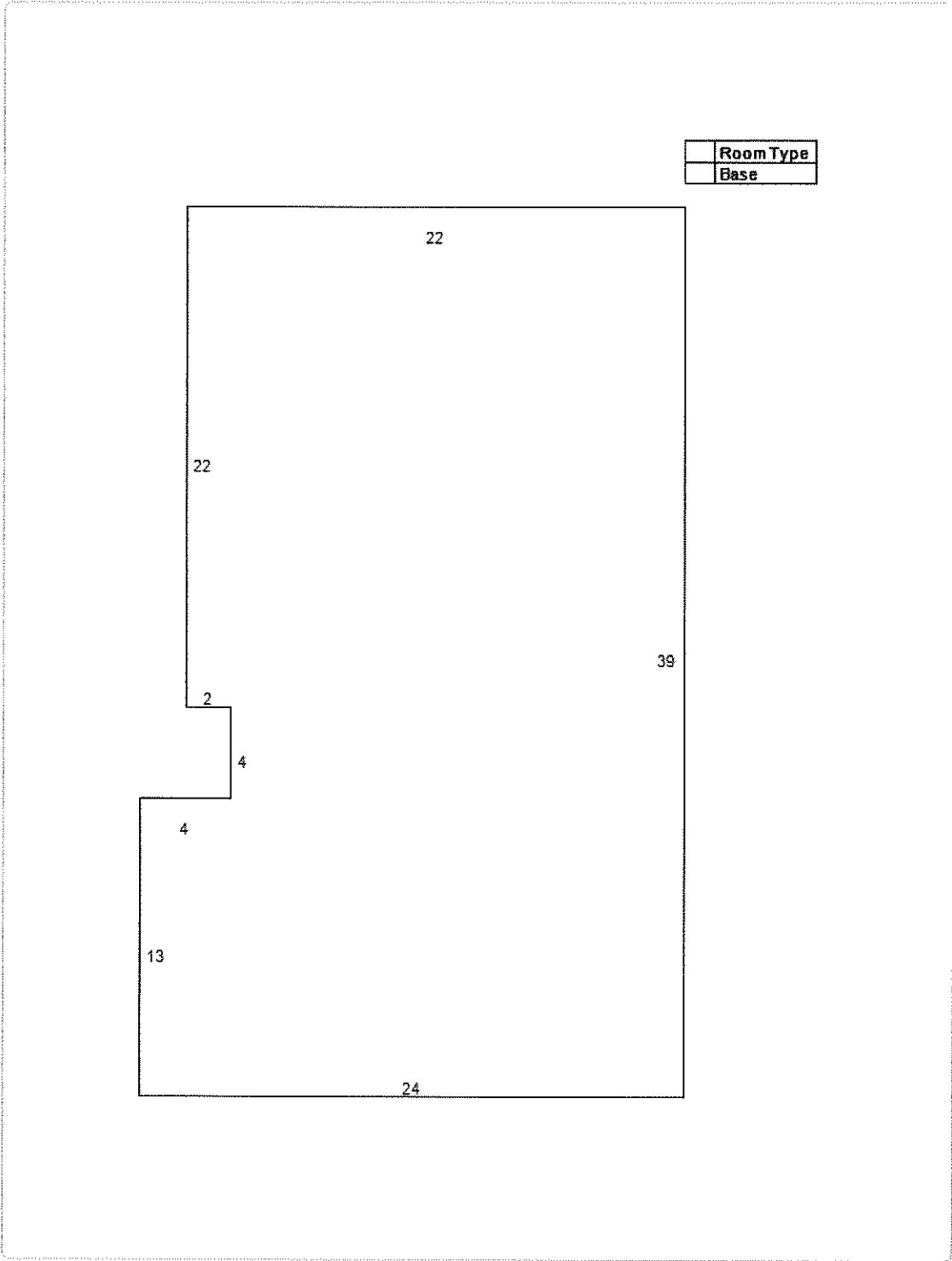
Description	Square Footage
FINISHED CANOPY	218
BASE AREA	2802
FINISHED CANOPY	40
UNFINISHED STORAGE/UTILITY	20
UNFINISHED STORAGE/UTILITY	20
Total SqFt	3100

Building	3	Roof Cover	Composite Shingle, Modular Metal
Building Value	\$35,696	Roof Structure	Rigid Frame
Year Built	1950	Interior Flooring	Sheet Vinyl
Actual Area	876	Interior Wall	Drywall
Conditioned Area	876	Heating Type	Forced Air
Use	Office Class C	Air Conditioning	Window
Style	04	Bedrooms	
Exterior Wall	Wood	Baths	

Description	Square Footage
BASE AREA	876
Total SqFt	876

Sketch Information







Code Description	Status	Value
Asphalt Paving (COM)		7018
Wood Fence - 6' and Above (COM)		614
Masonry Wall (Mix)		862
Brick Pavers (COM)		7206
Handicap Ramp (COM)		3206

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	0	0	17120	SF	\$513,600

Sale Information

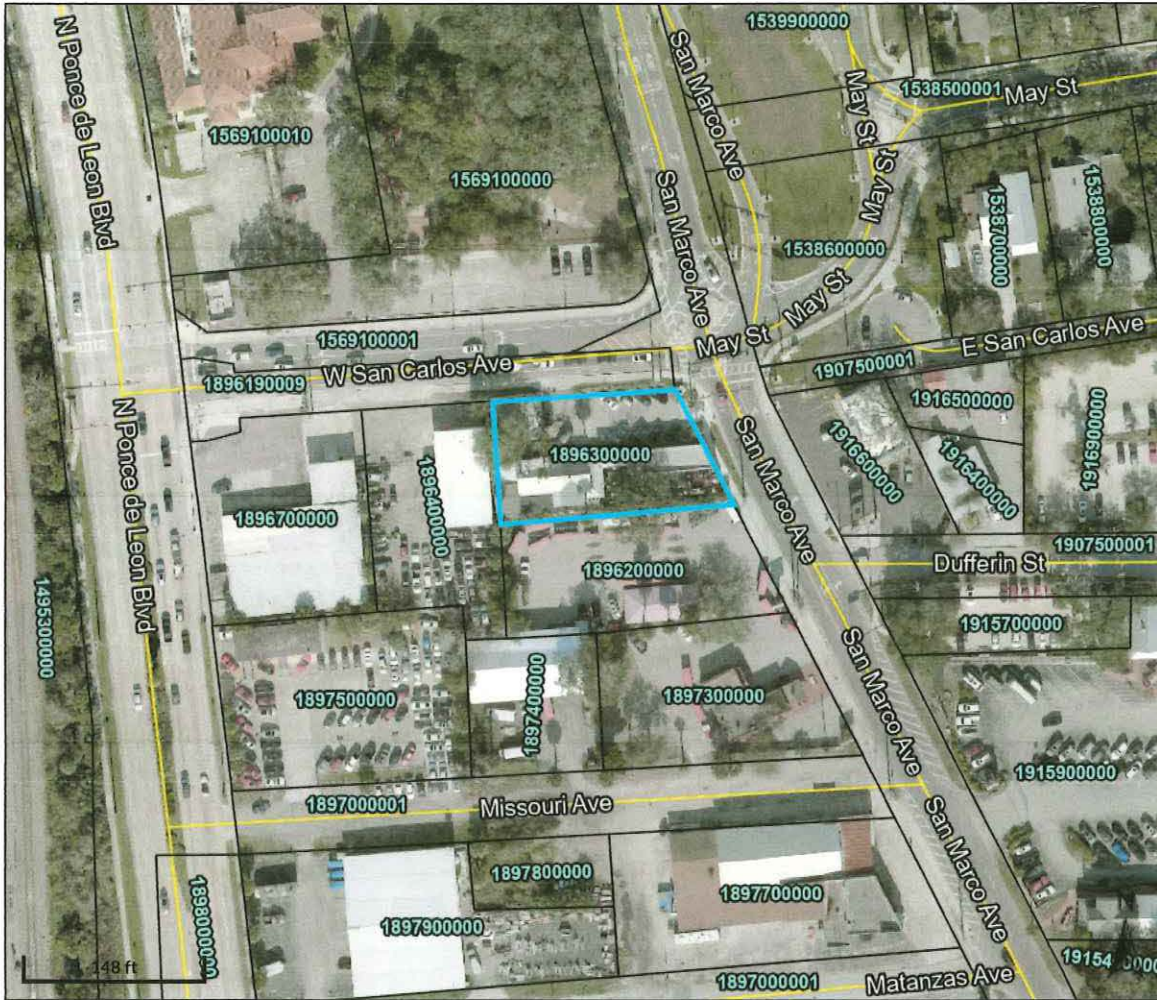
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/24/2021	5/18/2021	\$890,000.00	WARRANTY DEED	5273	570	Q	I	MONTAZERI PROPERTIES LLC	ME AND MR G INC
4/12/2017	4/12/2017	\$100.00	WARRANTY DEED	4358	333	U	I	MONTAZERI PROPERTIES INC	MONTAZERI PROPERTIES LLC
10/23/2013	10/22/2013	\$928,000.00	WARRANTY DEED	3805	1059	U	I	NORTHEAST FLORIDA MORTGAGE INVESTMENTS LLC	MONTAZERI PROPERTIES INC
9/12/2012	9/10/2012	\$0.00	CERTIFICATE OF TITLE	3613	1887	U	I	CORTABELLA INC	NORTHEAST FLORIDA MORTGAGE INVESTMENTS LLC
1/11/2012	1/10/2012	\$100.00	CERTIFICATE OF TITLE	3514	1212	U	I	CORTABELLA INC	NORTHEAST FLORIDA MORTGAGE INVESTMENTS LLC
	10/2/2009	\$0.00	LIS PENDENS	3246	1882	U	I	HAVEN TRUST BANK FLORIDA	CORTABELLA INC
	7/1/2003	\$700,000.00	WARRANTY DEED	1995	423	Q	I	JONES GREGORY W & BARBARA L	CORTABELLA INC
	9/1/1986	\$115,000.00		717	1422	Q	I		JONES GREGORY W.BARBARA L

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 8/15/2023, 11:45:45 PM

Contact Us

Developed by
 Schneider
 GEOSPATIAL



Overview



Legend

□ Parcels

Parcel ID	1896300000	Physical Address	172 SAN MARCO AVE	Building Value	\$432,847	Last 2 Sales			
Property Class	2105 - Restaurants & Cafeterias (Owner Occupied)	Mailing Address	SAINT AUGUSTINE ME AND MR G INC	Extra Feature Value	\$18,906	Date	5/18/2021	Price	\$890000
Taxing District	City of St Augustine	Address	172 SAN MARCO AVE SAINT AUGUSTINE FL 32084-0000				10/22/2013	\$928000	Reason 01
Acres	0.39								Qual Q
				Total Land Value	\$513,600				
				Just Value	\$965,353				
				Total	\$159,270				
				Deferred Assessed Value	\$806,083				
				Total Exemptions	N/A				
				Taxable Value	\$806,083				

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: 8/16/2023

Last Data Uploaded: 8/15/2023 11:45:45 PM

Developed by  Schneider GEOSPATIAL

CORTESSE'S BISTRO

TOTAL INSIDE SEATING = 152

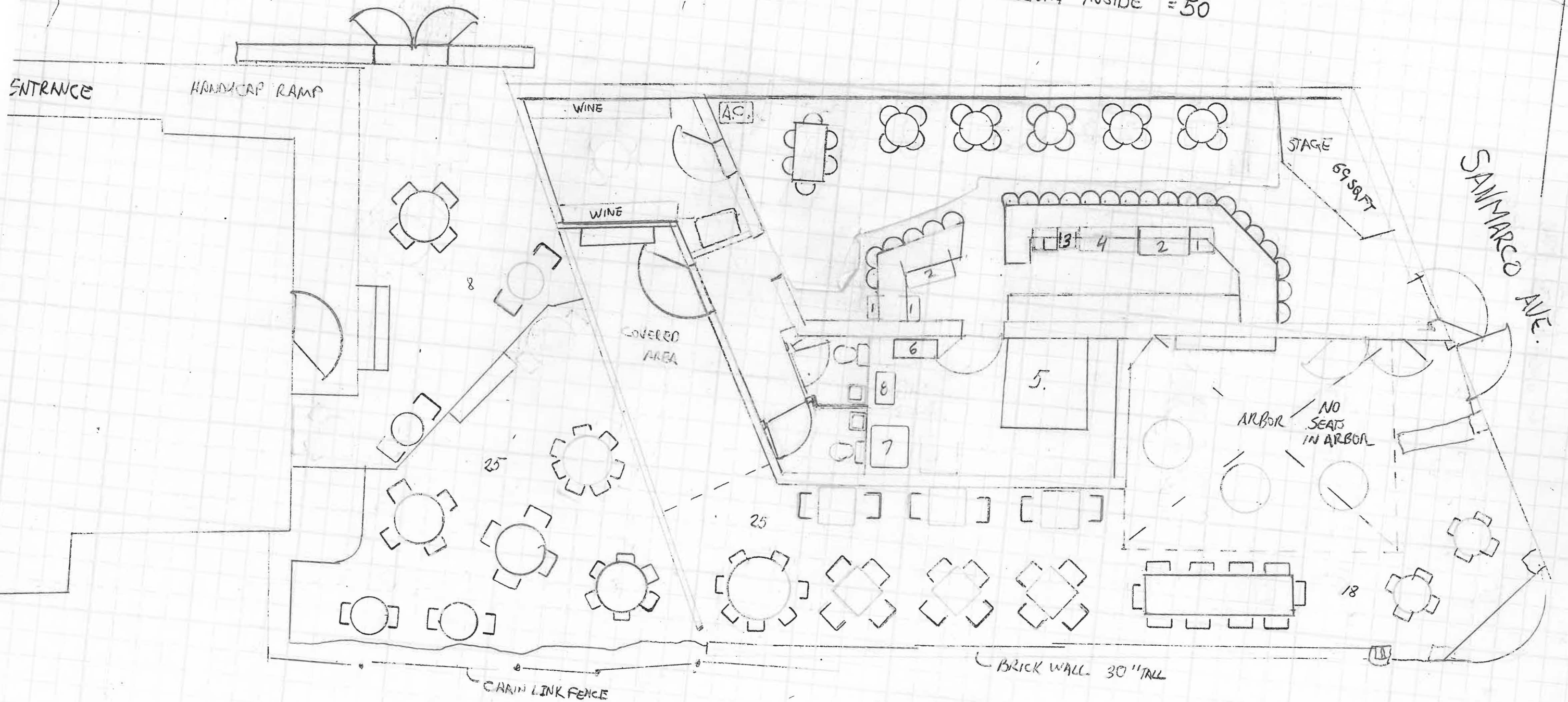
TOTAL OUTSIDE SEATING = 76

TOTAL BAR SQFT = 1426
TOTAL STORAGE = 160 SQFT
SEATING AREA = 1150 SQFT

HANDICAP B ROOM 37.5 SQFT

OUTSIDE = 76
SEATING INSIDE = 50

$\frac{1}{8}'' = 1'$



1. ICE BOX
2. TOP SLIDE COOLER
3. HAND WASH STATION
4. 3 BIN WASH STATION
5. BEER COOLER
6. SODA
7. ICE MAKER
8. DISH WASHER

4 WISAN, LLC
904.339.4498
J. MIKE GRIMES

CORTESSE'S BISTRO

FRONT SEATING = 66 INSIDE
TOTAL SEATING = 102 INSIDE



1/4" = 1'

SEE PAGE 1C

KITCHEN
PAGE 1D

SEE 1B

EXIT

BAR

WINE

SERVICE

4WISHN, LLC
904 339 4448

W. SAN CARLOS AVE

PRIVATE ROOM & COURTYARD

SQ. FT. 360

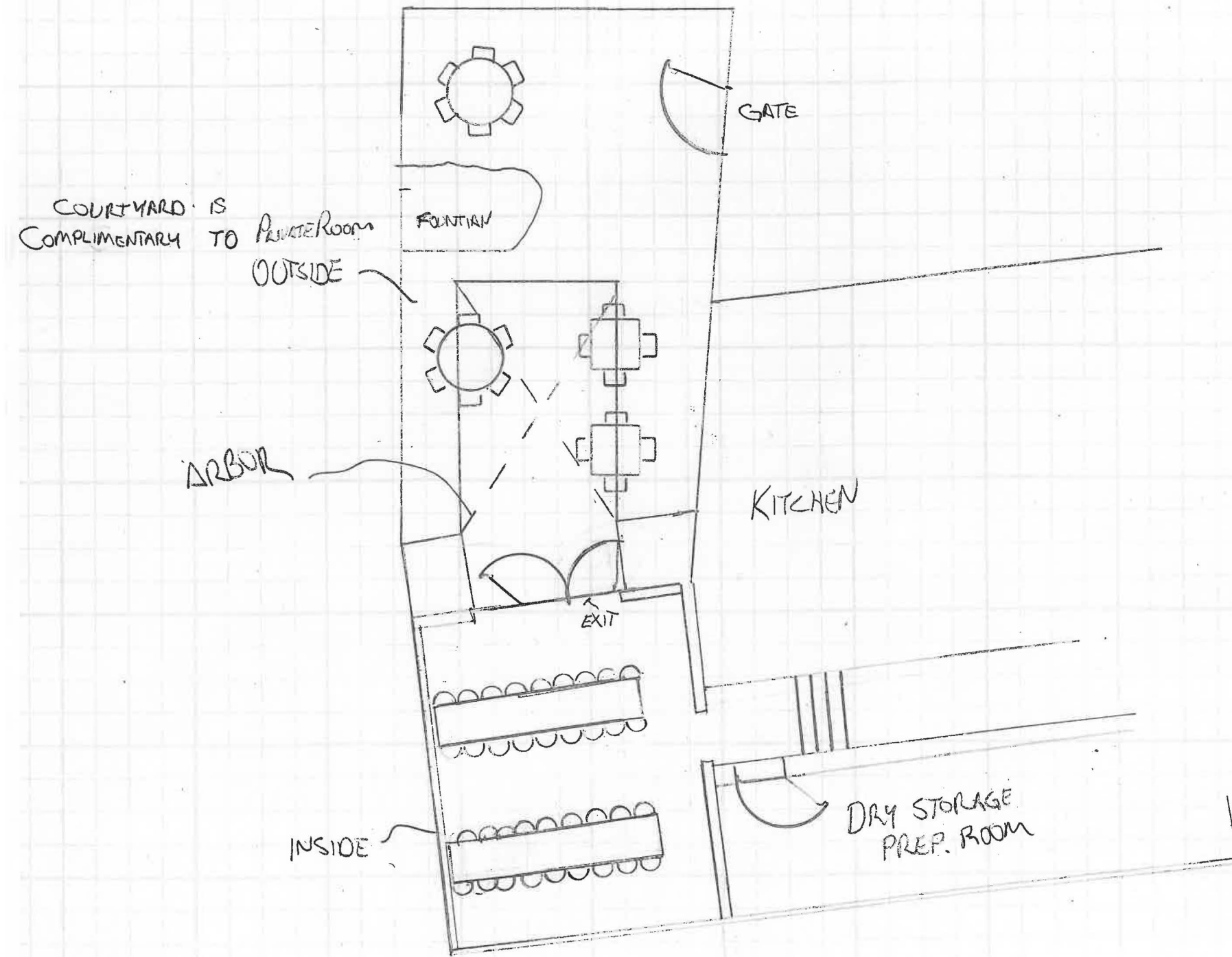
SEATING

OUTSIDE = COMPLIMENTARY

INSIDE = 36

$\frac{1}{8}'' = 1'$

N



CORTESSE'S BISTRO PARKING

- CONFIRMED OFF STREET PARKING
- PENDING OFF STREET PARKING
- ON STREET PARKING
- CORPORATE DENIED PARKING
- QUESTIONABLE PARKING





GREASE INTERCEPTOR SIZING CALCULATOR

BASED ON THE FLORIDA PLUMBING CODE

City of St. Augustine
Fats, Oils & Grease Program
FOG@CityStAug.com
(904) 825-1055

Restaurant/Facility Name: Cortesse's Bistro

Address: 172 San Marco Ave 32084

Name of Person Completing Form: Mike Grimes

Date: July 7, 2023

SEATS

enter number of seats in dining area

TYPE OF PLATES

enter 10 for paper (single service) or 25 for dishes (full service)

HOURS OPEN

LOADING FACTOR

enter 2 for interstate highway
enter 1.5 for other freeways
enter 1.25 for recreational area
enter 1 for main highway
enter 0.75 for other road

Formula = Number of Seats x Type of Plates x (Number of Hours Open/12) x Loading Factor

GREASE INTERCEPTOR CAPACITY REQUIRED = GALLONS

Notes/Comments:

2hr lunch, 4hr dinner

City of St. Augustine Fats, Oils & Grease Program Manual:

<https://www.citystaug.com/DocumentCenter/View/361/FOG-Program-Manual-PDF>

Cortesse's Bistro
172 San Marco Ave.
St. Augustine, FL 32084

August 12, 2023

To Whom it may concern,

The owners of Cortesse's Bistro have been open and operating their restaurant since October of 2021. They have enjoyed getting to know the community, and have been welcomed with great success. The community, and visitors to our City of St. Augustine have thanked us for re-opening this location, and are eager to visit us at the proposed attached full bar.

We open at 11:00 AM to prepare the food and ready ourselves for business. The majority of our business comes in between 5:00-8:00 PM. During the Summer months, our patrons are seated inside, out of the heat, and in the Winter, they are seated outside in our beautiful courtyard. At our busiest hour, we are never at more than 20-30% of our seating capacity. We realize that parking for our patrons is a requirement, so we have spoken with local businesses, and have made agreements with them to use their parking areas, after their hours of operation. Otero's Auto Repair, Angela's Restaurant Supply, and Pure Powersports, have all signed letters of agreement allowing use to use their parking lots, and Red Train Tours, has allowed us use of their 15 paid parking spots as well. A large portion of our guests, not only live within walking distance, but are also coming from close by hotels such as, the Hilton Garden Inn, the Hampton Inn, the Doubletree, the Days Inn, and the Holiday Inn. Many of them are walking and/or using car services such as Uber, or Lyft.

Please let us know if you have any questions that still need to be answered. We are truly excited about this venture, and are looking forward to further servicing the local community and visitors to Saint Augustine. We thank you for your time and consideration.

Sincerely,

Goce Sipinkoski

A handwritten signature in black ink, appearing to read 'Goce Sipinkoski', written in a cursive style.

Zlate Sipinkoski

A handwritten signature in black ink, appearing to read 'Zlate Sipinkoski', written in a cursive style.

Cortesse's Bistro
172 San Marco Ave.
St. Augustine, FL 32084

August 12, 2023

To Whom it may concern,

We have signed Letters of Agreement with the following businesses to use their parking after their hours of operation. Details are provided below:

Otero's Auto Repair

5 W San Carlos Ave

11 Parking Spots

Hours of Operation:

Sat-Sun closed

Mon-Fri 9:00 AM to 5:00 PM

Angela's Restaurant Supply

185 San Marco Ave

13 Parking Spots

Hours of Operation:

Sun closed

Sat 10:00 AM to 2:00 PM

Mon-Fri 9:00 AM to 5:30 PM

Pure Power Sports

1860 N Ponce de Leon Blvd

15 Parking Spots

Hours of Operation:

Sun-Mon closed

Tues-Sat 9:00 AM to 6:00 PM

Paid public parking is also available in the Red Train Tours parking lot. This is paid parking available to the public, 24 hours a day, so a Letter of Agreement is not necessary.

Red Train Tours

166 San Marco Ave

15 Parking Spots

Hours of Operation:

The parking spots are public, available 24 hours with payment required.

Pending Signed Approval:

Those Granite Guys

1700 N Ponce de Leon Blvd

22 Parking Spots

Hours of Operation:

Sat-Sun closed

Mon-Fri 8:00 AM to 5:00 PM

Vista Hotel IV Inc.

164 San Marco Ave.

19 Parking Spots

Hours of Operation:

N/A Vacant Building lot (proposed food truck area)

Hilton Garden Inn

1600 N Ponce de Leon Blvd

28 Parking Spots

Hours of Operation:

Hotel is open 24 hours, so is parking for the patrons that dine at Cortesse's

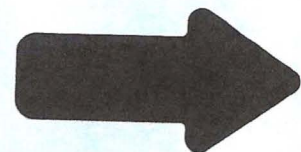
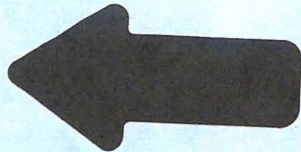
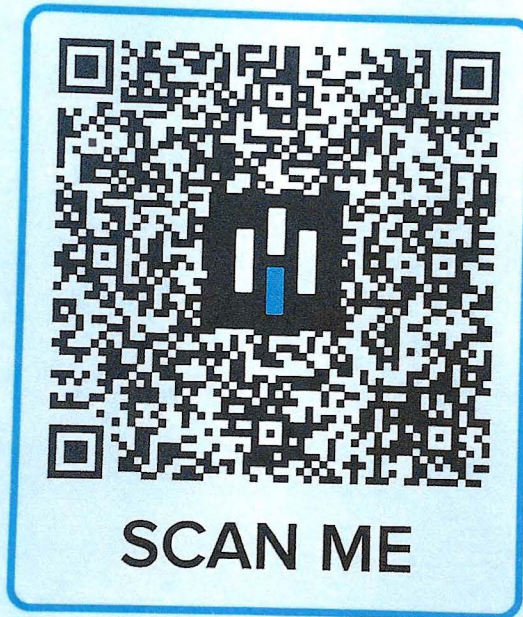
Paid Parking
166 San Marco



I!HONK

NO APP | EXPRESS CHECKOUT

PAY HERE



Open camera &
point at QR code



Tap link to pay



Get the
HonkMobile App

ZONE **3172**

POWERED BY **I!HONK**

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: September 5, 2023

RE: **USE BY EXCEPTION 2023-0067**

AGENDA ITEM	6(a)
APPLICANT	Philip & Dee Castillo c/o The Bart on Aviles
OWNER	11 Aviles Street LLC
LOCATION	11 D Aviles Street / PID 198950-0000
REQUEST	To allow for the use of a cocktail lounge within the Historic Preservation-Two (HP-2) zoning district as a use by exception.
LAND USE	Historic Preservation
ZONING	Historic Preservation District-Two (HP-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 Policy 6.3.1	Historic Preservation This district is intended to provide a mix of uses, including residential, institutional and commercial uses that will encourage the preservation and restoration of historic structures, which includes protecting and maintaining the colonial Town Plan. This district is also intended to provide a mix of compatible nonresidential uses that will encourage the restoration and reproduction of historic structures including compatible infill development and maintain the historic nature and low intensive ambiance of the neighborhoods, and pedestrian scale of the neighborhoods. This is in an effort to recognize and preserve the authentic historic and physical character of the area including the historic skyline, and the City's contribution to the historic and archaeological record of the State and nation.

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

FLUE Goal 8 Preserving Sense of Place

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

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

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

FLUE Objective 8.1

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

FLUE Goal 9 Economic Development

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

FLUE Objective 9.1

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

FLUE Policy 9.1.1

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

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

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

FLUE Policy 9.1.2

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

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

Historic Preservation Element Goals, Objectives and Policies

Overall HP Goal

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

HP Goal 5 Preserving Community Character

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

HP Goal 10

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

APPLICABLE CODES/ORDINANCES

Sec. 28-2. – Definitions

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. 28-184. - Historic preservation district: HP-2.

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

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

- a. *North.* Hypolita Street easterly to Charlotte Street; thence northerly along Charlotte Street to Cuna Street; thence easterly along Cuna Street to the Matanzas River or Bay.
- b. *East.* Matanzas River or Bay.
- c. *South.* Easterly along a line running parallel to and sixty-five (65) feet north of Palm Row for a distance of one hundred ninety (190) feet; thence northerly along a line running parallel to St. George Street for seventy (70) feet; thence easterly to St. George Street; thence southerly along St. George Street to Cadiz Street; thence easterly along Cadiz Street to Aviles Street; thence southerly along Aviles Street to Bridge Street; thence easterly along Bridge Street to Matanzas River or Bay.
- d. *West.* Cordova Street between Palm Row and Hypolita Street.

(2) *Permitted uses and structures:*

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

(3) *Permitted uses by exception:*

- a. Not-for-profit clubs.
- b. Churches.
- c. Cocktail lounges/taverns.**
- d. Hotels/motels/inns.
- e. Drive-up windows for banks and financial institutions.
- f. Home occupations.
- g. Special event venue as per section 28-347(8).
- h. Hostels.
- i. Craft alcohol industry and its retail sales, but not wholesale storage and distribution or alcohol for sale and consumption on the premises.

STAFF SUMMARY AND ANALYSIS

The applicant's proposed plan at 11 D Aviles Street is for a retail use of the property as an art studio that sells beer and wine. Included in this packet is a Narrative Description for Zoning Determination provided by the applicant.

Restaurants with lounges are an allowable use within the Historic Preservation District-Three (HP-2) zoning district, the zoning of 11 D Aviles Street, but cocktail lounges and taverns are a use by exception. The applicant states that the "premises primarily functions as an art gallery" and has not made any indication for use as a special event venue.

Other uses within one hundred (100) feet of this property include an event space, restaurant, cafés, and retail stores. With these various types of uses near 11 D Aviles Street, the addition of beer and wine sales at an established art gallery does not appear to be out of place. This business may add to the diverse commercial activity that is already present on Aviles Street, and also encourage the established business environment.

STAFF RECOMMENDATION

Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a use by exception for the use of a cocktail lounge within the Historic Preservation-Two (HP-2) zoning district as a use by exception at 11 D Aviles Street / PID 198950-0000.



Tracey Mullins
Planner II
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

AUG 07 2023

Planning/Building Dept.

Application Fee: \$250 (plus advertising costs) Project Number: 2023-0067
 Receipt Number: 2687486 Meeting Date: 9/5/23
 Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Philip + Dee Castillo Contact Number: 3524645733
 Business (if applicable): The Bard on Aviles
 Address: 110 Aviles St City: St. Aug. State: FL Zip: 32084
 E-Mail Address: dee_mahler@hotmail.com

2. NAME OF PROPERTY OWNER: _____ Contact Number: _____
 Business (if applicable): 11 Aviles Street LLC 100%
 Address: 142 King Street - A City: St. Aug., FL State: 32084 Zip: _____
 E-Mail Address: 142 King

3. LEGAL DESCRIPTION OF PROJECT PROPERTY: 18-7-30
 Lot: _____ Block: _____
 Subdivision: City of St Augustine Parcel Number: 198950000

4. PROJECT STREET ADDRESS: 110 Aviles St., St. Aug. FL 32084

5. SPECIFIC PROPOSED USE: art Gallery / Wine Bar - Shop

6. ACTION REQUESTED:

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

7. DESCRIPTION OF ACTION REQUESTED: Use by Exception
Variance - Single source of
wine & beer on premise
We are using disposable 'drinkware'
Our business hours will be 9-7, M-Th, 9-10-P + Sat
9-9- Sunday - we are open to hours review.

8. JUSTIFICATION FOR ACTION REQUESTED: to enhance our business,
to increase traffic flow to Aviles St, to
provide a unique 'art' experience, the
only truly specific wine bar/art gallery south of
the plaza, to provide beer/wine package deal -
the only source south of the Plaza.

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: no

(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: the variance will create public interest will bring more foot traffic to the area thus benefiting the other businesses on Quaker

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

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.

Philip Castillo and Dee Mather Castillo

Print name of applicant

[Signature] [Signature]

Signature of applicant

8-7-23

Date



Owner's Authorization For Agent

Leydiene Mahler & Philip Castillo is/are hereby authorized TO ACT ON BEHALF
OF 11 Aviles Street 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]
Signature of Owner
Louis John Arbizzani as Manager
Print Name of Owner
904.810.5758
Telephone Number

State of FL.

County of ST. JOHNS

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

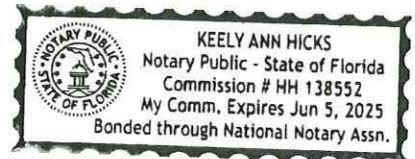
By Louis John Arbizzani, manager 11 Aviles Street, LLC.

Identification verified:

Oath sworn: Yes No

Notary Signature: [Signature]

My Commission expires: June 5, 2025.



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 11 D Aviles St., St Augustine, FL 32084

Applicant's Name: Philip Castillo and Applicant's Signature: [Signature]
See Mother

Owner's Name: 11 Aviles St. Street LLC Owner's Signature: [Signature]

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

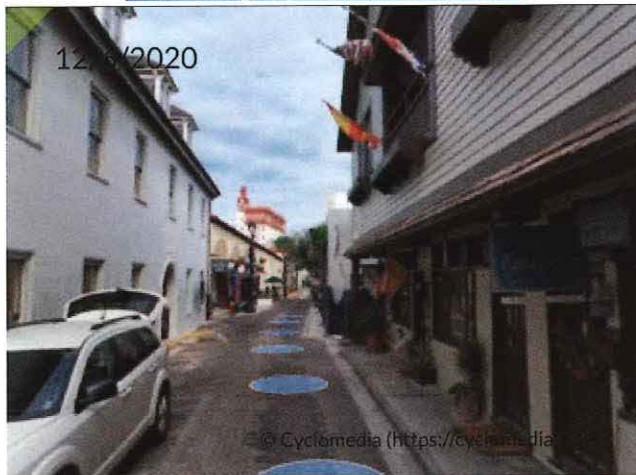
[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

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



Parcel ID	1989500000
Location Address	11 AVILES ST 214 CHARLOTTE ST 216 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	COSA Mixed Use Class C (COM) (610.24)
Tax Description*	CITY OF ST AUGUSTINE N86FT OF BLK 29 OR5635/1943 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.180
Homestead	N

Owner Information

Owner Name	11 Aviles Street LLC 100%
Mailing Address	142 KING ST STE A SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2023
Building Value	\$1,175,563
Extra Features Value	\$13,735
Total Land Value	\$619,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,808,498
Total Deferred	\$0
Assessed Value	\$1,808,498
Total Exemptions	\$0
Taxable Value	\$1,808,498

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	\$1,022,270	\$13,466	\$464,400	\$0	\$0	\$1,500,136	\$772,134	\$728,002	\$772,134
2021	\$680,579	\$13,466	\$464,400	\$0	\$0	\$1,158,445	\$701,940	\$456,505	\$701,940
2020	\$700,663	\$13,466	\$464,400	\$0	\$0	\$1,178,529	\$635,844	\$565,059	\$613,470
2019	\$366,338	\$6,194	\$464,400	\$0	\$0	\$836,932	\$579,571	\$279,232	\$557,700
2018	\$246,285	\$6,194	\$464,400	\$0	\$0	\$716,879	\$528,463	\$209,879	\$507,000
2017	\$243,195	\$6,194	\$464,400	\$0	\$0	\$713,789	\$478,471	\$252,880	\$460,909
2016	\$247,426	\$6,194	\$199,306	\$0	\$0	\$452,926	\$436,209	\$33,918	\$419,008
2015	\$248,464	\$6,194	\$199,306	\$0	\$0	\$453,964	\$401,753	\$69,292	\$384,672
2014	\$169,841	\$6,194	\$199,306	\$0	\$0	\$375,341	\$366,647	\$25,639	\$349,702
2013	\$170,452	\$6,194	\$199,306	\$0	\$0	\$375,952	\$366,397	\$26,250	\$349,702
2012	\$170,758	\$6,194	\$199,306	\$0	\$0	\$376,258	\$366,118	\$26,556	\$349,702
2011	\$171,368	\$6,194	\$222,526	\$0	\$0	\$400,088	\$387,510	\$62,578	\$337,510
2010	\$171,980	\$6,194	\$247,680	\$0	\$0	\$425,854	\$410,966	\$64,888	\$360,966

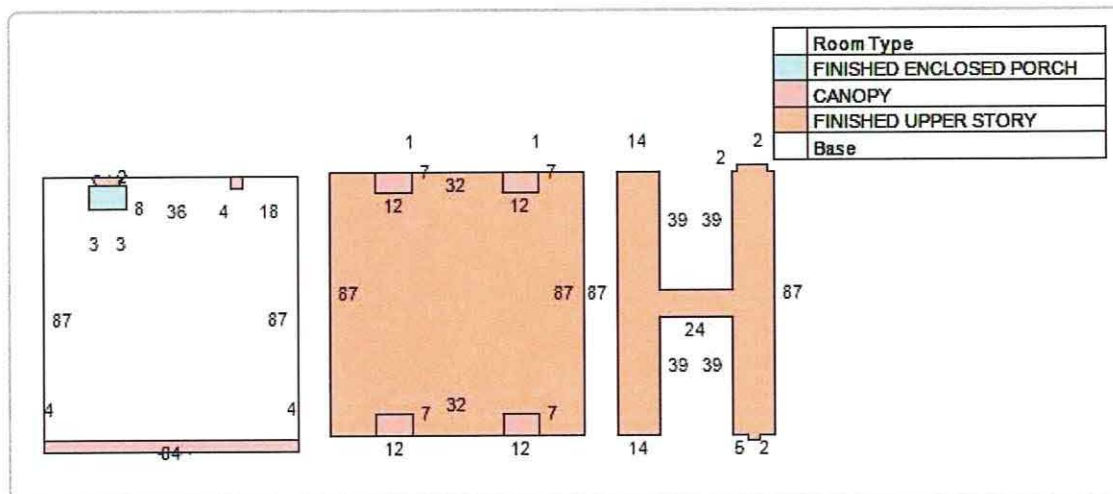
Building Information

Building	1	Roof Cover	Corrugated Steel
Building Value	\$1,175,563	Roof Structure	Gable Hip
Year Built	1860	Interior Flooring	Pine Wood
Actual Area	17632	Interior Wall	Drywall
Conditioned Area	16898	Heating Type	Air Duct
Use	Mixed Use (Store/Office/Residential Combo)	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Stucco	Baths	

Description	Square Footage
BASE AREA	7169
FINISHED UPPER STORY	6972
UNFINISHED CANOPY	84
UNFINISHED CANOPY	84

Description	Square Footage
UNFINISHED CANOPY	84
UNFINISHED CANOPY	84
FINISHED UPPER STORY	2680
UNFINISHED CANOPY	27
FINISHED ENCLOSED PORCH	96
UNFINISHED CANOPY	336
UNFINISHED CANOPY	16
Total SqFt	17632

Sketch Information



Extra Feature Information

Code Description	Status	Value
Sprinkler Wet (COM)		13735

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	86	90	7740	SF	\$619,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/19/2022	9/13/2022	\$1,525,000.00	WARRANTY DEED	5635	1943	U	I	HOLIDAY DANIEL J JR ETAL	11 AVILES STREET LLC
10/18/2016	10/18/2016	\$0.00	QUIT CLAIM DEED	4272	1070	U	I	HOLIDAY DANIEL J JR	HOLIDAY DANIEL J JR ETAL
	11/1/1985	\$0.00		690	1456	U	I		HOLIDAY DANIEL J JR
	1/1/1977	\$200,000.00		358	342	U	I		

No data available for the following modules: Exemption Information.

