



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, October 3, 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.
- b. Regular Meeting Minutes from August 1, 2023

4. Modification and Approval of Agenda

5. Variance

- a. 2023-0074 Todd Lambdin – Applicant & Owner
[32 Half Moon Drive](#)
To reduce the rear setback to allow for the construction of a pool screen enclosure.
- b. 2023-0078 Karen Cowart – Applicant
c/o Karen Cowart Design Associates Inc
Steven Bloom – Owner
[138 Markland Place, Unit A](#)
To reduce the rear setback to allow for the construction of an approximate 561 square foot addition onto an existing single-family residence.
- c. 2023-0081 Marcel Vizcarra – Applicant
Maracuya By Llama
Staci Cleveland et al – Owner
[260 W King Street](#)
To approve a variance to off-street parking and loading requirements.

6. Use by Exception

- a. 2023-0080 Kenneth S. Garcia – Applicant & Owner
[163 School Street](#)
To approve one (1) off-site parking space at the Lincolnville Museum and Cultural Center within the Residential Single-Family-Two (RS-2) zoning district as a permitted use by exception for a short-term rental.

7. Conservation Overlay Zone Development

- a. 2023-0070 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Brandon Howlett – Owner
[160 Ancient Island Drive](#)
To modify an existing dock approval for after the fact construction of a boat lift, floating dock, and gangway within Conservation Overlay Zone 1.
- b. 2023-0076 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
David Meck – Owner
[130 Pelican Reef Drive](#)
To approve a new dock, floating dock, gangway and two (2) no-profile deck lifts within Conservation Overlay Zone 1.
- c. 2023-0077 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Robert Finvarb – Manager/Owner
c/o Windward Shipyard Land Holdings LLC
[255 Diesel Road](#)
To approve a marine docking facility with approximately 563 feet of new retaining wall, approximately 10,680 square feet of proposed dock area including proposed open water and salt marsh dredging and upland excavation to total approximately 1.014 acres within Conservation Overlay Zones 1 and 2.

d. 2023-0079

Fred R. Jones, Jr., P.E. – Applicant
c/o Matthews | DCCM
Robert Finvarb – Manager/Owner
c/o Windward Shipyard Land Holdings LLC
[117 Dockside Drive](#)

To approve the development of a dry storage boat facility including the removal of a 52” Oak tree within Conservation Overlay Zones 2 and 3.

8. Other Business

- a. Review of the approved Voluntary Design Guidelines developed for the Lincolnville National Register District by the Lincolnville Community Redevelopment Area (LCRA)
- b. Election of Chair and Vice-Chair for 2023/2024.

9. Adjournment

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

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

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

Planning and Zoning Board Regular Meeting August 1, 2023

The Planning and Zoning Board met in formal session Tuesday, August 1, 2023, at 1:05 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Mike Davis, Chairperson and the following were present:

1. Roll Call:

Mike Davis, Chairperson
Charles Pappas, Vice- Chairperson
Jon DePreter
Carl Blow
Christina Tucker
Matthew Shaffer
Ashleigh Barnes

City Staff:

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

2. General Public hearings for Items Not on the Agenda

BJ Kalaidi

3. Approval of Minutes

MOTION

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

VOTE ON MOTION:

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

MOTION

Mr. Blow MOVED to APPROVED the June 27, 2023, special meeting minutes as presented. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

4.Modification and Approval of the Agenda

Mr. Fredriksson announced that item 7(a) 2023-0045 at 28 Smith Street was withdrawn by the applicant. He said item 8 (a) 2022-0057 at Florida Avenue and Julia Street had requested to be continued to the September 5, 2023, meeting.

Ms. Tucker recused herself from the vote.¹

MOTION

Mr. DePreter MOVED to CONTINUE Conservation Overlay Zone Development 2022-0057 until September 5th Planning Board meeting. The motion was SECONDED by Mr. Pappas.

¹ Recusal Form attached to original packet.

VOTE ON MOTION:

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

NAYES:

MOTION CARRIED UNANIMOUSLY

Mr. Fredriksson advised item 8(b) 2023-0013 at 164 Pelican Reed Drive had requested to be continued; however, no continuance date was provided.

MOTION

Mr. DePreter MOVED to CONTINUE item 8(b) 2023-0013 Conservation Overlay Zone Development to a date unknown at the applicant's request. The motion was SECONDED by Mr. Pappas.

Ms. Lopez noted the application would be advertised at the applicants cost.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Mr. Fredriksson clarified that item 9(b) 2023-0061, 24 Cathedral Place had been rescheduled for the first public hearing for September 5, 2023, meeting.

5. Variance

**5. (a) 2023-0062– Marshall Schneider – Applicant c/o Schneider Consulting LLC
Lester Pelkey – Owner
c/o Pelkey Property Holdings LLC
8 Perpall Street**

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

Mr. Fredriksson read the staff report and said based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a variance 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.

There was Board consensus to move the application to the second item in the meeting since the applicant was not present.

MOTION

Mr. DePreter MOVED to MOVE Variance 2023-0062 to the second item in the meeting since the applicant was not present. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

After further discussion there was consensus to move the item to the end of the meeting as the applicant was not present.

MOTION

Mr. Davis MOVED to MOVE application 2023-0062 to the end of the agenda. The motion was SECONDED by Mr. DePreter.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Applicant did not show at the end of the meeting. See motion below.

MOTION

Mr. Davis MOVED to CONTINUE Item 5(a) 2023-0062 8 Perpall Street to the September 5, 2023 meeting provided the applicant makes contact with the City and if not, did not have to be on the upcoming agenda. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

**AYES: Davis, Shaffer, Barnes, Tucker,
DePreter, Blow, Pappas**

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**5. (b) 2023-0064– Elizabeth Ross –
Applicant
Elliot Ross – Owner
22 Park Terrace Drive**

Item heard prior to 5(a).

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

Mr. Fredriksson read the staff report and said based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a variance to the rear yard setback at 22 Park Terrace Drive / PID164560-0000 to only be five (5) feet rather than the required twenty (20).

Elliot Ross reviewed the application.

The Board provided their ex parte communication.

20 certified notices were sent, 1 was returned in favor, 7 returned opposed and 10 had comments.

Public hearing was opened.

The following individuals spoke in opposition to the application regarding safety, privacy, property value, parking needs, and possibility of use as a short-term rental.

- Michael Carpenter²
- Lauren Carpenter
- Dan Morden³
- BJ Kalaidi

² Photos attached to original packet

Public hearing was closed.

Mr. Ross provided the rebuttal.

The Board discussed:

- Felt the business and parking was outside the Board's purview and should be left to Code Enforcement
- Questioned if a bathroom could be added years from now without approval

Ms. Skinner said they had a system that would attach records to the property; however, the planner would have to review what had or had not been approved.

Board discussion continued:

- Felt this did not met the criteria for a variance
- Parking in the area was difficult and felt the single driveway proposed a problem
- Unsure the need for a patio and thought it was close to the east neighbor
- Felt there would be a need for a bathroom for the business
- If a bathroom were added it could become a short-term rental
- Wanted more clarification regarding the landscape of the property
- Felt the business should be considered as it was a need

Mr. Ross said would not be used as a guest house but an office. He noted the business could be run out of their home; however, they wanted a space that was sperate. He said having a bathroom in the building was not needed as there was one at the back of the house. He said the structure as submitted was a proposed structure, but they were trying their best to save the trees in the yard.

MOTION

Mr. DePreter MOVED to DENY the Variance 2023-0064 as through Board discussion topics such as parking, lack

³ Photos attached to original packet

of a bathroom, other available spaces on the property the variance did not seem to fit the four criteria for acceptance; there was not a particular disadvantage to the property and due to public comment, it could be contrary to public interest. The motion was **SECONDED** by Mr. Pappas.

Mr. Blow said the use was valid; however, under the current code it was unable to be considered.

Mr. Davis asked if this was connected to the house rather than it being a stand-alone building.

Mr. Pappas said it crept into setbacks, which was an issue for the neighbors.

Mr. Shaffer said the property did not suffer a disadvantage in terms of width. He said the back setback could be a disadvantage; however, felt this was an extreme ask to move from twenty feet to five feet.

VOTE ON MOTION:

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

NAYES: Barnes

MOTION CARRIED 6/1

**5. (c) 2023-0065– Ryan Cornelison – Applicant c/o Cornelison LLC
Ryan & Kimberly Cornelison – Owners c/o Cornelison LLC
124 King Street**

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

Mr. Fredriksson read the staff report and said the approval of the variance request regarding off-street parking requirements at 124 King Street promotes economic development and the City's Mobility Plan. Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a variance to the off-street

parking requirements of seven (7) parking spaces at 124 King Street / PID 2040750-0000.

Ryan Cornelison reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

Lauren Giber spoke in opposition to the application and said the second floor would be a short-term rental and could host up to six people. She questioned where the six vehicles would be located on the property. She said this could be a hardship for the historical neighborhood.

Melinda Rakoncay spoke in opposition and questioned where the parking would be located. She said if the parking were reduced it would filter into the neighborhood.

John Gwen spoke in favor of the application and felt the improvements were great to the neighborhood, and felt the coffee shop could be a great addition to the neighborhood.

Lori Lassiter spoke in favor of the application and thought this would help the area and improve the business. She said there was plenty of parking available for what was being done upstairs. She felt this could help the community.

BJ Kalaidi spoke in opposition to the application and noted the parking requirements were there to protect neighborhood. She encouraged the Board to deny the variance.

Stephanie Hollice spoke in favor of the application and said no one in St. Augustine liked traffic; however, the City was working on that issue. She said some investors had

businesses to help them recoup their investments. She said the City had guidelines and thought the fears were unfounded and there needed to be a balance. She encouraged the Board to approve the application.

Charles Lassiter questioned how the business owner would be able to pay their taxes without the ability to run their business. He said the applicant was leasing parking spaces. He felt not all businesses were being treated the same.

Public hearing was closed.

Mr. Cornelison provided the rebuttal.

The Board discussed:

- Felt the property had a disadvantage as parking was not available
- Felt the public interest was the improvements made by the applicant
- Applicant had tried every way possible to find parking and had six that could be utilized currently and ten more leased that could not be used during the school term
- No issue with Southern Grounds going into the space
- Felt prior application provided an approval and the applicant had demonstrated every effort to meet the parking requirements
- Should encourage employees to park elsewhere
- Felt the application fit the criteria for a variance
- Thought this complied with the Future Land Use
- In favor of the concept, however, concerned with the lack of parking at the location

MOTION

Mr. Pappas MOVED to APPROVE the Variance based on section 28-29 to reduce off-street parking requirement of

seven parking spaces at 124 King Street. The motion was SECONDED by Mr. DePreter.

VOTE ON MOTION:

AYES: Pappas, DePreter, Barnes, Tucker, Blow, Davis

NAYES: Shaffer

MOTION CARRIED 6/1

**5. (d) 2023-0066 Jon Veniard – Applicant
c/o The Local Refillery
Stephanie Hollis – Owner c/o Solar Stick
226 W King Street**

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

Mr. Fredriksson read the staff report and said the approval of the variance request in regard to off-street parking requirements at 226 W King Street promotes not only a more sustainable economic environment but also the City's Mobility Plan. Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a variance to the off-street parking requirements of eight (8) parking spaces, a reduction of interior maneuverability requirements, and the elimination of one (1) off-street loading space at 226 W King Street/PID 111340-0000.

John Benard reviewed the application.

The Board provided their ex parte communication.

14 certified notices were sent, 26 were returned in favor, 1 returned opposed and 27 had comments.

Public hearing was opened.

Lauren Giber questioned what would happen to the parking spaces if the tenant left the location.

Ms. Lopez advised the parking was specific to the applicant and the new business would have to have approval.

BJ Kalaidi⁴ spoke in opposition to the application and asked the Board to deny or continue it for the owner and the applicant to obtain parking elsewhere. She said parking requirements were to protect the neighborhood.

Stephanie Hollice spoke in favor of the application and said this was a great addition to the neighborhood. She said she did not see any problems with this application.

Heather Detra said the parking was mainly due to residents as they often parked on the street. She was in favor of the application and felt the businesses helped the neighborhood.

Jared Bastin spoke in favor of the application and said the purpose of the business was to have an eco-friendlier shopping environment for everyone. He said they were implementing different things to encourage people to use other modes of transportation. He said the sole purpose as a business was to support their community.

Public hearing was closed.

Mr. Benard provided the rebuttal.

Ms. Lopez said one of the questions was if this could run with 'title' or with the land, meaning a future business could use this approval and not come to the Board. She said this could be done if it was an identical use with the exact same needs for parking.

Mr. Davis asked if a condition of the variance could be to have it run with the applicant.

Ms. Lopez said that was the default; however, staff questioned if it could run with title.

Ms. Skinner said the variance before the Board was a reduction in parking from thirteen to five parking spaces. She said this was a unique property by having three structures on it. She noted they were in the midst of updating the parking code and were encouraging shared parking and a reduction in parking; however, encouraged the Board to make the decision.

The Board discussed:

- West Augustine was developing; however, questioned how deliveries were made
- Did not have on-street parking but might be easier once the parking garage was built

Mr. Benard said there were no issues with deliveries as most was done by UPS, FedEx or themselves.

Discussion continued:

- In support of limiting, the thirteen parking spaces no matter what business was in the location
- Felt there was a disadvantage to the property, and it was not created by the applicant
- Did not want to cause a burden to the neighbors or other businesses

MOTION

Mr. DePreter MOVED to APPROVE the Variance 2023-0066 approve the reduction of off-street parking from thirteen spaces to five space, reduce the drive aisle width, and eliminate the drive aisle for loading zone; after board discussion, public comment and as presented by staff it met the four requirements and this would run with title with the maximum amount of thirteen spaces regardless of what the uses were; however, if a new business required more

⁴ Picture shown in original packet

parking spaces new owner would have to return to the Board. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Use by Exception

**6. (a) 2023-0059– Patrick Ingoldsby – Applicant c/o iTrip
Brittany Edwards & Alexis Magnan-Callaway – Owners
24 Fancher Court**

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

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

Patrick Ingoldsby reviewed the application.

The Board provided their ex parte communication.

16 certified notices were sent, 0 were returned in favor, 4 returned opposed and 4 had comments.

Public hearing was opened.

Barry Gowen spoke in opposition to the application and said the property was 2.9 miles away from the City parking structure.

Melinda Rakoncay spoke in opposition to the application and asked since there were only two parking spaces on site could the Board limit the applicant to only renting two rooms. She said it was not close to the neighborhood and felt people would park where they could.

Public hearing was closed.

Mr. Ingoldsby provided the rebuttal.

Mr. Davis noted the Board had little control over the process and they were almost regulated by law to grant parking in the City parking garage; however, there had never been one three miles away.

Ms. Lopez advised there was a code enforcement officer and process for any violations to the Use by Exception, and the short-term rental requirements. She said the application potentially could be denied based off the first criteria in the code which was the applicant did not prove there was not sufficient space on site.

The Board discussed:

- Parking should be on site and not effect the neighbors
- Had two spaces on the driveway onsite
- Felt the applicant was trying to maximize the rental
- Felt there were other options available and those should be explored

- Suggested looking for more commercial spaces to rent or try to provide additional parking onsite
- Was not realistic that a person renting the short-term rental would park in the parking garage
- Wanted written proof that parking was not available nearby or onsite

Mr. Shaffer said if the applicant could provide proof of three parking spaces onsite then he could support a continuance.

Ms. Lopez advised if that could be done the applicant would not need to return to the Board and that could be approved by staff. She said the code was written that parking had to be contained on site or the applicant would have to be heard by PZB for other options. She said if this was denied the applicant had a couple options: appeal to the City Commission, redesign the site to have a third parking space or apply for an exception for parking outside the 400 feet which would have to be granted by the Board.

MOTION

Mr. DePreter MOVED to DENY application 2023-0059 given the fact the applicant had not provided any proof that he had investigated fully the options to have parking onsite, which was the first requirement. The motion was SECONDED by Mr. Pappas.

Mr. Shaffer asked if there was a difference in denying with or without prejudice.

Ms. Lopez said there was not, but historically it allowed applicants to reapply prior to a year on some applications.

Ms. Skinner explained in the Code it stated the applicant could not file the same application within one year. She said if denied without prejudice, the application could be heard. She said that was for the exact same application; however, if there were any changes this would not apply.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

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

7. (a) 2023-0045 Originally continued from the June 6th Meeting Application has been withdrawn by applicant– Matthew Lahti, P.E. – Applicant c/o Gulfstream Design Group, LLC Emergency Services and Homeless Coalition of St. Johns County, Inc. – Owner c/o Jeanne Moeller, ESHC Board President 28 Smith Street

~~To amend the current land use of Residential Low Density to Residential Medium Density and to rezone the property from Residential Single-Family-Two (RS-2) to Residential General-One (RG-1) to build an additional residential unit.~~

~~To approve a variance request to reduce off-street parking requirements and approve the removal of significant tree(s) within Conservation Overlay Zone 3.~~

Application withdrawn by the applicant.

7. (b) 2023-0046 Originally continued from the June 6th Meeting– Matthew H. Lahti, P.E. – Applicant c/o Gulfstream Design Group, LLC Emergency Services and Homeless Coalition of St. Johns County, Inc. – Owner c/o Jeanne Moeller, ESHC Board President 62 Chapin Street and various properties under ESHC ownerships (See attached addendum to the agenda listing all properties included in the request)

To approve a reduction in the number of required off-street parking requirements

and removal of significant trees within Conservation Overlay Zone 3.

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

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

Matt Lahti reviewed the application.

The Board provided their ex parte communication.

No new certified notices were sent out prior to the last hearing of the item.

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

The Board discussed:

- The centralized parking made sense since the homes were small
- Able to save trees onsite; however, questioned why some of the trees were being removed
- Had a tree survey but an arborist report was not provided

- Suggested adding where the significant trees were located on the tree plan
- Felt application met the code criteria and the policy to participate with the Homeless Coalition
- Questioned if the new building proposed would be a slab on grade or unsure
- Would like to save trees as they were beneficial
- Did not have an issue with reducing the parking especially with the targeted demographics
- Questioned if the new retention pond was being required by the Water Management District or the City

Mr. Lahti replied he was unsure how the proposed building would be built, but that was the reason for the request to remove some of the trees as it would be difficult to build on top of tree roots. He said they felt the retention pond would be required by both agencies.

Ms. Skinner replied not incorporating the retention pond would be a decision for Public Works and Utilities departments. She said the tree code was specific for preserved or protected trees.

Mr. Lahti said this was before full plans and some of the tree removal was to avoid having to return to the Board. He noted they were preserving 3,500 inches or 11% of the tree canopy. He said the trees around the pond were in the area for excavation and if needed for drainage, those would need to be removed.

Discussion continued:

- Able to save most the trees that were in question
- Felt comfortable to know the applicant would be a good steward and would do their due diligence to protect the trees if possible

MOTION

Mr. Davis MOVED to APPROVE application 2023-0046, 62 Chapin Street approve the reduction in the number of off-street parking and removal of significant trees within Covervation Overlay Zone 3 provided the owner when developing the plans looks for ways to save the 28 inch Magnolia tree #79, the 30 inch Oak tree #80, the 20 inch Oak tree #47, 24 inch Pecan tree #41, Cedar tree #85 and the trees around the retention pond should that change or should the requirements become less those trees could also be saved. The motion was SECONDED by Mr. DePreter.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (c) 2023-0038 Originally continued from the June 6th Meeting– Matthew H. Lahti, P.E. – Applicant c/o Gulfstream Design Group, LLC
Emergency Services and Homeless Coalition of St. Johns County, Inc. – Owner c/o Jeanne Moeller, ESHC Board President
3 Nesbit Avenue

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

Mr. Fredriksson read the staff report and said Based on a review of section 11-29, staff find that the board can APPROVE the request for removal of five (5) significant trees within Conservation Overlay Zone 3 at 3 Nesbit Avenue / PID 104140-0000. The approval of a request for a variance regarding a reduction of off-street parking requirements

from 33 parking spaces to 23 parking spaces at 3 Nesbit Avenue furthers the City's goal of providing adequate sites for very low-, low-, and moderate-income households. Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a variance to parking requirements of ten (10) parking spaces at 3 Nesbit Avenue / 104410-0000.

Matt Lahti reviewed the application.

The Board provided their ex parte communication.

47 certified notices were sent, 0 were returned in favor, 1 returned opposed and 0 had comments; however, no new notices were sent out prior to the last meeting.

Public hearing was opened.

Maureen Long spoke in opposition to the application and noted several inconsistencies regarding the trees that would be removed. She said some trees were in the City's right-of-way fifty-five were not on the property and if they were not on the applicant's property, they should not be included⁵.

Public hearing was closed.

Mr. Lathi provided the rebuttal.

The Board discussed:

- Would normally request an arborist report regarding the trees that were to be removed and did not want to set a precedence based on this being a non-profit versus a for profit developer
- Should attempt to accommodate low income or nonprofit organization in relation to the state as it was completed differently
- Was in the Comprehensive Plan to expedite and assist the affordable work force housing

⁵ Photos attached to original packet

- Not opposed to the tree removal or the parking reduction
- Not in favor of removing the significant oak trees #227, #228, and #229

MOTION

Mr. Davis MOVED to APPROVE application 2023-0038, 3 Nesbit Avenue to approve the reduction and required number of off-street parking requirements within Conservation Overlay Zone 2 and approve the removal of significant trees within Conservation Overlay Zone 3 with the exception of #227, #228, and #229 without an arborist report; if applicant provides an arborist report to the City and notes those trees should be removed then they can be removed without returning to the Board without the arborist report the trees stay. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY⁶

8. Conservation Overlay Zone Development

8. (a) 2022-0057 Continued from the July 5th Meeting– Ryan Carter – Applicant c/o Carter Environmental Services, Inc. San Sebastian River LLC – Owner Florida Avenue & Julia Street/PID 107790-0010 & 107790-0110

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

Motion for item under Modifications to the Agenda.

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

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

Motion for item under Modifications to the Agenda.

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

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

Mr. Fredriksson read the staff report and said Based on a review of section 11-29, staff finds that the board could CONTINUE or DENY WITHOUT PREJUDICE the request for removal of significant Cedar trees within Conservation Overlay Zone 3 at Fiddler Crab Lane / PID 158571-9080 due to the lack of clarity provided by the applicant.

Staff does find that the board may APPROVE the request for the construction of a new retaining wall within Conservation Overlay Zone 2 as long as it is found that the proposal is of reasonable and compatible scale to similar structures in the neighboring area at Fiddler Crab Lane / PID 158571-9080.

⁶ Break from 4:29 p.m.-4:53 p.m.

Matt Lahti reviewed the application.

The Board provided their ex parte communication.

Public hearing was opened.

Lauren Giber spoke in opposition to the application, and asked if the applicant would honor the replacement of adding new trees. Public hearing was closed.

Mr. Lathi provided the rebuttal.

The Board discussed:

- Questioned if the bulkhead was approved by the Architectural Review Board
- Newer homes were required to have a higher finish floor elevation which could impact the trees
- Questioned if this would be slab on grade
- Questioned where the required Cedar trees would be located

Mr. Lathi said the Architectural Review Board did not approve the bulkhead; however, they did approve the removal of the trees. He noted this would be a combination of slab on grade for the garage and stem wall.

Mr. Fredriksson noted a landscaping report was provided in the staff report.

Mr. Lathi advised fourteen Cedar trees would be planted.

MOTION

Mr. Blow MOVED to APPROVE Conservation Overlay Zone Development 2023-0035. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (d) 2023-0063– Henry F. Green III – Applicant & Owner **24 N St. Augustine Boulevard**

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

Ms. 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 24 N St. Augustine Boulevard / PID 213480-0000.

Henry Green reviewed the application.

Ex Parte Communication:

(None)

20 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:

- Proposed was being built on top of the existing cap
- Suggested using the synthetic rebar instead of the traditional to help with rust issue
- Application met the seventeen criteria in the code

MOTION

Mr. Shaffer MOVED to APPROVE Conservation Overlay Zone Development 2023-0063 to modify an existing bulkhead within Conservation Overlay Zone 2 to add 36-inches masonry wall to the top of

the existing bulkhead. The motion was **SECONDED** by Ms. Tucker.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9.Rezoning

9. (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).

Mr. Fredriksson read the staff report and said Staff does 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.

James Whitehouse and Ryan Dettra reviewed the application.

The Board provided their ex parte communication.

19 certified notices were sent, 87 were returned in favor, 3 returned opposed and 92 had comments; however, no new notices were sent out.

Public hearing was opened.

The following people spoke in opposition to the application regarding quality of life for the neighborhood, traffic, parking, and not being the right location for a distillery.

- Lauren Giber
- Sandra Parks
- Melinda Rakoncay
- Tom Cavanaugh
- Jackie Hird
- Cheryl Cavanaugh
- BJ Kalaidi
- Jesse May⁷
- Bert Gowen

The following people spoke in favor of the application regarding the benefit it would provide to history, locals, and tourists and noted the property was commercially zoned.

- Larry Boles
- Frank O'Rorke
- Alison Edwards
- Paisley
- Heather Dettra

Public hearing was closed.

Mr. Whitehouse provided the rebuttal.

Ms. Skinner noted parking was referenced but there was no agreement. She said all the City codes would have to be reviewed and followed. She said the Boards task was making a recommendation for zoning and a way to move forward; however, if was not a favorable outcome, the applicant could appeal to the City Commission.

⁷ Photos attached to the packet

Mr. Pappas clarified the demolition would have to be heard by the Historical Architectural Review Board (HARB) but there would be no design review.

Ms. Skinner replied in the affirmative.

The Board discussed:

- Concerned with the traffic over the next few years in the area with all the construction
- King Street was being changed to become more pedestrian friendly
- The mobility plan was to help decrease traffic; however, traffic in the area was heavy
- Wanted to see more ways to help employees get to the location, delivery trucks, and suggested working with the City to add cross walks
- Did not want to relinquish the design because there were residents in the area
- Questioned if the parking requirement would be met

Ms. Skinner advised there would need to be one parking space per four seats for the restaurant.

Mr. Davis asked for clarification regarding the hours and if alcohol sales would end at midnight. He said they had 100 seats but asked if there would be 100 seats in the railcar.

Mr. Whitehouse said he thought they would need between forty to forty-five parking spaces. He said this project would take around two years before completion and by that time, thought parking should be available. He did not feel a lease should be signed now for a project that would not be completed for some time. He said closing time would be at midnight and they would be willing to add language to the PUD that would limit the time outside. He noted that by right, they were able to have a hundred seats; however, there were sixty in the rail car and the other forty outside.

Discussion continued:

- Wanted text added to the PUD regarding events on property
- Preferred no amplified live music as there were neighbors
- Thought this was a key building to the history in St. Augustine and wanted the area to be developed and preserved
- Difficult to maintain the growth and the livability of the City and find a balance
- Property was zoned CL-1 but one major issue was having a distillery
- Parking was an issue for the property
- Requested more seats for the restaurant than at the prior meeting
- Venue was not serviced by public transit; however, did have a tourist trolley nearby
- Trip generation information should be reviewed by the City
- In favor of the hours for the distillery and general store and suggested adding holiday hours
- Should provide information regarding the use of the interior courtyard and landscaping
- Questioned the hours for the outdoor area
- Suggested the trolley pull off could be used for deliveries or ride share
- Should have a cross walk and bicycle location on site

Mr. Whitehouse said they were not opposed to limiting the outdoor space to 10:00p.m. or earlier depending on what the Board suggested; however, did not want to limit themselves to 8:00p.m. as this was a communal area.

Ms. Barnes asked what could not be accomplished in the current CL-1 zoning.

Mr. Fredriksson said it was mainly alcohol sales over 14% and on-site parking but parking could be handled with a variance.

Discussion:

- Renovation would require a vast amount of funds but an investment balance was needed
- Questioned the need and justification for the change in zoning and suggested providing the business plan
- Intensity of the area would increase and could impact the neighbors
- City Commission should discuss the serious issues: parking, traffic, noise, and the impact on the residential neighborhoods

Mr. Whitehouse said the business model was based off Mr. Dettra's past successful business ventures. He reviewed the items that were discussed by the Board for clarification. He agreed to having no amplified music, outside hours Monday-Thursday 8:30-9:00p.m. and Friday Saturday no later than 10:00p.m. holiday hours would be the same as the weekend hours, no events as defined by City ordinance unless approved, could add a clause that PZB would review the final site plan or as recommended by the Commission, could add a clause regarding parking, and would add fences between the residential and commercial uses at all entry and exits on the Iberia Street sides.

Mr. Pappas asked if the applicant wanted the project moved but was willing to submit the final design to the PZB. He said a project like this was bringing the City back to the culinary experience.

Mr. DePreter said the railcar was the jewel of the project and the question was if the railcar was a reason for the rezoning. He said he would want more information prior to the applicant being sent to the City Commission.

Mr. Davis asked if the applicant wanted a continuance to further detail the items that had been discussed by the Board.

Mr. Whitehouse replied that there was only a certain amount of detail that could be added; however, understood what the Board was

requesting and was willing to have the application continued.

MOTION

Mr. DePreter MOVED to CONTINUE rezoning 2023-0057 to the September 5, 2023 meeting giving that the applicant understands the level of detail requested by the Board before forwarding to the City Commission. The motion was SECONDED by Mr. Pappas

Mr. Shaffer noted he was not in support of the applicant and did not want to mislead the applicant because of the parking, the infrastructure and the intensification of the zoning.

VOTE ON MOTION:

AYES: DePreter, Pappas, Barnes, Tucker, Davis

NAYES: Shaffer, Blow

MOTION CARRIED 5/2

9. (b). 2023-0061 First hearing has been rescheduled to the September 5th Meeting— Ellen Avery Smith, Esq. — Applicant c/o Rogers Towers, P.A. Kasam Hospitality, Inc. — Owner 24 Cathedral Place / PID 197160-0000 & 197200-0000

To rezone an approximately 1.06-acre property from the established 24 Cathedral Place Planned Unit Development (PUD) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD).

10. Other Business

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

Ms. Skinner advised there was a proposed special meeting planned for August 29, 2023; however, wanted more input from the Board.

There was Board consensus to hold the special meeting for a later date in September.

11. Adjournment

Having no further business, Mr. Davis adjourned the meeting at 8:12 P.M.⁸

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

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

Mike Davis, Chairperson

⁸ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: October 3, 2023

RE: **VARIANCE 2023-0074**

AGENDA ITEM 5(a)

APPLICANT Todd Lambdin

OWNER Todd Lambdin

LOCATION 32 Half Moon Drive / PID 161252-0540

REQUEST To reduce the rear setback to allow for the construction of a pool screen enclosure.

LAND USE Residential Medium Density

ZONING Residential General One (RG-1)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

H Objective 2.1

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

H Policy 2.1.2

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

H Policy 2.1.6

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

APPLICABLE CODES/ORDINANCES

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and

1
32 Half Moon Drive / PID 161252-0540
Staff Report and Recommendation

undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

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

(b) Variances:

- (1) Requirements for grant of variance. The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained for school, church and governmental agency uses. No variance shall be granted unless the applicant shall show and the board shall find that:

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

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

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

Zoning District standards for a conforming lot:

Sec. 28-161. – Residential 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.
- (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.
- (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.**
- (7) Maximum height of structures:
 - a. Single-family dwellings. Thirty-five (35) feet.

STAFF SUMMARY AND ANALYSIS

The applicant is requesting a variance to the rear setback requirement for residential purposes within the Residential General One: RG-1 zoning designation. The applicant is proposing to build a screen enclosure over their pool.

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;

This property does suffer a singular disadvantage in that it is a more shallow lot compared to other properties in the vicinity.

The screen enclosure will have a minimal effect on surrounding properties and the streetscape since it will be to the rear of the property. The enclosure will allow the homeowner to continue to make good use of their property by maintaining their livable needs.



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

The disadvantage of the shallow lot proves difficult to build a pool with an enclosure in the rear of the property. Adding a screen enclosure over their pool seems to be a reasonable request. The applicant is requesting a 6ft. reduction to the 10ft. rear setback requirement.

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

This lot was created and home built before the current owner purchased it constricting site plan options.

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

Granting a variance would not adversely affect neighboring properties due to the nature of the request and location of the screen enclosure only affecting the applicant's back property line and not the neighboring side property lines.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

STAFF RECOMMENDATION

Based on a review of Section 28-29 and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a variance to reduce the required rear setback from 10ft. to 4ft. to allow for the construction of a pool screen enclosure at 32 Half Moon Drive / PID 161252-0540.

Tracey Mullins

Tracey Mullins
Planner II
Planning and Building Department



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$350 (plus advertising costs) Project Number: 2023-0074

Receipt Number: 2695776 Meeting Date: 10/3/23

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

1. NAME OF APPLICANT: Todd Lambdin Contact Number: 703-507-8195

Business (if applicable): _____

Address: 32 Half Moon Drive City: St. Augustine State: FL Zip: 32080

E-Mail Address: tplambdin@gmail.com

2. NAME OF PROPERTY OWNER: Todd Lambdin Contact Number: 703-507-8195

Business (if applicable): _____

Address: 32 Half Moon Drive City: St. Augustine State: FL Zip: 32080

E-Mail Address: tplambdin@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 54 Block: 106/44-48 ANTIGUA PHASE TWO

Subdivision: Antigua Phase 2 (2650) Parcel Number: 1612520540

4. PROJECT STREET ADDRESS: 32 Half Moon Drive, St. Augustine, FL 32080

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: We are building a paver patio with a small pool

and full screen enclosure. Due to the 10' setback and the size/shape of the lot, this leave

We are request an 6' exception to the setback so that we can build a bit farther out.

8. JUSTIFICATION FOR ACTION REQUESTED: Nothing will be impacted by granting

this exception. We back the marsh so no rearward neighbors are impacted. Our

neighbors on either side are already aware of this plan. Also, others in the

neighborhood have been granted similar exceptions (e.g. 20 Bird Island Drive).

This will allow for a more aesthetically pleasing design (more square than thin rectangle

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: Yes, the 10' setback is more than others due to the retention pond. With the existing setback we can
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes, the existing design shows a 10' x 30' enclosure that is very narrow
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Condition is due to the existing 10' setback and for no other reason.
- (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: Absolutely. There would be no negative impact to anything.

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.

I don't believe so. The contractor submitted a building permit but that did not include this

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.

	08
Signature of Applicant	Date
	08/17/2023
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.

[Todd Lambdin](#)

Print name of applicant

A handwritten signature in red ink, appearing to read "Todd Lambdin", written over a horizontal line.

Signature of applicant

[08/17/2023](#)

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

32 Half Moon Drive, St. Augustine, FL 32080

Project Address: _____

Todd Lambdin

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

Todd Lambdin

Owner's Name: _____ Owner's Signature: _____

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

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



Parcel ID 1612520540
 Location Address 32 HALF MOON DR
 SAINT AUGUSTINE 32080-0000
 Neighborhood Antigua PH 2 (2650.04)
 Tax Description* 106/44-48 ANTIGUA PHASE TWO LOT 54 OR5499/964
 *The Description above is not to be used on legal documents.
 Property Use Code Single Family (0100)
 Subdivision ANTIGUA PHASE TWO
 Sec/Twp/Rng 28-7-30
 District City of St Augustine (District 452)
 Millage Rate 18.9763
 Acreage 0.170
 Homestead Y

Owner Information

Owner Name Lambdin Todd Philip, Erica Dawn 100%
 Lambdin Erica Dawn 100%
 Mailing Address 32 HALF MOON DR
 SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2023
Building Value	\$390,090
Extra Features Value	\$0
Total Land Value	\$155,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$545,090
Total Deferred	\$0
Assessed Value	\$545,090
Total Exemptions	\$50,000
Taxable Value	\$495,090

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$156,800	\$0	\$0	\$156,800	\$156,800	\$0	\$156,800
2021	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0

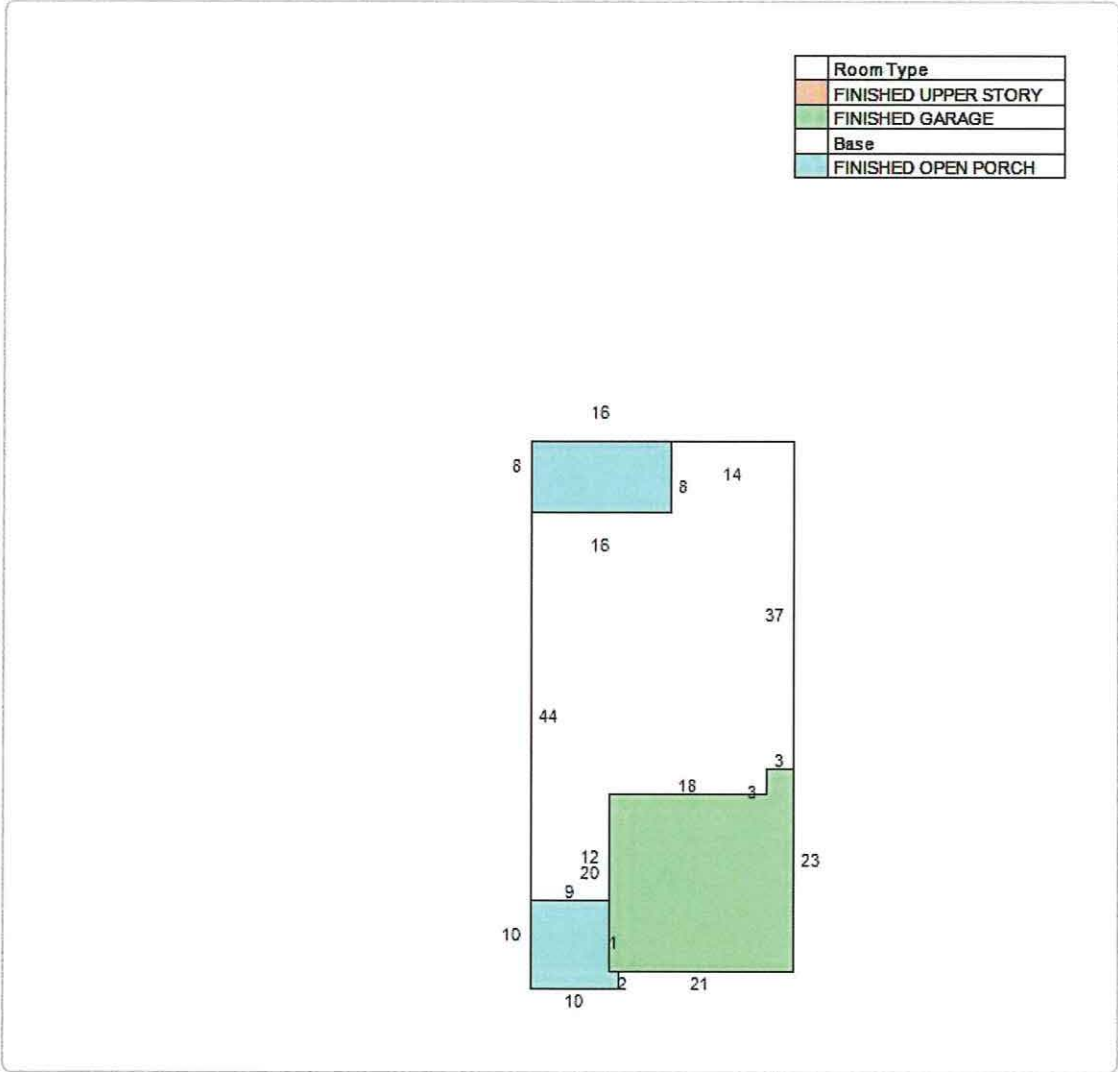
Building Information

Building	1
Building Value	\$390,090
Year Built	2022
Actual Area	3275
Conditioned Area	2498
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Siding

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	3

Description	Square Footage
FINISHED OPEN PORCH	128
BASE AREA	1171
FINISHED OPEN PORCH	92
FINISHED GARAGE	429
FINISHED UPPER STORY	1327
FINISHED OPEN PORCH	128
Total SqFt	3275

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	\$155,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/23/2022	2/17/2022	\$646,400.00	WARRANTY DEED	5499	964	Q	I	ANT JV OWNER LLC	LAMB DIN TODD PHILIP,ERICA DAWN

No data available for the following modules: 2021 TRIM Notice, Extra Feature Information.



Overview



Legend

Parcels

Parcel ID	1612520540	Physical	32 HALF MOON DR	Building Value	\$390,090	Last 2 Sales			
Property	0100 - Single	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class	Family	Mailing	LAMBDIN TODD PHILIP,ERICA	Value		2/17/2022	\$646400	01	Q
Taxing	City of St	Address	DAWN	Total Land	\$155,000	n/a	0	n/a	n/a
District	Augustine		32 HALF MOON DR	Value					
Acres	0.17		SAINT AUGUSTINE FL 32080-0000	Just Value	\$545,090				
				Total Deferred	N/A				
				Assessed Value	\$545,090				
				Total	\$50,000				
				Exemptions					
				Taxable Value	\$495,090				

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: 8/17/2023

Last Data Uploaded: 8/17/2023 12:02:30 AM

Developed by **Schneider**
GEOSPATIAL





SITE PLAN

LOT 54 AS SHOWN ON PRELIMINARY MAP OF
ANTIGUA PHASE 2
OF ST. JOHNS COUNTY, FL.

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

DENOTES PROPOSED CONCRETE

LW - DENOTES 3' LEAD WALK

IMPERVIOUS COVERAGE		
IMPERVIOUS Sq. Ft.	LOT Sq. Ft.	%
2,319 Sq. Ft.	7,197 Sq. Ft.	32.23

BUILDING COVERAGE		
COVERED SQ. FT.	LOT SQ. FT.	%
1,863 Sq. Ft.	2,187 Sq. Ft.	25.6%

SOS BREAKDOWN		NO. OF DEEDS
TOTAL LOT AREA	7,197 Sq. Ft.	
RAW TO CLIMB	693 Sq. Ft.	
GROSS SQ. AREA	7,872 Sq. Ft.	
DEDUCTIONS		
FOUNDATION SLAB	1,843 Sq. Ft.	
DRIVEWAY	871 Sq. Ft.	
LEAD WALK	32 Sq. Ft.	
SIDEWALK AREA	151 Sq. Ft.	
A/C PAD(S) & GARAGE SERVICE DOOR SLAB	16 Sq. Ft.	
WATER/CONSERVATION	0 Sq. Ft.	
TOTAL DEDUCTIONS	2,713 Sq. Ft.	
NET SQ. AREA	5,159 Sq. Ft.	

16 TRACKS (ZONES 86-9)
(ALL MEASURED FROM CANY)
FRONT: 15'
SIDE: 10'
REAR: 10'
SIDE STREET: 8'

MARRIAGE COVERAGE BY CHURCHING 15%

COMMENTS:

- [illegible]

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1(P)	100.00	105.93	N21°55'W	101.65	80°41'58"
C2(C)	100.00	33.39	N23°01'W	33.23	100°07'51"
C3(P)	125.00	48.36	N22°54'W	48.06	27°07'07"
C4(P)	235.00	82.50	N33°17'W	82.08	20°06'53"

PREPARED FOR: DREAM FINDERS HOMES, LLC

**POZ CAPITAL INVESTMENTS
CERTIFIED TO: DREAM FINDERS HOMES, LLC**



BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 316 SUITE NO. 108 (904) 284-2224

GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258

CERTIFICATE OF AUTHORIZATION LB #8921

COPYRIGHT © 2021

[illegible]

I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter SJ-17 F.A.C.; Pursuant to section 472.027, Florida Statutes, subject to all notes and notations shown hereon.

N/A	N/A
FIELD WORK COMPLETED	MAP ORIGINALLY SIGNED

N/A

THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507

NOTATION:
The survey herein was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trust Surveying make no Certifications regarding information shown or not shown herein pertaining to easements, claims of easements, Rights-of-way, setback lines, overlaps, Boundary line disputes, agreements, reservations or other similar matters which may occur in the abstract as shown.

This survey is prepared and certified for the exclusive use
of the client named herein and the survey map and report as
the copies thereof are not valid without the signature and
the original sealed seal of a Florida Licensed Surveyor and
Mapper.

DRAWN BY: BDM CHECKED BY: MEB

FIRM FLOOD ZONE W/ ELEVATION:		AE (7.8)	
PANEL NO:		123143 0381J 12/7/16	
FBI/PG:		N/A	
DATE:		3/25/21	
		SCALE: 1"=30'	
PROJECT NO:		955-21-227	
SHEET		1 OF 1	

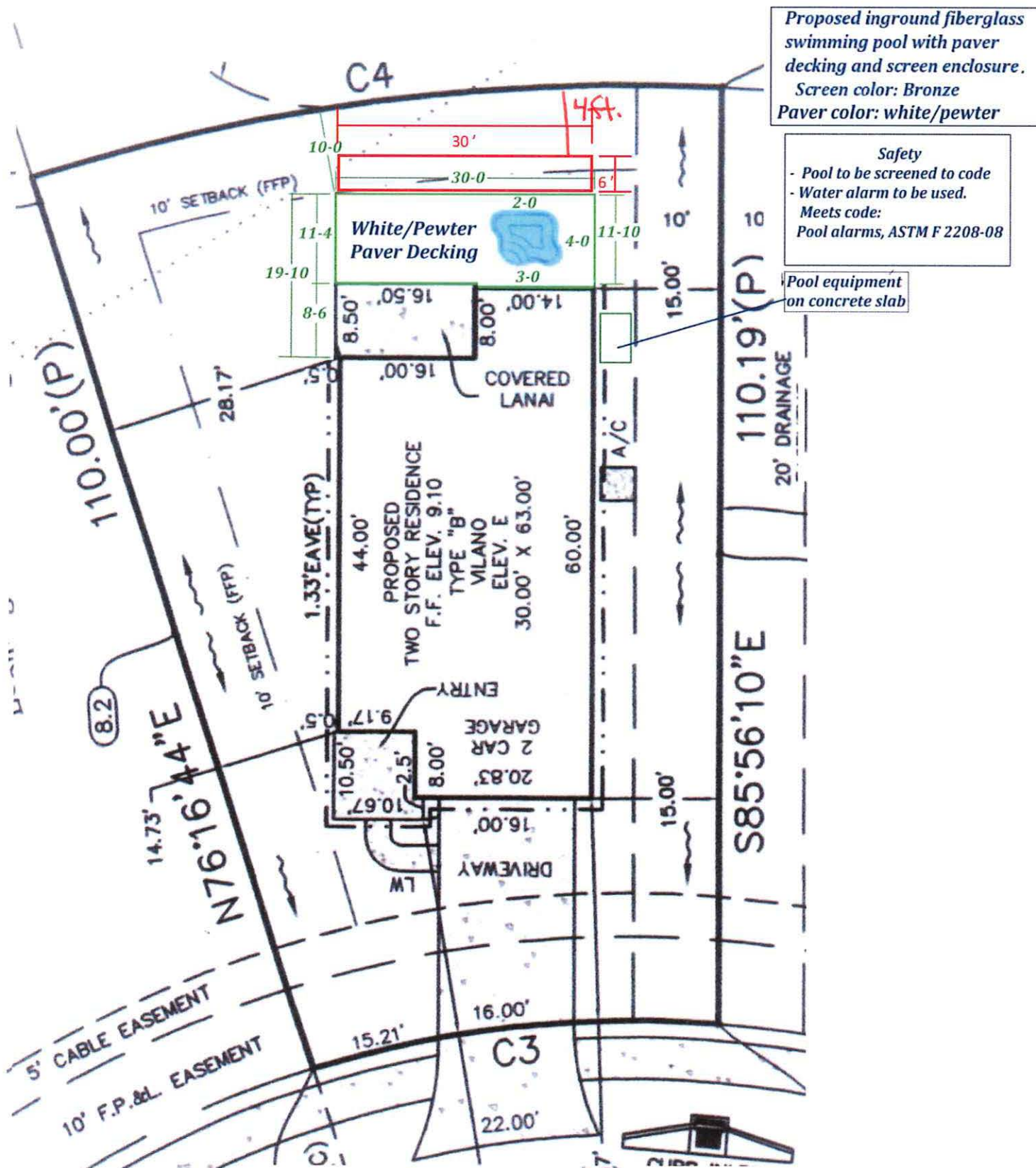
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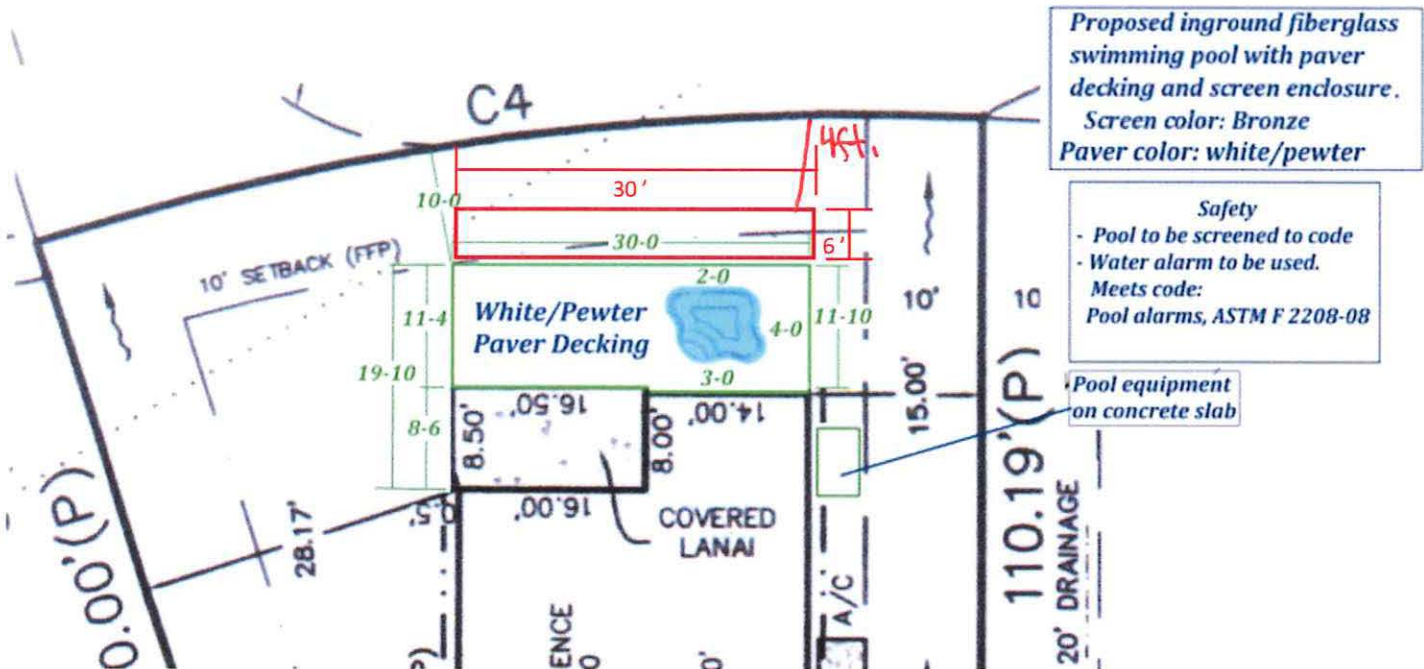
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*Pool by: Suncoast Pools & Spas Of St. Aug., LLC
Tom Mitnacht 904-501-2797
tom@[suncoastpools.life](mailto:tom@suncoastpools.life)
www.suncoastpools.life*



Pool by: Suncoast Pools & Spas Of St. Aug., LLC
Tom Midnight 904-501-2797
tom@suncoastpools.life
www.suncoastpools.life



Green indicates current design taking into account existing 10' setback.



Red indicates 6' setback variance. This intrudes 6' into the setback on the left but only 4' on the right due to the shape of the lot.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: October 3, 2023

RE: **VARIANCE 2023-0078**

AGENDA ITEM 5(b)

APPLICANT Karen Cowart
c/o Karen Cowart Design Associates Inc.

OWNER Steven Bloom

LOCATION 138 Markland Place Unit A

REQUEST To reduce the rear setback to allow for the construction of an approximate 561 square foot addition onto an existing single-family residence.

LAND USE Residential Low Density

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

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Future Land Use Element Goals, Objectives and Policies

FLUE Policy 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.

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

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

- (1) *Permitted uses and structures.* Single-family dwelling; home office, private.
- (2) *Permitted accessory uses and structures.* See section 28-348.
- (3) *Permissible uses by exception.* See section 28-347.
- (4) *Minimum lot requirements (width and area):*
 - a. Minimum lot width, seventy-five (75) feet.
 - b. Minimum lot area, one-quarter acre (10,890 square feet).
- (5) *Maximum lot coverage by all buildings and structures.* Twenty-five (25) percent.
- (6) *Minimum yard requirements:*
 - a. Front, twenty (20) feet minimum.
 - b. Side, fifteen (15) feet minimum.
 - c. **Rear, twenty (20) feet minimum.**
- (7) *Maximum height of structures.* Thirty-five (35) feet.

STAFF SUMMARY AND ANALYSIS

The request made at 138 Markland Place Unit A is for a variance to the minimum rear yard setback requirement to allow for the construction of an addition to the existing single-family home. The minimum rear yard requirement, per Residential Single-Family-One (RS-1), is twenty (20) feet and the proposed plans show a setback of only six and a half (6 ½) feet.

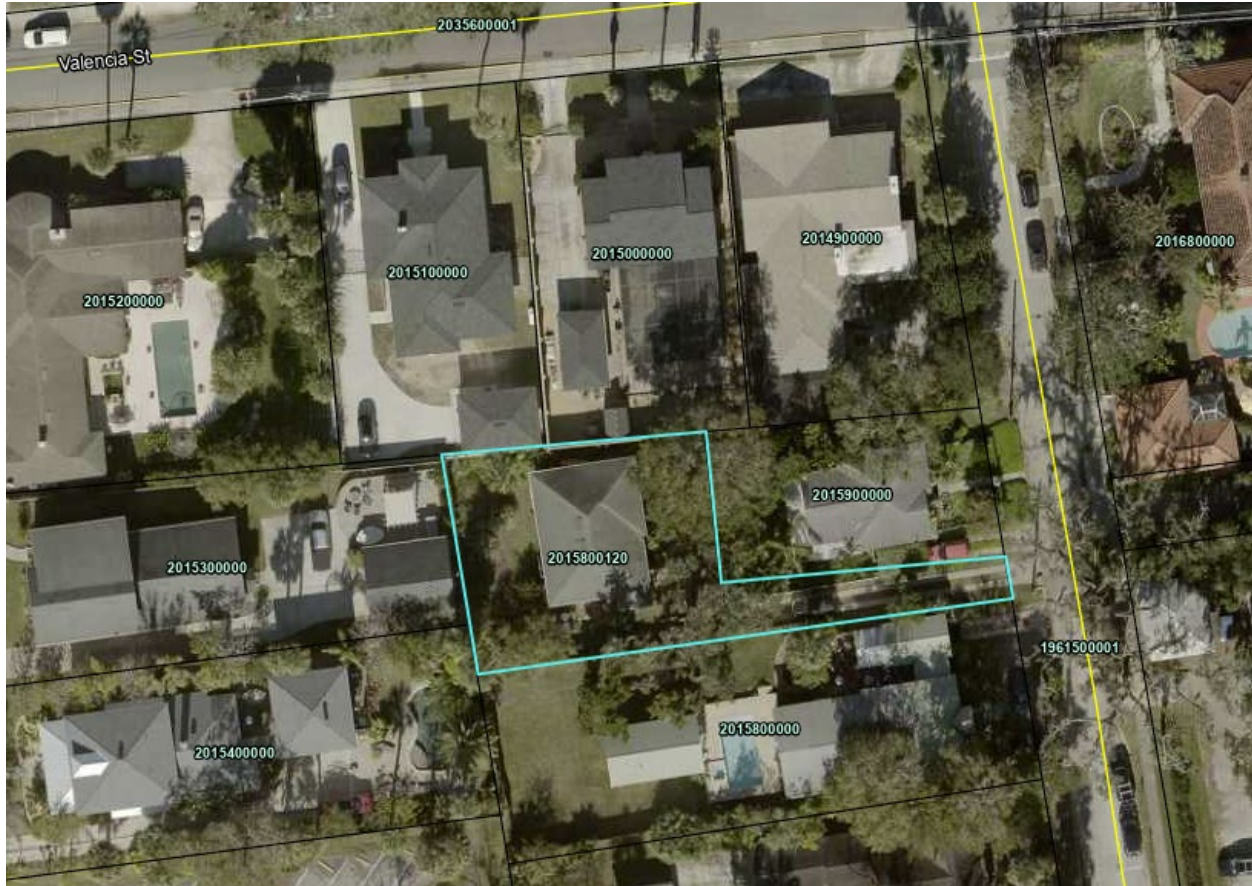


Figure 1. This photograph from the St. Johns County Property Appraiser's website shows an aerial view of 138 Markland Place Unit A.

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

The property at 138 Markland Place Unit A is just shy of fifteen (15) feet wide and is approximately 7,041 square feet in size.

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: This is an irregularly shaped "flag" lot and does not meet the minimum lot size requirements of the RS-1 zoning district. Adherence to the suburban type setback requirements proves to be a disadvantage unique to this property.

Applicant response: The lot is irregular and much smaller than adjacent lots. The small size of the lot prevents the owner from using the allowable lot coverage if the structure has to meet setbacks.

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

Staff analysis: The unique shape and undersized lot does not allow for the owner to make reasonable use of the property while meeting setback requirements.

Applicant response: The owner needs more living space for a growing family.

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

Staff analysis: This lot was created, and the existing home was built well before the current owner purchased the property.

Applicant response: The irregular shape and small size of the lot were not created by the owner.

- 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.

Applicant response: The proposed addition will be size feet six inches from the rear property line. There is a garage to the west 5 feet off the property line. The properties to the north and south also have structures that are on or very close to the property lines.

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 rear yard setback requirements of 20 feet to 6 ½ feet at 138 Markland Place Unit A / PID 201580-0120 to allow for the construction of an addition to an existing single-family home.



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

Attention

The Planning and Building Department prides itself on customer service, and helping applicants achieve their goals within the parameters of the zoning code.

There are circumstances where applicants must go to a public hearing before the Planning and Zoning Board (PZB). There are legal requirements that need to be met to have a hearing before the PZB.

Due to the volume of applications and the increasingly complicated nature of applications the following policies and zoning code stipulations will be enforced:

- All applications must be received by the required deadline established for a specified meeting;
- All applications must be signed by the applicant and property owner, especially if different;
- All applications must be filled out as necessary based on the nature of the application and/or appropriate explanations or narratives describing the requested action must be attached; and,
- All applications must be accompanied by a site plan at an appropriate scale with measurements and level of detail that allows staff to review the application to determine and confirm any and all issues requiring review by the PZB, including an 11 x 17 inch copy of the proposed plan, and any necessary reports, surveys, plans and documents to accompany an application as appropriate.

Application submittals will be evaluated for completeness. Applications will not be scheduled for a PZB Public Hearing until they are "substantially complete" per Section 28-31 of the Zoning Code.

Complying with these submittal requirements will ultimately expedite applications and make the public hearing process more beneficial to all involved. Thank you for your cooperation.

Conservation Overlay Zone Developments:

- Dock applications for **Conservation Overlay Zone 1** require complete submittal packages that include:
 - a. Survey locations of the proposed docks or modifications to existing docks;
 - b. Plans of the proposed dock or dock modifications;
 - c. Bathometric surveys showing water depths at mean high tide and mean low tide, relationship of the proposed dock to water features, marsh, bank lines, creeks, navigable channels, other site specific issues;
 - d. Aerials of existing conditions, and showing proposed docks and/or water features;
 - e. Details of any railings, features, lighting, dock boxes, fish stations, boat lifts or other items that potentially impact scenic vistas; and,
 - f. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development.

- Preserved tree removal and tree canopy issues related to development in **Conservation Overlay Zone 3** require complete submittal packages that include:
 - a. Tree surveys locating all trees on the site 3" diameter and greater;
 - b. Tree survey including the proposed site plan at an appropriate scale to evaluate the proposed development's impact on the trees, including specific trees and the tree canopy overall;
 - c. An arborist's report outlining the type, size, condition, and professional opinion of the impact of the development on the trees and the specific condition of any "preserved" trees;
 - d. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development; and,
 - e. A detailed analysis of the proposed tree removal per Chapter 25, known as the Landscape Code, to determine tree credits and debits, and landscaping requirements per the Landscape Code.

Planned Unit Development (PUD) Applications:

Planned Unit Development (PUD) applications must comply with Division 8 of the Zoning Code.

A pre-application meeting is highly recommended prior to PZB submittal.

Subdivision Requirements:

Preliminary subdivision requirements must comply with Chapter 23 of the Land Development Code.

A pre-application meeting is highly recommended prior to PZB submittal.



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Karen Cowart Contact Number: 904 669 4904

Business (if applicable): Karen Cowart Design Associates Inc

Address: 4220 S Francis Rd City: St Augustine State: FL Zip: 32092

E-Mail Address: karencowartda@gmail.com

2. NAME OF PROPERTY OWNER: Steven Bloom Contact Number: 386 451 9128

Business (if applicable): _____

Address: 138 Markland Pl, Unit A City: St. Augustine State: FL Zip: 32084

E-Mail Address: stevenallenbloom@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 12

Block: _____

Subdivision: Valencia Homesites

Parcel Number: 2015800120

4. PROJECT STREET ADDRESS: 138 Markland Pl Unit A

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: Request a rear setback variance equal to six feet six inches

8. JUSTIFICATION FOR ACTION REQUESTED: The small, irregular size of this lot and the placement of the house on the lot by the original owner, does not allow for a reasonable addition. Adjacent lots and houses are much larger. The south side of the house has the majority of the windows and is not a good alternate for an addition. The addition complies with lot coverage and impervious coverage limits and is in harmony with the spirit and intent of the code.

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 lot is irregular and much smaller than adjacent lots. The small size of the lot prevents the owner from using the allowable lot coverage if the structure has to meet setbacks.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property? The owner needs more living space for a growing family.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant? The irregular shape and small size of the lot were not created by the owner.
- (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 proposed addition will be six feet six inches from the rear property line. There is a garage to the west 5 feet off the property line. The properties to the north and south also have structures that are on or very close to the property lines.

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.

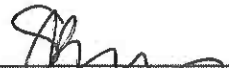
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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

9/3/23
Date

X 
Signature of Property Owner

9/5/23
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.

Karen Cowart

Print name of applicant

Karen Cowart
Signature of applicant

9/3/23
Date



Owner's Authorization For Agent

Karen Cowart is/are hereby authorized TO ACT ON BEHALF
OF Steven & Chelsea Bloom, 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:
138 Markland Pl Unit A, St. Augustine, FL

BY: CR
Signature of Owner

Chelsea Bloom
Print Name of Owner

407 620 5157
Telephone Number

State of Florida

County of St. Johns

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

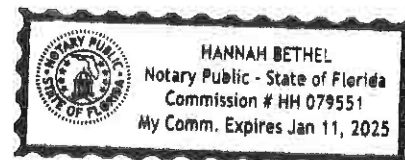
By Chelsea Bloom

FL DL
Identification verified: B45D-107-89-722-D

Oath sworn: ☒ Yes ☐ No

Notary Signature: Hannah Bethel

My Commission expires: 01/11/2025



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.

