



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, November 7, 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 September 5, 2023.
 - b. Special Meeting Minutes from September 19, 2023.
 - c. Regular Meeting Minutes from October 3, 2023.
- 4. Modification and Approval of Agenda**
- 5. Appeal of a Staff Determination and Variance**
 - a. 2023-0088 James G. Whitehouse, Esq. – Applicant
c/o St. Johns Law Group
Ryan Rice – Owner
c/o Ryan Rice Industries, LLC
[111 Colon Avenue](#)
To appeal staff's determination that an accessory dwelling unit is not an allowed use at this location within the Residential Single-Family-One (RS-1) zoning district. To approve a variance to reduce the side and rear setback requirements for an accessory structure including a guesthouse.

6. Variance

- a. 2023-0085 Thomas “Nick” Lee – Applicant
c/o T.N. Lee Services, LLC
Gary Northrup – Owner
c/o Komorebi Bonsai Garden
[550 W King Street](#)
To reduce the building size and required glazing amount required under the King Street Design Standards for Entry Corridors for the proposed building within the King Street Entry Corridor.
- b. 2023-0089 Shane Jackson – Applicant and Owner
[75 Dr. Martin Luther King Jr. Avenue / PID 207310-0000](#)
To approve a variance to the maximum height of a fence on the perimeter of the property in the front yard within the Residential Single-Family-Two (RS-2) zoning district.

7. Use by Exception

- a. 2023-0082 Bryan & Theresa Polleschultz – Applicant and Owner
c/o Sweetlife 120
[120 Twine Street](#)
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.

8. Conservation Overlay Zone Development

- a. 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 marina docking facility with approximately 563 feet of new retaining wall, approximately 10,680 square feet of proposed dock area including proposed open water and slat marsh dredging and upland excavation to total approximately 1.014 acres within Conservation Overlay Zones 1 and 2.

Continued from the October 3rd
Regular Meeting

- b. 2023-0083 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Jonathan Wasson – Owner
[25 Dolphin Drive](#)
To modify an existing dock by constructing a 160 square foot floating dock, a 60 square foot gangway, and two (2) 60 square foot cantilevered decks within Conservation Overlay Zone 1.
- c. 2023-0084 Rickey Garmon – Applicant and Owner
[515 Arricola Avenue](#)
To remove a significant Cedar tree within Conservation Overlay Zone 3.

9. Other Business

- a. Discussion and Recommendation regarding the proposed Parking Code update.
- b. Planning and Zoning Board (PZB) acting as the local Planning Agency determination that the proposed update to the Historic Area Community Redevelopment Area (HACRA) Plan is consistent with the City of St. Augustine 2040 Comprehensive Plan.

10. Adjournment

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

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

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting September 5, 2023

The Planning and Zoning Board met in formal session Tuesday, September 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
Christina Tucker
Matthew Shaffer
Ashleigh Barnes

City Staff:

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

2. General Public hearings for Items Not on the Agenda

BJ Kalaidi questioned the existing PUD at 24 Cathedral Place, and why it had been on the agenda and was not now.

Mr. Fredriksson advised comments were provided to the applicant and it was pulled to address those comments. It will be appearing in the future and will be advertised.

3. Approval of Minutes

Mr. Blow highlighted a possible error in a motion on page 4.

Mr. Davis asked that the minutes be checked for accuracy and be approved at a later date.

4. Modification and Approval of Agenda

Ms. Lopez advised that Mr. Whitehouse was delayed and had requested that his items be delayed until he arrived.

5. Variance

5. (a) 2023-0062 Continued from the August 1st Regular Meeting – Marshall Schneider – Applicant
c/o Schneider Consulting LLC
Lester Pelkey – Owner
c/o Pelkey Property Holdings LLC
8 Perpall Street – Applicant

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.

Marshall Snyder reviewed the application.

The Board provided their ex parte communication.

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

Public hearing was opened.

Melinda Rakoncay spoke in opposition to the application and questioned if the property would be used for a short-term rental. She did not want to grant a variance if that was what it was for.

Public hearing was closed.

Mr. Shaffer asked for clarification regarding the location of the variance as the staff report referred to two side property lines.

Mr. Fredriksson advised the location to be the left side of the property on the north.

Mr. Blow observed that the purpose of the variance request was to add a second floor to the building. He asked if the structure was unable to support the weight of the addition would the applicant have to rebuild the entire structure in the same location using the variance or would they be required to meet current compliance standards. He said he was not in favor of issuing a variance of this size.

Ms. Lopez advised that the variance was specific to the land and the layout. She said if they had to rebuild, they would need to comply with the code as the terms of the variance would no longer be valid.

Board discussed:

- Water run off could negatively affect the neighboring properties
- Thought it could be more economical to apply for a variance rather than rebuilding
- Unable to differentiate between a residential building and a use for short-term rental

- No issue with adding the second floor to make a more livable space.
- Questioned if there was enough parking on property
- Parking would be reviewed during the building permit process
- Was a nonconforming lot by area which was a disadvantage and applicant was able to have two dwellings by code
- Observed that most homes in the area were two story and would not be out of place
- Felt this would not be contrary to the public interest.

MOTION

Mr. Depreter MOVED to approve application 2023-0062 as noted in board discussion and staff report that it meets the four criteria for the variance. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: Blow

MOTION CARRIED 6/1

5. (b) 2023-0073— Zlate Sipinkoski – Applicant c/o Cortesse's Bistro
Goce Sipinkoski – Owner
172 San Marco Avenue

To approve a variance to off-street parking requirements.

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 location of off-street parking requirements 172 San Marco Avenue / PID 189630-0000.

Jon Groves and Goce Sipinkoski reviewed the application.

Ex Parte Communication:

(None)

9 certified notices were sent, 1 was returned in favor, 0 returned opposed and 0 had comments also additional emails in favor were received.

Public hearing was opened.

BJ Kalaidi questioned where the off-street parking would be located.

Melinda Rakoncay noted the parking would be provided from several places; however, asked if there were signed leases in place.

Public hearing was closed.

Mr. Davis noted there were letters of agreement in the packet.

Mr. Groves presented the rebuttal.

The Board discussed:

- Expressed concerns with the letters provided as there were no terms listed, would rather see leases
- Applicant had spoken to several places to gather parking spaces
- Felt there was ample parking on City properties nearby and questioned if a lease could be signed

Ms. Lopez advised that there was a long-term lease in place with the Armory, Library, and the Water Works building and the spaces were not available.

Board discussion continued:

- Suggested signage in the lot showing where parking was located
- Felt it met the criteria with seating capacity being larger than the parking; however, thought parking was being worked out in a positive way
- No issue approving with the condition that the applicant provide the leases to the City staff
- Questioned if there would be enough parking for lunch as the additional

parking was available after regular business hours

- Felt a little more clarification would be beneficial regarding current seating compared to previous seating and the reason for the need for additional parking
- Concerned that patrons would park in the neighborhood rather than designated lots
- Thirteen spaces on the property currently

Mr. Grove advised the Board there were originally seventy-eight seats and they have expanded to 150 seats, which required them to have more parking. He told the Board that lunch business was not the issue and many patrons walked, however, most patrons came for dinner.

Mr. Fredriksson provided clarification regarding the variance for the Board. He said the variance was to reduce the parking to operate.

Ms. Lopez confirmed that this was not extra parking but that the spaces were being counted twice. She explained that future use would not apply to other applicants' variance would run with the applicant. She continued to advise that if the property were sold, the variance would not run with the land but would be specific to the owner and this use.

MOTION

Mr. DePreter MOVED to APPROVE the application 2023-0073- with the following conditions (1) that staff would receive and review the parking agreements and (2) that clear signage be posted to direct patrons to designated parking. The motion was SECONDED by Mr. Pappas

VOTE ON MOTION:

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

NAYES: Shaffer

MOTION CARRIED 6/1

6. Use by Exception

6. (a) 2023-0067- Philip & Dee Castillo – Applicants c/o The Bart on Aviles
11 Aviles Street LLC – Owner
11D Aviles Street / PID 198950-0000

To allow for the use of a cocktail lounge within the Historic Preservation-Two (HP-2) zoning district as a use by exception.

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 use by exception for the use of a cocktail lounge within the Historic Preservation-Two (HP-2) zoning district as a use by exception at 11 D Aviles Street / PID 198950-0000.

Philip Castillo and Dee Castillo reviewed the application.

The Board provided their ex parte communication.

15 certified notices were sent, 3 were returned in favor, 0 returned opposed and 3 had comments and a letter was sent in favor of the application.

Public hearing was opened.

Melinda Rakoncay spoke in opposition to the application and felt that Aviles Street was full of locations to drink without food and did not understand the reason for this request.

Aaron Jockers spoke in favor of the application and noted this was a unique location as it was an art studio. He said this was there to immerse the public into the culture and history of St. Augustine and the location supported local artists.

BJ Kalaidi questioned the hours of the operation for the property.

Public hearing was closed.

Mr. Castillo presented the rebuttal.

The Board discussed:

- Concerned with the proposed disposable drinkware and encouraged the applicant to use disposable drinkware that was able to be recycled
- Felt this did not promote the intent of the HP 2 district or Future Land Use (FLU)
- Questioned if a precedence was being set for art galleries in the area regarding the sale of bottled wine

Ms. Mullins advised the application was for selling wine and beer for onsite consumption as they were allowed to be a package store by right.

MOTION

Mr. Depreter MOVED to APPROVE the application use by exception 2023-0067 – The board has discussed the difference between a liquor store and a specialty shop, the applicant has agreed to hours of operation between 10am -10pm. The motion was SECONDED by Mr. Pappas

VOTE ON MOTION:

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

NAYES: Shaffer

MOTION CARRIED 6/1

6. (b) 2023-0068 James. G Whitehouse, Esq. – Applicant c/o St. Johns Law Group
102 Bridge Street Land Trust – Owner
102 & 104 Bridge Street / PID 202540-0000

To allow for the sale and consumption of alcoholic beverages with an alcohol by volume (ABV) content up to fourteen (14) percent on the premises within the Commercial Low-One (CL-1) zoning district as a use by exception.

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

James Whitehouse reviewed the application.
¹

The Board provided their ex parte communication.

28 certified notices were sent, 9 were returned in favor, 0 returned opposed and 6 had favorable comments.

Public hearing was opened.

Jackie Hird questioned the parking requirements and if they were able to be met.

BJ Kalaidi asked if delivery trucks would be parked on the street. She said this was a problem and felt this should be addressed.

Public hearing was closed.

Mr. Fredriksson addressed the parking, and noted there were twenty-six spaces provided for a sixty-seat restaurant.

Mr. Whitehouse presented the rebuttal.