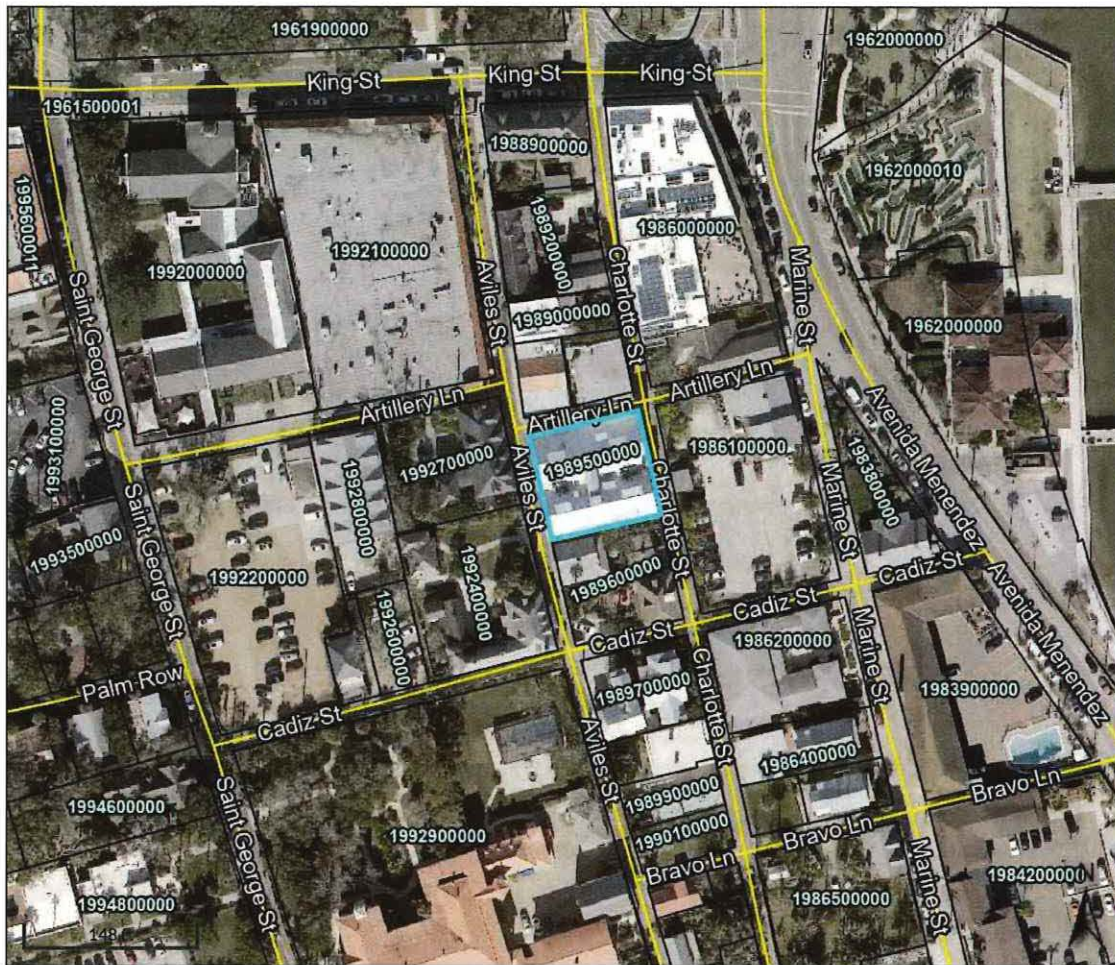
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Last Data Upload: 8/7/2023, 11:46:39 PM

[Contact Us](#)

Developed by





Overview



Legend



Parcel ID	1989500000	Physical Address	11 AVILES ST	Building Value	\$1,175,563	Last 2 Sales			
Property Class	1200 - Mixed Use	Mailing Address	SAINT AUGUSTINE	Extra	\$13,735	Date	9/13/2022	Price	\$1525000
Taxing District	City of St Augustine	Address	11 AVILES STREET LLC	Feature Value			1/1/1977		\$200000
Acres	0.18		142 KING ST STE A	Total Land Value	\$619,200				
			SAINT AUGUSTINE FL 32084-0000	Just Value	\$1,808,498				
				Total	N/A				
				Deferred					
				Assessed Value	\$1,808,498				
				Total	N/A				
				Exemptions					
				Taxable Value	\$1,808,498				

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: 8/8/2023

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Developed by  Schneider
GEOSPATIAL



Proposed rendering of sign.

The BART

Art Gallery • Wine Shop
11D Aviles Street, St. Augustine, FL 32084

Identity

The BART is an Art Gallery/Wine Shop concept providing guests with a unique experience in Historic Downtown St. Augustine, unlike any other. While there are many Art Galleries, none of them provide a space to sit, cool off, enjoy a beer or wine, amongst fine local art. Our knowledgeable staff will be able to recommend local things to do hence promoting other small businesses in our town.

The concept of The BART is to be the only fully dedicated art gallery and wine shop in historic St. Augustine. We will offer premier wines and select imported beers. We will also offer them to go so guests can take a bottle to their hotel or B&B to enjoy later.

There is no desire or plan to cook on the premises. We will be using recyclable/disposable cups. We are not serving any food items.

The intimacy of the space (seating capacity 16) will ensure the uniqueness of The BART.

The BART will be the only truly specific art bar in the downtown historic area.

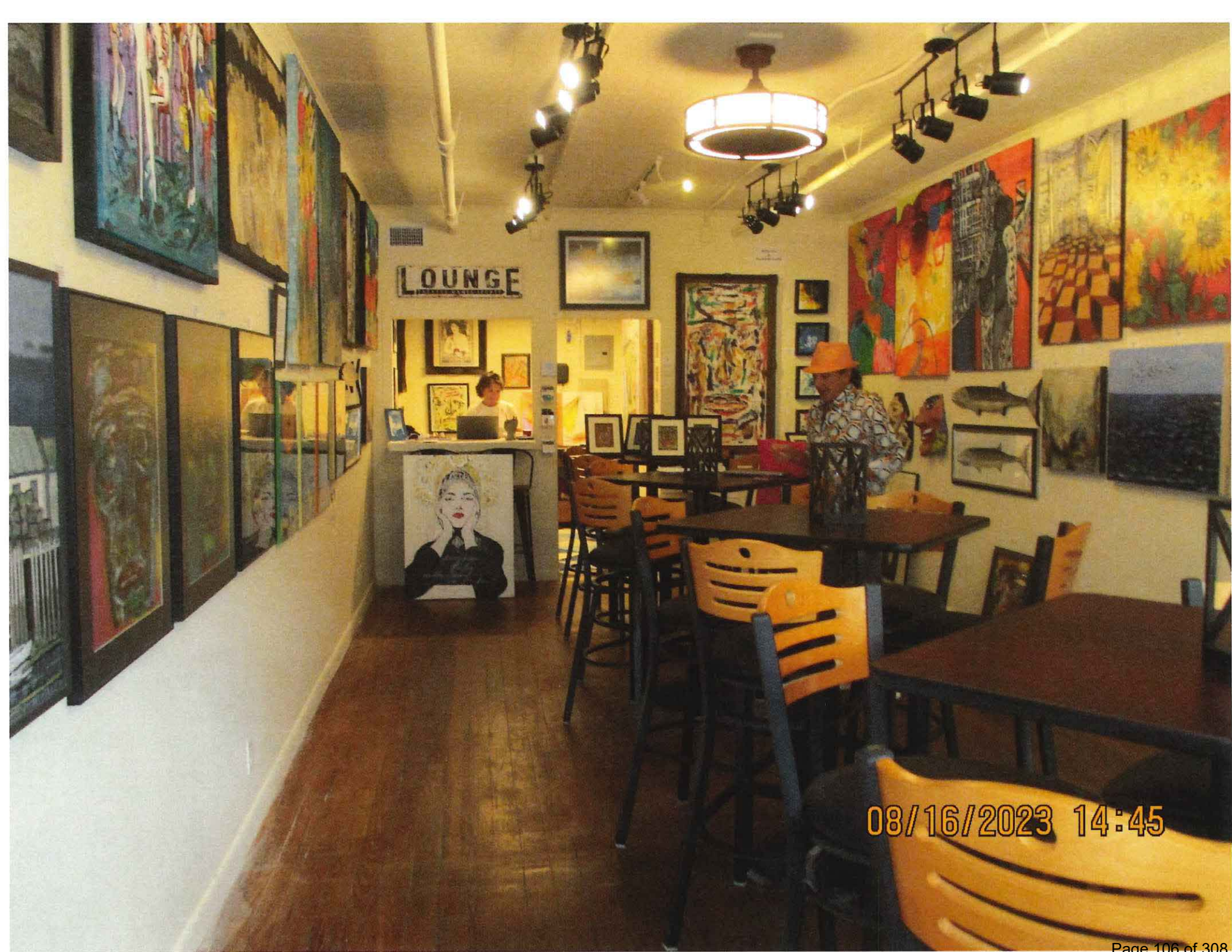
Mission/Target Market

The draw of The BART will have a residual impact of our gallery neighbors on Aviles. Because we love our community and our locals, we have many ideas to include them, including locals discount. Because we also love our tourists, we want to make their vacation special and offer unique experiences.

And, since there is no place on Aviles or the South side of King Street to purchase beer and/or wine by the bottle we will fulfill this need.

We have had a tremendous amount of interest and support from our gallery neighbors and locals. They can't wait until we open! We appreciate this opportunity to succeed,

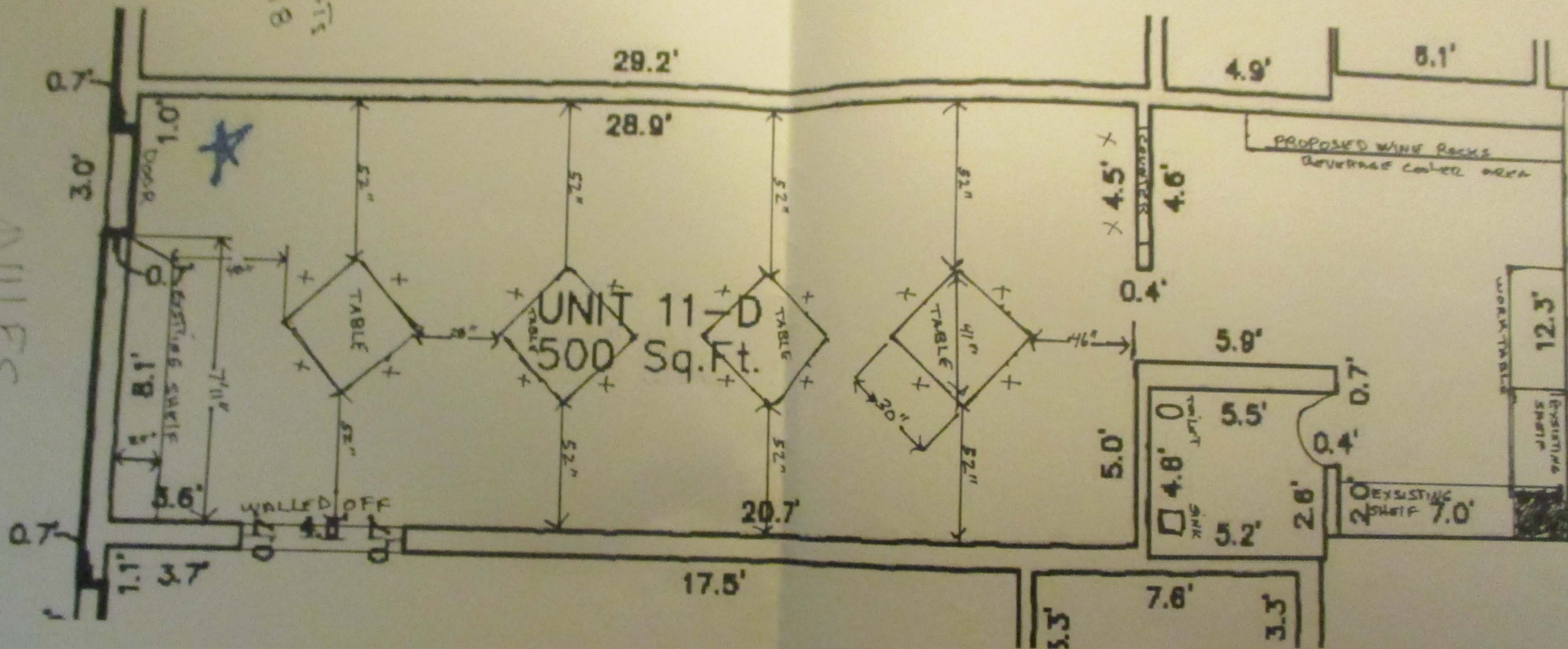
Philip and Dee



08/16/2023 14:45

THE BART
on AVILES
wine BAR/
ART GALLERY

CONCEPT:
THAT'S THE WAY TO LIVE.



08/28/2023 10:50

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: September 5, 2023

RE: **USE BY EXCEPTION 2023-0068**

AGENDA ITEM	6(b)
APPLICANT	James G. Whitehouse, Esq. c/o St. Johns Law Group
OWNER	102 Bridge Street Land Trust
LOCATION	102 & 104 Bridge Street / PID 202540-0000
REQUEST	To allow for the sale and consumption of alcoholic beverages with an alcohol by volume (ABV) content up to fourteen (14) percent on the premises within the Commercial Low-One (CL-1) zoning district as a use by exception.
LAND USE	Commercial Low Intensity
ZONING	Commercial Low-One (CL-1)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Future Land Use Element Goals, Objectives and Policies

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

FLUE Goal 5 Urban Sprawl	Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.
FLU Objective 5.1	The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximizes efficiency.
FLUE Policy 5.1.2	The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.
FLUE Objective 5.2	New development in the City shall encourage principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl.
FLUE Policy 5.2.3	New Development in commercial and mixed-use areas is encouraged to provide a mix of pedestrian scale commercial activities, shops, offices, apartments, multi-family units and homes on site and provide mixed-uses within neighborhoods, within blocks and within buildings.
FLUE Policy 5.4.2	Mixed-use, infill and redevelopment will be encouraged to potentially reduce greenhouse gases. The effectiveness will be evaluated as baseline data becomes available.
FLUE Policy 5.5.3	The City's infill, mixed-use and redevelopment policies will increase densities, proximity and diversity of land uses in an effort to encourage efficient land use patterns and reduce greenhouse gases.
FLUE Policy 6.5.1	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.

APPLICABLE CODES/ORDINANCES

Sec. 28-2. – Definitions

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

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. 28-206. - 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.
- (1) *Permitted accessory uses and structures:*
- a. See section 28-348.
 - b. Parking lots complying with section 28-347(3).
- (2) *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.
- (3) *Minimum lot requirements (area and width)*. None, except as needed to meet other requirements specified herein.
- (4) *Maximum lot coverage by all buildings*. Fifty (50) percent.
- (5) *Minimum yard requirements*. All uses, except single-family dwellings:
- a. Front. Ten (10) feet minimum, fifteen (15) feet maximum; except where lot width is less than one hundred (100) feet and buildings (if any) on adjacent lots have provided a lesser front yard, front yard shall be average of buildings on adjacent lots. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.
 - b. Side. Ten (10) feet.
 - c. Rear. Ten (10) feet.
- (6) *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)

STAFF SUMMARY AND ANALYSIS

The approval of a use by exception to serve alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption would not be detrimental to public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare at 102 & 104 Bridge Street or the immediate surrounding area. There are no records of code enforcement cases at this property as they relate to sales of alcohol from the previous restaurant use. The property is commercially zoned.

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 at 102 & 104 Bridge Street / PID 202540-0000.

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
Planning Manager
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

AUG 07 2023

Planning/Building Dept.

Application Fee: \$250 (plus advertising costs) Project Number: 2023-0068
Receipt Number: 2687458 Meeting Date: _____
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: James G. Whitehouse, Esq. for 102 Bridge Street Land Trust Contact Number: 904-495-0400
Business (if applicable): St. Johns Law Group
Address: 104 Sea Grove Main Street City: _____ State: _____ Zip: 32080
E-Mail Address: jameswhitehouse@sjlawgroup.com

2. NAME OF PROPERTY OWNER: 102 Bridge Street Land Trust 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: 102 and 104 Bridge Street

5. SPECIFIC PROPOSED USE: Same Use - Upscale Restaurant - New Ownership / Re-design

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

7. DESCRIPTION OF ACTION REQUESTED: Request for use by exception for the new owner.
Owner will be employing the same allowed use - an upscale restaurant - on the properties at 102 and 104 Bridge Street,
the former Preserved restaurant. They are requesting that the same use by exception that has been allowed on this property
for many years be approved for the sale of alcohol as allowed withing CL-1 at a restaurant. They intend to have similar hours
as have been employed for many years on this site and they look forward to providing an excellent establishment.
----- SEE ATTACHED -----

8. JUSTIFICATION FOR ACTION REQUESTED: As described, the owner, Marie Milton, in concert with one of our city's well-known
restaurateurs, Michael Lugo, are opening an upscale restaurant on this property
similar to the prior use with their own flair / re-design. The requested use by exception
for the sale of alcohol as a part of their restaurant provision and experience is
justified, reasonable and appropriate, given both his proven track record and the
approved previous use on this site for many years. -----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

8/4/2023

Signature of Property Owner

Date

* OWNER'S AUTHORIZATION ATTACHED *

Project Description and Justification

Applicant seeks this use by exception at 102 / 104 Bridge Street to merely continue the same use that has been occurring on the property for the past decade or more. This property has operated as the Preserved Restaurant since 2016 and this use will be identical in effect, that is a high scale restaurant use which allows for the provision of beer and wine within the confines of this very quaint location.

As stated, this property was already approved for this very use by exception and has been operating in this manner for many years with great success and popularity and without any complaints.

Additionally, of note, the property owner is partnering with a known, respected commodity in Mr. Michael Lugo, and this new upscale restaurant will operate based upon the same hours with an updated presentation.

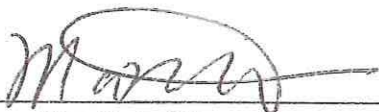
In sum, the proven track record of the type of use as well as the proven track record of Michael, their clear intents, hours and controlled atmosphere, show that a transfer / renewal / approval of this formerly approved use by exception for beer and wine can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the City of St. Augustine Comprehensive Plan or Municipal Code, and that such is compatible with the surrounding area and will actually compliment this area, as has been proven over many years of similar operation.

We appreciate your sincere consideration and ask for your support of this high end restaurant use to be continued on this property and approval of this use by exception as described above.



Owner's Authorization For Agent

James G. Whitehouse, Esq and Michael Lugo is/are hereby authorized TO ACT ON BEHALF OF 102 Bridge Street Land Trust, 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: 102 and 104 Bridge Street

BY: 
Signature of Owner
Marie Milton for 102 Bridge Street Land Trust

Print Name of Owner
904-860-1663

Telephone Number

State of Florida

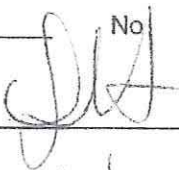
County of St. Johns

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

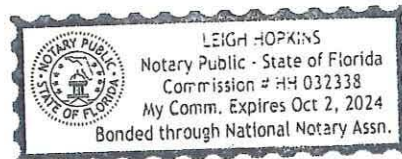
By Marie Milton
FLDL: M435-559-78-6040 exp 3/24/2026

Identification verified:

Oath sworn: X Yes No

Notary Signature: 

My Commission expires: 10/02/2024



Prepared by and return to:

Kimberlee Collins
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080
(904) 471-2553
File No 2022-7230

Parcel Identification No 202540-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 5th day of October, 2022 between David B. Corneal and Sandra Y. Corneal, husband and wife, whose post office address is 4144 Miller Road, Petersburg, PA 16669, of the County of Huntingdon, Commonwealth of Pennsylvania, Grantors, to Manor Trust LLC, a Florida Limited Liability Company as Trustee of the 102 Bridge Street Land Trust dated June 13, 2022, whose post office address is 250 International Parkway, Suite 134, Lake Mary, FL 32746, of the County of Seminole, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of ONE MILLION NINE HUNDRED THOUSAND AND 00/100 (1,900,000.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns, Florida, to-wit:

Lot 9, Block 46-E, City of St. Augustine, according to official map of the City of St. Augustine, dated June 12, 1923, Public Records of St. Johns County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

In addition, the property is not contiguous to such person's homestead, which is located at: 4144 Miller Road, Petersburg, PA 16669

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sean M Burke
WITNESS
PRINT NAME: Sean M Burke
Steven S. Haderick
WITNESS
PRINT NAME: Steven S. Haderick

David B. Corneal
David B. Corneal
Sandra Y. Corneal
Sandra Y. Corneal

STATE OF PENNSYLVANIA

COUNTY OF CENTRE

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 4th day of October, 2022, by David B. Corneal and Sandra Y. Corneal.

Jennifer H. Bittner
Signature of Notary Public
Print, Type/Stamp Name of Notary Jennifer H. Bittner

Commonwealth of Pennsylvania - Notary Seal
Jennifer H. Bittner, Notary Public
Centre County
My commission Expires March 19, 2023
Commission number 1197720

Personally Known: X OR Produced Identification: _____
Type of Identification
Produced: _____



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

Detail by Entity Name

Florida Limited Liability Company
102 BRIDGE STREET RESTAURANT, LLC

Filing Information

Document Number	L23000272381
FEI/EIN Number	NONE
Date Filed	06/05/2023
Effective Date	06/06/2023
State	FL
Status	ACTIVE

Principal Address

102 BRIDGE STREET
ST. AUGUSTINE, FL 32084

Mailing Address

97 AUBURNDALE DRIVE
PONTE VEDRA, FL 32081

Registered Agent Name & Address

MILTON, MARIE Y
97 AUBURNDALE DRIVE
PONTE VEDRA, FL 32081

Authorized Person(s) Detail

Name & Address

Title MGR

MILTON, MARIE Y
97 AUBURNDALE DRI
PONTE VEDRA BEACH, FL 32081 UN

Annual Reports

No Annual Reports Filed

Document Images

[06/05/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

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St. Johns County, FL

Apply for Exemptions

Sales Questionnaire Form

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

2022 TRIM Notice

Summary

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

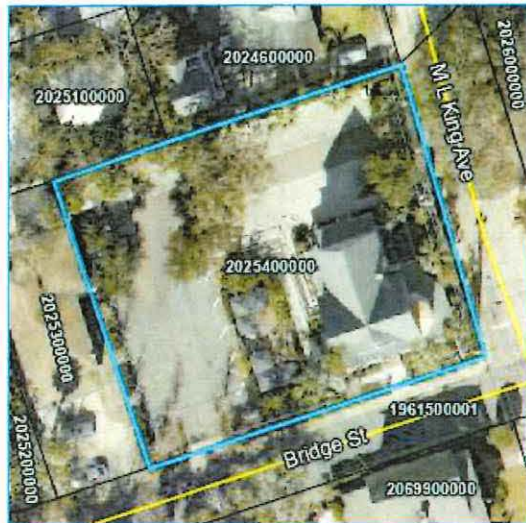


Parcel ID	2025400000
Location Address	102 BRIDGE ST 104 BRIDGE ST
Neighborhood	SAINT AUGUSTINE 32084-0000
Tax Description*	COSA Mixed Use Class A (COM) (610.22) CITY OF ST AUGUSTINE LOT 9 BLK 46-E OR5644/844 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.440
Homestead	N

Owner Information

Owner Name	102 Bridge Street Land Trust D:06/13/22 100% Manor Trust LLC Trustee 0%
Mailing Address	250 INTERNATIONAL PKWY STE 134 LAKE MARY, FL 32746-0000

Map



Valuation Information

	2023
Building Value	\$1,153,201
Extra Features Value	\$44,660
Total Land Value	\$476,800
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,674,661
Total Deferred	\$0
Assessed Value	\$1,674,661
Total Exemptions	\$0
Taxable Value	\$1,674,661

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	\$621,710	\$34,505	\$228,864	\$0	\$0	\$885,079	\$885,079	\$0	\$885,079
2021	\$621,710	\$34,505	\$228,864	\$0	\$0	\$885,079	\$885,079	\$0	\$885,079
2020	\$696,130	\$34,505	\$228,864	\$0	\$0	\$959,499	\$959,499	\$0	\$959,499
2019	\$693,104	\$32,575	\$228,864	\$0	\$0	\$954,543	\$918,435	\$36,108	\$918,435
2018	\$700,176	\$34,637	\$100,128	\$0	\$0	\$834,941	\$834,941	\$0	\$834,941
2017	\$700,176	\$27,339	\$100,128	\$0	\$0	\$827,643	\$827,643	\$0	\$827,643
2016	\$114,763	\$6,723	\$100,128	\$0	\$0	\$221,614	\$221,614	\$0	\$221,614
2015	\$121,022	\$6,781	\$100,128	\$0	\$0	\$227,931	\$227,931	\$0	\$227,931
2014	\$126,238	\$6,842	\$100,128	\$0	\$0	\$233,208	\$233,208	\$233,208	\$0
2013	\$132,550	\$6,900	\$100,128	\$0	\$0	\$239,578	\$239,578	\$239,578	\$0
2012	\$136,758	\$6,961	\$100,128	\$0	\$0	\$243,847	\$243,847	\$0	\$243,847
2011	\$165,988	\$7,019	\$109,664	\$0	\$0	\$282,671	\$282,671	\$0	\$282,671
2010	\$170,663	\$7,078	\$123,968	\$0	\$0	\$301,709	\$301,709	\$0	\$301,709

Building Information

Building	1
Building Value	\$1,153,201
Year Built	1925
Actual Area	5136
Conditioned Area	4086
Use	Restaurants & Cafeterias
Style	04
Exterior Wall	Concrete Siding

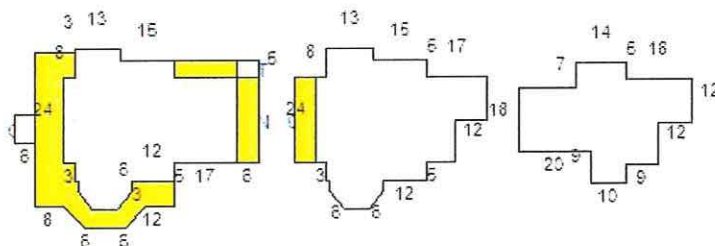
Roof Cover	Composite Shingle
Roof Structure	Wood Truss
Interior Flooring	Pine Wood, Ceramic Tile
Interior Wall	
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	5

Description	Square Footage
APARTMENT	1052
APARTMENT	1463
OUTSIDE STAIRS	30
BASE AREA	1571

Description	Square Footage
FINISHED CANOPY	599
OUTSIDE STAIRS	48
FINISHED CANOPY	85
FINISHED CANOPY	144
FINISHED CANOPY	144
Total SqFt	5136

Sketch Information

Room Type
CCN
Base
OST
APARTMENT



Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		7720
Brick Pavers (COM)		14083
Aluminum / Vinyl Fence - 6' and Above (COM)		5626
Concrete Paving - Under 8" (COM)		6286
Handicap Ramp (COM)		4442
Wood Fence - 6' and Above (COM)		1363
Sprinkler Wet (COM)		5140

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	149	128	19072	SF	\$476,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/6/2022	10/5/2022	\$1,900,000.00	WARRANTY DEED	5644	844	Q	I	CORNEAL DAVID B,SANDRA Y	102 BRIDGE STREET LAND TRUST D:06/13/22
11/13/2015	11/9/2015	\$100.00	CORRECTIVE DEED	4111	1088	U	I	CITY OF ST AUGUSTINE	CORNEAL DAVID B,SANDRA Y
5/12/2014	5/12/2014	\$225,000.00	WARRANTY DEED	3878	1332	U	I	CITY OF ST AUGUSTINE	CORNEAL DAVID B,SANDRA Y
12/22/2010	12/22/2010	\$302,000.00	WARRANTY DEED	3390	772	U	I	RBD INVESTMENTS INC	CITY OF ST AUGUSTINE
12/20/2010	12/17/2010	\$0.00	COURT ORDER	3389	476	U	I	RBD INVESTMENTS INC	RBD INVESTMENTS INC
	12/17/2010	\$0.00	COURT ORDER	3390	1429	U	I	ORDER RATIFYING SETTLEMENT AGREEMENT	CITY OF ST AUGUSTINE
	11/9/2010	\$0.00	LIS PENDENS	3375	670	U	I	BROWN RONALD & MENDOZA CARLOS E	RBD INVESTMENTS INC

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/27/2003	\$390,000.00	WARRANTY DEED	1977	952	Q	I	SAADEH WAIL S	RBD INVESTMENTS INC
	1/20/1994	\$60,000.00	WARRANTY DEED	1033	1779	Q	I	SMITH LENWOOD D,DOROTHY L	SAADEH WAIL S
	1/1/1980	\$40,000.00		460	110	U	I		SMITH LENWOOD D,DOROTHY L

No data available for the following modules: Exemption Information.

[User Privacy Policy](#) · [GDPR Privacy Notice](#)
Last Data Upload: 7/25/2023, 11:45:35 PM



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. Antique shops.
- l. 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.
- m. Tattoo parlor or studio.
- n. 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.
- o. Home-based business.
- (2) *Permitted accessory uses and structures:*
 - a. See section 28-348.
 - b. Parking lots complying with section 28-347(3).
- (3) *Permissible uses by exception:*
 - a. Hotel/motel, maximum of thirty (30) units.
 - b. Plant nursery.
 - c. Sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises.
 - d. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.
 - e. Medical/dental clinic, intermediate care facility.
 - f. Uses and structures as for RG-1 (section 28-163).
 - g. Indoor movie theatres.
 - h. Commercial recreational or entertainment facilities in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses.
 - i. Building trades contractor not requiring outside storage, nor the use of any vehicle in excess of one-ton capacity, nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.
 - j. Micropigmentation clinic.
 - k. Craft alcohol industry, limited to alcohol by volume (ABV) not to exceed fourteen (14) percent, such as but not limited to, beer and wine. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.
- (4) *Minimum lot requirements (area and width).* None, except as needed to meet other requirements specified herein.
- (5) *Maximum lot coverage by all buildings.* Fifty (50) percent.
- (6) *Minimum yard requirements.* All uses, except single-family dwellings:
 - a.

Front. Ten (10) feet minimum, fifteen (15) feet maximum; except where lot width is less than one hundred (100) feet and buildings (if any) on adjacent lots have provided a lesser front yard, front yard shall be average of buildings on adjacent lots. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.

b. Side. Ten (10) feet.

c. Rear. Ten (10) feet.

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

(Code 1964, § 33-42; Ord. No. 91-10, § 1, 6-24-91; Ord. No. 91-22, § 1, 12-23-91; Ord. No. 91-30, § 1, 1-13-92; Ord. No. 97-09, § 1, 4-14-97; Ord. No. 03-17, § 4, 6-23-03; Ord. No 06-34, § 1, 11-13-06; Ord. No. 19-01, § 14, 1-28-19; Ord. No. 20-03, § 3, 2-10-20; Ord. No. 21-17, § 2, 10-11-21; Ord. No. 22-07, § 1, 3-28-22)



Preserved

June 15

To our valued guests, after much thought and consideration we have decided to close Preserved. This has not been an easy decision but one we believe is right in order to create a healthier balance between our personal and professional lives. Our families have supported us through it all and we are extremely thankful for the opportunity we have had to serve our community. Our last date of service will be Saturday, June 17th. Since 2016 we have cherished being able to welcome our guests into our restaurant home, the Jefferson House, in historic Lincolnville. We put our heart and soul into serving authentic southern cuisine with hospitality and are so grateful for the opportunity we had to offer our best every time we opened our doors. We truly value every one who has supported us over these years and look forward to continuing to serve our growing community as we move forward into the next chapter.



TO OUR VALUED GUESTS

After much thought and consideration we have decided to close Preserved.

This has not been an easy decision but one we believe is right in order to create a healthier balance between our personal and professional lives. Our families have supported us through it all and we are extremely thankful for the opportunity we have had to serve our community.

EST. 2006

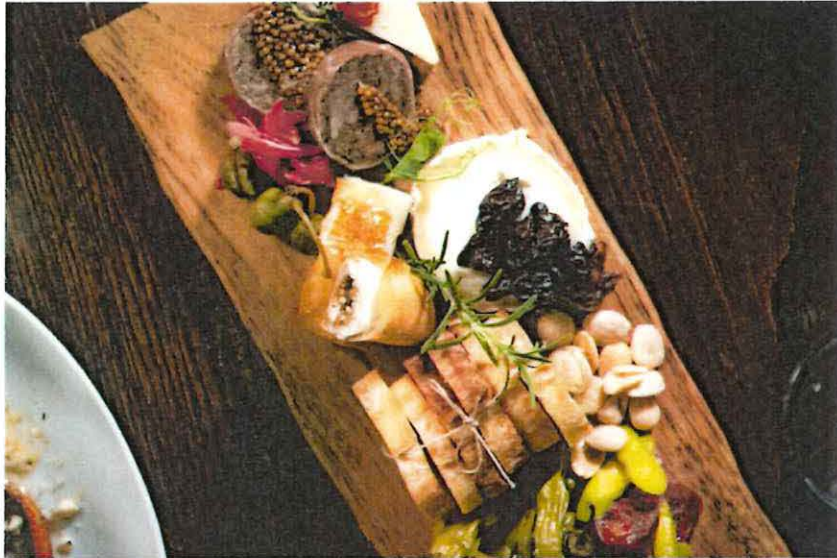
MICHAEL'S

STEAK • SEAFOOD • WINE



Located in Historic St. Augustine Florida, Michael's offers a casually elegant dining experience with a celebrated chef, dedicated staff, and passion for exquisite flavors and world-class wines. Michael's has received numerous honors and accolades. The Wine Spectator has awarded Michael's wine list it's Award of Excellence for the eleven years in a row. Chef Michael has also been recognized as Best Chef of St. Augustine from several the city's publications, The restaurant was featured on The Food Network with Chef Emeril Lagasse during Florida's 500th anniversary. Most Recently Chef Michael was a competitor in Guy's Grocery Games in 2019.





Location

25 Cuna Street
St. Augustine, FL 32084

Hours

Monday - Closed
Tuesday-Thursday - 5–9.30 PM
Friday & Saturday - 5–10:00 PM
Sunday - 5 –9.30 PM

Contact

(904) 810-2400

email: info@michaelssa.com



Preserved is in Lincolnville.

October 28, 2022 · Instagram · 🌐

We are thrilled to offer a very exciting special for this evening:

-House Duck Confit -Roasted Chanterelle Mushrooms
-Local Rice Middlins -Burgundy Truffle Swipe to
see a few wine pairings we know you will enjoy!

Book your reservations now.

www.preservedrestaurant.com/reservations

(904) 679-4940

#duckconfit #ricemiddlins #finedining #chanterelles #redwine
#datenight





749David
New York City, New York

✍ 559 👍 259



Reviewed February 26, 2023

Must be the best high-end restaurant in St Augustine

We were staying in Lincolnville, so could walk to Preserved. It's set in an old Victorian mansion. One can eat inside or on the porch or in the garden/Patio. Service was excellent, really top-class. We started with a small Seafood Tower to share, then my wife had the fish special and I had the steak special. Both were excellent; perfectly prepared. They have an amazing wine list - French heavy, which I love. This place is simply awesome and we will return.

Show less

Date of visit: February 2023



Value



Service

Food



citizen0103

Coral Gables, Florida

217 87



Reviewed June 5, 2023 via mobile

Bringing a Taste of France to Lincolnville

Let me say we are just too disappointed we were not able to get back to Preserved for a second time. It was our first meal in St. Augustine and we should have made another reservation the first night. The menu changes seasonally and depending on what is available. There were a few things I planned on having that I had seen in pictures that were not available, but the current menu did not disappoint! The oysters and the accompaniments were like food from the Gods! Don't really like arugula, but their salad and the dressing was perfect! I had Mussels and their house cut fries, which were addictive! My husband had the New York Strip steak which he said was exceptional! My husband doesn't like asparagus but he Loved their asparagus with mushrooms (minus the bacon). Dessert—crème brûlée-Wonderful!

The place is in historic African-American neighborhood of Lincolnville in a beautiful home with a lovely porch and garden. Everything about this experience was lovely. The staff is nice and very well trained. I can't say enough.