138 Markland Pl, Unit A, St. Augustine, FL

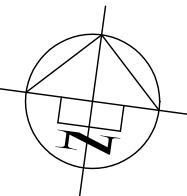
Project Address: _____

Karen Cowart

Applicant's Name: _____ Applicant's Signature: *Karen Cowart*

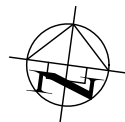
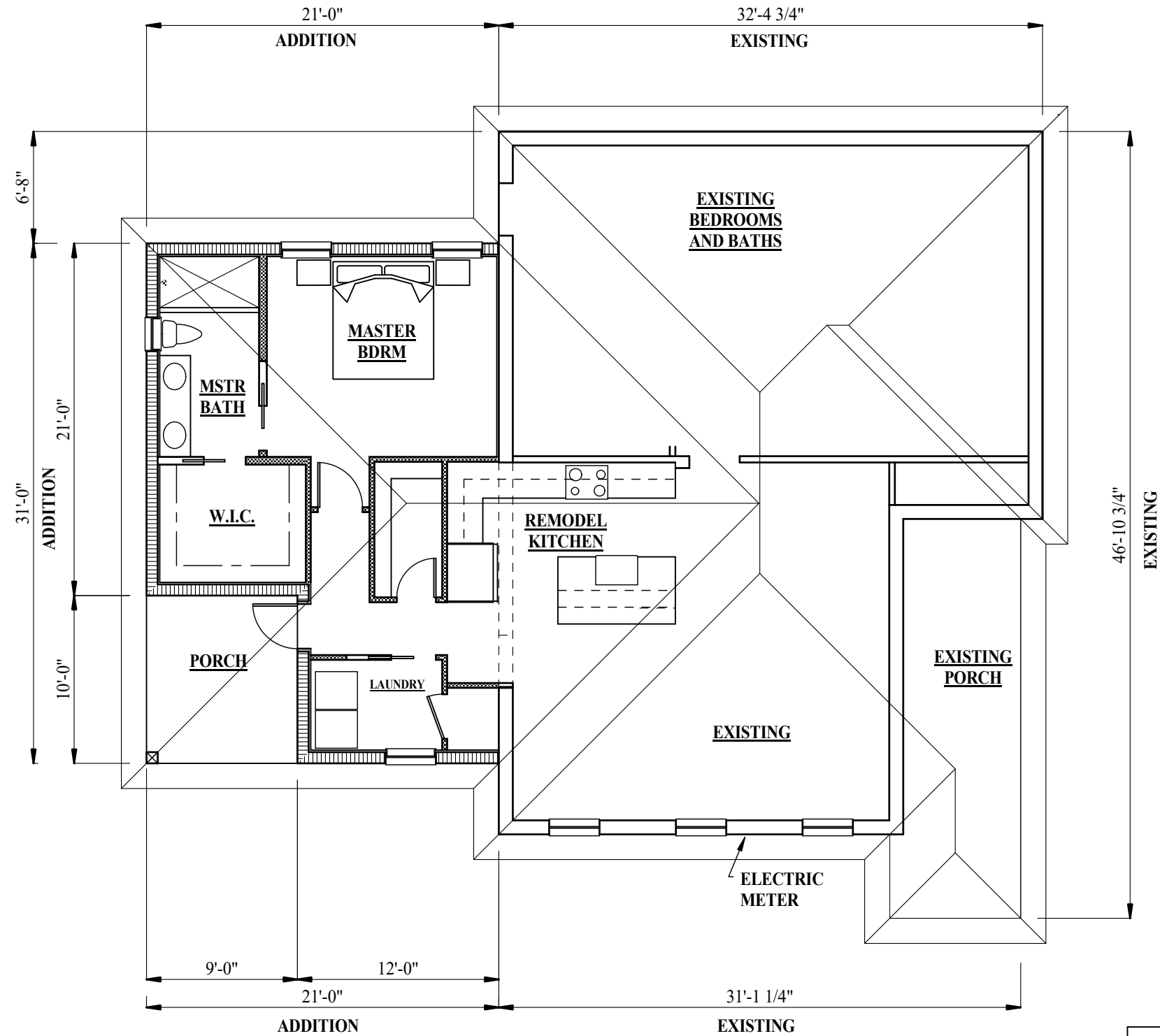
Steven Bloom

Owner's Name: _____ Owner's Signature: *Shm*



SCALE: 1" = 20'

Page 68 of 330



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

SQUARE FOOT CALCULATIONS

1,201 SQ. FT. LIVING EXISTING
+ 561 SQ. FT. ADDITION

1,762 SQ. FT. LIVING TOTAL

171 SQ. FT. EXISTING PORCH
+ 90 SQ. FT. PORCH ADDITION

261 SQ. FT. NON A/C AREA

2,023 SQ. FT. TOTAL UNDER ROOF

ADDITION FOR:

STEVEN & CHELSEA BLOOM
138 MARKLAND PLACE, UNIT A
CITY OF ST. AUGUSTINE

FLORIDA

karen cownt
DESIGN ASSOCIATES, INC.

4220 SOUTH FRANCIS ROAD
ST. AUGUSTINE, FLORIDA

CELL 904-669-4904
OFFICE 904-940-8808

SCALE: 1/8" = 1'-0"

DATE: SEPTEMBER 3, 2023

Front of house / East elevation



Rear of house where addition will be done.



West neighbor's garage that faces proposed addition. The detached garage is 5 feet off the property line and has no windows facing the proposed addition.



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: October 3, 2023

RE: **VARIANCE 2023-0081**

AGENDA ITEM	5(c)
APPLICANT	Marcel Vizcarra c/o Maracuya by Llama
OWNER	Staci Cleveland et al
LOCATION	260 W King Street / PID 111870-0000
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.

APPLICABLE CODES/ORDINANCES

Sec. 28-2. – Definitions

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

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

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

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area

and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

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

(b) Variances:

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

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

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

- (2) *Written application.* All applications for variance from this chapter shall be in writing and in such form as may be determined by the board.

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

Sec. 28-368. – Design standards.

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

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

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

- (d) *Minimum spaces required:*

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

STAFF SUMMARY AND ANALYSIS

The variance request at 260 W King Street is for the elimination of five (5) required off-street parking spaces, a reduction of the interior maneuverability requirements, and the reduction of parking space size requirements.

The reason for the request for an elimination of onsite parking requirements is to allow a neighborhood scale commercial enterprise to obtain a business tax receipt and begin operations at 260 W King Street. After this business opens the applicant intends to provide one (1) onsite handicapped parking space as well as one (1) onsite employee parking space, but due to the physical characteristics of the site the proposed parking facility will be unable to meet City code requirements.

The property at 260 W King Street is located within the King Street Entry Corridor, has a zoning designation of Commercial Medium-Two (CM-2), and was previously used as a single-family residence.



Figure 1. This photograph obtained through EagleView's CONNECTExplorer shows an aerial view of 260 W King Street.

Sec. 28-273. – Required off-street parking states that restaurants are required to provide one (1) off-street parking space for every four patrons as well as one (1) off-street parking space for every 200 square feet of nonpatron area. A proposal for a twelve (12) seat restaurant with approximately four hundred (400) square feet of nonpatron area would currently be required to provide five (5) off-street parking spaces.

The variance request today is for an elimination of the five (5) required off-street parking spaces, a reduction to the required twenty-four (24) foot drive aisle, and a reduction of the minimum parking space size requirement. The applicant has supplied a parking plan for the property as part of this application which they believe is the best option for this particular site.

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

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

Staff analysis: The approximately 3,950 square foot property at 260 W King Street suffers disadvantages of being undersized for the CM-2 zoning district as well as an existing structure on site which limits potential site configurations.

Five parking spaces amounts to approximately 900 square feet, roughly 23% of the site, not including required drive aisles.

The location of the existing structures makes it impossible to provide five (5) off-street on-site parking spaces.

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

Staff analysis: The disadvantages of a commercial property being under four thousand square feet in size and the existing structure that predate the City's zoning and parking codes causes the owner the inability to make reasonable use of 260 W King Street.

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

Staff analysis: This lot was created, and the existing building was built before the current tenant leased structure on the property.

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

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

STAFF RECOMMENDATION

The approval of the variance request in regard to off-street parking requirements at 260 W King Street promotes a more sustainable economic environment, allows for the operation of a neighborhood scale commercial use, and encourages adaptive reuse of an existing structure.

Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a variance to the off-street parking requirements of five (5) parking spaces, a reduction of interior maneuverability requirements, and the elimination of minimum parking space size requirements at 260 W King Street / PID 111870-0000.

A handwritten signature in black ink, appearing to read "J Fredriksson". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

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



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

Application Fee: \$350 (plus advertising costs) Project Number: 2023-0081
 Receipt Number: 2716352 Meeting Date: 10/31/23
 Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Marcel Vizcarrá Contact Number: 9046873403
 Business (if applicable): MARACUYA By LLAMA
 Address: 260 W King St City: St Augustine State: FL Zip: 32084
 E-Mail Address: marcel.vizcarrá@gmail.com

2. NAME OF PROPERTY OWNER: Coach Moses Floyd Contact Number: 9042093811
 Business (if applicable): The King's Barber Club
 Address: 278 W King St City: St Augustine State: FL Zip: 32084
 E-Mail Address: info@TKBarberClub.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____
 Subdivision: Altavilla Parcel Number: 111 87 000 00

4. PROJECT STREET ADDRESS: 260 W King St.

5. SPECIFIC PROPOSED USE: MARACUYA By LLAMA Coffee Shop/Retail

6. ACTION REQUESTED:

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

7. DESCRIPTION OF ACTION REQUESTED: Parking Variance for shared parking with The King's Chair Barber club - 278 W King St (378 St Ave) for two (2) supplemental shared parking spots

8. JUSTIFICATION FOR ACTION REQUESTED: our property area is not big enough for more than 3 cars, and the need to open our doors, we currently only have one disabled parking and one regular (patron) we also noticed plenty of street parking off Travis Ln.

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: Shape 2nd
Size of existing parking lot prevents us from adding more
spots that went back into right of way
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: If we don't have 5 parking spots we can't
open for business
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: there were disadvantages there already and we
didn't think such a small project would cause us
this much trouble trying to open it, but we have shared parking
- (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: not it will not negatively affect the neighborhood
and Maravilla coffee shop promises to bring joy to the
neighborhood and help it bloom

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

Signature of Property Owner

Date

04/18/2019

PZB APPLICATION FEE SCHEDULE

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

Description of Work	Fee Amount
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Rezoning: large scale	\$1,000.00 + ads & notices
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"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

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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: 260 W King St St. Augustine FL 32084

Applicant's Name: MARCEL VIZCARRA Applicant's Signature: [Signature]

Owner's Name: Corchi M. A. Lopez Owner's Signature: Corchi M. A. Lopez



**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.

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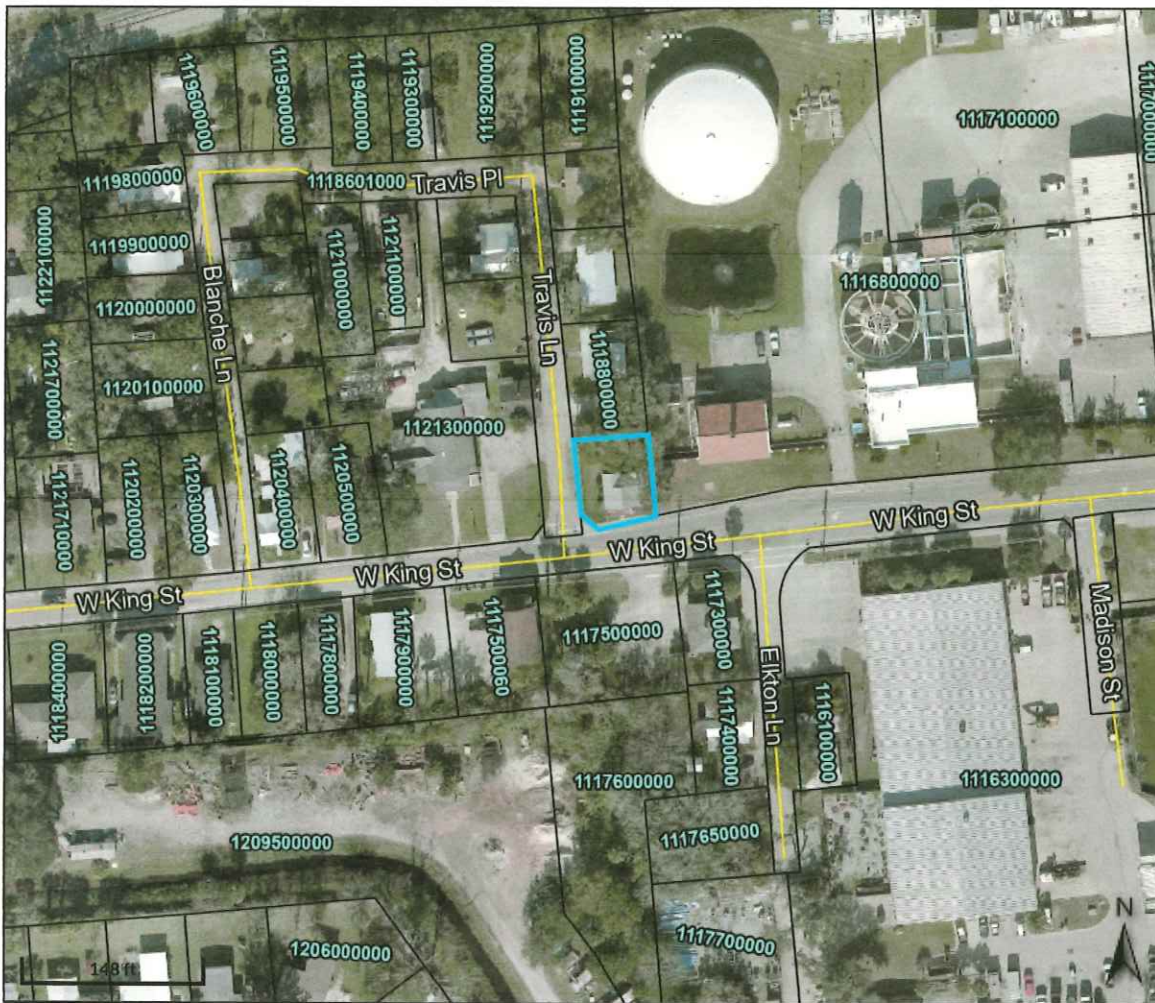
MARIEL VIZCARRA

Print name of applicant

[Signature]
Signature of applicant

9-8-23
Date

10/31/17



Overview



Legend

Parcels

Parcel ID	1118700000	Physical	260 W KING ST	Building Value	\$88,920	Last 2 Sales			
Property	0100 - Single	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class	Family	Mailing	CLEVELAND STACI ET AL	Value		6/13/2023	\$440000	01	Q
Taxing	City of St	Address	51 S WHITNEY ST	Total Land Value	\$11,832	7/3/2003	\$40000	01	Q
District	Augustine		SAINT AUGUSTINE FL	Just Value	\$100,752				
Acres	0.09		32084-0000	Total Deferred	\$70,696				
				Assessed Value	\$30,056				
				Total	N/A				
				Exemptions					
				Taxable Value	\$30,056				

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

Date created: 9/11/2023

Last Data Uploaded: 9/8/2023 11:48:41 PM

Developed by  Schneider
GEOSPATIAL

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	1118700000
Location Address	260 W KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dancy Tract (SFRE) (487)
Tax Description*	5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 1 (EX PT TO SJC IN OR2994/279) OR5775/7 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Altavilla Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.090
Homestead	N

Owner Information

Owner Name	Cleveland Staci Et Al 100%
Mailing Address	Vizcarra-Burtron Marcel Adrian 100% 51 S WHITNEY ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2023
Building Value	\$88,920
Extra Features Value	\$0
Total Land Value	\$11,832
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$100,752
Total Deferred	\$70,696
Assessed Value	\$30,056
Total Exemptions	\$0
Taxable Value	\$30,056

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$52,655	\$0	\$11,832	\$0	\$0	\$64,487	\$27,324	\$37,163	\$27,324
2021	\$28,919	\$0	\$8,874	\$0	\$0	\$37,793	\$24,840	\$12,953	\$24,840
2020	\$22,890	\$0	\$8,874	\$0	\$0	\$31,764	\$22,582	\$9,182	\$22,582
2019	\$21,780	\$0	\$6,705	\$0	\$0	\$28,485	\$20,529	\$7,956	\$20,529
2018	\$24,680	\$0	\$6,310	\$0	\$0	\$30,990	\$18,663	\$12,327	\$18,663
2017	\$20,890	\$291	\$4,930	\$0	\$0	\$26,111	\$16,966	\$9,145	\$16,966
2016	\$21,173	\$291	\$4,930	\$0	\$0	\$26,394	\$15,424	\$10,970	\$15,424
2015	\$21,455	\$291	\$4,930	\$0	\$0	\$26,676	\$14,022	\$12,654	\$14,022
2014	\$20,458	\$291	\$4,930	\$0	\$0	\$25,679	\$12,747	\$12,932	\$12,747
2013	\$20,990	\$291	\$4,930	\$0	\$0	\$26,211	\$11,588	\$14,623	\$11,588
2012	\$5,314	\$291	\$4,930	\$0	\$0	\$10,535	\$10,535	\$0	\$10,535
2011	\$18,067	\$291	\$14,790	\$0	\$0	\$33,148	\$33,148	\$0	\$33,148
2010	\$21,607	\$291	\$13,212	\$0	\$0	\$35,110	\$32,640	\$2,470	\$32,640

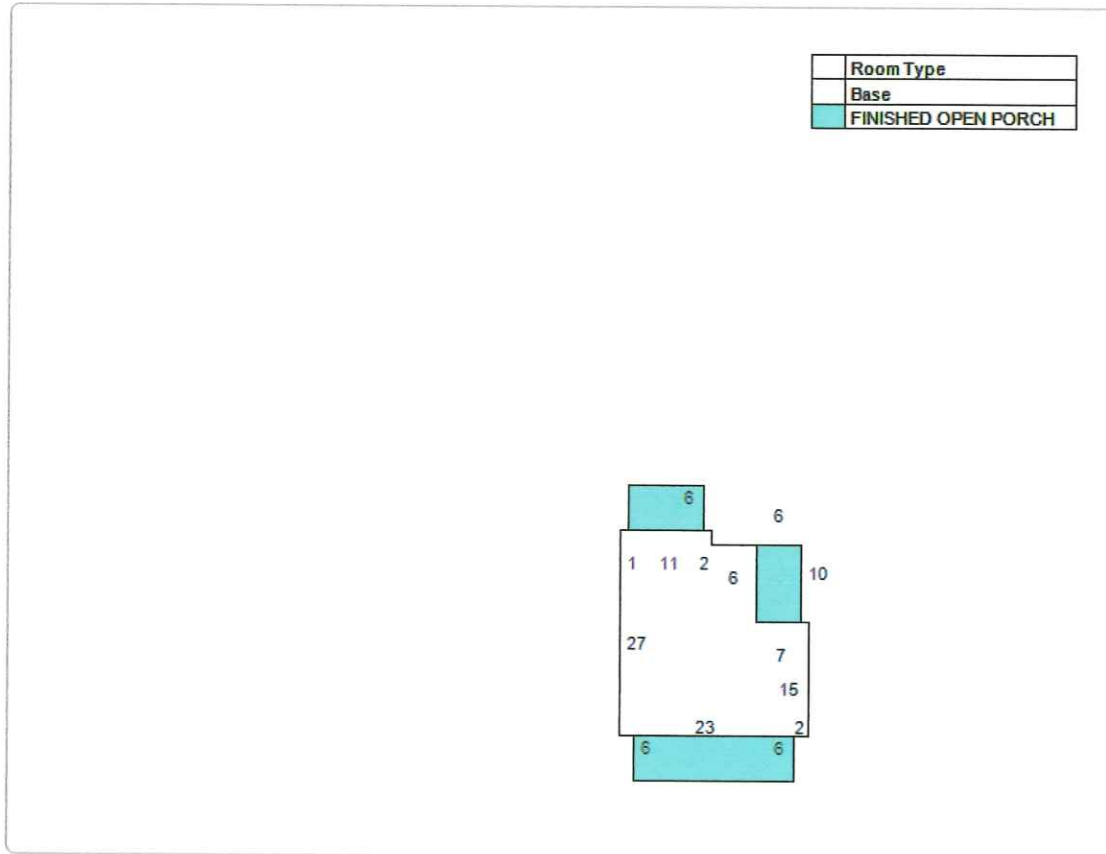
Building Information

Building 1
 Building Value \$88,920
 Year Built 1925
 Actual Area 825
 Conditioned Area 579
 Use Single Family Residence
 Style 01
 Exterior Wall Wood

Roof Cover Metal
 Roof Structure Gable Hip
 Interior Flooring Pine Wood
 Interior Wall Drywall
 Heating Type Air Duct
 Air Conditioning Central
 Bedrooms 2
 Baths 1

Description	Square Footage
FINISHED OPEN PORCH	60
BASE AREA	579
FINISHED OPEN PORCH	60
FINISHED OPEN PORCH	126
Total SqFt	825

Sketch Information



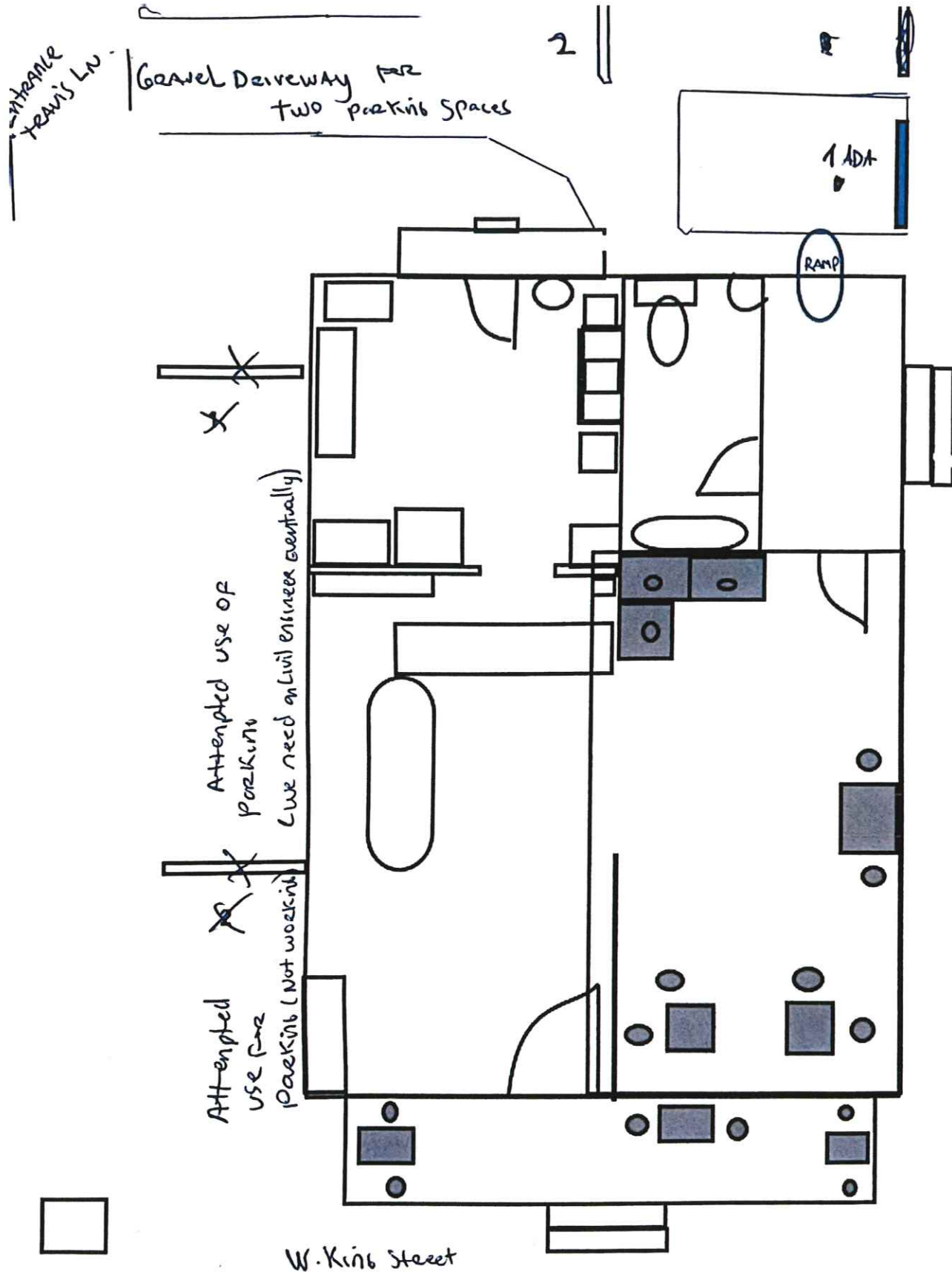
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	53	67	3944	SF	\$11,832

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/14/2023	6/13/2023	\$440,000.00	WARRANTY DEED	5775	7	Q	I	DARNOLD ELAINE H & KENNETH W	CLEVELAND STACI ET AL
	7/3/2003	\$40,000.00	WARRANTY DEED	1990	764	Q	I	MALLARD ALFRED	DARNOLD ELAINE H & KENNETH W
	9/1/1987	\$0.00		756	1476	U	I		MALLARD ALFRED

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



Two spaces for parking that meet all Requirements, Addin two more spaces (2) from Coach Moses Floyd from the King Chair barber club

***"NO PARKING"
SIGNS ALONG THE
PROPERTY WHERE
PARKING IS NOT
ALLOWED WILL BE
IMPLEMENTED***

LINE	BEARING	DISTANCE
L1(D)	N04°48'27"W	16.33'
L2	S48°03'59"E	18.16'
L2(D)	S48°03'59"E	18.16'
L3	N78°30'42"E	44.09'
L3(D)	N78°30'42"E	44.09'
L4(D)	S05°44'00"E	7.21'

LOT 2
N84°07'54"E 53.89'
 ADJACENT FRAME SHED
 2.0' 4.0'
 1.1' 18.3'
 2.2' NE
 5/8" I.R.(F) PSM#4620
 0.6'
 0.4' SW
 5/8" I.R.(F) PSM#4620
 1.4' SW
 12'
 APRON
 16'
 40"
 1.2' SW
 4.3' SW
 N&D(S) PSM#4620
 584°08'48"W 56.36'(DEED)
POINT OF BEGINNING

LOT 1
 (LESS & EXCEPT IN O.R.B. 2994, P.G. 280)
ADA PARKING
 12'
 16'
 13.5'
 PLATFORM LANDING
 6'
 ADA RAMP
 10.3'
 6.0'
 A/C
 11.8'
 2.0'
 6.1'
 10.1'
 7.1'
 15.3'
 25.0'
ONE STORY FRAME RES #260
 27.4'
 50'
 8'
 13.5'
 21.2'
 4.8'
 1.8' NW
 1.4' SW
 N&D(S) PSM#4620
 4(D)

Parcel ID #1116800000
506°44'35"E 69.81'
CHAIN LINK FENCE
TRANS STREET
 (30' RIGHT OF WAY)
EDGE OF ASPHALT
BACK OF CURB
WEST KING STREET
 (RIGHT OF WAY VARIES)

GRANITE GRAVEL DRIVEWAY
EMPLOYEE PARKING
SIGN
APRON
ELECTRIC VAULT
ADA RAMP
PLATFORM LANDING
ONE STORY FRAME RES #260
ADA PARKING
CHAIN LINK FENCE
BACK OF CURB
EDGE OF ASPHALT
WEST KING STREET
 (RIGHT OF WAY VARIES)

ANCE
 3'
 6'
 6'
 09'
 09'

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: October 3, 2023

RE: **USE BY EXCEPTION 2023-0080**

AGENDA ITEM	6(a)
APPLICANT	Kenneth S. Garcia
OWNER	Kenneth S. Garcia
LOCATION	163 School Street / PID 208750-0000
REQUEST	To approve one (1) off-site parking space at the Lincolnville Museum and Cultural Center within the Residential Single-Family-Two (RS-2) zoning district as a permitted use by exception for a short-term rental.
LAND USE	Residential Low Density
ZONING	Residential Single-Family-Two (RS-2)

APPLICABLE CODES/ORDINANCES

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

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

(a) Zoning exceptions:

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

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

(3) Public hearing. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the

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

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

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

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

STAFF SUMMARY AND ANALYSIS

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

- (iv) There are a total of two (2) bedrooms at 163 School Street. The property consists of a single-family home which was built in 1920.
- (v) 2 parking spaces are required for a short-term rental with 2 bedrooms being offered for rent.
- (vi) There is one parking space available on the property, leaving them one (1) parking space short of the requirement.

Parking Requirements Summary

- 1) Use by exception for off-street parking (within 400 feet per Sec. 28-371).
 - a. *The property is surrounded by single family residences. The applicant has provided documentation to meet off-street parking within 400 feet of the premises.*
- 2) Parking permits to the municipal parking garage.
 - a. *The applicant is requesting one (1) parking space at the Lincolnville Museum and Cultural Center.*
- 3) On-street parking permits within established Residential Permit Program Areas.
 - a. *There is no established residential parking permit program on School Street for the use of short-term rentals.*

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** one (1) off-site parking space at the Lincolnville Museum and Cultural Center within the Residential Single-Family-Two (RS-2) zoning district as a permitted use by exception for a short-term rental at 163 School Street / PID 208750-0000.

Tracey Mullins

Tracey Mullins
Planner II
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$250 (plus advertising costs) Project Number: 2023-0080

Receipt Number: 2710325 Meeting Date: 10/3/23

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

1. NAME OF APPLICANT: Kenneth S. Garcia Contact Number: 915-929-3922

Business (if applicable): _____

Address: 11401 Drifting Leaf Dr City: Riverview State: FL Zip: 33579

E-Mail Address: kilogolfinvestmentgroupinc@gmail.com

2. NAME OF PROPERTY OWNER: Kenneth S. Garcia Contact Number: 915-929-3922

Business (if applicable): _____

Address: 11401 Drifting Leaf Dr City: Riverview State: FL Zip: 33579

E-Mail Address: kilogolfinvestmentgroupinc@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: 2087500000

4. PROJECT STREET ADDRESS: 163 School St.

5. SPECIFIC PROPOSED USE: Short Term Rental

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☒ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: 1 Parking Spot

8. JUSTIFICATION FOR ACTION REQUESTED: _____

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.

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Signature of Applicant

Sept 9, 2023

Date



Signature of Property Owner

Sept 9, 2023

Date



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

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Kenneth Garcia

Print name of applicant

Kenneth Garcia

Signature of applicant

Sept 9, 2023

Date

PZB APPLICATION FEE SCHEDULE

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Project Address: 163 School St.

Applicant's Name: Kenneth Garcia Applicant's Signature: Kenneth Garcia

Owner's Name: Kenneth Garcia Owner's Signature: Kenneth Garcia

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

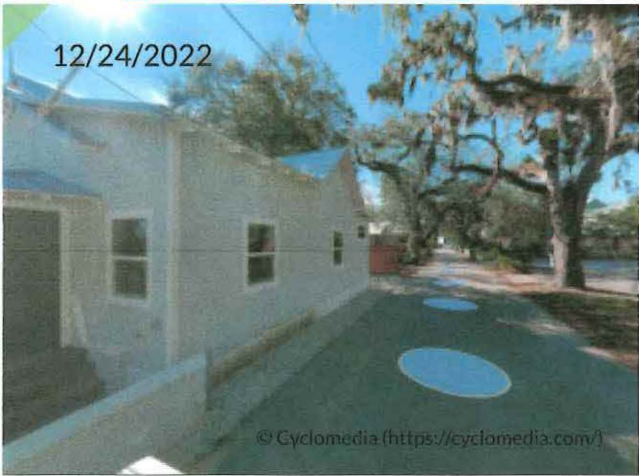
Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

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



Parcel ID	2087500000
Location Address	163 SCHOOL ST SAINT AUGUSTINE 32084-0000
Neighborhood	Atwood Tract (626)
Tax Description*	1-86 ATWOOD TR CITY N1/2 OF LOTS 1 & 2 BLK C OR5723/1789 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Atwood Tract, Buenaesperanza A Diagram O
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.040
Homestead	N

Owner Information

Owner Name	Garcia Kenneth,Kishima 100% Garcia Kishima 100%
Mailing Address	11401 DRIFTING LEAF DR RIVERVIEW, FL 33579-0000

Map



Valuation Information

	2023
Building Value	\$211,979
Extra Features Value	\$8,575
Total Land Value	\$85,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$305,754
Total Deferred	\$0
Assessed Value	\$305,754
Total Exemptions	\$0
Taxable Value	\$305,754

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	\$78,605	\$4,764	\$131,947	\$0	\$0	\$215,316	\$166,729	\$48,587	\$166,729
2021	\$50,015	\$4,764	\$103,950	\$0	\$0	\$158,729	\$151,572	\$7,157	\$151,572
2020	\$42,939	\$4,764	\$90,090	\$0	\$0	\$137,793	\$137,793	\$0	\$137,793
2019	\$39,091	\$1,931	\$90,090	\$0	\$0	\$131,112	\$65,275	\$131,112	\$0
2018	\$33,435	\$1,175	\$83,160	\$0	\$0	\$117,770	\$64,058	\$117,770	\$0
2017	\$34,131	\$1,349	\$74,844	\$0	\$0	\$110,324	\$62,740	\$110,324	\$0
2016	\$35,524	\$1,349	\$64,969	\$0	\$0	\$101,842	\$61,450	\$101,842	\$0
2015	\$36,917	\$1,349	\$51,975	\$0	\$0	\$90,241	\$61,023	\$90,241	\$0
2014	\$30,169	\$1,349	\$41,580	\$0	\$0	\$73,098	\$60,539	\$73,098	\$0
2013	\$31,266	\$1,349	\$32,224	\$0	\$0	\$64,839	\$59,644	\$64,839	\$0
2012	\$32,362	\$1,349	\$28,066	\$0	\$0	\$61,777	\$58,647	\$61,777	\$0
2011	\$24,758	\$996	\$31,185	\$0	\$0	\$56,939	\$56,939	\$56,939	\$0
2010	\$25,834	\$996	\$34,650	\$0	\$0	\$61,480	\$61,480	\$61,480	\$0

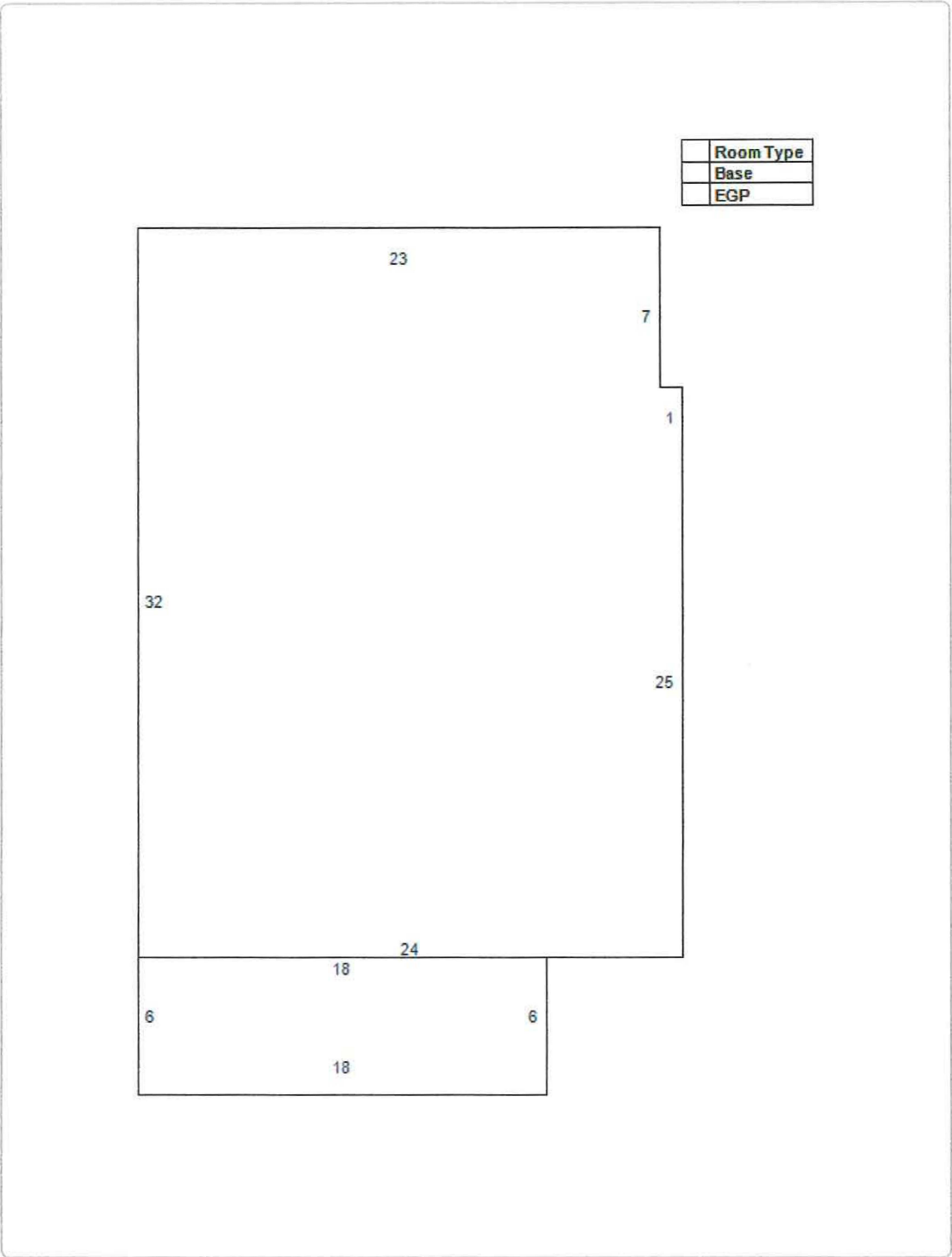
Building Information

Building	1
Building Value	\$211,979
Year Built	1920
Actual Area	869
Conditioned Area	761
Use	Single Family Residence
Style	01
Exterior Wall	Aluminum Vinyl

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Wood Laminate, Ceramic Tile
Interior Wall	Wall Board
Heating Type	Forced Air
Air Conditioning	Central
Bedrooms	2
Baths	2

Description	Square Footage
UNFINISHED ENCLOSED PORCH	108
BASE AREA	761
Total SqFt	869

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		8085
Masonry Wall (Mix)		490

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	30	60	30	EF	\$85,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/14/2023	3/14/2023	\$575,000.00	WARRANTY DEED	5723	1789	Q	I	163 SCHOOL STREET LLC	GARCIA KENNETH, KISHIMA
3/16/2022	3/10/2022	\$352,000.00	WARRANTY DEED	5516	786	Q	I	MINCEY LORENZO	163 SCHOOL STREET LLC
10/8/2018	10/8/2018	\$0.00	OTHER INSTRUMENT	4623	728	U	I	NATIONSTAR MORTGAGE LLC	MINCEY LORENZO
10/8/2018	10/8/2018	\$0.00	OTHER INSTRUMENT	4623	726	U	I	NATIONSTAR MORTGAGE LLC	MINCEY LORENZO
9/12/2018	9/7/2018	\$0.00	LIS PENDENS	4611	116	U	I	NATIONSTAR MORTGAGE LLC	MINCEY LORENZO ET AL
7/26/2016	7/22/2016	\$0.00	OTHER INSTRUMENT	4229	99	U	I	NATIONSTAR MORTGAGE LLC	MINCEY LORENZO
11/25/2015	11/20/2015	\$0.00	LIS PENDENS	4115	1918	U	I	NATIONSTAR MORTGAGE LLC	MINCEY LORENZO
6/30/2015	6/26/2015	\$0.00	OTHER INSTRUMENT	4049	1764	U	I	NATIONSTAR MORTGAGE LLC	MINCEY LORENZO
6/3/2015	6/1/2015	\$0.00	LIS PENDENS	4036	631	U	I	NATIONSTAR MORTGAGE LLC	MINCEY LORENZO
12/29/2010	3/11/2009	\$0.00	DEATH CERTIFICATE	3392	743	U	I	MC GRIFF LULA MAE (DECD)	MINCEY LORENZO (SURV JTRS)
	12/29/2008	\$100.00	QUIT CLAIM DEED	3151	1321	U	I	MC GRIFF LULA	MC GRIFF LULA & MINCEY LORENZO

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: 9/8/2023, 11:48:41 PM](#)

Contact Us

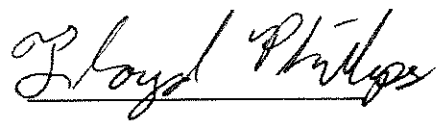
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Page 103 of 330



8/17/2023

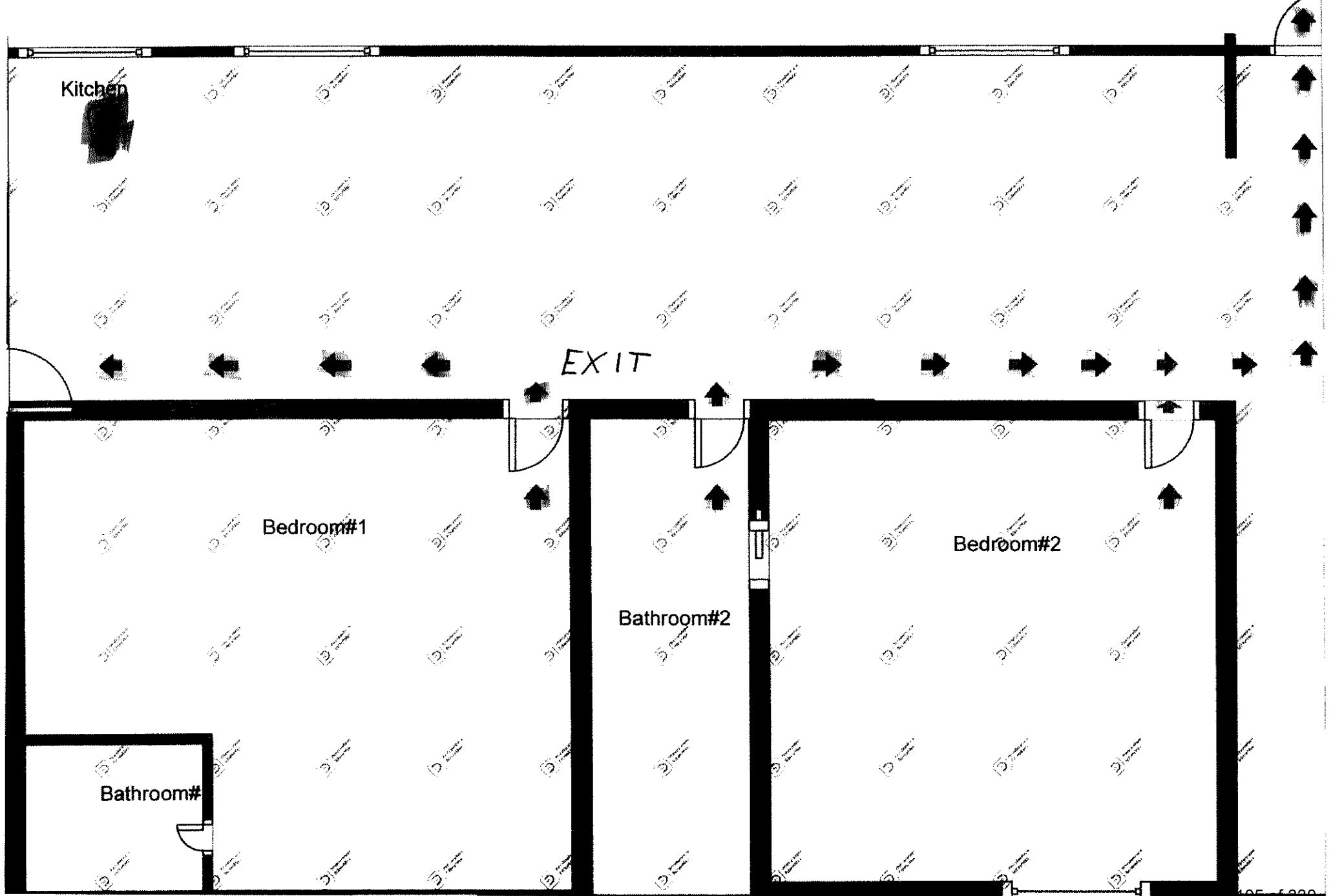
The Lincolnville Museum and Cultural Center has agreed to allow Kenneth Garcia at 163 School Street, St. Augustine, FL 32084 to lease one designated parking space in the overflow lot for the duration of one year.

A handwritten signature in cursive script, reading "Floyd Phillips". The signature is written in dark ink and is positioned above a horizontal line.

Floyd Phillips- President, Lincolnville Museum & Cultural Center
8/17/2023

A handwritten signature in cursive script, reading "Kenneth Garcia". The signature is written in dark ink and is positioned above a horizontal line.

Kenneth Garcia
8/17/23





CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: October 3, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2023-0070**

AGENDA ITEM 7(a)

APPLICANT Ryan Carter
c/o Carter Environmental Services Inc.

OWNER Brandon Howlett

LOCATION 160 Ancient Island Drive / PID 161252-0040

REQUEST To modify an existing dock approval for after the
fact construction of a boat lift, floating dock, and
gangway within Conservation Overlay Zone 1.

LAND USE Residential Medium Density

ZONING Residential General-One (RG-1)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

**Conservation and Coastal Management Element Goals, Objectives and
Policies**

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

Conservation Goal Protect and conserve natural areas, environmentally sensitive
Chapter 163.3177(6)(d) F.S. 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 obtain Conservation Overlay Zone 1 approval for dock modifications which have been previously completed at 160 Ancient Island Drive. The unpermitted work included an addition of a floating dock and boat lift to an existing 1,327 square foot dock.



Figure 1. This photograph obtained from EagleView's CONNECTExplorer shows an aerial view of 160 Ancient Island Drive.

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 156 feet of Fish Island creek frontage. Mangroves and marine vegetation are present in the area but not present in the open water where the additions were made.*
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
 - *The property sits on Fish Island Creek and is adjacent to other single-family homes to the East and West.*
- (3) Natural and proposed drainage patterns.
 - *Drainage will not be altered by the proposed 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.
 - *N/A*
- (6) Impact on floodplain.
 - *There is no impact on floodplains associated with this application.*

- (7) Impact of development on vegetative and animal communities.
- *Vegetative impacts: There are no anticipated vegetative impacts as salt marsh, mangroves, and sea grass are not present. Also, the dock will minimally shade a small area of open water, but will be built as required by state and federal agencies, five feet or higher above mean high water.*
 - *Lighting of open water areas at night: The proposed works will be lit with low-level, directional lighting that greatly minimizes the amount of light intrusion into the open water.*
 - *Increased noise from day users: Minimal noise associated with private residential boating activities.*
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- *There will be no storage of pollutants or the use of poisonous chemicals and materials.*
- (9) Effect of shade on vegetation and shellfish.
- *Effects of shading on vegetation are not anticipated. Negative effects to shellfish, if any, should be minimal, with potentially positive impacts in the form of additional substrate for shellfish to colonize.*
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- *Shoreline erosion can be mitigated by the marsh vegetation found along the applicant's property. Use of the floating dock by the owners will not affect any manatees, vegetation, shellfish and wildlife or shoreline erosion.*
- (11) Impact of development on shoreline by linear feet and percent of site.
- *N/A*
- (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>The proposed new dock supports will provide shelter for larval, juvenile, and adult fish.</i>	<i>Extremely small loss of juvenile habitat from the placement of approximately 10 new pilings for the dock construction.</i>

<i>The effects of the project on shellfish are as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>The pilings used to construct the lift modifications could be colonized by barnacles, oysters, and mussels. This will be an addition of habitat.</i>	<i>None</i>

<i>The effects of the project on waterfowl area as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>The additional dock area could be used as a resting place or perch for many water fowl.</i>	<i>Extremely small loss of foraging habitat.</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.

- *There are currently no proposed plans for any boathouse, roofed structure or wall within the dock.*
- *The deck does not exceed 6' above MHW, with a proposed height for the newly constructed dock being 5' to match the existing dock profiles in the area.*
- *The boat lift is low-profile and does not exceed 12,000 pounds.*

STAFF RECOMMENDATION

Based on a review of section 11-29, staff finds that the board can **APPROVE** the after the fact modification to an existing dock to add a floating dock and boat lift at 160 Ancient Island Drive / PID 161252-0040.

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

Application Fee: \$165 (plus advertising costs) Project Number: 2023-0070
Receipt Number: 2688490 Meeting Date: 10/3/23
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 DR City: ST. AUGUSTINE State: FL Zip: 32084
E-Mail Address: RYAN@CARTERENV.COM

2. NAME OF PROPERTY OWNER: BRANDON HOWLETT Contact Number: 904.233.5069
Business (if applicable): _____
Address: 160 ANCIENT ISLAND DR City: ST. AUGUSTINE State: FL Zip: 32080
E-Mail Address: bhowlett77@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 4 Block: _____
Subdivision: ANTIGUA Parcel Number: 1612520040

4. PROJECT STREET ADDRESS: 160 ANCIENT ISLAND DR

5. SPECIFIC PROPOSED USE: SINGLE-FAMILY DOCK

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

7. DESCRIPTION OF ACTION REQUESTED: THE APPLICANT REQUESTS PZB APPROVAL FOR AN AFTER THE FACT CONSTRUCTION OF A BOAT LIFT AND FLOATING DOCK AND GANGWAY.

8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE OVERLAY ZONE DEVELOPMENT SUPPLEMENT

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

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

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

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

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

10. PREVIOUS 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.

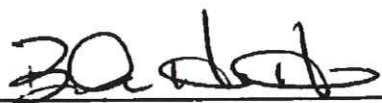
IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided 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.



7-19-23

Signature of Applicant

Date



7-25-23

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

7-19-23

Date



ST AUGUSTINE
EST 1565

Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF
OF BRANDON HOWLETT, 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:
160 ANCIENT ISLAND DR

BY: 
Signature of Owner
BRANDON HOWLETT
Print Name of Owner
904-233-5069
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 24 day of July, 2023

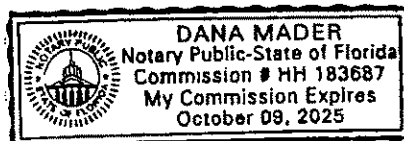
By _____

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: 

My Commission expires: _____



Attachment 1
Overlay Zone Application Narrative

**160 Ancient Island Dr.
Overlay Zone Development Application Supplement
July 2023**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for an after the fact approval of a boat lift, decking and a floating dock. The after the fact construction resulted in the addition of 693 sf to the existing permitted structure that measures 1,397 sf has previously been approved. The new sq footage for the old and new construction measures 2,090 sq. ft.

The construction modification in this application occurs on lands located within Conservation Overlay Zones 1,2, and 3 as defined in Section 11-27 of the City Code. Section 11-29(a) of the Code sets forth certain criteria for structures located within Conservation Overlay Zones. The applicant has complied with each of those criteria, as detailed below:

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

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

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

The after the fact activities were constructed in open water near the edge of the channel.

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

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

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

The after the fact structures are consistent with other boat lifts and floating docks in the area.

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 156 feet of Fish Island creek frontage. Mangroves and marine vegetation are present in the area but not present in the open water where the additions were made.

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

The property sits on Fish Island Creek and is adjacent to other single-family homes to the East and West.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

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

Point and non-point discharge will not be altered.

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

N/A

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

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

Vegetative impacts: There are no anticipated vegetative impacts as salt marsh, mangroves, and sea grass are not present. Also, the dock will minimally shade a small area of open water, but will be built as required by state and federal agencies, five feet or higher above mean high water.

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

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

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

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

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

Effects of shading on vegetation are not anticipated. Negative effects to shellfish, if any, should be minimal, with potentially positive impacts in the form of additional substrate for shellfish to colonize.

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

Shoreline erosion can be mitigated by the marsh vegetation found along the applicant's property. Use of the floating dock by the owners will not affect any *manatees, vegetation, shellfish and wildlife or shoreline erosion.*

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

15. *Impact of development on water quality.*

Not applicable.

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

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

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

Negative: Extremely small loss of juvenile habitat from the placement of approximately 10 new pilings for the dock construction.

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

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

Negative: None

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

Positive: The additional dock area could be used as a resting place or perch for many water fowl.

Negative: Extremely small loss of foraging habitat.

17. Dock specifications:

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

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

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

The deck does not exceed 6' above MHW, with a proposed height for the newly constructed dock being 5' to match the existing dock profiles in the area.

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

The boat lift is low-profile and does not exceed 12,000 pounds.

Attachment 2
Overlay Zone Application Graphics



CARTER ENVIRONMENTAL SERVICES, INC. CES 7 Waldo Street St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Location Map Howlett - 160 Ancient Island Dr			
Project:	5.08029.26	St. Johns County, FL	Date: Jul 18 2023	Figure: 1



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Current Aerial

Howlett - 160 Ancient Island Dr

Project: 5.08029.26

St. Johns County, FL

Date: Jul 18 2023

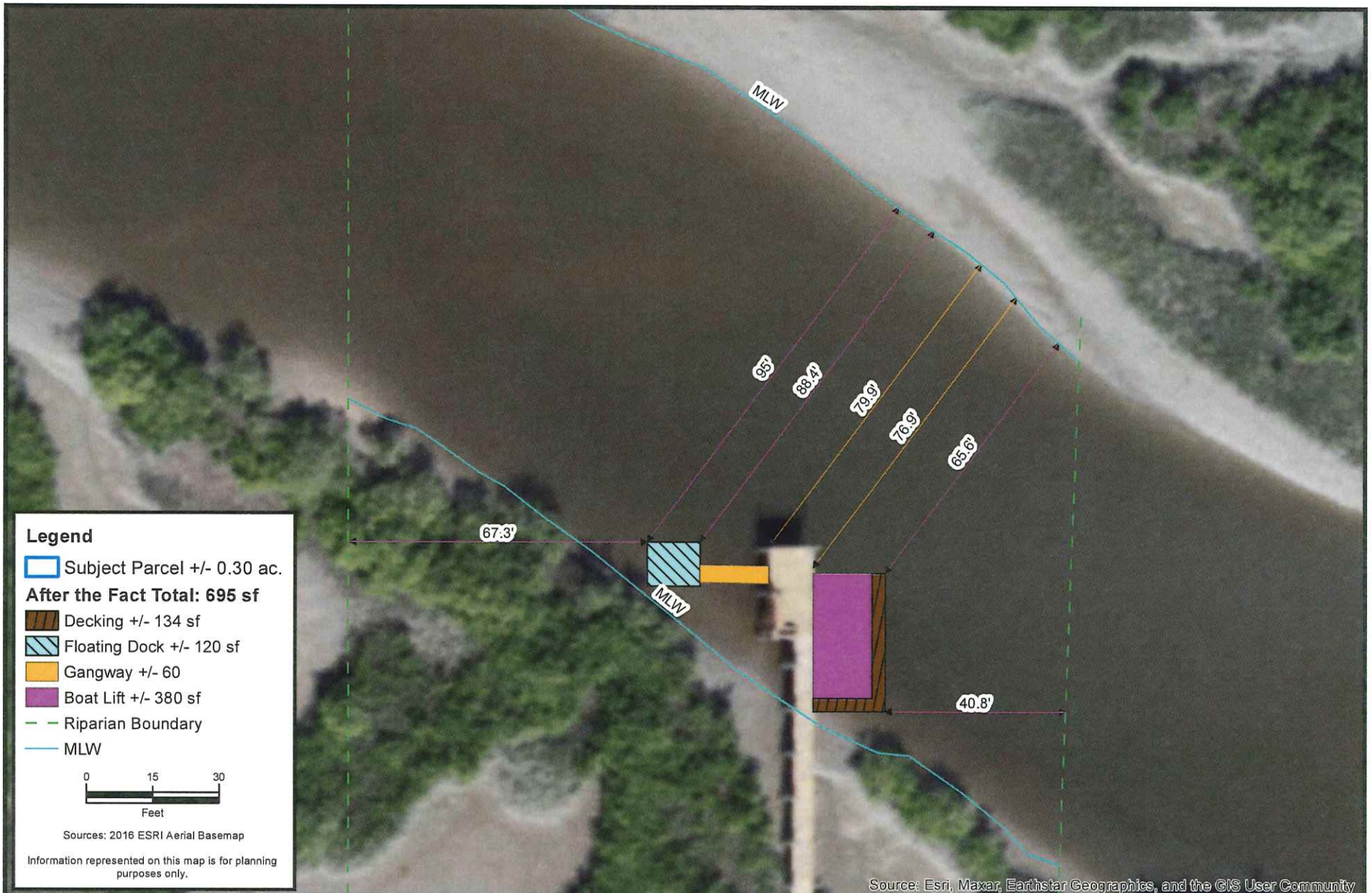


Figure:

2



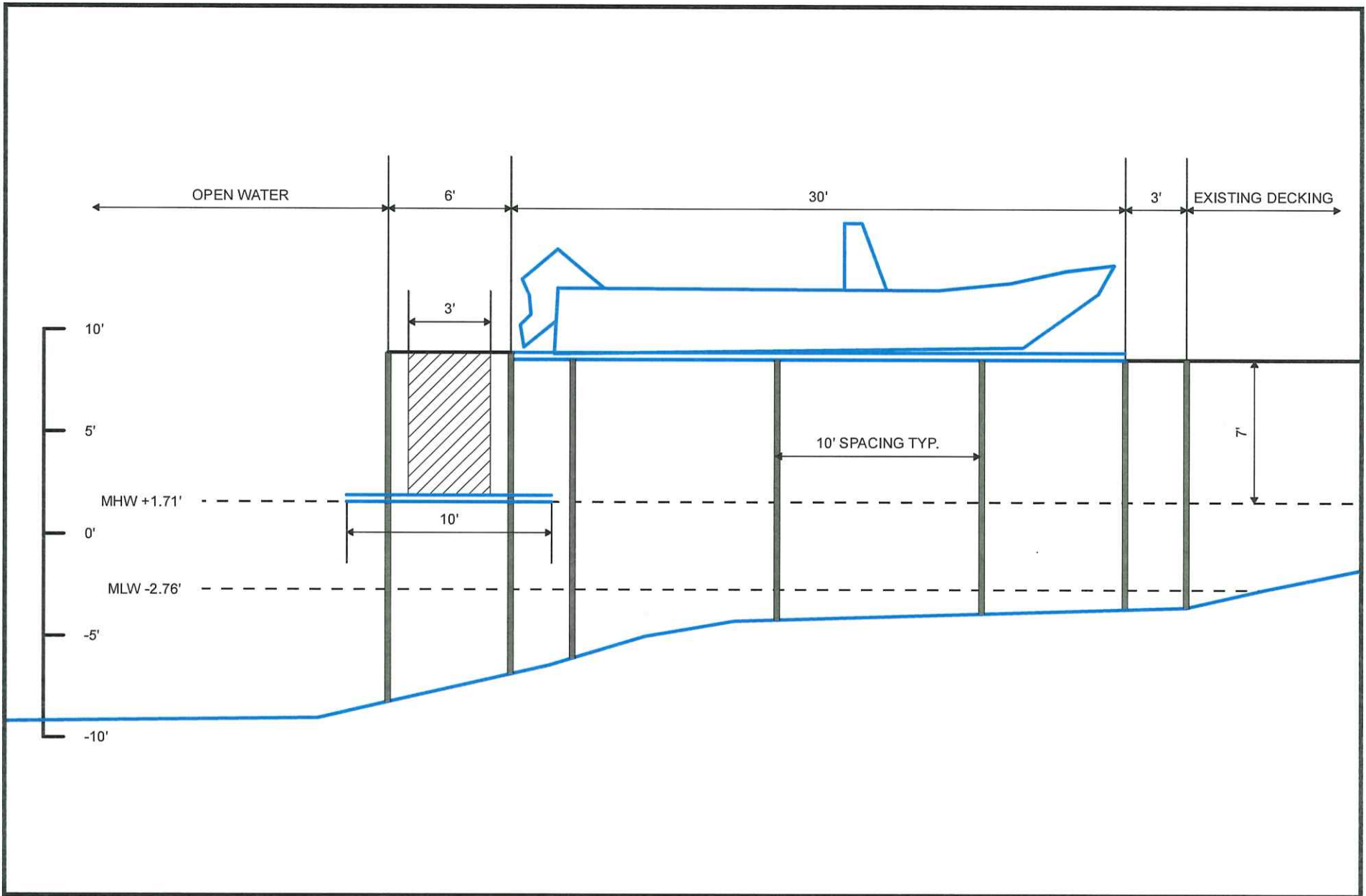
CARTER ENVIRONMENTAL SERVICES, INC. CES 7 Waldo Street St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Permitted/After the Fact Conditions Howlett - 160 Ancient Island Dr			Figure: 3
	Project: 5.08029.26	St. Johns County, FL	Date: Jul 19 2023	



CARTER ENVIRONMENTAL SERVICES, INC. CES 7 Waldo Street St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Alignment Howlett - 160 Ancient Island Dr			Figure: 4
Project: 5.08029.26	St. Johns County, FL	Date: Jul 19 2023		



CARTER ENVIRONMENTAL SERVICES, INC. CES 7 Waldo Street St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Dimensions			
	Howlett - 160 Ancient Island Dr			
Project:	5.08029.26	St. Johns County, FL	Date: Aug 08 2023	Figure: 5



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Profile View

Howlett - 160 Ancient Island Dr

Project: 5.08029.26

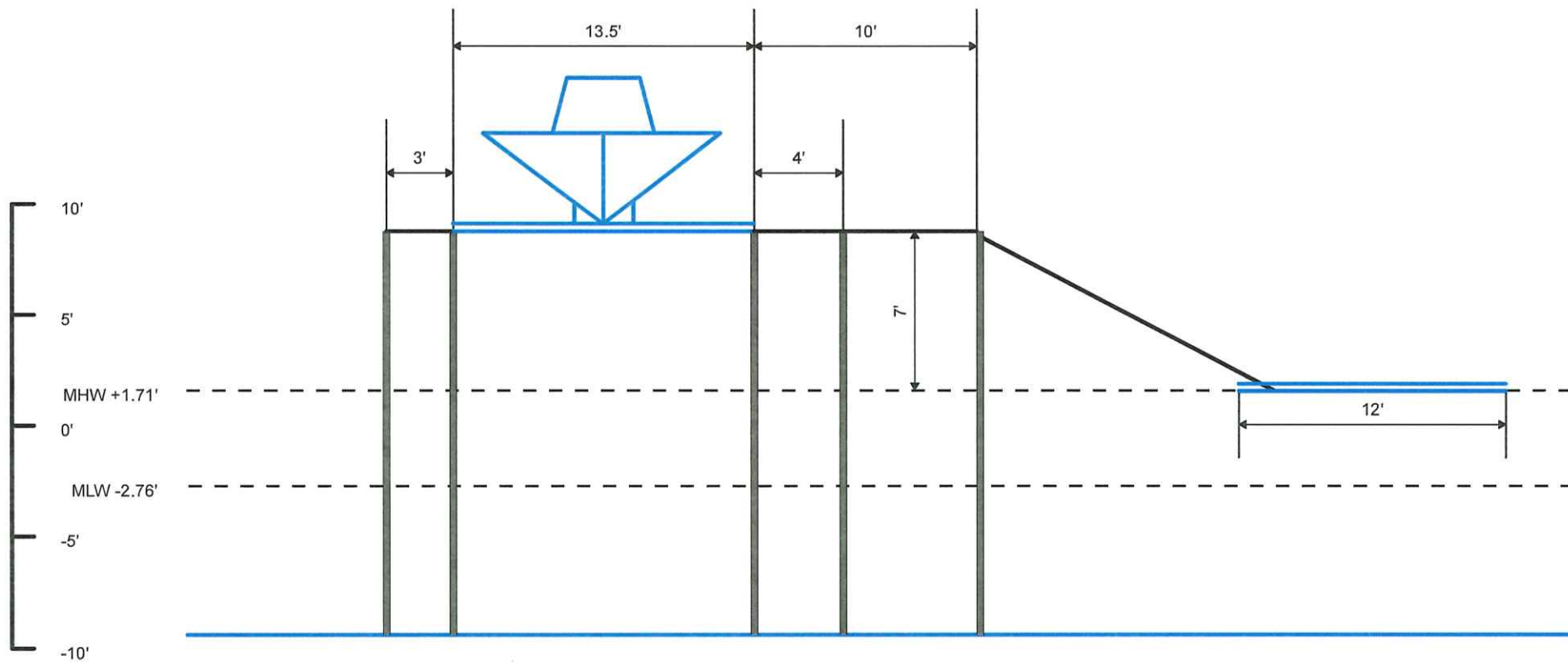
St. Johns County, FL

Date: Jul 19 2023



Figure:

6



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Cross-Section View

Howlett - 160 Ancient Island Dr

Project: 5.08029.26

St. Johns County, FL

Date: Jul 19 2023



Figure:

7

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 1612520040
Location Address 160 ANCIENT ISLAND DR
SAINT AUGUSTINE 32080-0000
Neighborhood Antigua (SF) (2650.02)
Tax Description* 93/18-25 ANTIGUA PHASE ONE LOT 4 OR4797/1919
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision ANTIGUA PHASE ONE
Sec/Twp/Rng 29-7-30
District City of St Augustine (District 452)
Millage Rate 18.9763
Acreage 0.300
Homestead Y

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

No Image Available

Owner Information

Owner Name Howlett Brandon Keith, Heather Lynn 100%
Howlett Heather Lynn 100%
Mailing Address 160 ANCIENT ISLAND DR
SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2023
Building Value	\$461,360
Extra Features Value	\$40,718
Total Land Value	\$280,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$782,078
Total Deferred	\$117,645
Assessed Value	\$664,433
Total Exemptions	\$50,000
Taxable Value	\$614,433

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	\$451,289	\$48,812	\$280,000	\$0	\$0	\$780,101	\$645,081	\$185,020	\$595,081
2021	\$324,483	\$52,875	\$250,000	\$0	\$0	\$627,358	\$626,292	\$51,066	\$576,292
2020	\$327,761	\$56,937	\$250,000	\$0	\$0	\$634,698	\$617,645	\$67,053	\$567,645
2019	\$0	\$0	\$58,000	\$0	\$0	\$58,000	\$58,000	\$0	\$58,000

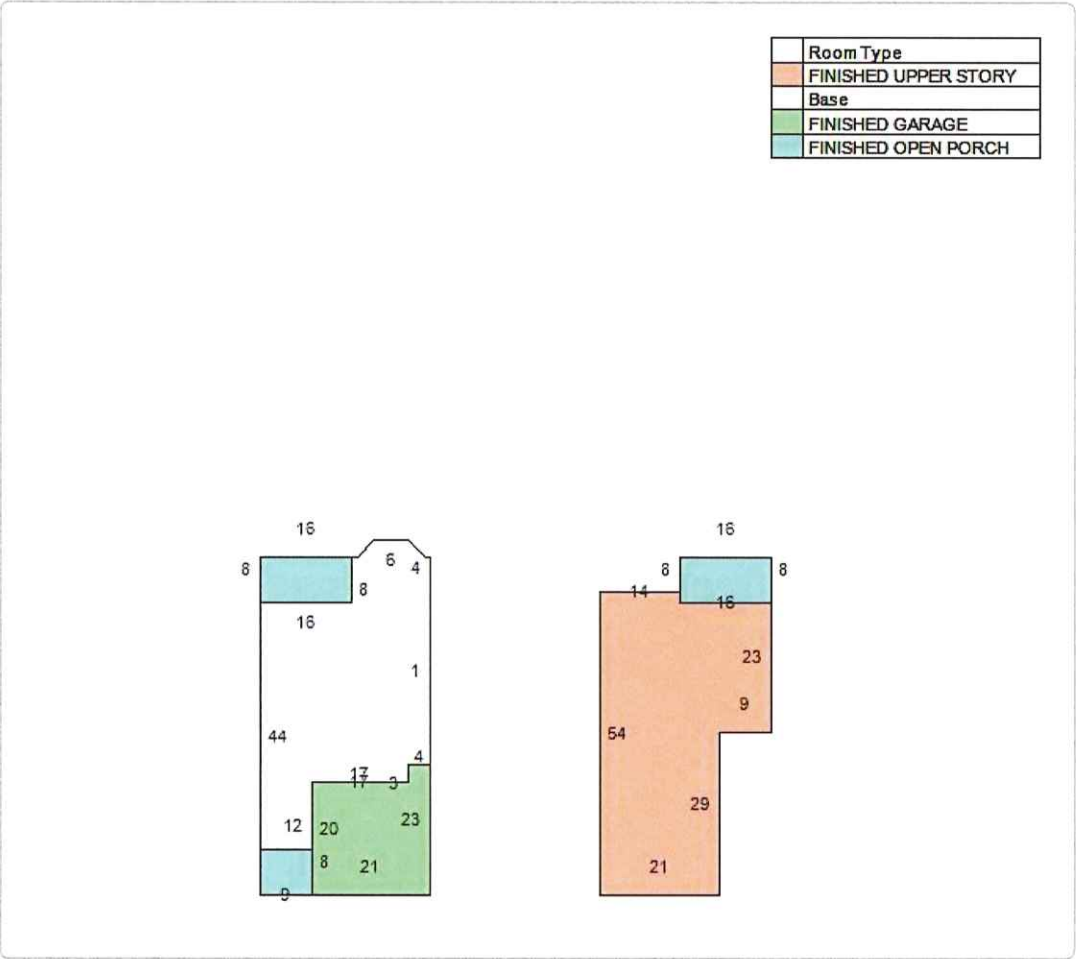
Building Information

Building	1
Year Built	2019
Actual Area	3282
Conditioned Area	2522
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Siding

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Hardwood, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	3

Description	Square Footage
FINISHED OPEN PORCH	72
FINISHED GARAGE	432
BASE AREA	1195
FINISHED OPEN PORCH	128
FINISHED UPPER STORY	1327
FINISHED OPEN PORCH	128
Total SqFt	3282

Sketch Information



Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		40718

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	\$280,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/19/2019	8/30/2019	\$761,500.00	WARRANTY DEED	4797	1919	Q	I	DREAM FINDERS HOMES LLC	HOWLETT BRANDON KEITH, HEATHER LYNN
2/22/2019	2/22/2019	\$974,500.00	WARRANTY DEED	4684	525	Q	V	ANT JV OWNER LLC	DREAM FINDERS HOMES LLC

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

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St. Johns River Water Management District

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

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500

On the internet at www.sjrwmd.com.