The Board discussed:

- Property changed ownership but would have the same use
- Loading and unloading did take place in the street which was not allowed
- Encouraged the new owner to find employee parking and work on the issue of the delivery trucks
- Felt the parking on site was sufficient

MOTION

Mr. Shaffer MOVED to APPROVE the application 2023-0068 – To allow for the sale and consumption of alcoholic beverages with an alcohol by volume content up to 14% at 102 & 104 Bridge Street be approved as a use by exception. The motion was SECONDED by Mr. Pappas.

¹ Presentation attached to original packet.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

7. Conservation Overlay Zone Development

7. (a) 2022-0057 Continued from the August 1 st Regular Meeting
Ryan Carter – Applicant c/o Carter Environmental Services, Inc. San Sebastian River LLC – Owner Florida Avenue & Julia Street / PID 107790-0010 & 107790-0110

Ms. Tucker recused herself from the application.

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 eleven (11) significant trees within Conservation Overlay Zone 3 at Florida Avenue and Julia Street / PID 107790-0010 & 107790-0110. Any future plans that show significant tree removal other than the eleven (11) trees as part of this application will be required to obtain approval from the Planning and Zoning Board.

Ryan Carter, Jay Brown, Brian Borden reviewed the application.

The Board provided their ex parte communication.

No new certified notices were sent out.

² Break from 2:33p.m.-2:51p.m.

Public hearing was opened.

The following individuals spoke in opposition to the application because of the tree canopy, dock on premises, vagueness of the application, and concern for wildlife and neighbors:

Marta Hern³
Elizabeth Smith⁴
Melinda Rackonca
Maureen Long⁵
Dr. Arthur Colbert
Susan Creek
Rebecca Williams
Marsha Daniels
Carol Hilton

Public hearing was closed.

Mr. Carter, Mr. Brown, and Mr. Borden presented the rebuttal.

The Board discussed:

- Application was not for rezoning however; the concern was the density on the property
- Felt the dock was a minor request and would not affect the landscaping

Mr. DePreter questioned the twenty-two-inch oak between the townhouse parking and retention pond that was proposed to be removed, as well as the live oak tree next to the walkway, which would be saved.

Mr. Brown noted there was a storm pipe within four to five feet of the structural root plate of the tree and nothing could be done within nine feet of the tree leaving the tree unable to be saved. He pointed out the proposed walkway by the Live Oak would be elevated and the tree would not be impacted.

Discussion Continued:

- Expressed concerns with the height of the buildings regarding the trees and the retention or removal of same
- Questioned if trimming the trees to help the buildings height would affect the vigor and health of the trees.

Mr. Borden advised that the trees would be saved through proper procedures and care of the trees and trimming would not hinder the roots. He said there would be an assessment done in the field prior to any trimming being done.

- Staff had indicated this would not contribute to the flooding and could provide better infrastructure.
- Expressed concern that the site could be used for STR's, although this was not under the Boards purview
- Corner of Florida and Evergreen Avenues appeared that there were no trees over the parking lot or townhomes.
- Concerned that the tree canopy was being removed, asked if there would be new plantings in this area
- Questioned if Public Works had to review this prior to receiving a building permit

Mr. Brown advised that the only trees shown were ones that were significant but there were others on-site being saved, and other trees would be planted onsite.

Mr. Fredriksson confirmed that building permits would have to be issued prior to any tree removal.

Board discussed:

- Applicant had fulfilled many requests from the June Board meeting
- Noted that many more trees would not be removed from the property but did question a few to see if plans could be changed to ultimately save them
- Questioned the parking requirement

³ Documents attached to the original packet

⁴ Documents attached to the original packet

⁵ Documents attached to the original packet

- Felt the cedar tree in the north parking lot could be saved
- Questioned if the walkway could be moved to save the Live Oak and Laurel Oak on the east side of the lot
- Questioned how much of the tree would be left when trimmed

Mr. Brown explained the twenty-two-inch oak could not be saved because of the placement of the storm pipe and pond. He noted the project required fifty-six parking spaces and those were provided. He said due to the construction of the stormwater retention basin and walkway, the Laurel and Live oak on the east side of the lot could not be saved. He said tree trimming assessments would happen in the field.

Board discussion continued:

- Noted that the tree table was more clear
- Had changes to reduce the impact on wetland
- The project was designed to drain into the retention pond, and the number of units had been reduced
- Thought that members of the community brought forth reasonable requests
- An unresolved issue was the canopy over the buildings
- Questioned if all six buildings were three stories with the redesign which could save surface area.
- Questioned if the buildings would have a sloped or flat roof
- Confirmed that townhouse building type four would be two stories and that all buildings would be on pilings

Mr. Pappas questioned if the dock would disturb the oyster bed.

Mr. Carter advised that the dock did not have an oyster bed under it and had been designed so that it would rest on the marsh bed.

Board continued:

Mr. Davis reminded all present that this Board could not resolve stormwater issues.

Mr. Davis questioned if staff was satisfied with the tree canopy and highlighted the south property drainage. He asked if any of the flood water was flowing across the proposed property to the San Sebastian River.

Mr. Fredriksson advised 389 trees were being preserved.

Mr. Brown indicated that flood water flow was not natural, but the plan was to try and offer to the City creative solutions to help to bring stormwater through their lot. He provided further clarification from the architect that only three buildings were thirty-five feet, buildings three, four, six, all others were two story.

Tracey Mullins advised that 33% or more when trimming a tree was considered removal.

MOTION

Mr. Depreter MOVED to APPROVE Conservation Overlay Zone Development 2022-0057 as it has for both the dock and the tree removal as we have discussed today. The motion was SECONDED by Mr. Blow

Mr. Pappas had comments regarding the tree that Ms. Barnes had requested be saved. Ms. Barnes specified the cedar tree on the north end of the parking lot.

MOTION

Mr. Depreter Amended the motion to APPROVE Conservation Overlay Zone Development 2022-0057 with the condition that the tree as discussed by Ms. Barnes would be retained that has been approved by the applicant specifically the 22-inch cedar. Mr. Blow seconded the modification.

Mr. Shaffer further commented that he felt the thirty-five foot trees would ultimately not be saved.

VOTE ON MOTION:

AYES: DePreter. Blow, Barnes, Pappas, Davis

NAYES: Shaffer

MOTION CARRIED 5/1

7. (b). 2023-0013 Continued from the August 1 st Regular 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 Page 2 of 308

Mr. Fredriksson read the staff report and said, based on a review of section 11-29, staff finds that the board can APPROVE the modification to an existing dock to change the existing boat lift to a 15' x 38' deck lift. Staff finds that the board can also APPROVE an after the fact modification to the existing bulkhead impacting approximately 0.01 acres of wetlands within Conservation Overlay Zones 1 and 2 contingent upon the applicant demonstrating CCM Policy 2.16.7 (no net loss of wetlands) will be met at 164 Pelican Reef Drive / PID 158571-0005.

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

Ryan Carter reviewed the application.

Ex Parte Communication:

(None)

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

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

Ms. Tucker requested clarification regarding dock modification.

Mr. Fredriksson advised it had been previously approved by the PZB in April.

The Board discussed:

- Reiterated that because of the bulkhead the wetlands were filled in and referenced the mitigation for the wetlands
- Noted that the Pelican Reef subdivision requires ten cedar trees onsite and there were none
- Applicant should have to provide information on where the cedar trees would be located and where they would remove pavers
- Should come back with a landscape plan unless staff could approve it based on today's standards

Ms. Tucker questioned where the trees would be planted as it appeared the property was covered with pavers. She asked if a condition could be added to remove pavers down to the current 70% impervious cover.

Ms. Lopez advised that the applicant would have to meet the criteria of the subdivision as well as compliance with current code requirements.

Mr. Davis questioned the cost for the remediation.

Mr. Carter said they were willing to submit an arborist report noting the locations of the cedar trees. He said as for the remediation, it was estimated at five thousand dollars. He suggested to have staff review the plans instead of coming before the Board again.

Mr. Fredriksson was willing to have staff review the criteria.

MOTION

Mr. DePreter **MOVED** to **APPROVE** the application 2023-0013 – with the following conditions: (1.) the applicant submit to city staff for approval a plan to remove the pavers to get to 30% pervious level, (2.) a plan to eradicate the Brazilian peppers; (3.) an arborist reviewed replanting plan for the 10 cedars and (4.) planting the required mangroves within a six-month period. The motion was **SECONDED** by Mr. Pappas

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY⁶

8. Rezoning

8. (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, Ryan Dettra reviewed the application.

The Board provided their ex parte communication,

Certified notices were sent for the prior meeting, emails were attached.

Public hearing was opened.

The following individuals spoke in opposition to the application regarding parking, traffic, increases in proposed application, intensity, and neighborhood concerns such as historic preservation:

- Bruce McGuire
- C.H. Hooks
- Cheryl Cavanaugh
- Jackie Hird⁷
- Marsha Chance
- Jon Cavanaugh
- Lauren Giber
- Melinda Rakoncay
- Nancy Pellicer
- Phil McDaniel
- Richard Bozard
- BJ Kalaidi
- Martha Mickler

The following individuals spoke in favor of the application noting the historical and educational value, and revitalizing the community:

- Richard Dettra
- Andy Handcock
- Stetson Dettra
- Heather Dettra

⁶ Break from 4:51 p.m.- 5:04 p.m.

⁷ Documents attached to original packet

Public hearing was closed.

Mr. Whitehouse and Mr. Dettra presented their rebuttal.

The Board discussed:

- PUD was required for the alcohol use above 14%
- Parking could be done by an exception or variance by location
- Was there anything in the code that defined need and justification
- Noted page thirteen section 28-286, purpose and intent did provide the information and it was noted in the staff report
- Promote urban infill and flexibility, meet changing needs, while respecting the quality and integrity of existing neighborhoods
- Did not feel the distillery was a need for the property
- Did not feel the burden of proof had been met by applicant
- Would move part of the building to create a sidewalk
- Proposed a crosswalk at the northwest side as traffic on Iberia Street was an issue, slowing it down would be a benefit
- Wished there was an easier way to restrict parking within neighborhoods
- Not opposed to parking being approved through other means but did not think a PUD was warranted
- Questioned if the proposal was consistent with the land use of the property
- Felt the proposal was an intensification of the allowable uses in the zoning
- Did not feel this would help with parking and agreed this would hurt adjacent businesses
- Felt this was not consistent with the surrounding area
- All items except for the distillery could be done in CL-1
- Thought it met the criteria for a PUD

- Thought the idea was great and applicant was successful, but unable to support as there was no parking
- Did not feel the site was large enough for a 100 seat restaurant
- Thought it would be a great project but not in this location
- Four buildings had dual uses, but there were a lot on one property
- Thought it was a great business plan and would be successful; however, would be incompatible with the surrounding businesses and in conflict with the future land uses
- Was difficult to follow with the provided documentation
- Thought this would have a negative effect on the community

MOTION

Mr. Shaffer MOVED to recommend city commission deny the rezoning of the .64-acre property from CL-1 to PUD at 115 La Quinta Place, rezoning request 2023-0057. The motion was SECONDED by Mr. Davis

VOTE ON MOTION:

AYES: Shaffer, Davis, Tucker, DePreter, Blow

NAYES: Barnes, Pappas

MOTION CARRIED 5/2

9. Other Business

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

Mr. Fredriksson advised the special meeting would take place on September 19th at 1pm.