Show less

Date of visit: June 2023

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

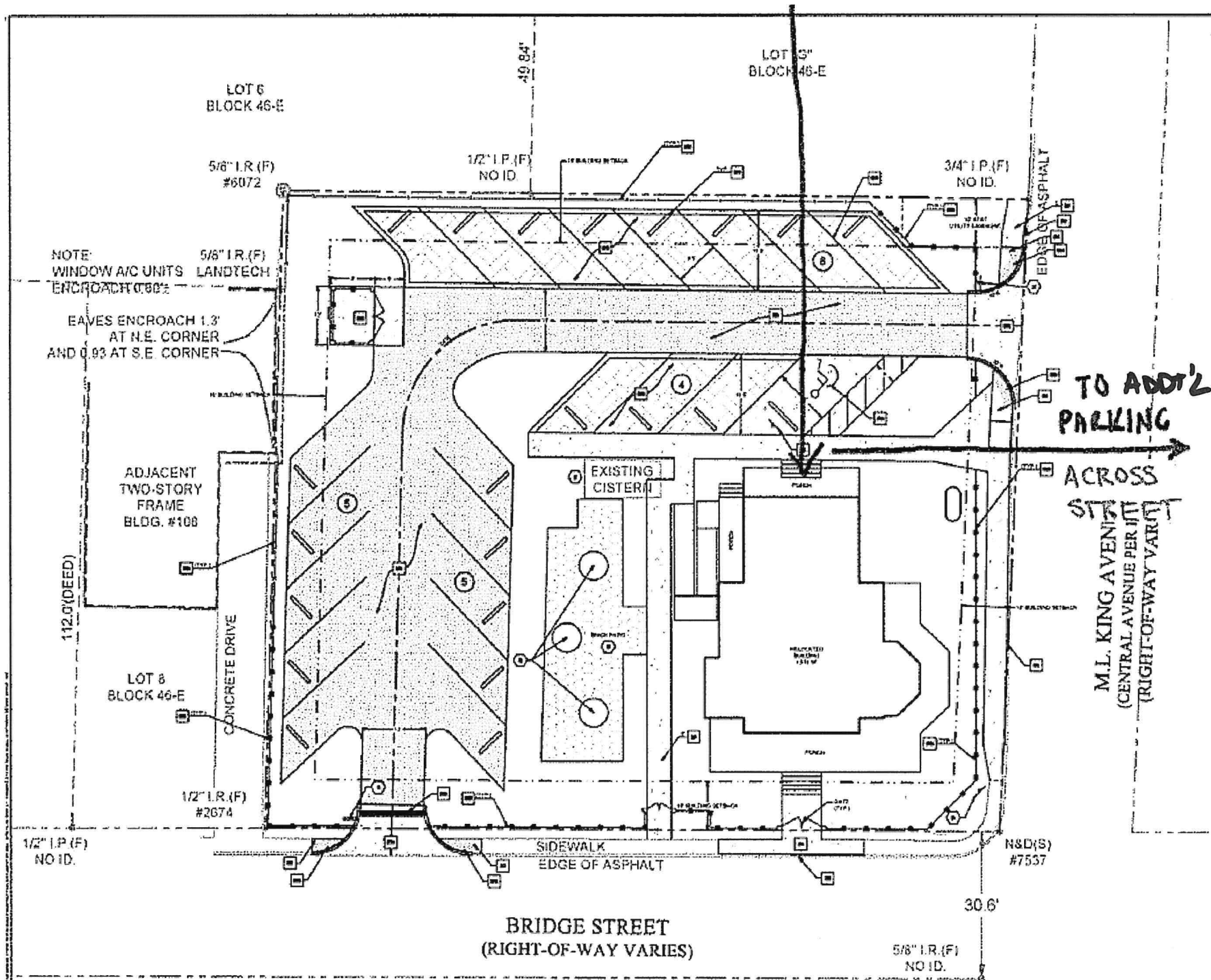
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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

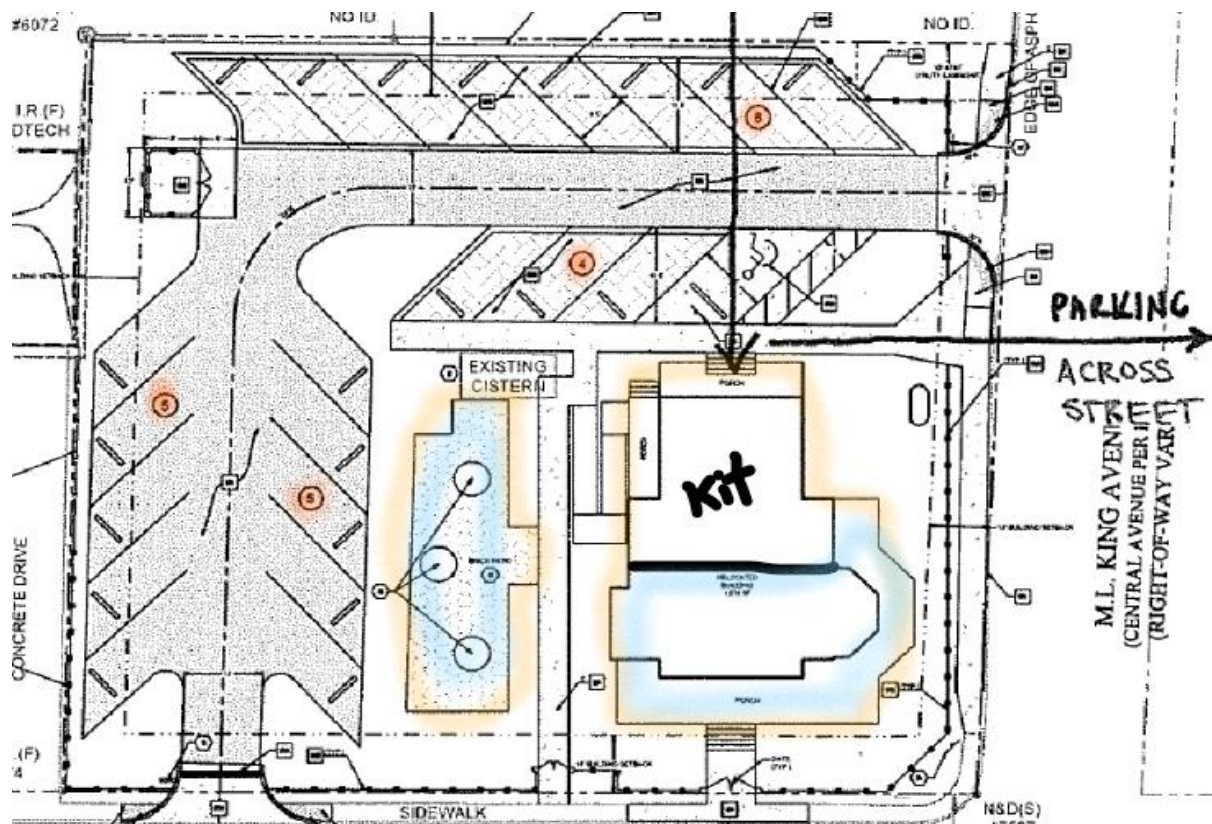
Project Address: 102/104 BRIDGE STREET

Applicant's Name: JAMES G. WHITEHOUSE, ESQ Applicant's Signature: [Signature]

Owner's Name: X OWNERS AUTHORIZATION ATTACHED Owner's Signature: [Signature]



102/104 BRIDGE ST - SITE LAYOUT PLAN





Preserved Restaurant



🚫 Closed



CONTINUE >

Lets Move Easy



Preserved Restaurant, located in an old Victorian house in St. Augustine, offers fine dining at reasonable prices. The atmosphere is comfortable and relaxing, with a charming garden area for outdoor seating. The interior design is elegant yet simple, with tables spaced out for privacy. Prices are equivalent to other fine dining establishments in the area, with entrees ranging from \$38 to \$42. The extensive wine list features over 340 selections from France and California, with a good selection of beers available as well.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: September 5, 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 August 1st Regular 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 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 flood.

(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. 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.

The first request is 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 appear to be 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 through the civil site plan review process.
- (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 multifamily 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 to maintain much of the tree canopy and includes the installation of 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 documented in their tree removal table 852 credits for the 389 trees to be preserved and 238 debits for the 224 trees to be removed. Landscaping plans will be reviewed during the civil plan review process and will be required to meet Sec. 25 of the City's Code of Ordinances.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
 - This proposed development plan calls for 39,799 square feet of development within a 102,860 square foot developable area.
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
 - 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

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 08-24-2023 there are also eleven (11) significant trees to be removed.

JBPro Demolition Plan	Borton Design Inc. Tree Table 08-24-2023	Location on Submitted Plans
10" Cedar	10" Cedar	Southern edge of the retention pond for apartments
15" Loblolly Bay	15" Loblolly Bay	Southern edge of the retention pond for apartments
18" Live Oak	18" Live Oak	Northeastern edge of the retention pond for the apartments
20" Laurel Oak	20" Laurel Oak	North center section of the retention pond for the apartments
21" Live Oak	21" Live Oak	Northeastern edge of the retention pond for the apartments
22" Live Oak	22" Live Oak	Western edge of the retention pond for the townhomes
17" Water Oak	17" Water Oak	Parking lot serving townhomes
19" Loblolly Bay	19" Loblolly Bay	Footprint of second most northern apartment building
19" Live Oak	19" Live Oak	Parking lot serving townhomes
22" Cedar	22" Cedar	Northern edge of parking lot serving apartments
22" Laurel Oak	22" Laurel Oak	Northern area of parking lot serving apartments

In the event that the Planning and Zoning Board approves this request, the applicant will then begin the civil site plan review process overseen by the City's Public Works and Utilities Departments. During this time is when City staff will evaluate this proposal related to necessary right-of-way improvements, required turnarounds for Solid Waste vehicles, and the feasibility of utility extensions just to name a few. If any requirements of development force the developer to modify the layout as presented today and leads to the removal of different significant trees, the developer will once again need to seek PZB approval.

Below are screenshots from the JBPro Demolition Plan (With Overlay) (With Site Overlay) showing two different 22" Live Oak trees, one proposed for removal and one proposed to remain that do raise questions from staff.

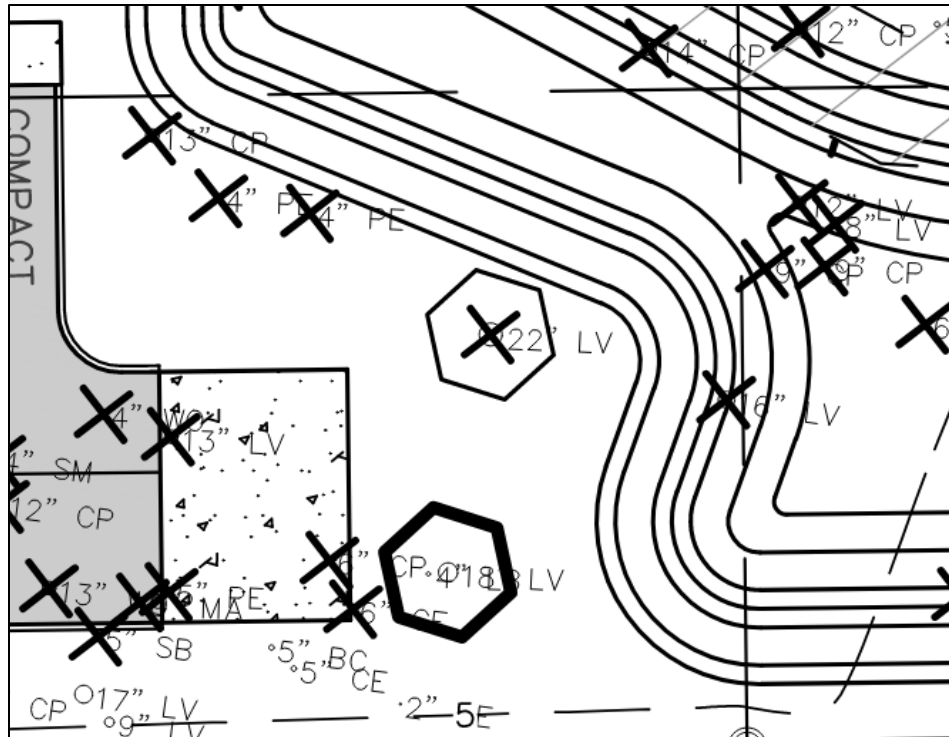


Figure 1. This screenshot shows a 22" Live Oak tree, a significant tree, proposed to be removed. It is located between the townhome parking lot and retention pond which does not appear to lead to any concerns of interference with proposed development.

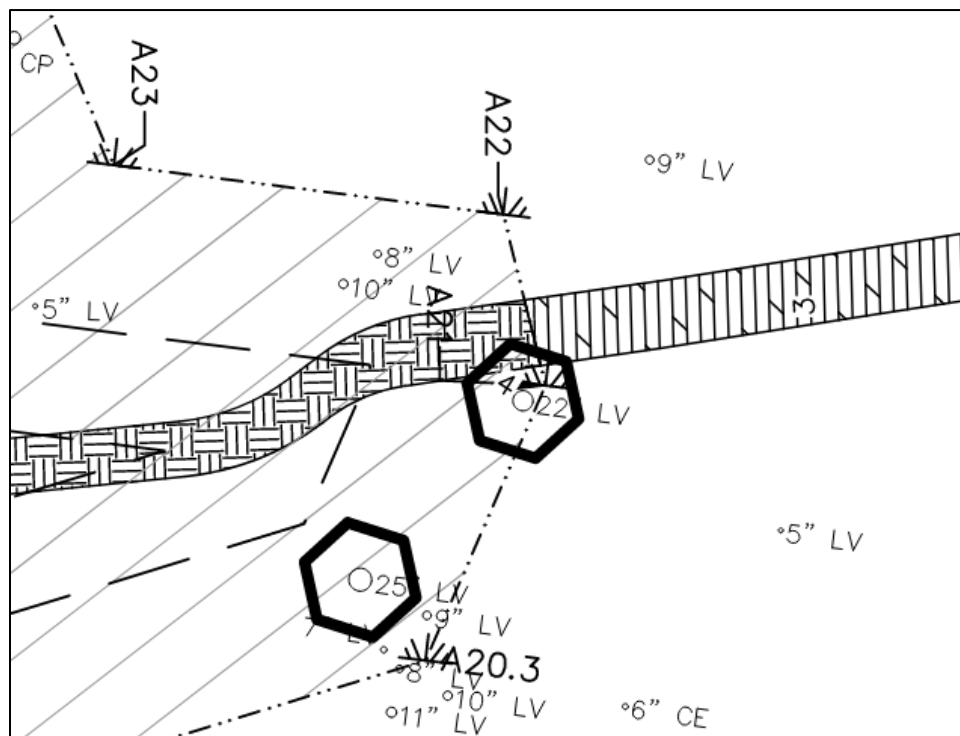


Figure 2. This screenshot shows a 22" Live Oak tree proposed to be retained. The location of this Live Oak tree appears to be located very close to the proposed walking path and dock which raises concerns over its retention viability onsite.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

As long as the Board can find justification for the removal of the eleven (11) significant trees documented by the applicant, their removal may not impact the site due to the amount of trees retained onsite, including nineteen (19) significant trees, as well as landscaping requirements that are necessary of development within the City of St. Augustine.

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.

STAFF RECOMMENDATION

Based on a review of section 11-29 staff finds that the board can **APPROVE** the construction of a new dock within Conservation Overlay Zone 1 and removal of eleven (11) significant trees within Conservation Overlay Zone 3 at Florida Avenue and Julia Street / PID 107790-0010 & 107790-0110.

Any future plans that show significant tree removal other than the eleven (11) trees as part of this application will be required to obtain approval from the Planning and Zoning Board.



Jacob Fredriksson, CNU-A
Planning Manager
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.

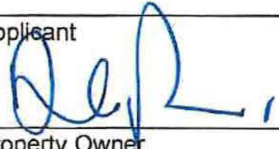
11. **AGREEMENT:**

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: Dale Parsons, 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: Aline V. Rodriguez

My Commission expires: 4/10/26



ALINE V. RODRIGUES
Commission # HH 206477
Expires April 10, 2026



St. Johns County, FL

Apply for Exemptions

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Sales Questionnaire Form

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

[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/S43 & 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		\$348,814
Total Deferred		\$0
Assessed Value		\$348,814
Total Exemptions		\$0
Taxable Value		\$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	61	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
1/12/2021	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.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. However, the County does not warrant, in whole or in part, the accuracy of the information provided.

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Version 2.13.0.6





St. Johns County, FL

Apply for Exemptions

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Sales Questionnaire Form

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

[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 OR535B/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 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		\$105,047
Agricultural (Assessed) Value		\$0
Agricultural (Market) Value		\$0
Just (Market) Value		\$105,047
Total Deferred		\$0
Assessed Value		\$105,047
Total Exemptions		\$0
Taxable Value		\$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:



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).

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.

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.

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		 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:		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

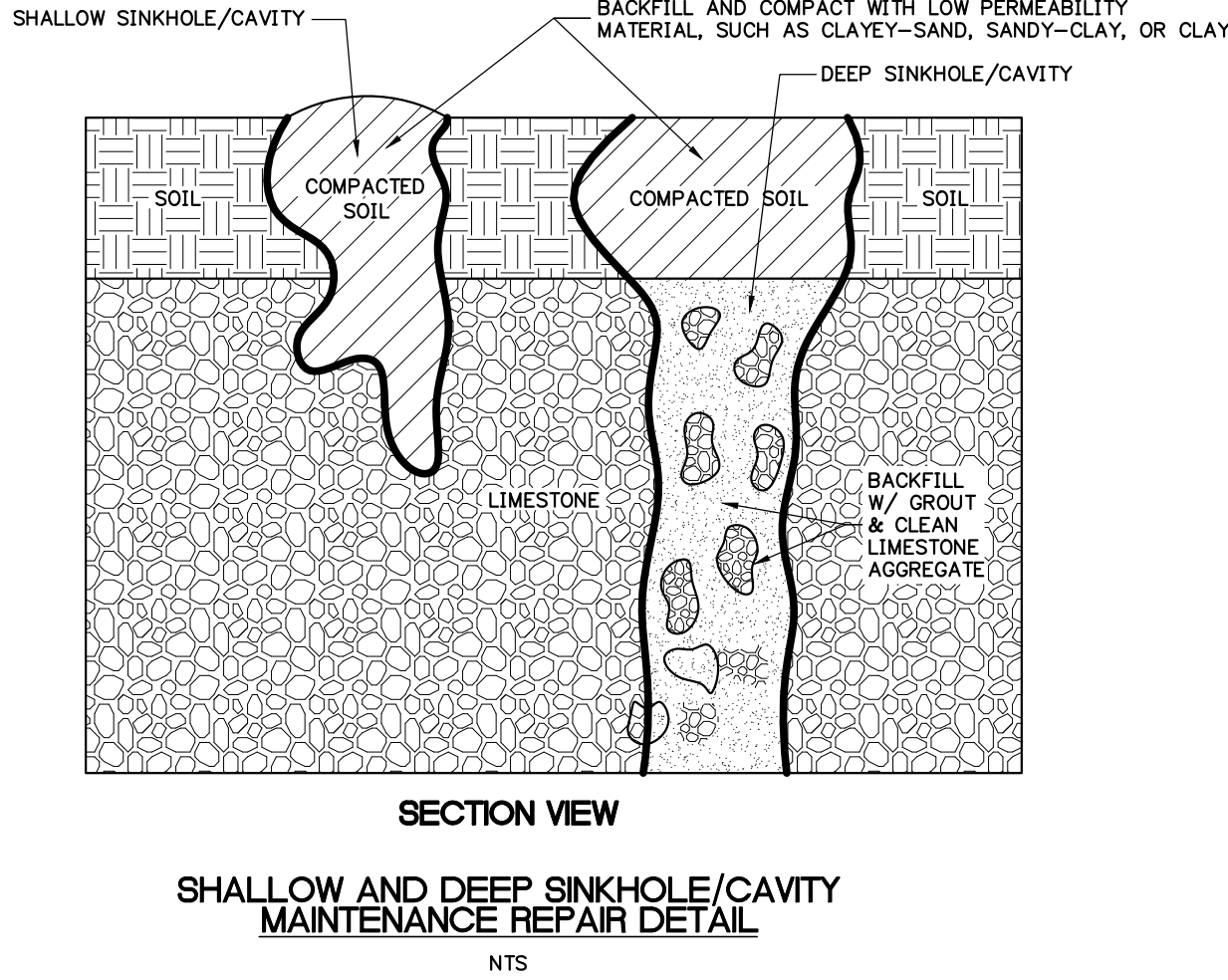
1. TRAFFIC CONTROL WITHIN EXISTING R/W SHALL BE IN ACCORDANCE WITH LATEST MUTCD OR FDOT STANDARDS FOR CONTROL OF TRAFFIC THROUGH WORK ZONES.
2. CITY OF ST. AUGUSTINE SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERTINENT STAGES OF CONSTRUCTION WITHIN THEIR R/W. SUCH STAGES INCLUDE SUBGRADE 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

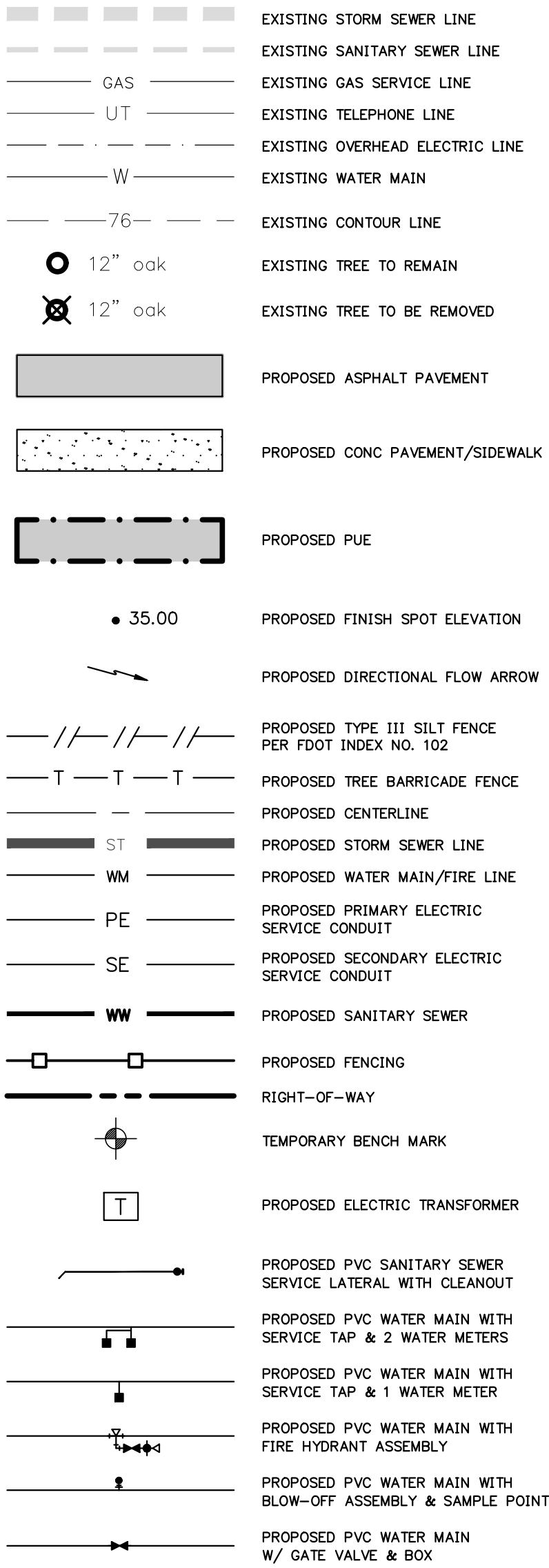
2. MAINTENANCE PLAN:
- A. THE EXFILTRATION SYSTEM SHALL BE INSPECTED MONTHLY AND CLEANED/VACUUMED IF ANY ACCUMULATE SEDIMENT HAS BUILT UP.
- B. THE EXFILTRATION BASIN, STORMPIPES AND DRAINAGE STRUCTURES SHALL BE INSPECTED SEMI-ANNUALLY FOR STRUCTURAL SOUNDNESS AND OPERATIONAL FUNCTION. ANY DEFECTS DISCOVERED 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	TFMR	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

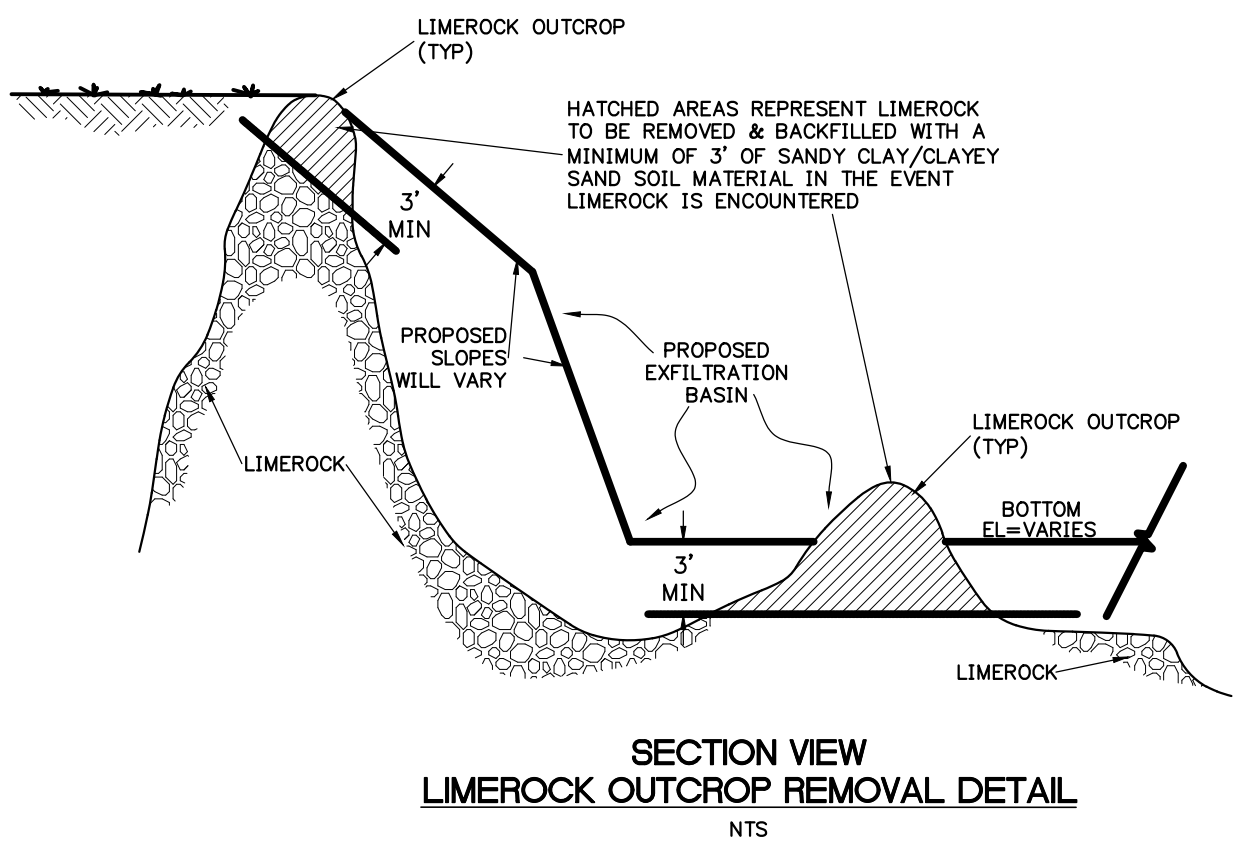
STANDARD ABBREVIATIONS

LEGEND



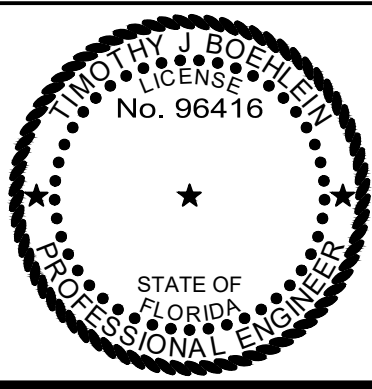
EXFILTRATION BASIN LIMEROCK OUTCROP CONSTRUCTION NOTES

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
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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:

LEGENDS, ABBREVIATIONS, AND NOTES

CLIENT:

PROJECT:

SAN SEBASTIAN RIVER, LLC

ECOVILLAGE

DATE:

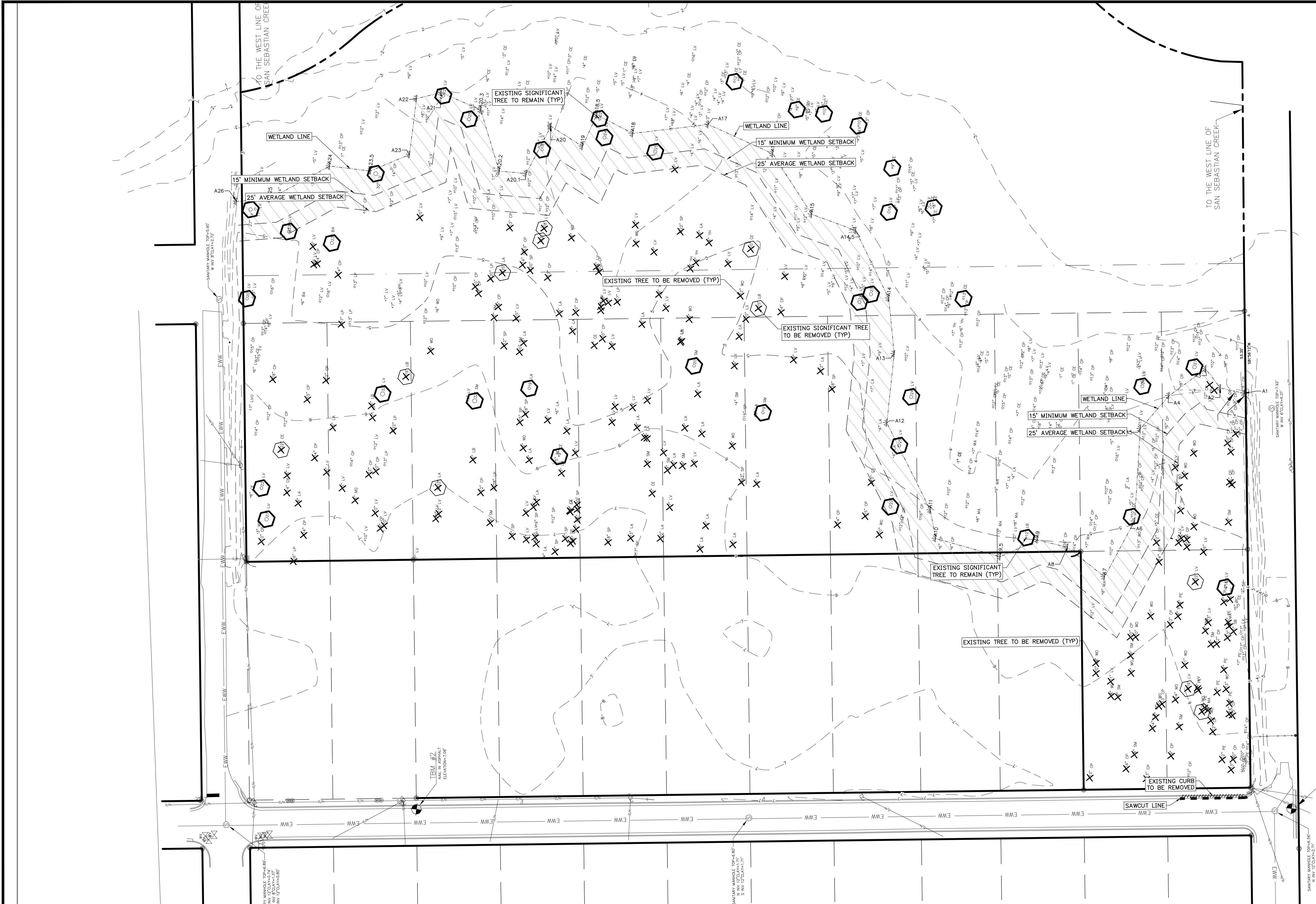
AUGUST 2023

PROJECT NO:

566-22-01

SHEET NO:

C0.01

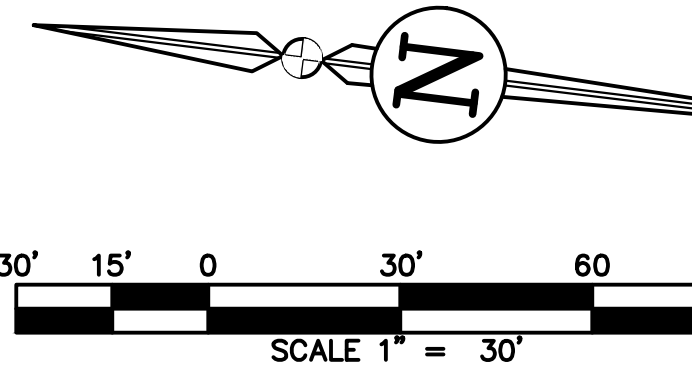


DEMOLITION LEGEND

- 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

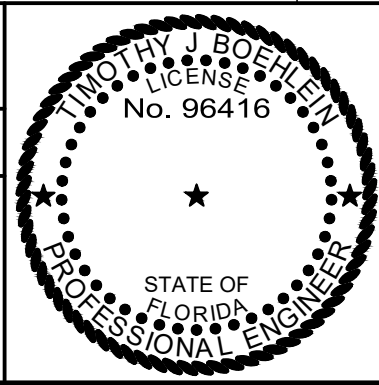
GENERAL DEMOLITION NOTES

- 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.



REVISIONS			DRWN	APPR
NO.	DATE	DESCRIPTION		

ENGINEER OF RECORD:		TIMOTHY J. BOEHLIN, P.E. FLORIDA LICENSE NO. 96416
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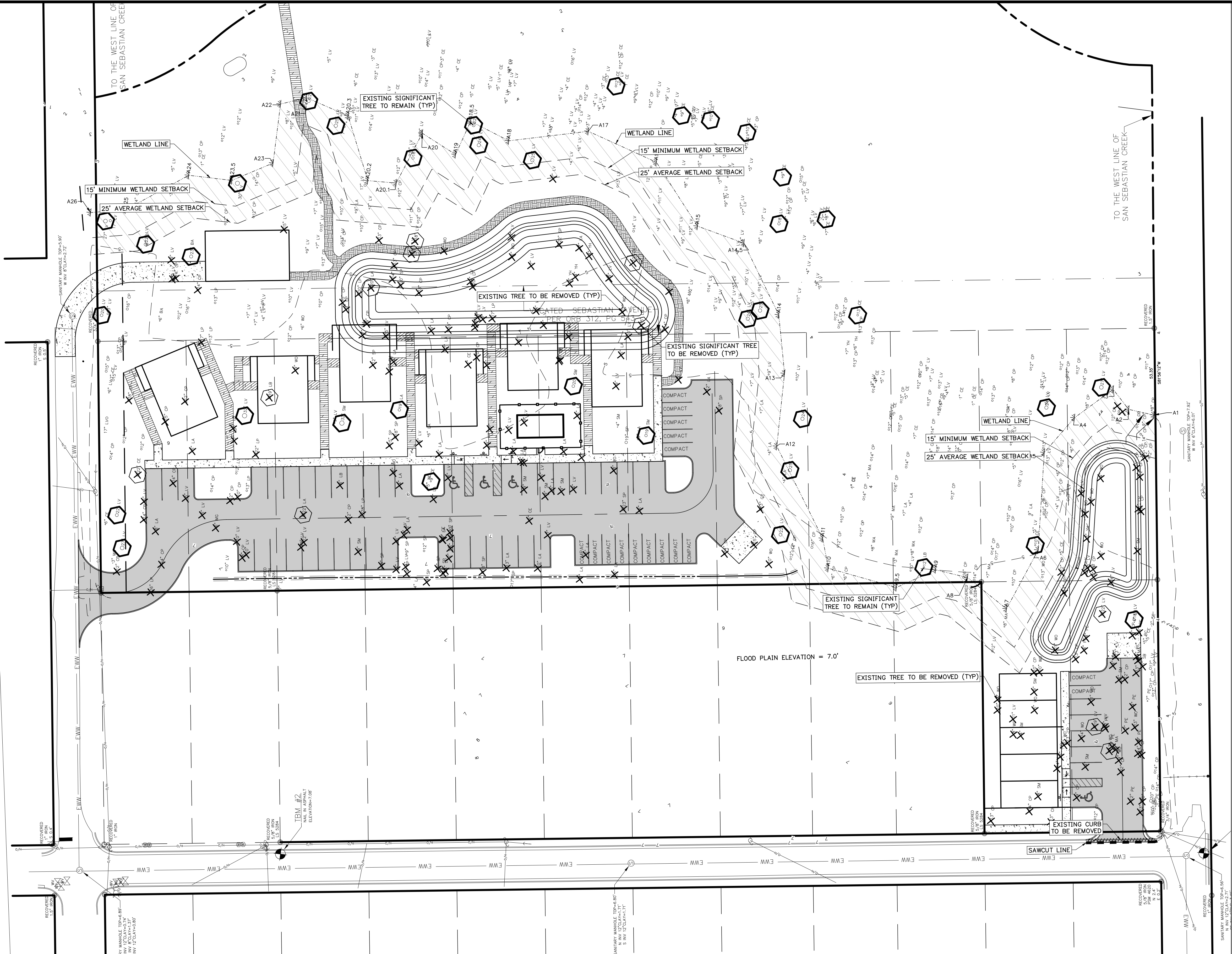
JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

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:
DEMOLITION PLAN
CLIENT:
SAN SEBASTIAN RIVER, LLC

PROJECT:
ECOVILLAGE

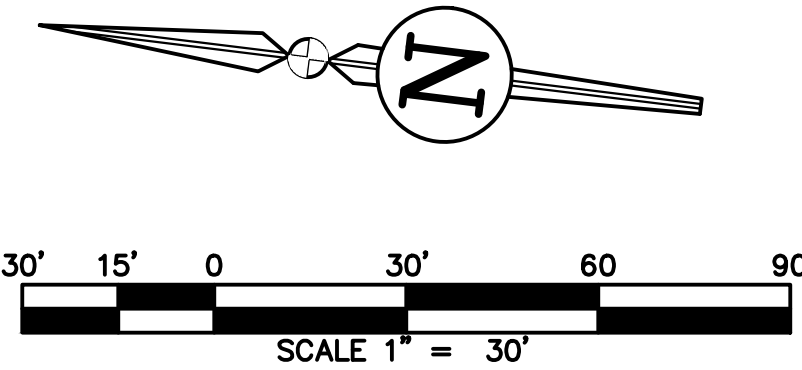
DATE:
AUGUST 2023
PROJECT NO:
566-22-01
SHEET NO:
C1.00



DEMOLITION LEGEND

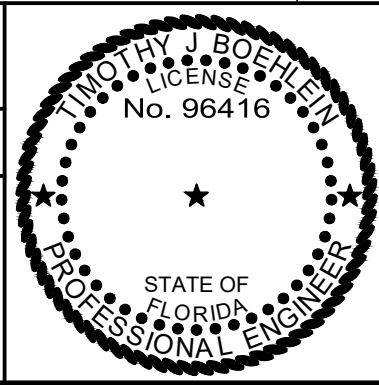
- EXISTING TREE TO BE REMOVED
- EXISTING SIGNIFICANT TREE TO REMAIN
- EXISTING SIGNIFICANT TREE TO BE REMOVED
- EXISTING IMPACTED WETLAND BUFFER
- IMPACTED WETLAND
- EXISTING FENCING TO BE REMOVED
- SAWCUT LINE

- 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.



REVISIONS			DRWN	APPR
NO.	DATE	DESCRIPTION		

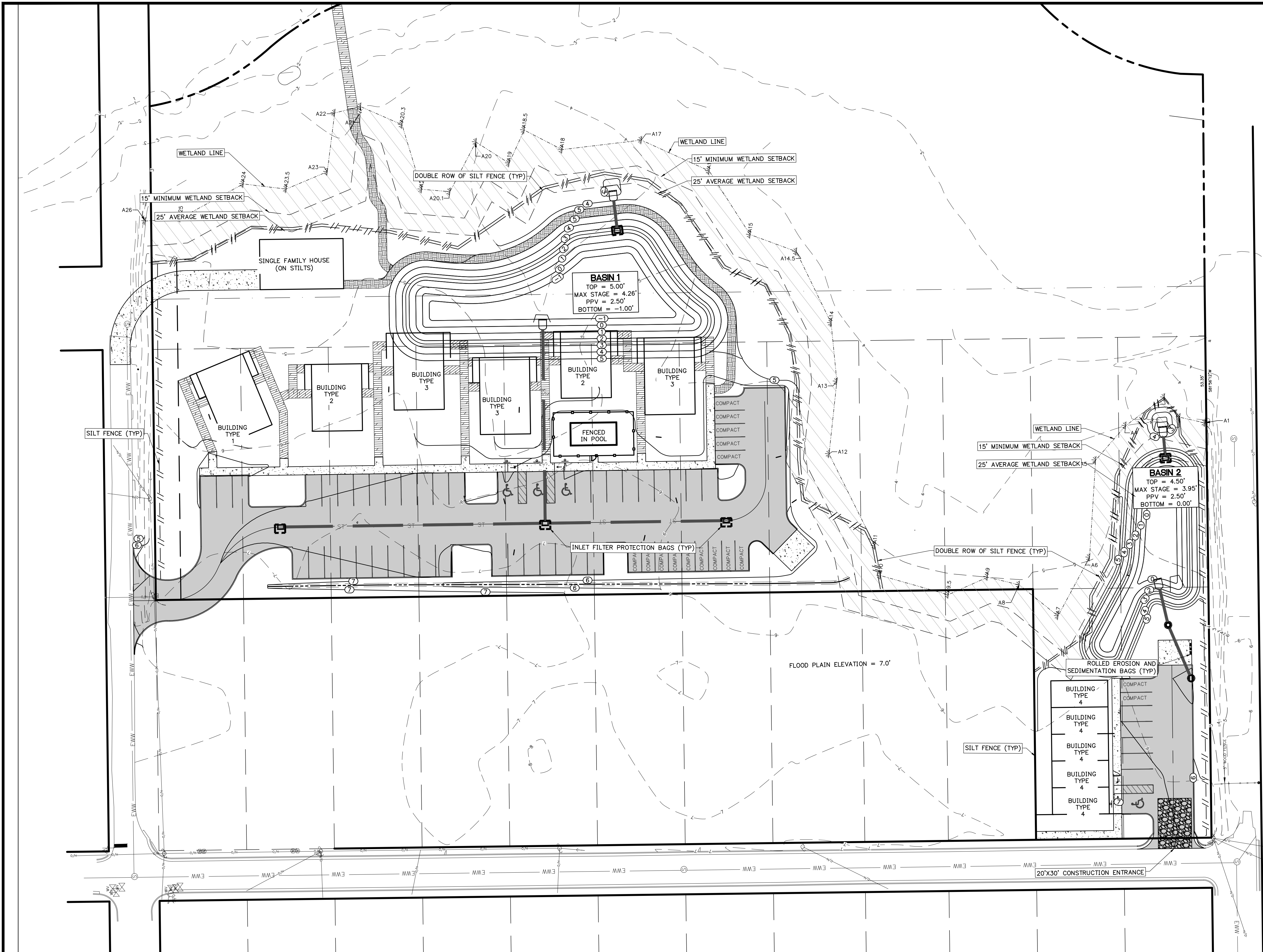
ENGINEER OF RECORD: **TIMOTHY J. BOEHLIN, P.E.**
FLORIDA LICENSE NO. 96416



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SHEET TITLE: DEMOLITION PLAN (WITH OVERLAY) (WITH SITE OVERLAY)		DATE: AUGUST 2023
CLIENT: SAN SEBASTIAN RIVER, LLC		PROJECT NO: 566-22-01
PROJECT: ECOVILLAGE		SHEET NO: C1.00A



EROSION AND SEDIMENTATION CONTROL NOTES

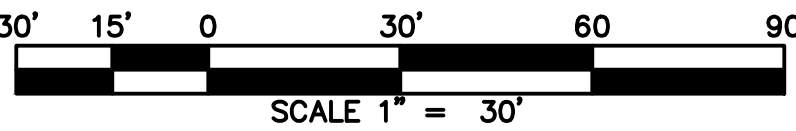
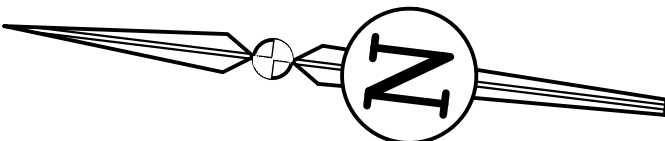
1. THE CONTRACTOR SHALL UTILIZE THE EROSION AND SEDIMENTATION CONTROL PLAN AS A GENERAL GUIDE AND DIRECTION FOR MINIMUM CONTROL MEASURES. CONTRACTOR SHALL UTILIZE EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED TO MINIMIZE EROSION AND SEDIMENTATION BUILDUP ON SITE AND TO PREVENT EROSION 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.