October 06, 2017

Patrick Zalupski
ANT JV OWNER, LLC
360 Corporate Way
Orange Park, FL 32073-6290

SUBJECT: 56427-18
Antigua St Augustine (Modified)

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on October 06, 2017. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:

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

Noticing Your Permit:

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

Compliance with Permit Conditions:

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

GOVERNING BOARD

John A. Miklos, CHAIRMAN
ORLANDO

Fred N. Roberts Jr., VICE CHAIRMAN
OCALA

Chuck Drake, SECRETARY
ORLANDO

Ron Howse, TREASURER
COCOA

Douglas C. Bournique
VERO BEACH

Douglas Burnett
ST. AUGUSTINE

Susan Dolan
SANFORD

Janet Price
FERNANDINA BEACH

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

Transferring Your Permit:

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

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

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

Sincerely,



Margaret Daniels, Office Director
Office of Business and Administrative Services
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177-2529
(386) 329-4570

Enclosures: Permit

cc: District Permit File

Ryan Carter
Carter Environmental Services, Inc.
7 Waldo St
St Augustine, FL 32084-2787

Alex Acree
Matthews Design Group
7 Waldo Street
PO Box 3126
St Augustine, FL 32085-3126

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

PERMIT NO: 56427-18

DATE ISSUED: October 06, 2017

PROJECT NAME: Antigua St Augustine (Modified)

A PERMIT AUTHORIZING:

Authorization of a Stormwater Management System for Antigua St Augustine (Modified), a 44.1 - acre project to be constructed and operated as per the plans received by the District on August 24, 2017, Plan Sheet 53 received on September 22, 2017 and environmental plans received on October 3, 2017.

LOCATION:

Section(s): 28, 29 Township(s): 7S Range(s): 30E
St. Johns County

Receiving Water Body:

Name	Class
Matanzas River	III Marine, IW

ISSUED TO:

ANT JV OWNER, LLC
360 Corporate Way
Orange Park, FL 32073-6290

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

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

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

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated October 06, 2017

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

By:



John Juilianna
Regulatory Coordinator

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 56427-18
Antigua St Augustine (Modified)
DATED October 06, 2017

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C. If available, a District website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 - b. For all other activities — "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the District in writing:
 - a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.
21. The operation and maintenance entity shall submit inspection reports to the District one year after the operation phase of the permit becomes effective and every two years thereafter on form 62-330.331(1), "Operation and Maintenance Inspection Certification". The inspection form must be signed and sealed by an appropriate registered professional.
22. Declaration of Covenants and Restrictions

This permit requires the recording of a Declaration of Covenants and Restrictions that includes restrictions on certain real property. Within 30 days of recording, the permittee shall provide the District with: (a) a certified copy of the Declaration (including exhibits) showing the date it was recorded and the official records book and page number, (b) a

copy of the recorded plat (if applicable), (c) a surveyor's sketch of the restricted area plotted on the appropriate USGS topographic map, and (d) the original recorded consent and joinder of mortgagee documents (if applicable). Before recording them, the permittee shall ensure that these documents are acceptable to the District as described below.

Description of Restricted Area.

The permittee shall provide to the District for review and written approval a copy of: (a) the preliminary plat showing the area to be encumbered by the restrictions, or (b) a surveyor's sketch and legal description of the area to be restricted, per the approved mitigation plan, at least 45 days before: (1) dredging, filling, or clearing any wetland or surface water for which mitigation is required, (2) clearing any upland within a Riparian Habitat Protection Zone for which mitigation is required, (3) the sale of any lot or parcel, (4) the recording of the subdivision plat, or (5) use of the infrastructure for its intended use, whichever occurs first. If the impacts to an upland within a Riparian Habitat Protection Zone or to a wetland or surface water for which mitigation is required will occur in discrete phases, the areas to be preserved to offset such impacts may be restricted in phases such that impacts are offset during each phase. Such phasing of preservation shall only occur if it has been proposed in the mitigation plan and approved by the permit, or if it is approved in writing by the District. A surveyor's sketch and legal description of the area to be restricted during each phase must be submitted in accordance with the previous paragraph.

Recording of Declaration of Covenants and Restrictions

Before (1) dredging, filling, or clearing any wetland or surface water for which mitigation is required, (2) clearing any upland within a Riparian Habitat Protection Zone for which mitigation is required, (3) the sale of any lot or parcel, (4) the recording of the subdivision plat, or (5) use of the infrastructure for its intended use, whichever occurs first, the permittee shall record a Declaration of Covenants and Restrictions. The Declaration shall include restrictions on the real property pursuant to section 704.06, Florida Statutes, and be consistent with section 10.3.8, ERP Applicant's Handbook, Volume I (October 1, 2013) and Fla. Admin.Code R. 62-330.301(6).

The Declaration shall be in the form approved in writing by the District and, if no plat has been submitted, the Declaration shall include the approved legal description and surveyor's sketch. If the District does not provide written comments on the preliminary plat or surveyor's sketch and legal description within 45 days of receipt, then the permittee may record the Declaration with the legal description and surveyor's sketch or plat reference previously submitted. If the District provides written disapproval of the preliminary plat or surveyor's sketch and legal description, the permittee shall, within ten (10) days of receipt of the disapproval, correct all errors with the Declaration, including the preliminary plat or legal description and surveyor's sketch, and record the Declaration.

The Declaration may not be amended without written District approval.

Additional Documents Required.

The permittee shall ensure that the Declaration identifies, and is executed by, the correct grantor, who must hold sufficient record title to the land encumbered by the restrictions. If the Declaration's grantor is a partnership, the partnership shall provide to the District a partnership affidavit stating that the person executing the Declaration has the legal authority to restrict partnership land or convey an interest in the partnership land. If there exist any mortgages on the land, the permittee shall also have each mortgagee execute a consent and joinder of mortgagee subordinating the mortgage to the Declaration. The consent and joinder of mortgagee shall be recorded simultaneously with the Declaration in the public records of the county where the land is located. Within 30 days of recording, the

permittee shall provide the District with: (a) a certified copy of the Declaration (including exhibits) showing the date it was recorded and the official records book and page number, (b) a copy of the recorded plat (if applicable), (c) a surveyor's sketch of the restricted area plotted on the appropriate USGS topographic map, and (d) the original recorded consent and joinder of mortgagee documents (if applicable).

Demarcation of Restricted Area.

Prior to lot or parcel sales, all changes in direction of the restricted area boundaries must be permanently monumented above ground on the project site.

23. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
24. The permittee has documented its real property interest over the land upon which the activities subject to the application will be conducted as evidenced by a contract to purchase the real property included in the application. In accordance with Section 4.2.3.(d), ERP Applicant's Handbook, Volume I, work cannot begin until proof of ownership is provided to the Agency.
25. Deed of Conservation Easement

This permit requires the recording of a conservation easement. Within 30 days of recording, the permittee shall provide the District with: (a) the original recorded easement (including exhibits) showing the date it was recorded and the official records book and page number, (b) a copy of the recorded plat (if applicable), (c) a surveyor's sketch of the easement area plotted on the appropriate USGS topographic map, and (d) the original recorded consent and joinder(s) of mortgagee (if applicable). Before recording them, the permittee shall ensure that these documents are acceptable to the District as described below.

Description of Conservation Easement Area.

The permittee shall provide to the District for review and written approval a copy of: (a) the preliminary plat showing the area to be encumbered by the conservation easement, or (b) a surveyor's sketch and legal description of the area to be placed under the conservation easement, per the approved mitigation plan, at least 45 days before (1) dredging, filling, or clearing any wetland or surface water for which mitigation is required; (2) clearing any upland within a Riparian Habitat Protection Zone for which mitigation is required; (3) the sale of any lot or parcel; (4) the recording of the subdivision plat; or (5) use of the infrastructure for its intended use, whichever occurs first.

If the impacts to an upland within a Riparian Habitat Protection Zone or to a wetland or surface water for which mitigation is required will occur in discrete phases, the areas to be preserved to offset such impacts may be placed under conservation easement in phases such that impacts are offset during each phase. Such phasing of preservation shall only occur if it has been proposed in the mitigation plan and approved by the permit, or if it is approved in writing by the District. A surveyor's sketch and legal description of the area to be placed under conservation easement during each phase must be submitted in accordance with the previous paragraph.

Recording of Conservation Easement.

Before (1) dredging, filling, or clearing any wetland or surface water for which mitigation is required, (2) clearing any upland within a Riparian Habitat Protection Zone for which

mitigation is required, (3) the sale of any lot or parcel, (4) the recording of the subdivision plat, or (5) use of the infrastructure for its intended use, whichever occurs first, the permittee shall record a conservation easement. The conservation easement shall include restrictions on the real property pursuant to section 704.06, Florida Statutes, and be consistent with section 10.3.8, ERP Applicant's Handbook, Volume I(October 1, 2013) and Fla. Admin.Code R. 62-330.301(6).

The conservation easement shall be in the form approved in writing by the District and, if no plat has been submitted, the easement shall include the approved legal description and surveyor's sketch. If the District does not provide written comments on the preliminary plat or surveyor's sketch and legal description within 45 days of receipt, then the permittee may record the conservation easement with the legal description and surveyor's sketch or plat reference previously submitted. If the District provides written disapproval of the preliminary plat or surveyor's sketch and legal description, the permittee shall, within ten (10) days of receipt of the disapproval, correct all errors with the conservation easement, including the preliminary plat or legal description and surveyor's sketch, and record the conservation easement. Pursuant to section 704.06, Florida Statutes, the conservation easement shall prohibit all construction, including clearing, dredging, or filling, except that which is specifically authorized by this permit, within the mitigation areas delineated on the final plans and/or mitigation proposal approved by the District.

The easement may not be amended without written District approval.

Additional Documents Required.

The permittee shall ensure that the conservation easement identifies, and is executed by, the correct grantor, who must hold sufficient record title to the land encumbered by the easement. If the easement's grantor is a partnership, the partnership shall provide to the District a partnership affidavit stating that the person executing the conservation easement has the legal authority to convey an interest in the partnership land. If there exist any mortgages on the land, the permittee shall also have each mortgagee execute a consent and joinder of mortgagee subordinating the mortgage to the conservation easement. The consent and joinder of the mortgagee shall be recorded simultaneously with the conservation easement in the public records of the county where the land is located. Within 30 days of recording, the permittee shall provide the District with: (a) the original recorded easement (including exhibits) showing the date it was recorded and the official records book and page number, (b) a copy of the recorded plat (if applicable), (c) a surveyor's sketch of the easement area plotted on the appropriate USGS topographic map, and (d) the original recorded consent and joinder(s) of mortgagee (if applicable).

Demarcation of Conservation Easement Area. Prior to lot or parcel sales, all changes in direction of the easement area boundaries must be permanently monumented above ground on the project site.

26. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.

27. The Surface Water Management System shall be constructed and operated per the plans received by the District on August 24, 2017, and Plan Sheet 53 received on September 22, 2017.
28. Any development of this site (Buildings, pavement, etc..) not indicated on the approved plans will require a separate permit from the St Johns River Water Management District.
29. All wetland impacts and mitigation are to be completed as shown on figures 1, 2 and 5 received by the District on October 3, 2017.
30. Construction and installation of the Nutrient Removing Filtration System located in Pond A must be completed prior to commencement of Phase 2 construction. Any deviations to this condition will require a permit modification.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

Notice Of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

Notice Of Rights

Certificate of Service

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent to the permittee:

Patrick Zalupski
ANT JV OWNER, LLC
360 Corporate Way
Orange Park, FL 32073-6290

This 6th day of October, 2017.



Margaret Daniels, Office Director
Office of Business and Administrative Services
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177-2529
(386) 329-4570

Permit Number: 56427-18

NOTICING INFORMATION

Dear Permittee:

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to compliancesupport@sjrwmd.com (preferred method) or send a copy of the original affidavit to:

Margaret Daniels, Office Director
Office of Business and Administrative Services
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Business and Administrative Services at (386) 329-4570.

Sincerely,



Margaret Daniels, Office Director
Office of Business and Administrative Services

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
permit# _____. The project is located in _____ County, Section
_____, Township _____ South, Range _____ East. The permit authorizes a surface
water management system on _____ acres for _____
_____. The receiving water body is _____ known as _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA

The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BRAFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

CLAY

Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

FLAGLER

Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

LAKE

Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

NASSAU

News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

ORANGE

Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM

Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

SEMINOLE

Seminole Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

BAKER

Baker County Press, Legal Advertising
P. O. Box 598
Macclenny, FL 32063
904-259-2400/ fax 904-259-6502

BREVARD

Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL

Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

INDIAN RIVER

Vero Beach Press Journal, Legal Advertising
P. O. Box 1268
Vero Beach, FL 32961-1268
772-221-4282/ fax 772-978-2340

MARION

Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

OKEECHOBEE

Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

OSCEOLA

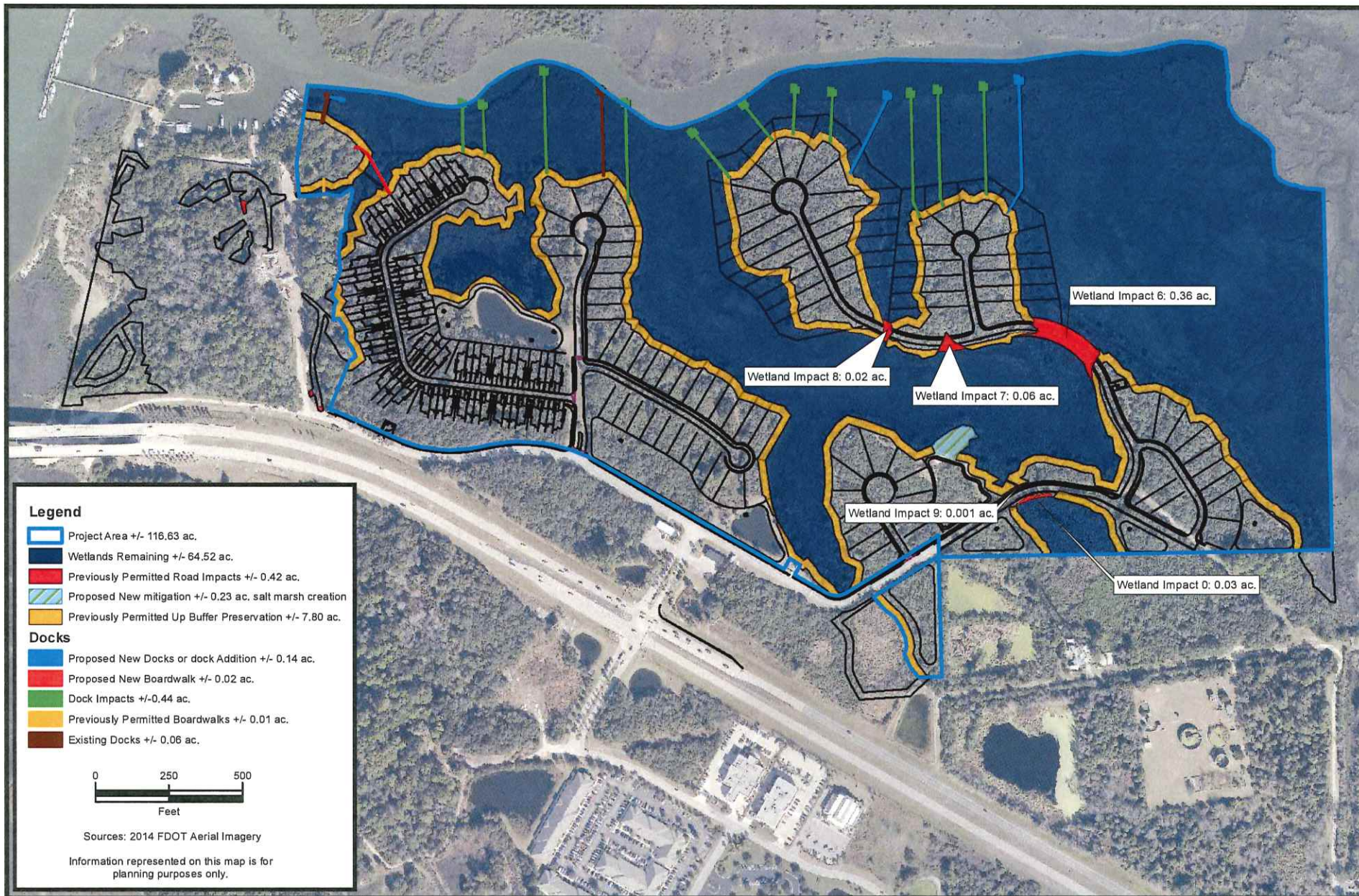
Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

ST. JOHNS

St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3436

VOLUSIA

News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Project Overview Map

Antigua

Project: 5.08029

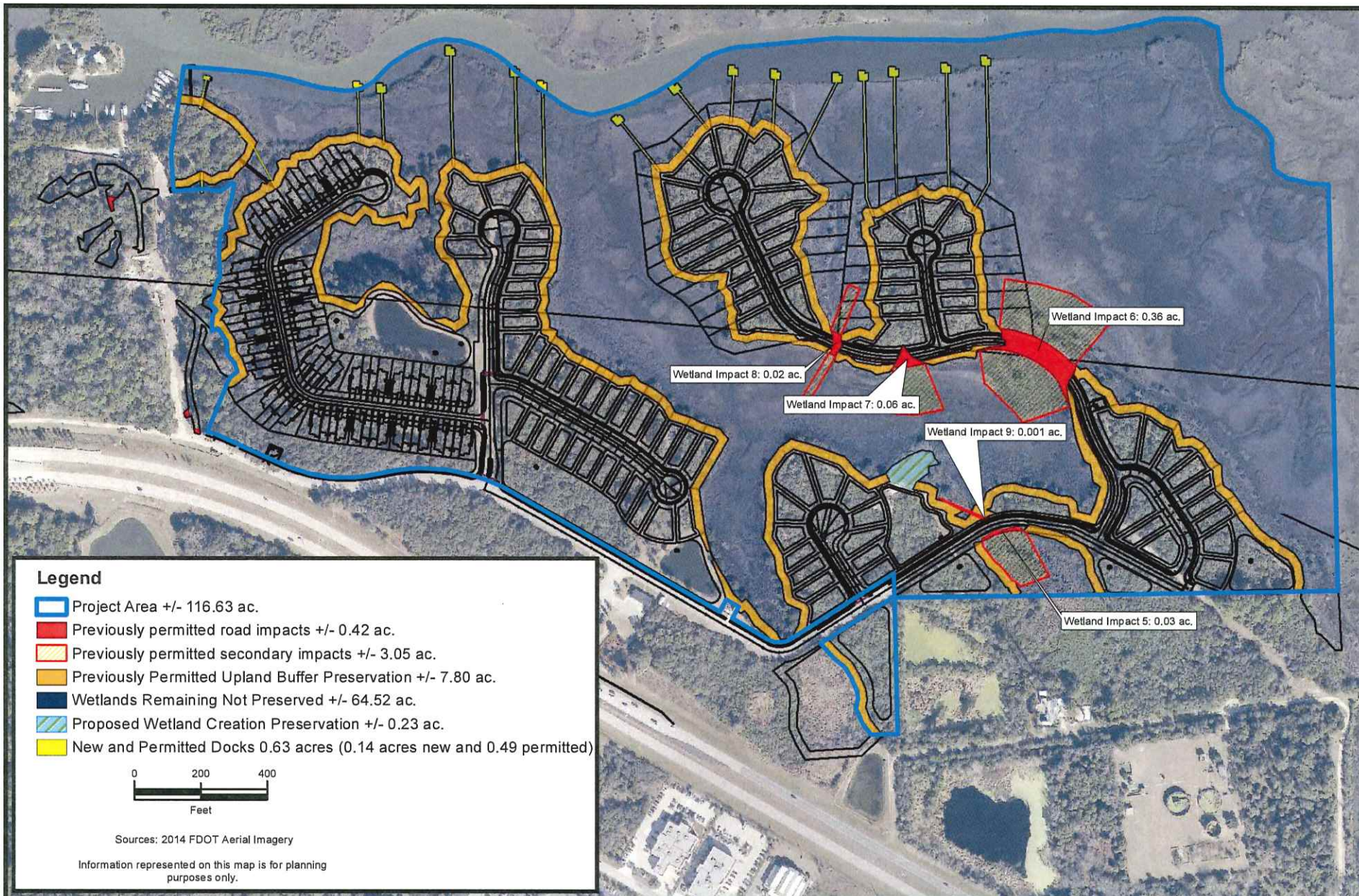
St. Johns County, FL

Date: Oct 03 2017

Figure:

1





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Site Conditions
Dreamfinders Antigua

Project: 5.08029

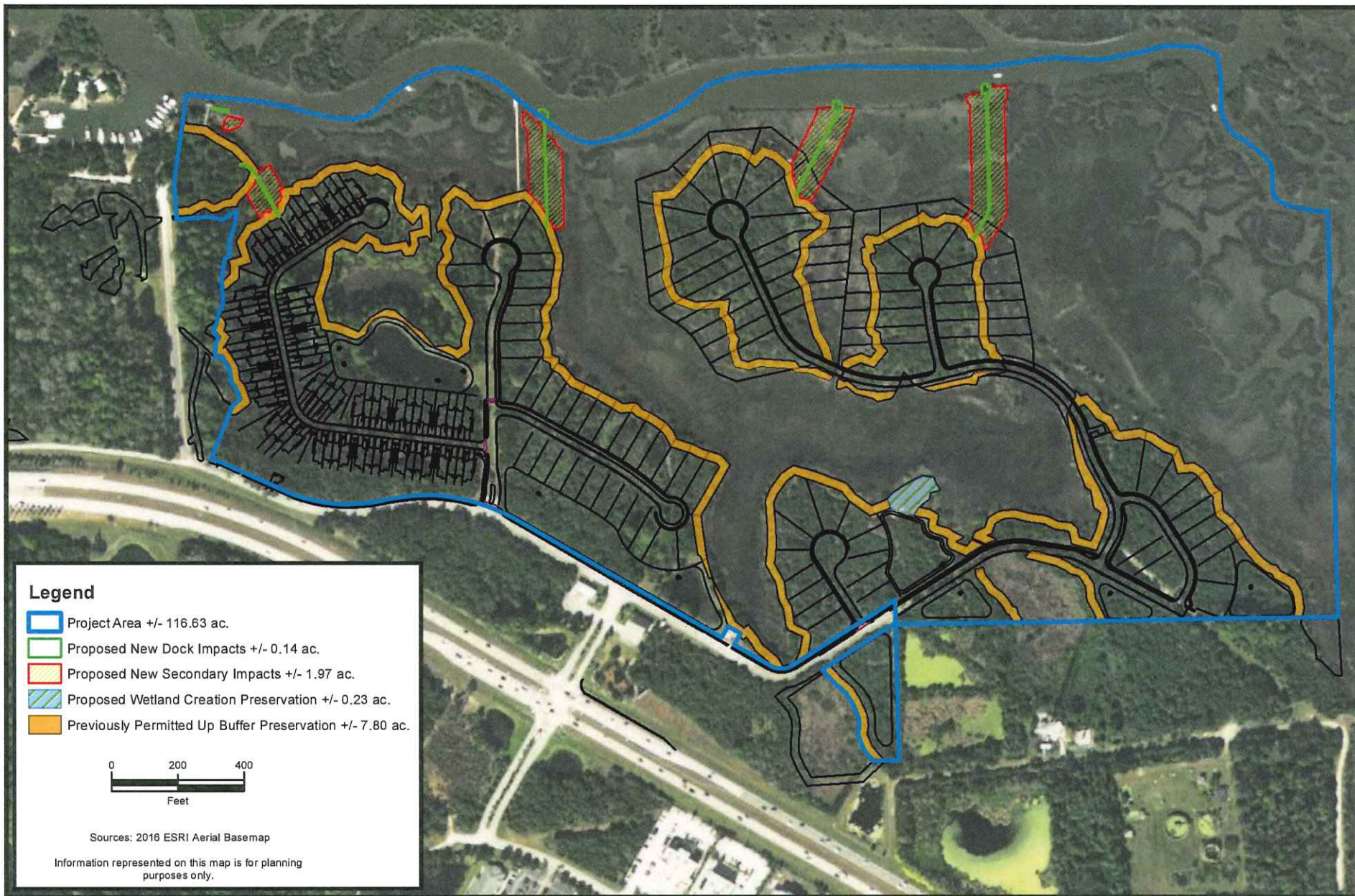
St. Johns County, FL

Date: Oct 03 2017

Figure:

2





**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed New Impacts
Dreamfinders Antigua

Project: 5.08029

St. Johns County, FL

Date: Oct 03 2017

Figure:

5





DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
POST OFFICE BOX 4970
JACKSONVILLE, FLORIDA 32232-0019

REPLY TO
ATTENTION OF

May 5, 2017

Regulatory Division
North Permits Branch
Jacksonville Permits Section
SAJ-2006-03427
Modification-04

Dreamfinders Antigua
Attn: Mr. Nick Powell
360 Corporate Way
Orange Park, Florida 32073

Dear Mr. Powell:

The U.S. Army Corps of Engineers (Corps) has completed the review and evaluation of the request submitted by your agent Mr. Ryan Carter (Carter Environmental Services, Inc.) to partially transfer and modify Department of the Army permit number SAJ-2006-03427. The project affects waters of the United States, including wetlands, associated with the Matanzas River and an unnamed tributary to the Matanzas River. The overall project site is bordered on the west by the Matanzas River, on the north by an unnamed tributary to the Matanzas River, on the east by undeveloped land, and on the south by State Road 312. The project site is located in Sections 28 and 29, Township 7 South, Range 30 East, St. Augustine, St. Johns County, Florida.

This notification is now part of the official permit and reflects the following:

Partial Transfer From: Antigua at St. Augustine
Attn: Mr. John Mitchell
1 East Marina Cove Drive
St. Augustine, Florida 32080

Partial Transfer To: Dreamfinders Antigua
Attn: Mr. Nick Powell
360 Corporate Way
Orange Park, Florida 32073

The enclosed project drawings depict the specific area associated with this transfer. As the Permittee, you may proceed with the work authorized in the original permit instrument within this area, as modified by this document. The work authorized includes the discharge of fill at the sites identified as *Wetland Impact 5*, *Wetland Impact 6*, *Wetland Impact 7*, *Wetland Impact 8*, and *Wetland Impact 9*; the construction of 11 single-family single-slip private docks; the construction of four boardwalks; and, the

construction of a fishing pier. Please be aware that all general and specific permit conditions remain in effect and as the Permittee you are required adhere to all conditions and limitations of the permit. Although all works authorized must be completed within a specific time limit, the permit itself with its limitations does not expire. You should attach this letter to the permit.

The proposed modifications to the authorize work would result in the addition of a gangway and floating dock at the previously authorized fishing pier; the construction of an additional boardwalk spanning wetlands, the re-location of an authorized single-family single-slip private dock; and the construction of two additional single-family single-slip private docks. The enclosed drawings depict these modifications. The additional boardwalk and single-family single-slip private docks must be constructed in accordance with the project drawings associated with the original permit instrument.

If you have any questions concerning this permit modification, please contact the project manager Mark R. Evans at the letterhead address, by telephone at 904-232-2028 or by electronic mail at mark.r.evans@usace.army.mil.

Thank you for your cooperation with our permit program. The Corps' Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to complete our automated Customer Service Survey at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. Please be aware this Internet address is case sensitive; and, you will need to enter it exactly as it appears above. Your input is appreciated – favorable or otherwise.

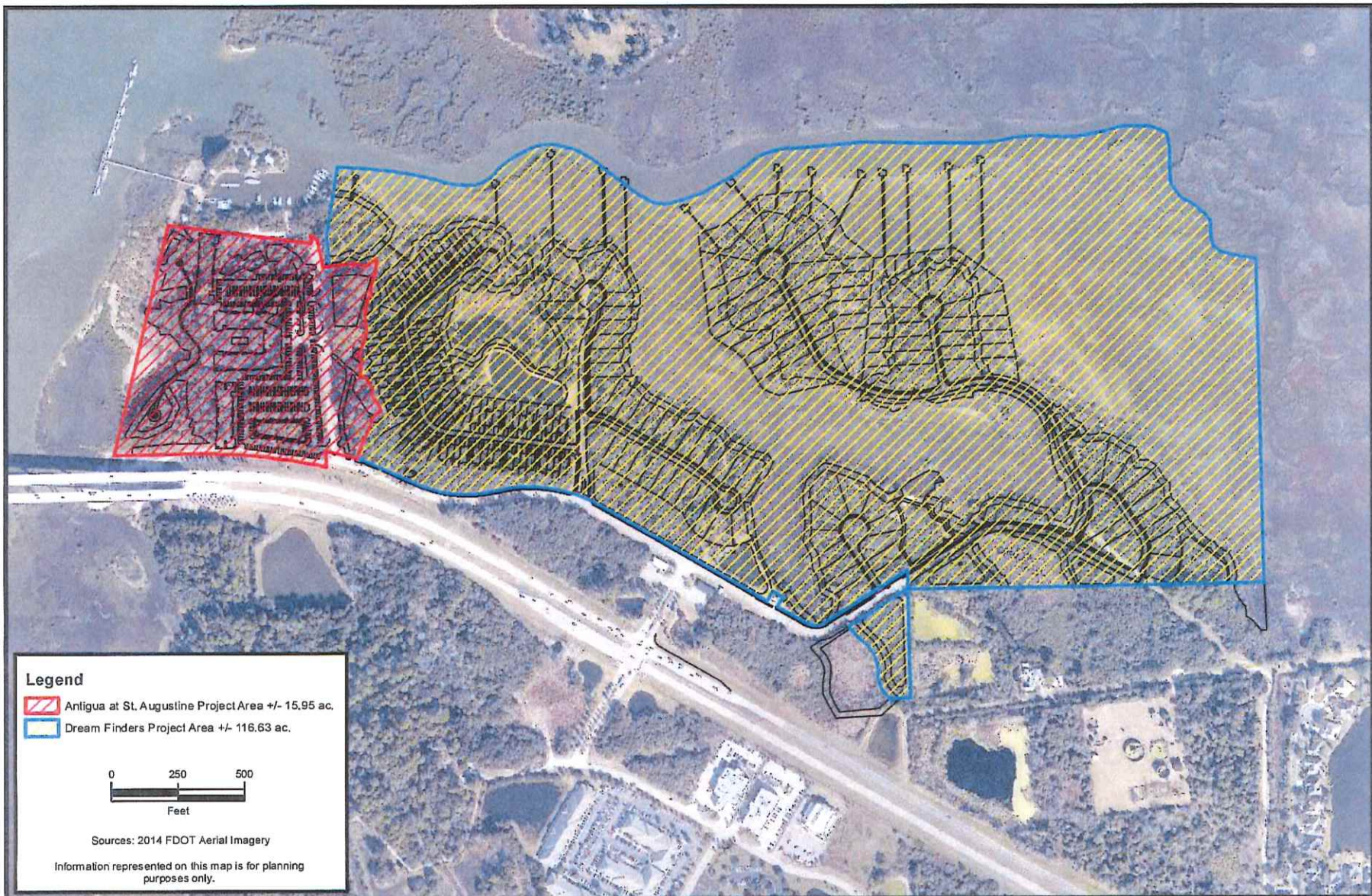
BY AUTHORITY OF THE SECRETARY OF THE ARMY:



for: Jason A. Kirk
Colonel, EN
District Commander

Copy Furnished:

Mr. Ryan Carter, CES, 7 Waldo Street, St. Augustine, Florida 32084
CESAJ-RD-PE



CARTER ENVIRONMENTAL
SERVICES, INC.

CES

7 Waldo Street
St. Augustine, FL 32084
904-540-1788

www.carterenv.com

Partial Permit Transfer Overview

Antigua

Project: 5.08029

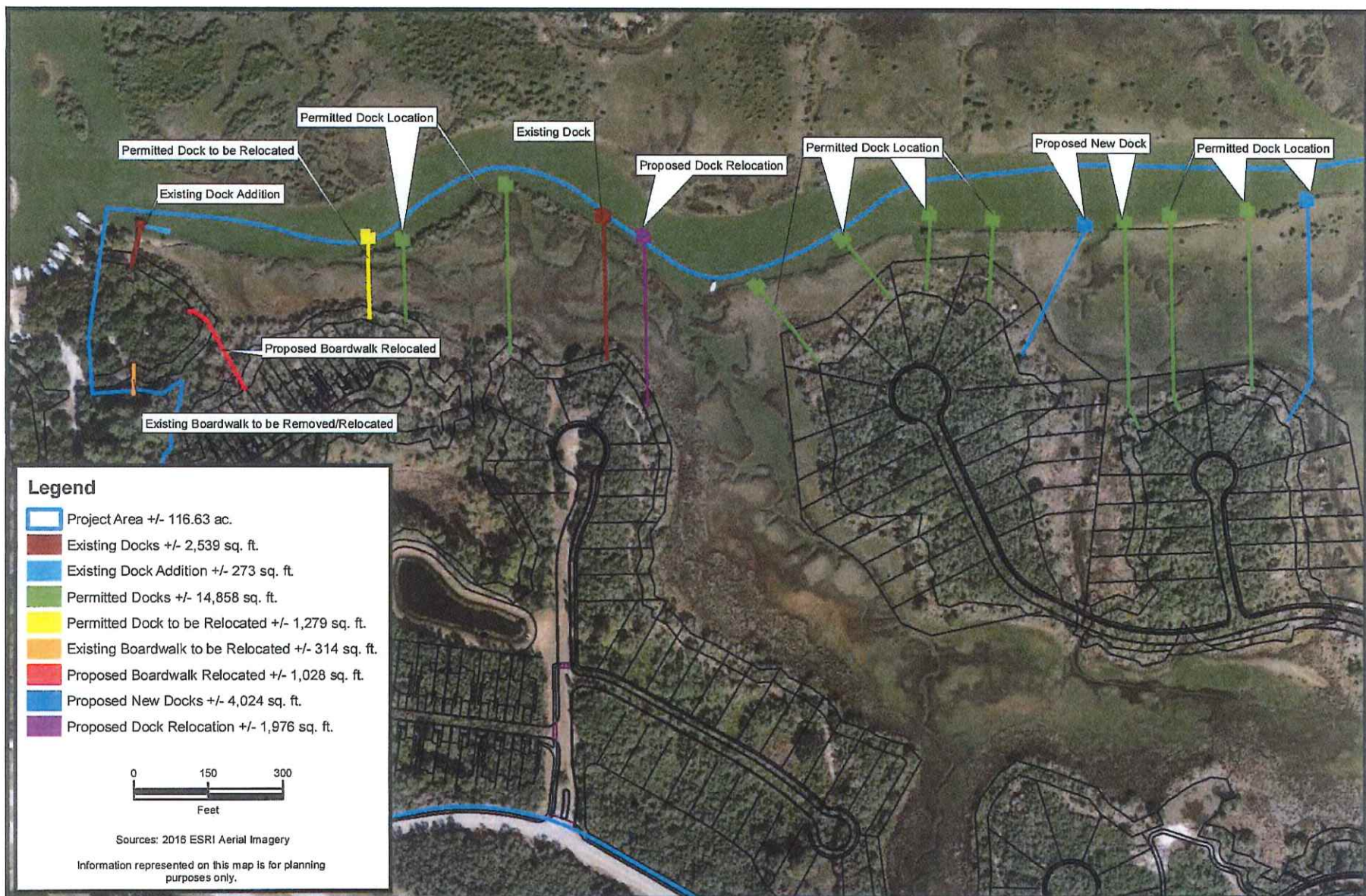
St. Johns County, FL

Date: Mar 17 2017

Figure:

1





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Changes Dreamfinders Antigua

Project: 5.08029

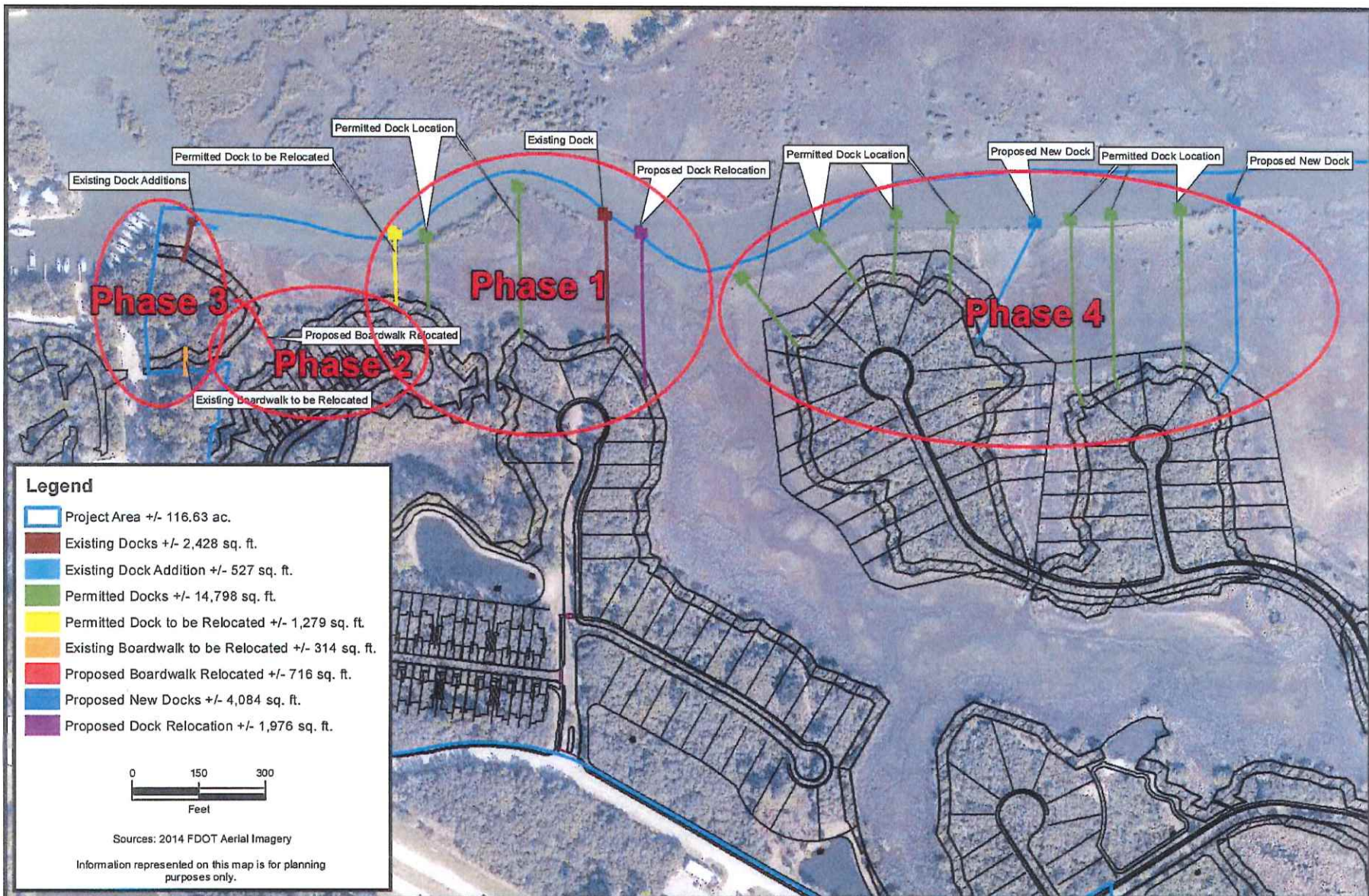
St. Johns County, FL

Date: May 04 2017

Figure:

1





CARTER ENVIRONMENTAL
SERVICES, INC.

CES

www.carterenv.com

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

Proposed Dock Changes Dreamfinders Antigua

Project: 5.08029

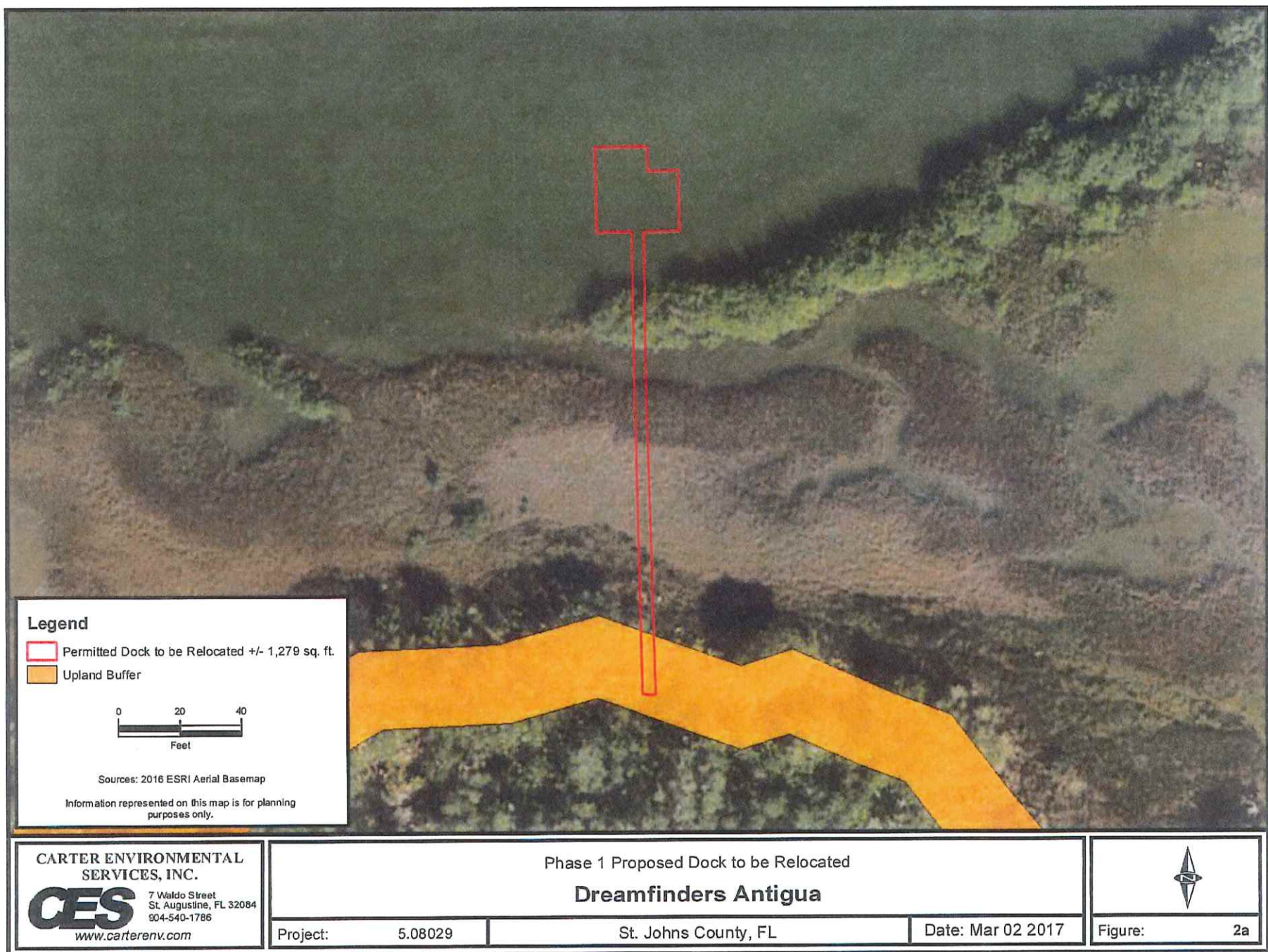
St. Johns County, FL

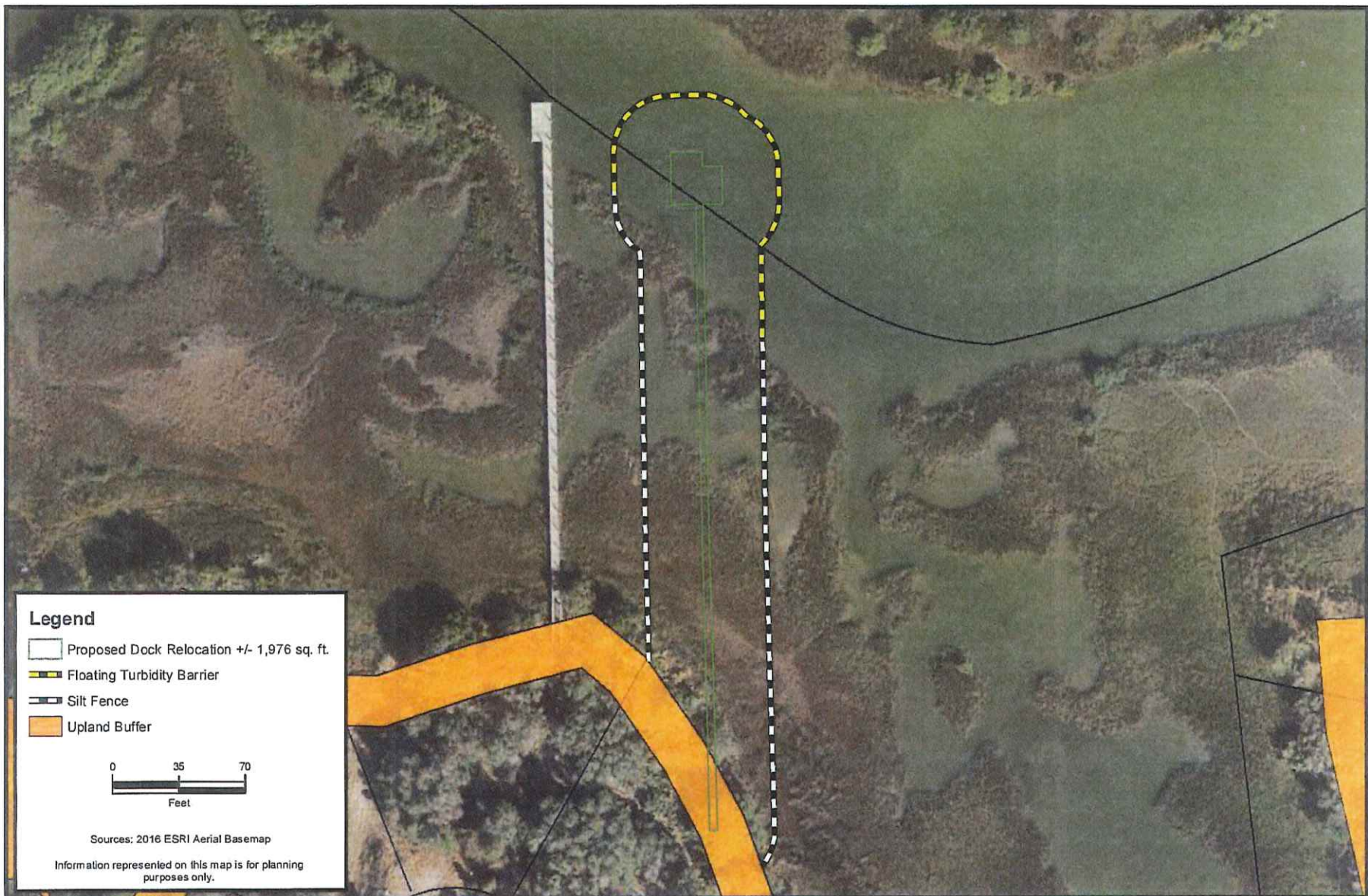
Date: Mar 08 2017

Figure:

1b







CARTER ENVIRONMENTAL
SERVICES, INC.

CES

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

www.carterenv.com

Phase 1 Dock Proposed Relocation

Dreamfinders Antigua

Project: 5.08029

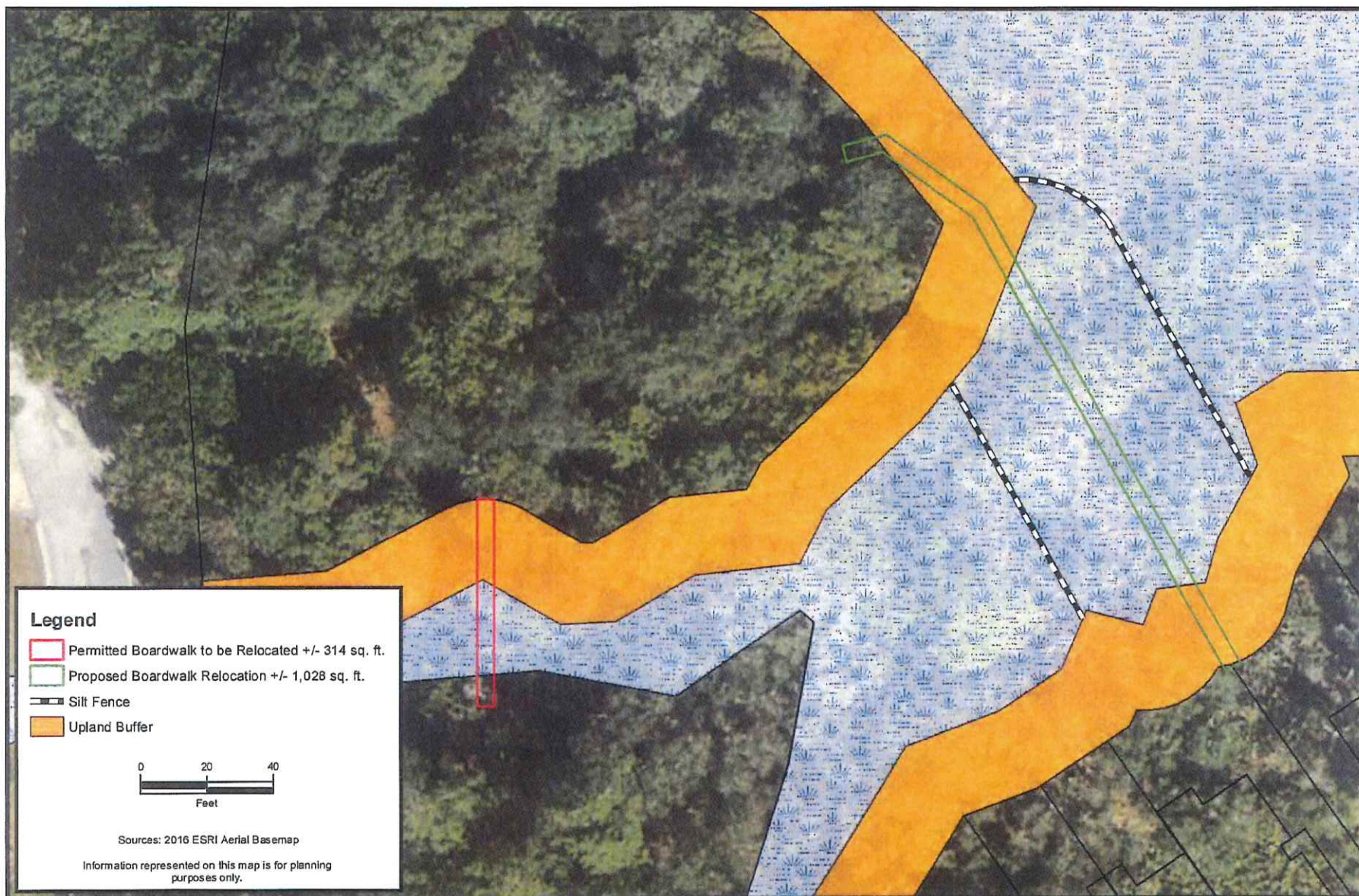
St. Johns County, FL

Date: Mar 02 2017

Figure:

2b





CARTER ENVIRONMENTAL
SERVICES, INC.

CES

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

www.carterenv.com

Phase 2/3 Proposed Boardwalk Relocation

Dreamfinders Antigua

Project:

5.08029

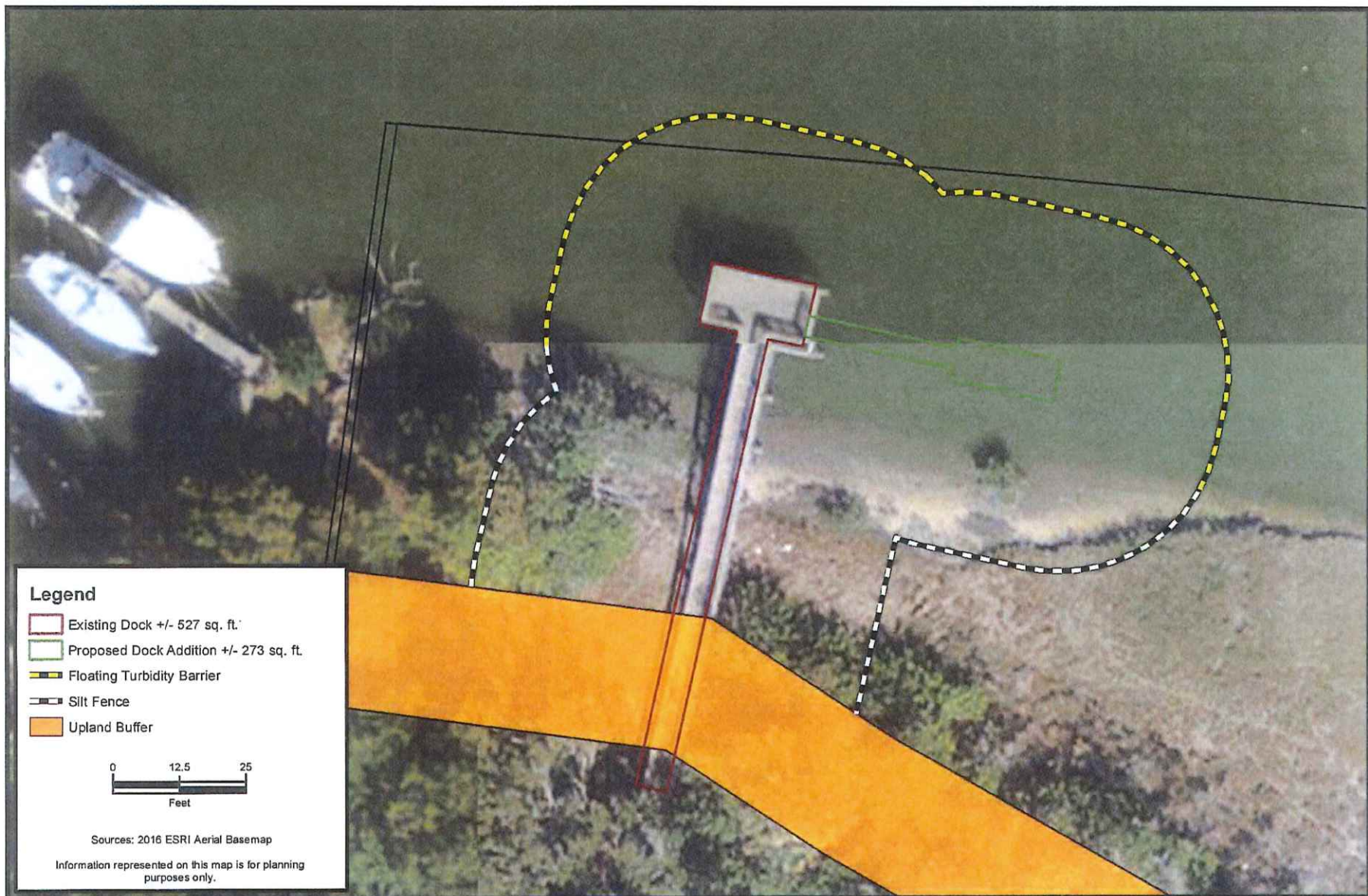
St. Johns County, FL

Date: Mar 02 2017

Figure:

3





CARTER ENVIRONMENTAL
SERVICES, INC.

CES

www.carterenv.com

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

Phase 3 Proposed Dock Addition
Dreamfinders Antigua

Project: 5.08029

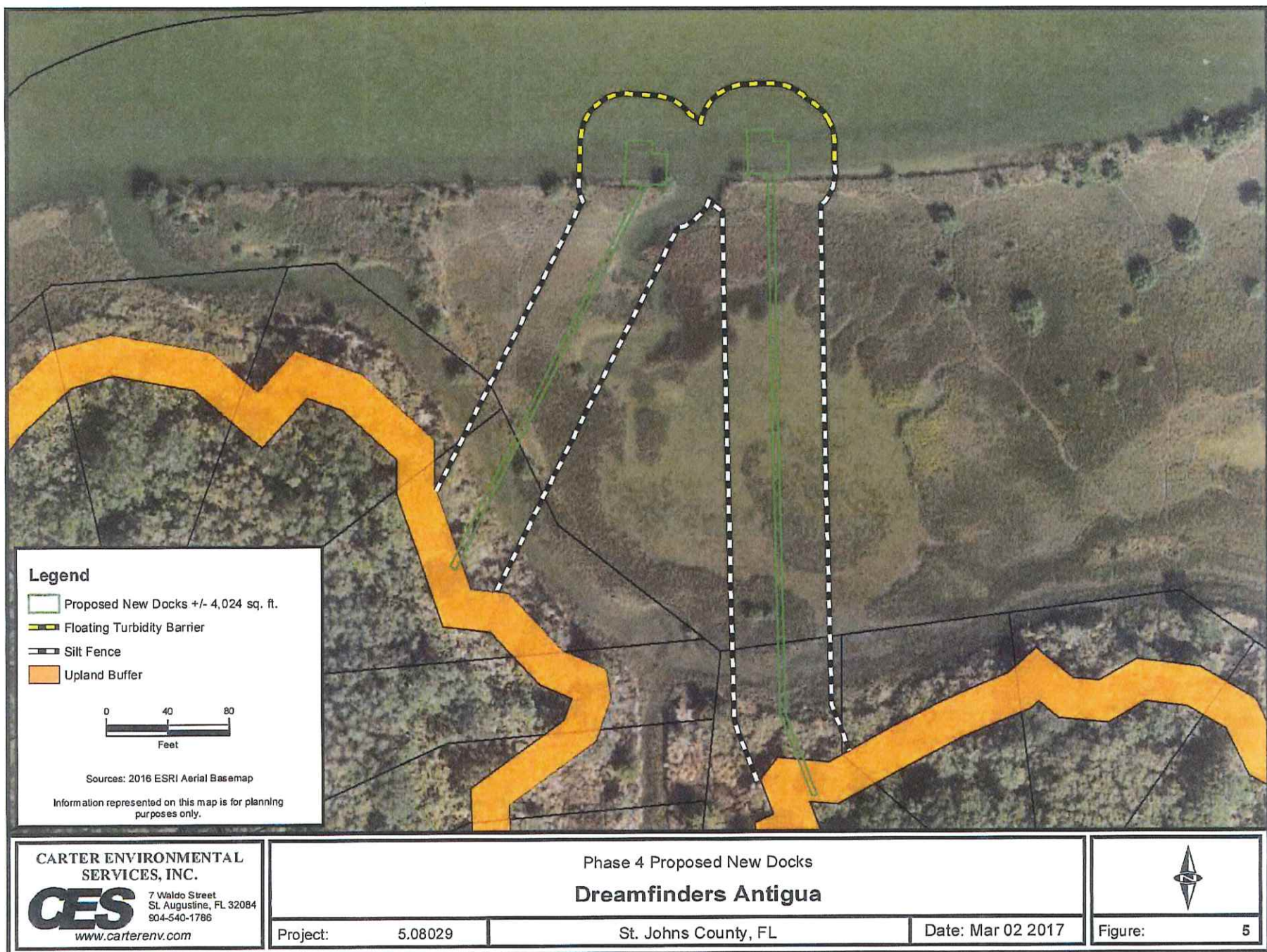
St. Johns County, FL

Date: May 04 2017

Figure:

4





CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: October 3, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2023-0076**

AGENDA ITEM 7(b)

APPLICANT Ryan Carter
c/o Carter Environmental Services Inc.