Ms. Lopez provided an update on the Shaffer property.

10. Adjournment

Having no further business, Mr. Davis
adjourned the meeting at 7:25 P.M.⁸

Mike Davis, Chairperson

DRAFT

⁸ Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE

Planning and Zoning Board Special Meeting September 19, 2023

The Planning and Zoning Board met in formal session Tuesday, September 19, 2023, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Mike Davis, Chairperson and the following were present:

1. Roll Call:

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

City Staff:

Amy Skinner, Director, Planning & Building Department
Jacob Fredriksson, Planning & Building Planner
Jessica Beach, Deputy Director, Utilities
Isabelle Lopez, City Attorney
Michele Fudo, Recording Secretary
Elyse Wiemann, Recording Secretary

2. General Public hearings for Items Not on the Agenda

(none)

3. Presentation and Discussion Regarding Potential Resilient Shoreline Concepts and Ordinance

a.) Discussion with city environmental consultant WSP USA Environment & Infrastructure, Inc. (WSP) and Erin Deady, Erin L. Deady, P.A. to begin the discussion related to adopting a shoreline ordinance and updates to the City's Conservation Overlay Zone code to incorporate resiliency and sustainability initiatives.

Ms. Skinner presented the topic and highlighted the following items to be discussed:

- New seawalls
- repair and maintenance
- rip rap

- dock height
- living shorelines
-

She introduced Erin Deady, P.A., who provided a brief presentation for the Board.

Erin Deady presented the topic to the Board. She provided information including examples of what other communities were doing regarding preservation of shoreline, and construction of seawalls. She provided information for the board to make informed decisions from a policy perspective.

Ms. Skinner questioned the reference to the term failure and was this an actual collapse or a failure to provide basic protection.

Ms. Lopez asked about the reference to code enforcement being used, she asked if there were examples of when it had occurred.

Ms. Deady replied that the concept was that shorelines should function as tidal or flood barriers and if they were not keeping those

waters at bay, they could be deteriorating or failing. She also referred to the City of Ft. Lauderdale as they have had experience with the code enforcement issue.

Mr. Davis noted that the west side of the Matanzas River was owned by the city; however, the east side was privately owned. He asked if there was a standard height that had been established for seawalls. He also asked if the city had the authority to force anyone to fix the seawall on their property.

Ms. Deady explained that the shoreline ordinances were not being promulgated to deal with storm surge, only with tidal flooding and sea level rise.

Ms. Lopez advised that the city had the authority but had enacted no rules.

b.) Planning and Zoning Board discussions

The Board discussed:

- Should incorporate real estate disclosure
- Encourage hybrid or living shorelines
- Maximum height of seawalls
- Some communities received grant money to repair seawalls
- Back Bay study was in progress, and should wait for the results before drafting an ordinance
- Questioned the impacts of sea level rise
- Questioned if the property owner would be responsible for maintaining water damage
- Asked if seawall repair, was government responsibility
- Building code changes have been made for structures to meet criteria
- Concerned that property owner would have unfair expenses
- Should engage with outside organizations like Florida Inland Navigation District (FIND) and the Marine Contractors Association to craft an effective ordinance
- Wanted to have more involvement from the community

- Make processes less bureaucratic for property owners
- Provide property owners options that can be handled administratively
- Government should be involved in maintenance rather than using ordinance
- Possibly could take away the ability of people being able to own waterfront property
- Property owner had the obligation to maintain above mean high, high water line
-
- Type of construction of sea wall that would be appropriate
- Forcing upgrade could cause future issues with insurance
- Needed rules for crawl spaces under houses
- Current model flood plain ordinance language would help
- Should identify what types would be appropriate for each area riprap or seawall

Mr. DePreter noted that not all municipalities were the same. He asked if the State had set standards.

Ms. Deady explained the Always Ready Legislation, and she said this provided grants for vulnerability studies. She further explained that this standardized the data for the state to determine what action should be taken.

Discussion continued:

- Zoning overlay; clearly identify flood areas while being specific to the neighborhood
- Need more input from engineers and environmental consultants, etc.
- Supported encouraging the natural shoreline; right type right place theory
- Need better understanding how other municipalities acquired their plans
- Should discuss other options that can be added to existing code
- Should have a timeline for compliance

- Legal issues such as nuisance flooding

Ms. Lopez questioned enforcement of codes specifically in regard to real estate salespersons that fail to disclose potential seawall repair.

Ms. Deady was unaware, but advised she would follow up.

Ms. Skinner updated all on the progress of the Back Bay study. She advised that it would not have information for a significant amount of time.

Board discussed:

- Vulnerability study encouraged a 7-foot wall
- Fortification up to 7 feet during storms and flooding events
-

After further discussion, there was Board consensus that the Back Bay Study was needed before an ordinance could be drafted as there was not enough information.¹

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

a.) Discussion and Recommendation related to potential updates to the City's Parking Code to incorporate mobility concepts adopted in the City's Mobility Plan and the Comprehensive Plan

Ms. Skinner presented the topic and requested final thoughts and recommendations from the Board.

Mr. Fredriksson discussed the recommendations from the Board and advised that staff was looking for feedback.

b.) Planning and Zoning Board discussion and recommendation

Mr. Pappas questioned off-street parking locations and requested an explanation of how to read the chart provided.

Mr. Shaffer asked for an explanation about the reduction percentage.

Mr. Fredriksson explained the process used to determine the off-street parking and advised that changes could be made per the Board's instructions. He provided examples of how the reduction percentages could affect the required and shared parking.

- In favor of the plan, however, complicated to understand
- Felt shared parking was a good idea
- West King Street, King Street, San Marco and Washington Street were excluded except for hotels and lodging establishments
- Redevelopment was not possible as vendors could not meet the parking requirements
- Use other means of transportation to travel throughout the city
- Clarify residential versus commercial
- Enforcing residential parking
- Review of language in off-street parking section of code
- Relax requirements once there is a structure in place to assist with overflow
- Advised others in community that project was in transition and there was a mobility fund
- Estimated balance in the mobility fund was \$600,000
- Loading and unloading distance requirement.

Ms. Tucker asked if there was a backup plan if the Broudy parking garage was not built.

Ms. Lopez advised that under the current Broudy land use and zoning, 200 parking spaces were required.

¹ Break 2:37p.m. – 2:46p.m.

Ms. Skinner further explained that future development of Broudy property would require more than the current units. She said the city currently had an agreement to shuttle people from the lot.²

Ms. Barnes asked if there was a timeline for the Broudy project, as well as North San Marco, she asked if other sites had been selected and were there funds set aside. She expressed appreciation for the hard work that has gone into this project.

Mr. Fredriksson advised that the staff would provide that information.

The Board discussed:

- New trends were emerging for travel in the City
- Opposed to 25% reduction for new construction if lot was considered non conforming
- Valet parking was an option for onsite parking using tandem parking
- No support for change regarding Use by Exception requests

Mr. Shaffer asked for an explanation regarding the Fee in Lieu of parking verbiage, and would the staff handle that administratively or would it come before the Board. He added that he would rather it came before the board.

Ms. Skinner advised that a business could pay a fee per parking space instead of providing parking. She said the dollars would be placed in the mobility fund that would assist in the funding of parking projects.

Mr. Fredriksson indicated that Fee in Lieu of parking could be handled both administratively or by the Board. The Board would have to provide guidance.

Discussion continued:

- Use incrementalism for this project
- Could not give exclusivity to non-conforming lots
- Options for property owners

Ms. Lopez asked for clarity as they needed to know how to draft the ordinance.

Ms. Skinner asked the Board to consider the following four items in the staff report as the staff needed to know what was supported in the plan.

- 1.) A review and recommendation of the modified Sec. 28-372 which is now titled "Off-street parking provisions for neighborhood development"
- 2.) A review and recommendation of the initial parking reduction given to shared parking agreements. This is under letter 9f) within Sec. 28-373 – Required off-street parking.
- 3.) Setting the dollar amount for the parking in-lieu of fee. This is under letter (g) within Sec. 28-373 – Required off-street parking, and
- 4.) A recommendation on whether to use new multimodal parking requirements as an additional requirement or as a tool for vehicle parking space reduction. This was under letters (h) and (i) within Sec. 28-373 – Required off-street parking.

Mr. Shaffer noted he was not in support of item one and regarding item two; he supported shared parking but no incentives.

After further discussion the other Board members were in support of all four items with the noted conditions:

- Item One – under letter "b" include "except for residential lodging uses"
- Item Two – cap reduction percentage at 25 percent

² Mr. Blow left at 3:17p.m.

- Item Three - Staff can approve fees for less than 5 spaces
- Item Four – Set a maximum percentage for the total reduction of spaces

Mr. Davis asked if the Board had provided enough information for the staff to move forward with drafting the ordinance for the Commission.

Ms. Lopez asked if the Board wanted to review the ordinance prior to it being sent before the City Commission.

Mr. Davis replied that he would like the ordinance to be brought back to the Board for final review.

Public comment was opened:

BJ Kalaidi expressed appreciation for the board and the work that they do. She voiced her concern for parking on West King Street.

Mr. Pappas said there should be shade over the sidewalks.

Mr. Davis would like to see better lighting at the crosswalks.

8. Adjournment

Having no further business, Mr. Davis adjourned the meeting at 4:14 P.M.³

Mike Davis, Chairperson

³ Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting October 3, 2023

The Planning and Zoning Board met in formal session Tuesday, October 3, 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
Christina Griggs
Matthew Shaffer

Absent:

Carl Blow
Ashleigh Barnes

City Staff:

Amy Skinner, Director, Planning & Building Department
Jacob Fredriksson, Planning Manager, Planning & Building
Tracey Mullins, Planner II, Planning & Building
Jamie D. Perkins, MPA, PMP, Manager, Neighborhood Services
and Community Redevelopment Agency
Isabelle Lopez, City Attorney
Elyse Wiemann, Recording Secretary
Michele Fudo, Recording Secretary

2. General Public hearings for Items Not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Pappas MOVED to APPROVED July 5, 2023, minutes as presented and the August 1, 2023 minutes as presented. The motion was SECONDED by Mr. DePreter

VOTE ON MOTION:

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

4. Modification and Approval of Agenda

MOTION

Mr. Depreter MOVED to CONTINUE item 7.c to the November 7, 2023 meeting. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Depreter, Pappas, Shaffer, Tucker, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Variance

5. (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.

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 reduce the required rear setback from 10ft. to 4ft. to allow for the construction of a pool screen enclosure at 32 Half Moon Drive/ PIO 161252-0540.

Todd Lambdin reviewed the application.