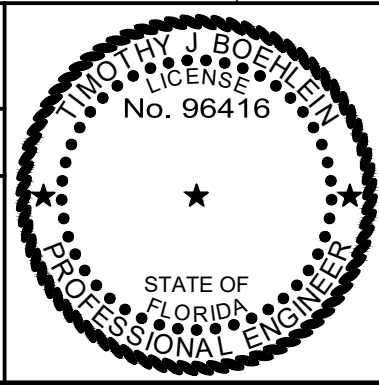
LEGEND

- 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				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:		TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416
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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

STORM WATER POLLUTION PREVENTION PLAN

GENERAL NOTES

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

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

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

TIMING OF CONTROLS / MEASURES

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

CONTROLS

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

STABILIZED CONSTRUCTION ENTRANCE.

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

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

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

CONTROLS (CONTINUED)

STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAP SHALL BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
 - A. BLOCK AND GRAVEL SEDIMENT FILTER - THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO THE DETAILS FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
 - B. GRAVEL SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONEVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED SEDIMENT TRAP.
 - C. DROP INLET SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO THE DETAILS FOR CONSTRUCTION OF SYNTHETIC BALE AND FABRIC SEDIMENT FILTER.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. APPROXIMATELY 10% OF THE 3,600 CUBIC FEET DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL:

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

HAZARDOUS WASTE:

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

SANITARY WASTE:

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

OFFSITE VEHICLE TRACKING:

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

MAINTENANCE / INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE PRACTICES:

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

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

NON-STORM WATER DISCHARGES:

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

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

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

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

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

GENERAL:

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

HAZARDOUS PRODUCTS:

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

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

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:

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

FERTILIZERS:

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

PAINTS:

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

CONCRETE TRUCKS:

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

SPILL CONTROL PRACTICES:

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

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

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

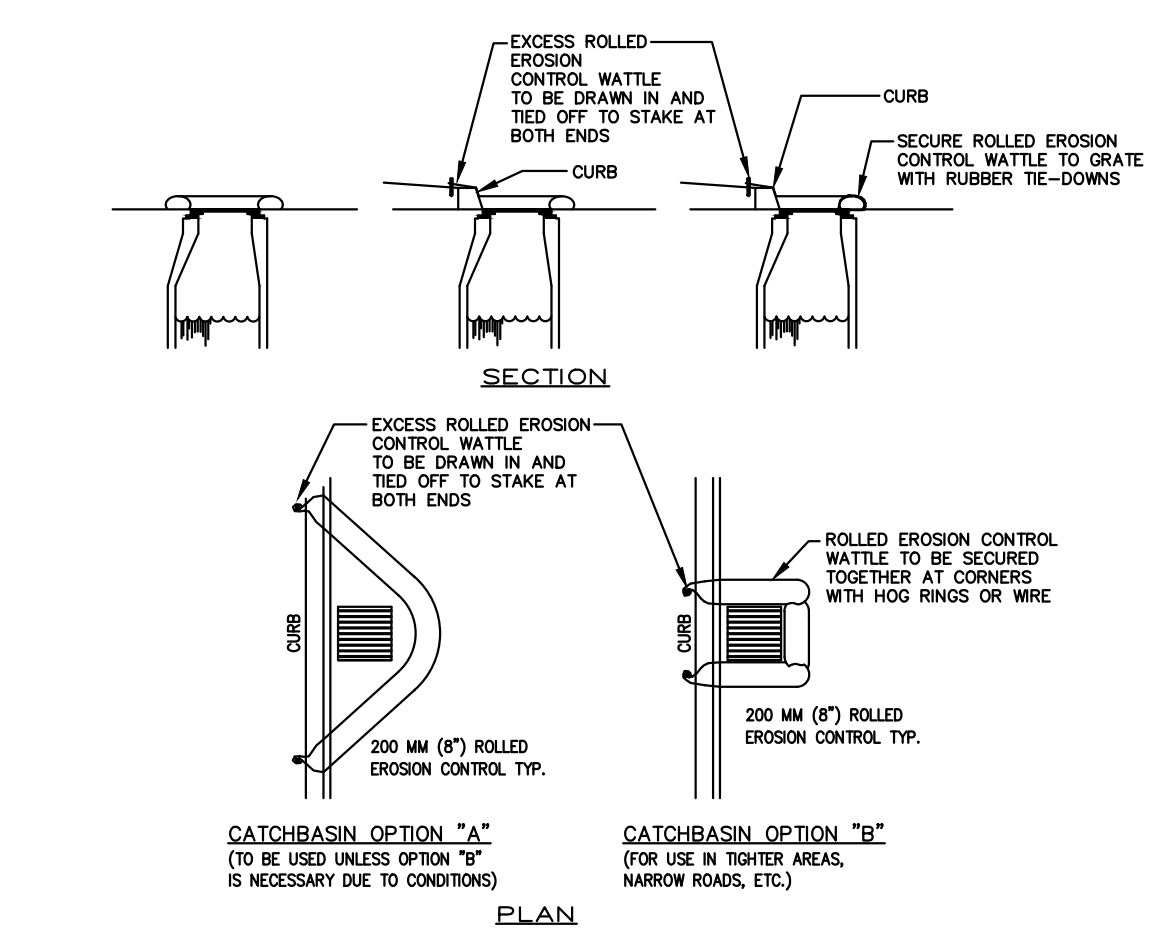
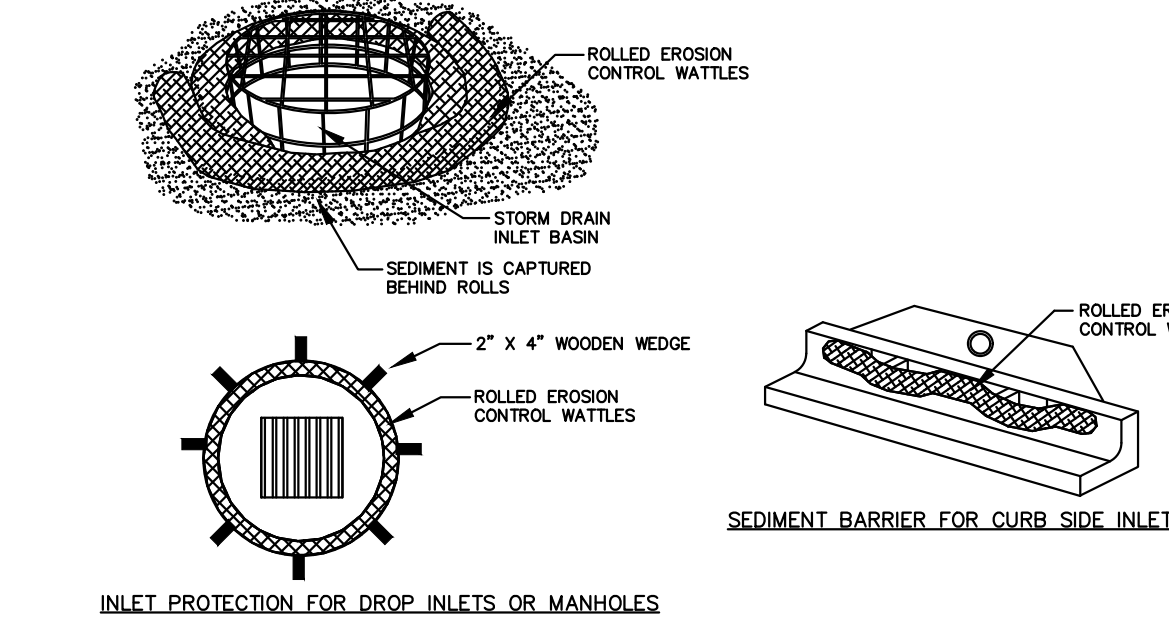
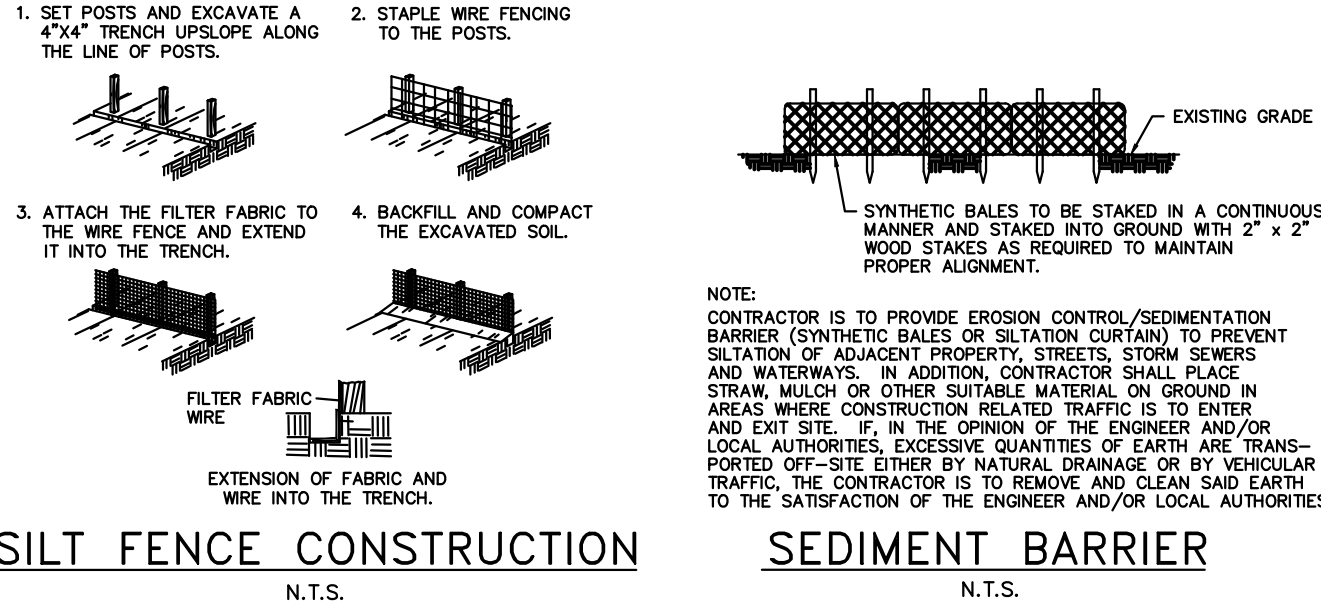
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

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

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

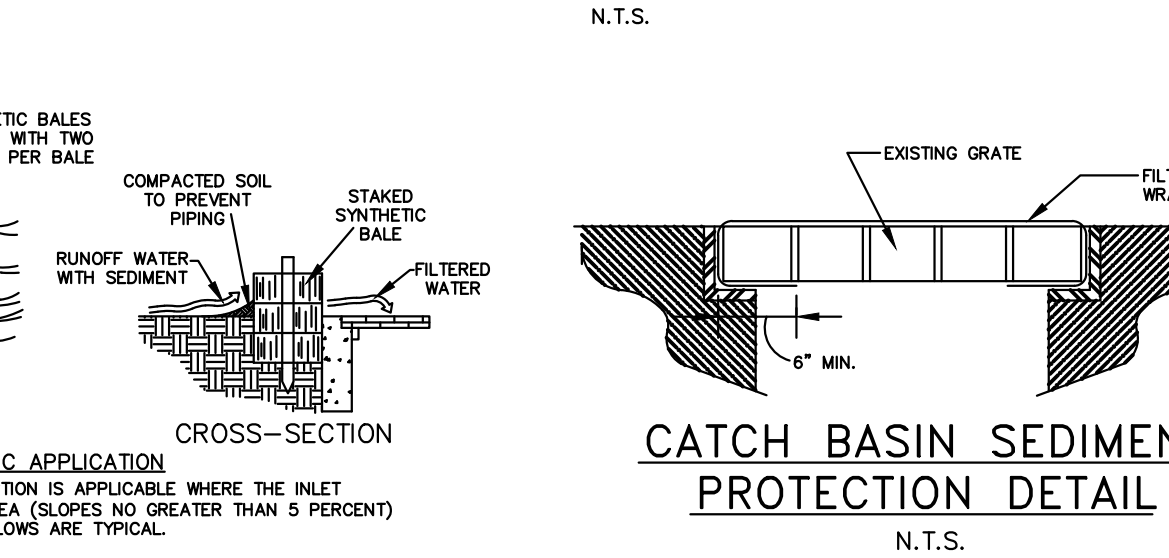
THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

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



- NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. SECURE ROLLED EROSION CONTROL PRODUCT TO GROUND AT EACH END.
 3. ROLLS SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT STORM EVENT TO CLEAR AND DISPOSE OF SEDIMENT AND DEBRIS.
 4. USE 1\" diameter, 20' long WATTLE ROLLS FOR STANDARD CIRCULAR DRAINAGE STRUCTURES. PLACE THE ROLL AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH HOG RINGS OR WIRE. USE 2\"x2\"x24\" WOODEN WEDGES TO HOLD DOWN WATTLE ROLLS.

ROLLED EROSION AND SEDIMENTATION CONTROL PRODUCTS

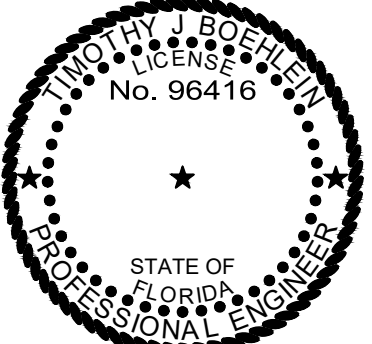


SYNTHETIC BALE DROP INLET SEDIMENT FILTER

N.T.S.

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:		TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416

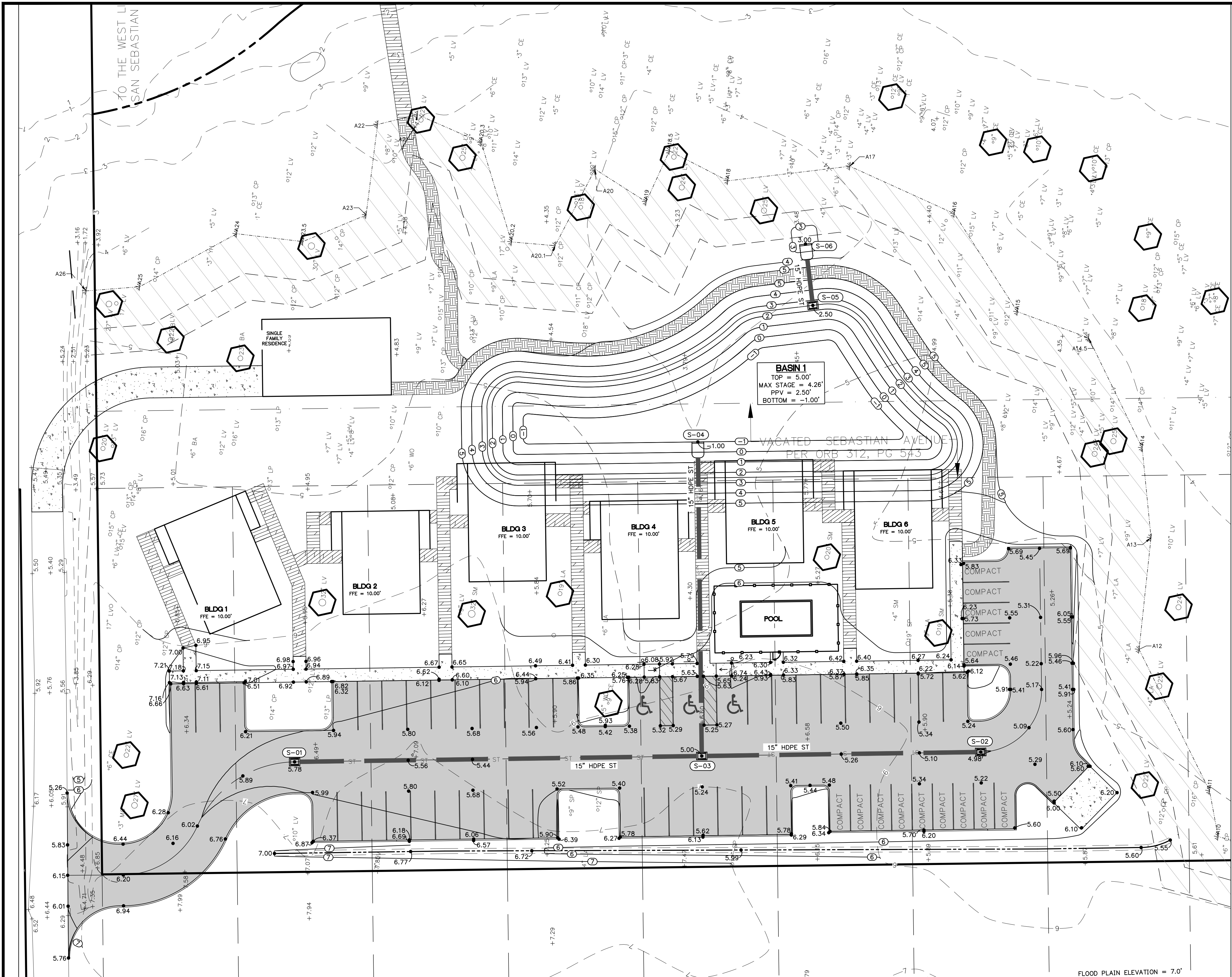


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SHEET TITLE:		CITY OF ST. AUGUSTINE STORM WATER POLLUTION PREVENTION PLAN	
CLIENT:		SAN SEBASTIAN RIVER, LLC	
PROJECT:		ECOVILLAGE	
DATE:		AUGUST 2023	
PROJECT NO:		566-22-01	
SHEET NO:		C1.02	



LEGEND

- 25' AND 15' WETLAND BUFFER
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW BOARDWALK

STORM STRUCTURE TABLE

DITCH BOTTOM INLETS

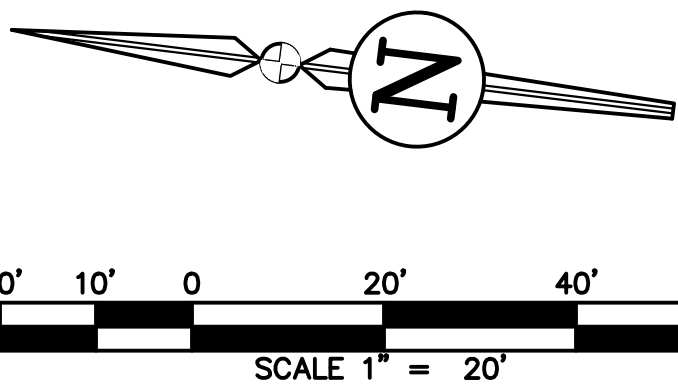
- S-01
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 5.78
S INV EL = 1.90 (15" HDPE)
- S-02
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 4.98
N INV EL = 1.00 (15" HDPE)
- S-03
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 5.00
N INV EL = 1.10 (15" HDPE)
E INV EL = 0.45 (15" HDPE)
S INV EL = 0.45 (15" HDPE)
- S-05
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 5.00
E INV EL = 2.50 (15" HDPE)

MITERED END SECTIONS

- S-04
FDOT INDEX 430-022
MITERED END SECTION
W INV EL = -1.00 (15" HDPE)
- S-06
FDOT INDEX 430-022
MITERED END SECTION
W INV EL = 2.25 (15" HDPE)

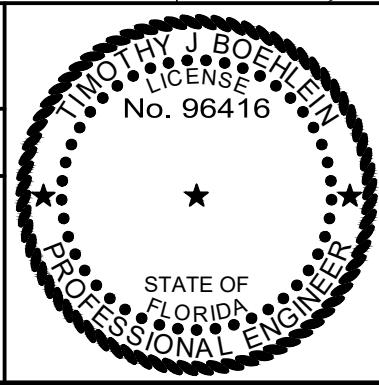
STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSIDE STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
S-01	S-03	15" HDPE	158'	0.51%
S-02	S-03	15" HDPE	108'	0.51%
S-03	S-04	15" HDPE	118'	1.23%
S-05	S-06	15" HDPE	20'	1.25%



REVISIONS			
NO.	DATE	DESCRIPTION	DRWN APPR

ENGINEER OF RECORD:		TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416
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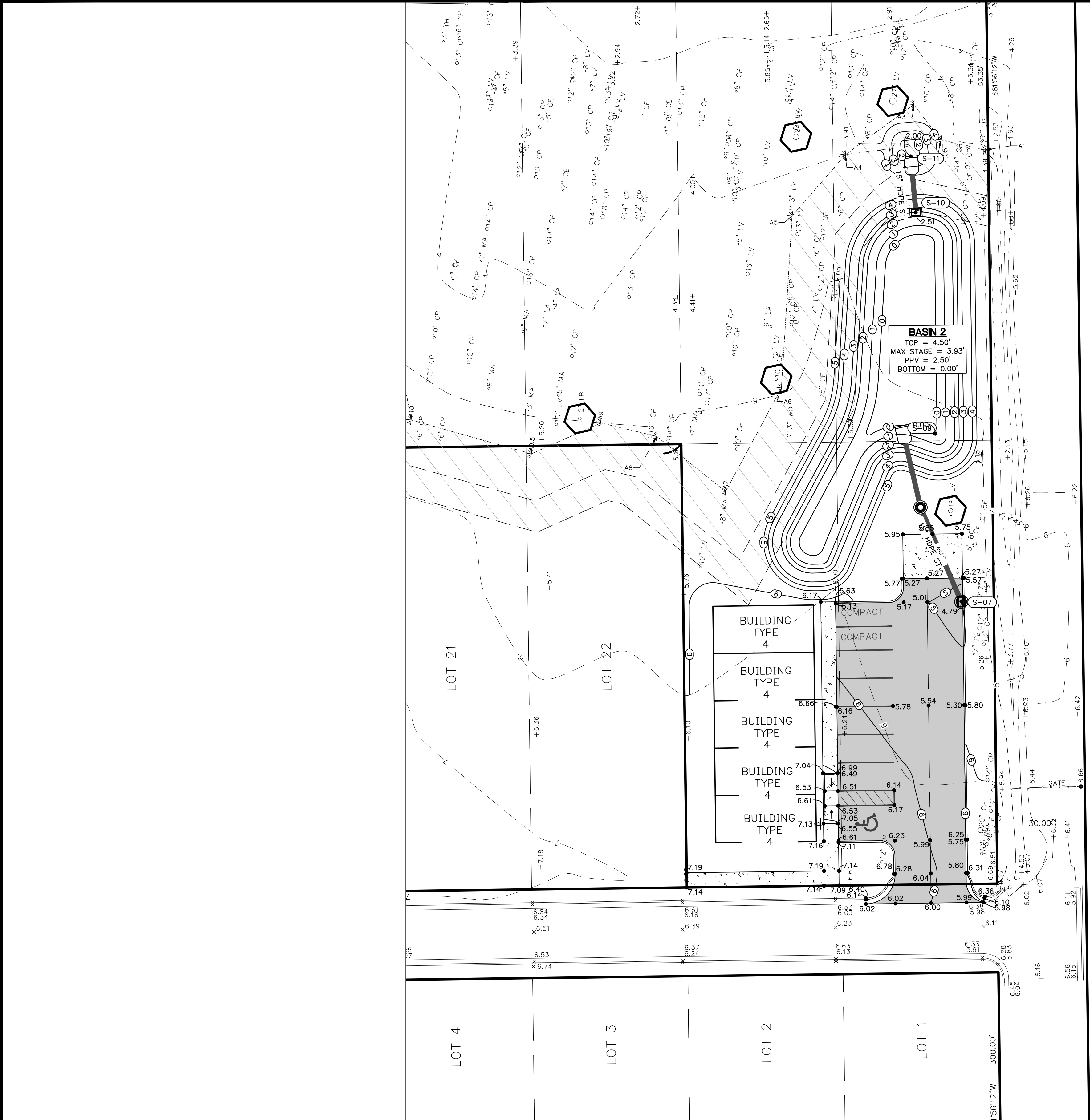
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SHEET TITLE:
PAVING, GRADING, AND DRAINAGE PLAN
CLIENT:
SAN SEBASTIAN RIVER, LLC

PROJECT:
ECOVILLAGE

DATE:
AUGUST 2023
PROJECT NO:
566-22-01
SHEET NO:
C3.00



LEGEND

- 25' AND 15' WETLAND BUFFER
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW BOARDWALK

STORM STRUCTURE TABLE

DITCH BOTTOM INLETS

S-10
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 4.50
E INV EL = 2.00 (15" HDPE)

CURB INLETS

S-07
INDEX NO. 214 - CURB INLET
PVT EL = 4.77
NE INV EL = 0.25 (15" HDPE)

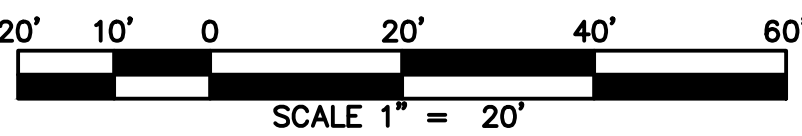
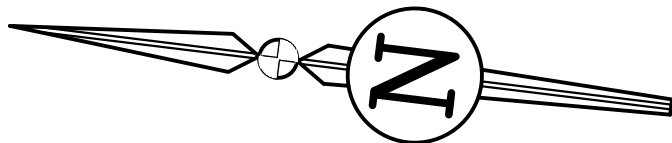
MITERED END SECTIONS

S-09
Index No. 272 - Cross Drain M
W INV EL = 0.00 (15" Concrete)

S-11
FDOT INDEX 430-022
MITERED END SECTION
W INV EL = 1.85 (15" HDPE)

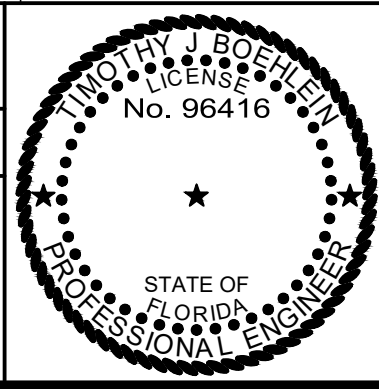
STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
S-07	S-08	15" HDPE	35'	0.43%
angle 340	and Conc. Blot	15" HDPE	15'	1.00%



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

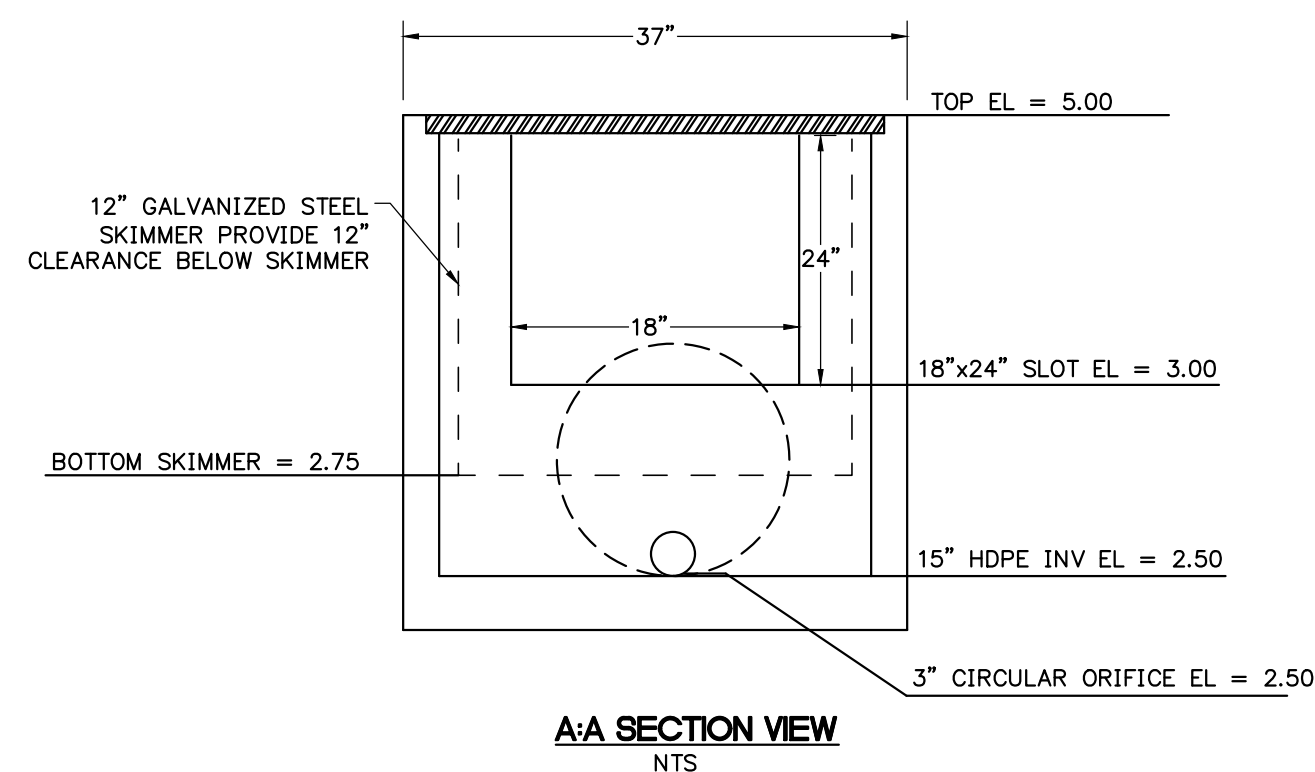
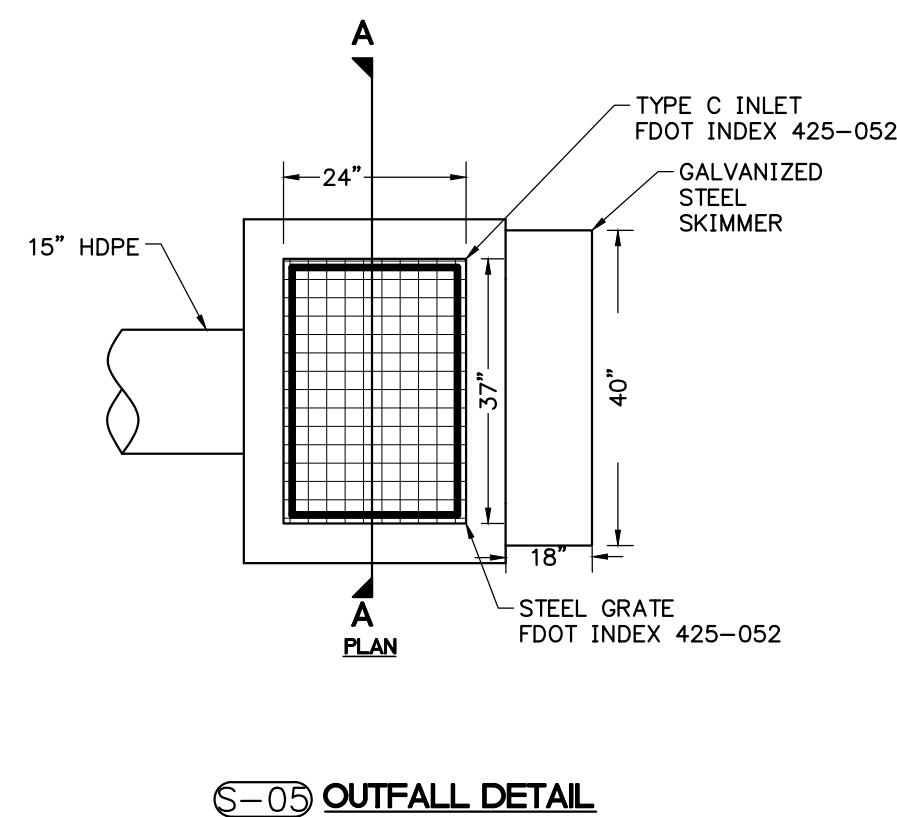
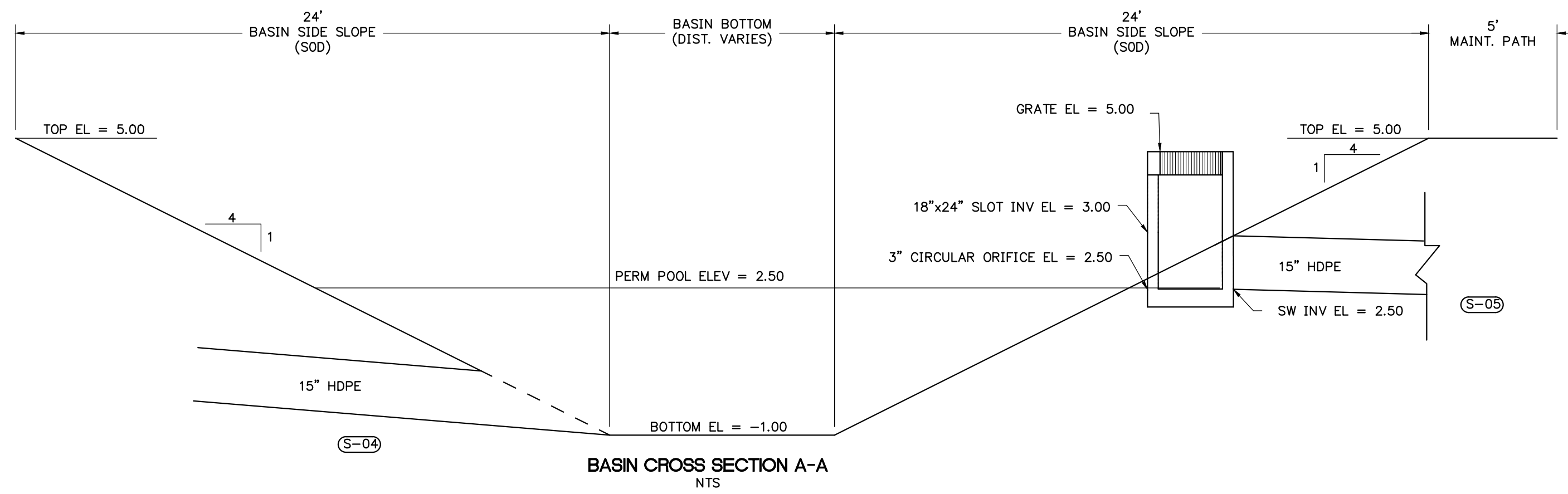
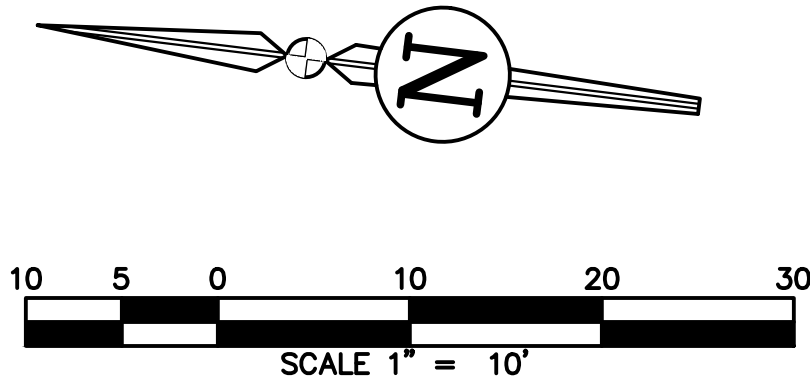
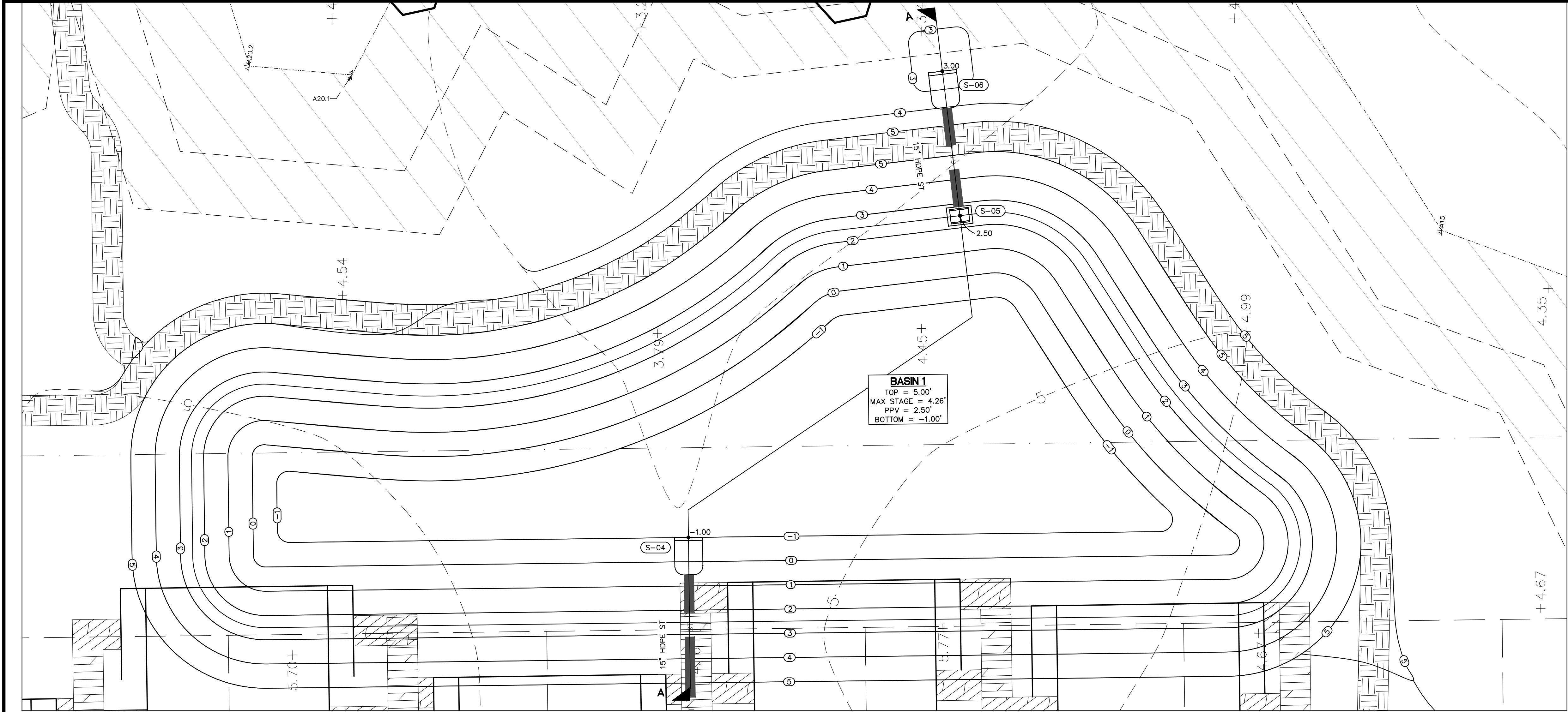
ENGINEER OF RECORD:		TIMOTHY J. BOEHLIN, P.E. FLORIDA LICENSE NO. 96416
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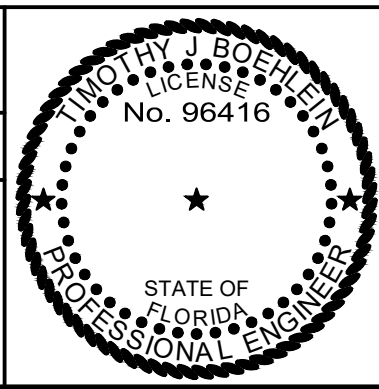
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SHEET TITLE: PAVING, GRADING, AND DRAINAGE PLAN		DATE: AUGUST 2023
CLIENT: SAN SEBASTIAN RIVER, LLC		PROJECT NO: 566-22-01
PROJECT: ECOVILLAGE		SHEET NO: C3.01