OWNER David Meck

LOCATION 130 Pelican Reef Drive / PID 158571-4070

REQUEST To approve a new dock, floating dock, gangway and two (2) no-profile deck lifts within Conservation Overlay Zone 1.

LAND USE Residential Low Density

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

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Overall Goal

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

Conservation Goal

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

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

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 (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

Sec. 28-6. - Accessory buildings.

Except for temporary storage of building supplies during the period of construction of the main use building no accessory building shall be used or occupied until the main use building on the lot is being used. This restriction shall not apply to boat docks, boathouses and well houses.

STAFF SUMMARY AND ANALYSIS

This request is to construct a new dock, floating dock, gangway and two (2) no-profile deck lifts within Conservation Overlay Zone 1.

Under Sec. 11-29. – Standards for review, applications for development in Conservation Overlay Zones 1 shall be evaluated according to the following criteria, staff analysis is italicized.

(1) Site specific conditions.

- *This property has approximately 118 feet of Matanzas River frontage. The property and adjacent properties utilize rip-rap, sea walls and are elevated from the coastline. Pictures included in the application show neighboring docks and rip-rap currently in use for shoreline protection at this property.*

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

- *The property sits on the Matanzas River and is adjacent to other single-family homes to the North and South.*

(3) Natural and proposed drainage patterns.

- *Drainage will not be altered.*

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

- *Point and nonpoint discharge in the marine environment will not be altered.*

(5) Proposed soil stabilization and erosion control methods.

- *This information was not provided by the applicant or included with the application.*

(6) Impact on floodplain.

- *There is no impact on floodplains associated with this application.*

(7) Impact of development on vegetative and animal communities.

- *Appears to be minimal since there is no inclusion or mention of tree removal associated with this proposal.*

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

- *It does not appear that there will be any storage of pollutants or the use of poisonous chemicals and materials.*

(9) Effect of shade on vegetation and shellfish.

- *Effects of shading on vegetation are not anticipated.*

(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.

- *N/A*

- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- *The dock is approximately 103 ft. by 5 ft. in length, the floating dock is approximately 37 ft. by 43 ft. in length, and the gangway is approximately 10 ft. by 30 ft. in length.*
- (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.
- *The proposed dock will provide shelter for larval and sport fish.*
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.
- *There are currently plans for two (2) no-profile deck lifts. There are currently no proposed plans for a boathouse or roofed structure.*

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a new dock, floating dock, gangway and two (2) no-profile deck lifts within Conservation Overlay Zone 1 at 130 Pelican Reef Drive / PID 158571-4070.

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



Tracey Mullins
Planner II
Planning and Building Department

Because Pelican Reef is a gated community, please contact the owner David Meck at 904-347-2296 directly for information about visiting the site.



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$165 (plus advertising costs) Project Number: 2023-0076

Receipt Number: 2704381 Meeting Date: 10/3/23

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 DR City: ST. AUGUSTINE State: FL Zip: 32084

E-Mail Address: RYAN@CARTERENV.COM

2. NAME OF PROPERTY OWNER: DAVID MECK Contact Number: 904-347-2296

Business (if applicable): _____

Address: 555 Outlet Mall Blvd City: ST. AUGUSTINE State: FL Zip: 32084

E-Mail Address: Dbusmon_69@yahoo.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 7 Block: 4

Subdivision: Pelican Reef Parcel Number: 1585714070

4. PROJECT STREET ADDRESS: 130 Pelican Reef Dr

5. SPECIFIC PROPOSED USE: ~~BULKHEAD AND~~ SINGLE-FAMILY DOCK

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: THE APPLICANT REQUESTS PZB APPROVAL FOR A DOCK

8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE OVERLAY ZONE DEVELOPMENT SUPPLEMENT

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

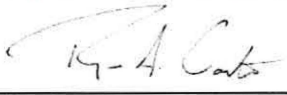
11. AGREEMENT:

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

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

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

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



Signature of Applicant

8-29-23

Date



Signature of Property Owner

8-29-23

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.

RYAN CARTER

Print name of applicant

A handwritten signature in black ink that reads "R. A. Carter".

Signature of applicant

8-23-23

Date



Owner's Authorization For Agent

Kevin Marks is/are hereby authorized TO ACT ON BEHALF
OF PAUL THOMPSON, 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 H A R B Board, for an application
related to the structure located at:
168 Avenida Menendez

BY: [Signature]
Signature of Owner
PAUL J. THOMPSON
Print Name of Owner
904-540-2904
Telephone Number

State of Florida

County of St. Johns

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

By Paul J. Thompson

Identification verified:

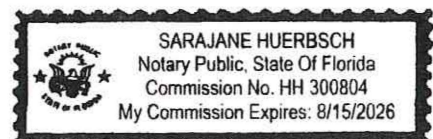
Oath sworn: X Yes No

Notary Signature:

[Signature]

My Commission expires:

8/15/2024





Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF
OF David Meck, 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:
130 Pelican Reef Dr

BY: [Signature]
Signature of Owner
David Meck
Print Name of Owner
310-567-9678
Telephone Number

State of FL

County of ST. JOHNS

Signed and sworn before me on this 29th day of AUGUST, 2023

By DAVID MECK

Identification verified:

Oath sworn: X Yes No

Notary Signature: [Signature]

My Commission expires: 11/11/2025



Evonne Davis
Notary Public
State of Florida
Comm# HH079446
Expires 1/11/2025

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

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



Parcel ID	1585714070
Location Address	130 PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	pelican reef (ICW) (628.42)
Tax Description*	25/87-91 PELICAN REEF LOT 7 BLK 4 OR4410/96 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Pelican Reef
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.490
Homestead	N

Owner Information

Owner Name	Meck David A,Nicole E 100% Meck Nicole E 100%
Mailing Address	555 OUTLET MALL BLVD SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$1,150,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,150,000
Total Deferred	\$272,750
Assessed Value	\$877,250
Total Exemptions	\$0
Taxable Value	\$877,250

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$1,064,000	\$0	\$0	\$1,064,000	\$797,500	\$266,500	\$797,500
2021	\$0	\$0	\$725,000	\$0	\$0	\$725,000	\$725,000	\$0	\$725,000
2020	\$0	\$0	\$725,000	\$0	\$0	\$725,000	\$725,000	\$0	\$725,000
2019	\$0	\$0	\$725,000	\$0	\$0	\$725,000	\$725,000	\$0	\$725,000
2018	\$0	\$0	\$700,000	\$0	\$0	\$700,000	\$700,000	\$0	\$700,000
2017	\$0	\$0	\$660,000	\$0	\$0	\$660,000	\$660,000	\$0	\$660,000
2016	\$0	\$0	\$660,000	\$0	\$0	\$660,000	\$660,000	\$0	\$660,000
2015	\$0	\$0	\$660,000	\$0	\$0	\$660,000	\$660,000	\$0	\$660,000
2014	\$0	\$0	\$660,000	\$0	\$0	\$660,000	\$660,000	\$0	\$660,000
2013	\$0	\$0	\$660,000	\$0	\$0	\$660,000	\$632,500	\$27,500	\$632,500
2012	\$0	\$0	\$575,000	\$0	\$0	\$575,000	\$575,000	\$0	\$575,000
2011	\$0	\$0	\$650,000	\$0	\$0	\$650,000	\$650,000	\$0	\$650,000
2010	\$0	\$0	\$650,000	\$0	\$0	\$650,000	\$650,000	\$0	\$650,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$1,150,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/26/2017	7/25/2017	\$825,000.00	WARRANTY DEED	4410	96	Q	V	WHITMIRE LELAN F & MC CORKLE DENISE M(WIFE)	MECK DAVID A,NICOLE E
	4/19/2002	\$530,000.00	PERSONAL REP	1757	553	U	V	WILBORN JERRY RYMON ESTATE BY PERS REP	WHITMIRE LELAN F & MC CORKLE DENISE M(WIFE)
	4/19/2002	\$0.00	OTHER INSTRUMENT	1757	316	U	V	WILBORN JERRY RYMON ESTATE	WILBORN JERRY RYMON ESTATE (LETT AUTH SALE)
	2/6/2002	\$0.00	LETTERS OF ADMN	1757	314	U	V	WILBORN JERRY RYMON (DECD 12/29/01)	WILBORN JERRY RYMON ESTATE (LETT OF ADMIN)

**130 Pelican Reef Drive
Overlay Zone Development Application Supplement
August 2023**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a residential dock. The total area of the proposed dock is 2,603 sq. ft.

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

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

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

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

The proposed dock will be constructed in at 6' above existing grade/mean high water. The proposed works are high enough as to not over shade any future vegetation.

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

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

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

The proposed structure is consistent with other docks in the area.

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 118 feet of Hospital Creek frontage. No Mangroves or marine vegetation are present in the area.

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

The property sits on the Matanzas River and is adjacent to other single-family homes that surround the property.

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.*

N/A

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

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

Vegetative impacts: There are no anticipated vegetative impacts as salt marsh, mangroves, and sea grass are not present. Also, the dock will minimally shade a small area of open water, but will be built as required by state and federal agencies, five feet or higher above mean high water.

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

Increased noise from day users: Minimal noise associated with onlookers on the proposed observation deck.

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

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

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

Effects of shading on vegetation are not anticipated. Negative effects to shellfish, if any, should be minimal, with potentially positive impacts in the form of additional substrate for shellfish to colonize.

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

Shoreline erosion can be mitigated by the marsh vegetation found along the applicant's property. Use of the observation deck by the owners will not affect any manatees, vegetation, shellfish and wildlife or shoreline erosion.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

15. *Impact of development on water quality.*

Not applicable.

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

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

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

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

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

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

Negative: None

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

Positive: The additional dock area could be used as a resting place or perch for many water fowl.

Negative: Extremely small loss of foraging habitat.

17. Dock specifications:

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

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

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

The deck does not exceed 6' above MHW, with a proposed height for the newly constructed dock being 6' to match the existing dock profiles in the area.

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

No boatlifts are proposed.



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Location Map
Meck - 130 Pelican Reef Dr.

Project: 5.23409

St. Johns County, FL

Date: Aug 29 2023

Figure:

1



**CARTER ENVIRONMENTAL
SERVICES, INC.**



42 Masters Drive
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Current Aerial

Meck - 130 Pelican Reef Dr.

Project: 5.23409

St. Johns County, FL

Date: Aug 29 2023



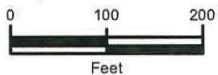
Figure:

2

PROPOSED DOCK

Legend

 Subject Parcel +/- 0.49 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

**CARTER ENVIRONMENTAL
SERVICES, INC.**



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Neighboring Structures

Meck - 130 Pelican Reef Dr.

Project: 5.23409

St. Johns County, FL

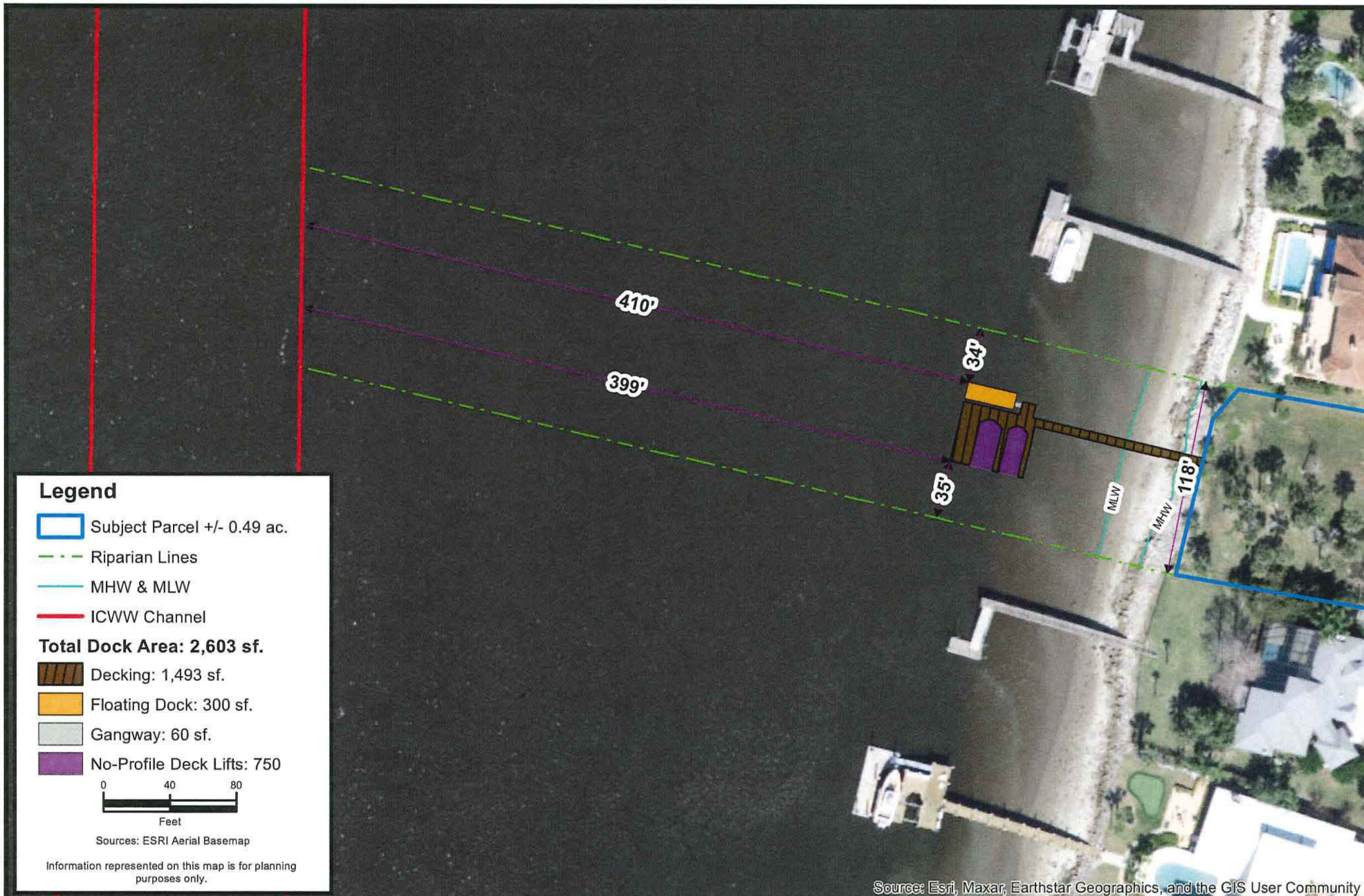
Date: Aug 29 2023

Figure:

3



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



CARTER ENVIRONMENTAL
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Proposed Alignment
Meck - 130 Pelican Reef Dr.

Project: 5.23409

St. Johns County, FL

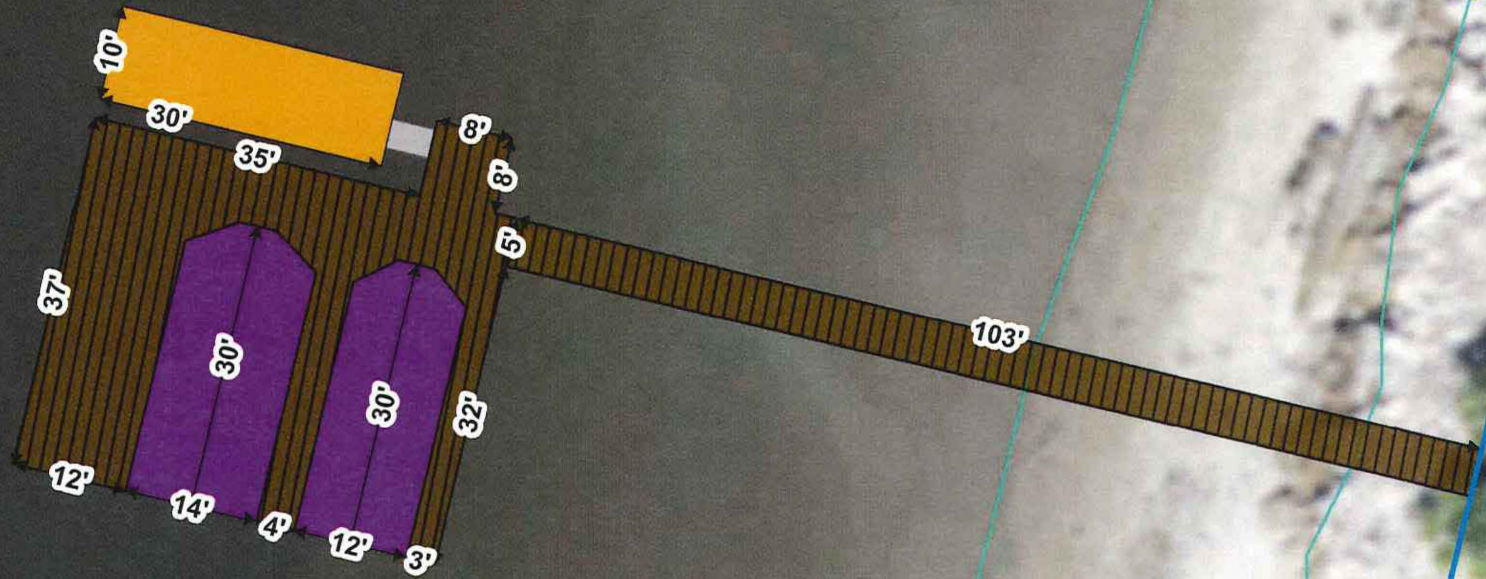
Date: Aug 29 2023

Figure:

4



F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23409 C&H 130 Pelican Reef Dr\GIS\MXD\05-Dimensions.mxd



Legend

Subject Parcel +/- 0.49 ac.

Riparian Lines

MHW & MLW

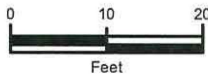
Total Dock Area: 2,603 sf.

Decking: 1,493 sf.

Floating Dock: 300 sf.

Gangway: 60 sf.

No-Profile Deck Lifts: 750



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.



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

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Proposed Dimensions

Meck - 130 Pelican Reef Dr.

Project: 5.23409

St. Johns County, FL

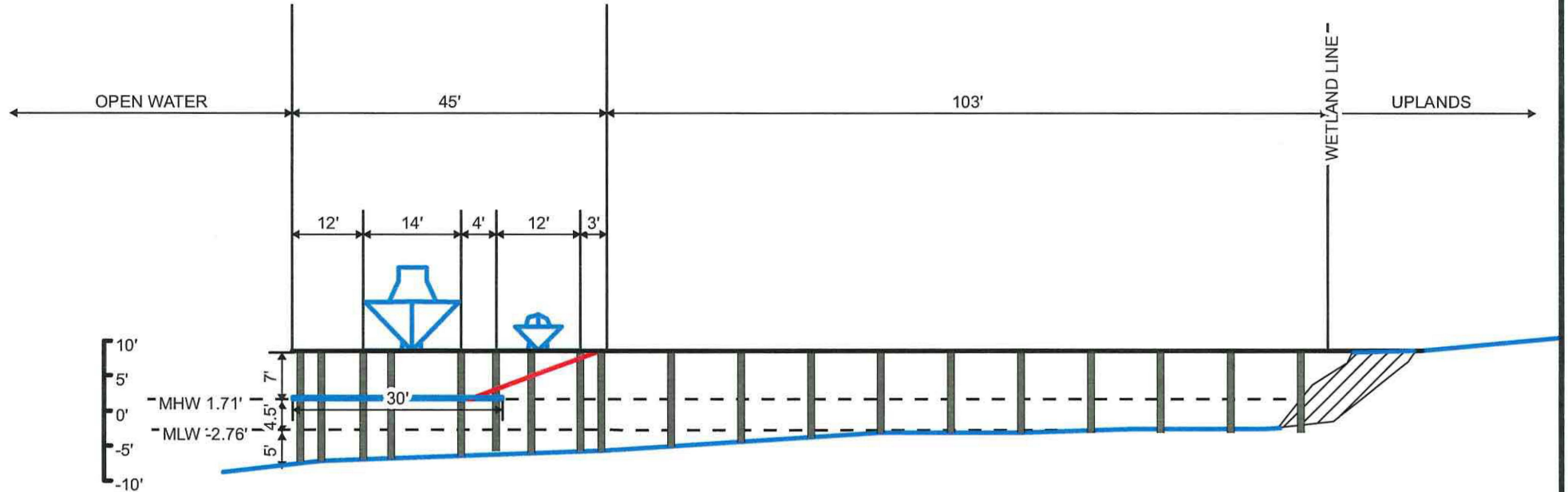
Date: Aug 29 2023



Figure:

5

F:\CES Projects\Project Files\Active\Projects\Project Files\2023\IS 23409 C&H 130 Pelican Reef Dr\GIS\MXD\06-Profile.mxd



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Profile View

Meck - 130 Pelican Reef Dr.

Project: 5.23409

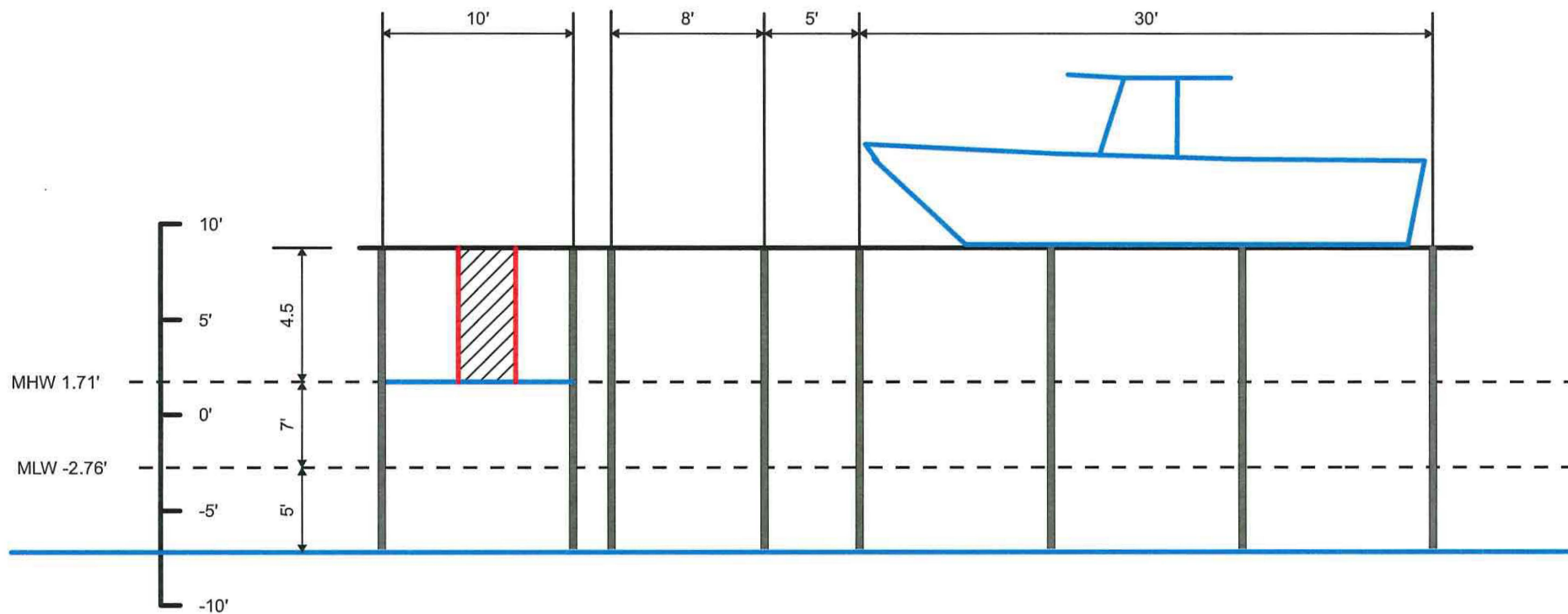
St. Johns County, FL

Date: Aug 29 2023

Figure:

6





CARTER ENVIRONMENTAL
SERVICES, INC.



42 Masters Drive
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904-540-1786

www.carterenv.com

Cross Section View
Meck - 130 Pelican Reef Dr.

Project: 5.23409

St. Johns County, FL

Date: Aug 29 2023



Figure:

7



(<https://www.noaa.gov/>)

TIDES &
CURRENTS

(/)

NOAA is monitoring water levels and winds for Hurricane Fiona

X

(<https://tidesandcurrents.noaa.gov/inundationdb/storm/Fiona.html>). Click to view real-time water level and meteorological data.

Home (/) / Products ([products.html](#)) / Datums ([stations.html?type=Datums](#)) /
8720576 ST. AUGUSTINE, FL Favorite Stations

Station Info

Tides/Water Levels

Meteorological Obs.

Phys. Oceanography

Datums for 8720576, ST. AUGUSTINE FL

NOTICE: All data values are relative to the NAVD88.

Elevations on NAVD88

Station: 8720576, ST. AUGUSTINE, FL

Status: Accepted (May 22 2012)

Units: Feet

Control Station: 8720220 Mayport (Ferry Depot), FL

T.M.: 75

Epoch: ([/datum_options.html#NTDE](#)) 1983-2001

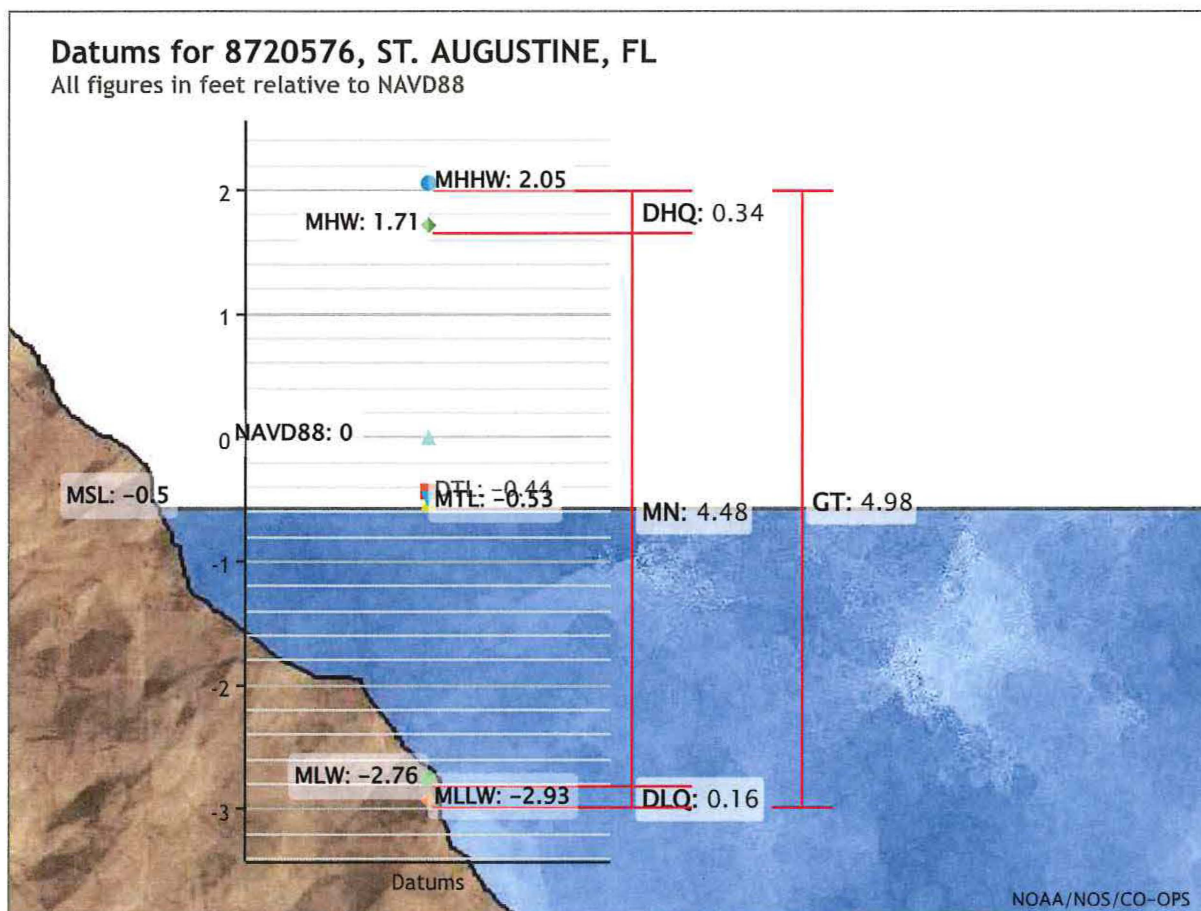
Datum: NAVD88

Datum	Value	Description
MHHW (/datum_options.html#MHHW)	2.05	Mean Higher-High Water
MHW (/datum_options.html#MHW)	1.71	Mean High Water
MTL (/datum_options.html#MTL)	-0.53	Mean Tide Level
MSL (/datum_options.html#MSL)	-0.50	Mean Sea Level
DTL (/datum_options.html#DTL)	-0.44	Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)	-2.76	Mean Low Water
MLLW (/datum_options.html#MLLW)	-2.93	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-4.70	Station Datum
GT (/datum_options.html#GT)	4.98	Great Diurnal Range
MN (/datum_options.html#MN)	4.48	Mean Range of Tide

Datum	Value	Description
DHQ (/datum_options.html#DHQ)	0.34	Mean Diurnal High Water Inequality
DLQ (/datum_options.html#DLQ)	0.16	Mean Diurnal Low Water Inequality
HWI (/datum_options.html#HWI)	1.03	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	7.28	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)	4.13	Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)	11/03/1978 15:18	Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)	-5.58	Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)	04/05/1977 19:06	Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)		Highest Astronomical Tide
HAT Date & Time		HAT Date and Time
LAT (/datum_options.html#LAT)		Lowest Astronomical Tide
LAT Date & Time		LAT Date and Time

Tidal Datum Analysis Periods

01/01/1977 - 12/31/1978



Showing datums for

8720576 ST. AUGUSTINE, FL

Datum

NAVD88

Data Units ☒ Feet

☐ Meters

Epoch ☒ Present (1983-2001)

☐ Superseded (1960-1978)

Submit

[Show nearby stations](#)

Products available at 8720576 ST. AUGUSTINE, FL

TIDES/WATER LEVELS

Water Levels

[NOAA Tide Predictions \(/noaatidepredictions.html?id=8720576\)](/noaatidepredictions.html?id=8720576)

Harmonic Constituents

Sea Level Trends

[Datums \(/datums.html?id=8720576\)](/datums.html?id=8720576)

[Bench Mark Sheets \(/benchmarks.html?id=8720576\)](/benchmarks.html?id=8720576)

[Extreme Water Levels \(/est/est_station.shtml?stnid=8720576\)](/est/est_station.shtml?stnid=8720576)

[Reports \(/reports.html?id=8720576\)](/reports.html?id=8720576)

METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

PORTS®

This station is not a member of PORTS®

OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

[Station Home Page \(/stationhome.html?id=8720576\)](#)
[Data Inventory \(/inventory.html?id=8720576\)](#)
[Measurement Specifications \(/measure.html\)](#)

[Station Home Page \(/stationhome.html?id=8720576\)](#)

Data Inventory (/inventory.html?id=8720576)

Measurement Specifications (/measure.html)

[National Oceanic and Atmospheric Administration \(http://www.noaa.gov\)](http://www.noaa.gov)
[National Ocean Service \(http://oceanservice.noaa.gov\)](http://oceanservice.noaa.gov)
[Privacy Policy \(/privacy.html\)](/privacy.html)
[Disclaimer \(/disclaimers.html\)](/disclaimers.html)
[Take Our Survey \(/survey.html\)](/survey.html)
[Freedom of Information Act \(https://www.noaa.gov/foia-freedom-of-information-act\)](https://www.noaa.gov/foia-freedom-of-information-act)
[Contact Us \(/contact.html\)](/contact.html)

National Oceanic and Atmospheric Administration (<http://www.noaa.gov>)

National Ocean Service (<http://oceanservice.noaa.gov>)

[Privacy Policy \(/privacy.html\)](#)

Disclaimer (/disclaimers.html)

Take Our Survey (/survey.html)

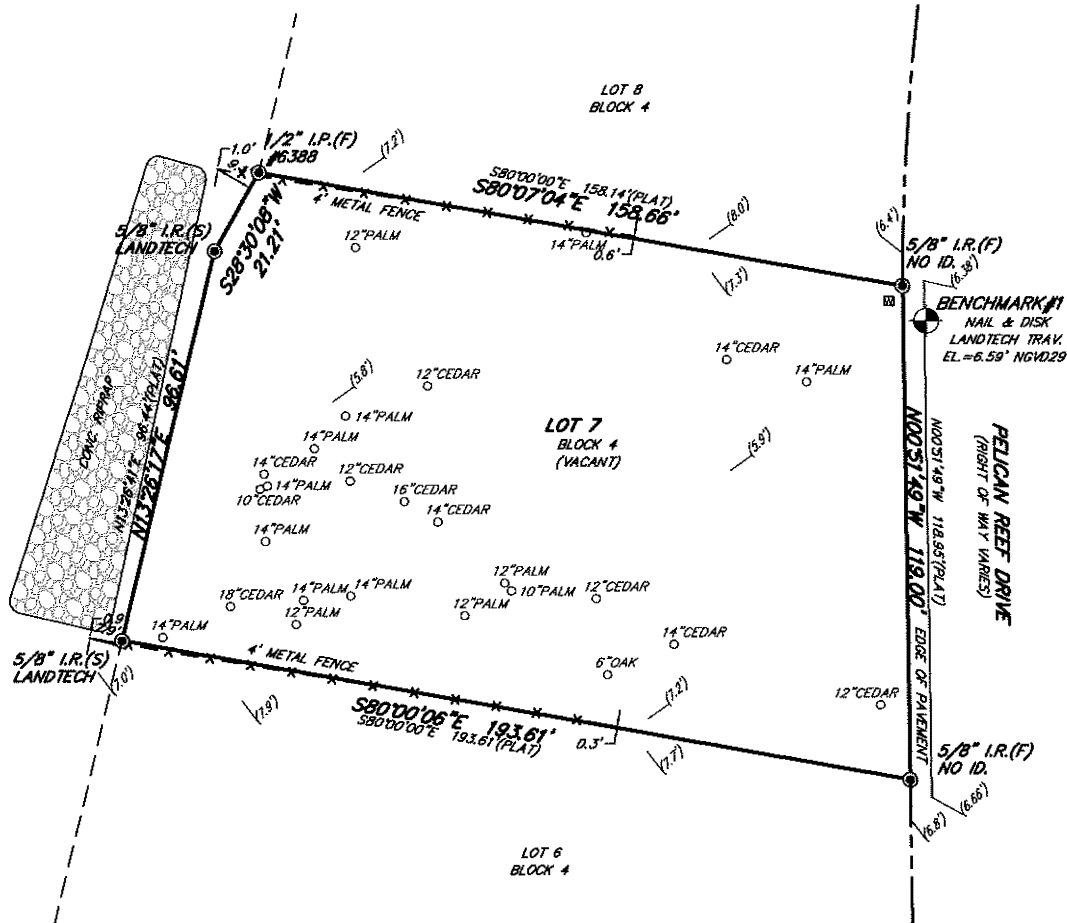
Freedom of Information Act (<https://www.noaa.gov/foia-freedom-of-information-act>)

Contact Us (/contact.html)

MAP SHOWING SURVEY OF

LOT 7, BLOCK 4, PELICAN REEF ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
DAVID A. MECK AND NICOLE E. MECK
COMPASS BANK
PARADISE TITLE OF ST. AUGUSTINE, LLC
CHICAGO TITLE INSURANCE COMPANY

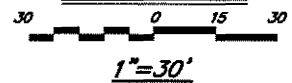


AREA = 0.48 ± ACRES
OR 20,835 ± sq. ft.

LEGEND

A/C	- AIR CONDITIONER PAD	RES	- RESIDENCE
ID	- IDENTIFICATION	E	- CENTERLINE
N.G.V.D.	- NATIONAL GEODETIC 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\"		

GRAPHIC SCALE



GENERAL NOTES:

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

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

NOTES:

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. 125145-0310N effective date: 09/02/04, the property described herein lies in Zone AE 9'

- Basis of bearing structure: REFER TO SURVEY

- Job Address: 130 PELICAN REEF DRIVE

- Basis of elevations: MSL+29

17-0032 1/26/2017 1\"/>

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LANDTECH
Associates, Inc.
LAND SURVEYOR'S

5100 A1A SOUTH, SUITE A
ST. AUGUSTINE, FLORIDA 32080
(904) 471-8877 FAX (904) 471-6876

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

NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES L.B. #7537

From: [Ryan Carter](#)
To: [Tracey Mullins](#)
Cc: [Jacob Fredriksson](#)
Subject: PZB Agenda Item COZ 2023-0077 - 255 Diesel Road; Please Continue to November
Date: Thursday, September 21, 2023 4:38:46 PM

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Tracey,

Following up on our conversation, please continue COZ 2023-0077 - 255 Diesel Road to the November 7th meeting. I apologize for any inconvenience. Thanks for understanding and we understand if we need to pay the advertising fee again. Please contact me with any questions. Thanks.

Sincerely,
Ryan
904-540-1786

Vacation Notice: I'll be out of the office 9-22 returning 9-27-23

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: October 3, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2023-0079**

AGENDA ITEM 7(d)

APPLICANT Fred R. Jones, Jr., P.E.
c/o Matthews | DCCM

OWNER Robert Finvarb
c/o Windward Shipyards, LLC

LOCATION 117 Dockside Drive / PID 127910-0000

REQUEST To approve the development of a dry storage boat facility including the removal of a 52" Oak tree within Conservation Overlay Zones 2 and 3.

LAND USE Residential Medium Density / Mixed Use

ZONING Residential and General Office (RGO)

CITY OF ST. AUGUTINE COMPREHENSIVE PLAN 2040

Conservation and Coastal Management Element Goals, Objectives and Policies

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

Conservation Goal Chapter 163.3177(6)(d) F.S. Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. (Adopted June 2011 Ord #2011-02)

CCM Policy 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 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 2.4.6

The City will continue to encourage the retention and installation of native vegetation through the incentives and credits outlined in the City Code.

CCM Objective 2.6

The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.

APPLICABLE CODES/ORDINANCES

Sec. 11-26. - Purpose and intent.

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

disasters by discouraging unsuitable development in areas where such growth could impair natural systems or result in loss of life or property.

Sec. 11-27. – Definitions.

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

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

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh (to Maximum dbh)
<i>Quercus hemisphaerica</i>	oak, laurel	15 to 36
<i>Quercus laurifolia</i>	oak, laurel (swamp)	15 to 36
<i>Quercus virginiana</i>	oak, live (southern live oak)	18
<i>Quercus nuttallii</i>	oak, nuttall	18
<i>Quercus spp.</i>	oak, other unlisted species	18
<i>Quercus stellata</i>	oak, post	18
<i>Quercus falcata</i>	oak, red (southern red oak)	18
<i>Quercus geminate</i>	oak, sand live	10
<i>Quercus shumardii</i>	oak, shumard	18
<i>Quercus laevis</i>	oak, turkey	18
<i>Quercus nigra</i>	oak, water	15 to 36
<i>Quercus phellos</i>	oak, willow	18
<i>Quercus virginiana</i>	oak, live (southern live oak)	18

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

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 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.

- (b) 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

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

Sec. 25-52. – Definitions.

Dbh. means diameter breast height or the diameter of a tree measured, in inches unless otherwise specified, four and one-half (4½) feet above the ground level. If the tree splits into multiple trunks below four and one-half (4½) feet above the ground, the trunk is measured at its narrowest point beneath the split.

Sec. 25-53. – General landscape requirements.

(d) *Tree mitigation.*

- (1) Preservation and removal of trees on a site to be developed may result in the need for tree mitigation. Mitigation requirement is determined by the following calculation:

Tree saved credit—Trees removed deficit = Excess Tree Credits/Deficits

- (2) A negative number resulting from this equation is the number of deficit points the applicant must mitigate. A positive number resulting from this equation requires no mitigation by the applicant. However, other landscape requirements still apply even if mitigation is not required (i.e. bufferyard and parking landscapes).
- (3) Tree planting associated with internal landscaping requirements counts toward mitigation requirements. Tree planting associated with the required bufferyard planting does not count toward mitigation requirements.
- (4) Credits and deficits are determined by the schedules presented in subparagraphs a. through c. below.

- a. *Existing trees retained or preserved.* Existing trees which are retained and preserved shall receive credit points according to the following schedule:

Three (3) inches or more but less than seven (7) inches d.b.h.1 credit

Seven (7) inches or more but less than twelve (12) inches d.b.h.2 credits

Twelve (12) inches or more but less than twenty (20) inches d.b.h.3 credits

Twenty (20) inches or more d.b.h.4 credits

Trees relocated and retained on site over six (6) inches dbh. shall receive a fifty (50) percent bonus credit

Southern Red Cedar tree (*juniperus silicicola*) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch1 credit

Native vegetation1 credit

- b. *Existing trees removed.* Existing trees which are proposed for removal shall receive deficit points according to the following schedule:

Three (3) inches or more but less than seven (7) inches d.b.h.0.5 deficit

Seven (7) inches or more but less than twelve (12) inches d.b.h.1 deficit

Twelve (12) inches or more but less than twenty (20) inches d.b.h.1.5 deficits

Twenty (20) inches or more d.b.h.2 deficits

Southern Red Cedar tree (*juniperus silicicola*) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch1 additional deficit

Cabbage Palm tree (sabal palmetto) measuring more than 12 feet in height1 additional deficit

- c. *New trees planted for mitigation credit.* Each new tree planted to satisfy a mitigation requirement must be planted in an internal planting area as required by this chapter. Trees receive credit points as indicated in the schedule below:

Tree with diameter of two (2) inches but less than three (3) inches1 credit

Tree with diameter of three (3) inches but less than four (4) inches1.5 credits

Tree with diameter of four (4) inches but less than five (5) inches2 credits

Tree with diameter of five (5) inches but less than six (6) inches3 credits

Tree with diameter of six (6) inches but less than twelve (12) inches4 credits

Tree with diameter of twelve (12) inches or greater5 credits

1. To ensure the proper development of the tree's crown, no shade tree counted as credit shall be planted closer than fifteen (15) feet on center. Chinese Fan, Washingtonia and Cabbage (Sabal) palms counted as credit shall be planted with a minimum of two (2) plants to an area and in such proximity to one another that together they will develop a crown spread of fifteen (15) feet. A credit of one (1) tree shall be allowed for each group of palms whose center is at least fifteen (15) feet from the center of any other tree or palm group counted as credit.
2. See (c)(9) of this chapter for prohibited trees.
3. Trees planted in bufferyards are a separate requirement and do not count toward deficit mitigation.

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

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

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

STAFF SUMMARY AND ANALYSIS

The proposal for a dry boat storage facility at 117 Dockside Drive requires Planning and Zoning Board approval for Conservation Overlay Zone (COZ) 2 and 3 development. This is due to the size of the proposed structure as well as the removal of a significant Oak tree.

The planning and building division may issue permits for the construction of new primary structures located in COZ 2 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. The proposed plans show a structure which is approximately one hundred and thirty-five (135) feet in width; this is more than both the 75 feet and 75% of lot width allowances meaning PZB review is required.

As for the request for COZ 3 development the proposed plans show a 52" significant Oak tree located within the western portion of the new boat barn to be removed. An arborist report performed by Elijah George of Marquis Latimer + Halback identified the tree in question as a Live Oak tree and generally "in good stable condition." The arborist report states that this Oak tree leans, and is largely growing, towards the west. Lastly the arborist mentions that there is "no way to adjust the site plan to safely preserve the tree." The applicant has also provided documentation from Urban Forestry Works to explore the option of relocating the large specimen tree. In this report UFW believes that the tree is in decline and does not recommend relocating the Oak tree due to its "health and feasibility of the move."

This proposed tree removal plan does save two tree canopy areas, located at both ends of Cherokee Street. For the two (2) debits that are attributed to the removal of the Oak tree the applicant intends to plant two Cedar trees to mitigate this deficit.

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 is a redevelopment site that is part of the approved Windward Master Development plan. The proposed 2nd Boat Barn is bounded to the West by existing commercial development; to the South by an existing dry boat storage facility; to the East by an existing marina along the San Sebastian River; and to the North by the Villa Calissa residential development, which lies on the opposite side of a private section of Iroquois Avenue that is owned by both Villa Calissa and the Windward project.*
- *Historically, the site has been used as a portion of the Luhr's Boat Building operation. Its specific use was for office, storage, workshop, etc. within a number of small buildings scattered throughout the property. Over the years, the buildings have been removed and the use has transitioned to a stabilized/gravel parking area.*

- *This small parcel includes elements of Conservation Zones 1, 2 & 3. That portion lying within Conservation Overlay Zone 1 has already been developed as marina/docking facilities with a bulkhead along the shoreline.*
 - *That portion lying within Conservation Zone 2 is currently in use as a stabilized parking area, but previously included several small buildings which have been removed. According to the definition of Conservation Overlay Zone 2 in Chapter 11, Article II, Section 11-27 of the City's Code of Ordinances, Zone 2 is a transition zone between Zones 1 & 3 and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal 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.*
 - *Due to the prior development of this site, and its current use as stabilized parking, there is no meaningful habitat for the referenced species; and none have been identified in any previous permitting for the Master System permitting with SJRWMD. The site's defined primary purpose as stated above is already met by the existing improvements, and the proposed redevelopment plan as a Boat Storage facility will not negatively impact that function.*
 - *The proposed development is consistent with the approved Master Plan and the approved construction plans for the Master Paving, Grading, Drainage and Utility improvements.*
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- *The site is a planned phase of an approved Master Development Plan. Please refer to the approved Master Plan.*
- (3) Natural and proposed drainage patterns.
- *There is a master stormwater system in place that has been permitted by SJRWMD (Permit # 139449) and COSA to provide drainage for the site and meet all water quality and attenuation requirements. There is currently a letter modification of that permit under review by SJRWMD to document that the future development assumptions made in the Master Permit for the 2nd Boat Barn Parcel are consistent with the proposed development plan.*
- (4) Effect of point and nonpoint discharge in the marine environment.
- *All runoff from the site will be routed to an existing detention pond designed to provide water quality and attenuation of runoff to pre-development rates for the entire Windward site. No impacts to the marine environment are anticipated to result from the development of this site.*
- (5) Proposed soil stabilization and erosion control methods.
- *The majority of the site will be covered in pavement or buildings. Landscaping areas and green space will be planted and maintained in good condition reducing the potential for soil erosion. Appropriate BMP's to prevent the offsite transport of waterborne or windborne sediments will be in place during construction until all disturbed areas have been stabilized.*
- (6) Impact on floodplain.
- *The existing site for the boat barn is outside of the floodplain. No impact to the floodplain is proposed.*

- (7) Impact of development on vegetative and animal communities.
- *No significant impact to vegetative or animal communities are anticipated. This is a previously impacted redevelopment site surrounded by intense development. It is sparsely vegetated, but does include an existing 52" oak tree that is proposed for removal. The site is currently in use as a stabilized parking area, but previously included several small buildings which have been removed.*
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- *All water quality requirements will be met by connection of this project to an existing SJRWMD and COSA approved surface water management system that was designed and permitted to accommodate this facility. The potential for adverse impacts associated with the storage of potential pollutants, primarily fuel and lubricants, is reduced when compared to the same volume of boat storage in wet slip marinas or single-family residences as this will be a professionally operated and regulated facility with equipment and materials on hand to address any inadvertent or accidental spills that may occur. The St. Augustine Shipyard is designated as a Clean Marina and maintains operation to keep the classification.*
- (9) Effect of shade on vegetation and shellfish.
- *The proposed development is not anticipated to have any impacts on marine/estuarine vegetation and shellfish.*
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- *The proposed facility is within an existing boat marina development and adjacent to the San Sebastian River which has significant boat traffic and marina facilities in the vicinity. No impacts from the proposed use are anticipated. The availability of dry boat storage reduces the demand for the development of additional wet mooring slips and increased traffic at local boat ramps.*
- (11) Impact of development on shoreline by linear feet and percent of site.
- *The existing shoreline is already improved with a seawall and boat slips.*
 - *The proposed building is approximately 141 feet wide on the eastern side which is approximately 87% of the lot width along the shoreline.*
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- *The existing shoreline is already improved with a seawall and a stabilized parking lot associated with the existing marina facility. The proposed 2nd Boat Barn is adjacent to an existing, larger boat barn structure and is consistent with existing vistas from surrounding areas. Enhanced landscaping to provide screening of the proposed structure from offsite is proposed along the street frontage of Iroquois Avenue.*
 - *The proposed building is approximately 159 feet long on the north side which is approximately 65% of the lot depth on the north side of the property along the vacated portion of Iroquois Avenue.*
 - *From Cherokee Street the building is approximately 159 feet long x 141 feet wide x 50 feet tall which is approximately 1,120,950 feet of cubic content. The corner of the building is setback by an additional 40 feet based on its shape.*

- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- *Please refer to the attached landscape plan. The large oak tree is proposed for removal and will be replaced with the necessary proposed tree credits. One canopy tree and three sabal palms are to be retained and incorporated into the proposed landscape plan. There is no other significant existing vegetation on the site. The proposed landscaping is made up largely of native plants.*
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- *The site has been in use for a number of years as a stabilized parking area. A small portion of the site, which contains the large oak tree that is part of the subject of this request, has not been cleared and there are a few other smaller trees that remain, but the understory has been previously disturbed in its entirety. No measurable impact to significant plant or animal habitat is anticipated to occur.*
- (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.)
- *The project is part of a master surface water management system previously permitted by the SJRWMD (Permit # 139449-3). All proposed improvements drain to that permitted system. A letter modification of the existing surface water management system has been submitted to the SJRWMD to demonstrate that the proposed work is in compliance with the conditions of the existing permit, and that development assumptions made in the Master System permit are consistent with the proposed development plan.*
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- *No impacts to shellfish and commercial and sport fish and waterfowl are anticipated. The proposed construction is a boat storage warehouse and ancillary retail space proposed within a previously disturbed site that has already been developed as a marina and boat storage facility. No new marine improvements are proposed, and all proposed improvements occur landward of existing dock and marina facilities and outside of Conservation Zone 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

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

- *There are no docks proposed as part of this specific application.*

STAFF RECOMMENDATION

Based on a review of section 11-29, staff finds that the board can **APPROVE** the request to construct a dry storage building within Conservation Overlay Zone 2 and remove a significant Oak tree within Conservation Overlay Zone 3 at 117 Dockside Drive / PID 127910-0000.



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



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Fred R. Jones, Jr., P.E. Contact Number: 904-826-1334

Business (if applicable): Matthews | DCCM

Address: 7 Waldo Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: Rudd@MDGinc.com

2. NAME OF PROPERTY OWNER: Robert Finvarb, Manager Contact Number: 904-207-9491

Business (if applicable): Windward Shipyard, LLC

Address: 2999 NE 191 St, Ste 800 City: Aventura State: FL Zip: 33180

E-Mail Address: karl@mywindward.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: Lots 1-6 & Sebastian B & E half of Iroquois Ave Block: _____

Subdivision: Seminole Park Parcel Number: 1279100000

4. PROJECT STREET ADDRESS: 117 Dockside Drive, St. Augustine 32084

5. SPECIFIC PROPOSED USE: Dry Storage Boat Barn

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☒ Other: Tree Removal

7. DESCRIPTION OF ACTION REQUESTED: Approval of development of a dry boat storage

"Boat Barn" facility with a small ancillary retail center within the Conservation Overlay Zone 2 and 3
and removal of a 52" oak tree that conflicts with the proposed development and is not a good
candidate for relocation.

8. JUSTIFICATION FOR ACTION REQUESTED: The proposed work is compatible with approved

uses within the Master Development Plan approved for the project, and is a logical expansion of
necessary services to the public at large providing safe, well managed and maintained boat storage.
Development within this existing active marina facility reduces demand for these services that could
only be provided otherwise by development in other areas not currently within this land use.

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.

Application withdrawn prior to haring scheduled for July 2023 meeting.

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

FRED R. JONES, Jr.

Date

9/7/2023

Signature of Property Owner

ROBERT F. WARR, Mayor

Date

8-7-23

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID	1279100000
Location	117 DOCKSIDE DR
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax	3-87 SEMINOLE PARK LOTS 1 2 3 4 & ALL LOTS 5 & 6 (EX SE'LY PT IN
Description*	OR88/640 & 4665/1736Q/C) & SEBASTIAN BLVD ADJ TO LOTS 1,4,5 VACATED IN DB203/27 BLK B & E HALF OF IROQUOIS AVE VACA IN OR3947/881 OR4829/784 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Parking Lots (Owner Occupied) (2815)
Subdivision	Seminole Park
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	1.170
Homestead	N

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Owner Information

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

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$67,641
Total Land Value	\$699,160
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$766,801
Total Deferred	\$214,498
Assessed Value	\$552,303
Total Exemptions	\$0
Taxable Value	\$552,303

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$89,319	\$412,775	\$0	\$0	\$502,094	\$502,094	\$0	\$502,094
2021	\$0	\$0	\$412,775	\$0	\$0	\$412,775	\$412,775	\$0	\$412,775
2020	\$0	\$0	\$412,775	\$0	\$0	\$412,775	\$412,775	\$0	\$412,775
2019	\$0	\$1,346	\$380,520	\$0	\$0	\$381,866	\$211,379	\$170,487	\$211,379
2018	\$0	\$1,346	\$380,520	\$0	\$0	\$381,866	\$192,163	\$189,703	\$192,163
2017	\$0	\$1,346	\$173,348	\$0	\$0	\$174,694	\$174,694	\$0	\$174,694
2016	\$0	\$1,346	\$173,348	\$0	\$0	\$174,694	\$174,694	\$0	\$174,694
2015	\$0	\$6,620	\$173,348	\$0	\$0	\$179,968	\$179,968	\$0	\$179,968
2014	\$0	\$18,289	\$153,750	\$0	\$0	\$172,039	\$172,039	\$0	\$172,039
2013	\$0	\$18,516	\$153,750	\$0	\$0	\$172,266	\$172,266	\$0	\$172,266
2012	\$0	\$18,744	\$153,750	\$0	\$0	\$172,494	\$172,494	\$0	\$172,494
2011	\$17,639	\$18,971	\$168,750	\$0	\$0	\$205,360	\$205,360	\$0	\$205,360
2010	\$18,305	\$19,198	\$187,500	\$0	\$0	\$225,003	\$225,003	\$0	\$225,003

Extra Feature Information

Code Description	Status	Value
Bulkhead - Low (Mix)		26654
Boat Dock - Average (Mix)		22560
Boat Lift - Average (Mix)		2300
Concrete Paving - Under 8" (COM)		4471
Asphalt Paving (COM)		11656

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Parking Lots	250	175	46609	SF	\$699,135
Rivers, Lakes & Submerged Lands	0	0	0.1	AC	\$25

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$18,000,000.00	WARRANTY DEED	4829	784	Q	I	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LLC
1/29/2016	1/29/2016	\$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ETAL
8/20/2015	8/13/2015	\$100.00	QUIT CLAIM DEED	4074	187	U	V	7700 SOUTH TAMIAMI TRAIL CORP	GREENWOOD PROPERTY LLC
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
10/29/2014	10/27/2014	\$0.00	VACATION OF R/W	3947	881	U	V	CITY OF ST AUGUSTINE	GREENWOOD PROPERTY LLC
2/26/2014	2/18/2014	\$100.00	QUIT CLAIM DEED	3849	1620	U	V	MAC DAVITT LLC	GREENWOOD PROPERTY LLC
2/26/2014	2/18/2014	\$225,000.00	WARRANTY DEED	3849	1617	Q	I	MAC DAVITT LLC	GREENWOOD PROPERTY LLC

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

Windward Shipyard, LLC- 2nd Boat Barn
City of St. Augustine Planning and Zoning Board Application
Explanation of the Impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone
Development-Conservation Overlay Zones 2 & 3

1. Site specific conditions.

This is a redevelopment site that is part of the approved Windward Master Development plan. The proposed 2nd Boat Barn is bounded to the West by existing commercial development; to the South by an existing dry boat storage facility; to the East by an existing marina along the San Sebastian River; and to the North by the Villa Calissa residential development, which lies on the opposite side of a private section of Iroquois Avenue that is owned by both Villa Calissa and the Windward project.

Historically, the site has been used as a portion of the Luhr's Boat Building operation. It's specific use was for office, storage, workshop, etc. within a number of small buildings scattered throughout the property. Over the years, the buildings have been removed and the use has transitioned to a stabilized/gravel parking area.

This small parcel includes elements of Conservation Zones 1, 2 & 3. That portion lying within Conservation Overlay Zone 1 has already been developed as marina/docking facilities with a bulkhead along the shoreline.

That portion lying within Conservation Zone 2 is currently in use as a stabilized parking area, but previously included several small buildings which have been removed. According to the definition of Conservation Overlay Zone 2 in Chapter 11, Article II, Section 11-27 of the City's Code of Ordinances, Zone 2 is a transition zone between Zones 1 & 3 and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal 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.

Due to the prior development of this site, and its current use as stabilized parking, there is no meaningful habitat for the referenced species; and none have been identified in any previous permitting for the Master System permitting with SJRWMD. The site's defined primary purpose as stated above is already met by the existing improvements, and the proposed redevelopment plan as a Boat Storage facility will not negatively impact that function.

The proposed development is consistent with the approved Master Plan and the approved construction plans for the Master Paving, Grading, Drainage and Utility improvements.

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

The site is a planned phase of an approved Master Development Plan. Please refer to the approved Master Plan.

3. Natural and proposed drainage patterns.

There is a master stormwater system in place that has been permitted by SJRWMD (Permit # 139449) and COSA to provide drainage for the site and meet all water quality and attenuation requirements. There is currently a letter modification of that permit under review by SJRWMD to document that the future development assumptions made in the Master Permit for the 2nd Boat Barn Parcel are consistent with the proposed development plan.

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

All runoff from the site will be routed to an existing detention pond designed to provide water quality and attenuation of runoff to pre-development rates for the entire Windward site. No impacts to the marine environment are anticipated to result from the development of this site.

5. Proposed soil stabilization and erosion control measures.

The majority of the site will be covered in pavement or buildings. Landscaping areas and green space will be planted and maintained in good condition reducing the potential for soil erosion. Appropriate BMP's to prevent the offsite transport of waterborne or windborne sediments will be in place during construction until all disturbed areas have been stabilized.

6. Impact on floodplain.

The existing site for the boat barn is outside of the floodplain. No impact to the floodplain is proposed.

7. Impact of development on vegetative and animal communities.

No significant impact to vegetative or animal communities are anticipated. This is a previously impacted redevelopment site surrounded by intense development. It is sparsely vegetated, but does include an existing 54" oak tree that is proposed for removal. The site is currently in use as a stabilized parking area, but previously included several small buildings which have been removed.

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

All water quality requirements will be met by connection of this project to an existing SJRWMD and COSA approved surface water management system that was designed and permitted to accommodate this facility. The potential for adverse impacts associated with the storage of potential pollutants, primarily fuel and lubricants, is reduced when compared to the same volume of boat storage in wet slip marinas or single-family residences as this will be a professionally operated and regulated facility with equipment and materials on hand to address any inadvertent or accidental spills that may occur.

The St Augustine Shipyard is designated as a Clean Marina and maintains operations to keep the classification.

9. Effect on vegetation and shellfish.

The proposed development is not anticipated to have any impacts on marine/estuarine vegetation and shellfish.

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

The proposed facility is within an existing boat marina development and adjacent to the San Sebastian River which has significant boat traffic and marina facilities in the vicinity. No impacts from the proposed use are anticipated. The availability of dry boat storage reduces the demand for the development of additional wet mooring slips and increased traffic at local boat ramps.

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

The existing shoreline is already improved with a seawall and boat slips.

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

The existing shoreline is already improved with a seawall and a stabilized parking lot associated with the existing marina facility. The proposed 2nd Boat Barn is adjacent to an existing, larger boat barn structure and is consistent with existing vistas from surrounding areas. Enhanced landscaping to provide screening of the proposed structure from offsite is proposed along the street frontage of Iroquois Avenue.

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

Please refer to the attached landscape plan. The large oak tree is proposed for removal and will be replaced with the necessary proposed tree credits. One canopy tree and three sabal palms are to be retained and incorporated into the proposed landscape plan. There is no other significant existing vegetation on the site. The proposed landscaping is made up largely of native plants.

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

The site has been in use for a number of years as a stabilized parking area. A small portion of the site, which contains the large oak tree that is part of the subject of this request, has not been cleared and there are a few other smaller trees that remain, but the understory has been previously disturbed in its entirety. No measurable impact to significant plant or animal habitat is anticipated to occur.

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 SJRWMD or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district.

The project is part of a master surface water management system previously permitted by the SJRWMD (Permit # 139449-3). All proposed improvements drain to that permitted system. A letter modification of the existing surface water management system has been submitted to the SJRWMD to demonstrate that the proposed work is in compliance with the conditions of the existing permit, and that development assumptions made in the Master System permit are consistent with the proposed development plan.

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

No impacts to shellfish and commercial and sport fish and water-fowl are anticipated. The proposed construction is a boat storage warehouse and ancillary retail space proposed within a previously disturbed site that has already been developed as a marina and boat storage facility. No new marine improvements are proposed, and all proposed improvements occur landward of existing dock and marina facilities and outside of Conservation Zone 1.

17. Specific conditions applicable to docks.

There are no docks proposed as a part of this specific application.

This item has been digitally signed and sealed by Fred R. Jones, Jr. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ARBORIST OBSERVATION | FIELD REPORT

Location: Shipyards Marina
Re: **Field Report / Site Visit**

Date: 6/21/23

Report Filed By: Elijah George, ISA certified Arborist #FL5927A

General Notes

The site visit occurred on June 21st, 2023 between the hours of 12:00 pm and 12:30 pm. The weather was partly cloudy and 82 degrees. Soils were moist following heavy rains in the preceding days.

I examined the tree at the request of Winward Marina group who are proposing a boat barn development at the location of the tree.

A visual inspection was completed from the ground from all sides.

Observations

The tree is a Live Oak, *Quercus virginiana*, measuring approximately 54" in diameter. The tree has several large pruning cuts with much of the tree canopy on the east side being removed. The tree is generally in good stable condition.

The tree has a lean to the West where the majority of the canopy is intact, but there does not appear to be any structural concern or impact to the root system. There is a small rise of soil around the base of the tree and a smaller girdling root, but there is no sign of loosened soil or disturbed roots that would indicate that the tree has shifted in recent months or is in the process of tipping over. There are a number of large pruning wounds, but the tree seems to be responding and there's limited visible decay.

The tree canopy has some new growth, as is expected this time of year, and appears healthy other than some small branch tips which are showing some signs dead wood. The structure of the tree is largely growing to the West.

Recommendations

Generally, the tree is in stable condition and shows no signs of disease, pests, fungal infections, etc. I have reviewed the proposed plans and given the scale of the root and branch structure with the current leaning of the tree there's no way to adjust the site plan to safely preserve the tree.

Additionally, a tree relocation company, Urban Forestry Works, was consulted to evaluate the feasibility of transplanting the live oak on site, but due to age and noted weaknesses relocation was not seen as a viable option. The referenced report is included as part of the Planning and Zoning Board submittal.