Ex Parte Communication:

(None)

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

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

After a brief discussion it was agreed all were in support of the application.

MOTION

Ms. Tucker MOVED to APPROVE variance 2023-0074 to reduce the rear setback to allow for the construction of a pool screen enclosure. The motion was SECONDED by Mr. DePreter.

VOTE ON MOTION:

AYES: Tucker, DePreter, Shaffer, Pappas, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Variance

5. (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.

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 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.

The Board provided their ex parte communication

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

Public hearing was opened.

Jeffrey Bashar spoke in opposition to the proposed variance as he felt that drainage and water run off would be affected in a negative way and become a burden for neighboring properties.

BJ Kalaidi questioned if the purpose of the addition to the property was for short term use.

William Hatcher noted that the proposed addition would be four to six feet from the back of his yard. He was concerned that the addition would cause more water to come into his yard.

Mr. DePreter asked if the water was coming from an external source or coming off the buildings.

Mr. Hatcher replied that there was no outside source for the water.

Public hearing was closed.

Karen Cowart, Chelsea Bloom, Steven Bloom presented their rebuttal

The Board discussed:

- Impervious coverage and lot coverage codes were met
- Variance request was for setback only
- Need to submit a drainage plan to address concerned neighbors

- Water appeared to be retained on site from surrounding properties per a site visit

Ms. Tucker asked if the city consultant would inspect an addition to an existing building. She questioned what was planned for the rear of the house and property, as there was no room to regrade the depression area.

Mr. Fredriksson advised that an inspection would be conducted.

Ms. Cowart explained the plan to fill the depression area but not add any additional fill to the lot which would help retention of water. She stated that neighbors to the west had a garage with no windows and neighbor to the north had walls with no windows.

Discussion continued:

- Privacy of neighbors was a concern
- Suggested working with neighbors to resolve the drainage problem

Mr. Shaffer questioned if something could be included in the motion to address the drainage issue.

Ms. Lopez advised that a condition could not be added, but wording could be included in the motion that the process had to be completed through the building department which would look at drainage and other site and building issues.

MOTION

Mr. DePreter MOVED to APPROVE variance 2023-0078. Board discussion looked at the factors and there was concern for one factor as contrary to the public interest, but in board discussion it was noted that the drainage problem mentioned by the neighbors would be addressed in the public works part of the application. The motion was SECONDED by Mr. Pappas

VOTE ON MOTION:

AYES: DePreter, Pappas, Shaffer, Tucker, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Variance

5. (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.

Mr. Fredriksson read the staff report and said 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.

Stacy Cleveland and Marcel Vizcarra reviewed the application.

Ex Parte Communication:

(None)

10 certified notices were sent, 19 were returned in favor, 0 returned opposed and 1 had comments.

Public hearing was opened.

BJ Kalaidi asked how business could be conducted without parking. She questioned where the customers would park. She stated she supported development in west city but had observed numerous code violations.

Tyrone Bennett pointed out the difference between downtown St Augustine and West Augustine regarding parking. He mentioned the poor conditions of the city lots on the west side and asked if there was a policy in place for west side vendors to keep them from having to come before the board.

The following individuals spoke in support of the applicant and the new restaurant:

Tira Kindler
Carol Ternava
Anthony Rosca
Chip Richard

Public hearing was closed.

The Board discussed:

- Questioned how many seats inside the restaurant
- Asked how many parking spaces were required, and how many were currently on the property
- Questioned how many parking spaces were located off-site, and if there were agreements in place with those businesses
- Asked if parking on Travis Lane was permitted

Mr. Vizcarra said that he had spoken with homeowners and other businesses to obtain off-site parking and there was parking on Travis Lane.

Ms. Cleveland advised the Board that through social media they had informed the public where parking was available. She said that after approval was received there would be two spaces available on-site, one would be marked employee and the other would be for handicap. She added that there were agreements with surrounding businesses for off-site parking.

Mr. Fredriksson informed the Board that the applicant had shown evidence of off-site

parking, however, it could not be recognized as it did not meet current City Code.

Board discussion continued:

- All Board members were in support of the application
- Fits into the shared parking plan
- Asked if off-site lots could be brought into code
- Area would likely be a parcel-by-parcel approval process

MOTION

Mr. DePreter MOVED to APPROVE variance 2023-0081 as with board discussion and public conversation with staff and applicant it will meet the four criteria. It has disadvantages CM-2 zoning, unable to make reasonable use of the affected property, only two parking spaces, disadvantages do not exist because of conditions. It is not contrary to the public interest. On that basis it meets the four criteria. The motion was SECONDED by Mr. Pappas

Mr. Shaffer added that he would like to see shared parking used in this area.

VOTE ON MOTION:

AYES: DePreter, Pappas, Shaffer, Tucker, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Use by Exception

6. (a) 2023-0080 – Kenneth S. Garcia – Applicant & Owner 163 School Street

To approve one (1) off-site parking space at the Lincolnvile 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.

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 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.

Kenneth Garcia reviewed the application.

The Board provided their ex parte communication.

26 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:

- One on-site parking space was allowed
- Use by exception was the only parking option for this applicant
- Lease term was for one year and would require renewal at the end of the term
- No pass available for residential parking on the street unless resident was permanent
- Parking was within the 400-foot requirement for off-site parking
- For future reference, would be helpful to have information regarding required parking versus actual parking in lots

MOTION

Mr. DePreter MOVED to APPROVE Use by Exception 2023-0080 as it has been documented in Board discussion and conversation with staff and the applicant that of the four options available to the homeowner this is the best one. The Use by Exception for off-street parking within 400 feet. There was a signed letter from

the receiving end of it. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

AYES: DePreter, Shaffer, Tucker, Pappas, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Conservation Overlay Zone Development

7. (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.

Mr. Fredriksson read the staff report and said 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.

Ryan carter reviewed the application

Ex Parte Communication:

(None)

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

Public hearing was opened.

BJ Kalaidi did not like after the fact approvals since owners were able to hire someone to come and present to the board on their behalf. She felt that individuals had no respect for the rules. She felt a review was needed as this seemed to be happening in the city all too often. She asked what the fine was for an after the fact situation.

Ms. Lopez explained that any time the code was violated, code enforcement could issue a fine. She continued to explain that sometimes there was no fine issued but an opportunity was given to get the after the fact permit. She said there could be a fine issued for failing to get an approval.

Public hearing was closed.

The Board discussed

- Not in favor of this type of application
- Dock additions appeared to be in line with the neighbors
- Dock did not block the channel
- Fines were a code issue
- Dock seemed to be consistent with criteria
- Dock met the seventeen qualifications therefore, no issues with approval
- Additions were put on the dock within the last year

Mr. Pappas felt that the process in place in the City did not deal with the problems of the after the fact approval.

Ms. Lopez responded that the culture of the City has been to give individuals a second chance to get their projects corrected and into compliance.

MOTION

Mr. DePreter MOVED to APPROVE Conservation Overlay Zone Development 2023-0070 as in Board discussion and staff analysis it meets the seventeen criteria. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

AYES: DePreter, Shaffer, Tucker, Pappas, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (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.

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 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.

Ryan Carter reviewed the application

Ex Parte Communication:

(None)

6 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.

Mr. Shaffer asked how the Conservation Overlay Zone Development application supplement, which addresses each of the seventeen criteria, was submitted and who reviewed it.

Ms. Mullins replied that the applicant submitted their narrative, and the staff would conduct its own analysis.

After a brief discussion the Board was in consensus on the approval of this application.

MOTION

Ms. Tucker MOVED to APPROVE Conservation Overlay Zone Development 2023-0076 to approve a new dock, floating Dock, gangway, and two new no-profile deck lifts within Conservation Overlay Zone one as it met the seventeen criteria.

The motion was **SECONDED** by Mr. Pappas

VOTE ON MOTION:

AYES: Tucker, Pappas, Shaffer, DePreter Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

**7. (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.

See Motion under item four.

**7. (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.

Mr. Fredriksson read the staff report and said based on a review of section 11-29, staff finds that the board can APPROVE the request to construct a 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.

Stephen Johansson, Paul Masters, Freedmont Lattimer, and Bryce Underhill reviewed the application.

The Board provided their ex parte communication.

18 certified notices were sent, 1 was returned in favor, 1 returned opposed and 2 had comments.

Public hearing was opened.

BJ Kalaidi felt that the neighbors included all of the people that came into the area. She said if the vista was closed to the public no one would be able to see the water. She was concerned that people on Arapaho Avenue would not have a view of the water, and if the size could be scaled down to maintain the vista.

Mr. Johansson advised that part of the plan was to build a boardwalk allowing the public to walk along the waterfront. He said this would provide a better view than what was currently available.

Public hearing was closed.

The Board discussed:

- Appreciated the new large trees
- Diagram with new plantings to scale was helpful
- Building was large but not out of scale to the area

Mr. Davis asked the following questions to the applicant:

- What was on the site prior to the proposed structure
- How big was the new building and specifically what was the width
- How many of the moved trees survived
- What were the dimensions of the building compared to the property line
- Where was the view shed

¹ Break 2:41p.m. – 2:54p.m.

- Was there a change in the property grade

Mr. Masters replied that the lot was gravel currently, but previously there had been a building that was used for auxiliary storage. He informed the Board of the dimensions of the building as proposed; the width was approximately ninety-five feet.

Ms. Lopez explained that the view shed was the property that was accessible to the public.

Mr. Masters clarified that the view shed would be located at the corner of Cherokee Street and Iroquois Avenue.

Mr. DePreter pointed out that the owner was opening the view for the public with the boardwalk.

Mr. Underhill said that seventeen trees had been moved and all were doing well. He described the process that would bring the new trees onto the property.

Discussion continued:

- Not a lot of natural features left on the property
- The new oak trees would be planted forty feet from the one that is being removed
- Clarified the type of trees, palms, cedars, trees with a natural conical shape
- Did not receive a copy of the proposed building footprint with the oak tree that was being removed
- Would work with applicant to look at setbacks or parking requirements
- Extreme shift from the current regulations that were in place
- Conservation Overlay Zone 2 has additional requirements

Mr. Shaffer asked how many square feet of space would be sacrificed to save the oak tree.

Mr. Lattimer said that half of the building would be lost. He explained that the tree had

other problems in that the canopy had a severe lean in one direction that would be a problem going forward.

MOTION

Mr. DePreter MOVED to APPROVE Conservation Overlay Zone Development 2023-0079 to approve the development of a dry storage boat facility including the removal of a fifty two-inch oak tree within conservation zones two and three. The removal of the tree was based on the fact that the tree would likely not be saved as discussed to counterbalance the size of the building, it will be replaced with two twenty four – inch oak trees that will have a better chance of surviving there. In regard to the building itself, the Board has discussed the scenic view, which seemed to be the largest issue, however, Mr. Davis has done a good job of identifying where the public view will be and the applicant would be providing public view the entire width of the property, this counterbalances the loss of the scenic view from the corner. The motion was SECONDED by Mr. Pappas.