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:		TIMOTHY J. BOEHLIN, P.E. FLORIDA LICENSE NO. 96416
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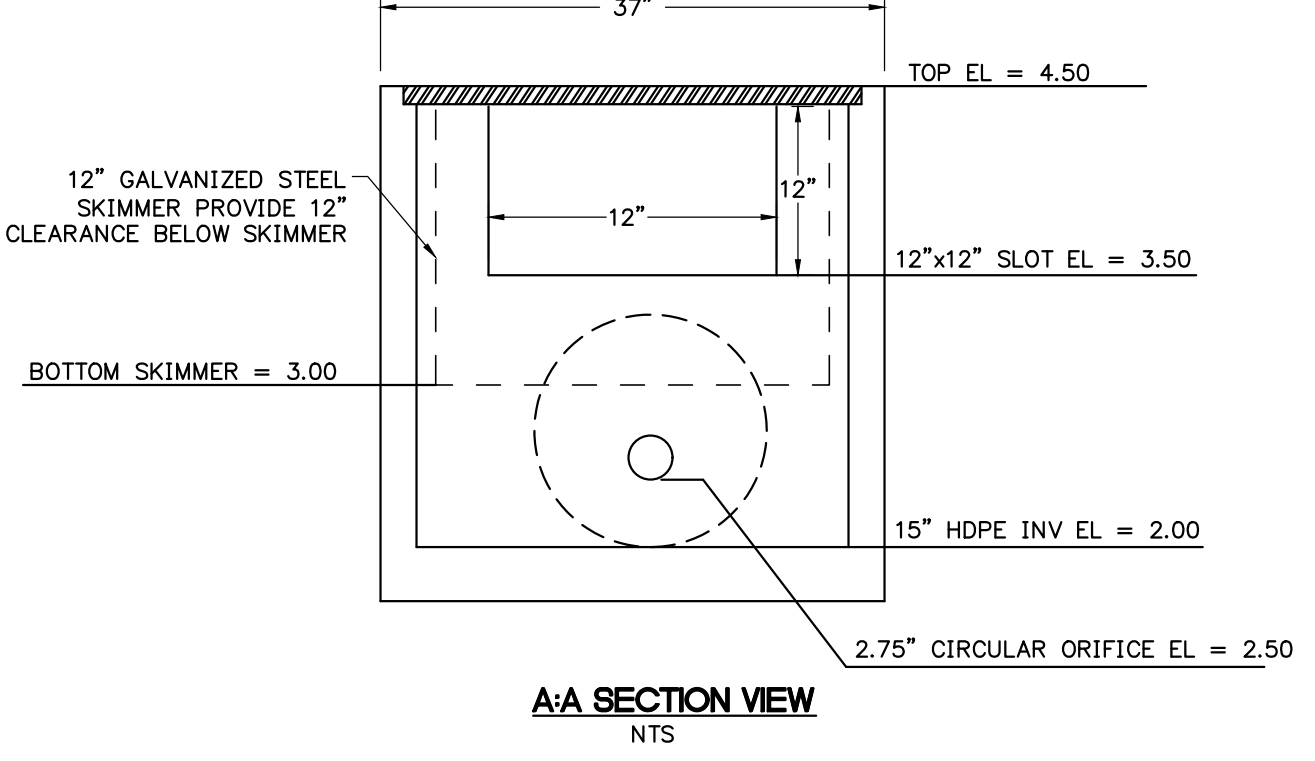
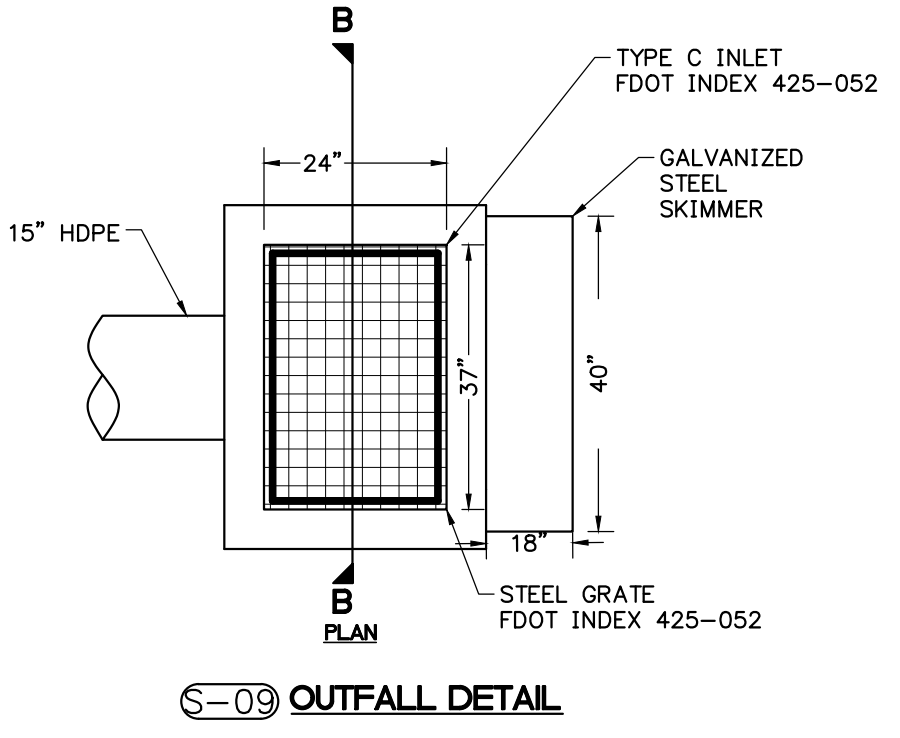
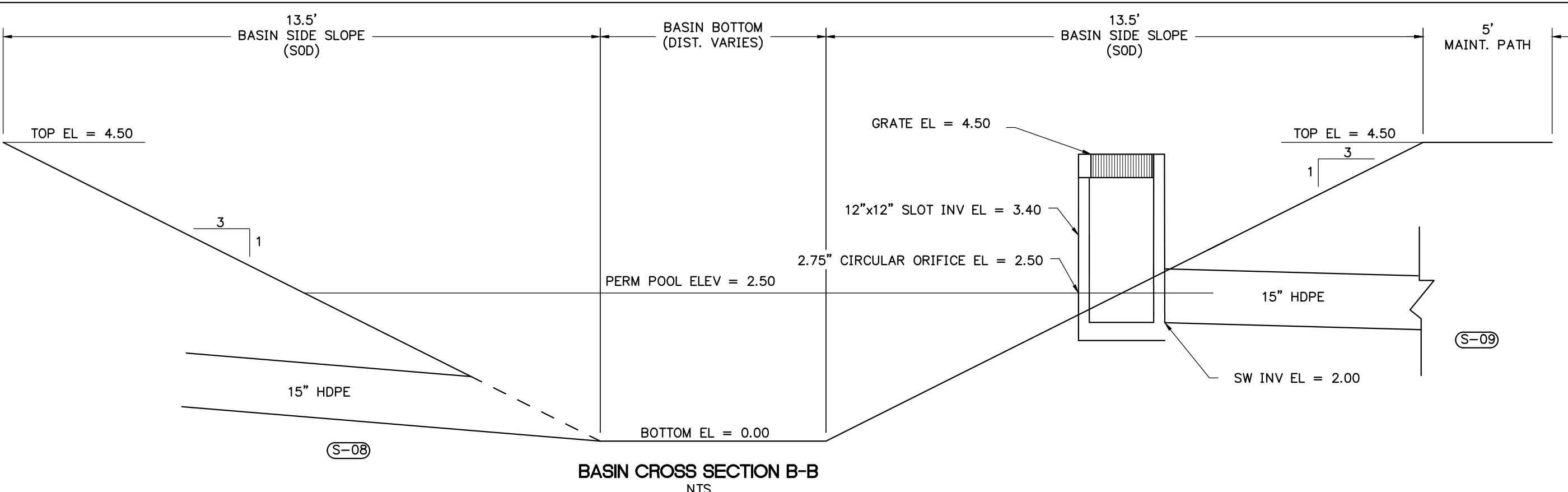
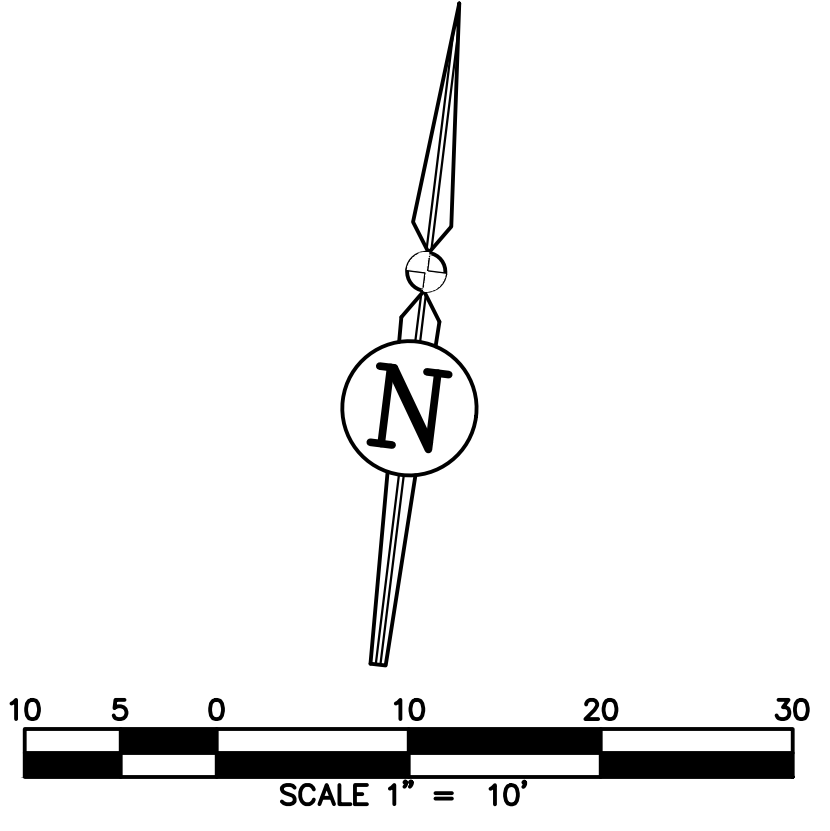
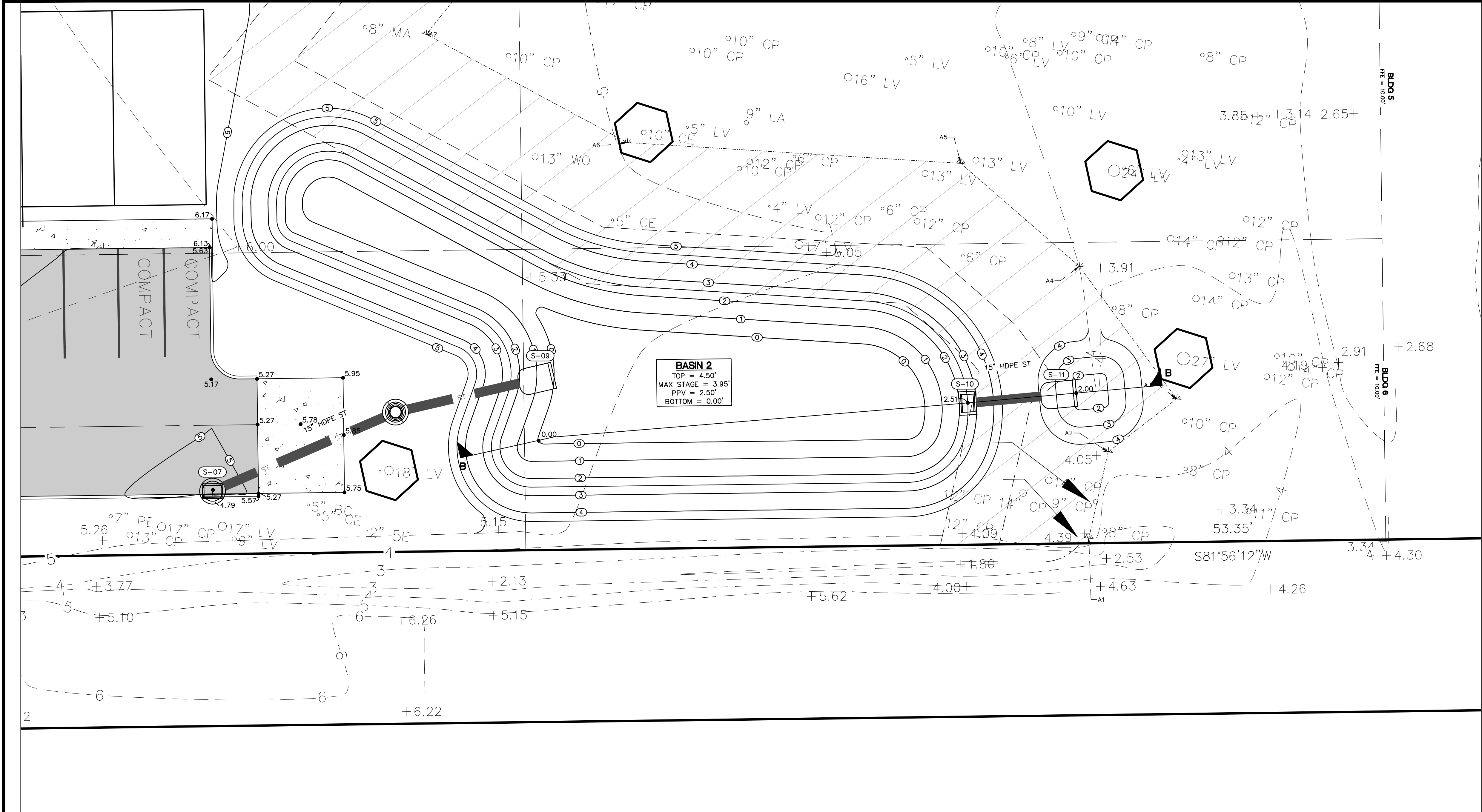


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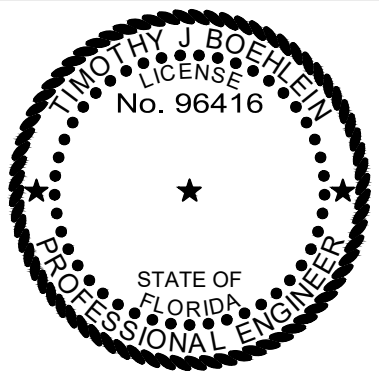
SHEET TITLE:		BASIN DETAILS AND NOTES	
CLIENT:		PROJECT:	
SAN SEBASTIAN RIVER, LLC		ECOVILLAGE	

DATE:	AUGUST 2023
PROJECT NO:	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



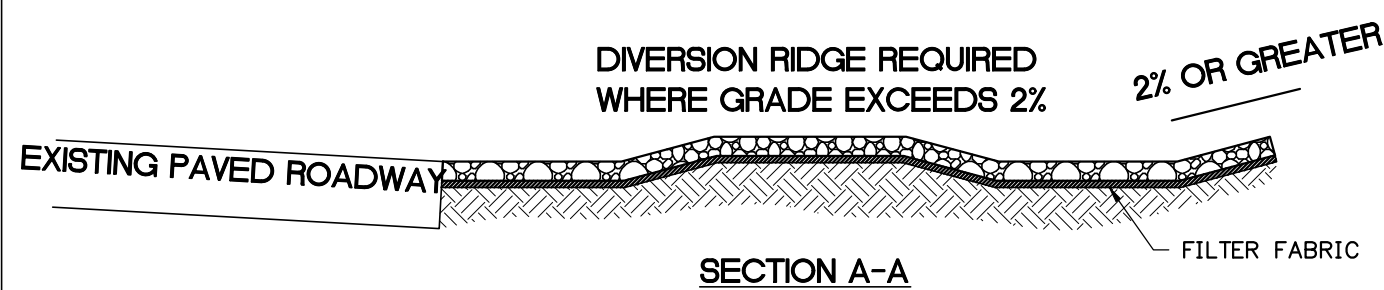
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SHEET TITLE: **BASIN DETAILS AND NOTES**
CLIENT: **SAN SEBASTIAN RIVER, LLC**
PROJECT: **ECOVILLAGE**

DATE: **AUGUST 2023**
PROJECT NO: **566-22-01**
SHEET NO: **C3.03**

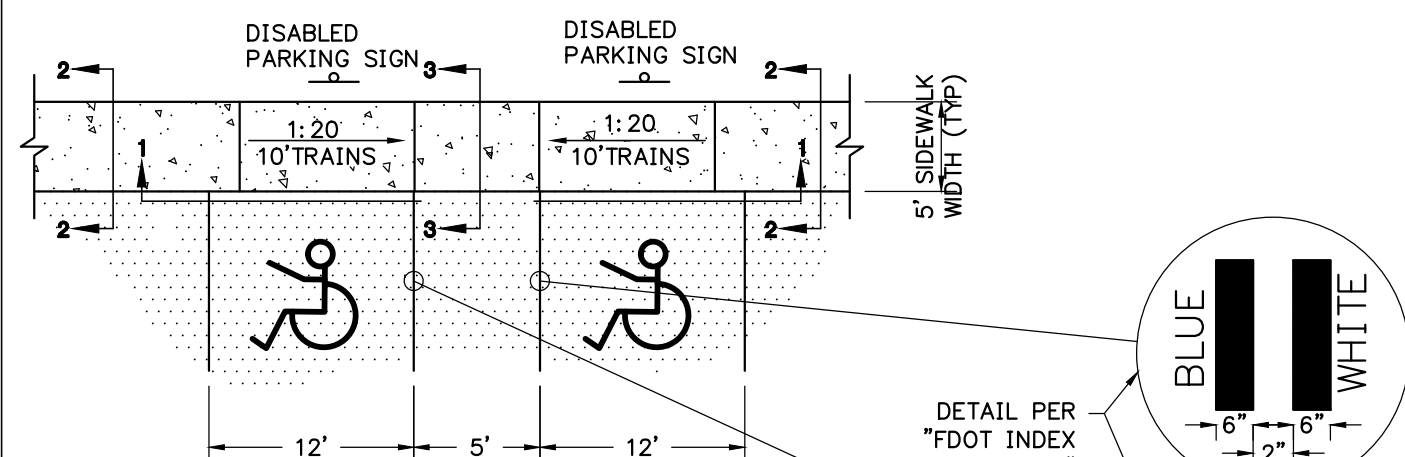
PLAN
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
NTS



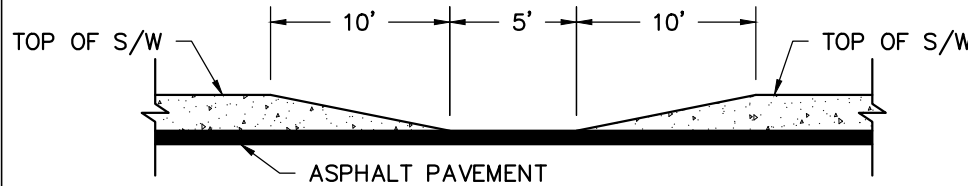
NOTE:
USE SANDBAGS, STRAW BALES
OR OTHER APPROVED METHODS
TO CHANNELIZE RUNOFF TO
BASIN AS REQUIRED.

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

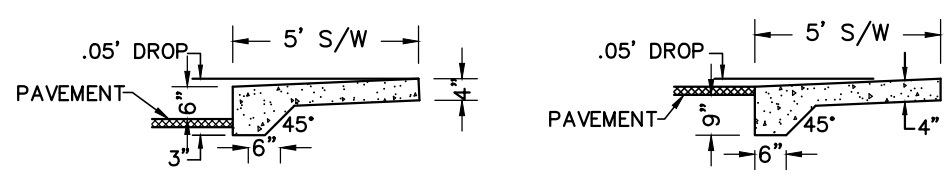


PLAN VIEW



SECTION 1-1

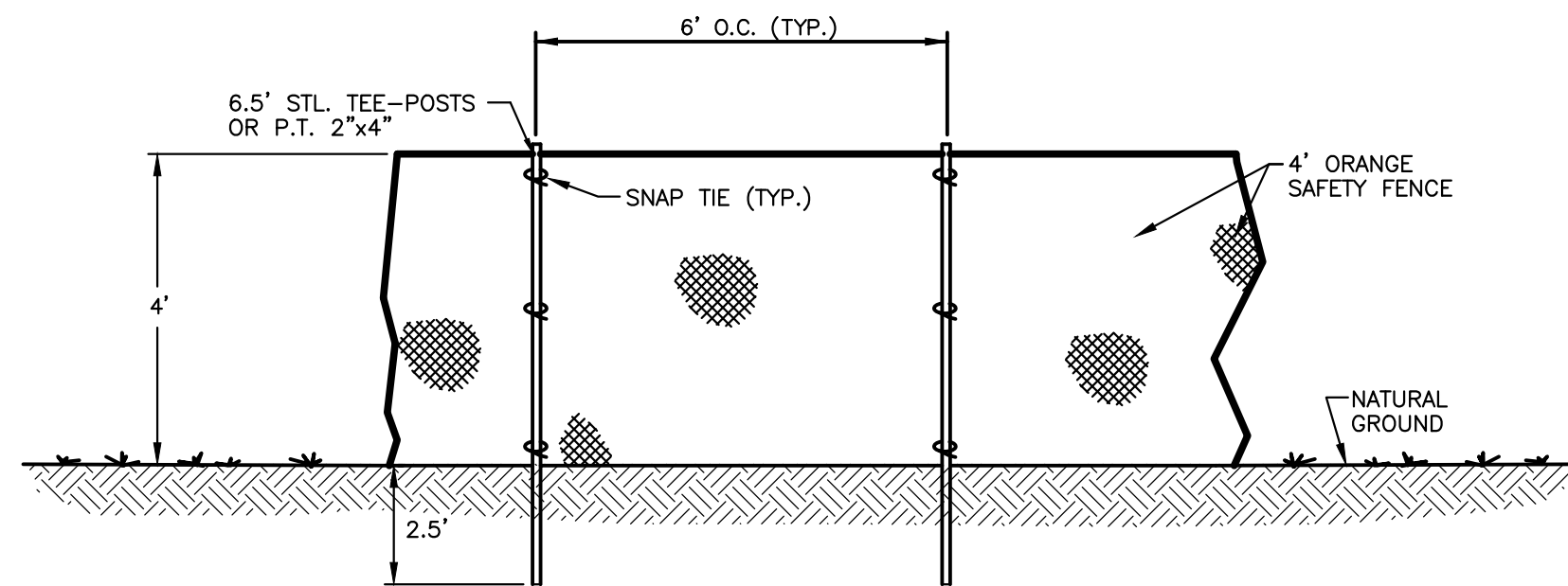
NOTE: ALL PARKING & STRIPING SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE. PAVEMENT MARKING SHALL BE 4" BLUE/WHITE (HANDICAP) OR WHITE (REGULAR) & SHALL CONFORM TO THE LATEST F.D.O.T. & M.U.T.C.D STANDARDS.



SECTION 2-2

SECTION 3-3

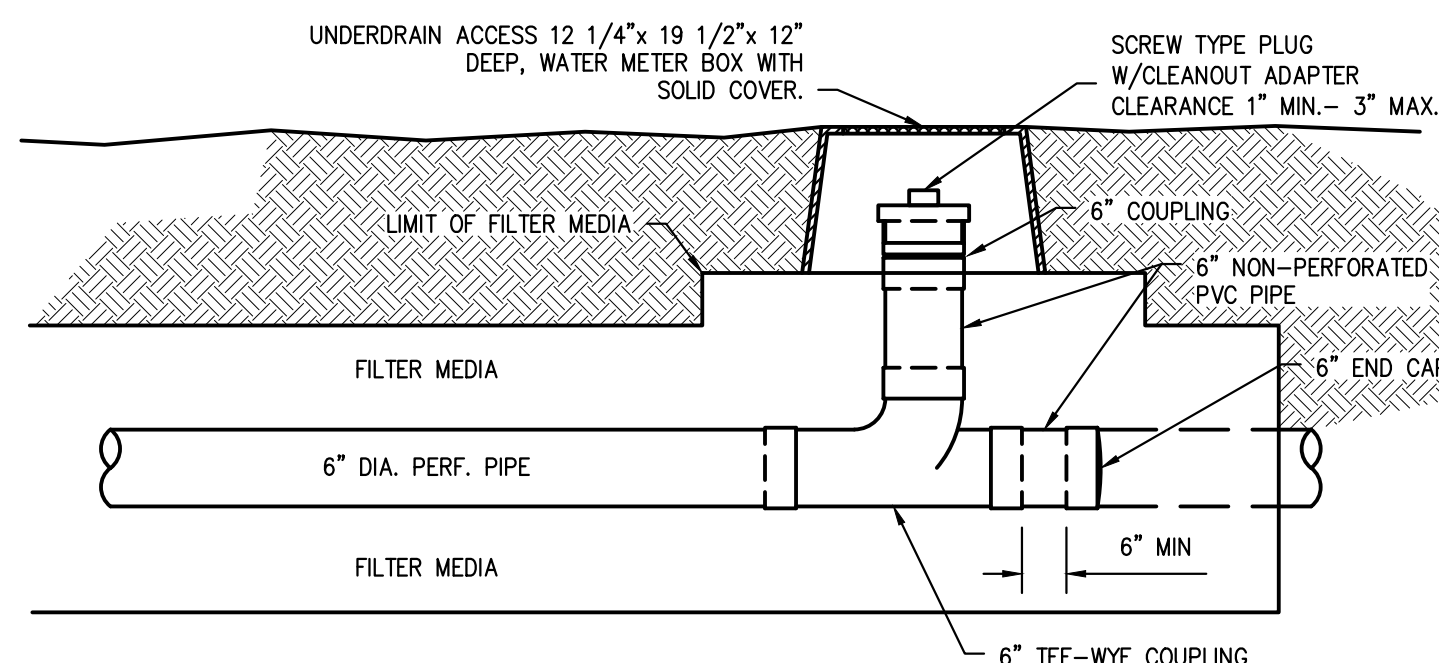
DETAIL - SIDEWALK TRANSITION AT DISABLED ACCESS
N.T.S.



TREE PROTECTION FENCING DETAIL

N.T.S.

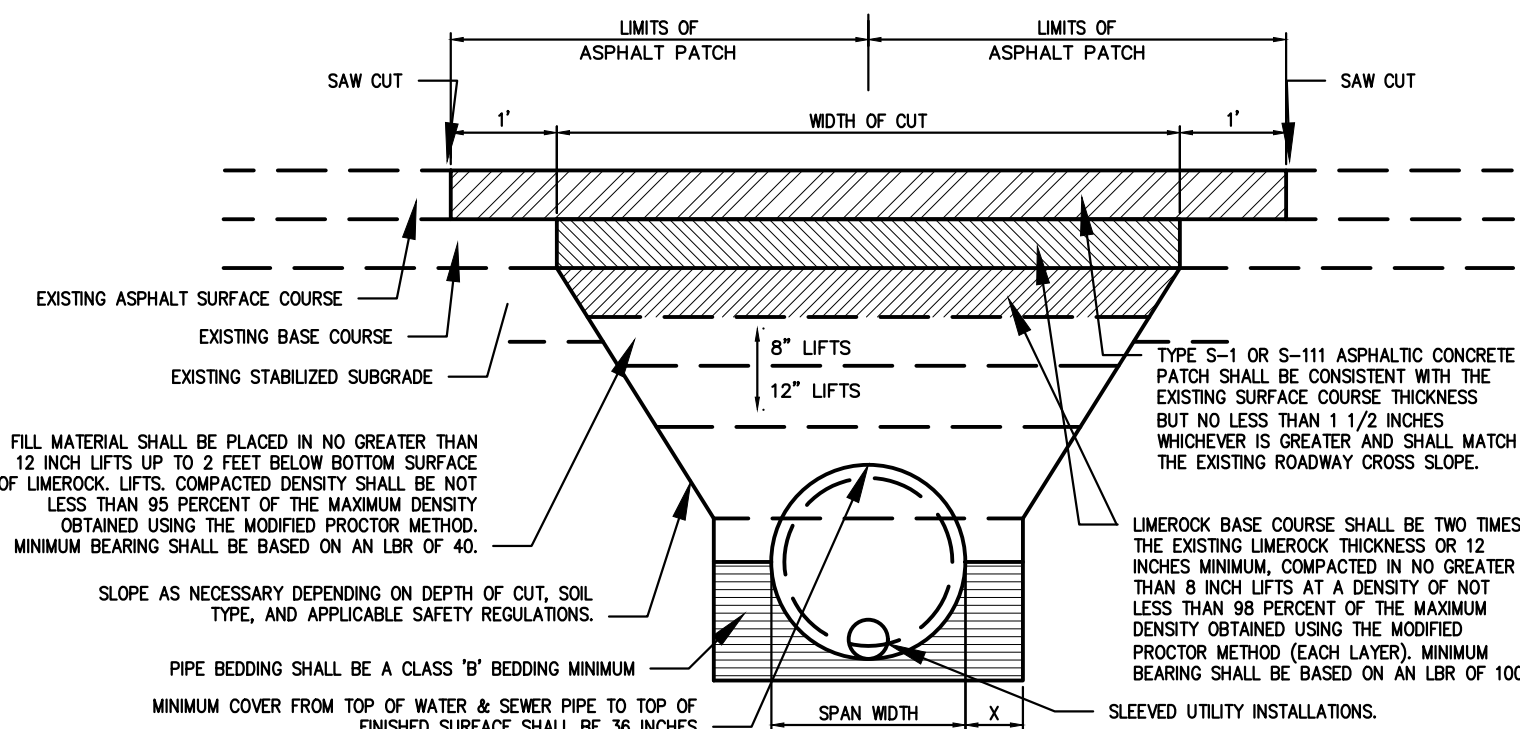
- NOTES:**
1. NO GRADING WITHIN BARRIERS.
 2. ANY ROOTS GREATER THAN 1" IN DIAMETER THAT ARE DAMAGED OR EXPOSED SHALL BE CLEANLY CUT AND COVERED OVER WITH SOIL.
 3. TREE BARRICADES WILL BE CONSTRUCTED BEFORE ANY WORK BEGINS.
 4. TREE BARRICADES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
 5. STORAGE OF DIRT OR MATERIALS SHALL NOT BE PERMITTED WITHIN TREE BARRICADES.
 6. BEYOND THE TREE BARRICADES, CONSTRUCTION LIMITS SHALL BE MAINTAINED.
 7. TREE BARRICADES SHALL ENCLOSE THE ENTIRE AREA OF THE DRIP LINE OF TREES BEING SAVED.



SANITARY SEWER CLEANOUT DETAIL

N.T.S.

NOTE:
ALL PIPE AND FITTINGS TO MEET ASTM F758-82 SPECIFICATIONS
300' MAXIMUM DISTANCE BETWEEN CLEANOUTS



NOTES:

1. OPEN ROAD CUTS ARE GENERALLY NOT AN ACCEPTABLE MEANS OF CONSTRUCTION UNLESS APPROVED IN ADVANCE BY THE DEVELOPMENT REVIEW DEPARTMENT AND/OR THE ENGINEERING RIGHT OF WAY DIVISION. SEE NOTE #3.
2. MATERIALS, MIX PROPORTIONS, PRODUCTION, PLACING, CONSTRUCTION REQUIREMENTS, AND ACCEPTANCE OF FLOWABLE FILL SHALL BE ACCORDING TO THE FOLLOWING:
3. ALL OPEN ROAD CUTS SHALL REQUIRE A PERMIT AND A 48 HOUR ADVANCE NOTICE TO THE INSPECTION STAFF PRIOR TO COMMENCEMENT OF CONSTRUCTION. A REPRESENTATIVE FROM THE INSPECTION STAFF MUST BE PRESENT AT THE TIME OF INSTALLATION OF THE UTILITY.
4. PUBLIC SAFETY SHALL BE MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROVISIONS OF PART 6, WORK ZONE TRAFFIC CONTROL, AND THE 2009 MICHIGAN MUTCD.
5. THE CONTRACTOR SHALL PROVIDE TO THE HIGHWAY INSPECTOR CERTIFICATION OF THE MIX DESIGN FROM THE SUPPLIER AT THE TIME OF CONSTRUCTION.
6. AN OVERLAY UP TO 100' IS REQUIRED ON ALL OPEN ROAD CUTS AND SHALL BE DETERMINED AT THE TIME OF PERMIT APPLICATION.

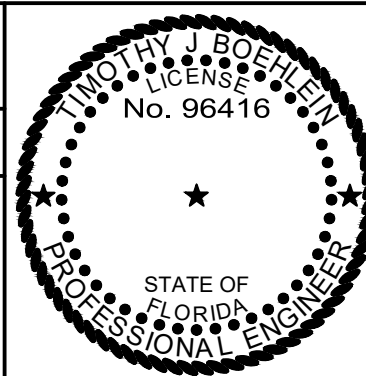
PIPE DIAMETER OR SPAN WIDTH	"X"
≤ 12"	12" INCHES
≤ 30"	30" INCHES
≤ 42"	42" INCHES
≤ 48"	48" INCHES
≤ 60"	60" INCHES
> 60"	60" INCHES

TYPICAL TRENCHING DETAIL

N.T.S.

[illegible]

ENGINEER OF RECORD:	TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416
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SHEET TITLE:

DETAILS AND NOTES

CLIENT:

SAN SEBASTIAN RIVER, LLC

PROJECT:

ECOVILLAGE

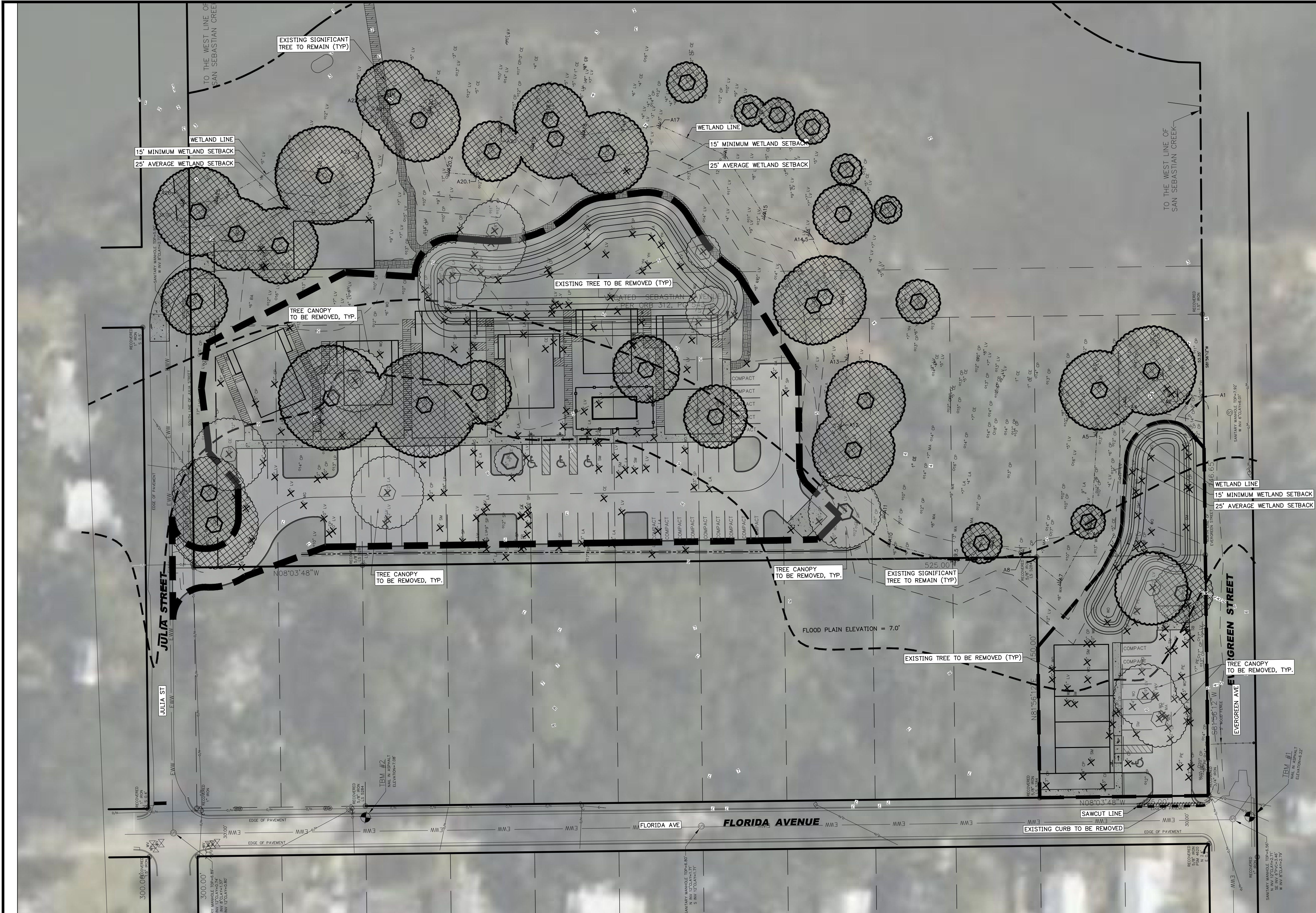
DATE:

AUGUST 2023

566-22-01

SHEET NO

C5.00



TREE CANOPY PLAN LEGEND

EXISTING SPECIMEN TREE CANOPY TO BE REMOVED

EXISTING SPECIMEN TREE CANOPY TO BE SAVED

Ø19 LA EXISTING TREE W/ SIZE AND SPECIES

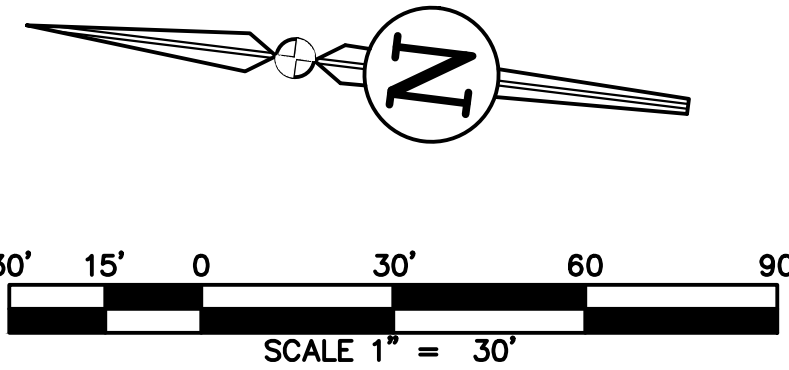
EX TREE TO BE REMOVED

- 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
 - SO = SWAMP CHESTNUT OAK
 - SO = SHUMARD OAK
 - WM = WAX MYRTLE

TREE CANOPY NOTES

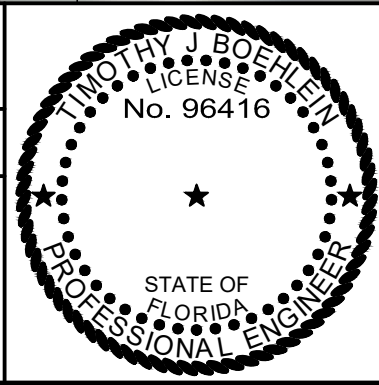
THE REGULATED TREE CANOPY IS REPRESENTED BY THE SHADING HATCH ON THIS SHEET. THE CANOPY WAS IDENTIFIED USING AN AERIAL IMAGE COMBINED WITH THE RECENT TOPOGRAPHIC TREE SURVEY TO IDENTIFY THE BEST REPRESENTATION OF THE EXISTING TREE CANOPY. LOCATION, SPECIES AND DIAMETER AT BREAST HEIGHT OF EXISTING TREES ARE SHOWN ON THIS PLAN.