<eg>

No	Description	Photos / Details
1	View looking West – Canopy is showing new growth with some areas of die back at peripheral branches	
2	View looking South – lean and canopy imbalance visible	

No	Description	Photos / Details
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3	View looking East – Canopy primarily in good condition with some dead wood in small peripheral branches	
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4	View looking Southeast – lean and canopy imbalance visible. New growth appears healthy	
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No	Description	Photos / Details
5	View looking North – Canopy primarily in good condition with some dead wood in small peripheral branches	
6	Pruning cuts with callous wood growth	

No	Description	Photos / Details
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- 7 Pruning cuts with callous wood growth and some included bark at crotch



- 8 Pruning cut



No	Description	Photos / Details
9	Pruning cut with new growth at wound	
10	Base of trunk with smaller girdling root	



URBAN FORESTRY WORKS

P.O BOX 67 BARBERVILLE, FL 32015

PHONE: (386) 202-4798

FAX: (386) 202-4990

To Whom It May Concern:

Urban Forestry Works specializes in growing, transplanting installing and relocating large specimen trees around the south east United States.

UFW reviewed a tree located on Windwards property called Shipyard in St. Augustine, FL. The tree is situated next to boat barn #2. UFW does not currently have an arborist on staff and cant speak to removal of the tree, but with our expertise in growing, transplanting and relocation UFW reviewed the tree's candidacy as a potential relocate.

After reviewing the tree in its current state and location, UFW does not recommend relocating the tree and does not view the tree as a good candidate for relocation due to its health and feasibility of the move.

We found dieback and deadwood throughout the canopy, primarily in the top of the tree. In addition to the dieback, UFW noticed weak spots in the trunk and branching that leads us to believe there are cavities that lead to rot and water within the tree.

UFW also found that the root system is very shallow, with heavy stabilizing roots above ground. This is due to the high water and the tree is accustomed to flooding throughout its life. There was also evidence of girdling roots around the base.

Due to the reasons listed above, UFW believes that the tree is in decline and that relocating the tree would not be a recommended endeavor due to the high risk.





URBAN FORESTRY WORKS

P.O BOX 67 BARBERVILLE, FL 32015

PHONE: (386) 202-4798

FAX: (386) 202-4990



This item has been digitally signed and sealed by Fred R. Jones, Jr. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY SEVERAL SURVEYORS AND AS-BUILT SURVEYS. THE EXISTING CONDITIONS DISPLAYED ON THESE PLANS WAS COMPILED FROM THESE SURVEYS AND AS-BUILTS.

MATTHEWS DESIGN GROUP, LLC AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.

-
- VICINITY MAP**
N.T.S.

OWNER:
WINDWARD MARINA GROUP, LLC
404 RIVERIA STREET
ST. AUGUSTINE, FL 32084
PHONE: (904) 207-9491
CONTACT: KARL MASTERS

PREPARED BY:

 **MATTHEWS
DESIGN GROUP**

P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	COSA UTILITY NOTES
4	DEMOLITION PLAN
5	MASTER SITE PLAN
6	SITE PLAN
7	GRADING AND DRAINAGE PLAN
8	UTILITY PLAN
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS
11	COSA UTILITY DETAILS
12	COSA UTILITY DETAILS
13	COSA SWPPP

<u>FDEP - WATER & SEWER</u>	<u>ST. JOHNS RIVER WATER MANAGEMENT DISTRICT</u>	<u>CITY OF ST. AUGUSTINE PUBLIC WORKS</u>
8800 BAYMEADOWS WAY, SUITE 100	7775 BAYMEADOWS WAY, SUITE 102	P.O. DRAWER 21
JACKSONVILLE, FLORIDA 32256	JACKSONVILLE, FLORIDA 32256	ST. AUGUSTINE, FLORIDA 32085
(904) 256-1700	(904) 730-6270	(904) 209-4273
		CONTACT: JONATHAN FOSTER, P.E.

PERMITS / APPROVALS	SUBMITTED	RECEIVED
COSA		
SJRWMD		
FDEP		

FLOOD CERTIFICATION:
THIS SITE IS SHOWN IN FLOOD ZONE "X" AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12109C0314J, FOR CITY OF ST. AUGUSTINE, FLORIDA, EFFECTIVE DECEMBER 7, 2018.

REGISTERED ENGINEER
FRED R. JONES JR., P.E.
CA#26535 FL.#42614

[illegible]

DSGN BY:	DJM
DWG BY:	MTW
CHK BY:	SAK
DATE:	09-06-2023
JOB No.:	20500.04

**MATTHEWS
DESIGN GROUP**

P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

COVER SHEET
SECOND BOAT BARN
CITY OF ST. AUGUSTINE
PREPARED FOR
WINDWARD MARINA GROUP, LLC

SHEET No.:
1
OF 13

ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELATIVE SECTIONS OF CITY OF ST. AUGUSTINE LAND DEVELOPMENT CODE, (LATEST REVISION) AND ALL CITY OF ST. AUGUSTINE STANDARD DETAILS.

2. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF OSHA SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF THEIR EMPLOYEES, AND FOR ANY DAMAGE TO THE PROPERTY OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH COMPLYING WITH OSHA REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.

3. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL VERIFY ALL SURVEY CONTROL POINTS AS PROVIDED IN THE BOUNDARY SURVEY. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING THEMSELVES WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUB-SURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO CONFORM TO THE ARCHITECTURAL PLAN. THE CONTRACTOR IS ALSO URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF OR WITHIN THE PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE ISSUES THAT MAY OCCUR DUE TO THE CONSTRUCTION OF THE PROJECT.

5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR ACQUIRE AN GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL THAT WILL REQUIRE REMOVAL, AND/OR TO ESTIMATE THE AMOUNT OF OFF SITE BORROW THAT WILL BE REQUIRED. FAILURE OF THE CONTRACTOR TO IDENTIFY/QUANTIFY THE AMOUNT OF UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED DURING THE BID PROCESS WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THE CONSTRUCTION CONTRACT.

6. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER AND CITY OF ST. AUGUSTINE FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER AND CITY OF ST. AUGUSTINE.

7. FOR BOUNDARY, ROADWAY, AND BUILDING GEOMETRY INFORMATION SEE ENGINEERING SITE PLAN. IF IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE BUILDING DIMENSIONS SHOWN ON THE ENGINEERING PLAN DO NOT CONFLICT WITH THE INFORMATION ON THE ARCHITECTURAL PLAN, IF ANY DIMENSIONS DO NOT AGREE, THE ARCHITECT, ENGINEER, AND OWNER SHALL BE NOTIFIED AND THE DIMENSIONS ADJUSTED PRIOR TO COMMENCING WITH CONSTRUCTION.

8. UNLESS DIRECTED OTHERWISE BY THE OWNER OR THE ENGINEER, THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH CITY OF ST. AUGUSTINE REQUIREMENTS. THIS SHALL INCLUDE DENSITY TESTS IN ALL PAVEMENT AREAS AND IN ALL CITY OF ST. AUGUSTINE AREAS UNDER THE CONSTRUCTION CONTRACT. THE CONTRACTOR SHALL NOT AGREE TO LIMEROCK PLACEMENT, THE PROJECT GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATION FOR UNDERDRAIN PLACEMENT.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT INCLUDING CITY OF ST. AUGUSTINE RIGHT-OF-WAY PERMITS FOR WORK IN THE CITY OF ST. AUGUSTINE RIGHT-OF-WAY OR EASEMENT.

10. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

11. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND IMPROVEMENTS SHOWN ON THE DRAWINGS IS BASED ON LIMITED INFORMATION. THE BID MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO THE ACTUAL LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THIS DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITIES AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR AND SHALL REPAIR OR PAY FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT, AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.

12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO DETERMINE IF THIS PROJECT IS WITHIN THE CITY OF ST. AUGUSTINE'S JURISDICTION FOR INSPECTION. IF SO, THEN IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CITY OF ST. AUGUSTINE FOR A PRE-CON MEETING FOR INSPECTIONS.

13. DUE TO THE PROXIMITY TO EXISTING RESIDENTIAL HOMES THE APPLICANT SHOULD LIMIT HOURS OF OPERATION TO 6:00 AM TO 6:00 PM AND PROVIDE MITIGATION TO NOISE FROM PUMPS IF 24 HOUR DEWATERING ACTIVITIES ARE REQUIRED.

14. THE BUILDING FOOTPRINTS SHOWN HEREON ARE APPROXIMATE. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

15. ALL STOP SIGNS SHALL BE FINISHED WITH DIAMOND GRADE HIGH REFLECTIVITY SURFACE.

16. ALL STOP BARS SHALL BE THERMO-PLASTIC MATERIAL.

PAVING & DRAINAGE NOTES:

1. AS-BUILT DRAWINGS- DRAINAGE AS-BUILTS PROVIDED TO CITY OF ST. AUGUSTINE AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. THE AS-BUILTS SHOULD BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION AND SUBMITTAL OF THE AS-BUILT DRAWINGS TO THE CITY OF ST. AUGUSTINE AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. SPECIFICATIONS AND SJRWMD REGULATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO PROCESS THE AS-BUILT DRAWINGS FOR APPROVAL BY CITY OF ST. AUGUSTINE. IN ADDITION TO THE DRAINAGE SYSTEM THE AS-BUILTS SHALL SHOW THE ELEVATION OF EACH LOCATION, THE TOP OF BANK, WATER LEVEL, ANY POINTS OF CHANGE IN SLOPE, TOE OF SLOPE AND POND BOTTOM AT 100' MAXIMUM INTERVALS ALONG POND BANK FOR ALL POND CONSTRUCTION. ALL DIMENSIONS AND ELEVATIONS ON THE CONTROL STRUCTURE DETAILS SHALL BE SHOWN ON AS-BUILT DRAWINGS.

2. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH CITY OF ST. AUGUSTINE STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.

3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.

4. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR.

5. ALL EXCESS SUITABLE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS EXPENSE UNLESS DIRECTED OTHERWISE BY ENGINEER OR OWNER.

6. ALL EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED.

7. BURNING OF TREES, BRUSH, AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED, AND COORDINATED WITH CITY OF ST. AUGUSTINE FIRE MARSHAL.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF SOD AND/OR GRASS PER CITY OF ST. AUGUSTINE STANDARDS AND MEETING THE NPDES FINAL STABILIZATION REQUIREMENTS.

9. UNSUITABLE MATERIALS UNDER WATER PIPE, SEWER PIPE, STORM PIPE, OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL, PROPERLY COMPACTED AT CONTRACTORS EXPENSE.

10. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY OF ST. AUGUSTINE OR SITE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION AND REPAIR.

11. ALL CLEARING AND GRUBBING REQUIRED FOR ALL ROADWAY, UTILITIES, DITCHES, BERMS, AND BUILDINGS INCLUDED IN THIS PROJECT AND THE CLEARING AND GRUBBING OF ALL RIGHT-OF-WAY OR EASEMENTS SHALL BE CONSIDERED AS PART OF THIS PROJECT.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT FROM THE SJRWMD.

13. PRIOR TO ANY DISCHARGE OF GROUND WATER (DEWATERING) FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT TO WATERS OF THE STATE (INCLUDING, BUT NOT LIMITED TO, WETLANDS, CREEKS, SWALES AND MUNICIPAL STREET SEWERS), THE CONTRACTOR SHALL TEST THE EFFLUENT (WATER TO BE DISCHARGED) IN ACCORDANCE WITH RULE 62-261.300(2), F.A.C. IF THE TEST RESULTS EXCEED THE SCREENING VALUES OF RULE 62-261.300(2), F.A.C., THE CONTRACTOR SHALL SUBMIT A SUMMARY OF THE PROPOSED CONSTRUCTION ACTIVITY AND THE TEST RESULTS TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DISTRICT OFFICE, WITHIN ONE (1) WEEK AFTER DISCHARGE BEGINS. THE CONTRACTOR SHALL CONTINUE TO SAMPLE THE EFFLUENT AS REQUIRED THROUGHOUT THE PROJECT AND COMPLY WITH ALL CONDITIONS OF RULE 62-261.300(2), F.A.C. IF THE GROUND WATER EXCEEDS THE SCREENING VALUES OF RULE 62-261.300(2), F.A.C., THE CONTRACTOR SHALL COMPLY WITH OTHER APPLICABLE RULES AND REGULATIONS PRIOR TO DISCHARGE OF THE EFFLUENT (GROUND WATER) TO SURFACE WATERS OF THE STATE.

14. ALL PIPE LENGTHS ARE SCALED DIMENSIONS, MEASURED FROM CENTER OF STRUCTURE TO END OF MITERED END SECTIONS. STRUCTURES WITHIN FOOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH FOOT STANDARDS. ALL STRUCTURES OUTSIDE THE FOOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE SCREENING VALUES AND SHALL BE CONSTRUCTED TO CONFORM WITH CURBING, PROPERTY LINES, AND LOW POINTS AS SHOWN ON THE PLANS.

15. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEAN AND FUNCTIONING PROPERLY AT TIME OF ACCEPTANCE.

16. ALL DRAINAGE STRUCTURES SHALL HAVE TRAFFIC BEARING GRATES.

- ### **GENERAL SIGNING & MARKING NOTES:**
1. ALL STRIPPING SHALL CONFORM TO CITY OF ST. AUGUSTINE AND/OR FDOT SPECIFICATIONS.
 2. MATCH EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND ENDING OF PROJECT AND ALL SIDE STREETS.
 3. SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 700-010, AND 700-101.
 4. SIGN ASSEMBLY LOCATIONS SHOWN ON PLANS WHICH ARE IN CONFLICT WITH LIGHTING, UTILITIES, DRIVEWAYS, CURB CUTS, ETC. SHALL BE ADJUSTED AS DIRECTED BY ENGINEER.
 5. EXISTING SIGNS TO BE REMOVED SHALL BE DELIVERED AND STOCKPILED ON SITE IN THE MATERIALS STORAGE AREA AND RETURNED TO THE OWNER.
 6. COST FOR SIGNING AND MARKING, IF ANY, SHALL BE INCLUDED IN THE COSTS FOR PAVEMENT.

1. SEE SHEET 4 FOR THE TALLY OF TREES TO BE REMOVED.
2. ALL UTILITIES SHALL REMAIN IN PLACE AND UNHARMED UNLESS SPECIFICALLY INDICATED OTHERWISE BY THE DEMOLITION PLAN (SHEET4).
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY ABANDONING WELLS OR SEPTIC SYSTEMS FOUND DURING CONSTRUCTION. ABANDONMENT SHALL BE IN ACCORDANCE WITH ALL CITY OF ST. AUGUSTINE, STATE REGULATIONS, PER THE REQUIREMENTS SET FORTH IN THE F.A.C.

1. REFER TO WATER & SEWER NOTES ON 3.

1. NO CONSTRUCTION ACTIVITY INVOLVING EXCAVATION, DENUDING OR DEMOLITION OF ANY SITE SURFACE OR STOCKPILING OF ANY EARTHEN OR AUDIBLE MATERIALS SHALL BEGIN WITHOUT AN APPROVED PLAN AND/OR WRITTEN CONSENT BY THE CITY OF ST. AUGUSTINE PUBLIC WORKS.
2. THE CONTRACTOR SHALL ESTABLISH ALL EROSION CONTROL MEASURES PRIOR TO EXCAVATION, DENUDING OR DEMOLITION OF ANY SITE SURFACE OR STOCKPILING OF ANY EARTHEN OR ERODIBLE MATERIALS.
3. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE DEVELOPMENT OF THE PROJECT AND SHALL NOT REMOVE ANY EROSION CONTROL MEASURE UNTIL ALL CONTRIBUTING SITE SURFACES AND VEGETATION HAVE BEEN ESTABLISHED AND STABILIZED.

1. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
3. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
4. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," FLORIDA DEPARTMENT OF AGRICULTURE, TURF AND CONSUMERS SERVICE DIVISION, WHICH IS INCORPORATED BY REFERENCE IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK," AMERICAN NATIONAL STANDARDS INSTITUTE.

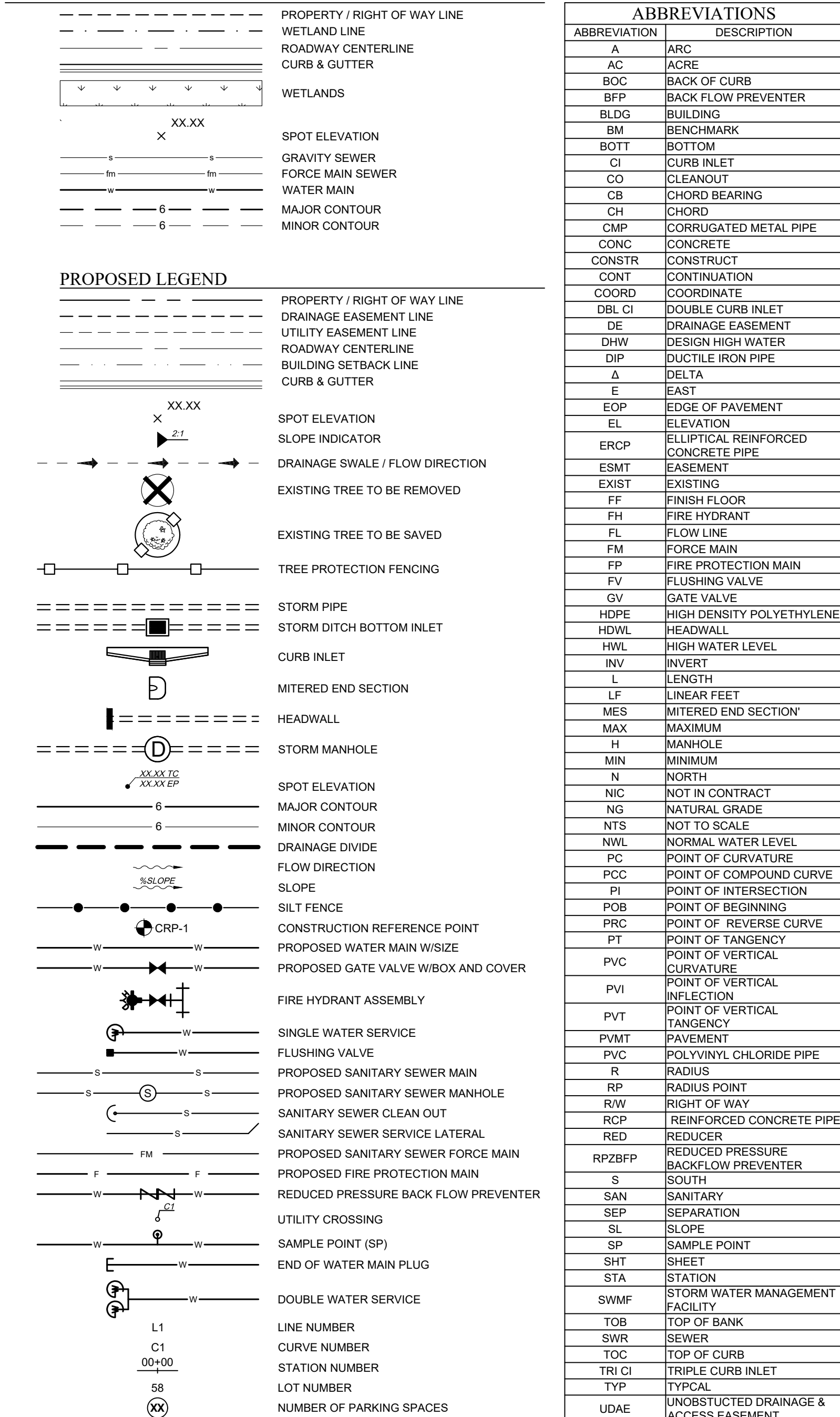
1. ST. AUGUSTINE ADMINISTRATOR. CANOPY TREES SHOULD BE SPACED A MINIMUM OF 20' TO 30'.
2. A MULCH RING OF PINE STRAW OR PINE BARK SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK, FOR ALL NEWLY PLANTED TREES.
2. PINE STRAW OR PINE BARK MULCH SHALL BE PROVIDED A MINIMUM OF FOUR (4) INCHES OF DEPTH AROUND ALL NEWLY PLANTED LANDSCAPING.
3. SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY A CONTAINER SIZE.
4. SOIL IN TREE ISLANDS SHALL HAVE AT LEAST 12" OF SUITABLE SOIL FOR TREE PLANTINGS, AND BE VOID OF ANY CONSTRUCTION DEBRIS OR UNSUITABLE MATERIAL.
5. IRRIGATION SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM FOR ALL NEWLY PLANTED MATERIAL, UNLESS AN ALTERNATE MEANS IS APPROVED. ALL TREES SHALL BE IRRIGATED BY BUBBLER TYPE EMITTERS.
6. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES.
7. UNLESS OTHERWISE SPECIFIED, NO HIGH VOLUME IRRIGATION IS PROPOSED ON THESE PLANS.
8. UNLESS OTHERWISE SPECIFIED, ALL SOD SHALL BE BAHIA.

1. ALL EXISTING UTILITIES ARE TO BE ADJUSTED TO FINAL GRADE.
2. CONTRACTOR SHALL REMOVE ANY CONFLICTING STRIPING.

1. FIRE PROTECTION FOR THE PURPOSE OF THESE PLANS IS ANY UNDERGROUND WATER LINE NOT OWNED AND MAINTAINED BY A PUBLIC UTILITY AS WELL AS ANY PRIVATE FIRE SERVICE MAIN AND PIPE AND ITS APPURTENANCES OR PRIVATE PROPERTY (1) BETWEEN A SOURCE OF WATER AND THE BASE OF THE SYSTEM RISER FOR WATER-BASED FIRE PROTECTION SYSTEMS, (2) BETWEEN A SOURCE OF WATER AND INLETS TO FOAM-MAKING SYSTEMS, (3) BETWEEN A SOURCE OF WATER AND THE BASE ELBOW OF PRIVATE HYDRANTS OR MONITOR NOZZLES AND (4) USED AS FIRE PUMP SUCTION AND DISCHARGE PIPING, (5) BEGINNING AT THE INLET SIDE OF THE CHECK VALVE ON A GRAVITY OR PRESSURE TANK.
2. THIS SHALL ALSO APPLY TO COMBINED SERVICE MAINS USED TO CARRY WATER FOR FIRE SERVICE AND OTHER USES, I.E. DOMESTIC.
3. STANDARDS TO BE REFERENCED ARE TO BE THE MOST CURRENT AS ADOPTED BY THE FLORIDA FIRE PREVENTION CODE:
 - NFPA 24, INSTALLATION OF PRIVATE FIRE SERVICE MAINS & THEIR APPURTENANCES
 - NFPA 20, STANDARD FOR INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION
 - NFPA 22, STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION
 - NFPA 16, STANDARD ON DELUGE FOAM-WATER SPRINKLER & FOAM-WATER SPRAY SYSTEMS
 - NFPA 1963 STANDARD FOR FIRE HOSE CONNECTIONS

4. ITEMS ON THE CONSTRUCTION PLANS SHALL INCLUDE BUT NOT LIMITED TO SCALE DRAWINGS AND DETAILS AND TO IDENTIFY THE FOLLOWING ITEMS WHEN THEY ARE APPLICABLE TO THE SYSTEM BEING INSTALLED:
- A. NAME OF OWNER AND OCCUPANT.
 - B. LOCATION, INCLUDING STREET ADDRESS.
 - C. POINT OF COMPASS.
 - D. A GRAPHIC REPRESENTATION OF THE SCALE USED ON ALL PLANS.
 - E. NAME AND ADDRESS OF CONTRACTOR.
 - F. SIZE AND LOCATION OF ALL WATER SUPPLIES.
 - G. SIZE AND LOCATION OF ALL PIPING, INCLUDING, WHERE POSSIBLE, THE CLASS AND TYPE AND DEPTH OF EXISTING PIPE, THE CLASS AND TYPE OF NEW PIPE TO BE INSTALLED, AND THE DEPTH TO WHICH IT IS TO BE BURIED.
 - H. SIZE, TYPE, AND LOCATION OF VALVES. INDICATE IF LOCATED IN PIT OR IF OPERATION IS BY POST INDICATOR OR KEY WRENCH THROUGH A CURB BOX.
 - I. LOCATION OF FIRE DEPARTMENT CONNECTIONS, IF PART OF PRIVATE FIRE SERVICE MAIN SYSTEM, INCLUDING DETAIL OF CONNECTIONS.
 - J. SPRINKLER AND STANDPIPE RISERS AND MONITOR NOZZLES TO BE SUPPLIED BY THE SYSTEM.
 - K. LOCATION OF FIRE DEPARTMENT CONNECTIONS, IF PART OF PRIVATE FIRE SERVICE MAIN SYSTEM, INCLUDING DETAIL OF CONNECTIONS.
 - L. ALL COMPONENTS MUST HAVE LISTING WITH FIRE PROTECTION PER NFPA 24.
 - M. ALL FIRE HYDRANTS INSTALLED IN ST. JOHNS COUNTY MUST HAVE A SINGLE 4.5 INCH HOUSE OUTLET, AND TWO (2.5) INCH HOUSE OUTLETS, ALL WITH MALE NH STANDARD THREADS, IN ACCORDANCE WITH NFPA 1963

4. A COPY THESE APPROVED ENGINEERED PLANS SHALL ACCOMPANY A REQUIRED FIRE MARSHAL UNDERGROUND PERMIT SUBMITTED BY A CERTIFIED CONTRACTOR. THIS UNDERGROUND PERMIT WILL REQUIRE ADDITIONAL DETAILS AND SPECS AT THE TIME OF SUBMITTAL TO THE FIRE MARSHAL'S OFFICE.
6. CONTRACTORS INSTALLING THE UNDERGROUND PIPING IN ACCORDANCE WITH THE ABOVE REFERENCE STANDARDS FOR A FIRE PROTECTION SYSTEM USING WATER AS THE EXTINGUISHING AGENT BEGINNING AT THE POINT AT WHICH THE PIPING IS USED EXCLUSIVELY FOR FIRE PROTECTION AND ENDING NO MORE THAN 1 FOOT ABOVE THE FLOOR SHALL BE REQUIRED TO HAVE A CLASS I, II, OR V FIRE PROTECTION CONTRACTORS LICENSE PURSUANT TO CHAPTER 83, FLORIDA STATUTES. GENERAL CONTRACTORS ARE REMINDED THAT THEY ARE RESPONSIBLE FOR VERIFYING THAT THEIR SUBCONTRACTORS HOLD THE REQUIRED LICENSES. CONTRACTORS FOUND TO BE VIOLATING THIS REQUIREMENT MAY BE REPORTED TO THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION AND/OR THE STATE FIRE MARSHAL'S REGULATORY LICENSING SECTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A PERMIT FROM THE FIRE MARSHAL'S OFFICE PRIOR TO THE START OF SITE CONSTRUCTION IN ACCORDANCE WITH THE ABOVE REFERENCED STANDARDS.
8. NOTE: MINIMUM WORKING PRESSURE OF THE UNDERGROUND PIPING SHALL BE 150 PSI. NFPA 24 REQUIRES SPECIFIC PVC PIPING TO MEET TABLE C-900 WITH MANUFACTURING LISTING FOR FIRE PROTECTION.
9. ALL FIRE LINES MUST BE INSPECTED BY THE FIRE MARSHAL'S OFFICE PRIOR TO BACKFILL. THE CODE REQUIRES ALL JOINTS EXPOSED FOR INSPECTION WITH FILL IN-BETWEEN JOINTS. ALL PIPING AND ATTACHED APPURTENANCES SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY TESTED AT 200 PSI OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE WITHOUT LOSS FOR 2 HOURS.



ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
A	ARC
AC	ACRE
BFC	BACK OF CURB
BFP	BACK FLOW PREVENTER
BLDG	BUILDING
BM	BENCHMARK
BOTT	BOTTOM
CI	CURB INLET
CO	CLEANOUT
CB	CHORD BEARING
CH	CHORD
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONSTR	CONSTRUCT
CONT	CONTINUATION
COORD	COORDINATE
DBL CI	DOUBLE CURB INLET
DE	DRAINAGE EASEMENT
DHW	DESIGN HIGH WATER
DIP	DUCTILE IRON PIPE
Δ	DELTA
E	EAST
EOP	EDGE OF PAVEMENT
EL	ELEVATION
ERP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EXIST	EXISTING
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FP	FIRE PROTECTION MAIN
FV	FLUSHING VALVE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
DHWL	HEADWALL
HWL	HIGH WATER LEVEL
INV	INVERT
L	LENGTH
LF	LINEAR FEET
MES	MITERED END SECTION
MAX	MAXIMUM
H	MANHOLE
MIN	MINIMUM
N	NORTH
NIC	NOT IN CONTRACT
NG	NATURAL GRADE
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
PC	POINT OF CURVATURE
PCB	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PBB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INFLECTION
PVT	POINT OF VERTICAL TANGENCY
PVMT	PAVEMENT
PvC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RP	RADIUS POINT
R/W	RIGHT OF WAY
RCW	REINFORCED CONCRETE PIPE
RED	REDUCER
RPZBFP	REDUCED PRESSURE BACKFLOW PREVENTER
S	SOUTH
SAN	SANITARY
SEP	SEPARATION
SL	SLOPE
SP	SAMPLE POINT
SHT	SHEET
STA	STATION
SWMF	STORM WATER MANAGEMENT FACILITY
TOB	TOP OF BANK
SWR	SEWER
TOC	TOP OF CURB
TRI CI	TRIPLE CURB INLET
TYP	TYPICAL
U	UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
UDE	UNOBSTRUCTED DRAINAGE EASEMENT
UE	UTILITY EASEMENT
VC	VERTICAL CURVE
W	WEST
WM	WATER MAIN

SHEET No.: 2	GENERAL NOTES SECOND BOAT BARN CITY OF ST. AUGUSTINE PREPARED FOR WINDWARD MARINA GROUP, LLC	 MATTHEWS DESIGN GROUP P.O. BOX 3126, 7 WALDO STREET ST. AUGUSTINE, FL 32084 PHONE: 904.826.1334 • FAX: 904.826.4547 INFO@MDCINC.COM ISSUED BY: DWG BY: CHECK BY: DATE JOB NO. DJM MTW SAK 09-06-2023 20500.04 REVISIONS DESCRIPTION NO. DATE	REGISTERED ENGINEER FRED R. JONES JR., P.E. CAM26535 FL #42814
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CITY OF ST. AUGUSTINE (C.O.S.A.) WATER AND SEWER GENERAL NOTES

- GENERAL NOTES (CONTINUED)

- ALL ROCK AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA AND C.O.S.A. STANDARDS, OR PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED PIPES SHALL BE REMOVED PRIOR TO LOCATING AT LEAST SIX INCHES BELOW THE BOTTOM OF THE PIPE. THE PIPE SHALL BE CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED FOR NEW AND RELOCATED PIPES. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE NEW AND RELOCATED PIPES AND TO A SUFFICIENT HEIGHT ABOVE SUCH PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.
28. DETERMINING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF SIX INCHES BELOW UTILITIES BEING LAID. CONTRACTOR SHALL SECURE ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS FOR DETERMINING.
29. FOR WATER AND WASTEWATER MAINS SMALLER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 30 INCHES AND 36 INCHES, RESPECTIVELY. IN UNPAVED AREAS, AND 36 INCHES AND 52 INCHES, RESPECTIVELY, IN PAVED AREAS, OR AS SPECIFIED WITHIN F.O.D. OR RAILROAD RIGHTS-OF-WAY, FOR MAINS GREATER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 42 INCHES AND 54 INCHES, RESPECTIVELY. EXCEPTIONS MAY BE MADE FOR CONFLICTS.
30. INSTALLATION OF FORCE MAINS OR WATER MAINS USING PIPE DEFLECTION WITHOUT FITTINGS SHALL ONLY BE ALLOWED AS APPROVED IN ADVANCE BY THE CITY. CONTRACTOR SHALL USE FITTINGS AS NECESSARY TO INSTALL PIPES WITHOUT JOINT DEFLECTION OF NO ADDITIONAL COST TO THE CITY. WHERE FORCE MAINS OR WATER MAINS ARE DEFLECTED WITHOUT FITTINGS, THE MAXIMUM JOINT DEFLECTION SHALL BE 80% OF THAT RECOMMENDED BY THE MANUFACTURER.
31. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ALL FITTINGS SHALL BE RESTRAINED PER THE RESTRAINED JOINT TABLE IN THE APPROVED PLAN SET.
32. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE (IN ACCORDANCE WITH THE C.O.S.A. DETAILS AND SPECIFICATIONS. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).
33. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD 3/4" WRENCH. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MINIMUM OF 36" BELOW FINAL GRADE.
34. LOCATE WIRE AND LOCATOR PEGS SHALL BE INSTALLED ACCORDING TO C.O.S.A. STANDARDS. LATEST EDITION, IN GENERAL, LOCATE WIRE SHALL BE TO GAUGE, SINGLE STRAND, UF RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN) INSULATION WITH EITHER WHITE OR YELLOW COLOR. LOCATOR PEGS SHALL BE ZIP-TIED TO BOTTOM SECTION OF ALL VALVE BOXES. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE C.O.S.A. PRIOR TO ANY WORK AFTER THE PEGS HAVE BEEN PLACED. THE PEGS SHALL BE PLACED BY THE CITY OR BY THE CITY OR BY A LICENSED ELECTRICAL CONTRACTOR, WITH THE TEST REPORT SUBMITTED TO C.O.S.A. THE C.O.S.A. SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE SYSTEM TESTING. WHERE INSTALLED UNDER PAVEMENT AREAS, THE PEGS SHALL BE PLACED IN THE PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE LOCATOR WIRE IS NOT CONTINUOUS OR WHERE THE LOCATOR PEG DOES NOT DETECT, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A., SHALL MAKE NECESSARY REPAIRS AND RE-TEST. SUCCESSFUL LOCATE SYSTEM TEST REPORT IS REQUIRED PRIOR TO INSTALLATION OF WATER METERS.
35. CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION TO INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
36. CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) CALENDAR DAYS NOTICE TO THE C.O.S.A. PRIOR TO SCHEDULING THE FINAL INSPECTION.
37. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE AFTER 4:00 P.M. OR BEFORE 8:30 A.M. MONDAY THROUGH THURSDAY. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY RECOVERED HOLIDAYS. THE CITY WILL REQUIRE PROTECTION OF THE WORK REQUIRES OPERATIONS DURING THESE HOURS. IN THE EVENT THAT SUCH WORK HOURS ARE NECESSARY, THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH INSPECTION STAFF OVERTIME, WRITTEN NOTIFICATION FOR WORK HOURS SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING WORK WITHIN THE ABOVE RESTRICTED HOURS AND SHALL BE SUBJECT TO THE AVAILABILITY OF THE INSPECTION STAFF. NO WORK THAT DOES NOT REQUIRE CITY INSPECTION SHALL BE DONE AFTER 7:00 P.M. OR BEFORE 7:00 A.M., OR ON SATURDAYS AND SUNDAYS, UNLESS OTHERWISE APPROVED IN ADVANCE BY THE CITY. THE WORK REQUIRED DURING THESE TIMES, WRITTEN NOTIFICATION FOR THE WORK DURING THESE TIMES SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING THE WORK. THE CITY SHALL HAVE 24 HOURS TO REVIEW AND APPROVE THE NOTIFICATION BEFORE THE WORK MAY BE STARTED.
38. THE C.O.S.A. RESERVES THE RIGHT TO KEEP ALL C.O.S.A. UTILITIES REMOVED DURING CONSTRUCTION.
39. ALL SPOOL PIECES TO BE MINIMUM 30-INCHES. CONTRACTOR SHALL PLAN AHEAD ACCORDINGLY TO ALLOW FOR THIS REQUIREMENT, AND SHALL NOTIFY CITY IMMEDIATELY SHOULD CONDITIONS DISCOVERED DURING CONSTRUCTION REQUIRE ALTERNATE SIZES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY CHANGES DURING FITTINGS, SUCH AS FOSTER ADAPTERS, FOR EXAMPLE, SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.
40. ALL OF THE STANDARD C.O.S.A. CONSTRUCTION DETAILS SHALL APPLY TO THIS PROJECT, REGARDLESS OF DETAILS SHOWN OR NOT SHOWN ON THE PLANS.
41. ADHERENCE TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, OR THE CITY REPRESENTATIVE'S APPROVAL ON ANY ASPECT OF ANY CONSTRUCTION OPERATION COVERED BY THESE PLANS AND SPECIFICATIONS, SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR ULTIMATE RESPONSIBILITY FOR THE SATISFACTORY COMPLETION OF THE WORK.
42. CITY VALVES, FIRE HYDRANTS, LIFT STATIONS, FLUSHING HYDRANTS, AND SEWER MANHOLE COVERS ARE TO BE EXERCISED BY CITY STAFF OR OTHERS UNDER THE DIRECT SUPERVISION OF THE CITY INSPECTOR.
43. IN CASE OF ACCIDENTAL IMPACTS TO ANY CITY UTILITY SYSTEM IMMEDIATELY CONTACT THE CITY PUBLIC WORKS DEPARTMENT AT 904-825-1040 OR AFTER HOURS, CONTACT THE CITY WATER TREATMENT PLANT 904-825-1044.
- NOTICE TO PARTICIPATE**
1. ALL BUILDING PERMITS AND WATER METERS PROCESSED THROUGH THE C.O.S.A. PLANNING & BUILDING DEPARTMENT, OR THE C.O.S.A. CUSTOMER SERVICE DEPARTMENT SHALL BE ACCOMPANIED BY A SET OF CIVIL SITE DESIGN AND CONSTRUCTION PLANS STAMPED APPROVED BY THE C.O.S.A. PUBLIC WORKS DEPARTMENT.
2. C.O.S.A. PUBLIC WORKS DEPARTMENT SITE PLAN APPROVAL IS REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
3. ALL CONNECTIONS TO THE WATER AND/OR SEWER SYSTEM, FLUSHING, AND PRESSURE TESTS TO BE PERFORMED BY THE UTILITY CONTRACTOR OR LICENSED MASTER PLUMBER MUST BE SCHEDULED AT LEAST FIVE (5) WORKING DAYS IN ADVANCE WITH THE C.O.S.A. THE C.O.S.A. INSPECTOR MUST BE PRESENT PRIOR TO THE CONNECTION BEING MADE OR TESTING.
4. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
5. THE OWNER SHALL PURCHASE ALL WATER METERS THROUGH THE C.O.S.A.
6. WATER AND/OR SEWER UTILITY CONNECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF A SITE AND/OR BUILDING PERMIT.
7. ALL ON-SITE PRIVATE WATER AND/OR SEWER CONSTRUCTION BETWEEN THE METER OR CLEANOUT AND BUILDING MAY BE INSPECTED BY THE C.O.S.A. TO ENSURE STANDARDS ARE MET.
8. ALL REQUIREMENTS BY THE C.O.S.A. (I.E. FINAL INSPECTION, CORRECTION OF PUNCH LIST ITEMS, "AS-BUILTS", F.I.E.R. CERTIFICATION OF COMPLETION, AS-BUILT SALE, RECORDED EASEMENTS, ETC.) MUST BE SATISFIED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.

POTABLE WATER SYSTEM NOTES

1. ALL WATER MAINS 4" THROUGH 12" DIAMETER SHALL BE PVC C-900, DR-18, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 350.
 2. ALL WATER MAINS 16" THROUGH 20" DIAMETER SHALL BE PVC C-905, DR-25, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 250.
 3. ALL WATER MAINS 24" AND LARGER DIAMETER SHALL BE DUCTILE IRON PIPE.
 4. ALL WATER LINES 2" DIAMETER OR LESS SHALL BE HDPE CTS DR 9 COLOR "BLUE".
 5. ALL CURB STOPS ARE TO BE FORD BALL-TYPE OR EQUAL WITH LOCKING CAPACITY AND LARGE NUT. 1" MINIMUM. SEE C.O.S.A. APPROVED MATERIALS AND MANUFACTURER'S LIST, LATEST EDITION.
 6. THE SEPARATION REQUIREMENT BETWEEN POTABLE WATER MAINS AND OTHER UTILITIES SHALL BE PER CHAPTER 62-555, F.A.C.
 7. A FULL UNCOIT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
 8. WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE C.O.S.A. AND THE HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED CONTAMINATION.
 9. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY THE C.O.S.A. AND F.D.E.P.
 10. JUMPER CONNECTIONS WITH BACKFLOW PREVENTION DEVICE SHALL BE USED TO FILL OR FLUSH WATER MAINS.
 11. ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND THE C.O.S.A. STANDARDS.
 12. ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS WILL COMPLY WITH THE LATEST F.D.E.P. AND AWWA STANDARDS FOR LEAD CONTENT.
 13. ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605, LATEST EDITION.
 14. ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555-340, F.A.C.
 15. ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE AND THE C.O.S.A. STANDARDS.
 16. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED ON THE ASBUILT DRAWINGS. THE SAMPLE POINT NUMBERING AND STATIONING SHALL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE CHAIN OF CUSTODY FORMS.
 17. ALL METER BOX AND ASSEMBLIES ARE TO BE INSTALLED OUTSIDE PAVED AREAS UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED 1-FOOT INSIDE RIGHT-OF-WAY LINES UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY.
- ## ***WASTEWATER SYSTEM NOTES***
1. INTERIOR LINES ARE REQUIRED ON JUNCTION MANHOLES WITH THREE OR MORE INVERTS, AND/OR MANHOLES RECEIVING MAIN FLOW. LINES SHALL BE SPECTRASHIELD, SEMPICOAT, OR APPROVED BY THE C.O.S.A..
 2. SANITARY SEWER LINE TO DEPTHS OF 10' SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034 COLORED GREEN. SANITARY SEWER LINE OF DEPTHS 10' TO 15' SHALL BE SDR-26 PVC. ALL SANITARY SEWER LINES SHALL BE GREEN AND CLEARLY MARKED ON THE PIPE.
 3. SANITARY SEWER FORCE MAIN 4" AND LARGER SHALL BE C900 DR25 PVC PIPE CONFORMING TO ASTM D-1784, D-1785, AND D-2241. DUCTILE IRON PIPE SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE C.O.S.A.. SANITARY FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED.
 4. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE C.O.S.A. ALL VIDEO LOGS, WRITTEN REPORTS, AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.
 5. THE CONTRACTOR SHALL CONTACT THE C.O.S.A. FOR INSPECTION AFTER INSTALLATION OF GREASE TRAPS,

WASTEWATER SYSTEM NOTES

1. INTERIOR LINES ARE REQUIRED ON JUNCTION MANHOLES WITH THREE OR MORE INVERTS, AND/OR MANHOLES RECEIVING FORCE MAIN FLOW. LINES SHALL BE SPECTRASHIELD, SEMPACOAT, OR EQUAL AS APPROVED BY THE C.O.S.A.
2. SANITARY SEWER LINE TO DEPTHS OF 10' SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034 COLORED GREEN. SANITARY SEWER LINE OF DEPTHS 10' TO 15' SHALL BE SDR-26 PVC. ALL SANITARY SEWER LINES SHALL BE GREEN AND CLEARLY MARKED ON THE PIPE.
3. SANITARY SEWER FORCE MAIN 4" AND LARGER SHALL BE C900 DR25 PVC PIPE CONFORMING TO ASTM D-785, AND D-2241. DUCTILE IRON PIPE SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE C.O.S.A. SANITARY FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED.
4. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE C.O.S.A. ALL VIDEO LOGS, WRITTEN REPORTS, AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL CONTACT THE C.O.S.A. FOR INSPECTION AFTER INSTALLATION OF GREASE TRAPS, INTERCEPTORS, AND/OR OIL WATER SEPARATORS.

HYDROSTATIC TESTING NOTES

1. AFTER ALL PRESSURE PIPES ARE INSTALLED, THE JOINTS COMPLETED, AND THE TRENCH BACKFILLED, THE NEWLY LAID PIPE AND APPURTENANCES SHALL BE SUBJECTED TO A HYDROSTATIC TEST FOR A PERIOD OF AT LEAST TWO (2) HOURS. THE ENGINEER AND THE C.O.S.A. MUST BE NOTIFIED AT LEAST 48 HOURS BEFORE A TEST IS TO BE PERFORMED. TEST SHALL BE AS SET FORTH IN AWWA STANDARD C605, ANY TESTS NOT COVERED BY THE AWWA STANDARD C605 SHALL BE APPROVED BY THE ENGINEER. THE TWO HOUR TEST PERIOD SHALL BEGIN WHEN ALL JOINTS HAVE BEEN DETERMINED TO BE WATER TIGHT. LEAKAGE SHALL BE LIMITED TO THAT ALLOWANCE SET FORTH IN SECTION 4 OF AWWA STANDARD C600 LATEST EDITION. HYDROSTATIC AND LEAKAGE TEST AND BLOW-DOWN (ZEROING OF GAUGE) MUST OCCUR BEFORE SAMPLING FOR BACTERIOLOGICAL TEST. THE MAXIMUM ALLOWABLE PRESSURE LOSS IS 5 PSI.

UTILITY ABANDONMENT

- ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY PROPERTY LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CITY ENGINEER'S OBSERVATION AND RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CITY ENGINEER'S OBSERVATION AND RECORD DRAWINGS. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
- ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER.
- INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL AS BE DIRECTED BY THE CITY INSPECTOR AND UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR BE REQUIRED TO TAKE ANY OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV OR CLOSURE OF THE UTILITY IN ORDER TO DETERMINE CONDITION.

STANDARD WATER/SEWER/RECLAIMED WATER SEPARATION REQUIREMENTS

THE CONTRACTOR SHALL INSTALL ALL MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 62-555.314, FAC, BELOW. THE CONTRACTOR SHALL NOTIFY THE C.O.S.A. IN ANY INSTANCE WHERE THE BELOW REQUIREMENTS CANNOT BE MET PRIOR TO INSTALLATION OF PIPE.

62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS.

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART OF CHAPTER 62-610, F.A.C.

STANDARD WATER/SEWER/RECLAIMED

WATER SEPARATION REQUIREMENTS (CONTINUED)

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED .ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM. AS DEFINED IN SECTION 381.0065(2), F.S.AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED SANITARY OR WASTEWATER COLLECTION SYSTEM OR STORM SEWER SHALL BE LAID SO THE

OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSLINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSLINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, AND ALL JOINTS IN STORM SEWERS ARE AT LEAST TWO FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS. ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART OF CHAPTER 62-610, SHALL BE AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART OF CHAPTER 62-610.

(3.) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF SANITARY SEWER MANHOLE.

(9) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR STORM SEWER. THE DEPARTMENT SHALL NOT BE REQUIRED TO CONSIDER ANY ALTERNATIVE THAT DOES NOT COMPLY WITH THIS REQUIREMENT (I.E., WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN OR THE STORM SEWER IS NOT TECHNICALLY FEASIBLE OR IS NOT ECONOMICALLY SENSIBLE). THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIERS OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT. WHERE THERE IS A CONFLICT, CHAPTER 100 SHALL APPLY. THE PRELIMINARY DESIGN REPORT OR DRAWINGS, SPECIFICATIONS, AND DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION THE FOLLOWING INFORMATION:

1. TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE.
2. A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT MANHOLE.
3. ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB-SUBPARAGRAPHS A. THROUGH D. BELOW.

A. EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATERTIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTLEMENT BETWEEN THE MAIN AND THE MANHOLE.

B. WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATERTIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E. HAVING

C. EACH CONFLICT MANHOLE SHALL HAVE AN ACCESS OPENING, AND SHALL BE SIZED, TO ALLOW FOR EASY CLEANING OF THE MANHOLE.

D. GRATINGS SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONCRETE MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET

FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST TEN FEET AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUMITY SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

(5) EXCEPTIONS. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS IN SUBSECTION (1) OR (2) ABOVE, THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THESE REQUIREMENTS IF SUPPLIERS OF WATER OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION. ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES INCLUDE THE FOLLOWING:

(A) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE:

1. USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM-TYPE PIPELINE;

2. USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASMENT AT LEAST FOUR INCHES FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

(B) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VER DISTANCE FROM THE OTHER PIPELINE:

1. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND

2. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E. HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF

0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER."

CITY OF ST. AUGUSTINE WATER AND SEWER	REVISION DATE:	FEB 2017
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CITY OF ST. AUGUSTINE WATER AND SEWER GENERAL NOTES	REVISION DATE:	FEB 2017	  
	NOT TO SCALE	N-1	

SHEET No.		DESIGN BY:		NO.		DATE		REV/SIONS	
		DWG BY:						DESCRIPTION	
COSA UTILITY NOTES		MATTHEWS DESIGN GROUP		JUM					
SECOND BOAT BARN		P.O BOX 3126, 7 WALDO STREET		MTW					
CITY OF ST. AUGUSTINE		ST. AUGUSTINE, FL 32084		SAK					
PREPARED FOR		PHONE: 904.826.1334 • FAX: 904.826.4547		DATE		09-06-2023			
WINDWARD MARINA GROUP, LLC		INFO@MDMGINC.COM		JOB NO.		205000_04			



- ## DEMOLITION NOTES

- ### HATCH LEGEND

LEGEND

-
- TREE TO BE REMOVED

REVISIONS	DESCRIPTION
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DSGN BY:	DJM		
DWG BY:	MTW	NO.	DATE
CHK BY:	SAK	09-06-2023	09-06-2023
DATE:	09-06-2023	09-06-2023	09-06-2023
JOB No.:	20500.04	09-06-2023	09-06-2023

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**MATTHEWS
DESIGN GROUP**

**MATTHEW
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DEMOLITION PLAN
SECOND BOAT BARN
CITY OF ST. AUGUSTINE
PREPARED FOR
WINDWARD MARINA GROUP, LLC

SHEET No.:

4

OF 13

Page 231 of 330

LANDWAY AREAS / BUILDING COVERAGE / RESIDENTIAL UNITS / IMPERVIOUS AREAS						
LANDWAY USE	LANDWAY AREA	RESIDENTIAL UNITS	BUILDING FOOTPRINT AREA	IMPERVIOUS AREA	SF	SF
PUBLIC IMPROVEMENTS						
ROADWAYS / OPEN SPACE	200,460	0	0	134,476	0	0
SW POUNDS	140,197	0	0	0	0	0
WATERFRONT						
CULINARY OUTLETTERS	51,364	0	7,728	43,279	0	43,279
HOTEL	173,397	0	15,000	25,000	0	25,000
BOAT BARN 1	0	0	81,748	151,286	0	151,286
BOAT BARN 2	0	0	12,000	44,200	0	44,200
COMMERCIAL A	384,167	0	13,000	40,800	0	40,800
COMMERCIAL B	0	0	12,000	40,800	0	40,800
BLOCK A						
COMMERCIAL A	0	0	3,650	13,090	0	13,090
COMMERCIAL B	0	0	3,650	13,090	0	13,090
COMMERCIAL C	0	0	3,650	13,090	0	13,090
BLOCK B						
CONDOMINIUM BUILDING	173,397	270	137,202	147,115	0	147,115
BLOCK C						
TOWNHOMES	86,976	26	28,000	45,584	0	45,584
BLOCK D						
TOWNHOMES	140,755	0	22,000	48,900	0	48,900
BLOCK E						
TOWNHOMES	86,201	27	27,000	47,257	0	47,257
TOTALS	1,481,491	547	396,009	811,557	0	811,557
DWELLING UNITS						
TOTAL SITE AREA 1,481,491 SF				MAXIMUM DENSITY IS 6 DU PER AC		
MAXIMUM DWELLING UNITS ALLOWED 544				MAXIMUM DWELLING UNITS PROVIDED 547		
REMAINING DWELLING UNITS ALLOWED 3				REMAINING DWELLING UNITS PROVIDED 167		
BUILDING AREA						
TOTAL SITE AREA 1,481,491 SF				MAXIMUM ALLOWABLE BUILDING COVERAGE 140,748 SF		
MAXIMUM ALLOWABLE BUILDING COVERAGE 140,748 SF				REMAINING BUILDING COVERAGE ALLOWABLE 134,737 SF		
REMAINING BUILDING COVERAGE ALLOWABLE 134,737 SF				REMAINING BUILDING COVERAGE PROVIDED 134,476 SF		
REMAINING BUILDING COVERAGE ALLOWABLE 134,737 SF				REMAINING BUILDING COVERAGE PROVIDED 134,476 SF		
IMPERVIOUS AREA						
TOTAL SITE AREA 1,481,491 SF				MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE 130,737 SF		
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE 130,737 SF				REMAINING IMPERVIOUS COVERAGE ALLOWABLE 125,497 SF		
REMAINING IMPERVIOUS COVERAGE ALLOWABLE 125,497 SF				REMAINING IMPERVIOUS COVERAGE PROVIDED 134,220 SF		
REMAINING IMPERVIOUS COVERAGE ALLOWABLE 125,497 SF				REMAINING IMPERVIOUS COVERAGE PROVIDED 134,220 SF		

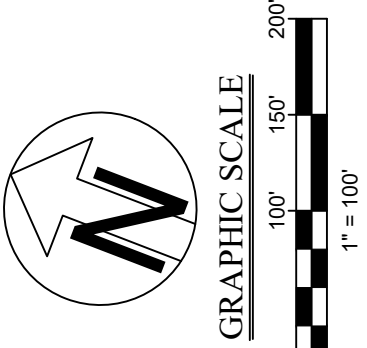
EXISTING PARKING CALCULATIONS	
CULINARY OUTFITTERS (AS PREVIOUSLY SHOWN)	
RESTAURANT	= 1 SPACE PER 1 SEATING
	= 184 SEATS / 40 SPACES
TOTAL NUMBER OF SEATS	= 184 SEATS / 40 SPACES
BOAT BARN 1 (AS PREVIOUSLY SHOWN)	= 1 SPACE PER 10 DRY SLIPS
BOAT DRY STACK	= 1 SPACE PER 32 SLIPS
BOAT DRY SLIPS	= 32 SLIPS / 32 SPACES
TOTAL NUMBER OF DRY SLIPS	= 1,907 SLIPS / 59 SPACES
BOAT DRY STACK AREA	= 2,062 SF / 52 SPACES
TOTAL BOAT DRY STACK AREA	= 64 SPACES
TOTAL EXISTING PARKING SPOTS	= 5 SPACES
TOTAL NUMBER OF SPOTS REQUIRED FOR	= 5 SPACES
EXISTING PROJECT PARKING	= 84 SPACES
BOAT BARN 1 (AS PREVIOUSLY SHOWN)	= 84 SPACES
BOAT DRY STACK STORAGE ALLOWS FOR 100 SF OF MARINE USE	= 84 SPACES
BOAT DRY STACK STORAGE ALLOWS FOR 10 DRY SLIPS. THEREFORE, THE MARINE USE AREA HAS BEEN REDUCED BY 10 SPACES	= 84 SPACES
CONDOMINIUM BUILDING	
CONDOMINIUM	= 1 SPACE PER UNIT
TOTAL CONDOMINIUM UNITS	= 472 UNITS / 472 SPACES
CONDOMINIUM EXTERIOR PARKING	= 45 SPACES
PHASE 1 PUBLIC IMPROVEMENTS	
NO REQUIRED MINIMUM SPACES	= 122 SPACES
PROVIDED	= 65 SPACES
MINIMUM REQUIRED SPACES 45	= 65 SPACES
TOTAL REQUIRED	= 65 SPACES
TOTAL PROVIDED	= 65 SPACES
ADDITIONAL SPACES PROVIDED	= 21 SPACES

10 DRY SLIPS	1 SPACE PER	2 DRY SLIPS
BOAT DRY STACK	=	111 SPACES
TOAL NUMBER OF DRY SLIPS	=	1 SPACE PER
MARINE USE	=	400 SF
MARINE USE AREA	=	900 SF
BOAT DRY STACK STORAGE ALLOWS FOR 100 SF OF MARINE USE	=	4 SPACES
BOAT DRY STACK STORAGE ALLOWS FOR 100 SF OF MARINE USE	=	4 SPACES
BEEN REDUCED BY 3200 SF.	=	16 SPACES
TOTAL PROVIDED	=	16 SPACES
TOTAL REQUIRED	=	16 SPACES
ADA PROVIDED	=	1 SPACES

SITE DATA TABLE	
	1279100000, 1289900000, 1342300000, 1342300011, 1342300020, 1342300030, 1343400000, 1343900000, 1343900010, 1344100000, 1348000000, 1348300000, 1348500000, 1347700000, 4444444444
811 ADDRESS	400 RIBERIA ST UNIT A, SAINT AUGUSTINE, FL 32084-0000
FEMA PANEL NUMBER	12790C03143
FLOOD ZONE	ZONE X, ZONE X (SHARED), AND ZONE AE (EL 8) AND ZONE AE (EL 8)
SETBACKS (FRONT/IDES/BACK)	15/15/5/10

FIRE SERVICE:

1. WHEN VERTICAL CONSTRUCTION IS REQUIRED:
 - FIRE DEPT. ACCESS
 - MAINTAINED THROUGHOUT
 - FIRE DEPT. ACCESS
 - 80,000 LBS., AND A WATER SUPPLY AVAILABLE AS SOON AS POSSIBLE
 - WHERE UNDERGROUND, COMPLETELY INSTALLED, COMPLETELY ABOVEGROUND STRUCTURE. NFPA

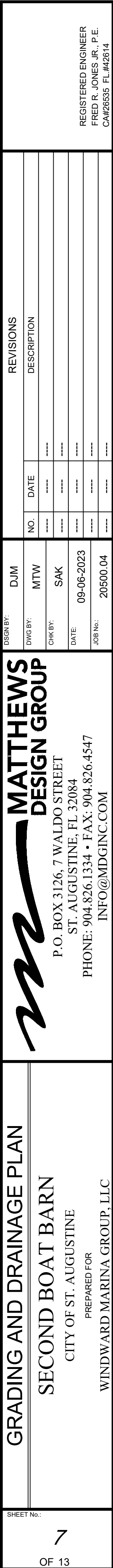
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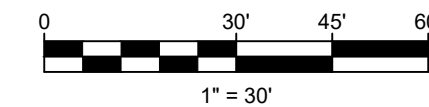
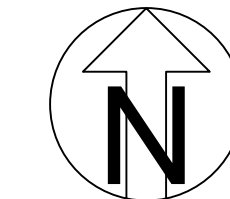
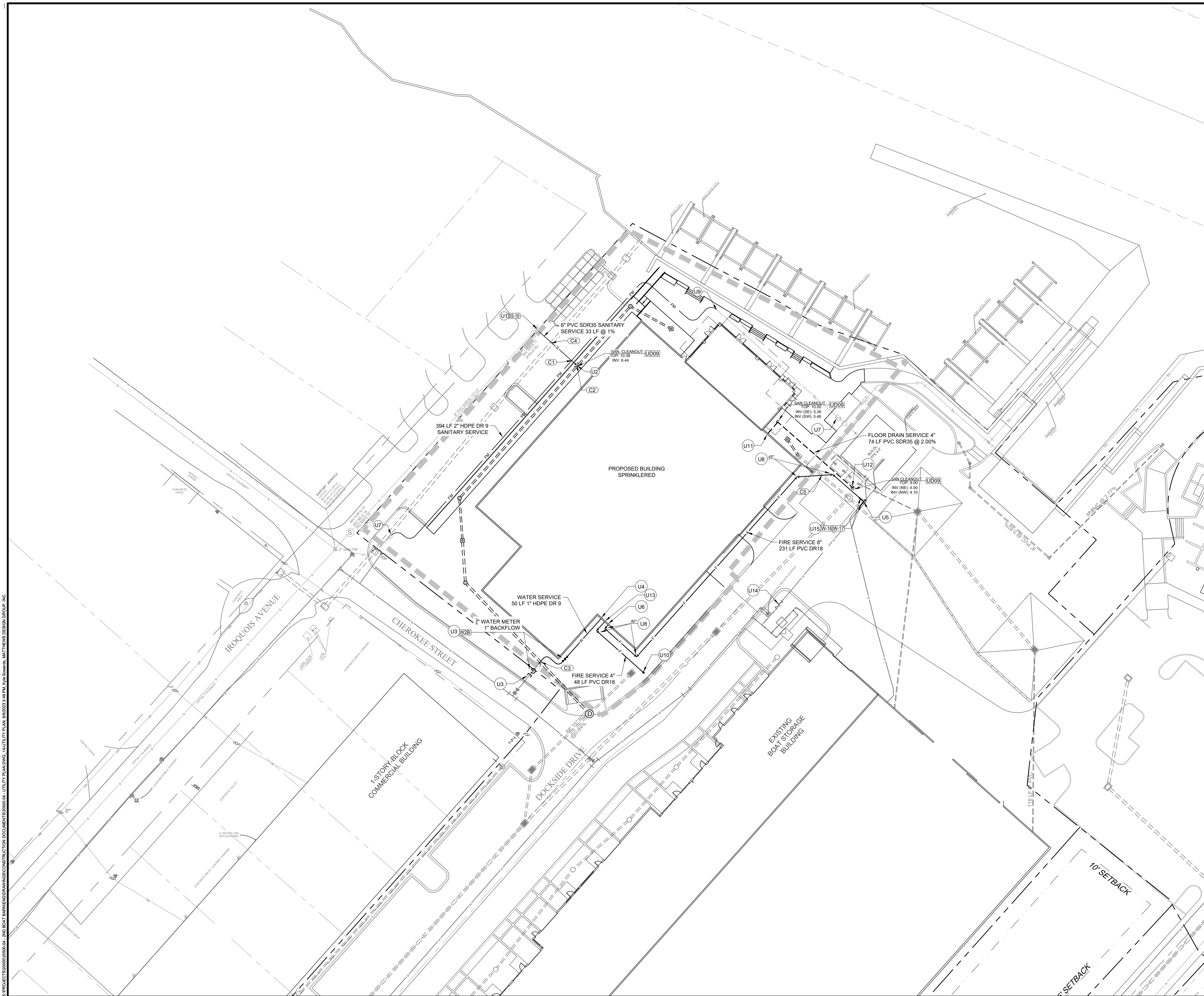
PERSON BY:	DJM	DWG BY:	MTW	CHK BY:	SAK	DATE:	09-06-2023	JOB NO.:	20500.04
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MASTER SITE PLAN





UTILITY DETAILS

UD09	PRIVATE SANITARY CLEAN OUT SERVICE
W-2B	¾" AND 1" TAP AND WATER METER SET-UP WITH BACKFLOW PREVENTER CONFIGURATION
W-16	VALVE BOX COVER
W-17	VALVE BOX
SS-19	GRAVITY SEWER SERVICE CONNECTION

UTILITY NOTES

U1	CONNECTS UTILITY CROSSING.
U2	CONNECT PROPOSED 6" SANITARY SERVICE TO EXISTING SANITARY MANHOLE AT INVERT 6.37.
U3	CONNECT PROPOSED BUILDING PLUMBING TO PROPOSED 6" SANITARY SERVICE AT INVERT 6.44. SEE ARCHITECTURAL PLANS UNDER SEPARATE COVER FOR FURTHER DETAILS.
U4	CONNECT PROPOSED WATER SERVICE TO EXISTING WATER MAIN WITH A 6"x1" TAPPING CAP
U5	CONNECT PROPOSED WATER PLUMBING FROM BUILDING TO PROPOSED WATER SERVICE LINE. SEE ARCHITECTURAL PLANS UNDER SEPARATE COVER FOR FURTHER DETAILS.
U6	CONNECT PROPOSED FIRE SERVICE TO EXISTING WATER MAIN WITH A 8"x8" MJ TEE.
U7	CONNECT PROPOSED FIRE PLUMBING FROM BUILDING TO PROPOSED 8" FIRE SERVICE. SEE ARCHITECTURAL PLANS UNDER SEPARATE COVER FOR FURTHER DETAILS.
U8	CONNECT PROPOSED 2" SANITARY FORCE MAIN TO EXISTING CHECK VALVE. CONTRACTOR TO PROVIDE STAINLESS STEEL BALL VALVE AND CHECK VALVE IF POINT OF CONNECTION IS NOT UP TO STANDARD.
U9	MECHANICAL BEND - SEE CALLOUT FOR DETAILS
U10	CONNECT PROPOSED FORCE MAIN TO EXISTING FORCE MAIN
U11	REMOTE FDC USING A 5" STORZ CONNECTION.
U12	CONNECT PROPOSED BUILDING PLUMBING TO PROPOSED 4" SANITARY SERVICE AT INVERT 5.65. SEE ARCHITECTURAL PLANS UNDER SEPARATE COVER FOR FURTHER DETAILS.
U13	CONNECT PROPOSED 4" LINE AT INVERT 4.00 TO EXISTING OIL/WATER SEPARATOR
U14	CONNECT PROPOSED BUILDING PLUMBING TO PROPOSED 4" FIRE SERVICE. SEE ARCHITECTURAL PLANS UNDER SEPARATE COVER FOR FURTHER DETAILS.
U15	EXISTING BACKFLOW PREVENTER - THE CONTRACTOR SHALL ENSURE THAT THE EXISTING BACKFLOW PREVENTER IS PROPERLY INSULATED. PROPOSED 8" GATE VALVE.