Mr. Shaffer pointed out that the Board had given a lot of attention to proposed developments in Conservation Overlay Zone 2. He said that he did not feel an obligation to approve this dense of an application, and he felt that adjustments could be made to save the oak tree.

Mr. Davis said that he viewed this Conservation Overlay Zone 2 differently, because there was already a bulkhead, and a wall. He added they were not dealing with multiple trees or dealing with a flood plain. He noted the project was post development as the property had already been developed.

Mr. DePreter added that the site had a tremendous area that had already been disturbed.

VOTE ON MOTION:

AYES: DePreter, Pappas, Tucker, Davis

NAYES: Shaffer

8. Other Business

8. (a.) Review of the approved Voluntary Design Guidelines developed for the Lincolnville National Register District by the Lincolnville Community Redevelopment Area (LCRA)

Amy Skinner, Planning and Building Director, provided a presentation of the Lincolnville Community Development Area Steering Committee (LCRA):

- Guidelines were approved by the Steering Committee and the City Commission
- Would have the same format as the Architectural Guidelines for Historic Preservation (AGHP) and would be an addendum to them
- Guidelines were voluntary, not mandatory
- Guidelines would be promoted in the Lincolnville area and on the City website

Mr. Davis asked if the Historical Architectural Review Board (HARB) had reviewed the guidelines.

Ms. Lopez advised that these guidelines were strictly voluntary, however, the architectural part would possibly be adopted as part of the AGHP changes.

Mr. Davis inquired, if all was voluntary would projects have to come to the Planning and Zoning Board. He asked if it became mandatory would it still be voluntary if it was an actual architectural standard.

Ms. Lopez referenced the Partial Demolition Ordinance. She explained if the building was identified as historic it would be presented to the HARB for review.

Discussion continued:

- Guidelines were there as references for residents to design their projects
- Easy to understand, functioned very well
- Good idea however, questioned if it would help with after the fact issues in the area
- Community interaction and input

8. (b) Election of Chair and Vice-Chair for 2023/2024.

MOTION

Mr. Davis MOVED to nominate Mr. Pappas for Chairperson for 2023-24, The motion was SECONDED by Mr. DePreter

Mr. Shaffer commented that he was happy with the current Chairperson but was not opposed to the change.

VOTE ON MOTION:

AYES: Davis, DePreter, Shaffer, Tucker, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. DePreter MOVED to nominate Ms. Tucker for the Vice Chair for 2023-24. The motion was SECONDED by Mr. Davis

VOTE ON MOTION:

AYES: DePreter, Davis, Shaffer, Tucker, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

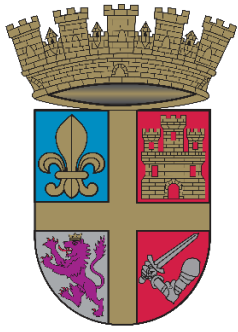
9. Adjournment

Having no further business, Mr. Davis
adjourned the meeting at 3:57 P.M.²

Mike Davis, Chairperson

DRAFT

² Transcribed by Michele Fudo



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 7, 2023	5.a.	PZB2023-0088
Request	Address	Parcel ID
Appeal of Staff Determination and Variance	111 Colon Avenue	<u>150040-0000</u>



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	<u>Residential Single-Family-One: RS-1</u>
Acreage:	0.11
Applicant:	James G. Whitehouse, Esq. c/o St. Johns Law Group
Owner:	Ryan Rice c/o Ryan Rice Industries LLC

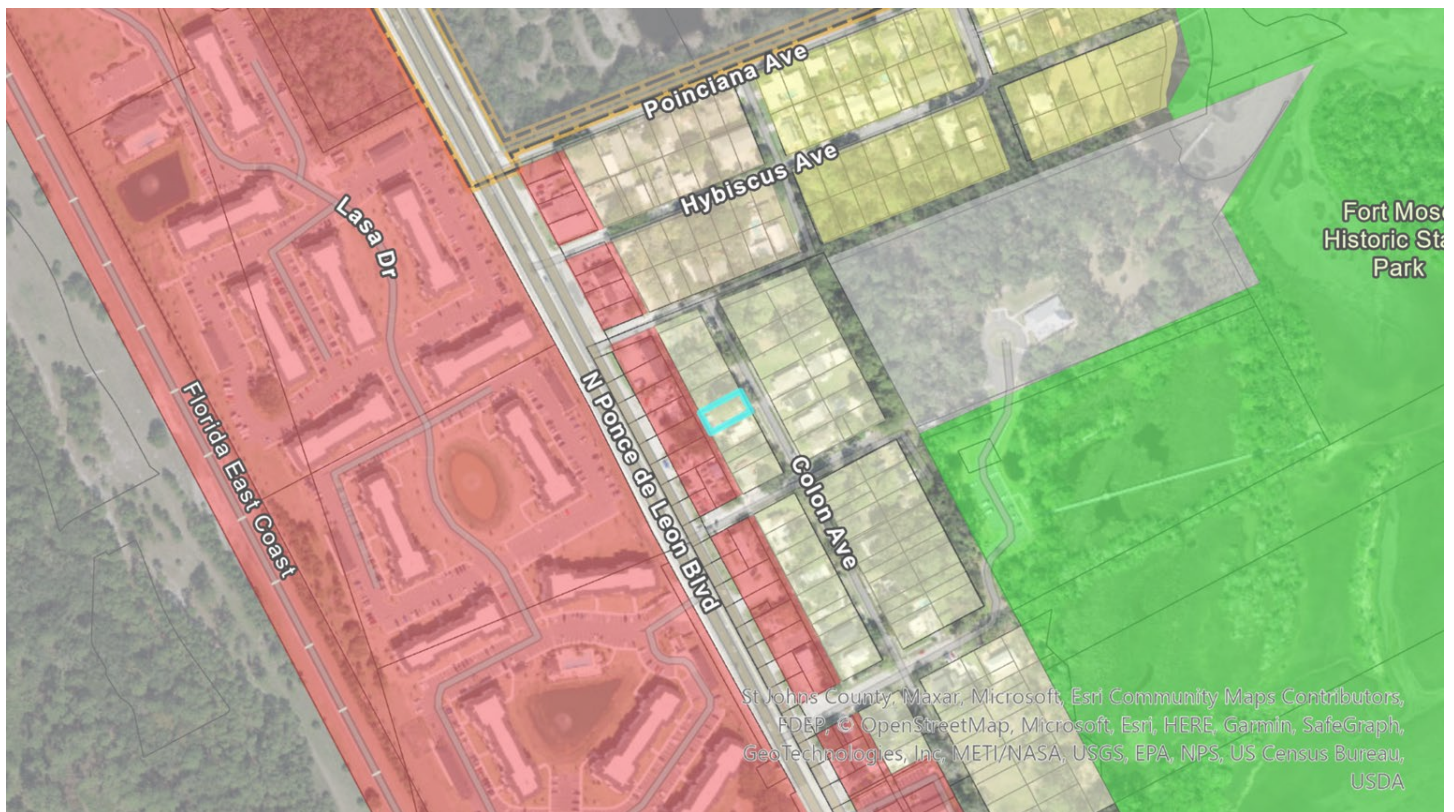


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0800 – Multi-Family (Less than 10 Units)	Residential Low Density	RS-1
South	0100 – Single Family	Residential Low Density	RS-1
East	0100 – Single Family	Residential Low Density	RS-1
West	1105 – Owner Occupied Stores	Commercial Medium Intensity	CM-2

Request Summary

This is a unique request in that it includes an [appeal of staff determination](#) as well as a [variance](#) request for a property with an RS-1 zoning designation at 111 Colon Avenue.

These two requests are centered around an accessory structure which has been converted from a storage shed into habitable space. The appeal is that this structure was originally constructed as a guesthouse in 1940 and any setback concerns are not relevant since the City's current zoning code was not adopted until 1975. If it is found that this is not a grandfathered use the variance request is to the [required setbacks](#) of [guesthouses](#) within the [RS-1 zoning district](#).

The structure currently is located one (1) foot from both the rear and side property lines. The applicant is seeking a variance to the rear setback requirement of twenty (20) feet to one (1) foot and a reduction of the side setback from fifteen (15) feet to one (1) foot at 111 Colon Avenue.

Consistency with the City of St. Augustine's Comprehensive Plan 2040

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use	Objective 6.4 Policy 6.4.1 Goal 8 Preserving Sense of Place	N/A
Historic Preservation		N/A
Conservation and Coastal Management		N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing	Policy 1.2.1 Policy 1.4.1	N/A

Infrastructure		N/A
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Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

The applicant contends that this accessory structure was built in 1940 as a guesthouse, this is not substantiated by records from 2010-2022 obtained from the St. Johns County Property Appraiser. These records, included in this packet, show a storage building from 2010-2021 and then a garage apartment in 2022. The City of St. Augustine has not permitted a guesthouse, or a garage apartment, at 111 Colon Avenue meaning that the work to convert the accessory building to a residential unit was unpermitted.

This unpermitted work included the conversion of a storage building over 500 square feet in size into an accessory dwelling unit including a kitchen. The RS-1 zoning district does not allow for accessory dwelling units, only guesthouses which are limited to a maximum of 500 square feet in size and [cannot include kitchens](#).

In order for this accessory structure to be permitted, and in compliance with City codes, the owner needs to reduce the square footage, remove the kitchen, and obtain a variance approval to the setbacks required for guesthouses. In the event that this variance request is approved a building permit application may then be submitted and approved for any required work to meet the definition of a [guesthouse](#).

The Planning and Zoning 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. 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.

The singular disadvantage found at 111 Colon Avenue is the existence of two structures, [a single-family home built in 1924 and a storage shed built in 1940](#), which limit the ability to construct a new guesthouse structure. Renovating the existing storage shed into a guesthouse is the owner's preference in making efficient use of the property. This disadvantage proves to be difficult for the owner to make reasonable use of the property; this proposal is in fact a reasonable use given the surrounding properties operating in the same manner. This disadvantage does not exist due to conditions created by the owner as both existing structures were constructed over seventy (70) years ago. Granting this variance may not be contrary to the public interest and does not appear to affect other properties in the vicinity because they are existing structures.

Staff Recommendation

Based on a review of Section 28-29 staff finds that the Board may **APPROVE** a variance request to decrease the side and rear setback requirements from 15' to 1' and 20' to 1' respectively on a property for a guesthouse accessory structure within a property with a Residential Single-Family-One: RS-1 zoning designation at 111 Colon Avenue.



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



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

OCT 09 2023

Planning/Building Dept.