TOTAL SIGNIFICANT TREE CANOPY TO BE PRESERVED = 51,360 SF
TOTAL SIGNIFICANT TREE CANOPY TO BE REMOVED = 12,749 SF



REVISIONS				DRWN	APPR
NO.	DATE	DESCRIPTION			

ENGINEER OF RECORD:		TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416



JBPro

CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

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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

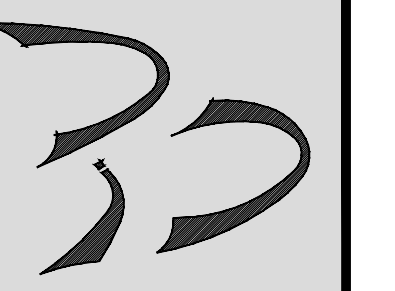
ECO VILLAGE ST. AUGUSTINE, FLORIDA - TREE TABLE 08-24-2023

PROTECTED TREES IN WETLAND BUFFER										PROTECTED TREES REMOVED										ABRVR		TREE NAME	
QTY.	TYPE	ZONE	S	DBH	RAD	STB	STC	CEA	ST*	QTY.	TYPE	ZONE	S	DBH	RAD	STB	STC	CEA	ST*	LV			
1	YH	2		3	1.5	7.0686	1	1	3	1	CP	B	12	6	113.1	1.5	1.5	12	CP		CABBAGE PALM		
2	LA	2	4	2	25.133	2	1	8		1	CP	B	13	6.5	132.73	1.5	1.5	13	CE		RED CEDAR		
6	LV	2	4	2	75.398	6	1	24		1	SM	2	3	1.5	7.0686	0.5	0.5	3	LA		LAUREL OAK		
1	CE	2		5	2.5	19.635	1	1	5	1	YH	2	3	1.5	7.0686	0.5	0.5	3	SP		SLASH PINE		
3	LV	2	5	2.5	58.905	3	1	15		1	LV	2	4	2	12.566	0.5	0.5	4	SM		SOUTHERN MAGNOLIA		
5	CP	2	6	3	141.37	5	1	30		1	PE	2	4	2	12.566	0.5	0.5	4	LB		LOBLOLLY BAY		
1	LB	2	6	3	28.274	1	1	6		3	PE	2	4	2	37.699	1.5	0.5	12	WO		WATER OAK		
2	LV	2	6	3	56.549	2	1	12		3	SM	2	4	2	37.699	1.5	0.5	12	LP		LOBLOLLY PINE		
1	LA	2	7	3.5	38.485	1	1	7		1	WO	2	4	2	12.566	0.5	0.5	4	YH		YAUPON HOLLY		
3	LV	2	7	3.5	115.45	3	1	21		2	WO	2	4	2	25.133	1	0.5	8	MA		RED MAPLE		
1	LV	2	8	4	50.265	2	2	8		1	YH	2	4	2	12.566	0.5	0.5	4	BA		SWEETBAY		
1	MA	2	8	4	50.265	2	2	8		2	YH	2	4	2	25.133	1	0.5	8	MG		MAGNOLIA		
1	CP	2	9	4.5	63.617	2	2	9		1	LA	2	5	2.5	19.635	0.5	0.5	5	PE		PECAN		
1	LA	2	9	4.5	63.617	2	2	9		1	LV	2	5	2.5	19.635	0.5	0.5	5	BC		BLACK CHERRY		
3	LV	2	9	4.5	190.85	6	2	27		1	MA	2	5	2.5	19.635	0.5	0.5	5	SB		SUGAR BERRY		
2	CP	2	10	5	157.08	4	2	20		1	PE	2	5	2.5	19.635	0.5	0.5	5					
2	LV	2	10	5	157.08	4	2	20		1	SB	2	5	2.5	19.635	0.5	0.5	5					
1	CP	2	11	5.5	95.033	2	2	11		3	WO	2	5	2.5	58.905	1.5	0.5	15					
2	LV	2	11	5.5	190.07	4	2	22		1	CE	2	6	3	28.274	1.5	1.5	6					
7	CP	2	12	6	791.68	21	3	84		1	CP	2	6	3	28.274	0.5	0.5	6					
4	LV	2	12	6	452.39	12	3	48		1	CP	2	6	3	28.274	0.5	0.5	6					
2	LV	2	13	6.5	265.46	6	3	26		1	LA	2	6	3	28.274	0.5	0.5	6					
1	WO	2	13	6.5	132.73	3	3	13		1	LV	2	6	3	28.274	0.5	0.5	6					
5	CP	2	14	7	769.69	15	3	70		2	LV	2	6	3	56.549	1	0.5	12					
1	LV	2	14	7	153.94	3	3	14		5	WO	2	6	3	141.37	2.5	0.5	30					
1	CP	2	16	8	201.06	3	3	16		1	LA	2	7	3.5	38.485	1	1.0	7					
3	LV	2	17	8.5	680.94	9	3	51		1	LA	2	7	3.5	38.485	1	1.0	7					
1	LV	2	X	22	11	380.13	4	4	22	2	LV	2	7	3.5	76.969	2	1.0	14					
1	LV	2	X	18	9	254.47	3	3	18	3	LV	2	7	3.5	115.45	3	1.0	21					
3	LV	2	X	22	11	1140.4	12	4	66	2	PE	2	7	3.5	76.969	2	1.0	14					
2	LV	2	X	24	12	904.78	8	4	48	1	SM	2	7	3.5	38.485	1	1.0	7					
3	LV	2	X	25	12.5	1472.6	12	4	75	1	LV	2	8	4	50.265	1	1.0	8					
1	LV	2	X	27	13.5	572.56	4	4	27	1	LV	2	8	4	50.265	1	1.0	8					
1	LV	2	X	30	15	706.86	4	4	30	1	LV	2	8	4	50.265	1	1.0	8					
Credits Wetland Buffer										1	SM	2	8	4	50.265	1	1.0	8					
Basal Square Inches Zone 2										2	WO	2	8	4	100.53	2	1.0	16					
										1	CP	2	9	4.5	63.617	1	1.0	9					
										1	CP	2	9	4.5	63.617	1	1.0	9					
										1	CP	2	9	4.5	63.617	1	1.0	9					
										2	CP	2	9	4.5	127.23	2	1.0	18					
										1	LA	2	9	4.5	63.617	1	1.0	9					
										1	LV	2	9	4.5	63.617	1	1.0	9					
										3	LV	2	9	4.5	190.85	3	1.0	27					
										1	MA	2	9	4.5	63.617	1	1.0	9					
										1	SM	2	9	4.5	63.617	1	1.0	9					
										1	CP	2	10	5	78.54	1	1.0	10					
										1	CP	2	10	5	78.54	1	1.0	10					
										3	CP	2	10	5	235.62	3	1.0	30					
										2	LV	2	10	5	157.08	2	1.0	20					
										1	WO	2	10	5	78.54	1	1.0	10					
										1	WO	2	10	5	78.54	1	1.0	10					
										2	LV	2	11	5.5	190.07	2	1.0	22					
										1	CE	2	11	5.5	95.033	1	1.0	11					
										1	WO	2	11	5.5	95.033	1	1.0	11					
										1	CP	2	12	6	113.1	1.5	1.5	12					
										1	CP	2	12	6	113.1	1.5	1.5	12					
										2	CP	2	12	6	226.19	3	1.5	24					
										1	LA	2	12	6	113.1	1.5	1.5	12					
										1	LV	2	12	6	113.1	1.5	1.5	12					
										1	WO	2	12	6	113.1	1.5	1.5	12					
										1	CP	2	13	6.5	132.73	1.5	1.5	13					
										1	CP	2	13	6.5	132.73	1.5	1.5	13					
										1	CP	2	13	6.5	132.73	1.5	1.5	13					
										4	CP	2	13	6.5	530.93	6	1.5	52					
										1	LV	2	13	6.5	132.73	1.5	1.5	13					
										1	WO	2	13	6.5	132.73	1.5	1.5	13					
										1	CP	2	14	7	153.94	1.5	1.5	14					
										1	CP	2	14	7	153.94	1.5	1.5	14					
										1	CP	2	14	7	153.94	1.5	1.5	14					
										4	CP	2	14	7	615.75	6	1.5	56					
										1	LA	2	14	7	153.94	1.5	1.5	14					
										1	WO	2	14	7	153.94	1.5	1.5	14					
										1	CP	2	15	7.5	176.71	1.5	1.5	15					
										1	LV	2	15	7.5	176.71	1.5	1.5	15					
										1	LV	2	16	8	201.06	1.5	1.5	16					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5	226.98	1.5	1.5	17					
										1	CP	2	17	8.5									

ECO VILLAGE ST. AUGUSTINE, FLORIDA - TREE TABLE 08-24-2023

PROTECTED TREES IN WETLAND BUFFER										
QTY.	TYPE	ZONE	S	DBH	RAD	STB	STC	CEA	ST	
1	YH	2		3	1.5	7.0686	1	1	3	
2	LA	2		4	2	25.133	2	1	8	
6	LV	2		5	2.5	75.398	6	1	24	
1	CE	2		5	2.5	19.635	1	1	5	
3	LV	2		5	2.5	58.905	3	1	15	
5	CP	2		6	3	141.37	5	1	30	
1	LB	2		6	3	28.274	1	1	6	
2	LV	2		6	3	56.549	2	1	12	
1	LA	2		7	3.5	38.485	1	1	7	
3	LV	2		7	3.5	115.45	3	1	21	
1	LV	2		8	4	50.265	2	2	8	
1	MA	2		8	4	50.265	2	2	8	
1	CP	2		9	4.5	63.617	2	2	9	
7	CP	2		9	4.5	63.617	2	2	27	
2	LV	2		9	4.5	190.85	2	2	27	
2	CP	2		10	5	157.08	4	2	20	
2	LV	2		10	5	157.08	4	2	20	
1	CP	2		11	5.5	95.033	2	2	11	
2	LV	2		11	5.5	190.07	4	2	22	
12	CP	2		12	6	791.68	21	3	84	
4	LV	2		12	6	452.39	12	3	48	
2	LV	2		13	6.5	265.46	6	3	26	
1	WO	2		13	6.5	132.73	3	3	13	
5	CP	2		14	7	769.69	15	3	70	
1	LV	2		14	7	153.94	3	3	14	
1	CP	2		16	8	201.06	3	3	16	
3	LV	2		17	8.5	680.94	9	3	51	
1	LV	2	X	22	11	380.13	4	4	22	
1	LV	2	X	18	9	254.47	3	3	18	
3	LV	2	X	22	11	1140.4	12	4	66	
2	X	24		12	904.78	8	4	48		
25	LV	2	X	25	12.5	1472.6	12	4	75	
1	LV	2	X	27	13.5	572.56	4	4	27	
1	LV	2	X	30	15	706.86	6	4	30	
Credits Wetland Buffer							172	C	873	
Basal Square Inches Zone 2							10,464	SQ IN		

PROTECTED TREES PRESERVED										
QTY.	TYPE	ZONE	S	DBH	RAD	STB	STC	CEA	ST	
8	CE	1		1	0.5	6.2832	8	1	8	
1	LV	1		2	1	3.1416	1	1	2	
3	CE	1		3	1.5	21.206	3	1	9	
9	LV	1		3	1.5	63.617	9	1	27	
1	MA	1		3	1.5	7.0686	1	1	3	
3	CE	1		4	2	37.699	3	1	12	
1	LA	1		4	2	12.566	1	1	4	
1	LV	1		4	2	12.566	1	1	4	
11	LV	1		4	2	138.23	11	1	44	
6	CE	1		5	2.5	117.81	6	1	30	
10	LV	1		5	2.5	196.35	10	1	50	
1	CE	1		6	3	28.274	1	1	6	
11	LV	1		6	3	311.02	11	1	66	
1	YH	1		6	3	28.274	1	1	6	
5	CE	1		7	3.5	192.42	10	2	35	
1	LA	1		7	3.5	38.485	2	2	8	
16	LV	1		7	3.5	615.75	32	2	112	
2	MA	1		7	3.5	76.969	4	2	14	
1	YH	1		7	3.5	38.485	2	2	8	
4	LV	1		8	4	201.06	8	2	32	
6	LV	1		8	4	301.59	12	2	48	
2	MA	1		8	4	100.53	4	2	16	
2	CP	1		9	4.5	127.23	4	2	18	
1	LV	1		9	4.5	63.617	2	2	9	
9	LV	1		9	4.5	272.56	18	2	72	
1	MA	1		9	4.5	63.617	2	2	9	
1	CP	1		10	5	78.54	2	2	10	
9	LV	1		10	5	706.86	18	2	90	
2	CP	1		11	5.5	190.07	4	2	22	
2	LV	1		11	5.5	190.07	4	2	22	
3	LV	1		12	6	339.29	63	3	252	
1	CE	1	X	13	6.5	132.73	3	3	13	
11	CP	1		13	6.5	1460.1	33	3	143	
6	LV	1		13	6.5	796.39	18	3	78	
1	CP	1		14	7	761.69	31	3	238	
1	CP	1		14	7	307.28	6	28	78	
1	CP	1		15	7.5	530.14	9	3	45	
1	LV	1		15	7.5	176.71	3	3	15	
3	LV	1		16	8	603.19	9	3	48	
2	LV	1		16	8	402.12	6	3	32	
1	CP	1		17	8.5	226.98	3	3	17	
1	LV	1		18	9	254.47	3	3	18	
1	LV	1		6	3	28.274	1	1	6	
2	CE	1	X	9	4.5	127.23	4	2	18	
3	CE	1	X	10	5	235.62	6	2	30	
1	CE	1	X	12	6	113.1	3	3	12	
1	X	18	9	254.47	3	3	18			
2	LV	1	X	24	12	904.78	8	4	48	
1	LV	1	X	25	12.5	1472.6	12	4	75	
1	LV	1	X	27	13.5	572.56	4	4	27	
1	CE	2		2	1	3.1416	1	1	2	
1	LV	2		4	2	12.566	1	1	4	
1	SM	2		4	2	12.566	1	1	4	
1	BC	2		5	2.5	19.635	1	1	5	
1	CE	2		5	2.5	19.635	1	1	5	
1	LV	2		5	2.5	19.635	1	1	5	
1	LV	2		5	2.5	19.635	1	1	5	
1	BA	2		6	3	28.274	1	1	6	
4	LA	2		6	3	28.274	1	1	6	
2	LV	2		7	3.5	76.969	4	2	14	
1	LV	2		8	4	50.265	2	2	8	
2	LA	2		8	4	100.53	4	2	16	
1	LV	2		9	4.5	63.617	2	2	9	
2	LV	2		9	4.5	63.617	2	2	9	
2	LV	2		9	4.5	127.23	4	2	18	
1	CP	2		10	5	78.54	2	2	10	
1	CP	2		10	5	78.54	2	2	10	
2	LV	2		10	5	78.54	2	2	10	
1	CP	2		12	6	339.29	6	3	36	
2	LV	2		12	6	226.19	6	3	24	
1	CP	2		13	6.5	132.73	3	3	13	
1	LV	2		13	6.5	132.73	3	3	13	
1	LV	2		13	6.5	132.73	3	3	13	
2	CP	2		14	7	461.81	3	3	14	
1	LV	2		14	7	307.88	6	3	28	
1	CP	2		15	7.5	176.71	3	3	15	
1	LV	2		15	7.5	176.71	3	3	15	
2	LV	2		16	8	201.06	3	3	16	
1	LV	2		16	8	201.06	3	3	16	
1	CP	2		17	8.5	226.98	3	3	17	
1	LV	2		17	8.5	226.98	3	3	17	
1	SP	2		19	9.5	283.53	3	3	19	
1	SM	2		19	9.5	283.53	3	3	19	
2	X	20	10	314.16	4	20				
23	LV	2	X	23	11.5	415.48	23	1	92	
1	MG	3		3	1.5	7.0686	1	1	3	
1	LA	3		4	2	12.566	1	1	4	
1	LA	3		5	2.5	19.635	1	1	5	
1	WO	3		5	2.5	19.635	1	1	5	
1	LA	3		6	3	28.274	1	1	6	
2	LV	3		6	3	28.274	2	1	12	
1	CE	3		7	3.5	76.969	2	2	7	
1	LV	3		7	3.5	38.485	2	2	7	
1	PE	3		7	3.5	38.485	2	2	7	
1	LV	3		9	4.5	63.617	2	2	9	
2	SP	3		9	4.5	127.23	4	2	18	
1	CP	3		10	5	78.54	2	2	10	
1	PE	3		10	5	78.54	2	2	10	
1	CP	3		12	6	113.1	3	3	12	
1	SP	3		12	6	113.1	3	3	12	
2	LB	3	X	12	6	226.19	3	3	12	
1	CP	3		13	6.5	265.46	6	3	26	
1	CP	3		13	6.5	132.73	3	3	13	
1	CP	3		13	6.5	132.73	3	3	13	
1	CP	3		13	6.5	132.73	3	3	13	
1	CP	3		13	6.5	132.73	3	3	13	
1	CP	3		13	6.5	132.73	3	3	13	
1	CP	3		13	6.5	132.73	3	3	13	
1	CP	3		13	6.5	132.73	3	3	13	
1	CP	3		13	6.5	132.73	3	3	13	
1	CP	3		13	6.5	132.73	3	3	13	
1	CP	3		13	6.5	132.73	3	3	13	



REVISIONS:

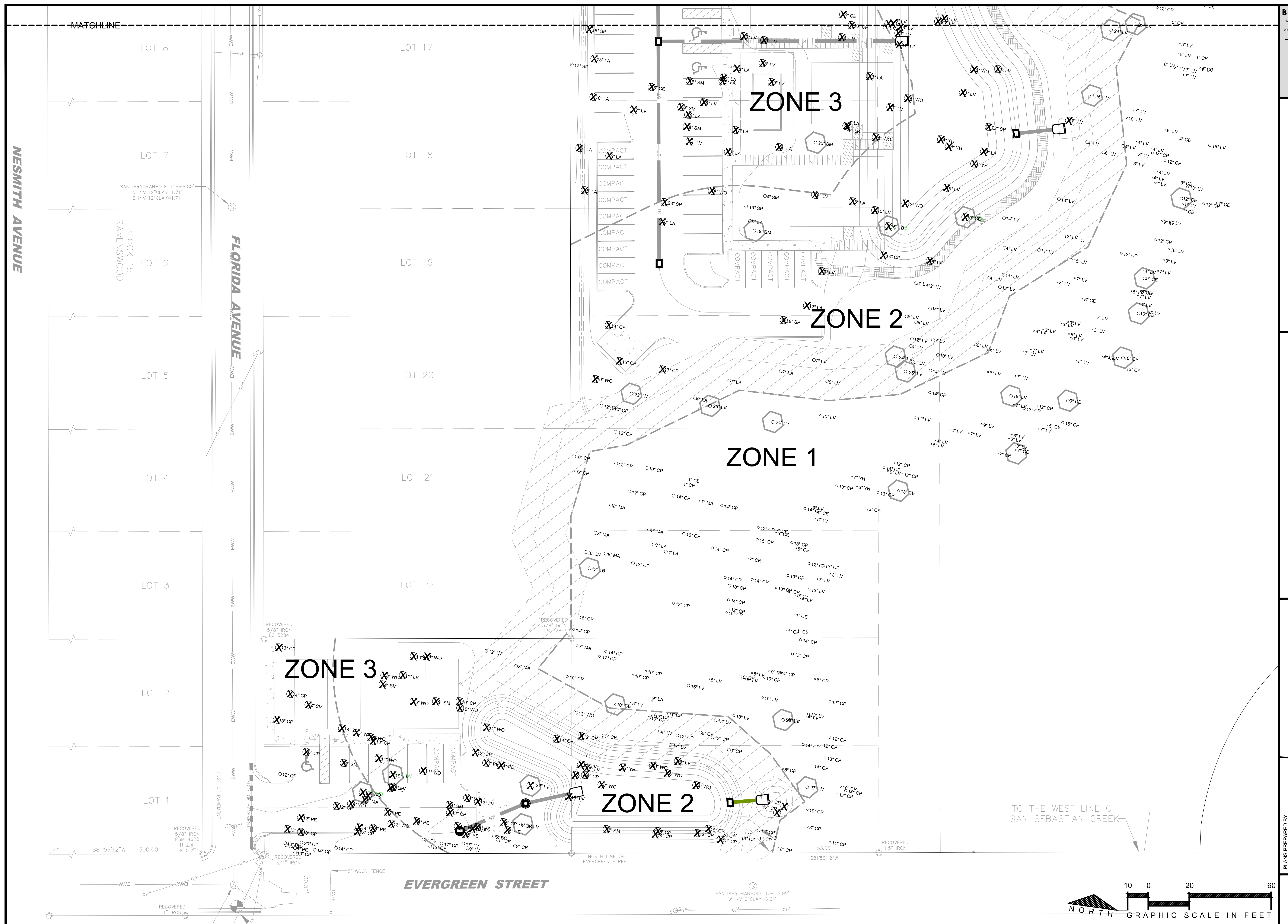
TREE REMOVAL PLAN

ECO VILLAGE
ST. AUGUSTINE FLORIDA

BUI NO. 22183
DRAWN BY: BDB
DESIGNED BY: BDB
CHECKED BY: BDB
DATE: 8/24/2023

NO. LA6667028

LS-07





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 "R. A. Carter".

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



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: September 5, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2023-0013**

AGENDA ITEM 7(b)

APPLICANT Ryan Carter
c/o Carter Environmental Services Inc.

OWNER Nancy & John Fout

LOCATION 164 Pelican Reef Drive / PID 158571-0005

Continued from the August 1st Regular Meeting

REQUEST 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.

LAND USE Residential Low Density

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

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Conservation and Coastal Management Element Goals, Objectives and Policies

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

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

CCM Policy 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.
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.

APPLICABLE CODES/ORDINANCES

Sec. 11-26. - Purpose and intent.

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

Sec. 11-27. – Definitions.

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local

agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

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

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

Sec. 11-28. – Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by [chapter 28](#).
- (b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced. The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay Zone 2 when the above conditions are met and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.
- (c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
- (d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of [chapter 25](#).

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

Sec. 11-29. – Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no

significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

- (b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in subsections (1)—(4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

- (1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.
- (2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed strand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.
- (3) Dead, diseased, unsafe, or fallen trees may be removed.
- (4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer

provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). **These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts.** The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

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

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

THIS LANGUAGE MAY BE FOUND UNDER THE STAFF SUMMARY AND ANALYSIS
SECTION OF THIS REPORT

- (d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.
- (1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:
- a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
 - b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
 - d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a significant tree.
 - f. Impact upon the urban and natural environment, including:
 1. Ground and surface water stabilization.
 2. Water quality and aquifer recharge.

3. Ecological impacts.
 4. Noise pollution.
 5. Air movement.
 6. Air quality.
 7. Wildlife habitat.
 - g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
- (e) Issuance of permit. The planning and building division shall issue the removal permit for trees not identified as significant trees under [section 11-27](#) unless, upon consideration of the criteria set forth above, it finds any of the following will result:
- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
 - (2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.
 - (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
 - (4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.
- (Code 1964, § 7-115; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 00-34, § 1, 10-9-00; Ord. No. 01-14, § 1, 7-23-01; Ord. No. 04-01, § 1, 1-26-04; Ord. No. 14-14, § 1, 9-22-14; Ord. No. 19-03, § 1, 1-28-19; Ord. No. 21-13, § 1, 8-23-21)

Sec. 25-58. - Variances and conservation overlay zone development review.

The city planning and zoning board may grant a variance to the requirements of this article where compliance would be a practical impossibility or would cause unnecessary hardship or where the owner proposes an alternative which conforms to the general intent and spirit of these regulations. When reviewing applications and site plans associated with applications for variances or conservation overlay zone developments or for the removal of significant trees involved with a site plan for new development, the planning and zoning board shall have the authority to locate structures, parking areas and other improvements to retain significant trees when possible and practical. The planning and zoning board shall approve or deny the site plan and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. Under no circumstances may the board deny fair and reasonable use of the property, but the granting of a variance or conservation overlay zone development may be contingent upon retaining significant trees. Procedures for variances and conservation overlay zone development review shall be in accordance with [chapter 28](#). Standards and criteria for conservation overlay zone development review shall be in accordance with [chapter 11](#).

(Ord. No. 04-17, § 1, 10-25-04; Ord. No. 19-03, § 3, 1-28-19)

STAFF SUMMARY AND ANALYSIS

This request is to both rectify as well as modify existing Conservation Overlay Zone development at 164 Pelican Reef Drive. The first request is to obtain approval for a previously modified bulkhead which changed its alignment and filled in wetlands. Secondly, the applicant is also seeking approval to remove an existing boat lift and replace it with a 15' x 38' deck lift.

The applicant states that part of the approval for the previously modified bulkhead will include a credit purchase from a saltwater wetland bank as well as the replanting of mangroves on-site.

This application originally appeared on the April 4th, 2023, Planning and Zoning Board agenda and was continued due to concerns over the previous work done at the property.



Figure 1. This aerial photograph of 164 Pelican Reef Drive, obtained through Eagleview's CONNECTExplorer, was taken in January of 2019. During this time the wetlands in question are still present as well as a substantial number of trees.



Figure 2. This aerial photograph of 164 Pelican Reef Drive, obtained through Eagleview's CONNECTExplorer, was taken in December of 2019. The City of St. Augustine issued a permit on November 25, 2019, PR2019-1675, for a new exterior covered walkway, carport, and to elevate the garage. It can be seen in this photograph that the wetlands that were present just ten months prior have now been filled in as a result of unpermitted work to straighten the existing bulkhead.



Figure 3. This aerial photograph of 164 Pelican Reef Drive, obtained through Eagleview's CONNECTExplorer, was taken in January of 2021. This is essentially how the property looks today with pavers installed on the majority of the site as well as the removal of what appears to be all of the trees that were present just a year prior. In October of 2021 the City of St. Augustine adopted an ordinance which limits the amount of impervious surface on single-family properties to 70%, its adoption was after the work was completed at 164 Pelican Reef Drive. The issue of maintaining ten (10) Southern Red Cedar trees on individual lots within the Pelican Reef Subdivision is still unresolved.

Under Sec. 11-29. – Standards for review, applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria, the applicant's responses are italicized.

- (1) Site specific conditions.
 - *This property has approximately 110 feet of river frontage. The shoreline is armored with a bulkhead.*
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
 - *The property is adjacent to other single-family homes within the Pelican Reef Neighborhood. The Matanzas River is located to the west.*
- (3) Natural and proposed drainage patterns.
 - *Drainage will not be altered by the proposed work.*
- (4) Effect of point and nonpoint discharge in the marine environment.
 - *Point and non-point discharge will not be altered.*
- (5) Proposed soil stabilization and erosion control methods.
 - *Soil and erosion control should not be necessary.*
- (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: Invasive species will be removed within the proposed enhancement area. Native vegetation should then have more opportunities to establish.*
 - *Lighting of the open water areas at night: No lighting change is proposed.*
 - *Increased noise from day users: No change in noise should occur.*
- (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.
 - *No shading impacts will occur.*
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
 - *The shoreline is armored with a bulkhead fronted by a mangrove shoreline, no submerged aquatic vegetation is present.*
- (11) Impact of development on shoreline by linear feet and percent of site.
 - *The entire 110' of existing bulkhead has been repaired.*
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
 - *N/A*
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
 - *N/A*
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
 - *N/A*

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

- N/A

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

<i>The effects of the proposed project on commercial and sport fish are as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>None</i>	<i>None</i>

<i>The effects of the project on shellfish are as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>None</i>	<i>None</i>

<i>The effects of the project on waterfowl area as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>Potential increase in habitat via wetland enhancements.</i>	<i>None</i>

- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet 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 **APPROVE** the modification to an existing dock to change the existing boat lift to a 15' x 38' deck lift.

Staff finds that the board can also **APPROVE** an after the fact modification to the existing bulkhead impacting approximately 0.01 acres of wetlands within Conservation Overlay Zones 1 and 2 contingent upon the applicant demonstrating CCM Policy 2.16.7 (no net loss of wetlands) will be met at 164 Pelican Reef Drive / PID 158571-0005.

As for the issue of Southern Red Cedar trees required in Pelican Reef and at 164 Pelican Reef Drive staff requests that the Board add a condition to the dock modification approval that the requirement of ten (10) Southern Red Cedar trees be planted before the issuance of a building permit.



Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department

Because Pelican Reef is a gated community, please contact the owners Nancy and John Fout at 304-612-6976 directly for information about visiting the site.



CITY OF
ST. AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

August 1, 2023

Ryan Carter
Carter Environmental Services
42 Masters Drive
St. Augustine, FL 32084

Re: Conservation Overlay Zone Development –
164 Pelican Reef Drive – Case Number 2023-0013

Dear Mr. Carter,

On Tuesday, August 1, 2023, the Planning and Zoning Board (PZB) met and discussed your application 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, for property located at 164 Pelican Reef Drive / Parcel Number 158571-0005.

Specifically, based upon evidence presented, the PZB **continued** your application to September 5, 2023, as described in the attached copy of the executed Order.

Please contact the Planning and Building Department at 904-825-1065 for questions you may have regarding this matter.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

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

TYPE OF REQUEST:

- | | |
|---|--|
| ☐ Appeal | ☐ Preliminary Subdivision Plat Approval |
| ☒ Conservation Overlay Zone Development | ☐ PUD Modification/Amendment |
| ☐ Use by Exception | ☐ Rezoning |
| ☐ Final Development Plan | ☐ Variance |
| ☐ Land Use Plan Amendment | ☐ Other Click here to enter text. |

IN THE MATTER OF:

Case No.: 2023-0013
Applicant: Ryan Carter c/o Carter Environmental Services Inc.
Owner: Nancy & John Fout
Address: 164 Pelican Reef Drive
Parcel Number: 1585710005

RE: Conservation Overlay Zone Development, pursuant to Section 11-29, City of St. Augustine Code, 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.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON AUGUST 1, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☐ was present at the August 1, 2023 Planning and Zoning Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a land use designation of Residential Low Density and a zoning classification of Residential Single Family Two (RS-2).
4. The above-described Conservation Overlay Zone Development is subject to Section 11-29 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 11-29, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request 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.

Subject to the following findings by the PZB:

- - Continued to September 5, 2023
- _____
- _____

Subject to the following conditions:

- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 1 day of August, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

2023 - 0013 REQUEST APPROVED / DENIED / **CONTINUED**
Michael A. Davis
Sign Name Mike Davis
Print Name
PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 1 day of August, A.D., 2023.

Elise Wileman
Notary Public, State of Florida

Received for
Sept. 5th meeting



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$330 165 (plus advertising costs) Project Number: 2023-0013

Receipt Number: 2582098 Meeting Date: 8/5/23

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: Nancy and John Fout Contact Number: 304-612-6976
Business (if applicable): _____
Address: 164 Pelican Reef Dr. City: St. Augustine State: FL Zip: 32080
E-Mail Address: nfout@hotmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: E Block: _____
Subdivision: Pelican Reef Parcel 1585710005

4. PROJECT STREET ADDRESS: Number: 164 Pelican Reef Dr.

5. SPECIFIC PROPOSED USE: Boating access

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

7. DESCRIPTION OF ACTION REQUESTED: Please see attached narrative

8. JUSTIFICATION FOR ACTION REQUESTED: Please see attached narrative

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

1-20-23

Date

Signature of Property Owner

1-20-23

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.

Ryan Carter

Print name of applicant

Handwritten signature of Ryan Carter in blue ink.

Signature of applicant

1-20-2023

Date



Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF OF John & Nancy Fout, 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]
Signature of Owner
John Fout + Nancy Fout
Print Name of Owner
304-612-6976
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 20th day of January, 2023

By John Fout and Nancy Fout.

Identification verified: _____

Oath sworn: ☒ Yes ☐ No

Notary Signature: [Signature]

My Commission expires: Feb. 27, 2026





St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

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



Parcel ID 1585710005
Location Address 164 PELICAN REEF DR
 SAINT AUGUSTINE 32080-0000
Neighborhood pelican reef (ICW) (628.42)
Tax Description* 25/87-91 PELICAN REEF (1) PT OF OUT LOT E - 126.56FT ON PELICAN REEF DR X 162.57 X 113.57 X 172.78 OR 4558/1466 & 4931/1630
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Pelican Reef
Sec/Twp/Rng 20-7-30
District City of St Augustine (District 452)
Millage Rate 18.9763
Acreage 0.460
Homestead Y

Owner Information

Owner Name Fout Family Revocable Trust Agreement D:04/17/2020 100%
 Fout John Trustee 100%
 Fout Nancy Trustee 100%
Mailing Address 164 PELICAN REEF DR
 SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Attachment 1
Overlay Zone Application Narrative

**164 Pelican Reef Dr.
Overlay Zone Development Application Supplement
June 2023**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a bulkhead at 164 Pelican Reef Dr. The 0.46-acre subject property is located at 164 Pelican Reef Dr. in Section 20, Township 7 South, Range 30 East in St. Augustine, Florida.

Approval is sought for an after-the-fact bulkhead repair and wetland impact associated with repairs made to the bulkhead on the property. When repairing the damaged bulkhead, the alignment was straightened. In doing so, the builder inadvertently filled 0.01 ac. of wetlands. This impact will be mitigated via wetland enhancement within Pelican Reef's conservation easement and replanting of mangroves on-site. See attached figures for more detail. This mitigation will also be permitted through both State and Federal agencies.

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.*

Wetland enhancements will be made to an existing conservation area as mitigation.

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.*

Construction has already taken place, mitigation will be provided via wetland enhancement.

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

No structures are proposed.

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

Wetland enhancements should enhance vistas and scenic opportunities.

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

1. *Site specific conditions.*

This property has approximately 110 feet of river frontage. The shoreline is armored with a bulkhead.

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

The property is adjacent to other single-family homes within the Pelican Reef Neighborhood. The Matanzas River is located to the west.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

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

Point and non-point discharge will not be altered.

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

Soil and erosion control should not be necessary.

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: Invasive species will be removed within the proposed enhancement areas. Native vegetation should then have more opportunities to establish.

Lighting of the open water areas at night: No lighting change is proposed.

Increased noise from day users: No change in noise should occur.

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.*

No shading impacts will occur.

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

The shoreline is armored with a bulkhead fronted by a mangrove shoreline, no submerged aquatic vegetation is present.

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

The entire 110' of existing bulkhead has been repaired.