FIRE SYSTEM NOTE

1. STANDPIPES ARE REQUIRED FOR THE SPRINKLER SYSTEM WITHIN THE BUILDING, SEE PLUMBING PLAN (UNDER SEPARATE COVER) FOR DETAILS.

CROSSINGS TABLE						
CROSSING NUMBER	UPPER PIPE TYPE	UPPER BOT. ELV. (F)	LOWER PIPE TYPE	LOWER TOP ELV. (F)	CLEARANCE (FT)	CROSSING TYPE
1	SANITARY	6.78	SANITARY	5.78	1.00	TYPE A
2	WATER	6.43	STORM	4.89	1.54	STANDARD
3	SANITARY	6.86	STORM	6.36	0.50	STANDARD
4	SANITARY	6.24	STORM	1.24	5.00	STANDARD
5	WATER	6.90	STORM	5.50	1.40	STANDARD

UTILITY PLAN

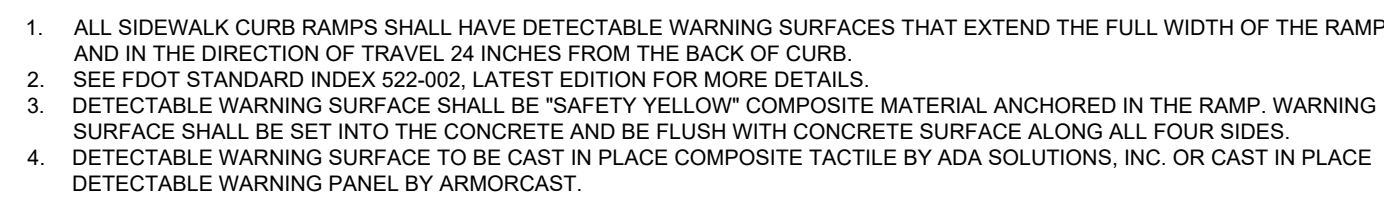
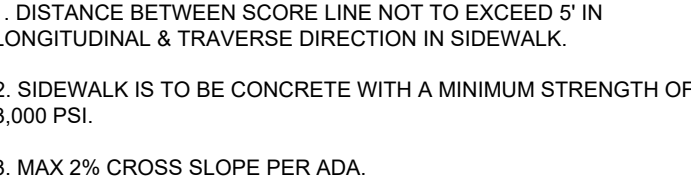
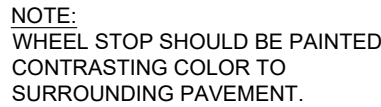
SECOND BOAT BARN
CITY OF ST. AUGUSTINE
PREPARED FOR
WINDWARD MARINA GROUP, LLC

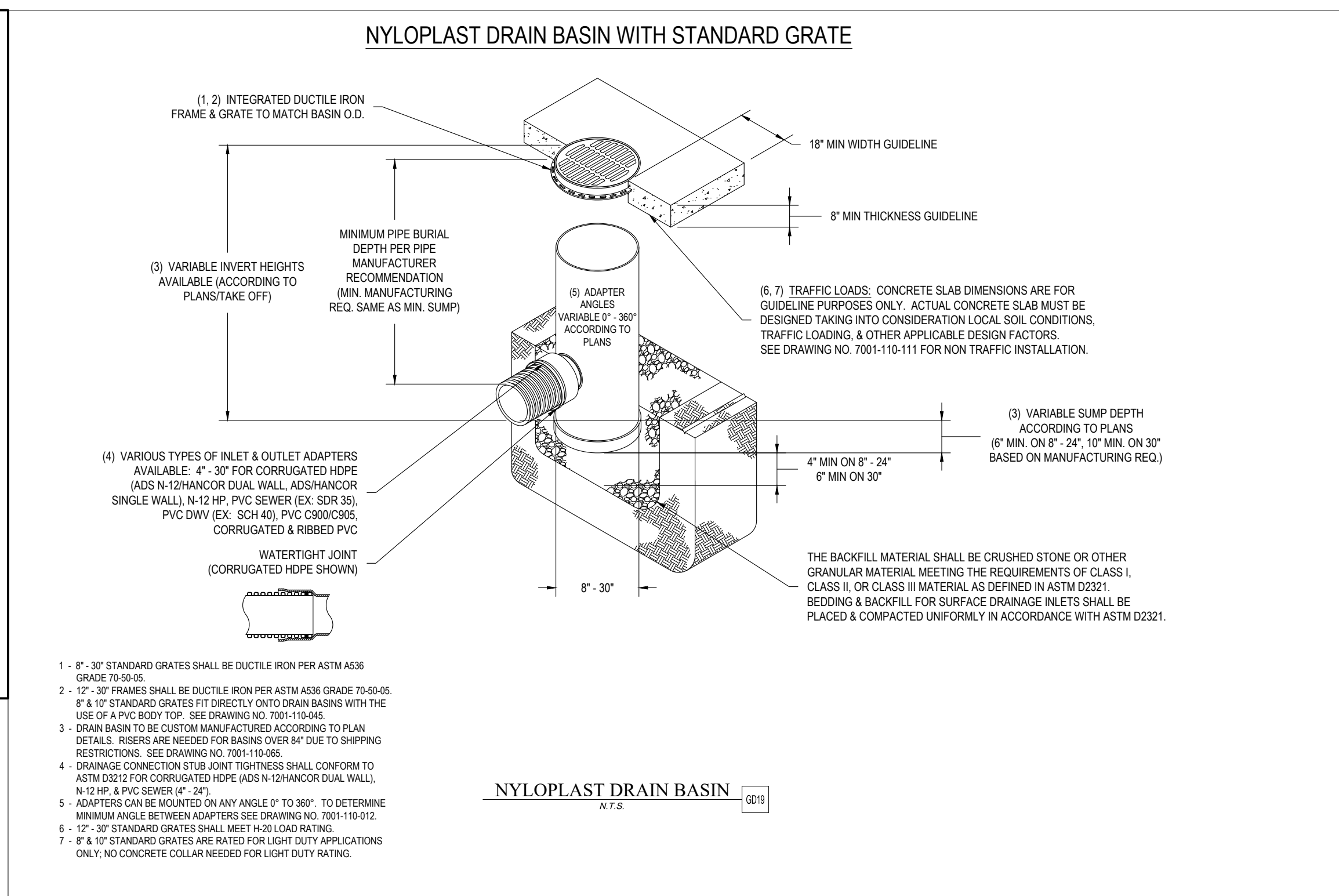
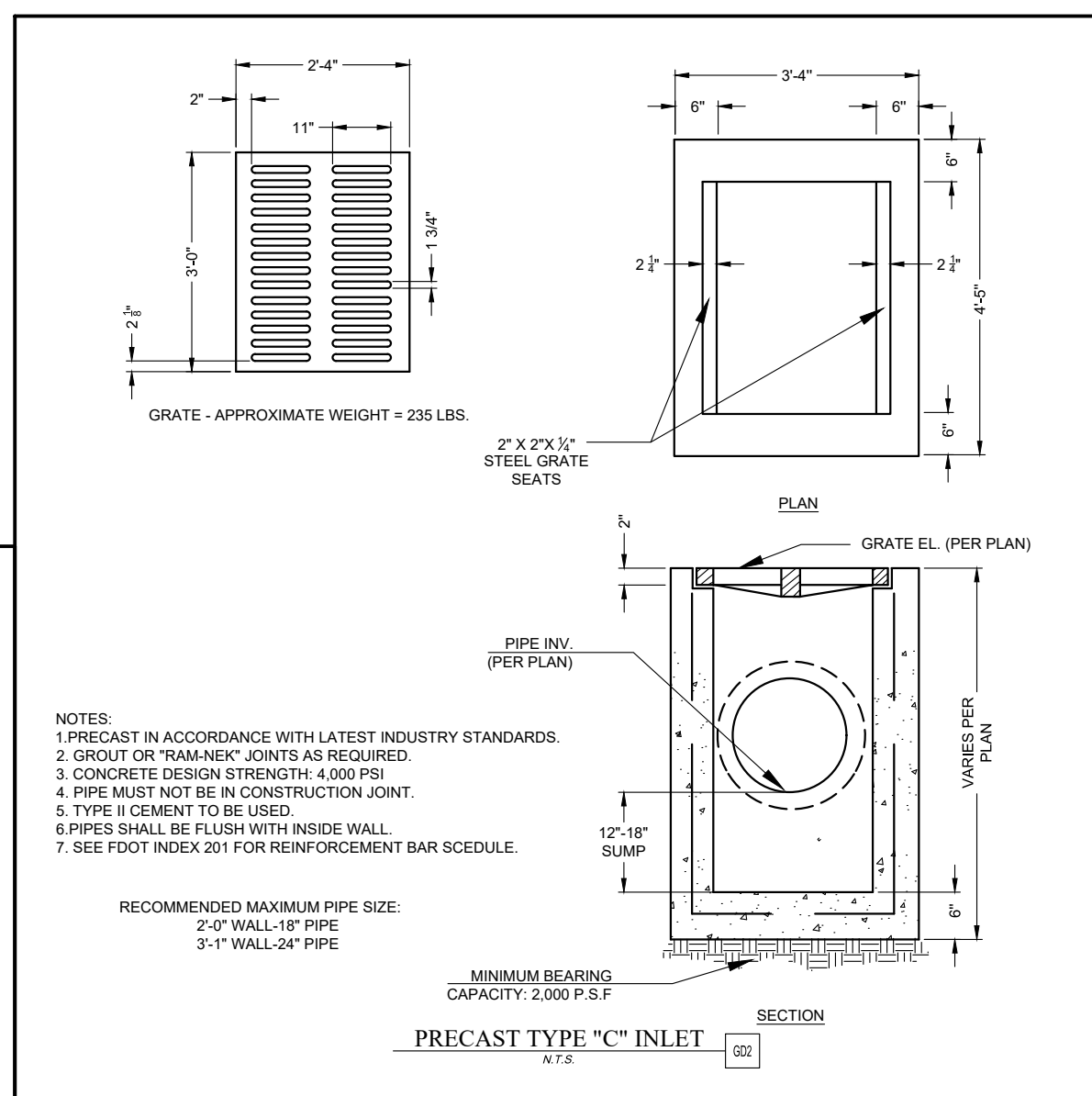
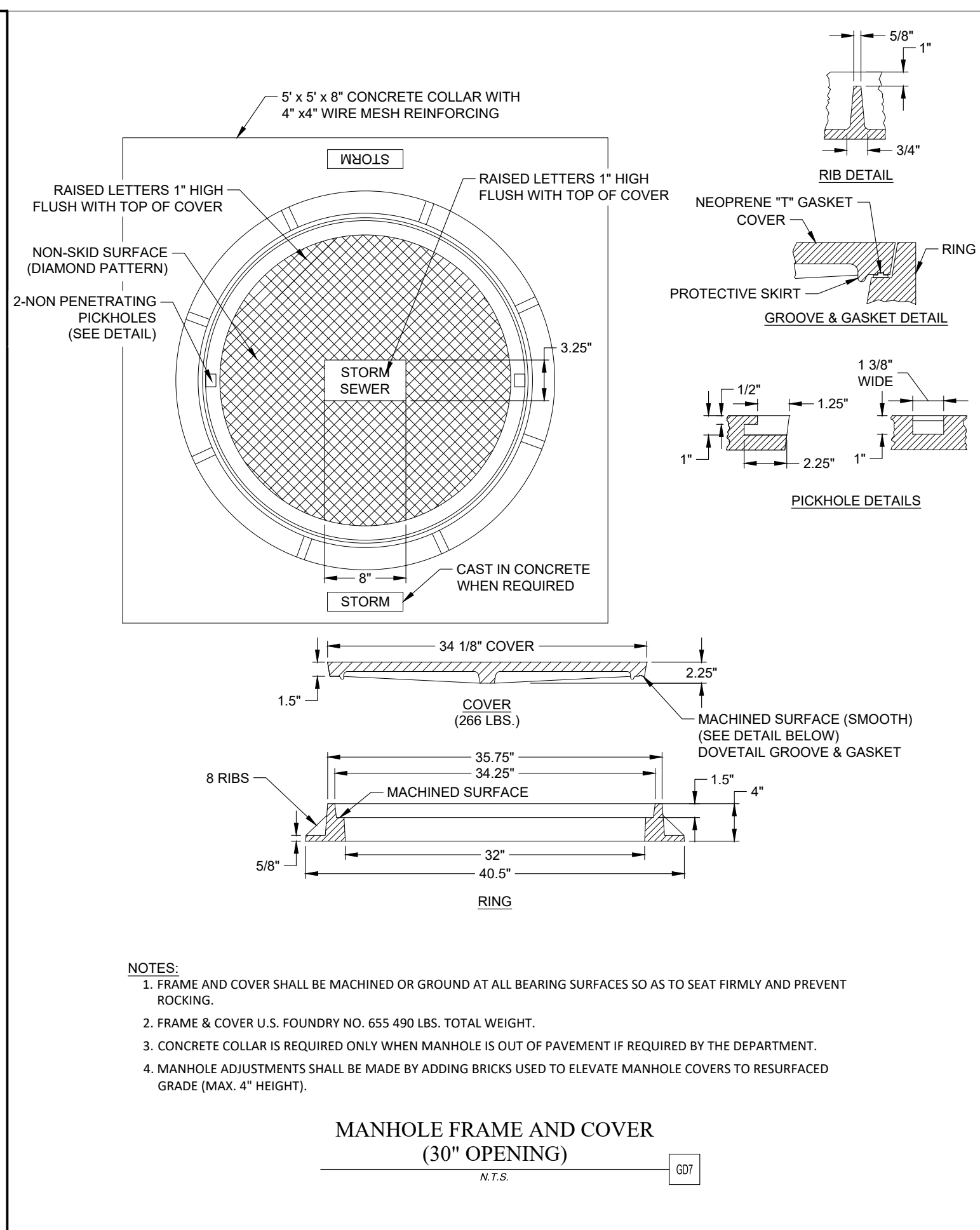
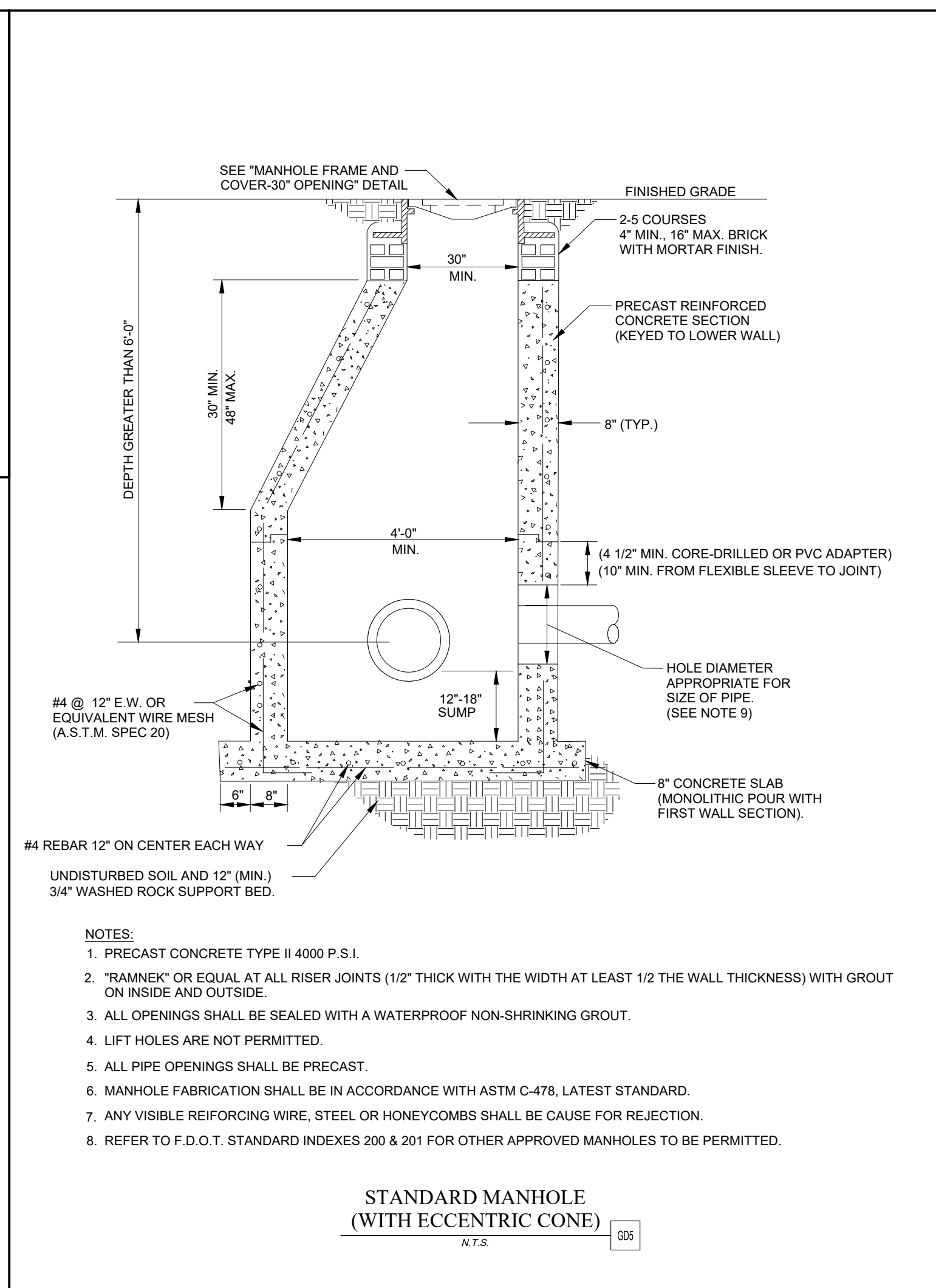
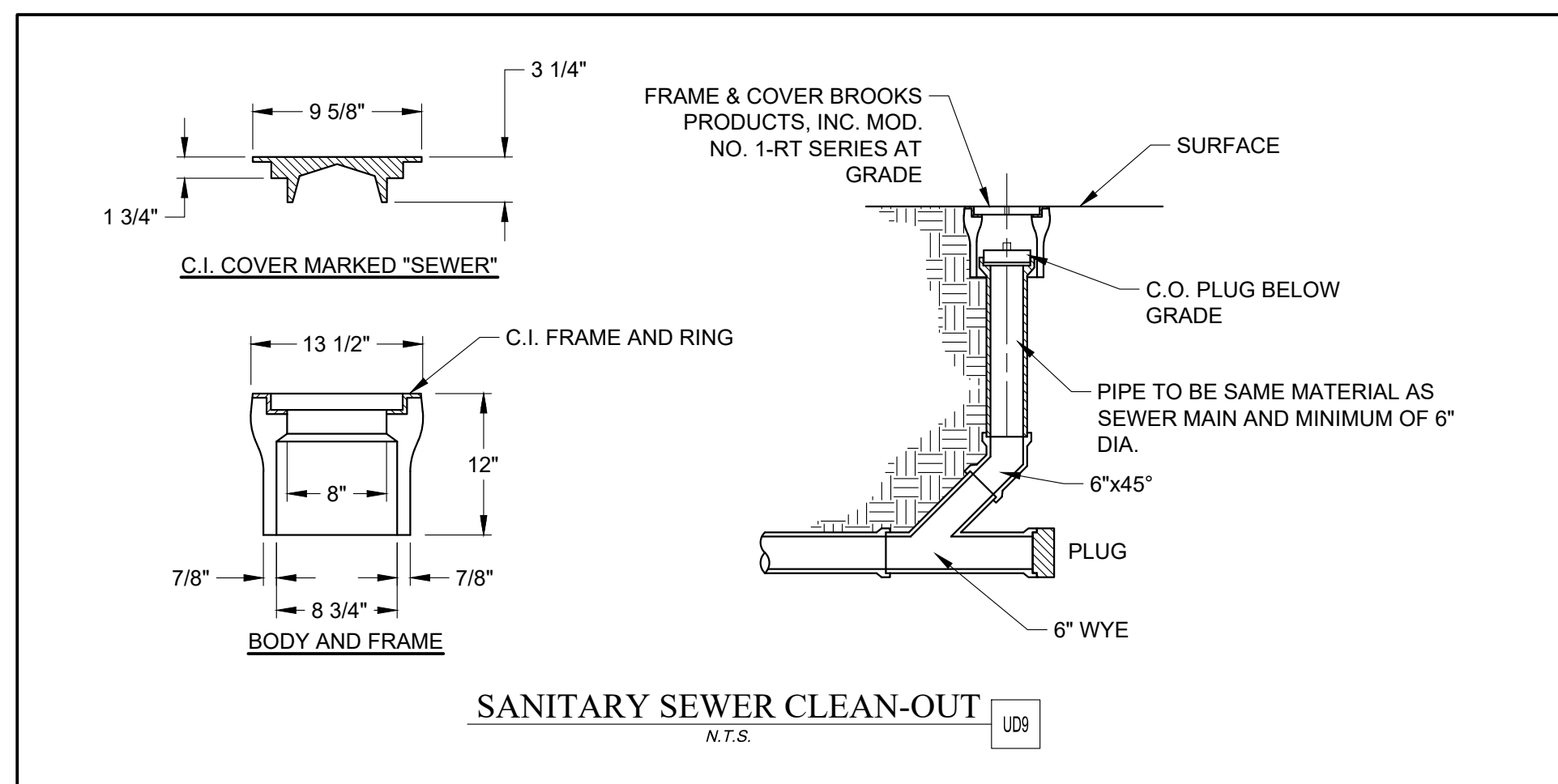
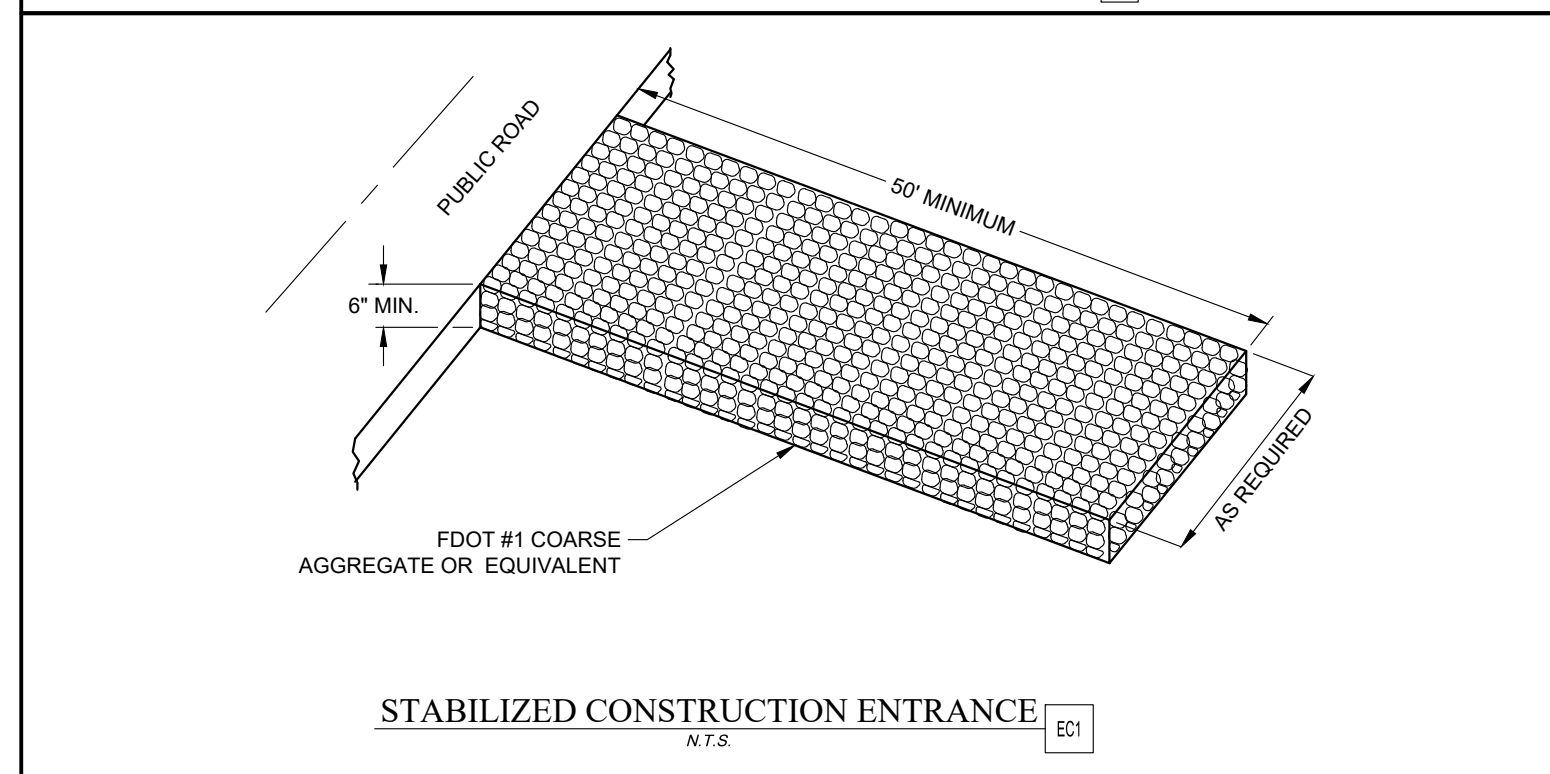
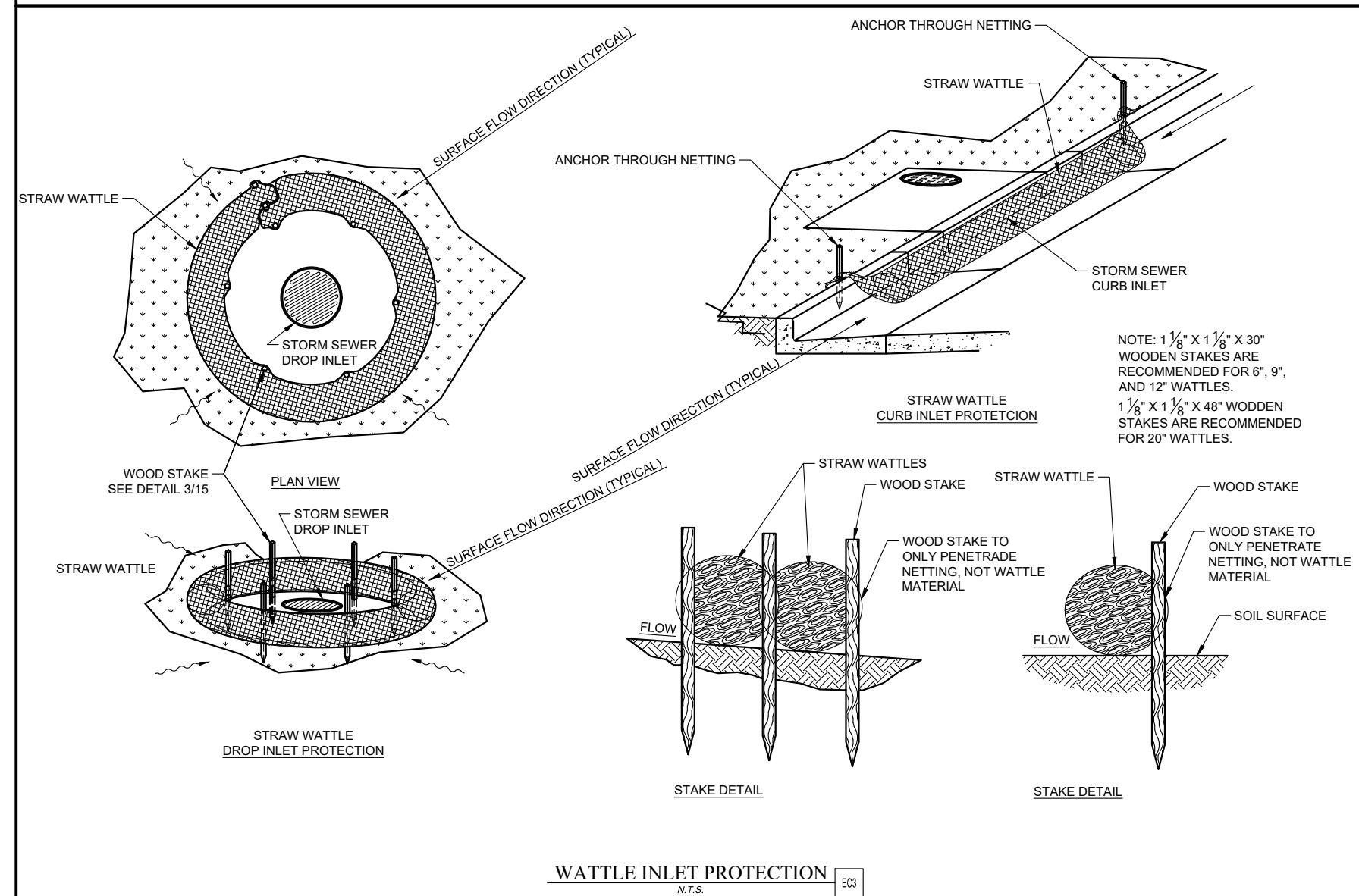
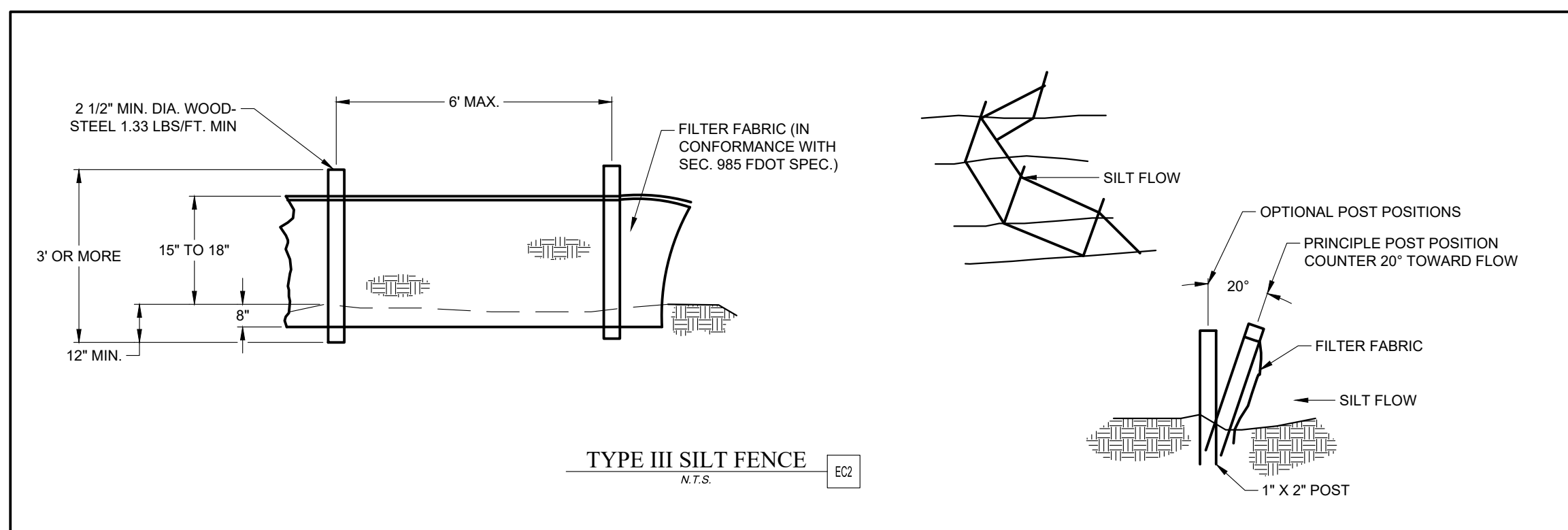
REGISTERED ENGINEER
FRED R. JONES JR., P.E.
CALIFORNIA EIT #10044

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	B/C	DJM	REVSIONS		
	B/C	MTW	NO.	DATE	DESCRIPTION
	B/C	SAK			
09-06-2023					
20500 04	No.				





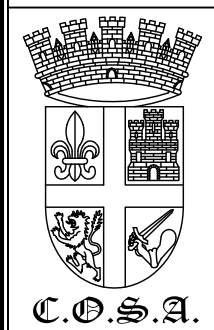
CONSTRUCTION DETAILS
SECOND BOAT BARN
CITY OF ST. AUGUSTINE
PREPARED FOR
WINDWARD MARINA GROUP, LLC

**MATTHEWS
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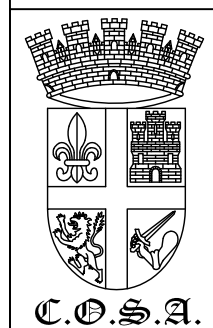
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DJM		DESCRIPTION	
DWG BY:	MTW	NO.	DATE
CHK BY:	SAK		
DATE	09-06-2023		
JOB No.:	205000.04		

REGISTERED ENGINEER
FRED R. JONES JR., P.E.
CA#26535 FL#42614



NOTE:
COVER SHALL BE STAMPED "WATER" OR "SEWER" AS APPROPRIATE.

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-31&W-16



NOTES:

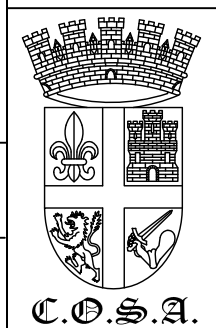
1. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).
2. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.

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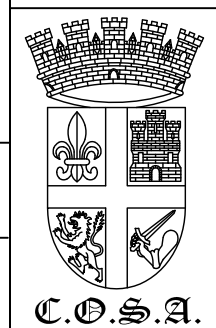
NOTE: BASED ON THE THRUST FORCE IN TABLE ABOVE.

- NOTES:**
1. CONTRACTOR TO USE PROPER NUMBER OF RESTRAINTERS.
 2. ALSO SEE DETAILS SS-38A&W31A, AND SS-38B&W31B.
 3. ALL VALVES SHALL BE TREATED AS DEAD ENDS.
 4. ALL CROSSES AND TEE'S SHALL BE RESTRAINED AS DIRECTED BY CITY INSPECTOR.
 5. ALL UTILITY UPGRADES SHALL REQUIRE VISUAL VERIFICATION OF RESTRAINT PER THIS DETAIL.

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-38&W-31



REVISION DATE:	FEB 2017
NOT TO SCALE	SS-38A&W-31A



REVISION DATE:	FEB 2017
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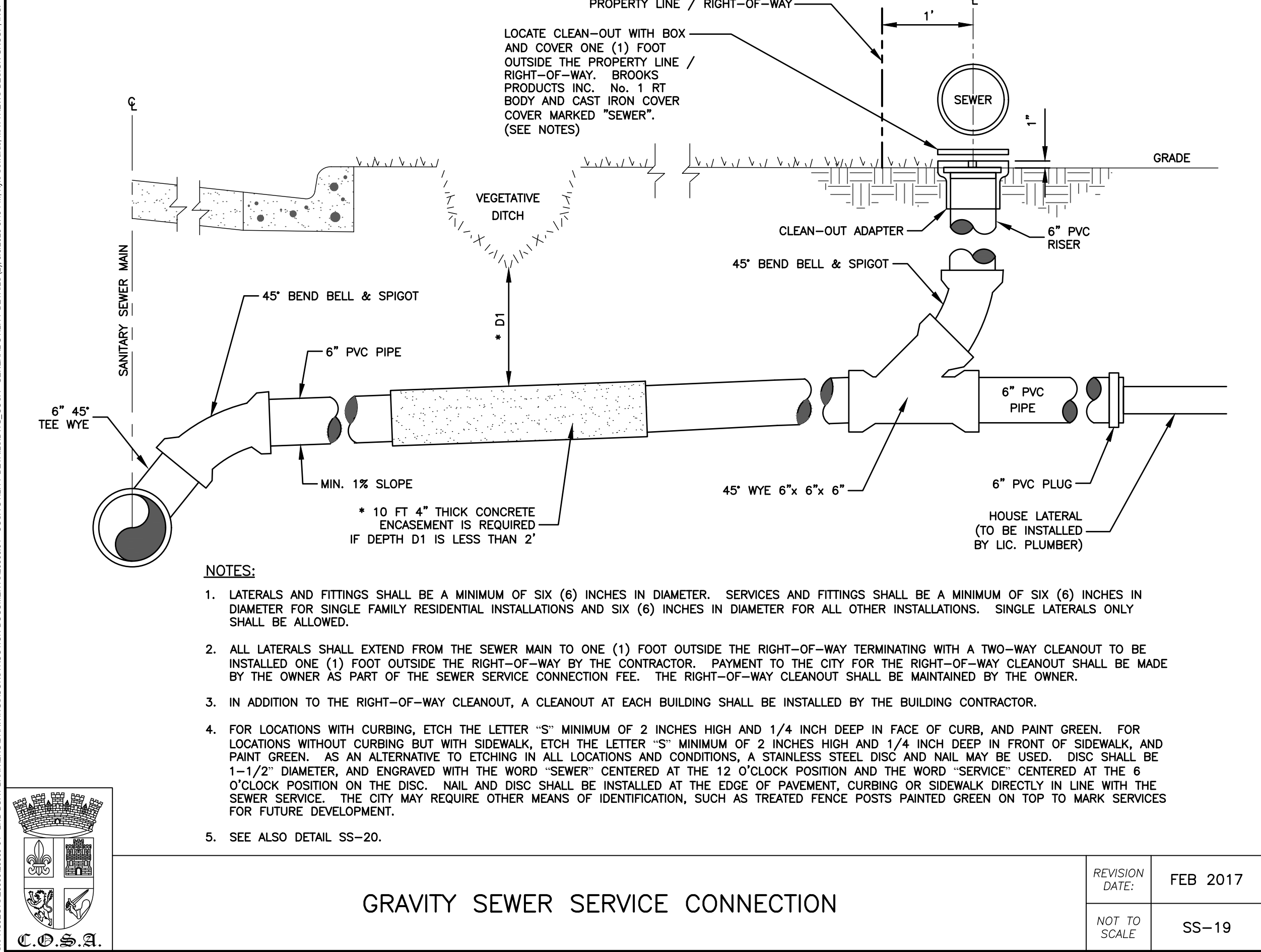
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COSA UTILITY DETAILS
SECOND BOAT BARN
CITY OF ST. AUGUSTINE
PREPARED FOR
WINDWARD MARINA GROUP, LLC

11
OF 13



COSA UTILITY DETAILS SECOND BOAT BARN CITY OF ST. AUGUSTINE PREPARED FOR WINDWARD MARINA GROUP, LLC			MATTHEWS DESIGN GROUP		LOGGED BY:	DJM			REVISIONS
					DRAWN BY:	MTW			DESCRIPTION
					CHECK BY:	SAK			
					DATE	09-06-2023			
					JOB NO.	20500 04			
		P.O. BOX 3126, 7 WALDO STREET ST. AUGUSTINE, FL 32084 PHONE: 904.826.1334 • FAX: 904.826.4547 INFO@MDGINC.COM							REGISTERED ENGINEER FRED R. JONES JR., P.E. CMAF8535 FL #42814

GENERAL NOTES

SEQUENCE OF MAJOR ACTIVITIES

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 DENUDED 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.

CONTROLS

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 33 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 RILL LINES WHERE THERE IS THE POSSIBILITY OF 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:
 - F. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
 - G. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
 - H. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE 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 SURFACE 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% OF THE TOTAL PROJECT AREA. 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 COMBUTE SEDIMENT TO THE ALET.
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 75 DAYS SHALL BE SEEDING 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 OF EROSION IN PLACES WHERE THE SEEDS 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 MONTHS FROM SEEDING, THE TEMPORARY GRASSSED 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 HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDD. 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 SODED.

CONTROLS (CONTINUED)

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. CURB INLET SEDIMENT FILTER - THIS PROTECTION IS APPLICABLE WHERE CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED SEDIMENT TRAP.
 - C. DROP INLET SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE THE INLET 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 STORM DRAINS. 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 IMPROVED PONDS) MUST 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. THE 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE BEEN STABILIZED. SEDIMENT BASINS ARE DIVERTED FLOWS FROM 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. TEMPORARY BASINS MAY BE LEFT IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

MAINTENANCE / INSPECTION PROCEDURES

- 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.
- WHEN 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 INSPECTION, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE EROSION AND MAINTENANCE PRACTICES NEEDED TO KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

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

- 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.

- 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.

SILT FENCE CONSTRUCTION

N.T.S

SEDIMENT BARRIER

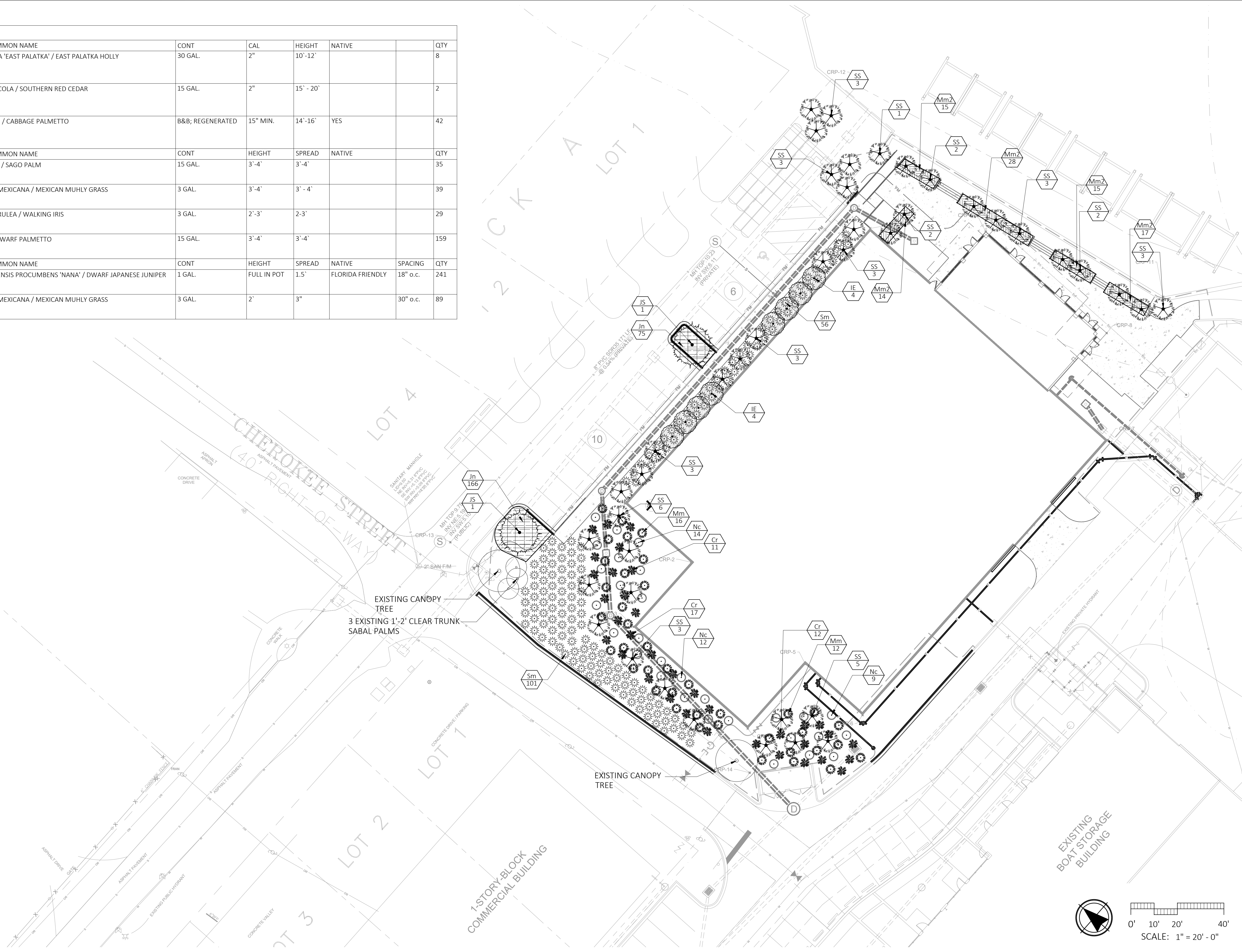
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Thursday, September 07, 2023

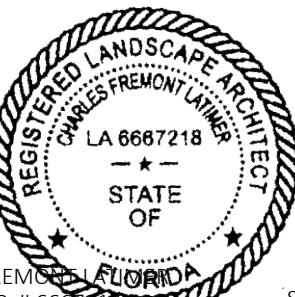
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PLANT SCHEDULE								
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
	IE	ILEX X ATTENUATA 'EAST PALATKA' / EAST PALATKA HOLLY	30 GAL.	2"	10'-12'			8
	JS	JUNIPERUS SILICICOLA / SOUTHERN RED CEDAR	15 GAL.	2"	15' - 20'			2
	SS	SABAL PALMETTO / CABBAGE PALMETTO	B&B; REGENERATED	15" MIN.	14'-16'	YES		42
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE		QTY
	Cr	CYCAS REVOLUTA / SAGO PALM	15 GAL.	3'-4'	3'-4'			35
	Mm	MUHLENBERGIA MEXICANA / MEXICAN MUHLY GRASS	3 GAL.	3'-4'	3' - 4'			39
	Nc	NEOMARICA CAERULEA / WALKING IRIS	3 GAL.	2'-3'	2-3'			29
	Sm	SABAL MINOR / DWARF PALMETTO	15 GAL.	3'-4'	3'-4'			159
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	SPACING	QTY
	Jn	JUNIPERUS CHINENSIS PROCUMBENS 'NANA' / DWARF JAPANESE JUNIPER	1 GAL.	FULL IN POT	1.5'	FLORIDA FRIENDLY	18" o.c.	241
	Mm2	MUHLENBERGIA MEXICANA / MEXICAN MUHLY GRASS	3 GAL.	2'	3"		30" o.c.	89





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LA6667110 Qualifier



REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER W. LATIMER
LA 6667110
STATE OF FLORIDA
FREMONT LIC. # 6667110
DRAWN BY: NS

SHIPYARD BOAT BARN II

117 DOCKSIDE DRIVE, ST. AUGUSTINE, FL 32084

LANDSCAPE PLAN

SYM	DESCRIPTION	DATE
	60% L/S PLAN v2	09/05/23
	60% L/S PLAN	08/18/23
	PRIME PROJECT #:	22.5.3
	ML+H PROJECT #:	22.5.3
	DRAWING NO.:	L-3.1

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: October 3, 2023

RE: **Other Business Item 8(a)**

Review of the approved Voluntary Design Guidelines developed for the Lincolnville National Register District by the Lincolnville Community Redevelopment Area (LCRA)

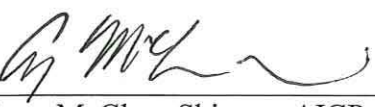
The Lincolnville Community Redevelopment Area (LCRA) Steering Committee has discussed developing guidelines for new development within the CRA boundaries for several years. The rate and type of development in the area has prompted this discussion for many property owners because of a perceived change in character and the development pressures in Lincolnville.

The LCRA hired a consultant, Marquis, Latimer + Halback (ML+H), to draft guidelines. The Steering Committee and the City Commission sitting as the City of St. Augustine Community Redevelopment Agency have approved these guidelines.

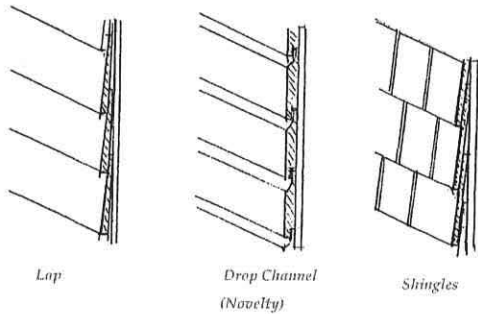
Attached is a two (2) page summary sheet or "Quick Reference" sheet developed by the Consultant for the public, several pages formatted to be inserted into the updated Architectural Guidelines for Historic Preservation related specifically to the Lincolnville CRA, and the memorandum with a copy of the full and final LCRA Architectural Guidelines that were reviewed and approved at the July 24, 2023, City of St. Augustine Community Redevelopment Agency meeting.

These Guidelines are voluntary guidelines that suggest compatible types of development and design elements. They are not mandatory. As the designated planning agency, these materials are being presented to the Board for your information and understanding that these guidelines have been approved and will be promoted as LCRA desired elements for designing projects in this area.

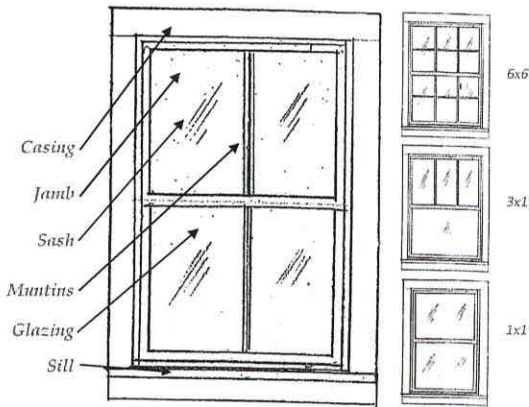
Thank you for your attention to this matter. If you have any questions, please call me at (904) 209-4320 or email at askinner@citystaug.com or Jaime Perkins, Neighborhood Services and CRA Manager at (904) 209-4254 or email at jperkins@citystaug.com.



Amy McClure Skinner, AICP
Director, Planning and Building Department



Siding examples. Graphic by Les Thomas Architect and ML+H Team.



Printed July 26, 2023 v5 / Adopted by CRA Board July 24, 2023

SIDING

Horizontal siding is common throughout Lincolnville. Less common are wood shingles and board and batten. Consider the following:

1. Materials may be wood or cementitious panels. Vinyl is not appropriate for Lincolnville.
2. Smaller profiles are preferred, such as 6" exposure for horizontal siding.
3. Smooth finish is preferred.

FENESTRATION & GLAZING (WINDOWS)

Design aspects of fenestration include:

1. Windows generally are **double-hung, rectangular windows**.
2. Windows can be **single or multi-pane** (6/6, 3/1, 2/2 or 1/1).
3. Trim projects out from wall cladding, approximately 3/4 inch. Jamb trim min. 4" wide, and headers (lintel) typically 6" wide.
4. Shutters are not typically used. If used, they should be paneled and should be either operable or proportioned to look operable.
5. Windows to be wood, fiberglass, vinyl, or vinyl clad. Aluminum is not recommended.
6. Mirrored glass or film is not recommended.

Window and fenestration layout should consider the following:

1. Second floor windows align with first floor windows.
2. Windows are spaced evenly along all facades.
3. Transoms, fanlights, and attic louvers are common.

NEIGHBORHOOD SERVICES

Please contact Neighborhood Services / CRA for questions and assistance.

904.209.4254 / CRA@CityStAug.com



Lincolnville Community Redevelopment Area Architectural Guidelines QUICK REFERENCE

Preserving Lincolnville + Maintaining a Vibrant Neighborhood

Lincolnville is a neighborhood with rich history, especially regarding the African American settlements within the city of St. Augustine. In fact, the city of St. Augustine has the oldest record of continuous African American settlement in the United States dating from Pedro Menendez's founding of the city in 1565 to the present day.

In addition to Lincolnville's cultural legacy, Lincolnville has an incredible built history being, "... the densest concentration and most numerous examples of historic structures." (NRHD Registration, section 8 page 12)

The buildings in Lincolnville range from Frame Vernacular, Masonry Vernacular, Frame/Masonry Vernacular, Bungalow, Gothic Revival, Mediterranean Revival, Italianate, Queen Anne, Tudor, Victorian Era, and potentially Pre-Colonial archaeological footprints. The cultural and built history of Lincolnville are protected by the National Register of Historic Places designation, but it is incumbent on all homeowners, property owners, and the community to care for these treasures..

These voluntary guidelines are intended for informational purposes only at this time. We hope that you consider incorporating them in your renovations or new construction to honor the architectural history of Lincolnville.



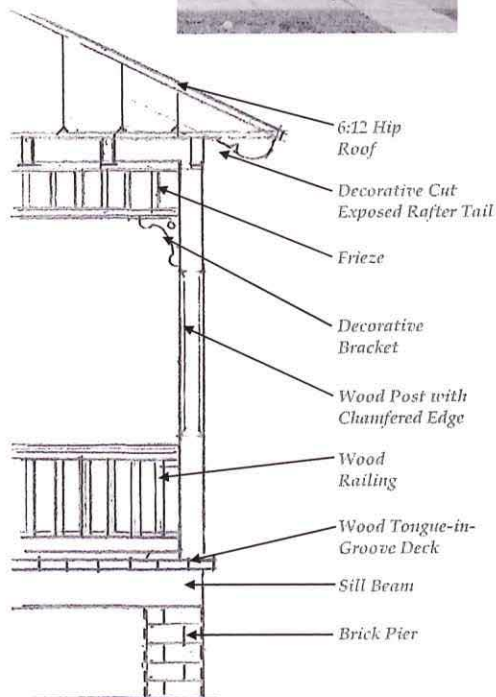
QUICK REFERENCE "BIG FOUR"

Front Porch
Roof Pitch
Siding
Windows

Quick Reference: Focal Features

Note that two of the most important architectural features are the **front porch** and **appropriate roof pitch** (angle and shape of roof). The **materials of the siding and window / fenestration appearance** are both of note. This quick reference guide is designed to provide an easy overview. Also reference the full *Lincolnville CRA Architectural Guidelines* to learn more.

Full Guidelines: Please visit www.CityStAugCRA.com



THE PORCH

Street-facing porches are one of the primary identifying features of homes within Lincolnville and should be considered on all homes within the neighborhood. Restoration of porches that have been previously enclosed is encouraged.

Design aspects to be considered for the front porches may include:

- 1. Deep front porches.** Specifically, the porch should be deep enough for chairs to comfortably sit under the covering.
 - a. Recommended depth is between 6' to 8'.
 - b. Minimum depth of porch to be 5'-6" measured from exterior wall of home to inside edge of railing or column.
- 2. Front porch locations** may include full width, wrap around, or fill in between the "L". Full width porches are most typical.
- 3. Commonly elevated** 2'-6" to 3'-6" above grade. Also refer to Site Design Guidelines regarding stormwater.
- 4. Decking** is recommended to be wood (versus a composite). Many homes would have used tongue-and-groove (T&G).
- 5. Columns** are typically narrow and made of wood with few details; usually spaced evenly across the façade.
 - a. Details may include chamfered corners (square) or a turned (round) column.
 - b. **Brackets** would have traditionally been included at the top of the column (under the frieze board).
 - c. **Bracket** should be the same material (typically wood) as the home.
- 6. Railings** would have typically been wood. Options may have included:
 - a. 1 1/4 inch square pickets.
 - b. Custom balustrade panel with cutouts.
- 7. Screening.** Open air porches are traditional to Lincolnville and allow for the most unobstructed views of the architecture. Where screening is included, the following factors should be considered:
 - a. Screen should be placed behind (interior face) of the porch columns, railings, and other ornamental detailing.
 - b. Gray (versus charcoal) screening material is preferred as it allows the details to become more visible.
 - c. Wood framed screen systems are preferred.

TOP PHOTOS Front porches. Images from Florida SP Lincolnville Historic District document.

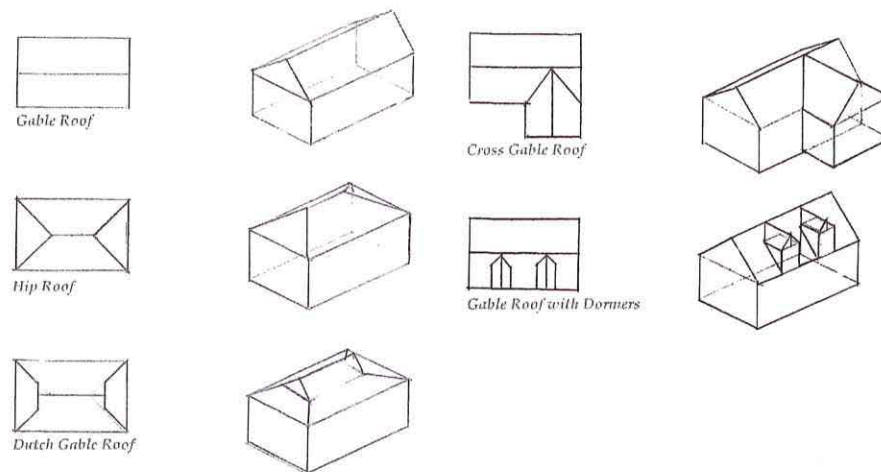
LEFT Typical porch components. Graphic from Les Thomas Architect and ML+H Team.

ROOF

Preferred roof styles within Lincolnville include gable and hip.

- 1. Roof styles:**
 - a. **Gable:** Front, side, dutch, and cross gables are appropriate.
 - b. **Hip:** Hip roofs, especially for more Bungalow style homes, are appropriate.
- 2. Pitch:**
 - a. Main roofs are traditionally steeply pitched (8:12 to 12:12). Minimum pitch of 6:12 recommended (5:12 with 20% dormer maximum when allowed per City code for non-conforming lots).
 - b. Porch roofs have a low pitch (2:12 to 4:12).
 - c. Dormers sometimes used on 2 1/2 or 1 1/2 story homes.
- 3. Rafter tails / ends:**
 - a. Rafter ends are exposed, unadorned, and extend beyond the face of the wall.
 - b. Vinyl soffits are discouraged.
- 4. Materials:**
 - a. Asbestos (existing historic), composition or metal shingles, V-crimp metal.
 - b. Brick or stucco chimneys, typically on the gable end walls.

BELOW Examples of Roof Types in Plan and Axonometric. Graphic by Les Thomas Architect and ML+H Team.



ABOVE Examples of Roof Types. Images by ML+H.

National Register Districts in St Augustine

continued



Buildings in the Lincolnville National Register District Photos by Ebyabe, CC BY-SA 3.0

Lincolnville

Lincolnville was listed as a National Register Historic District in November 1991. This forty-five block area primarily reflects the period of development from about 1870 to 1930, but was originally home to Indian villages and some of Florida's pioneer citrus groves. It is St. Augustine's most significant historic African American neighborhood, and was a focal point of the Southern Christian Leadership Conference campaign to end segregationist practices in St. Augustine and to influence the passage of the Civil Rights Act of 1964. The nomination process for this district was initiated by the City of St. Augustine.

As noted in the [National Register Nomination for Lincolnville](#):

The first residential development of the Southwest Peninsula began in 1838, when Peter Smith consolidated and subdivided three Spanish grants which later became the Dumas Homestead Tract. However, the depression of the early 1840s that followed the end of the Second Seminole War curtailed further development until after the Civil War. In 1866, former black slaves began settling a three block area of the Dumas Tract at first known as "Africa" but later renamed Lincolnville. The new community was developed in the marshes bounding the banks of Maria Sanchez Creek. At first the residents rented property from the city, but by the early 1870s, blacks had begun buying lots and building homes along Central Avenue (now Martin Luther King Avenue) and Benedict Street. Construction along Oneida and Bridge streets commenced later in the decade. By 1885, Lincolnville was a rapidly growing black community.

The predominant architectural styles found in this area are Frame and Masonry Vernacular, although there are examples of Bungalow, Queen Anne, Mediterranean Revival, Colonial Revival and Gothic Revival.

The district is generally bounded by: Cedar Street and De Soto Place on the north; Riberia Street on the west; Cerro Street on the south; and Maria Sanchez Lake and Washington Street on the east.

National Register Districts in St Augustine

continued

RESIDENTIAL + COMMERCIAL STRUCTURES IN LINCOLNVILLE

While a majority of the structures and zoning within Lincolnville are residential and frame vernacular, there are also commercial zoning and traditional commercial structures, especially along Riberia Street, Dr. Martin Luther King, Jr. Avenue (formerly Central Avenue) and Washington Street. For rehabilitations / additions / new construction for traditional commercial structures in Lincolnville, the *King Street Entrance Corridor Standards* (City of St. Augustine) are recommended.

In particular, the East King Street district is applicable to the commercial structures of the Lincolnville era and provide helpful guidance for applicable properties throughout the neighborhood. *Note that properties within the Lincolnville neighborhood are outside of the Entrance Corridor properties required to present at the Corridor Review Committee.*

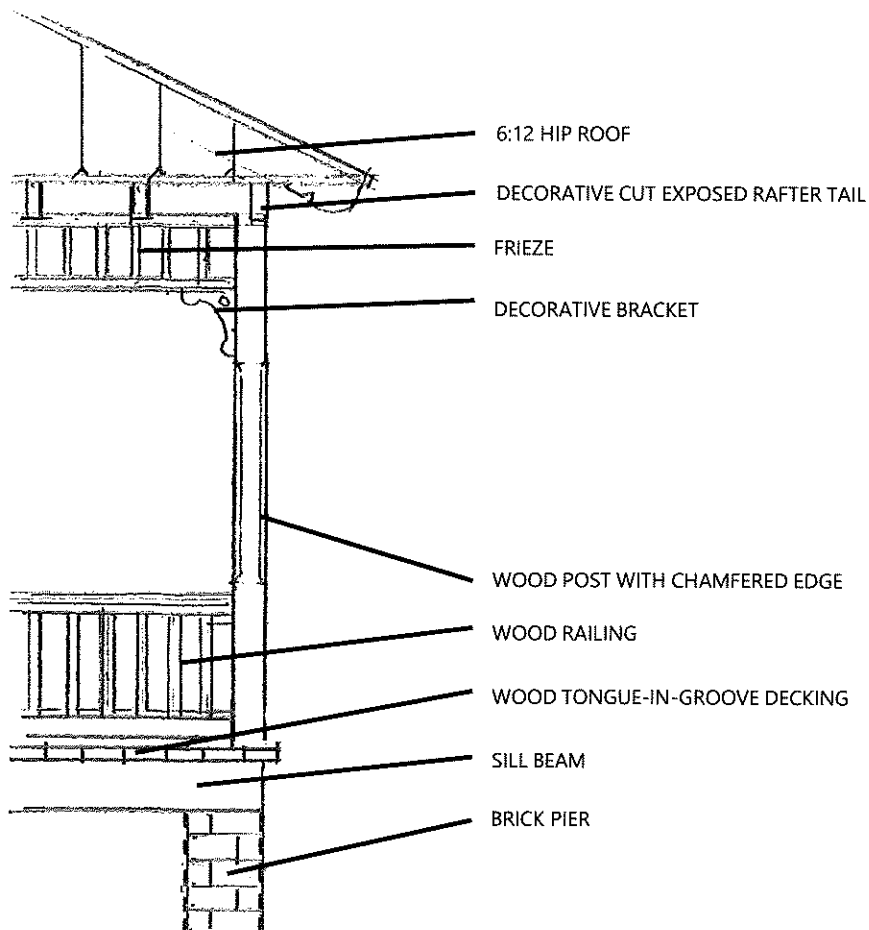
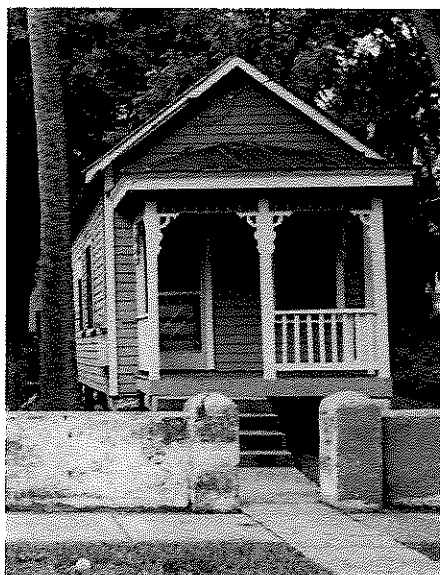
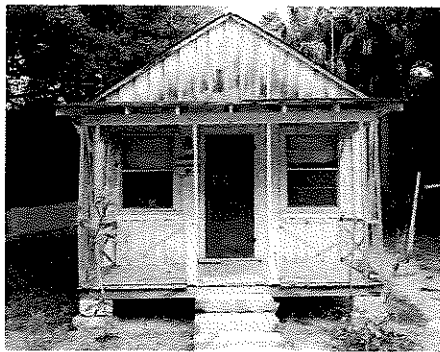
KEY ARCHITECTURAL FEATURES

- **PORCHES:** Street-facing porches are one of the primary identifying features of homes within Lincolnville and should be considered on all homes within the neighborhood. Depth of front porches are typically between 6' and 8'. Porches may include full width (most typical) or wrap around. Decking is typically wood with tongue-and-groove.
- **ROOF STYLE:** Predominant roof styles in Lincolnville are gable and hip roofs. Main roofs are traditionally steeply pitched (8:12 to 12:12). Rafter ends are exposed, unadorned, and extend beyond the face of the wall. Asbestos (existing historic), composition, or metal shingles / V-crimp metal are present. Asbestos (existing historic), composition or metal shingles, V-crimp metal. Brick or stucco chimneys are found, typically on the gable end walls.
- **GARAGE LOCATION:** The primary façade of the home is typically closer to the street than the garage, which tends to be set back from the front façade approximately 4' minimum.
- **RAISED PIER FOUNDATIONS:** Within the Lincolnville neighborhood, raised pier foundations are typical. There are multiple advantages to raising the foundation, including (a) opportunities for stormwater infiltration, (b) movement of storm surge through a site in hurricane events, and (c) cross ventilation. Piers tend to be brick, tabby, or concrete block.
- **HORIZONTAL SIDING:** Horizontal siding is common throughout Lincolnville. Less common are wood shingles and board and batten.
- **WINDOWS:** Windows generally are double-hung, rectangular windows, single or multi-pane (6/6, 3/1, 2/2 or 1/1).
- **FENCES AND WALLS:** Low fences and site walls, approximately 36" high, can be found along the front property lines in Lincolnville.