Application Fee: \$350 (plus advertising costs) Project Number: 2023-0088
Receipt Number: 2733528 Meeting Date: _____
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: James G. Whitehouse, Esq. Contact Number: _____
Business (if applicable): St. Johns Law Group
Address: 104 Sea Grove Main Street City: St. Augustine State: FL Zip: 32080
E-Mail Address: jameswhitehouse@sjlawgroup.com
2. NAME OF PROPERTY OWNER: Ryan Rice / Ryan Rice Industries LLC Contact Number: _____
Business (if applicable): _____
Address: _____ City: _____ State: _____ Zip: _____
E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: LOT 20 Block: BLK 1
Subdivision: SARATOGA LAKE Parcel Number: 150040-0000
4. PROJECT STREET ADDRESS: 111 Colon Avenue
5. SPECIFIC PROPOSED USE: continued residential use with continued historical ADU use
6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☒ Variance ☐ Rezoning
☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Variance requested for long-existing structure on the back section of this property. Owner applied for and received approvals for renovations to both the main structure and the back structure which have both existed on the property for many, many years. Subsequently, after approval of renovations, he was told that he would need to make adjustments to the structure and apply for a variance for the structure. This application is to finalize that process with this variance and he has also brought the structure into compliance as required. Thus, the request is for grant of a reasonable long existing infringement on the setbacks for this long standing, yet now renovated but not intensified structure.
8. JUSTIFICATION FOR ACTION REQUESTED: This structure has existed on this property for many, many years. After purchase, owner applied and received approvals for renovations to both the main structure and the back structure. Subsequently, after approval and completion of the renovations, he was told that he needed to make adjustments to the ADU because it was not recorded as an ADU like the many other on the same street. Moreover, he has made those adjustments and to complete the process of coming into compliance, he is required to get this variance for this long-existing structures' position

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: This property is just as it has been for many many years. It appears that the back structure has existed since the 1940's. This whole street has houses with back ADU's. This property renovation was approved with each inspection passing and a COC issued for both structures.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes, both structures have been granted a COC and now he cannot get insurance or financing due to the non-conforming nature but it was approved by city action and detrimental reliance on that approval is clear.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Yes, owner applied and was granted permits and abided by those and was signed off and granted a COC and now is being questioned.
- (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 contrary because numerous houses on the same block have ADUs and all are in similar positions to back lot lines that back up to commercial.

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

10/9/2023

Signature of Property Owner

Date

owner's authorization attached



Owner's Authorization For Agent

James G. Whitehouse, Esq. _____ is/are hereby authorized TO ACT ON BEHALF
OF Ryan Rice / Ryan Rice Industries LLC, the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:
111 Colon Avenue

BY: _____
Signature of Owner
Ryan Rice
Ryan Rice for Ryan Rice Industries LLC
Print Name of Owner
904-293-8566
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 9th day of October, 2023.

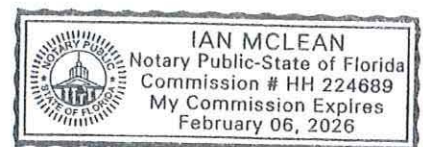
By Ryan Rice

Identification verified:

Oath sworn: _____ Yes ☒ No ☐

Notary Signature: _____

My Commission expires: 2-6-26



October 9, 2023

TO: City of St. Augustine
Planning and Zoning Board

FROM: James G. Whitehouse, Esq.
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080

RE: VARIANCE APPLICATION – 111 Colon Avenue Historic Use

Summary of Variance Requested:

A zoning variance request from the City of St. Augustine Land Development Regulations, Sec. 28 -161 – RS-1 setbacks, for an accessory structure for residential purposes, such as guesthouses, in order to validate the approved preservation and renovation of an historical accessory structure in a RS-1 district. This long existing accessory structure was included in the renovation plans of this residence. The owner made application for the renovations and proceeded with the same in accord with approvals from the city. All the appropriate inspections and permits were passed and approved. Further, a certificate of completion as meeting all the city codes was issued. (See attached). As the owner then proceeded to close his loan, the financier, not the city, flagged the use and inquired as to the use of the back accessory structure on the property to issue the loan. Thereafter, the owner, not the city, inquired to the city as to a sign-off on the approved, permitted and fully inspected and passed use, and then he was told that the permitting and approval would have to be signed off by zoning, after the fact. When the owner inquired as to the same, he was told that he would need to get a variance for the back the structure due to its long-standing location within those setbacks. Pursuant to the records and the attached survey, as submitted and approved by the city, the owner did not expand the use, it is within the same footprint. Moreover, the owner is now before this board requesting approval of the variance to allow this renovated, long-standing accessory structure to remain in its current location as renovated and approved by the city building department. Important to note is that a number of the RS-1 properties on this western side of Colon Ave., that back up to the commercial intensive uses along US-1 North, all have back accessory structures like this one and all have existed for many years, in fact many are uses as accessory dwelling units as grandfathered/vested uses. (See attached aerials and maps).

Moreover, given the longtime existence of this limited, reasonable accessory structure use, as approvable by the City, and the proof of the same type uses on most of the adjacent properties on this block, it is both reasonable and equitable to grant this applicant's request for variance to allow these long-existing incursions into the setbacks. This property as permitted, as it currently exists, cannot meet the requirements of the City's Code as to those setbacks because the existing accessory structure has been in this location for many years. (See attached proof of existence as built in 1940).

Discussion and Additional Justification

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

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

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

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.

The Code states that “in making the determination, the board shall consider the factors enumerated. The presence of a single factor shall not warrant either the granting or denial of the application” and that “the burden of demonstrating factually that the granting of the application is warranted is on the applicant.”

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:

This property is just as it has been for many, many years and now although renovated the renovations did not intensify the noted incursions. Thus, it suffers from this physical singular disadvantage in that it appears that the back structure has existed since the 1940's. (See attached documentation). This whole street has houses with back ADU's, but this one in particular had never been grandfathered prior to this discovery. (See attached aerials and maps). This property renovation was approved with each inspection passing and a COC issued for both structures. (See attached permit).

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

Yes, both structures have been granted a COC and now he cannot get insurance or financing due to the non-conforming nature; thus, since it was approved by city action, the detrimental reliance on that approval is clear and the longtime existence of this structure in the position establishes this disadvantage which causes the owner not to be able to reasonably use the property as permitted.

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

This property has been a nonconforming use for many years as shown by the attached proof of this back structure since 1940. As stated, owner applied and was granted permits and abided by those and was signed off and granted a COC and now is being questioned.

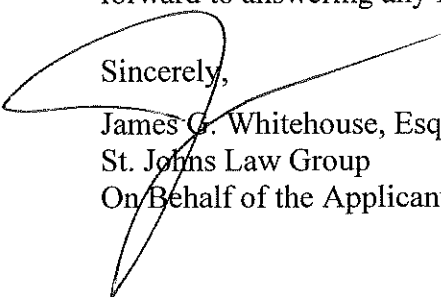
(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section:

This variance is not contrary to the public interest and is actually in harmony with the spirit and intent and purpose of the Code, because it has existed here for many years as now within those setbacks. Accordingly, numerous houses on the same block have such structures that have been previously grandfathered but this one has not until now. Further, many of those other structures are ADUs and all are in similar positions to back lot lines that back up to the intensive commercial on USI North.

In sum, the need for the proposed variance arises out of the long-existing location of this now renovated, but not intensified, accessory structure.

As stated, this variance is requested for this long-existing structure on the back section of this property. The record is clear that this owner applied for and received approvals for renovations to both the main structure and the back structure which have both existed on the property for many, many years. (See attached for SJC Tax Assessor's Document listing back structure as built in 1940). Subsequently, after approval of renovations, he was told that he would need to make adjustments to the structure and apply for a variance for the structure. (See attached Certificate of Completion for those renovations). This application is to finalize that process with this variance and he has also brought the structure into compliance as required. Thus, the request is for grant of a reasonable long existing infringement on the setbacks for this long standing, yet now renovated but not intensified structure.

We sincerely appreciate your review and reasonable consideration and look forward to answering any further questions at your convenience.



Sincerely,

James G. Whitehouse, Esq.,
St. Johns Law Group
On Behalf of the Applicant and Owner



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

CERTIFICATE OF COMPLETION

This certificate is to certify that the described portion of the structure has been inspected for compliance with the requirements of the 2020 Florida Building Codes and all other applicable codes.

Permit Number: BP2022-1033

Property Address: 111 Colon Ave, Saint Augustine, Florida, 32084

Parcel Number: 1500400000

Owner: Ryan Rice Industries LLC
124 MORNINGVIEW PL
SAINT AUGUSTINE, FL 32086-0000

Project Description: Interior/Exterior Renovation - Main House & Rear Structure

Contractor: J LEE CONSTRUCTION LLC

Special Conditions: None

Building Official: Richard E. Schauland, Jr., CBO, CFM

Date of Issuance: August 29, 2023

Y11064
Y1151

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

Building Permit - Renovation

CITY OF ST. AUGUSTINE

Planning & Building Department 75 King Street, St. Augustine, Florida 32084

PERMIT #: BP2022-1033

Contractor: J LEE CONSTRUCTION LLC, (904) 669-0284

Owner: Ryan Rice Industries LLC

Parcel: 1500400000

Project Address: 111 Colon Ave, Saint Augustine, Florida, 32084

Proposed Work: Interior/Exterior Renovation (No changes to layout) - Repair siding, Repair drywall, Repair floor joists (as needed), Repair interior & exterior framing (as needed), Repair fireplace, Replace flooring & subfloor (as needed), Replace all plumbing & electrical, Replace cabinets, countertops, backsplash, sinks, showers, toilets, & vanities, Paint interior & exterior, Install new windows (FL8114.1), Install new exterior doors (FL15210.1), interior doors, casings, trim, & crown moldings, & re-roof (FL10674)

Job Cost: \$175,000.00

Permit Fees: \$948.00

ALL INSPECTIONS MUST BE SCHEDULED THROUGH THE CITY OF ST. AUGUSTINE'S WEBSITE WWW.CITYSTAUG.COM

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STAFF USE ONLY

AUTHORIZED SIGNATURE

Shelley Clayton

DATE ISSUED

June 27, 2022

75 KING STREET, ST. AUGUSTINE, FLORIDA 32084

Response to Comments:

We needed to include a complete scope of work to apply for this permit. All components are being replaced like for like as follows:

1. Repair exterior siding - \$5,000.00
2. Repair interior drywall - \$10,000.00
3. Repair floor joists as needed - \$ 5,000.00
4. Repair exterior framing as needed - \$10,000.00
5. Repair interior framing as needed - \$ 6,000.00
6. Sand and finish or replace all flooring, including subfloor as needed - \$10,000.00
7. Repair fireplace - \$4,000.00
8. Replace all plumbing - \$25,000.00
9. Replace all electrical components - \$ 25,000.00
10. Replace cabinets, countertops, backsplashes, sinks, showers, toilets, and vanities - \$ 25,000.00
11. Repaint interior and exterior - \$10,000.00
12. Install new windows - \$ 10,000.00
13. Install new exterior and interior doors, casings, trim, and crown moldings - \$10,000.00
14. Reroof - \$20,000.00