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: None

Negative: None

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

Positive: None

Negative: None

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

Positive: Potential increase in habitat via wetland enhancements

Negative: None

17. Dock specifications:

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

Not applicable

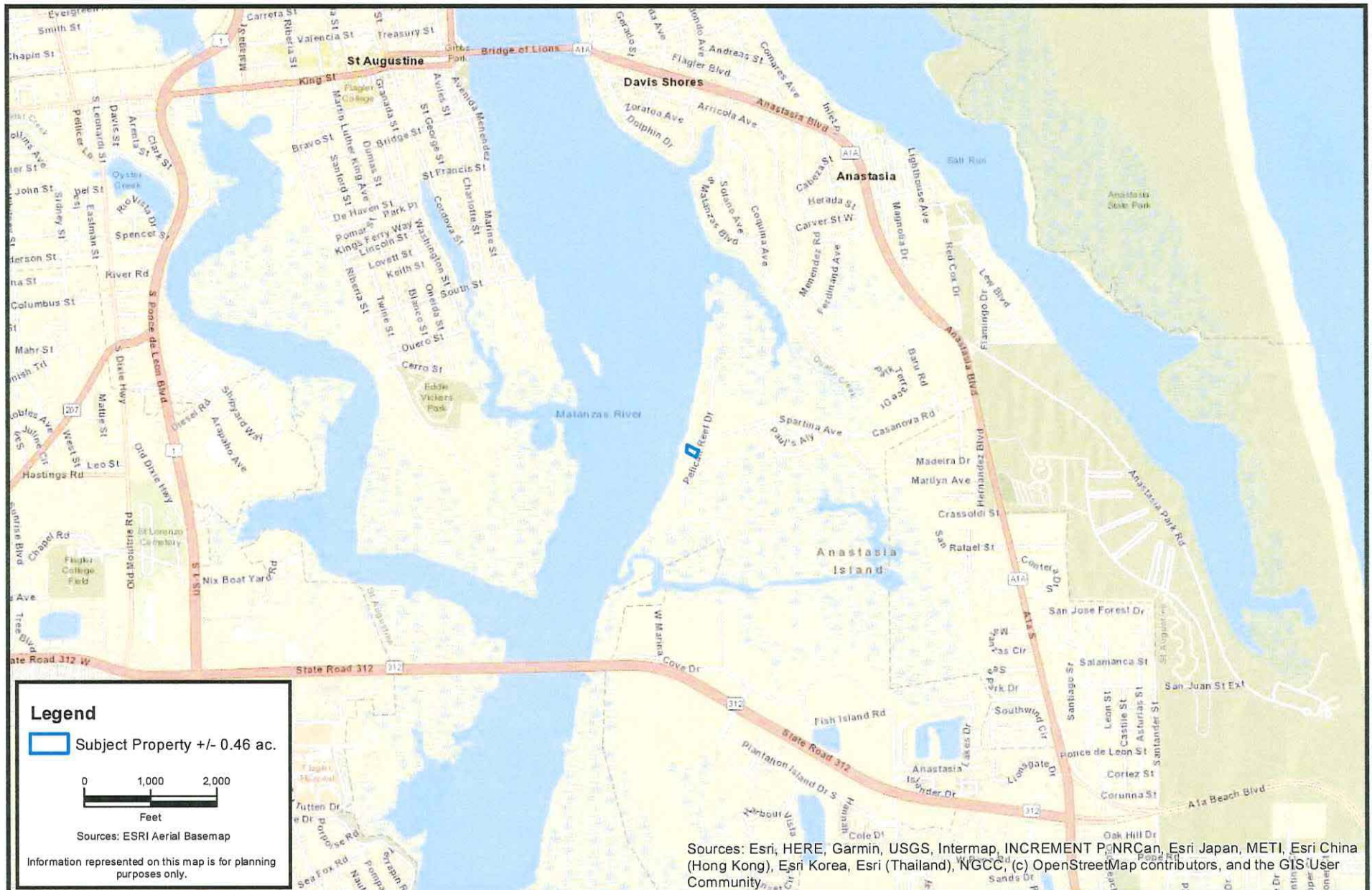
b) *The deck of any private boat dock shall not exceed six (6) feet in height above the mean high water line.*

Not applicable

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

Not applicable

Attachment 2
Overlay Zone Application Graphics



Location Map
164 Pelican Reef Drive

**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Project: 5.22449

St. Augustine, FL

Date: Jan 19 2023

Figure:

1





**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Aerial Map
164 Pelican Reef Drive

Project: 5.22449

St. Augustine, FL

Date: Jan 19 2023



Figure:

2



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Historic Bulkhead Alignment - 2016 Aerial

164 Pelican Reef Drive

Project: 5.22449

St. Augustine, FL

Date: Nov 29 2022



Figure:

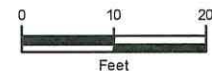
3



Legend

 Subject Property +/- 0.46 ac.

 Old Bulkhead



Sources: FDOT Aerial Imagery

Information represented on this map is for planning purposes only.

**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Historic Bulkhead Alignment - 2019 Aerial

164 Pelican Reef Drive

Project: 5.22449

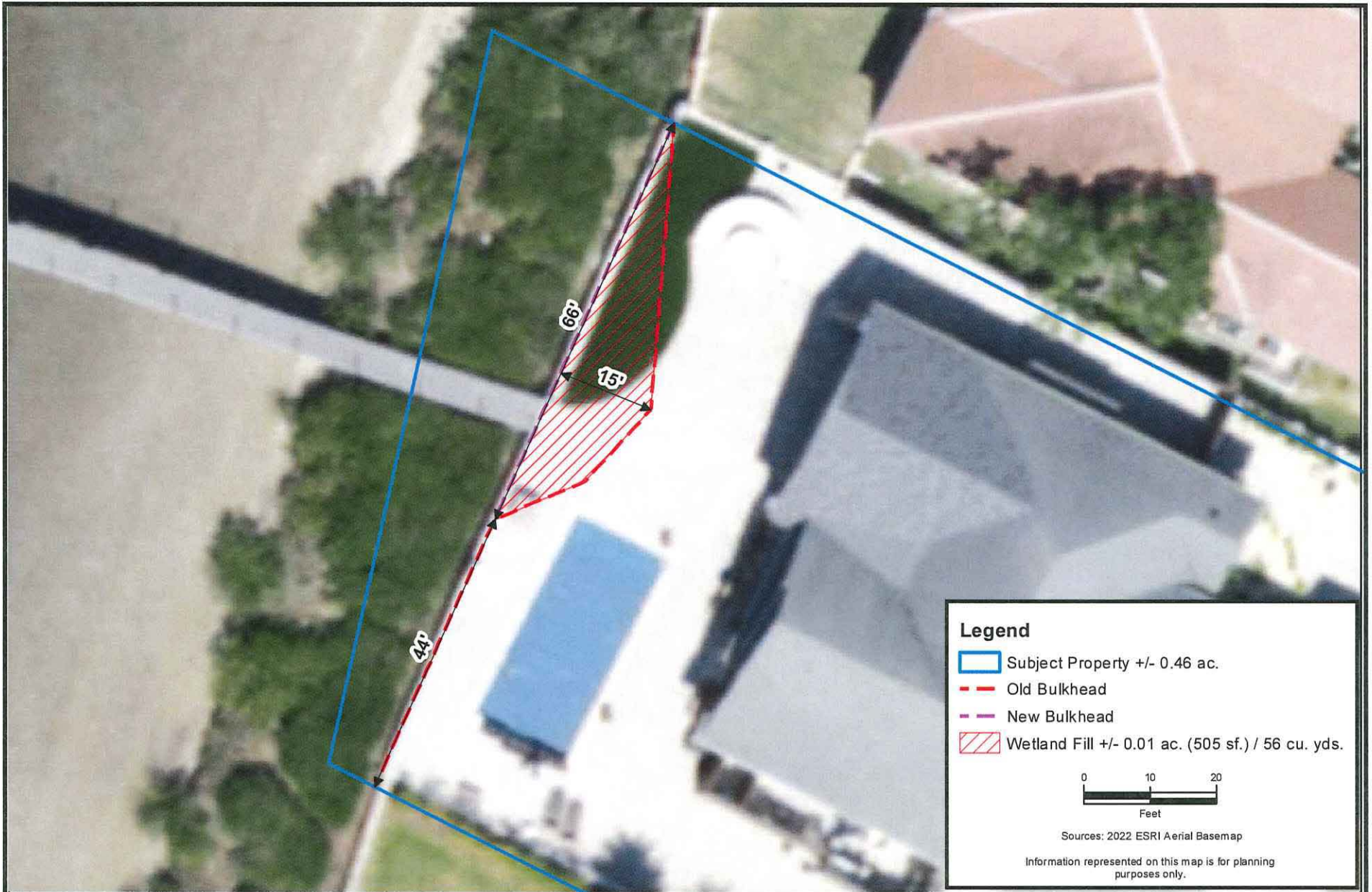
St. Augustine, FL

Date: Nov 29 2022



Figure:

4



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

New Bulkhead Alignment
164 Pelican Reef Drive

Project: 5.22449

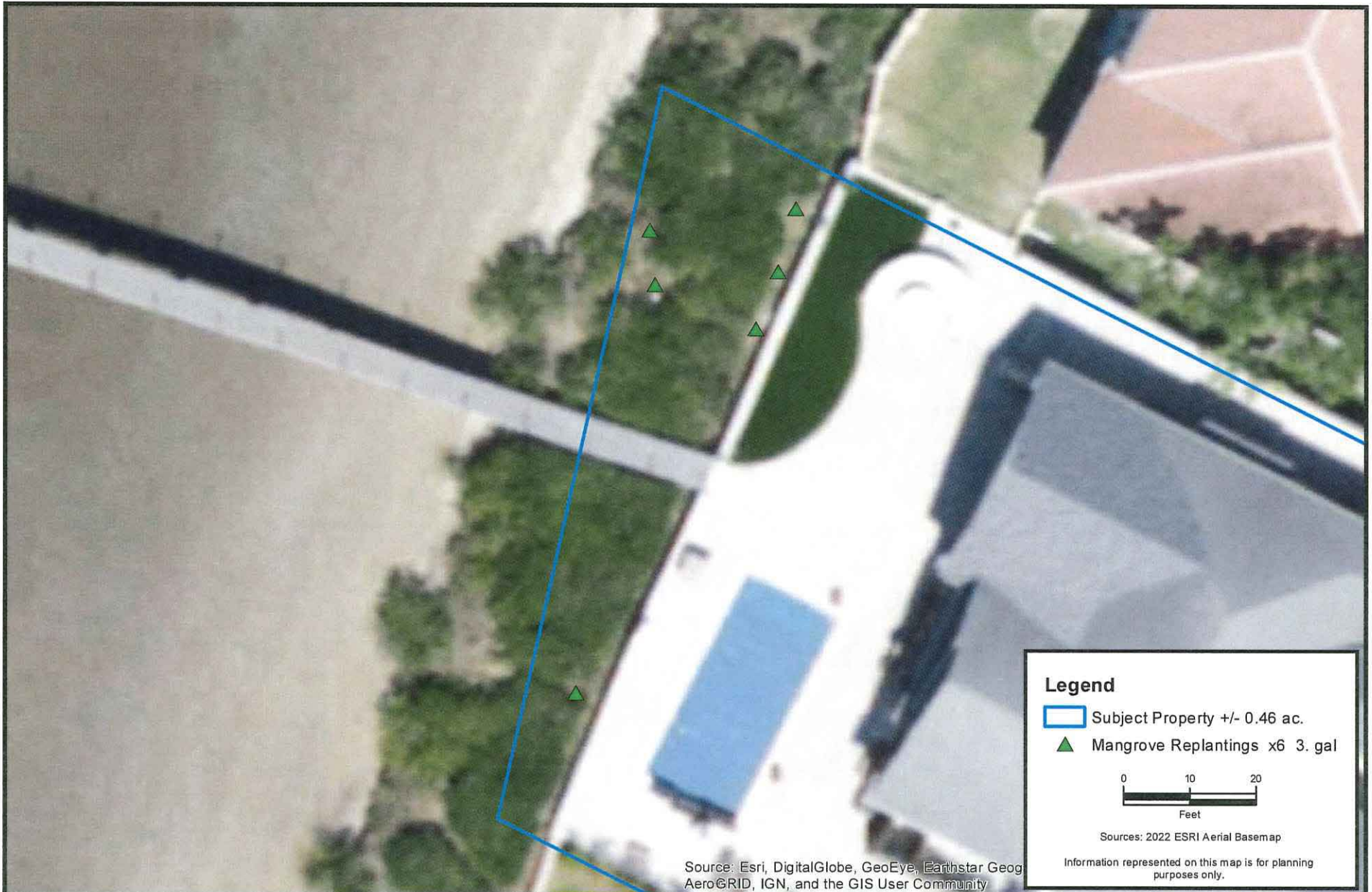
St. Augustine, FL

Date: Jan 19 2023

Figure:

5





CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Mangrove Replanting Plan 164 Pelican Reef Drive			 Figure: 6
	Project: 5.22449	St. Augustine, FL	Date: Feb 09 2023	



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Wetland Enhancement Areas 164 Pelican Reef Drive

Project: 5.22449

St. Augustine, FL

Date: Jun 30 2023

Figure:

7



Uniform Mitigation Assessment Method Summary

Site/Project Name:	Application Number:	Date:
Fout 164 Pelican Reef	7651419	June 30, 2023

Impact Summary

Assessment Area	Impact Type	Location and Landscape Support		Water Environment		Community Structure		Impact Delta	Acres	Functional Loss
		Current	w/Impact	Current	w/Impact	Current	w/Impact			
1 ATF Bulkhead Fill	Direct Impact	8	0	8	0	8	0	0.80	0.01	0.008
2 -	-	-	-	-	-	-	-	-	-	-
3 -	-	-	-	-	-	-	-	-	-	-
4 -	-	-	-	-	-	-	-	-	-	-
5 -	-	-	-	-	-	-	-	-	-	-
6 -	-	-	-	-	-	-	-	-	-	-
TOTAL									0.01	0.008

Mitigation Summary

Assessment Area	Mitigation Type	Location and Landscape Support		Water Environment		Community Structure		Mitigation Delta	Time Lag	Risk	PAF	RFG	Acres	Functional Gain
		w/o Mit	w/Mit	w/o Mit	w/Mit	w/o Mit	w/Mit							
1 CE Wetland Enhancer	Enhancement	6	6	9	9	5	8	0.10	1.00	1.00	n/a	0.100	0.08	0.008
2 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL													0.08	0.008

TOTALS					
Impacts	Acres	Mitigation - Upland	Acres	Mitigation - Wetland	Acres
		Restoration	0.00	Creation	0.00
Direct Impacts	0.01	Enhancement	0.00	Restoration	0.00
Secondary Impacts	0.00	Preservation	0.00	Enhancement	0.08
Total Impacts	0.01	Total Upland Mitigation	0.00	Preservation	0.00
				Total Wetland Mitigation	0.08

Total Functional Loss	0.008
Total Functional Gain	0.008
Excess Mitigation	0.000

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name Fout 164 Pelican Reef		Application Number 7651419		Assessment Area Name or Number ATF Bulkhead Fill	
FLUCCs code 642		Further classification (optional)		Impact Type Direct Impact	Assessment Area Size 0.01 Acres
Basin/Watershed Name/Number 9 - Pellicer Creek & Matanzas River		Affected Waterbody (Class) III		Special Classification (i.e., OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Adjacent to salt marsh fringe bordering ICWW to the west and the Pelican Reef residential development to the east.					
Assessment area description When repairing the damaged bulkhead, the alignment was straightened. In doing so, the builder filled 0.01 ac. of wetlands which will be mitigated via wetland enhancement within the neighborhood's conservation easement.					
Significant Nearby Features Matanzas River / ICWW, Pelican Reef Community			Uniqueness (considering the relative rarity in relation to the regional landscape.) Similar to adjacent properties		
Functions provide cover, substrate, or refuge; breeding; nesting; denning; nursery area; wildlife corridor; food chain support; natural water storage; natural flow attenuation; water quality improvement; nutrient,			Mitigation for previous permit/other historic use		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Crabs[Fiddler, Blue]; Snakes[Saltmarsh]; Turtles[Diamondback terrapin]; Birds[Coot, gull, tern, Belted kingfisher, swallows]; Mammals[otter, raccoon, bat, bobcat, marsh rabbit]			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): None observed					
Additional relevant factors:					
Assessment conducted by: MS			Assessment date(s): 06/30/23		

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name: Fout 164 Pelican Reef	Application Number: 7651419	Assessment Area Name or Number: ATF Bulkhead Fill
Impact or Mitigation: Impact	Assessment Conducted by: MS	Assessment Date: 06/30/23

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

Enter Notes below (do NOT score each subcategory individually)

.500(6)(a) Location and Landscape Support		a. Quality and quantity of habitat support outside of AA.		moderate, adjacent to residential development
		b. Invasive plant species in proximity to AA.		some possible
		c. Wildlife access to and from AA (proximity and barriers).		moderate
		d. Downstream benefits provided to fish and wildlife.		good
		e. Adverse impacts to wildlife in AA from land uses outside of AA.		some possible
		f. Hydrologic impediments and flow restrictions.		optimal
		Current	With Impact	g. Dependency of downstream habitats on quantity or quality of discharges.
h. Protection of wetland functions provided by uplands (upland AAs only).				
		Additional Notes:		
8	0			
.500(6)(b) Water Environment (n/a for uplands)		a. Appropriateness of water levels and flows.		appropriate
		b. Reliability of water level indicators.		reliable
		c. Appropriateness of soil moisture.		appropriate
		d. Soil erosion or depositional patterns, flow rates/points of discharge.		normal
		e. Fire history (frequency/severity).		n/a
		f. Appropriate vegetative and/or benthic zonation.		appropriate
		g. Hydrologic stress on vegetation.		normal
		h. Use by animals with hydrologic requirements.		low
		i. Plant community composition associated with water quality (i.e., plants tolerant of poor WQ).		normal
		j. Water quality of standing water by observation (i.e., discoloration, turbidity).		normal
		Current	With Impact	k. Water quality data for the type of community.
l. Water depth, wave energy, currents, and light penetration.				normal
		Additional Notes:		
8	0			
.500(6)(c) Community Structure X Vegetation Benthic Both		I. Appropriate/desirable species		mostly appropriate
		II. Invasive/exotic plant species		low
		III. Regeneration/recruitment		normal
		IV. Age, size distribution.		normal
		V. Snags, dens, cavity, etc.		none present
		VI. Plants' condition.		healthy
		VII. Land management practices.		moderate
		VIII. Topographic features (refugia, channels, hummocks).		normal
		IX. Submerged vegetation (only score if present).		
		X. Upland assessment area		
Current	With Impact	Additional Notes:		
8	0			

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
Current	With Impact
0.8	0
Impact Delta (ID)	
Current - w/Impact	0.8

Impact Acres =	0.01
Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	0.008

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a mitigation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the mitigation bank.

Additional Notes:

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - MIT/PRES
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name Fout 164 Pelican Reef		Application Number 7651419		Assessment Area Name or Number CE Wetland Enhancement	
FLUCCs code 642		Further classification (optional)		Mitigation Type Enhancement	Assessment Area Size 0.08 Acres
Basin/Watershed Name/Number 9 - Pellicer Creek & Matanzas River		Affected Waterbody (Class) III		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Proposed enhancement areas are northeast of the subject property, within Pelican Reef's recorded conservation easement.					
Assessment area description Enhancement areas are part of a larger salt marsh area, within a recorded conservation easement. These areas contain invasive Brazilian Pepper which will be removed.					
Significant nearby features Matanzas River / ICWW, Pelican Reef Community			Uniqueness (considering the relative rarity in relation to the regional landscape.) Pockets of Brazilian pepper occupy the surrounding marsh		
Functions provide cover, substrate, or refuge; breeding; nesting; denning; nursery area; wildlife corridor; food chain support; natural water storage; natural flow attenuation; water quality improvement; nutrient,			Mitigation for previous permit/other historic use		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Crabs[Fiddler, Blue]; Snakes[Saltmarsh]; Turtles[Diamondback terrapin]; Birds[Coot, gull, tern, Belted kingfisher, swallows]; Mammals[otter, raccoon, bat, bobcat, marsh rabbit			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Eastern indigo snake - T (state & fed); American alligator - SSC (state), T (fed); Brown Pelican, Snowy egret, Little blue heron, Tricolored heron, Reddish Egret, White ibis, American Oystercatcher, Roseate spoonbill, Osprey - SSC (state), Wood stork - E (state & fed); Least turn - T (state); Peregrine falcon - E (state), T (fed); Piping plover - T (state & fed); *** Amphibians/Reptiles: feeding, resting, mating, nesting Birds: feeding, resting, mating, nesting Mammals: feeding, resting		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Fiddler crabs, marsh rabbit, white-tailed deer tracks					
Additional relevant factors:					
Assessment conducted by: MS			Assessment date(s): 6/30/2023		

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - MITIGATION/PRESERVATION
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name: Fout 164 Pelican Reef	Application Number: 7651419	Assessment Area Name or Number: CE Wetland Enhancement
Impact or Mitigation: Mitigation	Assessment Conducted by: MS	Assessment Date: 6/30/23

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

Enter Notes below (do NOT score each subcategory individually)				
		Current With Mitigation		
.500(6)(a) Location and Landscape Support		a. Quality and quantity of habitat support outside of AA.		better habitat from enhancement
		b. Invasive plant species in proximity to AA.		less invasives
		c. Wildlife access to and from AA (proximity and barriers).		no change
		d. Downstream benefits provided to fish and wildlife.		potential improvement
		e. Adverse impacts to wildlife in AA from land uses outside of AA.		no change
		f. Hydrologic impediments and flow restrictions.		no change
		g. Dependency of downstream habitats on quantity or quality of discharges.		minimal
		h. Protection of wetland functions provided by uplands (upland AAs only).		no change
Current	With Mitigation	Additional Notes:		
6	6			

		Current With Mitigation		
.500(6)(b) Water Environment (leave blank for uplands)		a. Appropriateness of water levels and flows.	appropriate	appropriate
		b. Reliability of water level indicators.	reliable	reliable
		c. Appropriateness of soil moisture.	appropriate	appropriate
		d. Soil erosion or depositional patterns, flow rates/points of discharge.	normal	normal
		e. Fire history (frequency/severity).	n/a	n/a
		f. Appropriate vegetative and/or benthic zonation.	appropriate	appropriate
		g. Hydrologic stress on vegetation.	normal	normal
		h. Use by animals with hydrologic requirements.	normal	normal
		i. Plant community composition associated with water quality (i.e., plants tolerant of poor WQ).	normal	normal
		j. Water quality of standing water by observation (i.e., discoloration, turbidity).	normal	normal
Current	With Mitigation	Additional Notes:		
9	9			

		Current With Mitigation		
.500(6)(c) Community structure		I. Appropriate/desirable species	low	high
		II. Invasive/exotic plant species	high	low
		III. Regeneration/recruitment	low	high
		IV. Age, size distribution.	older aged BP	recruitment of natives
		V. Snags, dens, cavity, etc.	normal	normal
		VI. Plants' condition.	more invasives	more natives
		VII. Land management practices.	none	enhancement
		VIII. Topographic features (refugia, channels, hummocks).	normal	normal
		IX. Submerged vegetation (only score if present).		
		X. Upland assessment area		
Current	With Mitigation	Additional Notes:		
5	8			

Raw Score = Sum of above scores/30 (if uplands, divide by 20)		TEMPORAL LAG TABLE <table border="1" style="width:100%; border-collapse: collapse; font-size: small;"> <tr> <th>YEAR</th><th>T-factor</th><th>YEAR</th><th>T-factor</th><th>YEAR</th><th>T-factor</th></tr> <tr> <td>< 10 = 1</td><td>1</td><td>11-15</td><td>1.46</td><td>41-45</td><td>3.03</td></tr> <tr> <td>2</td><td>1.03</td><td>16-20</td><td>1.68</td><td>46-50</td><td>3.34</td></tr> <tr> <td>3</td><td>1.07</td><td>21-25</td><td>1.92</td><td>51-55</td><td>3.65</td></tr> <tr> <td>4</td><td>1.10</td><td>26-30</td><td>2.18</td><td>>55</td><td>3.91</td></tr> <tr> <td>5</td><td>1.14</td><td>31-35</td><td>2.45</td><td></td><td></td></tr> <tr> <td>6-10</td><td>1.25</td><td>36-40</td><td>2.73</td><td></td><td></td></tr> </table>	YEAR	T-factor	YEAR	T-factor	YEAR	T-factor	< 10 = 1	1	11-15	1.46	41-45	3.03	2	1.03	16-20	1.68	46-50	3.34	3	1.07	21-25	1.92	51-55	3.65	4	1.10	26-30	2.18	>55	3.91	5	1.14	31-35	2.45			6-10	1.25	36-40	2.73			Additional Notes: Risk factor/ time lags = 1; Ecological benefits should begin to improve immediately.
YEAR	T-factor	YEAR	T-factor	YEAR	T-factor																																								
< 10 = 1	1	11-15	1.46	41-45	3.03																																								
2	1.03	16-20	1.68	46-50	3.34																																								
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6-10	1.25	36-40	2.73																																										
0.6666667	0.7666667	Temporal Lag Factor (TLF) = (see Temporal Lag Table above)	1.00																																										
		Risk Factor (RF) = (1=no risk, 2=mod risk, 3=hi risk, on 0.25 increments)	1.00																																										
		Relative Functional Gain (RFG) = MD/(TLF x RF) =	0.100																																										

Mitigation Delta (MD) w/Mitigation - Current	0.1	FOR PRESERVATION ONLY: Not Applicable	Mitigation Area Size (acres) 0.08 Functional Gain (FG) (RFG x MIT AREA) (should balance with Functional Loss)	0.008
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Pelican Reef HOA Approval Letter



Pelican Reef ARB
3942 A1A South
St. Augustine, FL 32080
(904) 471-6606

Ryan Carter
John & Nancy Fout
164 Pelican Reef Drive
St Augustine, FL 32080

August 1, 2023

Re: ARB Application 164 Pelican Reef Drive – Historic Impact/exotic species

Dear Mr. & Mrs. Fout & Mr. Ryan Carter

I am writing to inform you that your ARB application for the work regarding: 164 Pelican Reef Drive was reviewed by the Pelican Reef ARB via email.

Your request is approved as submitted.

If you have any questions regarding this notice please feel free to contact me.

Sincerely,

Piper Hareland, CAM
Piper@CoastalRealtyFL.com
904-471-6606 ext. 123



CARTER ENVIRONMENTAL
SERVICES, INC.

CES

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

www.carterenv.com

Impervious Surface Map
164 Pelican Reef Drive

Project: 5.22449

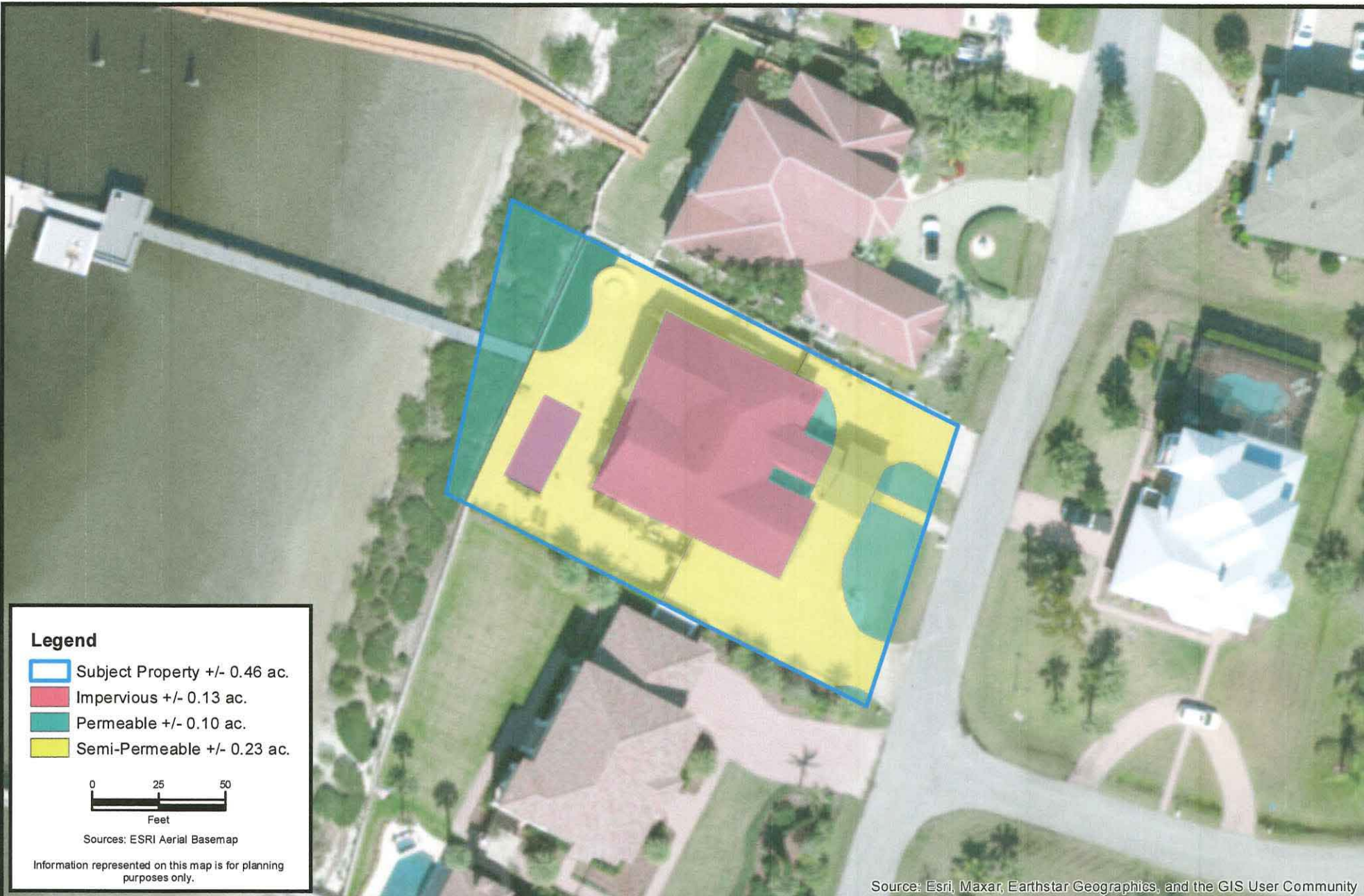
St. Augustine, FL

Date: Aug 18 2023

Figure:

14





CARTER ENVIRONMENTAL
SERVICES, INC.

CES

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

www.carterenv.com

Impervious Surface Map
164 Pelican Reef Drive

Project: 5.22449

St. Augustine, FL

Date: Aug 18 2023

Figure:

14



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: September 5, 2023

RE: **REZONING 2023-0057**

AGENDA ITEM 8(a)

APPLICANT James G. Whitehouse, Esq. for Ryan Dettra
c/o St. Johns Law Group

OWNER Paul M. Meredith, P.A.

LOCATION 115 La Quinta Place / PID 201920-0000

Continued from the August 1st Regular Meeting

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

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

Museum means a not-for-profit institution devoted to the procurement, conservation, care and display of art, artifacts and objects of lasting interest or value, along with associated programs for the education of the public, that relates to the history and culture of the city, the state and the nation, as well as to archaeology, anthropology, literature, music, crafts and the arts and sciences, that maintains regular hours, has a trained staff and meets the guidelines established by the American Association of Museums.

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 fmiher 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 encourage commercial redevelopment 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. Very simply 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 discusses being 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 as 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.

PZB additional information requests from the August 1st Regular Meeting:

1. *Details regarding the market*

Information provided by applicant:

- Letter titled “Local Goods Community Market and Store”
- The concept is to sell local beer, wine and spirits manufactured on site as well as locally made products and local brands.
 - Examples of products: pottery, coffee, clothing, cutting boards, hot sauce, BBQ sauce, jelly, chocolates, honey, soap, lotions, beauty products, art and more.
 - Examples of local companies: The Hippie’s Husband, Orange Grove Pottery Studio, Sea Witch Pepper Potion, A Frame Datil Pepper, Cock a Datil Do Datil Sauce, The Honey Truck Co., Minorcan Mike’s Datil Pepper Sauce, Claude’s Chocolates, Cultivate Tea and Spice, Maggie’s Herb Farms, St. Augustine Pottery, Sequential Coffee, and Paper Root clothing.
- Community market will be located in the existing 4,000 square foot structure onsite.

2. *City staff to review parking study*

Staff review:

- A review of the Trip Generation Analysis submitted by the applicant will be completed by the City’s transportation and mobility consultant and be provided ahead of the September 5th meeting.
- With the addition of bicycle racks, which has a capacity of twenty-six (26) bicycles based on updated site plan, crosswalks on both Riberia Street and La Quinta Place, as well as sidewalk improvements this proposal shows progress in meeting the objectives of the City’s Mobility Plan. The 2040 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.



Figure 2. This aerial photograph shows 115 La Quinta Place, shaded in yellow, City Hall, shaded in blue, and 2 Artillery Lane, shaded in green.

The distance from 115 La Quinta Place and 2 Artillery Lane is roughly 1,700 feet, one-third of a mile. Both properties are approximately 0.6 acres in size, the most notable difference is the land use designation, Commercial Low Intensity for La Quinta Place and Historic Preservation for Artillery Lane. 115 La Quinta Place is located around 1,700 feet west of the Historic Downtown which means that any proposed commercial uses will have to provide off-street parking, a development requirement unique to properties located outside of the Historic Downtown. The reason for not requiring off-street parking for commercial uses within the Historic Downtown is to encourage preservation of historic structures as well as promote infill development.

Proposed use minimum parking requirements based on the City's current parking code, last updated in 1988:

Use	Size	Current Parking Code Minimum Spaces Required
Museum and Distillery	3,950 square feet (1/2 dedicated to storage)	5
Community Market	4,000 square feet	13
Railcar Restaurant	75 seats	19
Kitchen	1,500 square feet	8
Courtyard	25 seats	6
		51 total parking spaces required

3. *Better language or explanation for the justification of no onsite parking*

Information provided by applicant:

- Under Section II – Application, B. Development Standards for NEW Structures within the PUD:, 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 offsite properties. The number of required spaces for all uses will be determined by staff upon site plan / construction plan approval and applicant will provide proof of leases for that amount of parking spots before any certificate of occupancy is issued by

the city. Further, as noted and depicted on the map, an access stop will be provided onsite for handicapped drop-off and intermodal transport of visitors to further promote the walkability of the inner-city core, as advocated.

4. *Landscaping plan*

Information provided by applicant:

- Site plan provided by applicant shows landscaping bufferyards along La Quinta Place, which includes a 4-foot wrought iron fence, and along the eastern property line adjacent to 113 La Quinta Place.

5. *Explanation of how the proposed courtyard will function such as use and hours*

Information provided by applicant:

- Under Section II – Application, B. Development Standards for NEW Structures within the PUD:, 14. Specific Regulations and Prohibitions:
 - There will be NO outside activities or food service in the common areas allowed after 9:00pm on Sunday through Thursday and after 10:00pm on Friday, Saturday and holidays; further, there will be NO outside amplified music; finally, there will be NO “special events” as defined by the city’s special events ordinance (unless approved by the city or the PZB as a temporary use or by amendment to the PUD).

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Staff included close to eight pages of goals, objectives, and policies from the Future Land Use, Historic Preservation, and Transportation and Mobility Elements of the City’s 2040 Comprehensive Plan for review.

- Future Land Use Element 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.
- Historic Preservation Element Overall 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.
- Transportation and Mobility Element 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.

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
Planning Manager
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 LAW GROUP

Dedicated and Responsive Service

NEIGHBORHOOD COUNCIL OF SAINT AUGUSTINE, INC.
52 N. ST. AUGUSTINE BLVD.
SAINT AUGUSTINE, FL 32080

RE: The St. Augustine Locomotive Museum Planned Unit Development

Pursuant to the requirements of the City of St. Augustine for applications for Planned Unit Development Ordinances, please accept this correspondence as notice of the request for rezoning to Planned Unit Development for 95 Riberia Street to allow the owner to maintain the historical nature of this property while updating the property to refresh and renovate the current structures, stables and canopies, including some additions and partial demolitions, to transform this historic property into the mixed-use venue envisioned herein and depicted on the PUD site plan map. The following information regarding the project is provided for your use and distribution, as appropriate:

APPLICANT	James G. Whitehouse, Esq. for Ryan Dettra (Purchaser – Applicant) / Paul Meredith, PA (Current Owner)
OWNER & APPLICANT	Ryan Dettra (Purchaser – Applicant) / Paul Meredith, PA (Current Owner)
LOCATION	95 Riberia Street
CURRENT ZONING	CL-1
CURRENT LAND USE	Commercial Low
PROPOSED ZONING	Planned Unit Development (PUD)
SURROUNDING PROPERTIES	Flum – RES MED / MIXED USE / COMMERCIAL LOW Zoning – PUD / CL-1 / RGO

Current Zoning and Land Uses:

The site is approximately 30,084 gsf (over 2/3 acre) and currently contains several structures, stables and canopies, and these will all be refreshed and renovated, including some additions and partial demolitions, to transform this historic property into the mixed-use venue envisioned herein and depicted on the PUD site plan map. Of note, the property has historically been categorized, assessed and taxed by the SJC Property Appraiser and SJC Tax Collector with a Use Description of “City of St. Augustine Industrial - Warehousing & Distribution Terminals. Further, the property was historically used for stables to serve the rail industry for intermodal transportation and transport of baggage and goods into town and more recently as the stables and pens for farm animals and the community market and store and interactive museum / animal farm for Ripe N Ready. The property has had a current future land use of Commercial Low and it has had the current zoning of CL-1 during all the above uses’ existence.

T (904) 495-0400	104 Sea Grove Main Street
F (904) 495-0506	St. Augustine, Florida 32080
(888) 588-2599	www.sjlawgroup.com

Summary of Request:

Request to rezone this historic parcel to Planned Unit Development (PUD), to allow for renovations and upgrades to this deteriorated property, so it may be utilized in a consistent manner and be a wonderful addition to this area of the Riberia Street mixed use corridor and interact with the surrounding properties. This rezoning will allow the owner to maintain the historical nature of this property while updating the property to refresh and renovate the current structures, stables and canopies, including some additions and partial demolitions, to transform this historic property into the mixed-use venue envisioned herein and depicted on the PUD site plan map. Further, the changes to the property will reflect the historical nature of the area and will include the locomotive museum, including many historical pieces, photographs and documents, as well as historical reflections within the museum and throughout the property describing the property and the area's history. Accordingly, the local market will allow sale of local goods, the kitchen and restaurant will reflect the historical foods associated with the Flagler era rail industry up and down the coast and the craft brewery distillery will add additional historical reflection in kind.

The Project Coordinator's contact information is as follows:

St. Johns Law Group
James G. Whitehouse, Esq.
104 Sea Grove Main Street
St. Augustine, FL 32080
(904) 495-0400
jameswhitehouse@sjlawgroup.com

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

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

If you have any questions, please do not hesitate to call or email me. We appreciate the work that you do.

Sincerely,

James G. Whitehouse, Esq.