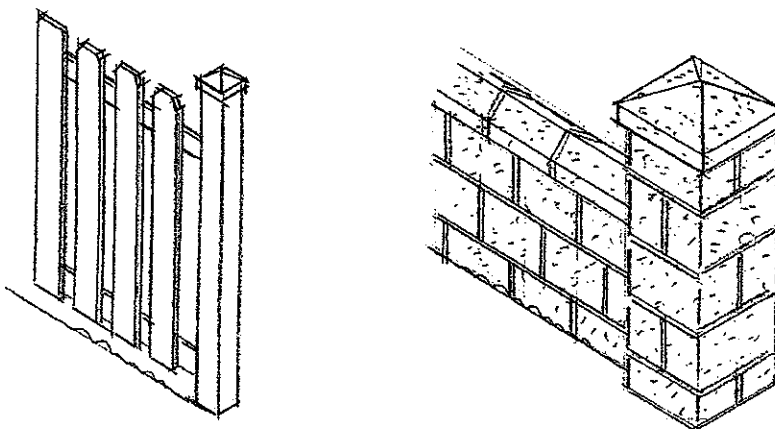
National Register Districts in St Augustine

continued

Front porches. Images from Florida SP
Lincolnvill Historic District document.



Typical porch components. Graphic from Les Thomas Architect and ML+H Team.



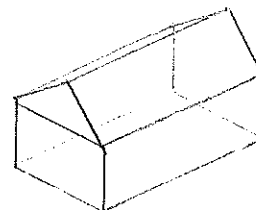
Fencing Styles in Axonometric. Graphic by Les Thomas Architect and ML+H Team.

National Register Districts in St Augustine

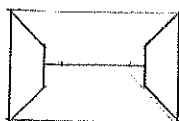
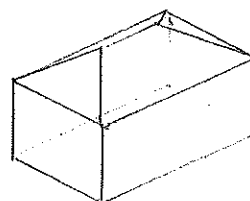
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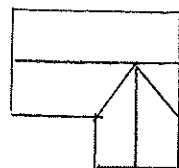
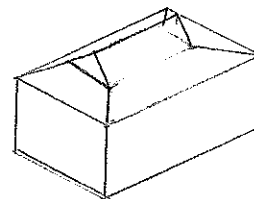
GABLE ROOF



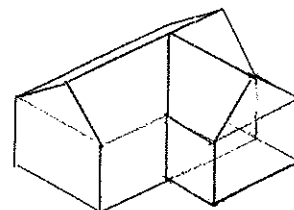
HIP
ROOF



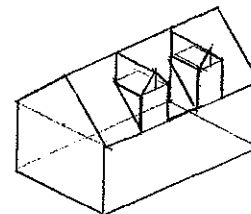
DUTCH GABLE
ROOF



CROSS GABLE
ROOF



GABLE ROOF WITH
DORMERS



*Examples of Roof Types in Plan and Axonometric.
Graphic by Les Thomas Architect and ML+H Team.*

National Register Districts in St Augustine

continued



93 LINCOLN STREET | Frame
Vernacular



72 LINCOLN STREET | Frame
Vernacular



79 LINCOLN STREET | Frame
Vernacular



100 LINCOLN STREET | Frame
Vernacular



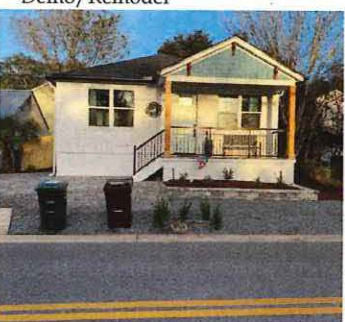
114 MARTIN LUTHER KING
AVENUE | Frame Vernacular -
Demo/Remodel



124 MARTIN LUTHER KING
AVENUE | Frame Vernacular



115 BRIDGE STREET |
Frame/Masonry Vernacular



227 RIBERIA STREET |
Frame/Masonry Vernacular



226 RIBERIA STREET |
Frame/Masonry Vernacular



81 ST FRANCIS STREET |
Masonry Vernacular



57 WEEDEN STREET | Tudor



78 KINGS FERRY WAY | Bungalow

National Register Districts in St Augustine

continued



89 BRIDGE STREET | Italianate



139 ONEIDA STREET | Queen Anne



80 SOUTH STREET | Queen Anne



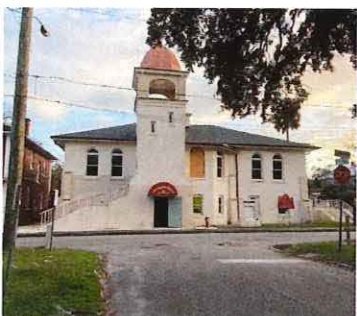
88 LOVETT STREET | Gothic Revival



84A BRIDGE STREET | Gothic Revival



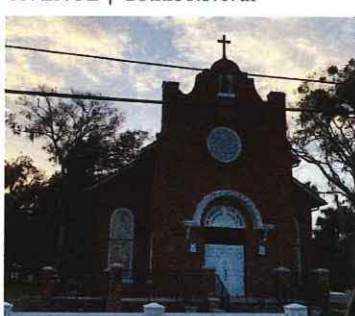
85 MARTIN LUTHER KING AVENUE | Gothic Revival



81A ST FRANCIS STREET | Mediterranean Revival



102 MARTIN LUTHER KING AVENUE | Mediterranean Revival



82 MARTIN LUTHER KING AVENUE | Mediterranean Revival



69 WASHINGTON STREET | Gothic Revival



110 RIBERIA STREET | Mediterranean Revival

For more style specific
features and designs
see page 179.



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: The Honorable Chair and Board Members
City of St. Augustine Community Redevelopment Agency

DATE: July 12, 2023

RE: Agenda Item for July 24, 2023, Community Redevelopment Agency Meeting;
LCRA Architectural Guidelines Presentation and Recommendation

Attached please find the Lincolnville Community Redevelopment Area (LCRA) Architectural Guidelines and the LCRA Architectural Guidelines Quick Reference Guide. These documents have been developed in an effort to address one of the priority goals in the Lincolnville Community Redevelopment Plan Amendment: "Preserve Lincolnville's Historic Character".

The LCRA Plan Amendment addresses many challenges and concerns within the Lincolnville Community. Of those concerns and challenges, the plan addresses the preservation of the architectural integrity in Lincolnville. The plan recommends that staff make an effort to preserve the "Historic Lincolnville Look" by establishing an overlay district. In an effort to initiate a good faith effort of accomplishing this goal, staff retained the landscape, architecture, and planning firm Marquis, Latimer, and Halback to conduct a series of neighborhood engagement walks, workshops, and to ultimately develop the building design guidelines. During the walks, staff, the consultant, and community stakeholders helped to identify historic features of residential and commercial structures within the CRA boundaries. Of the many contributing features, porches, the roof pitch, windows, and siding have been identified as the items of utmost importance when rehabbing, restoring, or building a new structure in the Lincolnville Community.

During the October 17, 2022, LCRA Steering Committee Meeting a unanimous committee consensus in favor of distributing the LCRA Architectural Guidelines was noted. While the board and residents during public comment requested that the guidelines be evolved into standards, citing the guidelines should be a requirement for rehabilitations and new builds, staff and the consultant explained that guidelines could help to create a culture of preserving the architectural integrity in Lincolnville.

Recommendation:

The latest version of the LCRA Architectural Guidelines is vast and contains very

detailed information related to the rich architectural history of Lincolnville. The Architectural Guidelines address in precise detail information that could easily assist homeowners, property owners, builders (developers), and/or architects in creating context-sensitive structures that reflect the architectural history of Lincolnville.

While the LCRA Architectural Guidelines is an intriguing and informative document, its robust context could be intimidating and deter readers. In consideration of internal staff conversations, and conversations with Steering Committee Members and board members, staff requested that the retained firm create a user-friendly, quick reference guide that would highlight the architectural components that have been deemed the most significant. This guide should be made available on the City and CRA websites and marketed to property owners and developers. Making the document available to users prior to the permitting process could aid in the consciousness of developing historically appropriate structures.

City staff is asking the CRA Board to:

1. Make a motion to formally adopt the Lincolnville CRA Architectural Guidelines and Quick Reference Guide and authorize City staff to distribute the LCRA Architectural Guidelines through the City's Planning and Building Department, Neighborhood Services, and Community Redevelopment Agency Division in an effort to encourage historically appropriate development and rehabilitation of structures in the Lincolnville Community and CRA.



Jaime D. Perkins
Neighborhood Services and CRA Manager

cc: City Manager, Assistant City Managers, City Attorney, & Department Directors

Attachments: Lincolnville CRA Architectural Guidelines, Lincolnville CRA Guidelines Quick Reference Guide

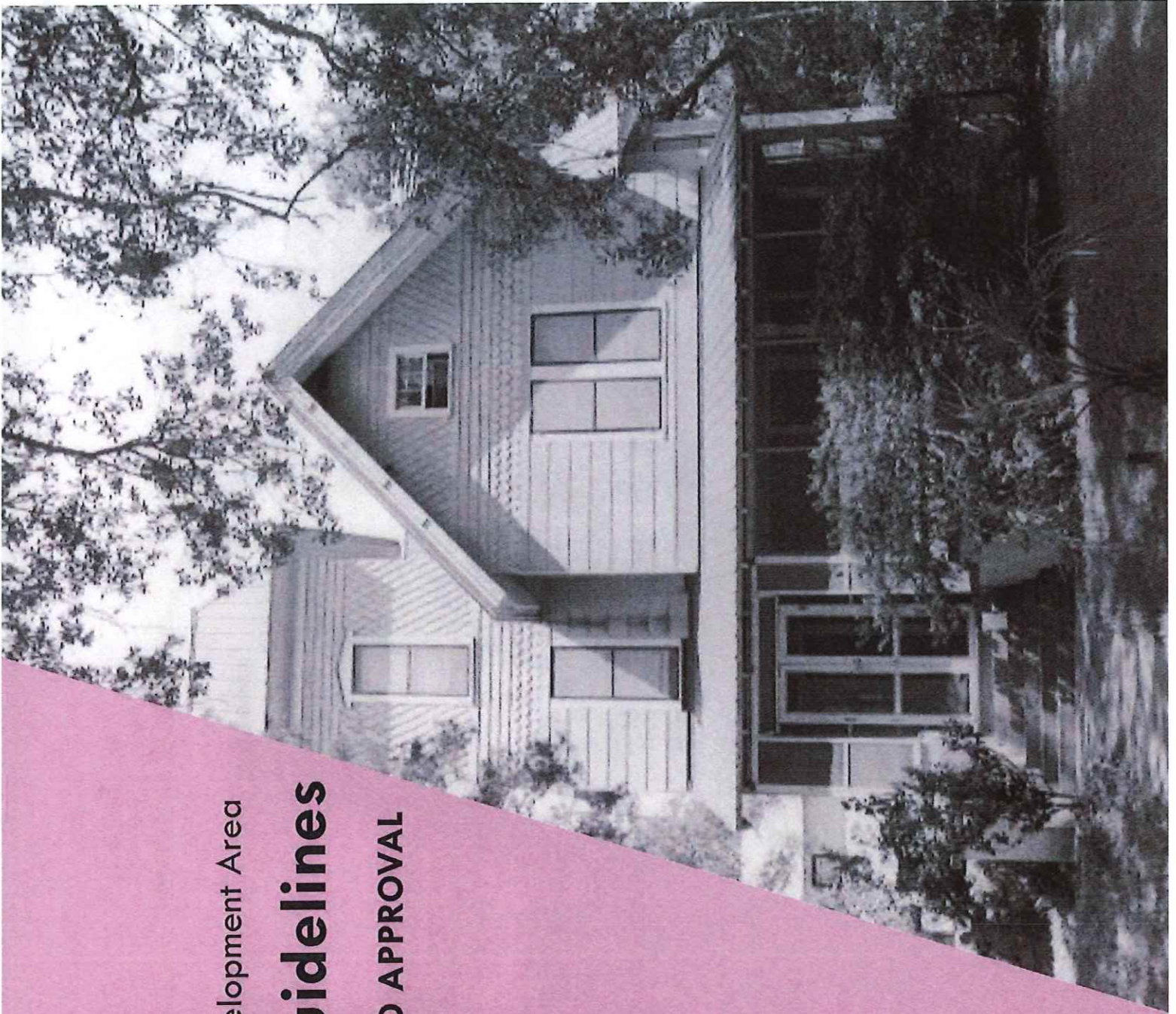
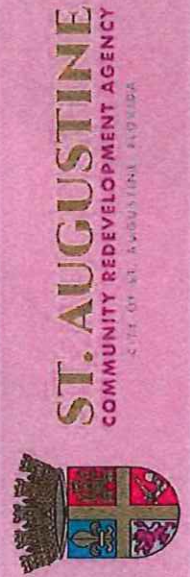


Lincolnville Community Redevelopment Area

Architectural Guidelines

FINAL VERSION FOR BOARD APPROVAL

July 10, 2023







ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

Community Redevelopment Agency Board

Mayor Nancy Sikes-Kline
Vice Mayor Roxanne Horvath
Commissioner Barbara Blonder
Commissioner Cynthia Garris
Commissioner Jim Springfield

Lincolnville CRA Steering Committee

James St. George, Chair
Mari Hayes, Vice Chair
Madeline Wise
Kenneth "Ken" McClain, Sr.
Dalonja Duncan

City of St. Augustine

Community Redevelopment Agency

Jaime D. Perkins, MPA, PMP
Neighborhood Services and CRA Manager

City of St. Augustine City Manager Office

Reuben C. Franklin, P.E.
Assistant City Manager

Prepared by Marquis Latimer + Halback, Inc.

FINAL VERSION FOR BOARD APPROVAL | July 10, 2023



ML+H LES THOMAS
ARCHITECT



Open City
Architecture



GUIDELINES FOR INFORMATIONAL PURPOSES

These voluntary guidelines are intended for informational purposes only at this time.

We hope that you consider incorporating them in your renovations or new construction to honor the architectural history of Lincolnville.



CONTENTS

Section 1. PURPOSE & INTENT.....7

Section 2. LINCOLNVILLE GUIDELINES OVERVIEW 15

Section 3. SITE & LANDSCAPE GUIDELINES..... 23

Section 4. BUILDING DESIGN GUIDELINES:FRAME VERNACULAR 31

APPENDICES

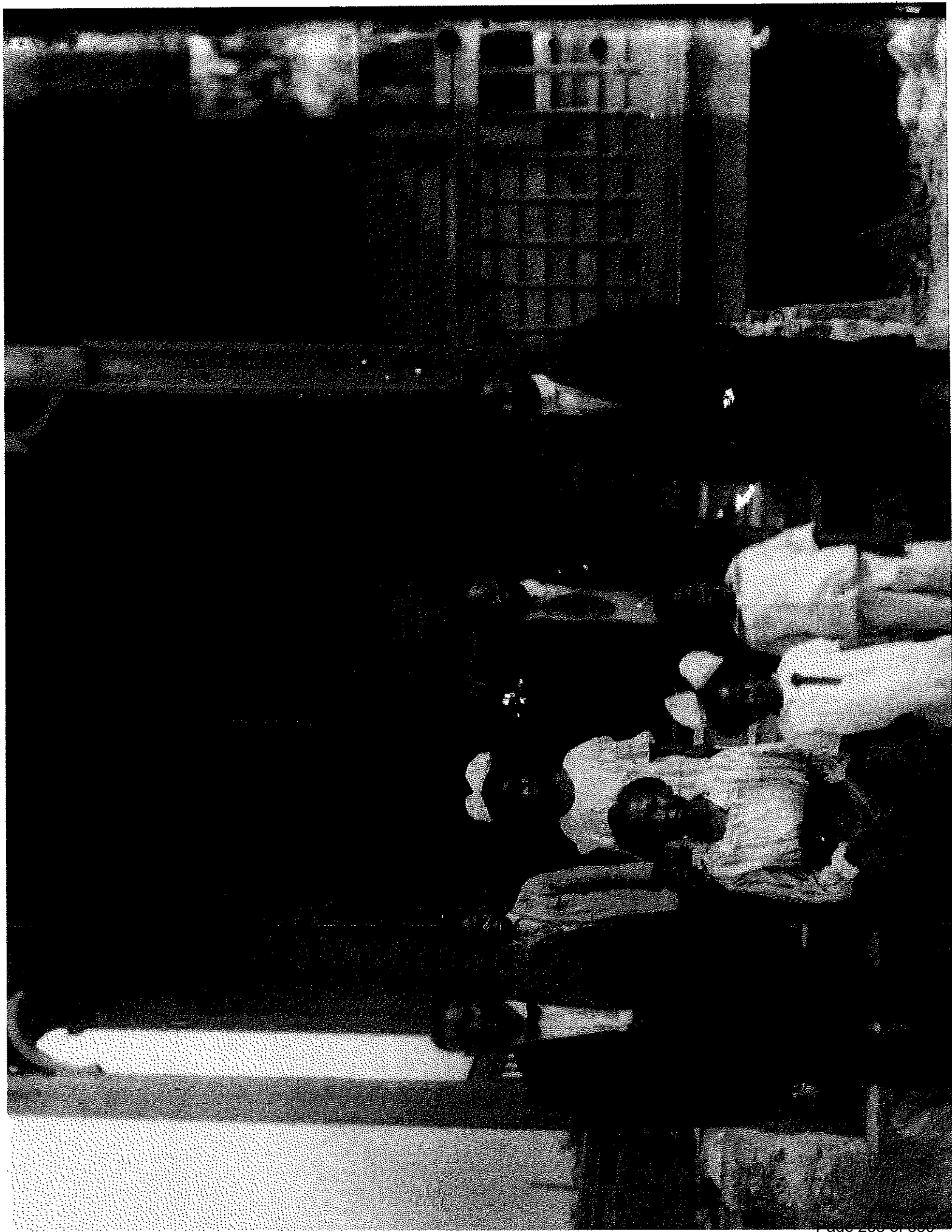
Appendix A: Extents of Lincolnvill Neighborhood..... 42

Appendix B: Definitions 44

Appendix C: Style Overview 49

Appendix D: Landscape Plant List..... 59

Appendix E: Recommended Paint Colors 63





Section 1

PURPOSE & INTENT

Twine, Richard Aloysius, 1896-1974. The Demps family outside of their home. 1922 (circa). State Archives of Florida, Florida Memory. <<https://www.floridamemory.com/items/show/132523>>, accessed 28 July 2022.



SECTION 1

PURPOSE & INTENT

1.1 Preserving Lincolnville + Maintaining a Vibrant Neighborhood



*Images from the
1991 NRHD
Application.*



Lincolnville is a neighborhood with rich history, especially regarding the African American settlements within the City of St. Augustine. In fact, Lincolnville and the City of St Augustine have the oldest record of continuous African American settlement in the United States dating from Pedro Menendez's founding of the city in 1565 to the present day.

In addition to Lincolnville's cultural legacy, Lincolnville has an incredible built history being, "... the densest concentration and most numerous examples of historic structures." (NRHD Application, page 48)

The buildings in Lincolnville range from Frame Vernacular, Masonry Vernacular, Frame/Masonry Vernacular, Bungalow, Gothic Revival, Mediterranean Revival, Italianate, Queen Anne, Tudor, Victorian Era, and potentially Pre-Colonial archaeological footprints. The cultural and built history of Lincolnville are protected by the National Register of Historic

Places designation, but it is incumbent on all homeowners, property owners, and the community to care for these treasures.

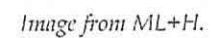
These guidelines aim to identify, protect, and encourage the continued development of Lincolnville's built history, balancing preservation with maintaining a vibrant, livable residential district.

Commercial Property?

Please reference the *King Street Entrance Corridor Standards* for traditional commercial architecture. A brief summary is included in the **Appendix** of key aspects. Note that the Lincolnville Architectural Guidelines provide guidance for frame vernacular structures whether used for residential or commercial uses.

*Blue Hen Café is one example of Traditional Commercial which can be found in Lincolnville.
Image from Google Street View.*



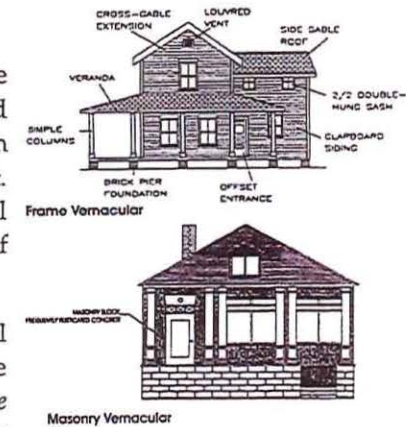




1.2 Residential + Commercial Structures

While a majority of the structures and zoning within Lincolnville are residential and frame vernacular, there are also commercial zoning and traditional commercial structures, especially along Riberia Street, Dr. Martin Luther King, Jr. Avenue (formerly Central Avenue) and Washington Street. For rehabilitations / additions / new construction for traditional commercial structures in Lincolnville, the *King Street Entrance Corridor Standards* (City of St. Augustine) are recommended.

In particular, the East King Street district is applicable to the commercial structures of the Lincolnville era and provide helpful guidance for applicable properties throughout the neighborhood. *Note that properties within the Lincolnville neighborhood are outside of the Entrance Corridor properties required to present at the Corridor Review Committee.*



Style comparison of Frame and Masonry Vernacular. Graphic from City of St. Augustine Architectural Guidelines for Historic Preservation.

1.3 Key Architectural Features

Note that two of the most important architectural features are the front porch and appropriate roof pitch (angle and shape of roof). See section 5 for more on these key items.

1.4 Historic Background

The summary below is extrapolated and condensed from the NRHD Application for Lincolnville. The full report is accessible here: <https://catalog.archives.gov/id/77844051>

Lincolnville's built history can be traced back as early as the First Spanish Period (1700-1763) when it was recorded as the site of Native American villages of Palica and Pocotalaca.

This area would be rebuilt several times by both the Spanish and the British in attempts to bolster the City of St. Augustine's defense systems. Part of these defenses included transportation networks of streets, bridges, and ferries connecting to the current day locations of Bridge Street and King's Ferry Way. By 1748 the Spanish



**LINCOLNVILLE
HISTORIC
DISTRICT**

KEY:

CONTRIBUTING BUILDING

NON-CONTRIBUTING BUILDING

DISTRICT BOUNDARY

SCALE: 1" = 200'

MAP PREPARED BY
HISTORIC PROPERTY ASSOCIATES, INC.
ST. AUGUSTINE, FLORIDA



- TUDOR
- QUEEN ANNE
- ITALIANATE
- MEDITERANEAN REVIVAL
- GOTHIC REVIVAL
- BUNGALOW
- FRAME VERNACULAR
- MASONRY VERNACULAR
- FRAME/MASONRY VERNACULAR
- DEMOLISHED
- REMODELED

ARCHITECTURAL STYLES

Styles of homes and structures of contributing buildings to the NRHD. Graphic by ML+H.



City of St. Augustine
Lincolnville CRA Architectural Guidelines

government granted 4 land grants to local citizens created the early development of Lincolnville as the first commercial orange groves in Florida. These citizens became the pioneers of the Florida citrus industry.

By the 1830's St Augustine had a population of 4000 people of which 844 were free persons of color. In 1838 Peter Smith consolidated 3 of the Spanish grant lands to create the Dumas Homestead Tract.

This area transformed from orange groves into residential development by 1866. Emancipated slaves and long-standing African American residents of the city took a 20-year lease from the city to develop this tract into what was first called "Africa" and later "Lincolnville", as it's known today.

By 1870 the residents were officially purchasing lots and building homes first along Central Avenue (now Dr. Martin Luther King, Jr. Avenue) and Benedict Street then to Oneida and Bridge Street. Lincolnville continued to grow, merging African American and predominantly white areas into a single community reflective of the current extents of Lincolnville by 1930. The area also had a thriving commercial area focused on Washington Street, Ribera Street, and Central Avenue (now Dr. Martin Luther King, Jr. Avenue), but this began to transition to more residential uses following desegregation in the 1960s.

This wide range of built history has many architects, the majority of which are anonymous. Most of the residential structure were designed and constructed by African American builders. Their legacy can be seen in the local use of materials, such as wood and coquina, and the detailed craftsmanship of the local architecture. George Dickerson and James Jones, two prominent African American artisans in Lincolnville, have documented work on residences as well as the St. Paul's A.M.E. Church in Lincolnville. The guidelines will expand upon the material and details further to assist those interested in continuing the legacy of the built history.



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Section 2

LINCOLNVILLE GUIDELINES OVERVIEW

Twine, Richard Aloysius, 1896-1974. Mattie Smith Forrester outside her clapboard and shingle house. 1922 (circa). State Archives of Florida, Florida Memory. <<https://www.floridamemory.com/items/show/132552>>, accessed 28 July 2022.



SECTION 2

LINCOLNVILLE GUIDELINES OVERVIEW

2.1 Building in Lincolnville

2.1.1 Overview

A majority of Lincolnville is defined by the Lincolnville National Register Historic District (NRHD). This district references the large number of frame vernacular structures, many of which have unique “Victorian-esque” features and ornamentation. This document is designed to assist homeowners, property owners, builders, architects, and others to renovate, restore, and build in a context-sensitive manner within this unique area of St. Augustine.

2.1.2 Requirements

There are a number of building requirements that apply to development within Lincolnville. These are **state building codes** as well as **city-wide ordinances, zoning code, archaeological code, tree removal code, and demolition ordinances**. While not exhaustive, some pointers for building in the City include:

- a. **Zoning codes** require specific yard/setbacks. A brief overview is included below.
- b. The City’s **Archaeological Preservation Ordinance** addresses any building construction that impacts a depth over 3” and more than 100 square feet. An Archaeological permit will be required. Most of Lincolnville sits in **zones II and III**.
- c. Any tree with a **trunk 3” in diameter or greater when measured 4’-6” from the ground** requires a **tree removal permit**. Large trees of certain species are considered “significant” and require the approval of the Planning and Zoning Board.
- d. **Demolition of any structure over 50 years in age** requires review and approval by the Historic Architectural Review Board (HARB). Applications may be made through the Planning & Building Department. HARB meets monthly (3rd Thursday of each month) with applications due approximately 30 days before.



- e. For **contributing buildings** within the **National Register Historic District**, special care should be given. There are five (5) primary elements of note that are reviewed by City staff and potentially HARB when they are modified or impacted, including:
- i. **Roof**
 - ii. **Windows**
 - iii. **Exterior Finishes**
 - iv. **Appurtenances** (porches, balconies, chimney, etc.)
 - v. **Foundations**



2.1.3 Guidelines

The enclosed *Lincolnville Architectural Guidelines* are recommendations and suggestions. While not “requirements” such as the zoning and demolition elements, these are “recommendations” to help guide the continued vibrancy of the Lincolnville architectural character.

2.2 Zoning

2.2.1 Overview

While there is a mixture of zoning categories within the Lincolnville neighborhood, a majority of the residential structures reside within RS-2 (“Residential Single-Family 2”). Property owners, homeowners, and their team should reference City Code and Zoning map (available via citystaug.com). The following overview is provided for easy reference. Many lots are non-conforming lots; applicable code language is also available on the following pages.

2.2.2 RS-2 Yard Requirements

a. Yard requirements (sometimes referred to as setbacks) refer to the location the primary structure can sit on a site. They are measured from the property line. Within RS-2, yard requirements include:

i. **Front yard: fifteen (15) feet.**

ii. **Side yard: ten (10) feet.** Note that if there is a non-conforming lot (less than 50’ in width in RS-2), the side yard must be ten percent (10%) of the lot width. As an example, a forty (40) foot lot width would require a minimum of four (4) feet on each side yard.

iii. **Rear yard: ten (10) feet.**

b. Within these yard requirements, it is permissible per City Code to build features such as fences, screening walls, pools (not closer than 5’), landscape, and secondary structures such as garages. Note that secondary structures must be separated from the primary structure. Such non-habitable structures may be within three (3) feet of a property line.

2.1.3 RS-2 Lot Coverage

a. Lot coverage within RS-2 can be a maximum of thirty percent (30%) for all buildings.



NON-CONFORMING LOTS

Code for Reference

Sec. 28-119. Nonconforming lots of record.

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

- (1) A single-family dwelling may be constructed on any such lot, lots or portion of a lot or lots which are located in a district where such use is permitted or permitted by exception.
- (2) A multiple-family dwelling containing not more than two (2) dwelling units may be constructed on any lot or lots which are not less than fifty (50) feet in width, not less than five thousand (5,000) square feet in area, and located in a district where such use is permitted or permitted by exception.
- (3) A multiple-family dwelling containing not more than four (4) dwelling units may be constructed on any such lot or lots which are not less than fifty (50) feet in width, not less than seventy-five hundred (7500) square feet in area, and located in a district where such use is permitted or permitted by exception.
- (4) An existing single-family dwelling constructed prior to the effective date of this chapter on a nonconforming lot of record may be converted to a duplex or to accessory apartments on any such lot or lots which are not less than fifty (50) feet in width, not less than five thousand (5,000) square feet in area, and located in a district where such use is permitted or permitted by exception.
- (5) The minimum lot width requirement shall be waived by the planning and building department if the overall square footage of the nonconforming lot of record is above the minimum required for each multiple-family dwelling within the project. The in-



tent of this section is to give the developer some flexibility in the total site plan. This section shall not apply to conforming lots of record, as described in section 28-2.

(6) The above uses are also subject to the following:

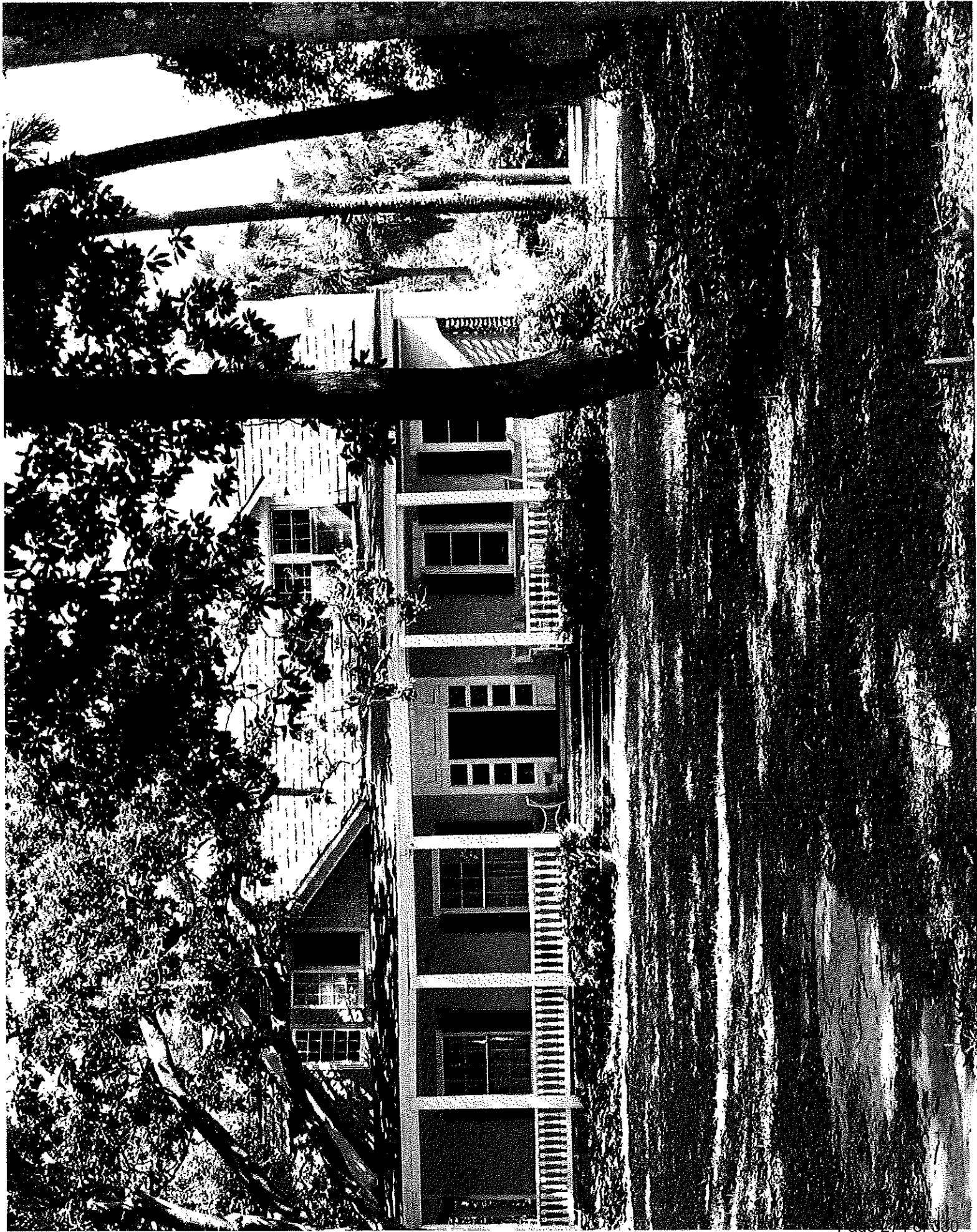
- a. No side yard shall be less than ten (10) percent of the width of the lot, provided such side yard is not less than four (4) feet.
- b. On a corner lot, the exterior yard adjoining the secondary street shall be considered a side yard but the width of the side yard shall not be less than eight (8) feet.
- c. The front yard shall meet the requirements of the district where such use is permitted or permitted by exception unless the lot is subject to one (1) of the conditions as specifically modified elsewhere herein (see "yard, front," section 28-2).

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

Sec. 28-159. Height restrictions and maximum lot coverage on non-conforming lots of record in single-family residential districts (RS-1 and RS-2).

Notwithstanding any other provisions of this division 3, the allowable maximum height of structures of more than one story proposed for construction within single-family residential districts (RS-1 and RS-2) on a non-conforming lot of record shall be thirty (30) feet, and such structures shall have a minimum roof pitch of 5/12, with dormers limited to twenty (20) percent of the eave length per side. For the proposed structures subject to this provision, the maximum lot coverage shall be twenty-nine (29) percent in RS-1 and thirty-five (35) percent in RS-2.

(Ord. No. 05-28, § 1, 9-12-05; Ord. No. 21-26, § 2, 10-11-21)





Section 3

SITE & LANDSCAPE GUIDELINES



SECTION 4

SITE & LANDSCAPE GUIDELINES

4.1 Site Access

4.1.1 Pedestrian Access

Pedestrian walkways, ramps or steps (or a combination of these) should link the public sidewalk to the front door entry.

a. It is recommended that there be a change in materials between the public sidewalk and the private home's walkway. For example, brick banding may help differentiate the private walkway.

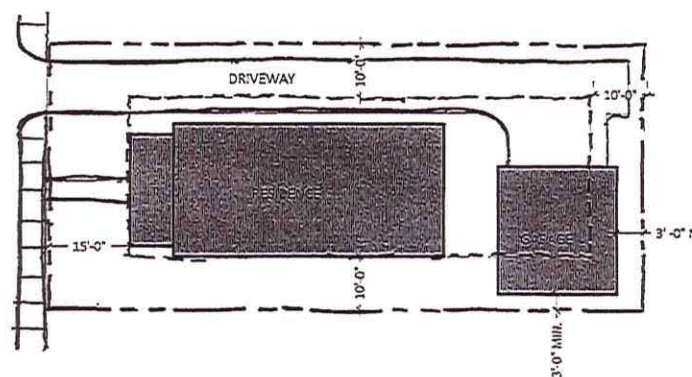
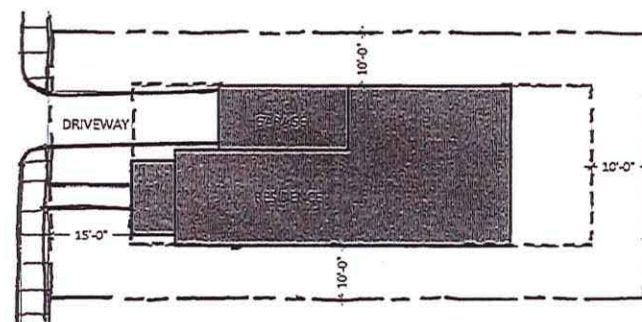
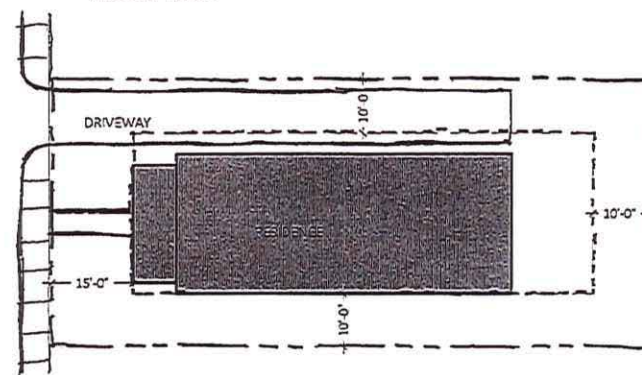
4.1.2 Driveway + Parking Access

a. Parking Location

i. Parking should be located along the side rear of the building.

or
ii. Avoid placing parking between the front of the house and the sidewalk. Parking in front yard is discouraged and should only be used as a last option. Landscape areas within the front yard should still be included in such as scenario. Landscape screening to soften the parking area while

Example site layouts showing pedestrian and driveway / parking / garage locations. Graphic from ML+H Team.



Separate front walks from driveways are typical throughout Lincolnville.

Image from ML+H.

ADDING PARKING FOR SHORT TERM RENTAL?

Per City Ordinance Sec 28-151:
Stabilized parking for vacation rentals may not consist of unimproved dirt, sand, or grass. For the purposes of this division, stabilized parking shall be defined as a space that is covered and graded by semi-permeable or impervious materials such as asphalt, concrete, pavers, gravel, or a similar material.

REMINDER: 70% IMPERVIOUS SURFACE RATIO (only 70% of the lot can be covered with impervious surface)



still allowing views of the front porch and dwelling should be considered.

iii. The garage should be behind (detached) or setback from the primary plane.
Also see Section 5 "Garage Location."

b. Parking area materials are recommended to primarily use pervious materials such as pervious concrete, pervious pavers, and tire strips with aggregate (shell, gravel, etc.) placed between. Coquina concrete, poured concrete, and brick are also options.

4.2 Landscape

Specific landscape requirements are per City Code (see Section 25-53 of the Code), but the following guidance is recommended:

4.2.1 Plant Materials

In general, site landscaping should use **native** or **Florida-Friendly** plants that thrive in the St. Augustine climate and environment (see plant list in Appendix C). Plants shall be relatively drought tolerant to encourage the conservation of water.

4.2.2 Protection of Existing Landscape

Effort should be made to minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources. Any tree with a trunk 3" in diameter or greater when measured 4'-6" from the ground requires a tree removal permit. Large trees of certain species are considered "significant" and require the approval of the Planning and Zoning Board.

4.2.3 New Canopy Trees

Adding new canopy trees such as Live Oaks (*Quercus virginiana*) is recommended. Varieties are noted in Appendix C. Note that there are periodically City funding efforts for homeowners to add trees within their yards.



Garage set back from front porch. Also see Section 5.

Image from ML+H.



Canopy trees are form giving to Lincolnville.

Image from ML+H.



4.3 Stormwater Recommendations

4.3.1 Stormwater Design Overview

Stormwater is recommended to be incorporated into the overall design of the project as amenities. The goal of encouraging the use of these mechanisms is to reduce stormwater runoff, capture contaminants closer to the source and reduce the use of potable water for irrigation and grey water activities.

4.3.2 Low Impact Development (LID) Stormwater Techniques

It is recommended that projects include **at least two of the following** low impact design concepts, which may be located anywhere on the project (including the front setback):

- **Raised pier construction for homes** (allowing for movement of stormwater and additional infiltration area)
- **Rain water harvesting** (rain barrels, underground cisterns, and similar)
- **Green roofs**
- **Bio-swales**
- **Rain gardens**
- **Pervious pavement** (pervious concrete, pervious pavers, and/or other pervious pavements)



Examples of Stormwater Facility Design

Sources: The Urban Report; Green and Sustainable Services, LLC.

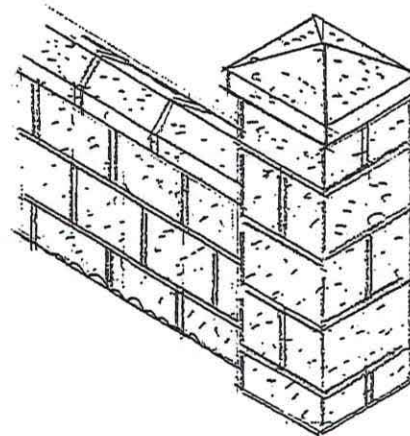
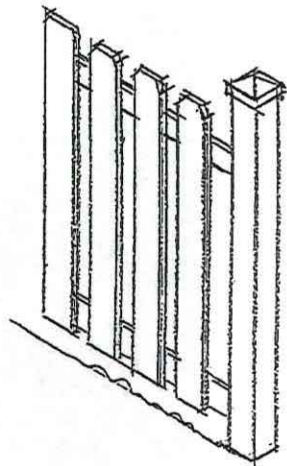


4.4 Fences and Walls

Low fences and site walls can be found along the front property lines in Lincolnville. Fences and walls within the front setback zone should be relatively low, allowing views between the street and front door. Recommendations for fences and street walls include:

4.4.1 Fences

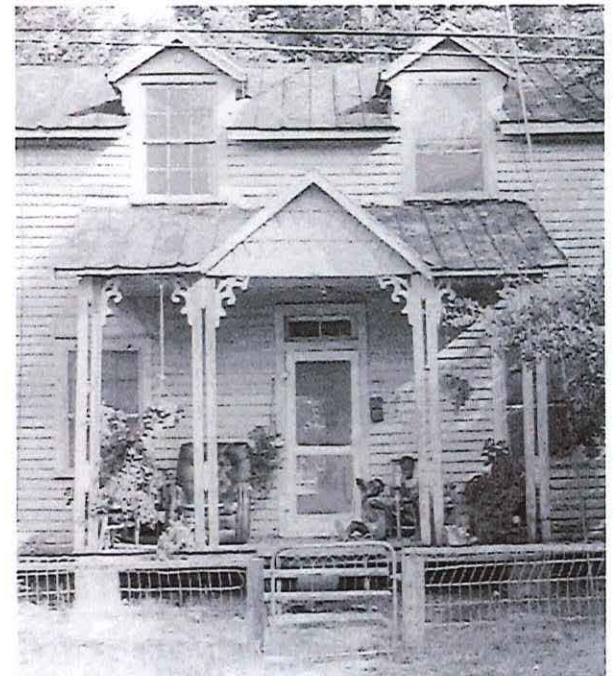
1. Along the front property line and within the front setback, appropriate fencing materials may include stained wood, painted wood, powder-coated aluminum, or wrought iron.
2. Chain link, wire, and PVC fencing are not recommended in the front setback but may be appropriate along side or rear areas.



Fencing Styles in Axonometric. Graphic by Les Thomas Architect and ML+H Team.



Wooden and metal fencing in Lincolnville. Image from ML+H.



Metal and wood fencing. Image from Florida SP Lincolnville Historic District document.



4.4.2 Street Walls

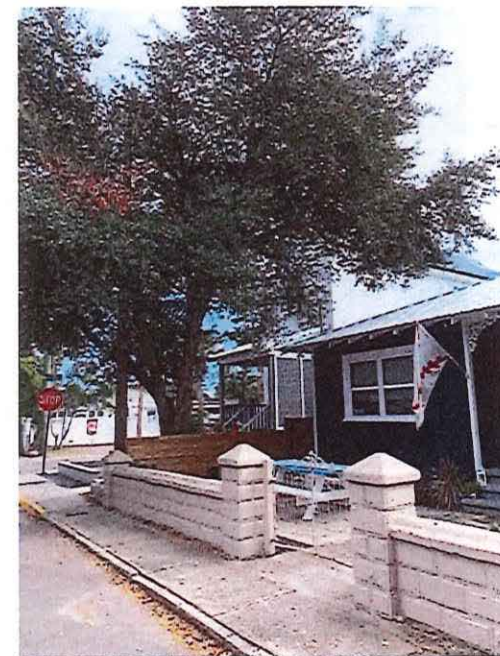
1. Low block / masonry walls may be appropriate. Street walls are recommended to not exceed 36", but four (4) feet is the maximum per Code. Wall height should be measured from the lower elevation of the public sidewalk or final elevation of adjacent interior development.
2. Portions of the wall above 3 feet should not be more than 50% solid.
3. Street walls shall be constructed of brick or masonry. Fencing may be included.
4. When landscaping is provided between the wall and the sidewalk, the landscaping strip is recommended to be a minimum of two (2) feet wide.

4.4.3 Street Wall as Flood Protection

1. It is recommended that the street wall be considered as part of flood protection to the site. When used in conjunction with neighboring walls and earthen berms, it is possible to create an initial barrier to storm surge and flooding.
2. Openings in the wall for pedestrian walkways and driveways can be closed during storm events by using temporary barriers.

A low site wall can help to provide flood protection. Also shown is an open "pier system" for the front porch.

Image from ML+H.

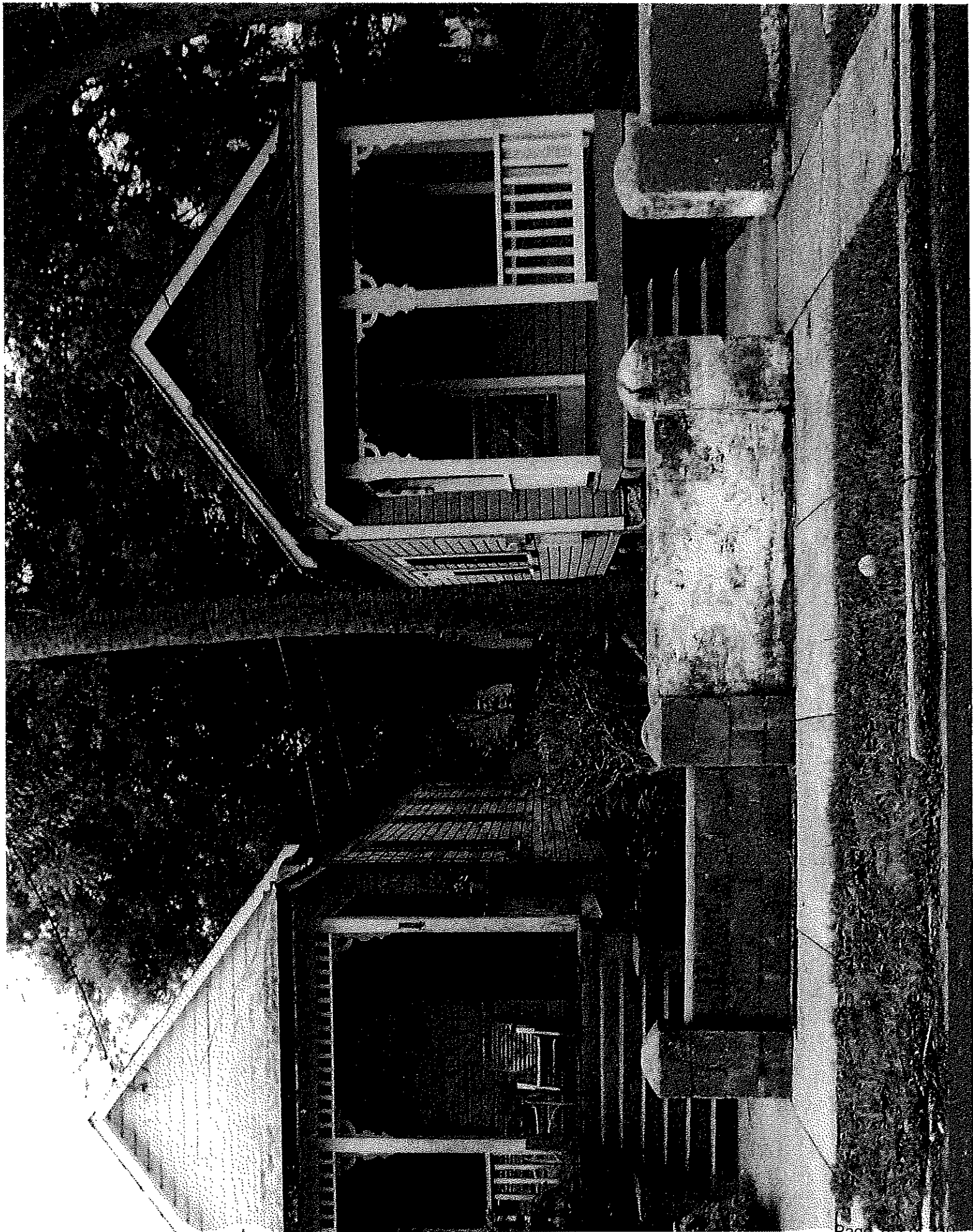


Masonry site walls are found throughout Lincolnville.

Image from ML+H.



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Section 4

BUILDING DESIGN GUIDELINES: FRAME VERNACULAR



SECTION 5

BUILDING DESIGN GUIDELINES

5.1 PORCHES (Note: Item of Primary Importance)

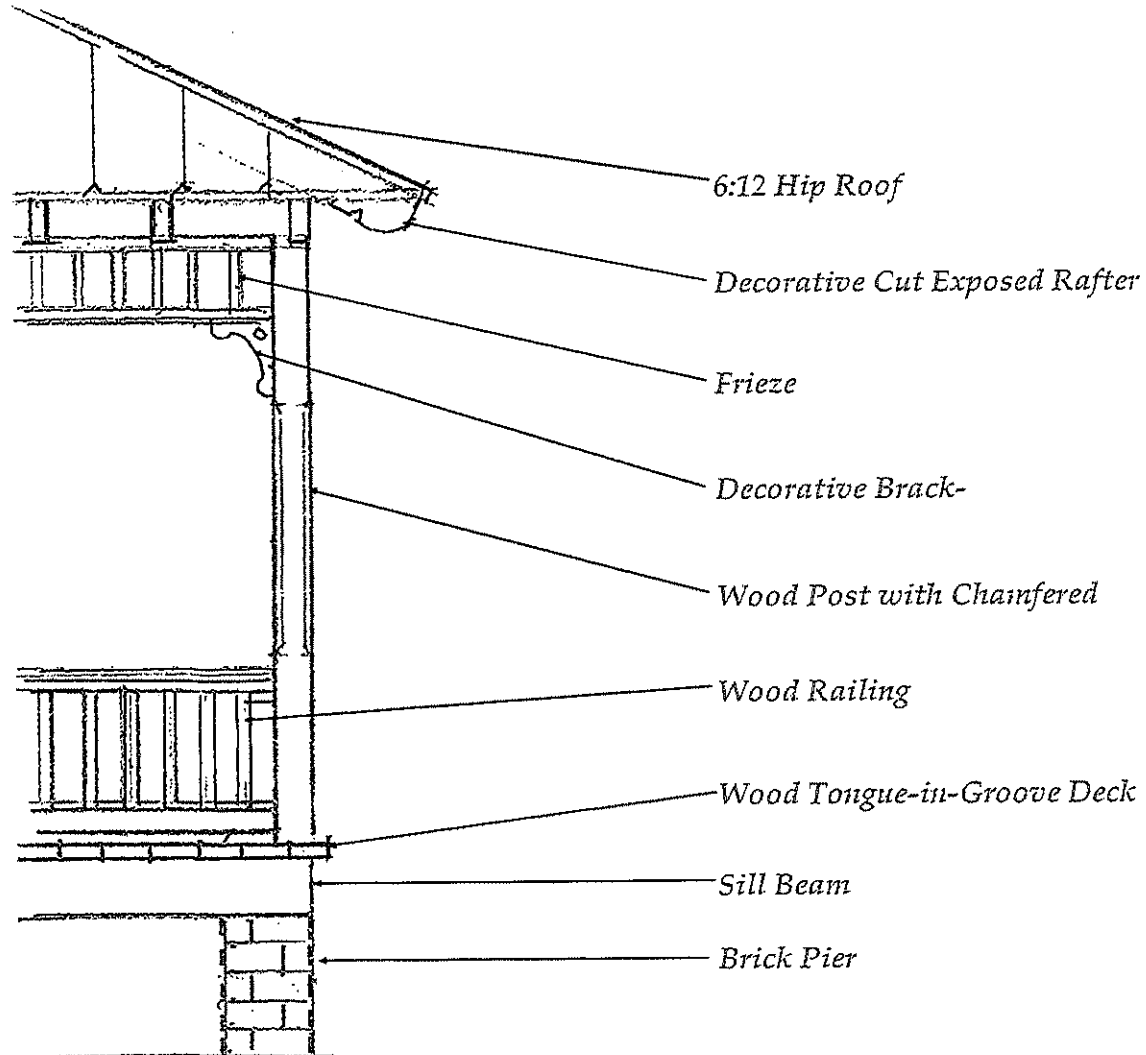
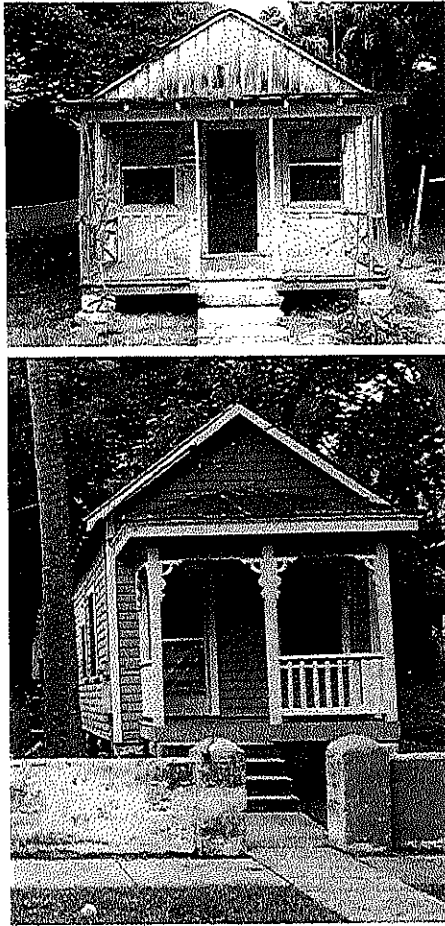
Street-facing porches are one of the primary identifying features of homes within Lincolnville and should be considered on all homes within the neighborhood. Restoration of porches that have been previously enclosed is encouraged.

Design aspects to be considered for the front porches may include:

1. **Deep front porches.** Specifically, the porch should be deep enough for chairs to comfortably sit under the covering.
 - a. Recommended depth is between 6' to 8'.
 - b. Minimum depth of porch to be 5'-6" measured from exterior wall of home to inside edge of railing or column.
2. **Front porch locations** may include full width, wrap around, or fill in between the "L". Full width porches are most typical.
3. Commonly elevated 2'-6" to 3'-6" above grade. Also refer to Site Design Guidelines regarding stormwater.
4. **Decking** is recommended to be wood (versus a composite). Many homes would have used tongue-and-groove (T&G).
5. **Columns** are typically narrow and made of wood with few details; usually spaced evenly across the façade.
 - a. Details may include chamfered corners (square) or a turned (round) column.
 - b. **Brackets** would have traditionally been included at the top of the column (under the frieze board).
 - c. **Bracket** should be the same material (typically wood) as the home.
6. Railings would have typically been wood. Options may have included:
 - a. 1 ¼ inch square pickets.
 - b. Custom balustrade panel with cutouts.
7. **Screening.** Open air porches are traditional to Lincolnville and allow for the most unobstructed views of the architecture. Where screening is included, the following factors should be considered:
 - a. Screen should be placed behind (interior face) of the porch columns, railings, and other ornamental detailing.
 - b. Gray (versus charcoal) screening material is preferred as it allows the details to become more visible.
 - c. Wood framed screen systems are preferred.



Front porches. Images from Florida SP
Lincolnville Historic District document.



Typical porch components. Graphic from
Les Thomas Architect and ML+H Team.



5.2 ROOF (Note: Item of Primary Importance)

Preferred roof styles within Lincolnville include gable and hip.

1. Roof styles:

- Gable:** Front, side, dutch, and cross gables are appropriate.
- Hip:** Hip roofs, especially for more Bungalow style homes, are appropriate.
- Flat:** Typically not used.

2. Pitch:

- Main roofs are traditionally steeply pitched (8:12 to 12:12). Minimum pitch of 6:12 recommended (5:12 with 20% dormer maximum when allowed per City code for non-conforming lots).
- Porch roofs have a low pitch (2:12 to 4:12).
- Dormers sometimes used on 2 ½ or 1 ½ story homes.

3. Rafter tails / ends:

- Rafter ends are exposed, unadorned, and extend beyond the face of the wall.
- Vinyl soffits are discouraged.

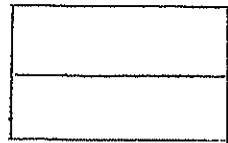
4. Materials:

- Asbestos (existing historic), composition or metal shingles, V-crimp metal.
- Brick or stucco chimneys, typically on the gable end walls.

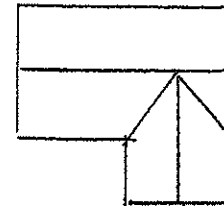
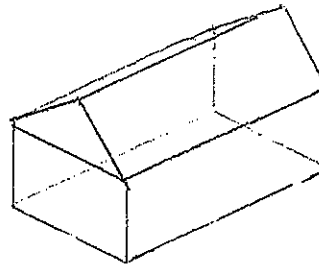
Examples of Roof Types.

Images by ML+H.

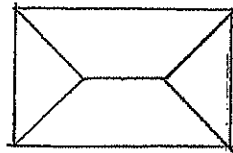
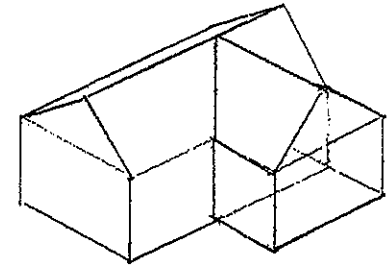




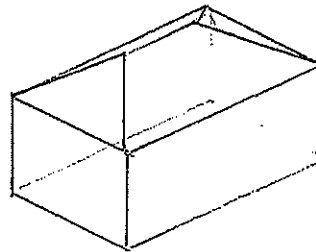
Gable Roof



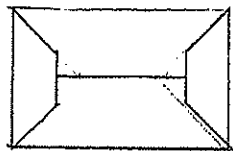
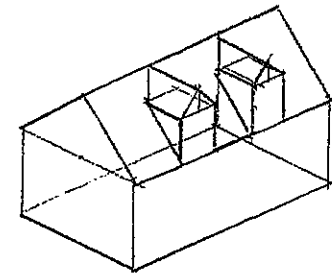
Cross Gable Roof



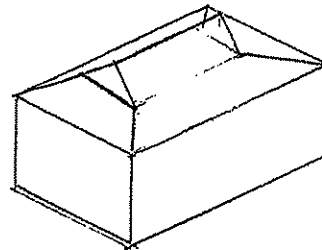
Hip Roof



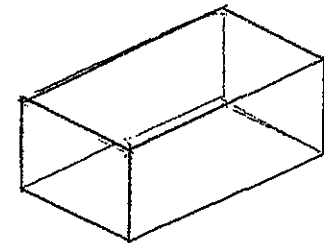
Gable Roof with Dormers



Dutch Gable Roof



Flat Roof



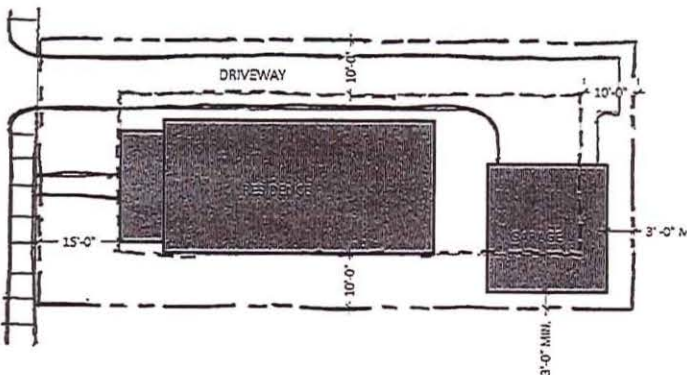
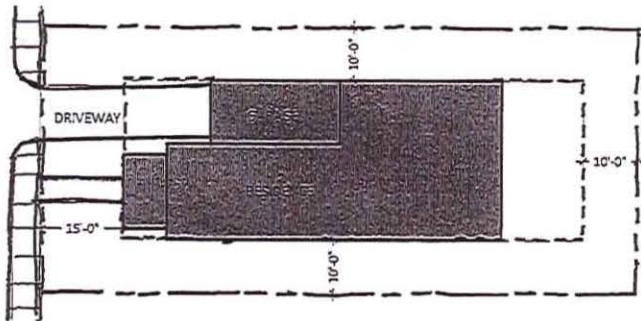
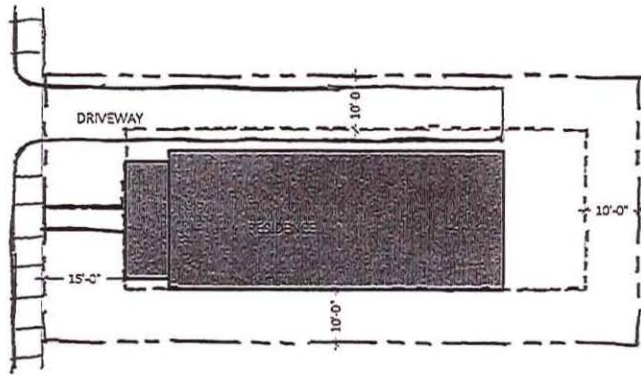
*Examples of Roof Types in Plan
and Axonometric. Graphic by
Les Thomas Architect and ML+H Team.*



5.3 GARAGE LOCATION

The primary façade of the home should be presented towards the street. Garages and carports should be secondary to the main building/façade. Design recommendations may include:

1. Garages should be either recessed from main façade or detached and placed in the rear.
2. Generally, there should be sufficient parking room (18'-20') on the property /in front of the garage.
3. Typical minimum for recessing the garage from the front primary façade (excluding porch) is 4'-0", but additional offset is recommended.
4. Garages are recommended to be generally on grade (lower than finished grade of home) with a 2% to 5% driveway. Waterproofing of the garage space should be considered when applicable.