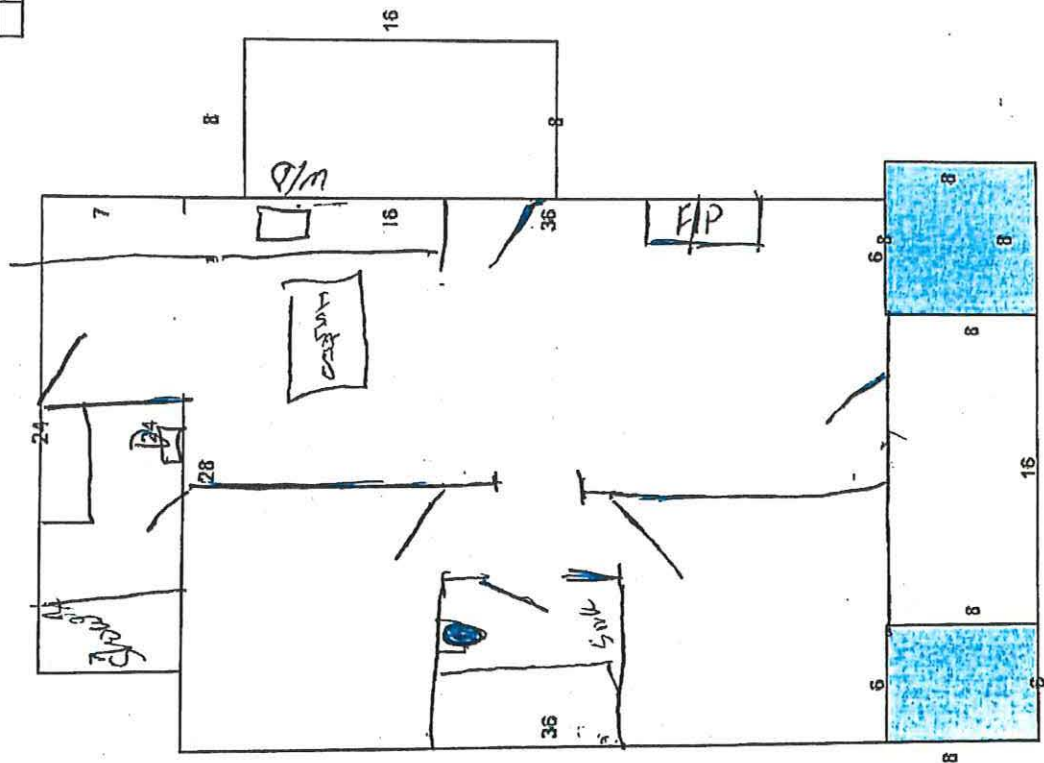
TOTAL: \$175,000.00

*Per homeowner request, remodel will require high end materials for finishes

*All plumbing and electrical components will not be moved and will remain in the same place as originally installed. Plumbing, roofing, and electrical permits will be pulled by subcontractors.

111 Colon Ave Original Floor Plan Main House - All being rebuilt like for like

Room Type
DECK
HSP
Base
FAD



5/27/22

From: noreply@civicplus.com
To: [Ann Cannon](#); [Shelley Clayton](#)
Subject: Online Form Submittal: Building Permit Application
Date: Friday, May 27, 2022 11:46:51 AM

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

Building Permit Application

Projects that require civil plan review

The Planning and Building Department will not accept building permit applications until Public Works has approved the civil plans. If an application is submitted prior to Public Works approval, the permit will be denied, and the applicant will have to re-submit after civil approval.

Email Address: jlee@jleecoconstruction.com

Owner/Builder Permit: No, I am the state license contractor pulling the permit

(Section Break)

Contractor Business Name: JL Construction

Address: 521 Lawrence Ave

City: St. Augustine

State: FL

Zip Code: 32084

Phone Number: 9046690284

State License #: RB29003603

(Section Break)

Property Owner: Ryan Rice Industries LLC

Address: 111 Colon Ave

City: St Augustine

State: FL

32084

Zip Code:

Phone Number: (904)293-8566

Job Site Address: 111 Colon Ave

Parcel ID #: 1500400000

Zoning: Residential

Square Feet of
Affected Area: 1544

Current Use of
Building: Residential

Proposed Use of
Building: Residential

Type of Permit: Building

Product Approval
Numbers: n/a

Proposed Work (be
specific): Kitchen and bathroom remodel, drywall repair, paint

Job Cost: 175,000.00

Level of Alteration: (B) Repairs

(Section Break)

Bonding Company
Name & Address: 521 Lawrence Ave

Architect/Engineers
Name & Address: Field not completed.

Mortgage Lenders
Name & Address: Field not completed.

(Section Break)

ePlans Submittal Requirements:

Beginning May 1, 2020, all ePlans submitted to the Planning and Building department shall be digitally signed and sealed in accordance with F.S. 471.025 for engineers and F.S. 481.221 for architects. Please make sure that all digitally signed and sealed ePlans do not have restrictions placed on them as this will allow for the placement of an approval stamp from City Staff.

ALL documents submitted must be in pdf format. Contractors will be responsible to print and place onsite all approved documents required for inspections.

Site Plan:	<i>Field not completed.</i>
Architectural Plans:	<i>Field not completed.</i>
Structural Plans:	<i>Field not completed.</i>
Mechanical Plans:	<i>Field not completed.</i>
Electrical Plans:	<i>Field not completed.</i>
Plumbing Plans:	<i>Field not completed.</i>
Product Approval List:	<i>Field not completed.</i>
Energy Calculations:	<i>Field not completed.</i>
Truss Plan Layout:	<i>Field not completed.</i>
Truss Plans:	<i>Field not completed.</i>
Misc.:	<i>Field not completed.</i>
NOC (Recorded):	<u>111 Colon Ave NOC.pdf</u>

Application is hereby made to obtain a permit to construct as indicated. I certify that no work has commenced prior to the issuance of a permit and all work will be performed in compliance with all codes and ordinances regulating construction. I understand that a separate permit must be obtained for all applicable trades listed. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of St. Johns County and there may be additional permits required from other local, state or federal governmental agencies. It is the owner or contractor's responsibility to comply with the provisions of Florida statute 4693 and to notify the department of environmental protection if asbestos is to be removed. No excavations shall commence on any street, alley, right-of-way or utility easement without first obtaining information regarding the location of buried gas or electrical utility lines. Such information may be requested by phone, letter, and fax or in person by contacting the utility notification center in this area. A 48-hour notice is required for underground line location services.

Warning to Owner: Failure to record a notice of commencement may result in you paying twice for improvements to your property. If you intend to obtain financing, you should consult with your lender or legal advisor before recording your notice of commencement. This permit is void if work is not commenced within 180 days and will expire by time limitation if the work is abandoned for 180 days or more.

Issuance of a development permit by a municipality does not in any way create

any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state and federal permits shall be obtained before commencement of the development.

Electronic Signature Agreement: I agree.

Electronic Signature: James Lee

Date: 5/27/2022

Email not displaying correctly? [View it in your browser.](#)

6/6/22

From: noreply@civicplus.com
To: [Ann Cannon](#); [Shelley Clayton](#)
Subject: Online Form Submittal: Re-worked Plans Building Permit Application
Date: Monday, June 6, 2022 3:04:15 PM

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

Re-worked Plans Building Permit Application

Email Address: jlee@jleeconstruction.com

Application Number (if known): *Field not completed.*

Job Site Address: 111 Colon Ave

Contractor: J Lee Construction

ePlans Submittal Requirements

Beginning May 1, 2020, all ePlans submitted to the Planning and Building department shall be digitally signed and sealed in accordance with F.S. 471.025 for engineers and F.S. 481.221 for architects. Please make sure that all digitally signed and sealed ePlans do not have restrictions placed on them as this will allow for the placement of an approval stamp from City Staff.

ALL documents submitted must be in pdf format. Contractors will be responsible to print and place onsite all approved documents required for inspections.

Site Plan: *Field not completed.*

Architectural Plans: *Field not completed.*

Structural Plans: *Field not completed.*

Mechanical Plans: *Field not completed.*

Electrical Plans: *Field not completed.*

Plumbing Plans: *Field not completed.*

Product Approval List: [111 Colon Ave Product Approval City.pdf](#)

Energy Calculations: *Field not completed.*

Truss Plan Layout: *Field not completed.*

Truss Plans: *Field not completed.*

Misc.: *Field not completed.*

Response to
Comments: *Field not completed.*

Electronic Signature
Agreement: I agree.

Electronic Signature: James Lee

Date: 6/6/2022

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Ann Cannon](#); [Shelley Clayton](#)
Subject: Online Form Submittal: Re-worked Plans Building Permit Application
Date: Monday, June 13, 2022 7:07:01 PM

6/13/22

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

Re-worked Plans Building Permit Application

Email Address: jlee@jleecostruction.com

Application Number (if known): *Field not completed.*

Job Site Address: 111 Colon Ave

Contractor: J Lee Construction

ePlans Submittal Requirements

Beginning May 1, 2020, all ePlans submitted to the Planning and Building department shall be digitally signed and sealed in accordance with F.S. 471.025 for engineers and F.S. 481.221 for architects. Please make sure that all digitally signed and sealed ePlans do not have restrictions placed on them as this will allow for the placement of an approval stamp from City Staff.

ALL documents submitted must be in pdf format. Contractors will be responsible to print and place onsite all approved documents required for inspections.

Site Plan: *Field not completed.*

Architectural Plans: *Field not completed.*

Structural Plans: *Field not completed.*

Mechanical Plans: *Field not completed.*

Electrical Plans: *Field not completed.*

Plumbing Plans: [111 Colon Ave Main House Floor Plan.pdf](#)

Product Approval List: [111 Colon Ave Product Approval City.pdf](#)

Energy Calculations: *Field not completed.*

Truss Plan Layout: *Field not completed.*

Truss Plans: *Field not completed.*

Misc.: *Field not completed.*

Response to
Comments: [111 Colon Ave Scope of work.docx](#)

Electronic Signature
Agreement: I agree.

Electronic Signature: James Lee

Date: 6/13/2022

Email not displaying correctly? [View it in your browser.](#)

7/12/23

From: [Ann Cannon](#)
To: [Shelley Clayton](#)
Subject: FW: 111 Colon Ave
Date: Wednesday, July 12, 2023 1:40:18 PM
Importance: High

This is a code case for the reno of the cottage out back, I didn't see it listed on the main house plans

From: J Lee Construction <jleeconstruction1994@gmail.com>
Sent: Wednesday, July 12, 2023 11:30 AM
To: Ann Cannon <acannon@citystaug.com>
Subject: 111 Colon Ave

Good afternoon! We have an open permit at 111 Colon Ave for a renovation project that is coming near completion. The property consists of two dwellings. One main large home in the front of the property and one small suite in the rear of the property. We were informed this morning by the building official that somehow the suite in the back was not included in the permit. We are a bit confused by this because we have had the same inspections in the suite as we have had in the main house throughout the renovation process (including plumbing and electrical inspections). I was asked to add the suite to the existing permit, but I am not finding an option to do this on the site. I need assistance to make sure I do this correctly so we do not run into any further obstacles as we are moving forward with final inspections in the next few days. Please advise and thank you so much for your help.