Cc: City of St. Augustine Planning Department

EXHIBIT 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 Riberia Street

THE RAILROAD RETROSPECTIVE MIXED USE Planned Unit Development

Updated Submittal Date:

August 25, 2023

Request:

Request to rezone this historic parcel at 95 Riberia Street to Planned Unit Development (PUD), to allow for renovations and upgrades to this deteriorated property, so it may be utilized in a consistent manner with the surrounding Riberia Street corridor, mixed use properties in the area. This rezoning will allow the owner to maintain and promote the history of this property and area while updating and refreshing the property to provide the proposed mixture of uses. (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 Riberia 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 promote a fully pedestrian-accessible experience, by foot or by trolley, establishing a sense of place with the large parcel providing sufficient area to offer a number of mixed uses including a central communal area for the visitors' enjoyment. In turn, since this will be fully pedestrian-friendly, the applicant also plans to provide, through pre-arranged agreement, various satellite parking now existing and future parking on other parking lot properties in the area to assist the city in providing more general parking, even though access will be completely pedestrian-based. 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

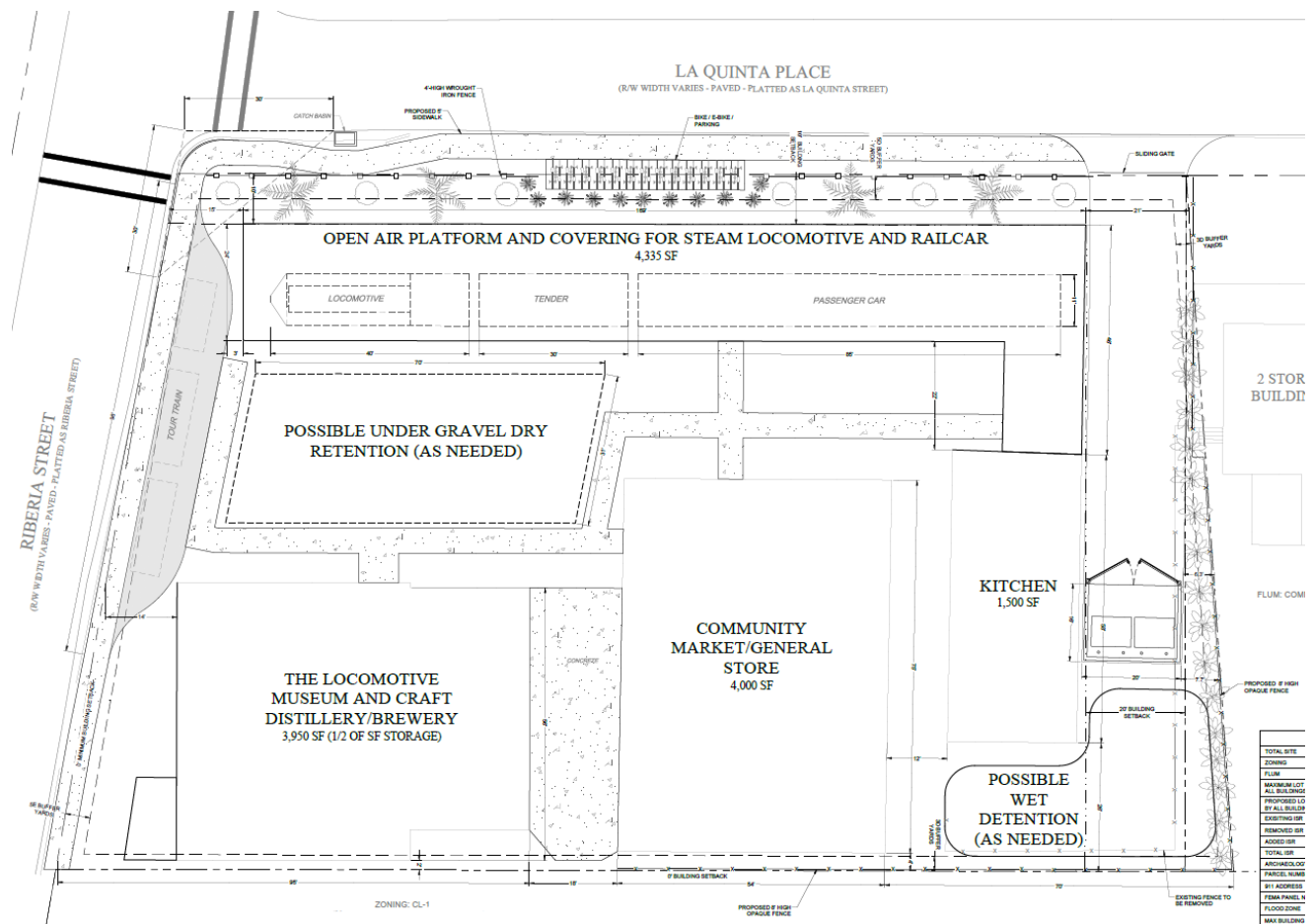
Parcel Identification Number: 201920 0000

Railroad Retrospective Mixed-Use PUD

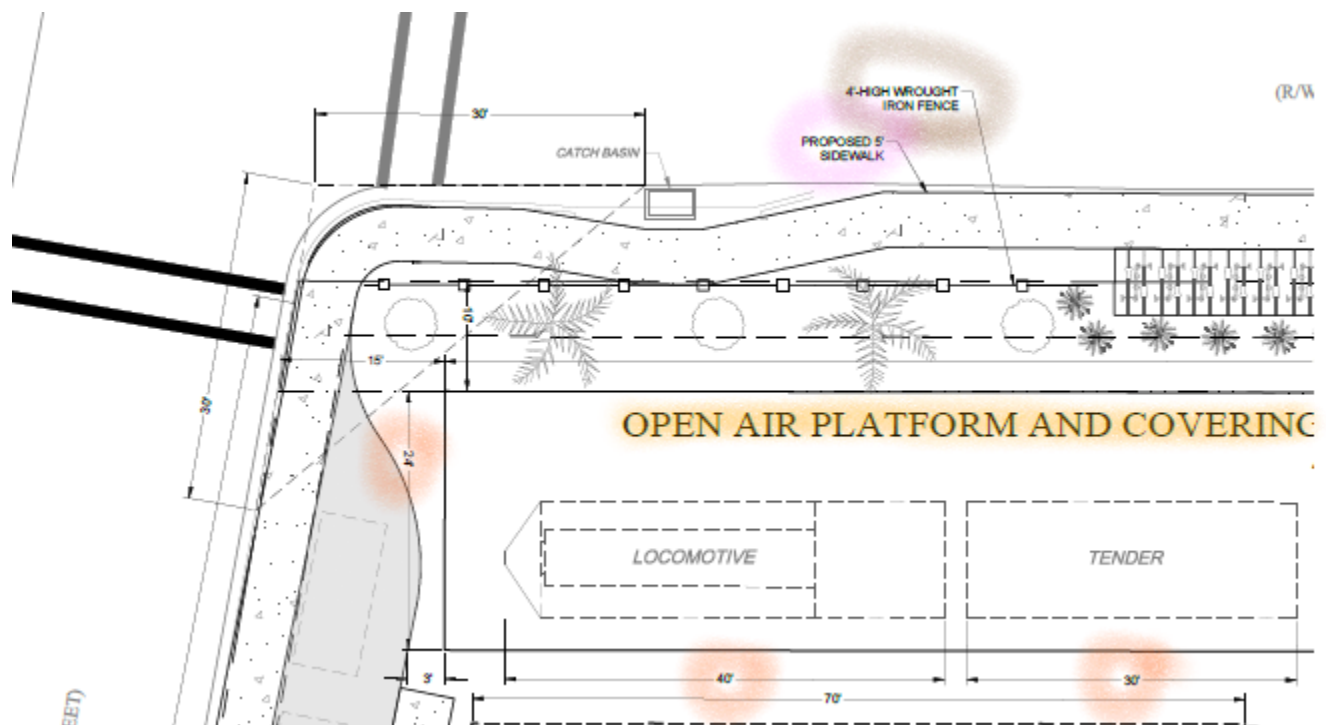
The “birth of leisure travel in Florida” story is the central subject throughout the project. When people travel, they want to take part in authentic experiences, participate in the local culture, taste local food and beverages, see and enjoy the beauty nature has to offer. They want to meet people and 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

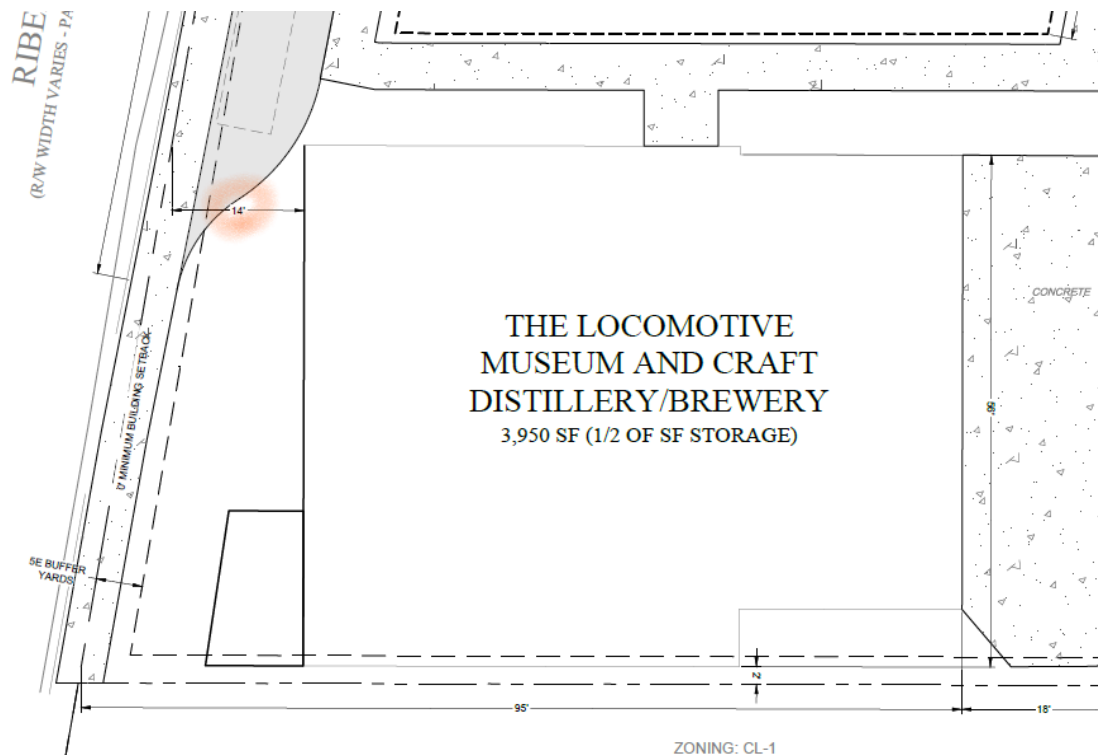


Locomotive #113 can be categorized as a museum grade attraction and has 0 (zero) capacity.

#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 – Local Goods 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.

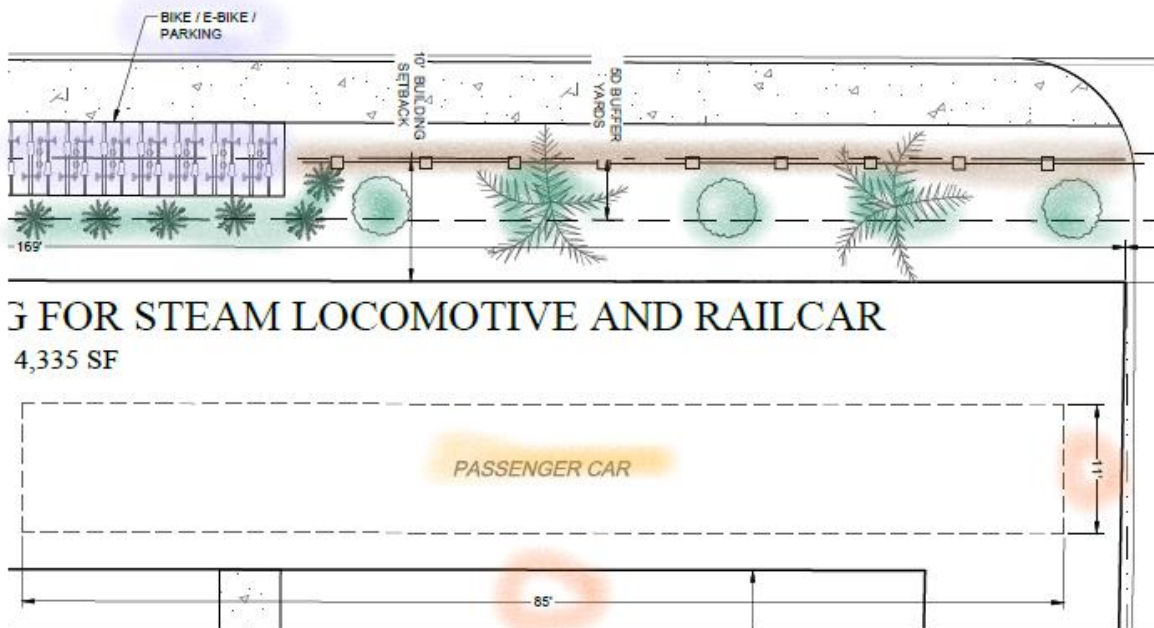
Retail can be memorable. Customers can learn about who, where, and how the goods are made as part of the shopping experience. The concept will incorporate samples and tastings into the shopping experience. Sampling may have heightened your shopping experience at Costco or the Savannah Bee Company and 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.

The PZB board asked for additional information on the retail store "Local Goods Market." The concept is to sell beer, wine and spirits manufactured on site as well as locally made products and local brands. Products such as pottery, coffee, clothing, cutting boards, hot sauce, BBQ sauce, jelly, chocolates, honey, soap, lotions, beauty products, art and more. We plan on using local vendors for private label products for the shop. The concept is to sample and educate consumers in the retail area. Several sampling stations will be set up daily. This will help local companies build their brands and keep money in the community.

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.

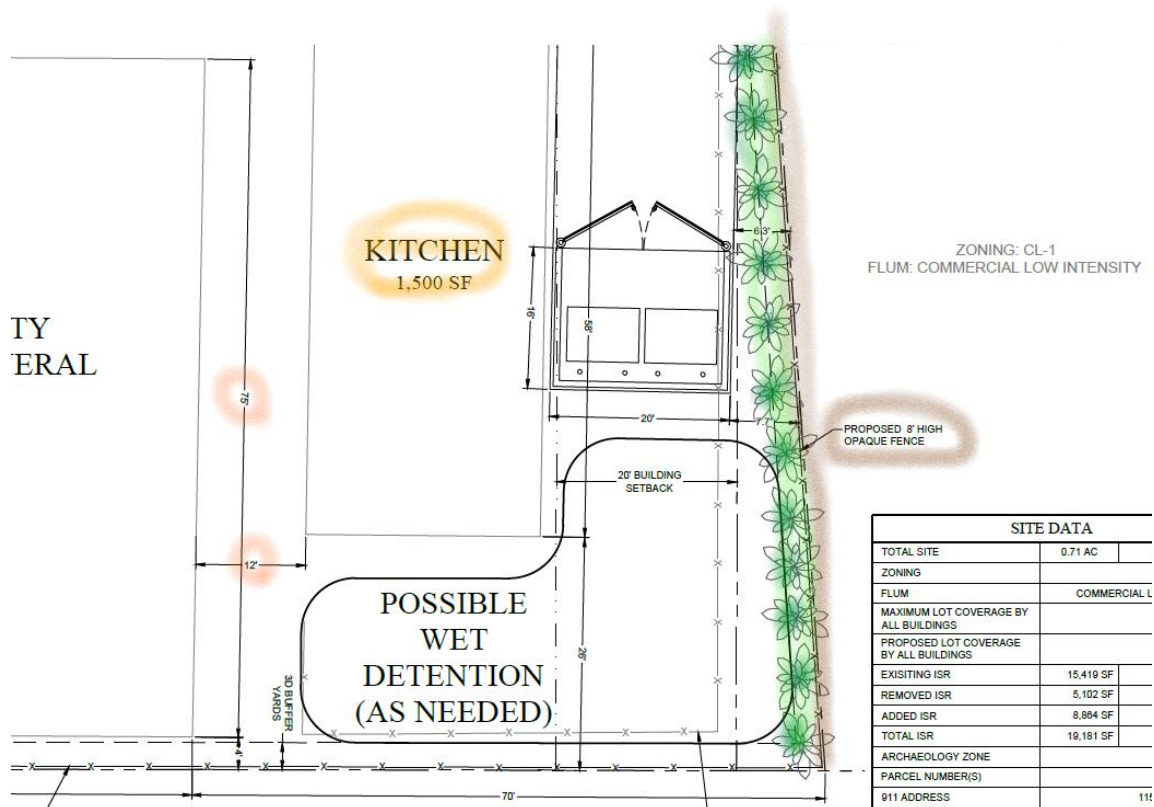
The kitchen will have a take-out/counter service concept. The food options will be simple/healthy and inspired by tropical Florida in 1913. Patrons will be able to order both alcoholic and non-alcoholic drinks. This concept will serve customers taking the tour and act as the waiting area for the fine dining restaurant. We are planning for 8-10 stools, 4 tables and a counter to walk-up and order. Total seating for 20-25 and square footage of approximately 600 square feet.

Total seating will be limited to the square footage of each area. Total number of seats between the fine dining and counter/take out concept could be as low as 60 and as high as 100. We seek approval for up to 100 seats. The property's current zoning Commercial Low-One (CL-1) allows for restaurants up to 100 seats.

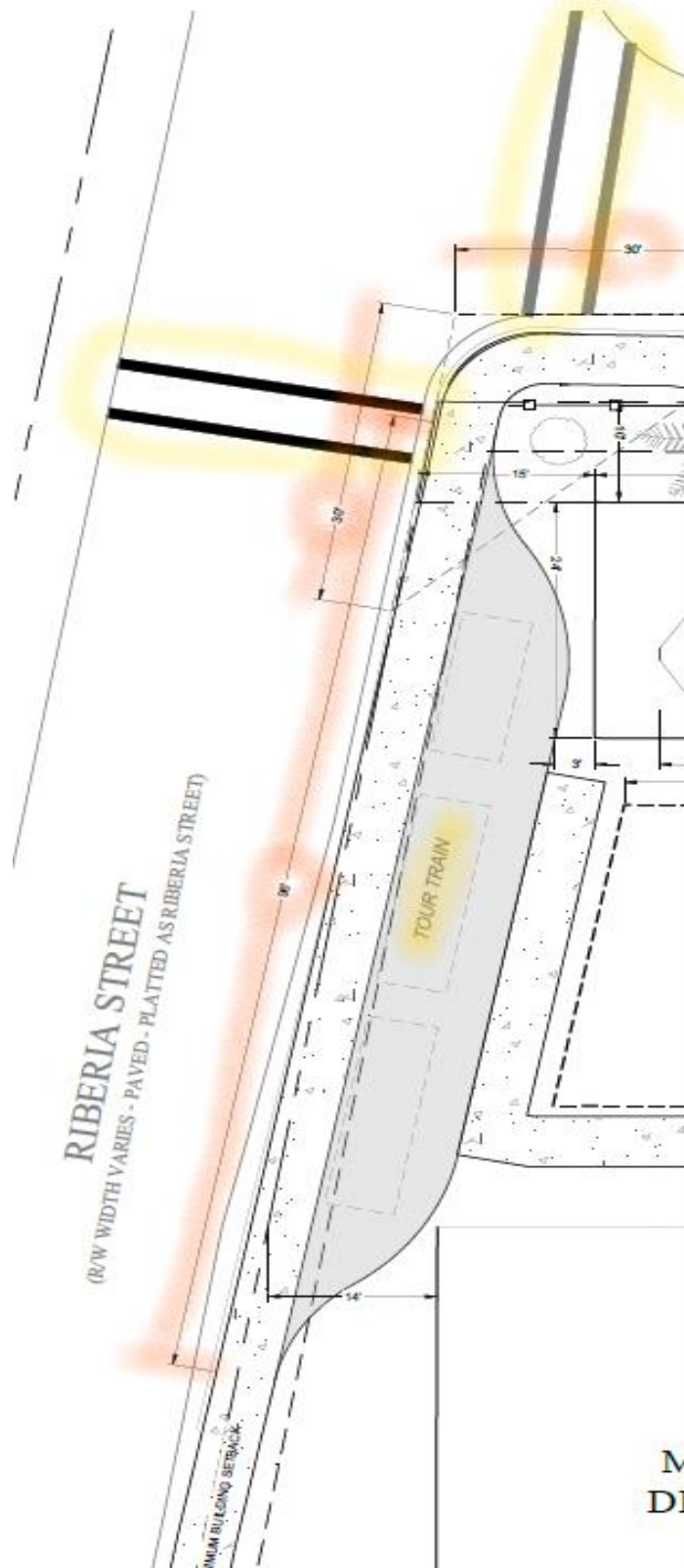
Beer, Wine and Alcohol brewed onsite will be served at both concepts for onsite consumption. The concept is to produce the beer, wine, and liquor in the on-site distillery/winery/brewery. The kitchen will be a "scratch" kitchen making period foods.

Hours of operation will be similar to nearby restaurants:
The Ice Plant, Fish Camp, San Sebastian Winery.

Hours –
M-F: 11am to Midnight
Sat & Sun: 10am to Midnight



****Crosswalks and RideShare / Delivery / Trolley Stop Area
(Designed to be On Property - Off of Riberia – With Sidewalk divider for safety)**



****Buffering from La Quinta – Including Bike and E-bike Racks
(Designed to include attractive landscaping and a tasteful 4ft wrought iron fence on Property)**

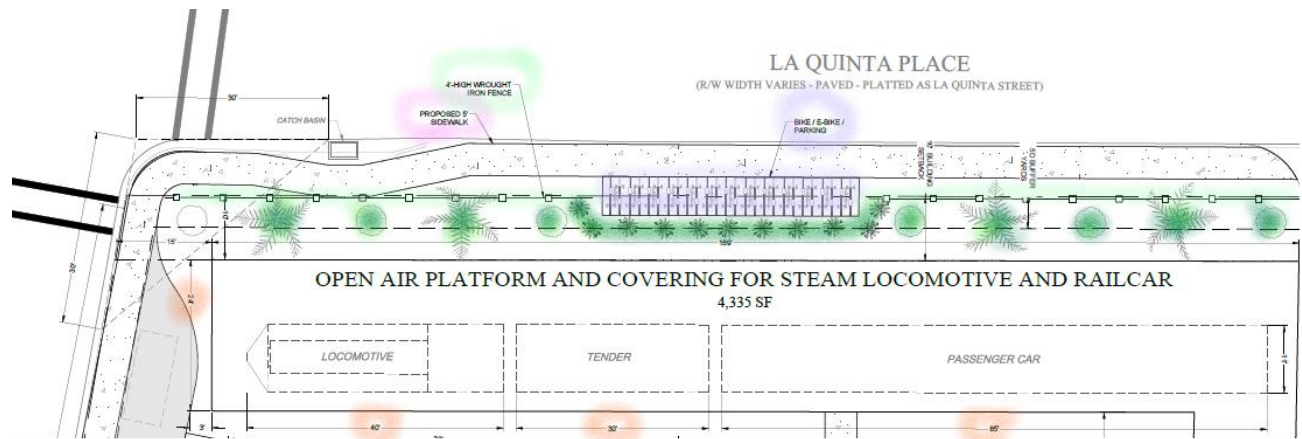


Exhibit “C”
DEVELOPMENT PLAN NARRATIVE
95 Riberia Street
THE RAILROAD RETROSPECTIVE MIXED USE
PLANNED UNIT DEVELOPMENT

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 community 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 Inland 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 also plans to provide, through pre-arranged agreement, various satellite parking now existing and future parking on other parking lot properties in the area to assist the city in providing more general parking, even though access will be completely pedestrian-based, which will continue to promote the walkable nature of our city and also the use of the various other intermodal forms of transport in the attempt to take cars off our inner-city core streets and at the same time to offer reflection on how visitors and locals alike had to rely upon both the horses, whose stables were on this property, and other forms of transport to get into town from the area, historically and most especially in the Flagler era.

Finally, the applicant has extensive experience with this type of project based upon his work on the extremely successful and compatible St. Augustine Distillery project and he looks forward to implementing the same type of success into this mixed use, historically reflective site.

Applicant herein seeks this rezoning, as presented.

As stated, the overall objective of the PUD is to create a magnificent sense of place through renovations and upgrades to this deteriorated property, so it may be utilized in a consistent manner with the surrounding Riberia Street corridor, mixed-use properties, allowing the owner to maintain the historical nature of this property and much of the historical structures thereon, while updating the property to provide the proposed mixture of uses surrounding the interactive locomotive museum theme, including the locomotive and rail car, and delivering food and the interactive craft brewery/distillery to bring further context to a forgotten history and era.

A. Location/Surrounding Areas: The property within the PUD currently consists of approximately .71 acres, described by the Legal Description as included in the Proof of Ownership documents, attached. The property is located on Riberia Street, just one block off of King Street, at the corner of Riberia and La Quinta Street.

B. Ownership/Agreement: The Property is under contract for purchase by Ryan Dettra (Purchaser – Applicant), from the current owner, Paul Meredith, PA, as shown by the Proof of Ownership documents in the Application materials. Evidence of authorization for representation is contained within the Application materials.

Applicant hereby agrees and stipulates to proceed with the proposed development in accordance with PUD Ordinance as adopted by the City of St. Augustine City Commission with the amendments as outlined. The Applicant also agrees to comply with all conditions and safeguards established by the Planning & Building Department and the Planning & Zoning Board (PZB), Historic Architectural Review Board (HARB) and the City of St. Augustine City Commission.

SECTION II- APPLICATION

A. Permitted Uses: The development will be constructed in an orderly manner as depicted on the PUD map and described above. 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 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 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 offsite properties. The number of required spaces for all uses will be determined by staff upon site plan / construction plan approval and applicant will provide proof of leases for that amount of parking spots before any certificate of occupancy is issued by the city. Further, as noted and depicted on the map, an access stop will be provided onsite for handicapped drop-off and 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, an on-site access stop will be provided off Riberia Street for intermodal transport of visitors to further promote the walkability of the inner-city core, as advocated within our Comprehensive Plan, and to allow for RideShare drop-off and pickup, as well as deliveries. Accordingly, bike / E-bike racks will be provided.

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. A four foot wrought iron fence will be installed along La Quinta, as depicted.

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 as well as along Iberia Street (located west of the access stop as depicted to incorporate the access into the property).

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.

14. Specific Regulations and Prohibitions: There will be NO outside activities or food service in the common areas allowed after 9:00pm on Sunday through Thursday and after 10:00pm on Friday, Saturday and holidays; further, there will be NO outside amplified music; finally, there will be NO “special events” as defined by the city’s special events ordinance (unless approved by the city or the PZB as a temporary use or by amendment to the PUD).

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 Riberia Street. Accordingly, they will also enhance this property. See, FLUE Objective 3.2 - The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable. See, FLUE Policy 3.2.3 -The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity. Also see, FLUE Policy 3.2.6 - The City shall encourage economic development in all areas within the city limits by establishing standards in the LDC to: • Provide a variety of uses in close proximity; • Increase activity and community involvement; • Create a pleasant ambiance through design standards and scale; and, • Improve mobility for alternative modes of transportation and pedestrians. This is in an effort to recognize and preserve the authentic historic and physical character of the area including the presence of the historic rail industry in the area.

3. Compliance with the intent and criteria in section 28-286.

Section 28-286 provides: The application of flexible land use controls to the development of land is often difficult or impossible within traditional zoning district regulations. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, it is often necessary to establish planned unit developments (PUD) in which development is in harmony with the general purpose and intent of the city's general planning program and comprehensive plan. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial or industrial developments, or combinations thereof, which are in keeping with overall land use density and intensity standards, and open space objectives. The intent of a PUD is to permit flexibility from the strict application of setback, lot size, and other zoning district requirements, and provide performance criteria which:

- (1) Permit a creative approach to the development of land; and

- (2) Accomplish a more desirable environment than would be possible through the strict application of minimum zoning district requirements; and
- (3) Provide for an efficient use of land; and
- (4) Improve the appearance of the area through the preservation and enhancement of natural features, recreation areas, and open space; and
- (5) Provide an environment of stable character compatible with surrounding areas; and
- (6) Retain property values over the years.

Response: *The Development Plan Narrative, attached above, demonstrates this proposed PUD's compliance with Section 28-286 and how this proposal is a perfect example for the use of planned unit development to encourage the restoration / renovation / reconstruction of these presently deteriorating structures while allowing for a creative use that has no increased ill-effects on the area, since many of the uses are already allowed, and since this use is clearly compatible and far less intense than the uses across the street and the farm animal use that was historically on this same property. Further, the proposed use will indeed provide an environment of stable character for this property to be re-created and greatly enhance the area and an invaluable reflection upon how the rail industry helped to build and sustain our city, and in turn, will allow this property to not only retain its value but also to enhance the value of the surrounding properties.*

4. Compliance with section 28-288 and justification for any zoning uses.

Response: *Section 28-288 provides "Any use which is permitted by the comprehensive plan may be included and approved in a PUD." This district is intended to provide a mix of compatible nonresidential uses. The mixture of uses proposed will encourage the restoration and renovation of these historic structures including compatible infill development and promote the history of the rail industry and accessory contributing uses. The mixture of uses and provision of both a large community open space within and a trolley stop will promote both the walkability of the city, intermodal transport and community interaction in this mixed use area of Riberia Street. This is in an effort to recognize and promote the authentic historic and physical character of the area including the historic direct reflection upon and presentation of the rail industry and its accessory uses which helped to build and sustain our historic city. The Development Plan Narrative, attached above, contains the required development conditions*

sought by Applicant, all of which are intended to meet the spirit and intent of our code and comprehensive plan.

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

Response: *The restoration / renovation / reconstruction of this deteriorating property, with the proposed interactive Locomotive Museum and mixture of uses, while reusing many of the current dilapidated structures, is to be commenced as a single phase, within a reasonable time of the approval of the Ordinance approving the PUD, and completed within a reasonable time thereafter.*

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

Response: *No such areas exist on the Property.*

7. A termination date after which all or part of a PUD that has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

Response: *It is the landowner's understanding and intent that should this Application be approved and then not acted upon timely, the existing zoning approvals would remain unchanged.*

8. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the

reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.

Response: Any reversion to a pre-PUD zoning district would not render the existing uses inconsistent with the Comprehensive Plan.

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

Response:

The undersigned, for themselves and for their successors and assigns, acknowledges and agrees to be bound by every commitment made in this application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.

OWNER/APPLICANT:

Ryan Dettra (Purchaser – Applicant)
33 Davis Street
St. Augustine, FL 32084

SECTION V - SUMMARY AND CONCLUSIONS

Approval of this Planned Unit Development, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, is justified in that:

1. The project will not adversely affect the orderly development of the City of St. Augustine as embodied by the City Zoning Ordinance and the respective Comprehensive Plan of the City, as the proposal is in conformance with the Plan and its goals and objectives, and the use, as included in the Narrative, is compatible with the surrounding zoning. The project allows control over the size and intensity over development and assurance of compatibility with surrounding residential uses.

2. The project will not adversely affect the orderly development of the City of St. Augustine and will not adversely affect the health, safety and welfare of the residents or visitors to the area, will not be detrimental to the natural environment or the development of adjacent properties or the neighborhood as a result of the conditions and safeguards included in the application.

3. The project will accomplish the objective, standards and criteria set forth within the Zoning Ordinance and provides for strict regulation and maintenance of the project to provide the City with the assurance of an attractive and beneficial asset.

4. When developed in accordance with the conditions stipulated in the PUD application and imposed by this Ordinance, the proposed PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

THEREFORE, This Planned Unit Development request meets all of the above listed City requirements, including the Comprehensive Plan requirements, does not conflict with any of the elements of the Comp. Plan and is consistent with the Comp. Plan. and City Code.

Local Goods Community Market and Store

The PZB board asked for additional information on the community retail store “Local Goods Market.” The concept is to sell local beer, wine and spirits manufactured on site as well as locally made products and local brands. Products such as pottery, coffee, clothing, cutting boards, hot sauce, BBQ sauce, jelly, chocolates, honey, soap, lotions, beauty products, art and more. We plan on using local vendors for private label products for the shop. The concept is to sample and educate consumers in the retail area. Several sampling stations will be set up daily. This will help local companies build their brands and keep money in the community.

A few examples of local companies are below.

<https://thehippieshusband.com/cutting-boards/>

<https://ogpotterystudio.com/>

Sea Witch Pepper Potion

A Frame Datil Pepper

Cock a Datil Do Datil Sauce

<https://www.honeytruck.com/pages/wholesale>

<https://www.minorcanmikes.com/>

Claude’s Chocolates

Cultivate Tea and Spice

Maggie’s Herb Farms- homemade datil jams, mustards, vacuum datil peppers

St. Augustine Pottery

Sequential Coffee

Local Clothing Manufacturer’s such as Paper Root



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:

Daily

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

PM Peak Hour

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

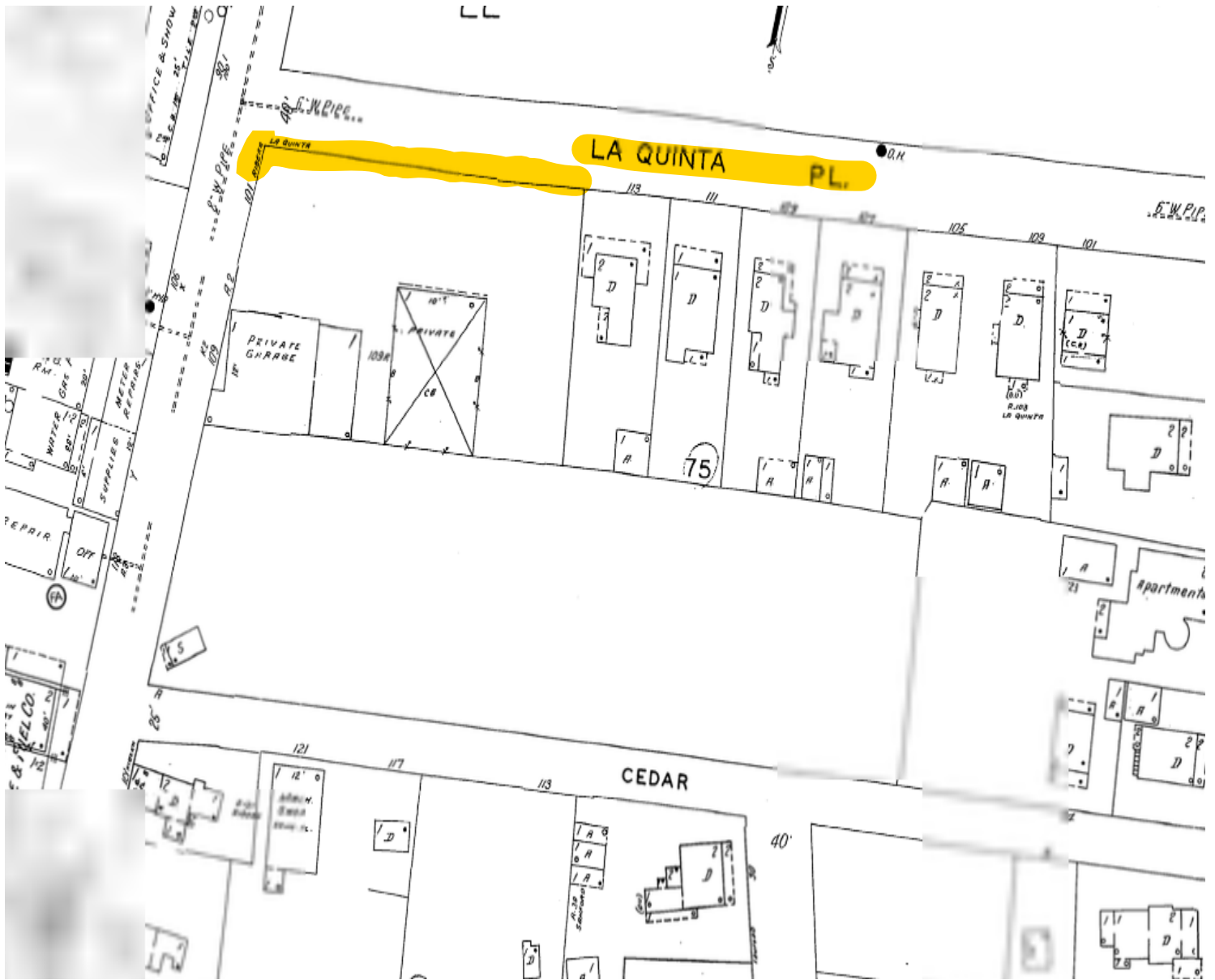
Saint Augustine Apr. 1930, Sheet 8



NON-COMMERCIAL USE ONLY

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ProQuest® Digital Sanborn Maps, 1867-1970
Saint Augustine Apr. 1930, Sheet 8 Revised to 1947



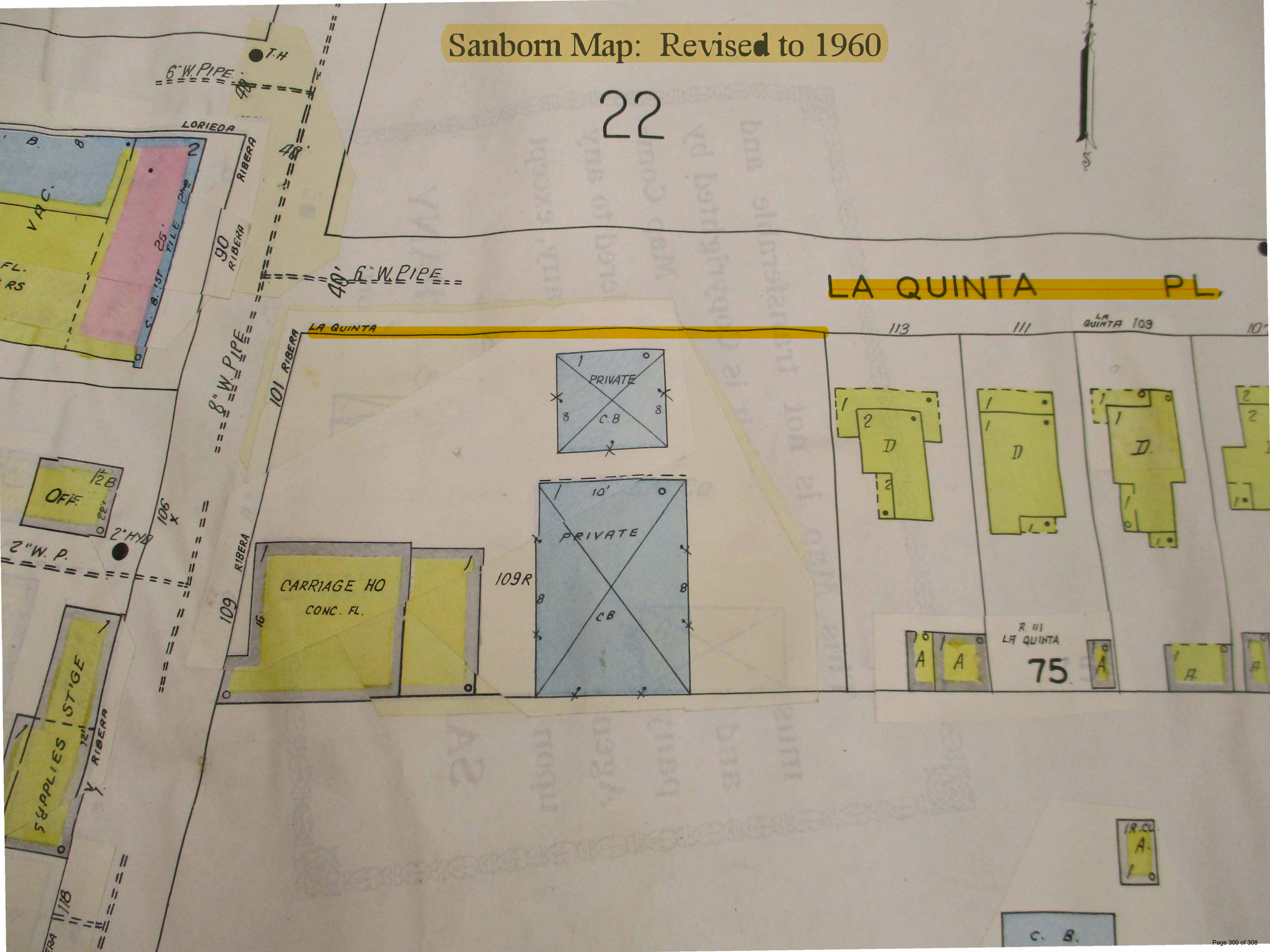
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Sanborn Map: Revised to 1960

22

LA QUINTA PL



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:

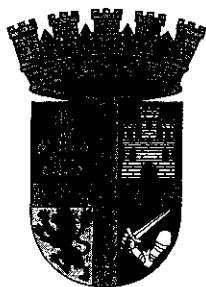
☐ eligible ☐ ineligible ☐ insufficient information -- Explanation: _____

___/___/___ 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