Example site layouts showing pedestrian and driveway / parking / garage locations. Graphic from ML+H Team.



FOUNDATION

The relationship of the building floor height to the surrounding context of the neighborhood is important to consider.

Raised Pier Foundations: Within the Lincolnville neighborhood, raised pier foundations are typical. There are multiple advantages to raising the foundation, including (a) opportunities for stormwater infiltration, (b) movement of storm surge through a site in hurricane events, and (c) cross ventilation.

Design recommendations should consider:

1. Brick, tabby or concrete block (with texture) piers.
2. Spaces between piers left open.
3. Lattice infill between piers is common.

Stemwalls: Stemwalls may be an appropriate solution where a poured slab is needed. However, it is recommended that grades adjacent to stemwalls largely remain consistent with existing grades. This helps reduce the visual impact of adding extensive fill to a site and keeps new buildings within the existing character of the neighborhood.

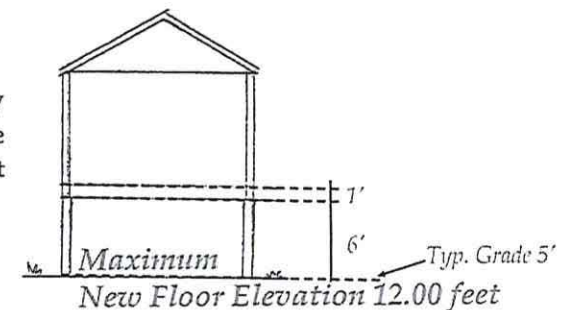
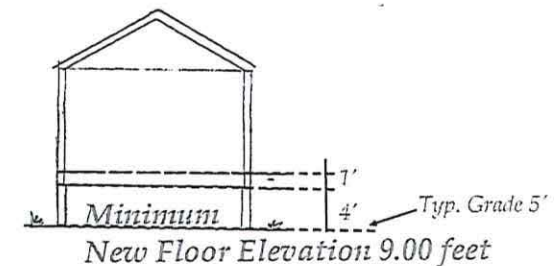


Piers with latticework. Image by ML+H.

RECOMMENDED FIRST FLOOR ELEVATIONS

Homes may consider further elevating the first floor. General recommendations to keep the architectural context of the homes within Lincolnville include:

- Do not raise the home more than 2' from FEMA and City required minimum elevations.
- Do not raise the home more than 4' from existing grade.
- When raising the home more than 4' from existing grade, consider bringing it up one floor by building a non-occupied space such as garages, storage, and similar under the structure. The inclusion of an exterior porch and first floor entry should be considered in lieu of open "stilt house" base.



First Floor Elevation diagram. Graphic by
Les Thomas Architect and ML+H Team.

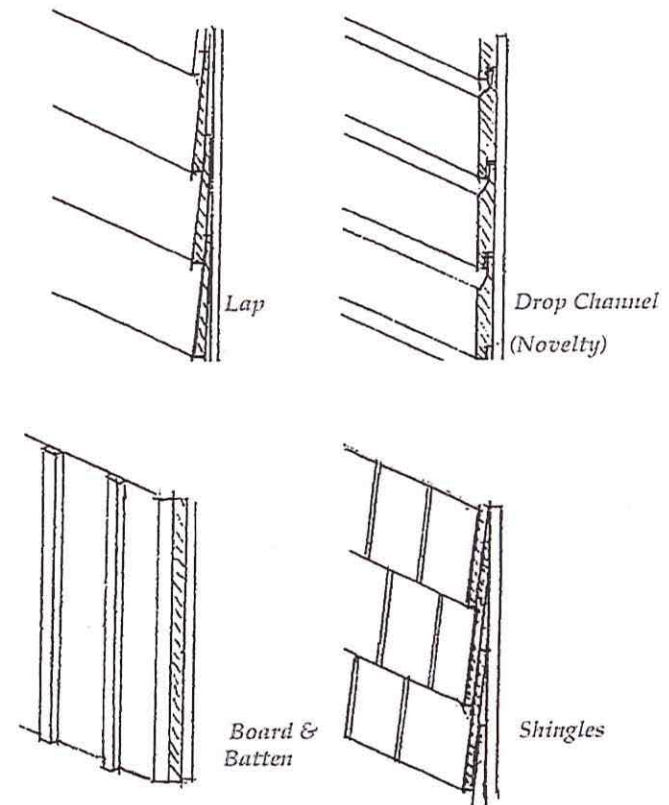


SIDING

Horizontal siding is common throughout Lincolnville. Less common are wood shingles and board and batten. Consider the following:

1. Materials may be wood or cementitious panels. Vinyl is not appropriate for Lincolnville.
2. Smaller profiles are preferred, such as 6" exposure for horizontal siding.
3. Smooth finish is preferred.

Horizontal siding is present throughout Lincolnville.
Image from ML+H.



Siding examples. Graphic by
Les Thomas Architect and ML+H Team.



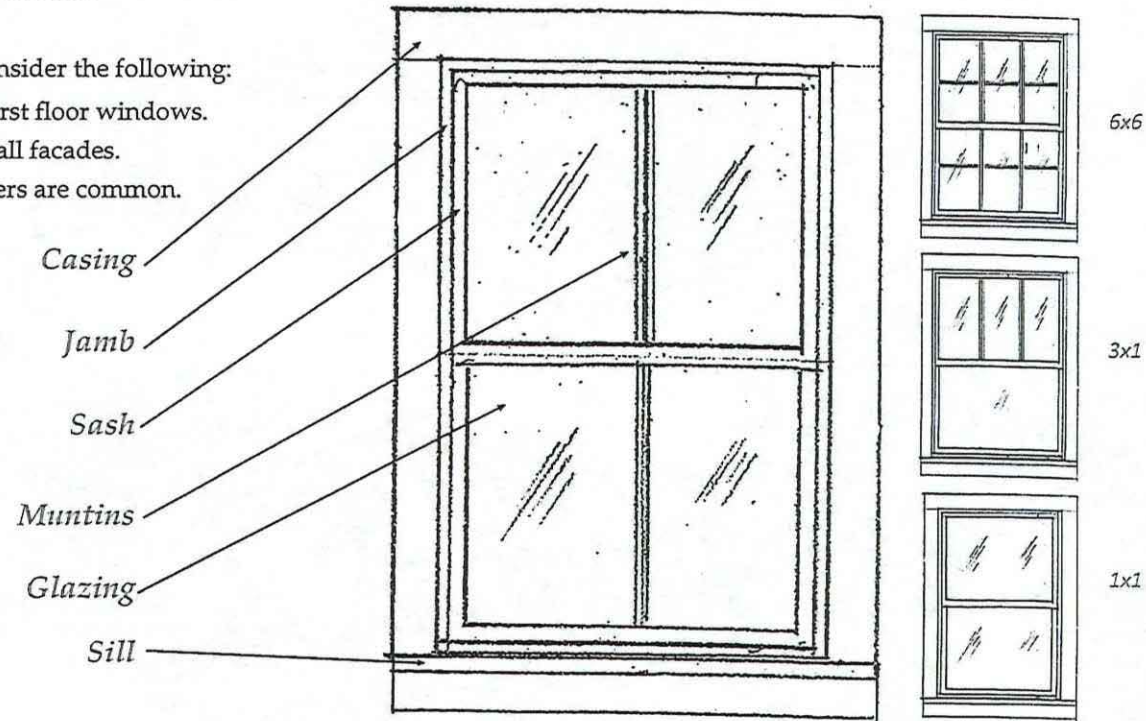
FENESTRATION & GLAZING (WINDOWS)

Design aspects of fenestration include:

1. Windows generally are double-hung, rectangular windows.
2. Windows can be single or multi-pane (6/6, 3/1, 2/2 or 1/1).
3. Trim projects out from wall cladding, approximately $\frac{3}{4}$ inch. Jamb trim min. 4" wide, and headers (lintel) typically 6" wide.
4. Shutters are not typically used. If used, they should be paneled and should be either operable or proportioned to look operable.
5. Windows to be wood, fiberglass, vinyl, or vinyl clad. Aluminum is not recommended.
6. Mirrored glass or film is not recommended.

Window and fenestration layout should consider the following:

1. Second floor windows align with first floor windows.
2. Windows are spaced evenly along all facades.
3. Transoms, fanlights, and attic louvers are common.



Glazing diagram and example panel layouts.
Graphic by Les Thomas Architect and ML+H Team.



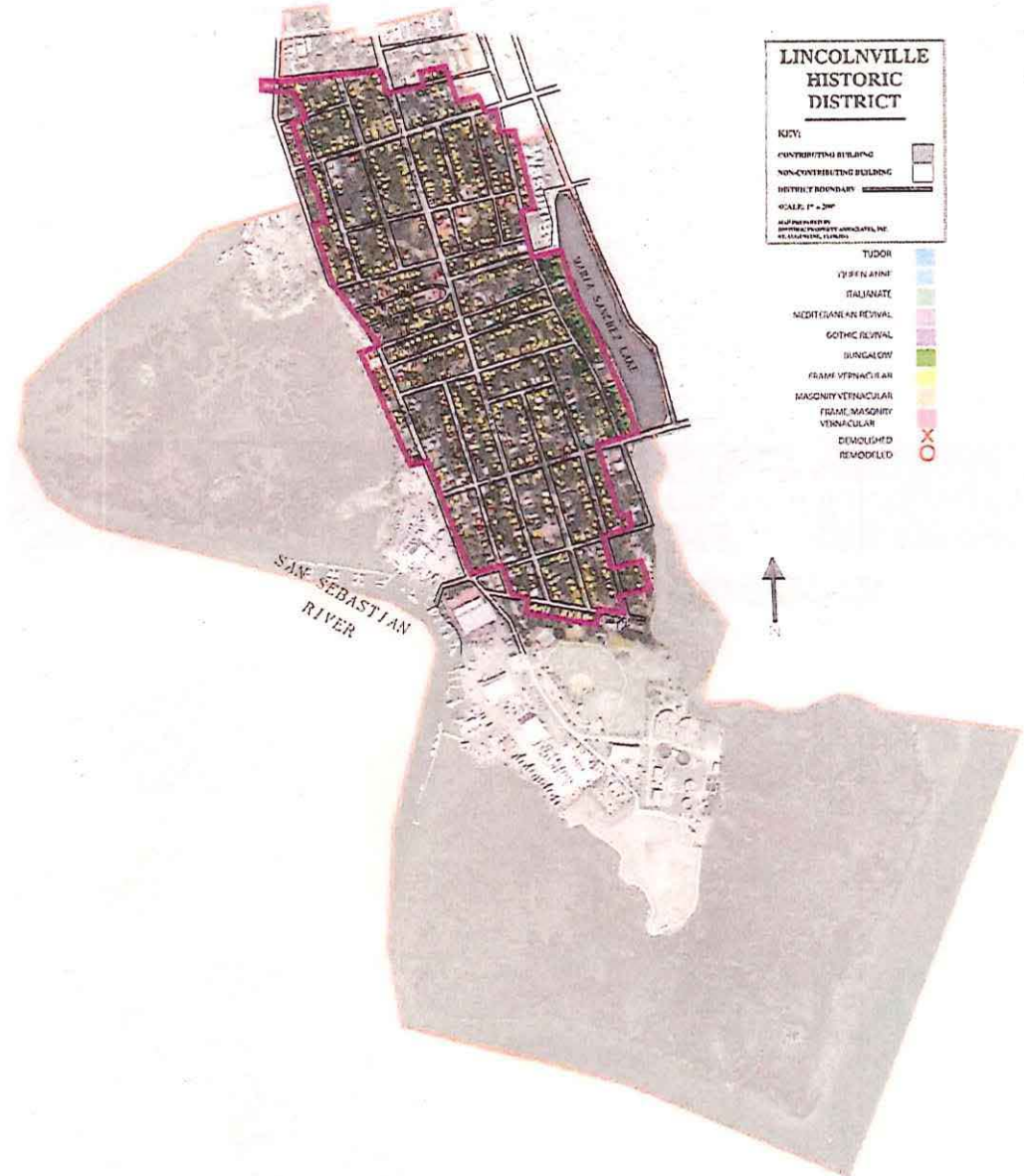


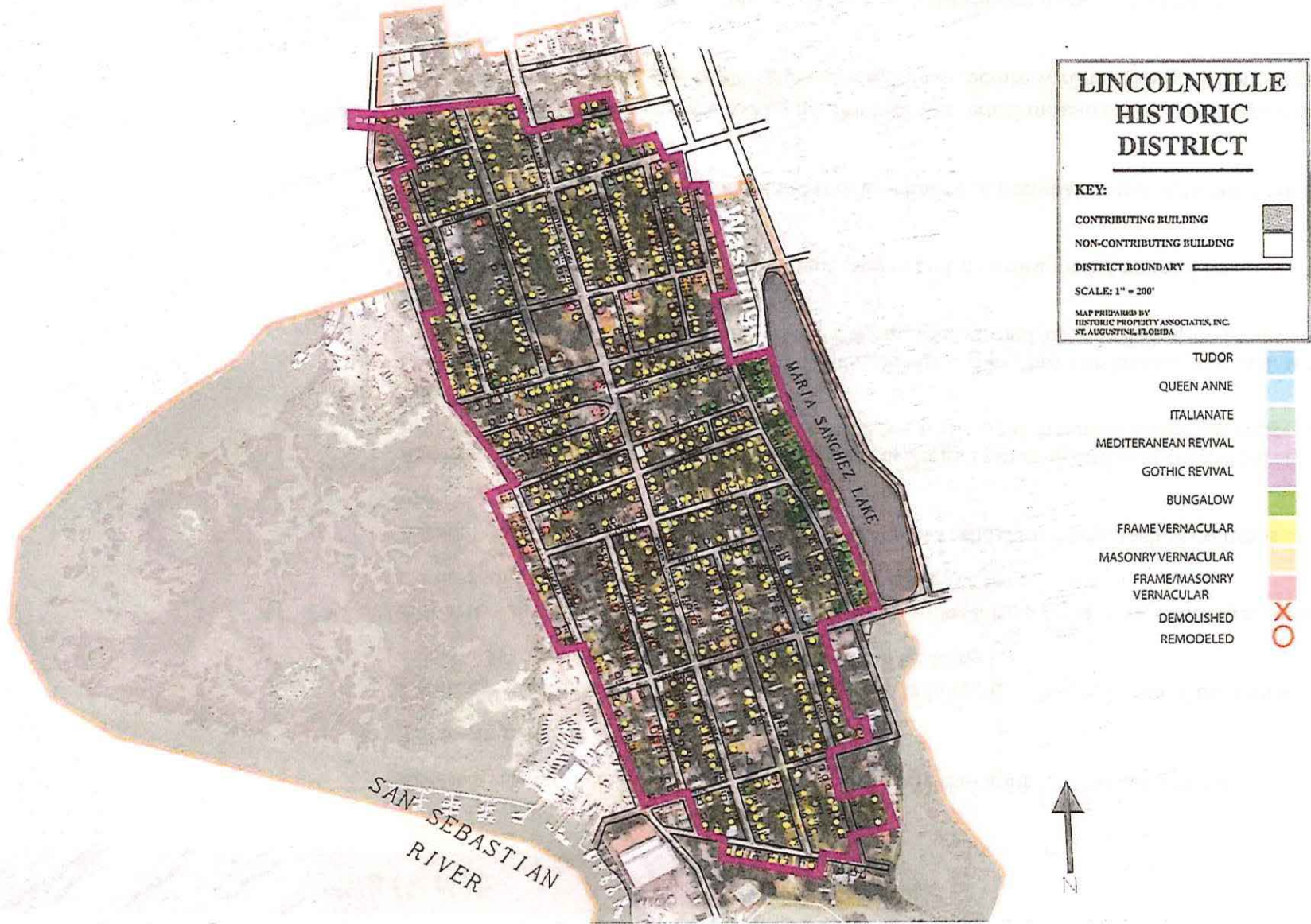
Appendix

EXISTING STYLES



APPENDIX A: EXTENTS







APPENDIX B: DEFINITIONS

Accessory: a supplementary material object or feature that enhances the main focus

Adjacent: next to or adjoining something else.

Ancillary: a subsidiary area that supplements and is integral to the functions of the primary area, but is in no way the foremost purpose of the building

Appurtenances: spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, elevator shafts or other appurtenances required to be placed above the roof level

Arcade: series of arches supported by a colonnade of vertical supports, such as columns or piers

Awning: a rectangular or curved shelter extending from a building and supported entirely from the exterior wall of a building and composed of non-rigid materials except for supporting framework.

Canopy: a structure constructed of rigid materials including, but not limited to metal, wood, concrete, plastic or glass, which is attached to and supported by a building or by columns, poles or braces extended to the ground.

Corridor Review Committee: development review board as designated by the City Commission

Development Site: a parcel or lot of land that that has been designated and initiated work for any development projects

Dimensional Requirement: the code guidelines for numerical measurement conditions for which development has to abide by, such as setbacks, structure widths & heights, lot coverage area, etc.

Facility: a structure, amenity, or place that houses and supports a specific function



Frontage: the facade of a building, specifically abutting King Street.

Full Cut Off: a lighting fixture from which none of its lamp's intensity is emitted at or above a horizontal plane drawn through the bottom of the fixture and no more than ten percent of the lamp's intensity is emitted between eighty (80) degrees and that horizontal plane.

Land Development Regulations: the land development and zoning codes contained in The Code of the City of St. Augustine.

Licensed Professional: a person who has been granted legal authority by their governing body to practice within the designated scope of their profession

King Street: including "West King" and "King Street," this is the main vehicular connector that front setbacks relate to.

Malaga Street: as an extension of the Corridor, applicable sites shall reference Standards for King and Malaga interchangeably.

One-Story: having one floor or level

Parking Structure: a building, generally enclosed, of which the principle function is for vehicular parking

Parapet: a low wall or protective barrier projecting from the edge of a building roof, balcony, terrace, or similar structure

Permanent Accent Lighting: light fixtures such as uplights, downlights, and strip lighting designed to accentuate architectural or landscape features (holiday / Christmas lighting not included)

Photometric: a plan showing the simulated lighting coverage of a proposed development, helping designers assess if a plan will be sufficient in lighting a space while not creating a lighting disturbance to the surrounding properties

Porte-Cochere: a covered entrance large enough for vehicles to pass through

Rendering: a graphic (developed by a licensed professional) depicting a proposed structure in an existing context



City of St. Augustine
Lincolnville CRA Architectural Guidelines

Redevelopment: construction, policies, or programs with the overall process of improving upon existing sites or structures

Right of Way (R.O.W.): publicly owned lands, typically with roadway, sidewalks, etc., which is often immediately adjacent to a property line.

Setback: means the mean horizontal distance between the front line of the building (excluding steps and unenclosed porches of not more than sixteen (16) square feet) and the front line of the lot.

Sign, Awning: a sign that is painted, silk-screened, stitched on, imprinted on, or otherwise applied directly onto the fabric of the awning.

Sign, Canopy: a sign which is suspended from, attached to, supported from or forms a part of a canopy.

Sign, Freestanding: a sign supported by a sign structure secured in the ground and which is wholly independent of any building, fence, vehicle or object other than the sign structure for support. This sign type is prohibited on King Street (see Pedestrian Pole Sign for residential typology).

Sign, Hanging: a sign that is placed under a canopy, awning or arcade, perpendicular to the building façade, and not intended to be seen by motorists.

Sign, Pedestrian Pole Sign: a sign supported by one or two poles in the ground fully independent of any building, fence, vehicle, or object, not to exceed the dimensions included in the King Street Design Standards. This is only for the residential typology.

Sign, Projecting: a sign which is affixed and displayed perpendicular to any building wall or structure with a bracket

Sign, Wall – a sign that is attached flat to a building wall.

Sign, Window – a permanent sign affixed to, or painted on either face of a window or glass door that leads to the exterior of the building. Signs suspended within three (3) feet behind the glass are also deemed window signs.

Two-Story: having two floors or levels



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APPENDIX C: STYLE OVERVIEW



81 ST FRANCIS STREET



96 SOUTH STREET



84 SOUTH STREET



82 SOUTH STREET

MASONRY VERNACULAR - RESIDENTIAL

BACKGROUND

Masonry Vernacular is the most dominant architectural style in the King Street district. The Masonry Vernacular buildings, like the Frame Vernacular buildings, do not follow a particular style. For residential structures, Frame and Masonry Vernacular are very similar in terms of massing and proportions. The main difference between the two is that the Masonry Vernacular uses masonry material (formed work or brick/block) as the main structural support and may have a stucco façade for the exterior fabric. In the early decades of the century, wood frame houses were sometimes disguised as masonry by applying stucco cladding over the wooden studs. Conversely, some masonry vernacular homes have recently been covered with wood or vinyl siding. The following are the characteristics seen mostly on residential examples of the Masonry Vernacular. While new Masonry Vernacular residential buildings are not expected or encouraged in the area, the following characteristics are provided to aid in the preservation of the existing vernacular homes.

BUILDING PLAN

1. Rectangular or L-shaped.
2. Garages and carports are secondary to the main building/facade. They are either recessed from main façade or detached and placed in the rear.
3. Normally one-car space only. Very few examples have a double car garage, and in those cases, there are two doors, instead of a double-wide door.

FOUNDATION

1. Brick or concrete footings.

FACADE

1. Vertically oriented.
2. Simple entrance.
3. Three-bay or five-bay pattern.



PORCHES

1. Wide front porches.
2. Full width, wrap around, or fill in between the "L".
3. Commonly elevated 2'-6" to 3'-6" above grade.
4. Columns are typically narrow and made of wood with few details; usually spaced evenly across the façade.
5. If railings used, they were wooden with 1 ¼ inch square balustrades.

MATERIALS

1. Painted block; sometimes has a rough stucco finish.
2. Brick chimneys sometimes finished with stucco.

ROOF

1. Front, side and cross gable. Sometimes hip roof is used.
2. Main roofs are steeply pitched (8:12 to 12:12).
3. Porch roofs have a low pitch (2:12 to 4:12).
4. Rafter ends are exposed, unadorned, and extend beyond the face of the wall.
5. Composition or metal shingles, V-crimp metal roof materials.
6. Brick or stucco chimneys, typically on the gable end walls.
7. Dormers were sometimes used on 1 ½ story homes.

DOORS

1. Transoms, fanlights are common.
2. French doors and simple balconies are used occasionally.
3. Door trim projects out from wall cladding, approximately ¾ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
4. Doors contain recessed wood panels.



WINDOWS

1. Windows are typically single, tall and narrow.
2. Multi-pane, double-hung sash windows (6/6, 3/1, 2/2 or 1/1). Awning and jalousie/louvered windows used in later construction (mid-century).
3. Transoms, fanlights and attic louvers are common.
4. Second floor windows align with first floor windows.
5. Windows are spaced evenly along all facades.
6. Window trim projects out from wall cladding, approximately $\frac{3}{4}$ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
7. Shutters are not typically used. When used, they should be paneled and should be either operable or proportioned to look operable.

COLORS

1. Colors range in the pastel family from light yellow and green to gray and brown.

ORNAMENTATION

1. Detailing is simple, usually consisting of cast concrete.

FENCES

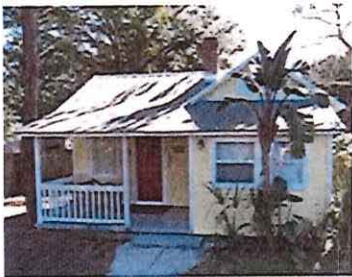
1. Wooden fences are most common.
2. Picket fences with various level of ornamentation, consistent with the main building.



APPENDIX C: STYLE OVERVIEW



79 LINCOLN STREET



93 LINCOLN STREET



114 MARTIN LUTHER KING
AVENUE

FRAME VERNACULAR

BACKGROUND

Frame Vernacular is one of the most dominant architectural styles in the Lincolnville neighborhood. Vernacular architecture refers to a regional or “folk” architecture, built with local materials and local labor, without formal plans, and for the most economical price at the time. Vernacular, while considered a style, does not belong to any particular formal architectural style, rather its design reflects a trend toward simplicity. Some Frame Vernacular buildings have one story, others have two; while some have front gable roofs, others may have side-gable or cross gable roofs. Most Frame Vernacular buildings in the district are residential homes; however, the style is often used on non-residential buildings as well.

BUILDING PLAN

1. Rectangular or L-shaped.
2. Garages and carports are secondary to the main building/facade. They are either recessed from main façade or detached and placed in the rear. Sites that have been converted to commercial or office use have demolished the garage (if one was present in the rear) and replaced it with surface parking.

FOUNDATION

1. Brick, tabby or concrete block piers.
2. Spaces between piers left open.
3. Lattice infill between piers is common.

FACADES

1. Vertically oriented.
2. Three-bay or five-bay pattern.
3. Simple entrance.



COLORS

1. Colors range in the pastel family from light yellows and grays to light pastel colors.

PORCHES

1. Wide front porches.
2. Full width, wrap around, or fill in between the "L".
3. Commonly elevated 2'-6" to 3'-6" above grade.
4. Columns are typically narrow and made of wood with few details; usually spaced evenly across the façade.
5. If railings used, they were wooden with 1 ¼ inch square balustrades.

ROOF

1. Front, side and cross gable.
2. Main roofs are steeply pitched (8:12 to 12:12).
3. Porch roofs have a low pitch (2:12 to 4:12).
4. Rafter ends are exposed, unadorned, and extend beyond the face of the wall.
5. Asbestos, composition or metal shingles, V-crimp metal.
6. Brick or stucco chimneys, typically on the gable end walls.
7. Dormers sometimes used on 1 ½ story homes.

DOORS

1. Transoms, fanlights are common.
2. Door trim projects out from wall cladding, approximately ¾ inch. Jamb trim min. 4" wide, and headers (lintel) are normally 6" wide.
3. Doors contain recessed wood panels.

WINDOWS

1. Windows are single, tall and narrow.
2. Multi-pane, double-hung sash windows (6/6, 3/1, 2/2 or 1/1). Jalousie used in later construction (mid-century).
3. Transoms, fanlights and attic louvers are common.



4. Second floor windows align with first floor windows.
5. Houses built in the early 1900s had wood windows. Aluminum and vinyl windows have been used more recently.
6. Windows are spaced evenly along all facades.
7. Window trim projects out from wall cladding, approximately $\frac{3}{4}$ inch. Jamb trim min. 4" wide, and headers (lintel) typically 6" wide.
8. Shutters are not typically used. If used, they should be paneled and should be either operable or proportioned to look operable.

MATERIALS

1. Horizontal wood siding; less common are wood shingles and board and batten. Vinyl and fiber cement siding used more recently.

ORNAMENTATION

1. Sparse, limited to ornamental woodwork.

FENCES

1. Wooden fences are most common.
2. Picket fences with various level of ornamentation, consistent with the main building.



APPENDIX C: STYLE OVERVIEW



111 MARTIN LUTHER KING AVENUE



97 MARTIN LUTHER KING AVENUE

TRADITIONAL COMMERCIAL BACKGROUND

Non-residential Masonry Vernacular buildings outnumber all other styles in the King Street district. As noted above, Masonry Vernacular buildings do not follow a particular style, but rather reflect local conditions and trends. The non-residential Masonry vernacular buildings in the district can be classified based on the type of use they serve.

The **one and two-story commercial masonry vernacular buildings** are encouraged in the King Street district. See style characteristics below. There are two examples of **multi-story masonry vernacular buildings** in the district. Neither one, however, has commercial use on the ground floor.

In more recent years, a different type of commercial vernacular has emerged – buildings housing auto-oriented uses. The **auto-oriented masonry vernacular buildings** typically have the customer parking area in front of the building. And even when the building is located close to the street, the entrance to the building faces the parking lot on the side of the building. The windows on this type of building are much smaller than the commercial buildings discussed above. There is one example in the district of a masonry vernacular building, with a large set-back and porte cochere, that used to be a service station but today serves as a kart, scooter and bike rental. This type of building is not appropriate in the King Street Entry Corridor District.

The **institutional masonry vernacular buildings** in the King Street district date from different very periods of time, and do not represent a particular trend. The older examples do project a more monumental presence with their architectural detail and vertical orientation and are oriented to the street.

Masonry vernacular buildings sometimes adopt architectural elements from other styles but not in such a strong manner as to classify it under that style. While it is acceptable to infuse a stylistic flare to the commercial buildings, the main character or typology of such buildings shall follow closely the description provided above for the one, two or multi-story masonry vernacular buildings.



BUILDING PLAN

1. The building is typically oriented to the street, placed close to the sidewalk;
2. The ground floor is used for retail or restaurant use and the second floor may house apartment units or office space;
3. Parking is located in the rear of the site or, in some cases, to the side of the building.

FOUNDATION

1. Slab or continuous wall (concrete or masonry units)

FAÇADE/FRONTAGE ELEMENTS

1. The ground floor façade includes one or several store-fronts with glass display windows and doors and low bulkhead;
2. Awnings and canopies are commonly used in the one-story examples. Galleries and canopies (sometimes projecting over the sidewalk) are seen in the two-story examples.

COLORS

1. Colors range from pastels to earth colors;
2. Contrasting base and trim colors.

ROOF

1. Flat, hip, or gable pitched roof;
2. Parapets are used to hide the main roof;

DOORS

1. Recessed storefront glass doors are common;
2. Wood or metal door frames.



WINDOWS

1. Fixed plate glass display windows and doors on the first floor.
2. Upper floor windows are typically single, tall and narrow; some may include arches or decorative brick work trim.
3. Multi-pane, double-hung sash windows (6/6, 3/1, 2/2 or 1/1).
4. Windows are spaced evenly along all facades.
5. Upper story window trim projects out from wall cladding, approximately $\frac{3}{4}$ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
6. Shutters are not typically used. When used, they should be paneled and should be either operable or proportioned to look operable.

MATERIALS

1. Exposed brick, painted block; sometimes has a rough stucco finish.

ORNAMENTATION

1. Detailing is simple, usually consisting of cast concrete.

SIGNS

1. Business signs typically include wall or projecting signs complementing the design of the façade;



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APPENDIX D: LANDSCAPE PLANT LIST

Botanical Name	Common Name	Botanical Name	Common Name
Street Trees		Accent Trees and Palms	
<i>Quercus laurifolia</i>	Laurel Oak	<i>Acer rubrum</i>	Red Maple
<i>Quercus virginiana</i>	Live Oak	<i>Bambusa spp.</i>	Bamboo (clumping)
<i>Quercus shumardii</i>	Shumard Oak	<i>Butia capitata</i>	Pindo Palm
<i>Plantanus occidentalis</i>	Sycamore	<i>Cercis cananadensis</i>	Redbud
<i>Taxodium distichum</i>	Bald Cypress	<i>Ilex cassine</i>	Dahoon Holly
<i>Ulmus parrifolia</i>	Drake Elm	<i>Ilex opaca</i>	American Holly
Street Palms		<i>Ilex vomitoria</i>	Yaupon Holly
<i>Phoenix canariensis</i>	Canary Island Date Palm	<i>Juniperus silicicola</i>	Southern Red Cedar
<i>Phoenix dactalifera</i>	Date Palm	<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Phoenix sylvestris</i>	Sylvestris Date Palm	<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Sabal palmetto</i>	Sabal Palm	<i>Ligustrum spp.</i>	Ligustrum
<i>Washingtonia robusta</i>	Washington Palm	<i>Liquidambar styraciflua</i>	Sweetgum
		<i>Livistonia chinensis</i>	Chinese Fan Palm
		<i>Magnolia grandiflora</i>	Southern Magnolia
		<i>Myrica cerifera</i>	Wax Myrtle
		<i>Phoenix reclinata</i>	Senegal Date Palm
		<i>Prunus agustifolia</i>	Chickasaw Plum
		<i>Prunus calleryana</i>	Bradford Pear
		<i>Prunus caroliniana</i>	Cherry Laurel
		<i>Trachycarpus fortunei</i>	Windmill Plum



Botanical Name	Common Name
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Hedges*, Shrubs*, Cycads and Palms

(*To be used as a screen for parking lots.)

<i>Abelia grandiflora</i> *	Abelia
<i>Camellia japonica</i>	Camellia
<i>Camellia sasanqua</i>	Sasanqua Camellia
<i>Cassia</i> spp.	Cassia
<i>Cortaderia selloana</i>	Pampas Grass
<i>Crinum</i> spp.	Crinum Lily
<i>Eleagnus pungens</i> *	Silverthorn
<i>Eragrostis spectabilis</i>	Purple Lovegrass
<i>Feijoa sellowiana</i> *	Feijoa
<i>Galphimia glauca</i>	Thryallis
<i>Gardenia jasminoides</i>	Gardenia
<i>Hibiscus</i> spp.	Hibiscus
<i>Ilex cassine</i>	Dahoon Holly
<i>Ilex cornuta</i> *	Chinese Holly
<i>Ilex cornuta</i> * "Burfordi"	Burford Holly
<i>Ilex crenata</i>	Japanese Holly
<i>Ilex vomitoria</i> "nana"	Dwarf Yaupon Holly
<i>Illicium anisatum</i> *	Star Anise
<i>Illicium parviflorum</i> *	Yellow Anise
<i>Juniperus chinensis</i> *	Chinese Juniper
<i>Juniperus</i> spp.	Juniper
<i>Lantana camara</i>	Lantana
<i>Ligustrum japonicum</i> *	Japanese Privet
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia
<i>Muhlenbergia capillaris</i>	Muhly Grass
<i>Nandina domestica</i>	Heavenly Bamboo

Botanical Name	Common Name
----------------	-------------

Hedges*, Shrubs*, Cycads and Palms

<i>Nerium oleander</i>	Oleander
<i>Philodendron selloum</i>	Split Leaf Philodendron
<i>Photinia fraseri</i>	Fraser's Photinia
<i>Pittosporum tobira</i> *	Pittosporum
<i>Plumbago auriculata</i>	Plumbago
<i>Podocarpus macrophyllus</i> *	Podocarpus
<i>Pyracantha coccinea</i>	Firethorn Pyracantha
<i>Raphiolepis indica</i>	Indian Hawthorn
<i>Rhapidochylum hystrix</i>	Needle Palm
<i>Rhododendron indica</i> *	Indica Azaleas
<i>Rhododendron obtusum</i>	Dwarf Azaleas
<i>Rhododendron kurume</i>	Kurume Azaleas
<i>Serenoa repens</i>	Saw Palmetto
<i>Spartina</i> spp.	Cordgrass
<i>Thuja occidentalis</i>	American Arborvitae
<i>Viburnum odoratissimum</i> *	Sweet Viburnum
<i>Viburnum suspensum</i> *	Sandankwa Viburnum
<i>Viburnum Tinus</i>	Laurustikus Viburnum
<i>Yucca elephantipes</i>	Spineless Yucca
<i>Yucca smalliana</i>	Bear Grass
<i>Zamia floridana</i>	Coontie
<i>Zamia furfuracea</i>	Cardboard Plant



Botanical Name

Common Name

Groundcovers

Aspidistra elatior
Catharanthus roseus
Cyrtomium falcatum
Dietes iridioides
Ficus pumila
Gaillardia pulchella
Gelsemi sempervirens
Gerbera jamesonii
Hedera canariensis
Hedera helix
Hemerocallis spp.
Helianthus debilis
Ipomoea stolonifera
Iris virginica
Lantana depressa
Lantana montevidensis
Liriope spp.
Lonicera japonica "Halliana"
Nandina domestica "nana"
Nephrolepis exaltata
Ophiopogon japonicus
Pittosporum tobira "nana"
Rudbeckia hirta
Trachelospermum asiaticum
Trachelospermum jasminoides
Tulbaghia violacea
Vinca major
Zamia floridana

Groundcovers

Cast Iron Plant
Periwinkle, Vinca
Holly Fern
African Iris
Creeping Fig
Gaillardia
Carolina Jessamine
Gerbera Daisy
Algerian Ivy
English Ivy
Day Lilly
Beach Sunflower
Beach Morning Glory
Blue Flag
Yellow Pineland Lantana
Weeping Lantana
Lilly Turf
Hall's Honeysuckle
Dwarf Heavenly
Sword or Boston Fern
Mondo Grass
Dwarf Pittosporum
Black Eyed Susan
Confederate Jasmine
Star Jasmine
Society Garlic
Bigleaf Periwinkle
Coontie

Botanical Name

Common Name

Vines

Clematis dioscoreifolia
Clematis virginiana
Glesmium sempervirens
Hedera canariensis
Hedera helix
Ipomoea stolonifera
Jasminum multiflorum
Jasminum sambac
Lonicera japonica "halliana"
Lonicera sempervirens
Parthenocissus quinquefolia
Trachelospermum asiaticum
Trachelospermum jasminoides
Wisteria sinensis

Vines

Japanese Clematis
Sweet Autumn Clematis
Carolina Jasmine
Algerian Ivy
English Ivy
Beach Morning Glory
Downy Jasmine
Arabian Jasmine
Hall's Honeysuckle
Coral Honeysuckle
Virginia Creeper
Confederate Jasmine
Star Jasmine
Chinese Wisteria

Turfgrass

Bahia Grass
Bermuda Grass
Centipede Grass
St. Augustine Grass
Zoysia Grass

PLANTS NOT LISTED

All native plantings as defined by UF/IFAS or USDA to northeast Florida may be used in addition to this list. All plantings defined as "Florida Friendly" and suited to northeast Florida's climate by UF/IFAS may also be used. Refer to the Florida-Friendly Landscape website for more assistance: <http://fyn.ifas.ufl.edu/>



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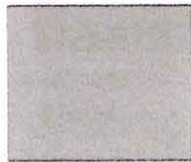
APPENDIX E: RECOMMENDED PAINT COLORS

Paint colors are arranged by Architectural Style and Years. Paint names and manufacturer numbers are listed to ensure correct paints are purchased. Manufacturers referenced are Sherwin-Williams (SW ####) and Benjamin Moore (BM ###). Additional information can be found in the City of St Augustine AGHP's Guide to Paint Colors and Placement.

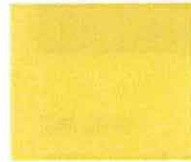
EARLY VICTORIAN, CA. 1840-1870



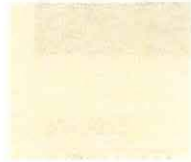
Downing Sand
SW 2822



Downing Stone
SW 2821



Downing Yellow
SW 6696



Downing Cream
SW 6127



Renwick Yellow
SW 6381



Renwick Gold
SW 6388



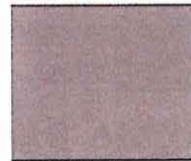
Downing Earth
SW 2820



Renwick Beige
SW 2805



Renwick Rose Beige
SW 2821



Renwick Heather
SW 2818



Renwick Golden Oak
SW 2824



Renwick Olive
SW 2815



Downing Slate
SW 2819

LATE VICTORIAN, CA. 1870-1890



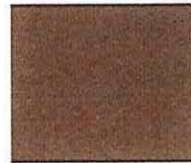
Rookwood Clay
SW 2823



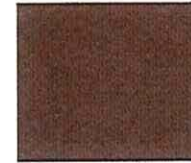
Rookwood Antique Gold
SW 2814



Tiffany Bronze
SW 2806



Rookwood Brown
SW 2806



Rookwood Medium Brown
SW 2807



Rookwood Dark Brown
SW 2808



Rookwood Dark Green
SW 2816



APPENDIX D: RECOMMENDED PAINT COLORS

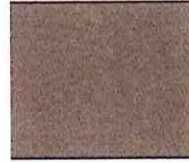
LATE VICTORIAN, CA. 1870-1890



**Tiffany
Palm Green**
SW 6397



**Tiffany
Moss Green**
SW 6417



Rookwood Olive
SW 2843



**Rookwood
Dark Olive**
SW 2846



Tiffany Olive
SW 2815

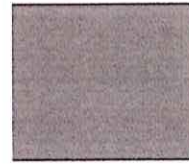
BOTH EARLY AND LATE VICTORIAN, CA. 1840-1900



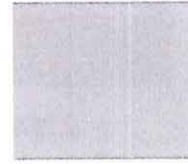
**Light Gray
Stone**
SW 7016



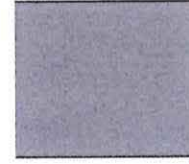
**Medium Gray
Stone**
SW 7017



Dark Gray Stone
SW 7046



Light Slate
SW 7072



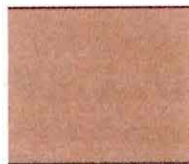
Medium Slate
SW 7074



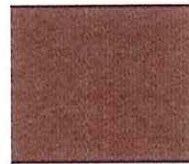
Dark Slate
SW 7075



**Light
Brownstone**
SW 6094



**Medium
Brownstone**
SW 6095



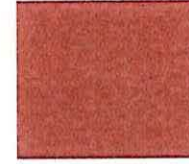
**Dark
Brownstone**
SW 6089



**Rookwood
Dark Red**
SW 2801



Rookwood Red
SW 2802



**Rookwood
Terra Cotta**
SW 2803



**Roycroft
Bronze Green**
SW 2846



Buff
SW 6135



APPENDIX D: RECOMMENDED PAINT COLORS

BOTH EARLY AND LATE VICTORIAN, CA. 1840-1900



Light Drab
SW 6149



Medium Drab
SW 6150



Dark Drab
SW 6151



**Rookwood
Shutter Green**
SW 2809



**Rookwood
Sash Green**
SW 2810



**Rookwood
Blue Green**
SW 2811



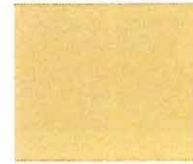
**Rookwood
Jade**
SW 2812



**Dark Blue
Green**
SW 6474



**Rookwood
Antique Gold**
SW 2814



Downing Straw
SW 2813



**Rookwood
Amber**
SW 2817



Old Gold
SW 6384



Light Olive
SW 2842



Medium Olive
SW 2815



Dark Olive
SW 2843



Olive Yellow
SW 6410



Powder Blue
SW 2863



**Colonial Revival
Gray**
SW 2832



**Colonial Revival
Ivory**
SW 2833



**Colonial Revival
Yellow**
SW 2865



APPENDIX D: RECOMMENDED PAINT COLORS

COLONIAL AND CLASSICAL REVIVAL, CA. 1890-1930

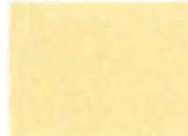
BODY AND TRIM



Classical White
SW 2829



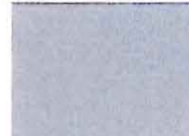
**Colonial Revival
Ivory**
SW 2833



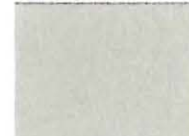
**Colonial Revival
Yellow**
SW 2865



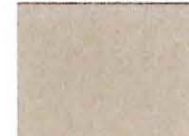
Classical Gold
SW 2831



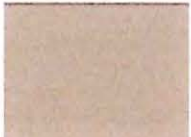
**Colonial Revival
Blue**
SW 6227



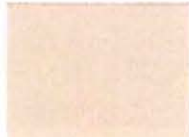
**Colonial Revival
Sea Green**
SW 2825



**Colonial Revival
Green Stone**
SW 2826



**Colonial Revival
Stone**
SW 2827



**Colonial Revival
Tan**

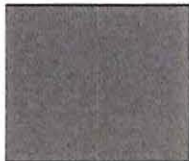


**Colonial Revival
Gray**
SW 2813

TRIM ONLY



**Rookwood
Shutter Green**
SW 2809



**Renwick Fence
Green**
SW 6194



APPENDIX D: RECOMMENDED PAINT COLORS

MEDITERRANEAN INFLUENCE, CA. 1890-1940

BODY (STUCCO)



Bagel
SW 6114



**Interactive
Cream**



Beige
SW 2859



Universal Khaki
SW 6150

TRIM ONLY



**Renwick Rose
Beige**
SW 2804



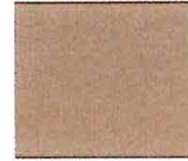
**Quartersawn
Oak**
SW 2836



**Rookwood
Dark Brown**
SW 2808



Sycamore Tan
SW 2855



Rookwood Clay
SW 2823



Downing Earth
SW 2820



**Rookwood
Amber**
SW 2817



**Renwick
Golden Oak**
SW 2824



**Roycroft
Bronze Green**
SW 2846



**Rookwood
Shutter Green**
SW 2809



APPENDIX D: RECOMMENDED PAINT COLORS

BUNGALOW, CA. 1890-1940

PAINT SELECTION INSTRUCTIONS:

In the paint selection process usually two to five (2 to 5) colors total consisting of a “family” of colors and an accent color (complementary or contrasting) color that may or may not be trim color are selected:

Body Color(s): one main color, can have second compatible color for gable or second floor body.

Major Trim: contrasting to main body, for corner boards, porch railings, steps, window trim (not sash), and door trim boards.

Minor Trim: Doors, porch parts (posts, spindles) and decorative trim next to major trim

Sash (moveable parts of window): white, light/dark body or accent color

Accent: highlighting architectural features, brackets, doors, posts, accent boards, etc.

Note:

White can be used for body, major or minor trim, window sashes or as an accent.

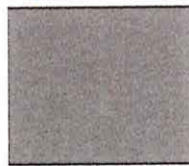
Black can be used for minor trim, window sashes, or as an accent ONLY.

Colors may be selected based on compatible family pairings. See color guide below and on following pages.

FAMILY 1 (compatible with Family 2)



Hunt Club
SW 6468



Dried Thyme
SW 6186



Plymouth Green
SW 2852



Roycroft Vellum
SW 2833



Birdseye Maple
SW 2834



Downing Straw
SW 2813



**Rookwood
Terracotta**
SW 2803



APPENDIX D: RECOMMENDED PAINT COLORS

BUNGALOW, CA. 1890-1940

FAMILY 1 (compatible with Family 2)



**Rookwood
Amber**
SW 2817

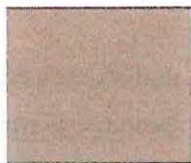


**New Colonial
Yellow**
SW 2853

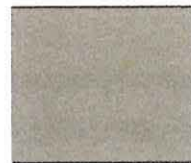
FAMILY 2 (compatible with Family 1, 3, or 4)



Downing Earth
SW 2820



Sycamore Tan
SW 2855



**Bunglehouse
Gray**
SW 2845



Rookwood Clay
SW 2823



Renwick Olive
SW 2815



**Rookwood
Dark Green**
SW 2816



**Rookwood
Brown**
SW 2806



**Rookwood
Medium Brown**
SW 2807



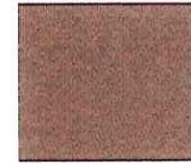
**Rookwood
Dark Brown**
SW 2808



Rookwood Red
SW 2802



**Rookwood
Dark Red**
SW 2801



**Quartersawn
Oak**
SW 2836



APPENDIX D: RECOMMENDED PAINT COLORS

BUNGALOW, CA. 1890-1940

PAINT SELECTION INSTRUCTIONS:

In the paint selection process usually two to five (2 to 5) colors total consisting of a "family" of colors and an accent color (complementary or contrasting) color that may or may not be trim color are selected:

Body Color(s): one main color, can have second compatible color for gable or second floor body.

Major Trim: contrasting to main body, for corner boards, porch railings, steps, window trim (not sash), and door trim boards.

Minor Trim: Doors, porch parts (posts, spindles) and decorative trim next to major trim

Sash (moveable parts of window): white, light/dark body or accent color

Accent: highlighting architectural features, brackets, doors, posts, accent boards, etc.

Note:

White can be used for body, major or minor trim, window sashes or as an accent.

Black can be used for minor trim, window sashes, or as an accent ONLY.

Colors may be selected based on compatible family pairings. See color guide below and on following pages.



APPENDIX D: RECOMMENDED PAINT COLORS

BUNGALOW, CA. 1890-1940

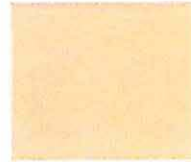
FAMILY 3 (compatible with Family 2 or 4)



**Renwick Rose
Beige**
SW 284



Beige
SW 2859



Soft Apricot
SW 6352



**Kings Bakery
Coral**
BM 040

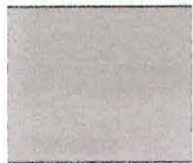


**Rookwood
Terracotta**
SW 2803

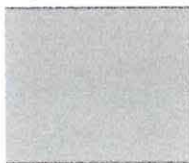


Fireweed
SW 6328

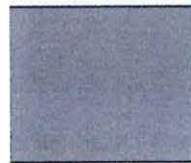
FAMILY 4 (compatible with Family 2 or 3)



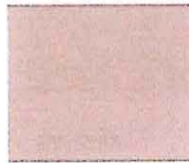
Downing Stone
SW 2821



Oyster Bay
SW 6206



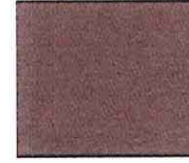
Downing Slate
SW 2819



Glamour
SW 6031



Vaguely Mauve
SW 6015



River Rouge
SW 6026



De Mesa Pink
BM 038



Renwick Beige
SW 2805



Rainstorm
SW 6230

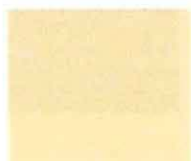


APPENDIX D: RECOMMENDED PAINT COLORS

CRAFTSMAN, CA. 1910-1940



**Roycroft
Vellum**
SW 2833



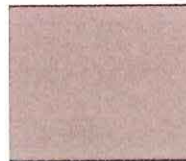
Birdseye Maple
SW 2834



**Craftsman
Brown**
SW 2835



**Quartersawn
Oak**
SW 2836



**Hammered
Silver**
SW 2840



**Roycroft
Copper Red**
SW 2839



**Polished
Mahogany**
SW 2838



Aurora Brown
SW 2837



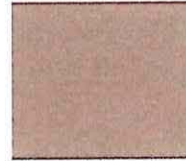
**Roycroft Mist
Gray**
SW 2844



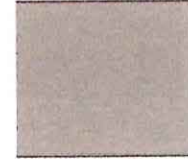
Roycroft Brass
SW 2843



Roycroft Suede
SW 2842



**Weathered
Shingle**
SW 2841



**Bunglehouse
Gray**
SW 2845



**Roycroft
Bronze Green**
SW 2846



**Roycroft Bottle
Green**
SW 2847

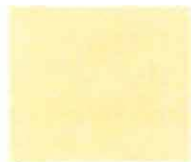


**Roycroft
Pewter**
SW 2848



APPENDIX D: RECOMMENDED PAINT COLORS

POST WAR ROMANTICISM, CA. 1945-1970



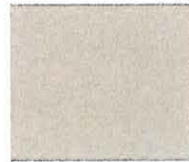
Peace Yellow
SW 2857



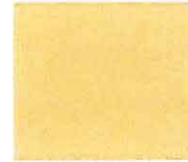
Harvest Gold
SW 2858



Beige
SW 2859



Sage
SW 2860



**New Colonial
Yellow**
SW 2853



**Caribbean
Coral**
SW 2854



Sycamore Tan
SW 2855



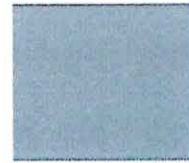
Fairfax Brown
SW 2856



Avocado
SW 2861



Burma Jade
SW 2862



Powder Blue
SW 2863



Statford Blue
SW 2864



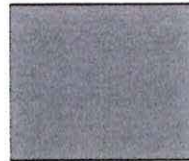
**Plymouth
Green**
SW 2852



**Sage Green
Light**
SW 2851



Chelsea Gray
SW 2850



**Westchester
Gray**
SW 2849



GUIDELINES FOR INFORMATIONAL PURPOSES

These voluntary guidelines are intended for informational purposes only at this time.

We hope that you consider incorporating them in your renovations or new construction to honor the architectural history of Lincolnville.



FINAL DRAFT FOR BOARD REVIEW

JULY 10, 2023

Prepared by



Marquis Latimer + Halback

LANDSCAPE ARCHITECTURE · PLANNING

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Open City
Architecture

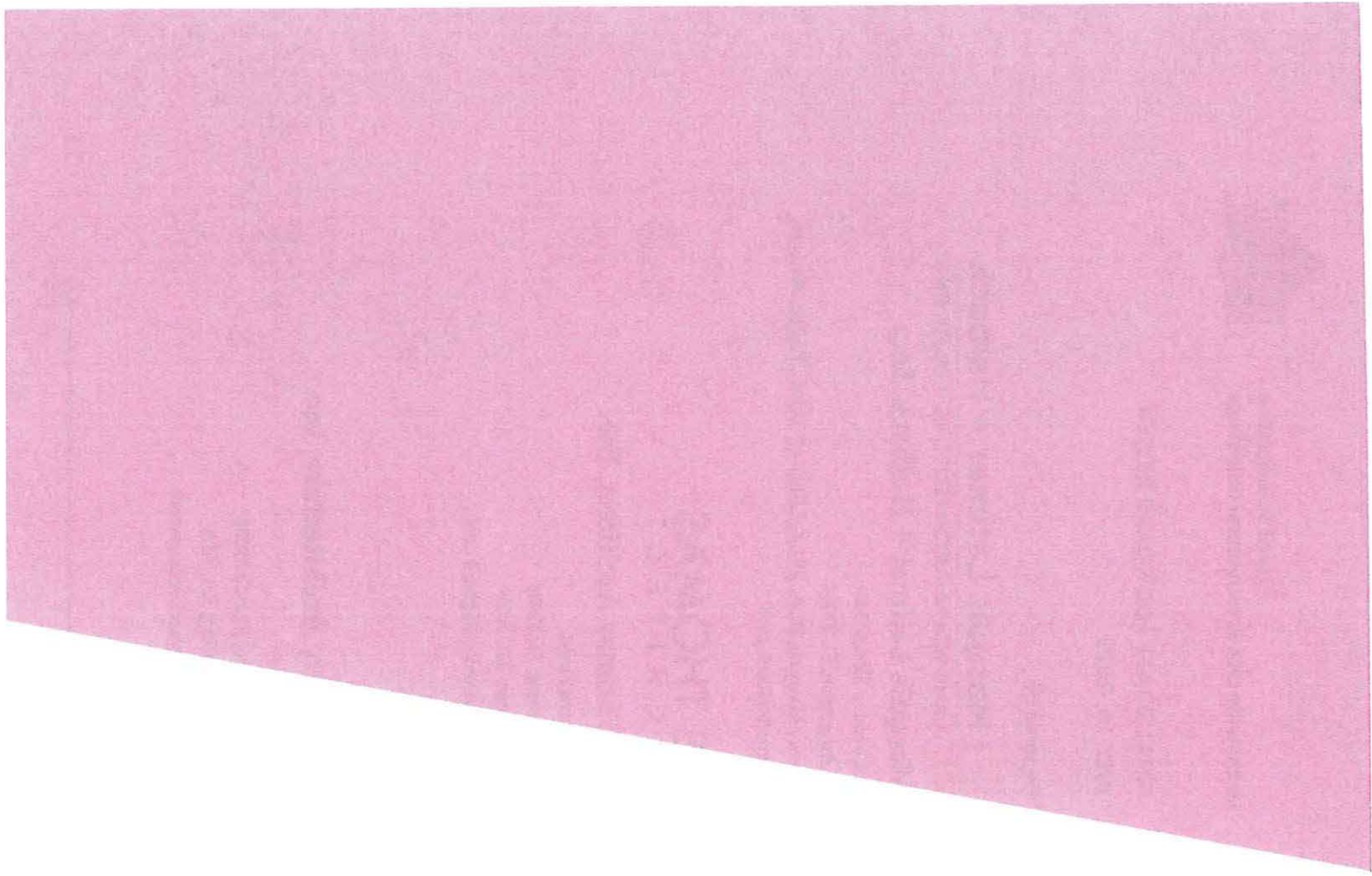
Open City Architecture, Inc.

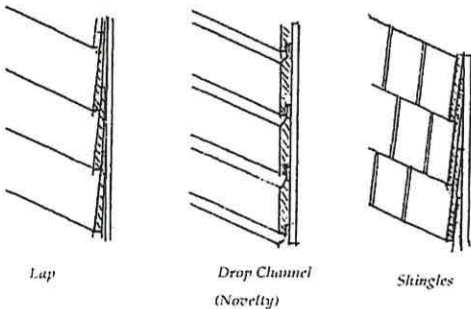
695 16th Street

Saint Augustine, Florida 32080

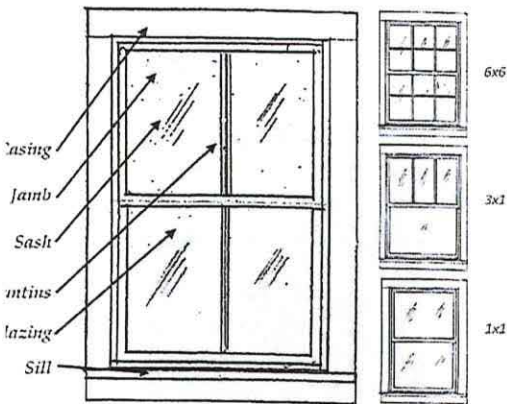
R Conner Dowling, RA, AIA

conner@opencityarchitecture.com





Siding examples. Graphic by Les Thomas Architect and ML+H Team.



SIDING

Horizontal siding is common throughout Lincolnville. Less common are wood shingles and board and batten. Consider the following:

1. Materials may be wood or cementitious panels. Vinyl is not appropriate for Lincolnville.
2. Smaller profiles are preferred, such as 6" exposure for horizontal siding.
3. Smooth finish is preferred.

FENESTRATION & GLAZING (WINDOWS)

Design aspects of fenestration include:

1. Windows generally are double-hung, rectangular windows.
2. Windows can be single or multi-pane (6/6, 3/1, 2/2 or 1/1).
3. Trim projects out from wall cladding, approximately 3/4 inch. Jamb trim min. 4" wide, and headers (lintel) typically 6" wide.
4. Shutters are not typically used. If used, they should be paneled and should be either operable or proportioned to look operable.
5. Windows to be wood, fiberglass, vinyl, or vinyl clad. Aluminum is not recommended.
6. Mirrored glass or film is not recommended.

Window and fenestration layout should consider the following:

1. Second floor windows align with first floor windows.
2. Windows are spaced evenly along all facades.
3. Transoms, fanlights, and attic louvers are common.

NEIGHBORHOOD SERVICES

Please contact Neighborhood Services / CRA for questions and assistance.

904.209.4254 / CRA@CityStAug.com



Lincolnville Community Redevelopment Area Architectural Guidelines QUICK REFERENCE

Preserving Lincolnville + Maintaining a Vibrant Neighborhood

Lincolnville is a neighborhood with rich history, especially regarding the African American settlements within the City of St. Augustine. In fact, Lincolnville and the City of St. Augustine have the oldest record of continuous African American settlement in the United States dating from Pedro Menendez's founding of the city in 1565 to the present day.

In addition to Lincolnville's cultural legacy, Lincolnville has an incredible built history being, "... the densest concentration and most numerous examples of historic structures." (NRHD Application, page 48)

The buildings in Lincolnville range from Frame Vernacular, Masonry Vernacular, Frame/Masonry Vernacular, Bungalow, Gothic Revival, Mediterranean Revival, Italianate, Queen Anne, Tudor, Victorian Era, and potentially Pre-Colonial archaeological footprints. The cultural and built history of Lincolnville are protected by the National Register of Historic Places designation, but it is incumbent on all homeowners, property owners, and the community to care for these treasures.

These voluntary guidelines are intended for informational purposes only at this time. We hope that you consider incorporating them in your renovations or new construction to honor the architectural history of Lincolnville.

Quick Reference: Focal Features

Note that two of the most important architectural features are the front porch and appropriate roof pitch (angle and shape of roof). The materials of the siding and window / fenestration appearance are both of note. This quick reference guide is designed to provide an easy overview. Also reference the full Lincolnville CRA Architectural Guidelines to learn more.



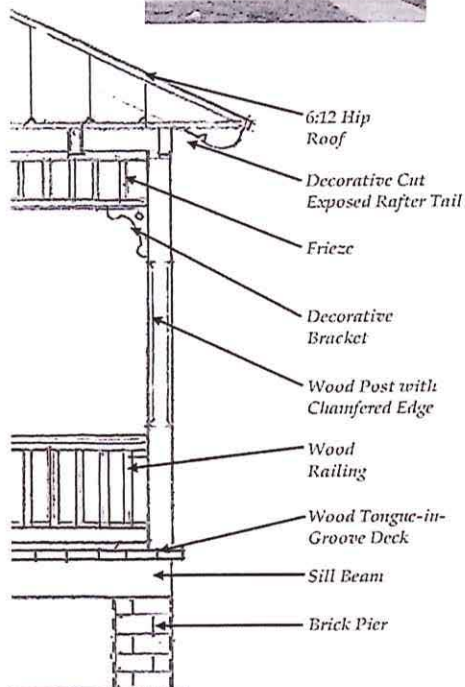
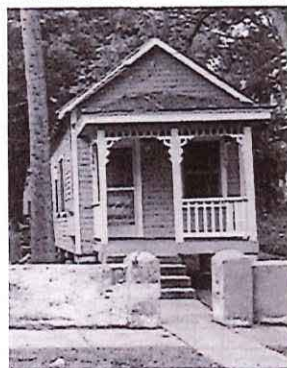
QUICK REFERENCE "BIG FOUR"

Front Porch
Roof Pitch
Siding
Windows

Full Guidelines: Please visit www.CityStAugCRA.com



Printed July 7, 2023 v4



THE PORCH

Street-facing porches are one of the primary identifying features of homes within Lincolnville and should be considered on all homes within the neighborhood. Restoration of porches that have been previously enclosed is encouraged.

Design aspects to be considered for the front porches may include:

1. **Deep front porches.** Specifically, the porch should be deep enough for chairs to comfortably sit under the covering.
 - a. Recommended depth is between 6' to 8'.
 - b. Minimum depth of porch to be 5'-6" measured from exterior wall of home to inside edge of railing or column.
2. **Front porch locations** may include full width, wrap around, or fill in between the "L". Full width porches are most typical.
3. Commonly elevated 2'-6" to 3'-6" above grade. Also refer to Site Design Guidelines regarding stormwater.
4. **Decking** is recommended to be wood (versus a composite). Many homes would have used tongue-and-groove (T&G).
5. **Columns** are typically narrow and made of wood with few details; usually spaced evenly across the façade.
 - a. Details may include chamfered corners (square) or a turned (round) column.
 - b. Brackets would have traditionally been included at the top of the column (under the frieze board).
 - c. Bracket should be the same material (typically wood) as the home.
6. **Railings** would have typically been wood. Options may have included:
 - a. 1 1/4 inch square pickets.
 - b. Custom balustrade panel with cutouts.
7. **Screening.** Open air porches are traditional to Lincolnville and allow for the most unobstructed views of the architecture. Where screening is included, the following factors should be considered:
 - a. Screen should be placed behind (interior face) of the porch columns, railings, and other ornamental detailing.
 - b. Gray (versus charcoal) screening material is preferred as it allows the details to become more visible.
 - c. Wood framed screen systems are preferred.

TOP PHOTOS Front porches. Images from Florida SP Lincolnville Historic District document.

LEFT Typical porch components. Graphic from Les Thomas Architect and ML+H Team.

ROOF

Preferred roof styles within Lincolnville include gable and hip.

1. **Roof styles:**
 - a. **Gable:** Front, side, dutch, and cross gables are appropriate.
 - b. **Hip:** Hip roofs, especially for more Bungalow style homes, are appropriate.
2. **Pitch:**
 - a. Main roofs are traditionally steeply pitched (8:12 to 12:12). Minimum pitch of 6:12 recommended (5:12 with 20% dormer maximum when allowed per City code for non-conforming lots).
 - b. Porch roofs have a low pitch (2:12 to 4:12).
 - c. Dormers sometimes used on 2 1/2 or 1 1/2 story homes.
3. **Rafter tails/ ends:**
 - a. Rafter ends are exposed, unadorned, and extend beyond the face of the wall.
 - b. Vinyl soffits are discouraged.
4. **Materials:**
 - a. Asbestos (existing historic), composition or metal shingles, V-crimp metal.
 - b. Brick or stucco chimneys, typically on the gable end walls.



BELOW Examples of Roof Types in Plan and Axonometric. Graphics by Les Thomas Architect and ML+H Team.

ABOVE Examples of Roof Types. Images by ML+H.