Christina
J Lee Construction
(904)392-7898

Sent from [Mail](#) for Windows



THIS INSTRUMENT PREPARED BY AND RETURN TO:
Title America Real Estate Closings
10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w
FILE: 44182

Parcel ID#: 150040-0000
SALE PRICE: \$150,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 8th day of April, 2022 by

Richard David Leffler, a single man,

whose post office address is 320 Chessington Drive, Odenton, MD 21113, herein called the Grantor, to

RYAN RICE INDUSTRIES, LLC, a Florida Limited Liability Company,

whose post office address is 124 Morningview Place, St. Augustine, FL 32086, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in **ST. JOHNS** County, State of Florida, viz.:

Lot 20, Block 1, Unit One of Saratoga Lake, according to the Map thereof, recorded in Map Book 3, Page(s) 136, of the Public Records of Saint Johns County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021.**

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature

John Gullett
Witness #1 Printed Name

Richard David Leffler
Richard David Leffler

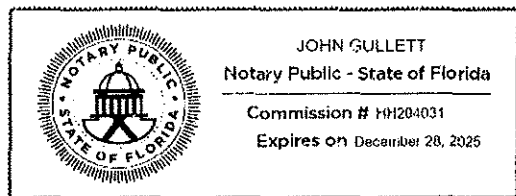
Jena Ward
Witness #2 Signature

Jena Ward
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization this 4th day of April, 2022, by Richard David Leffler.


Signature of Notary Public John Gullett
Print, Type/Stamp Name of Notary



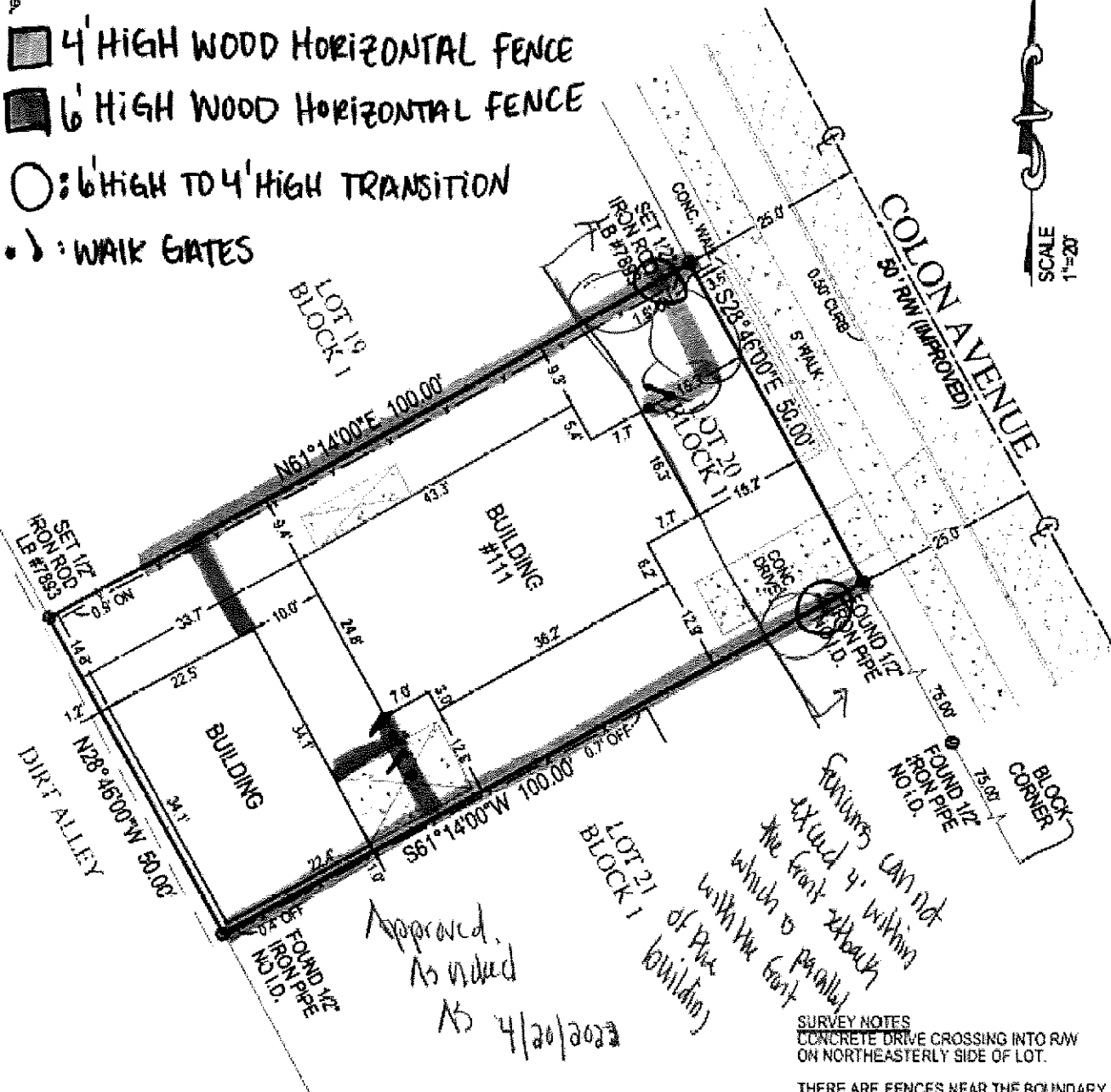
Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: _____ Drivers License _____

Notarized online using audio-video communication

BOUNDARY SURVEY

- 4' HIGH WOOD HORIZONTAL FENCE
- 6' HIGH WOOD HORIZONTAL FENCE
- 6' HIGH TO 4' HIGH TRANSITION
- WALK GATES

SCALE
1"=20'

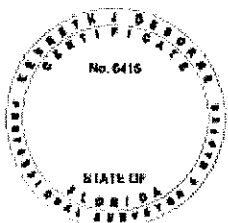


Approved:
As noted
As 4/20/2022

Surveyors can not
extend 4' within
the front setback
which is parallel
with the front
LOT 21 of the
BLOCK 1 building

SURVEY NOTES
CONCRETE DRIVE CROSSING INTO RW
ON NORTHEASTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.



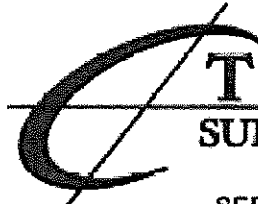
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth
Osborne

Digitally signed by
Kenneth Osborne
Date: 2022.04.01
11:02:05 -04'00'

PAGE 2 OF 2 PAGES
DO NOT COMBINE WITH ANY PAGE 11



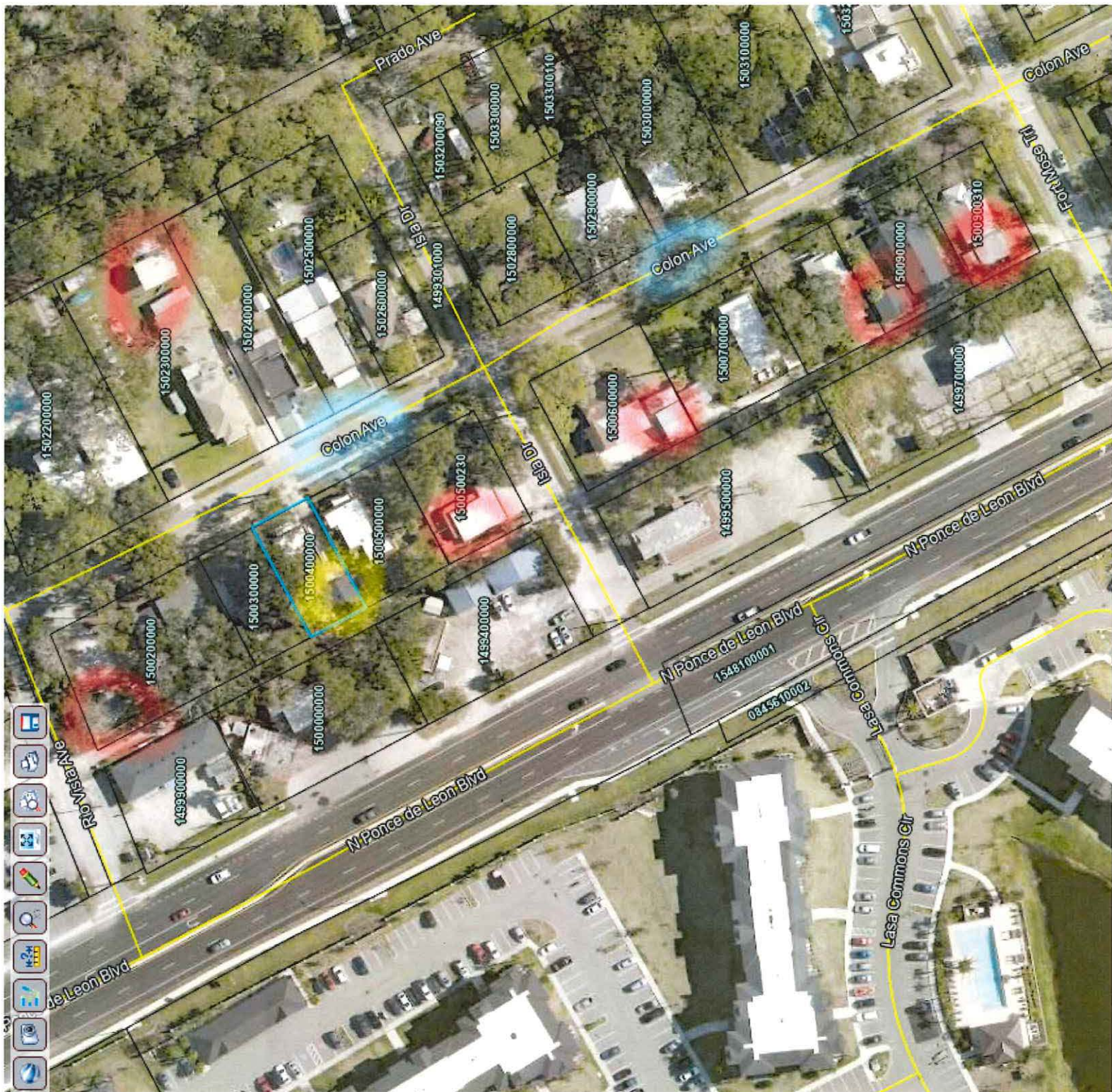
**TARGET
SURVEYING, LLC**

LB #7803

SERVING FLORIDA

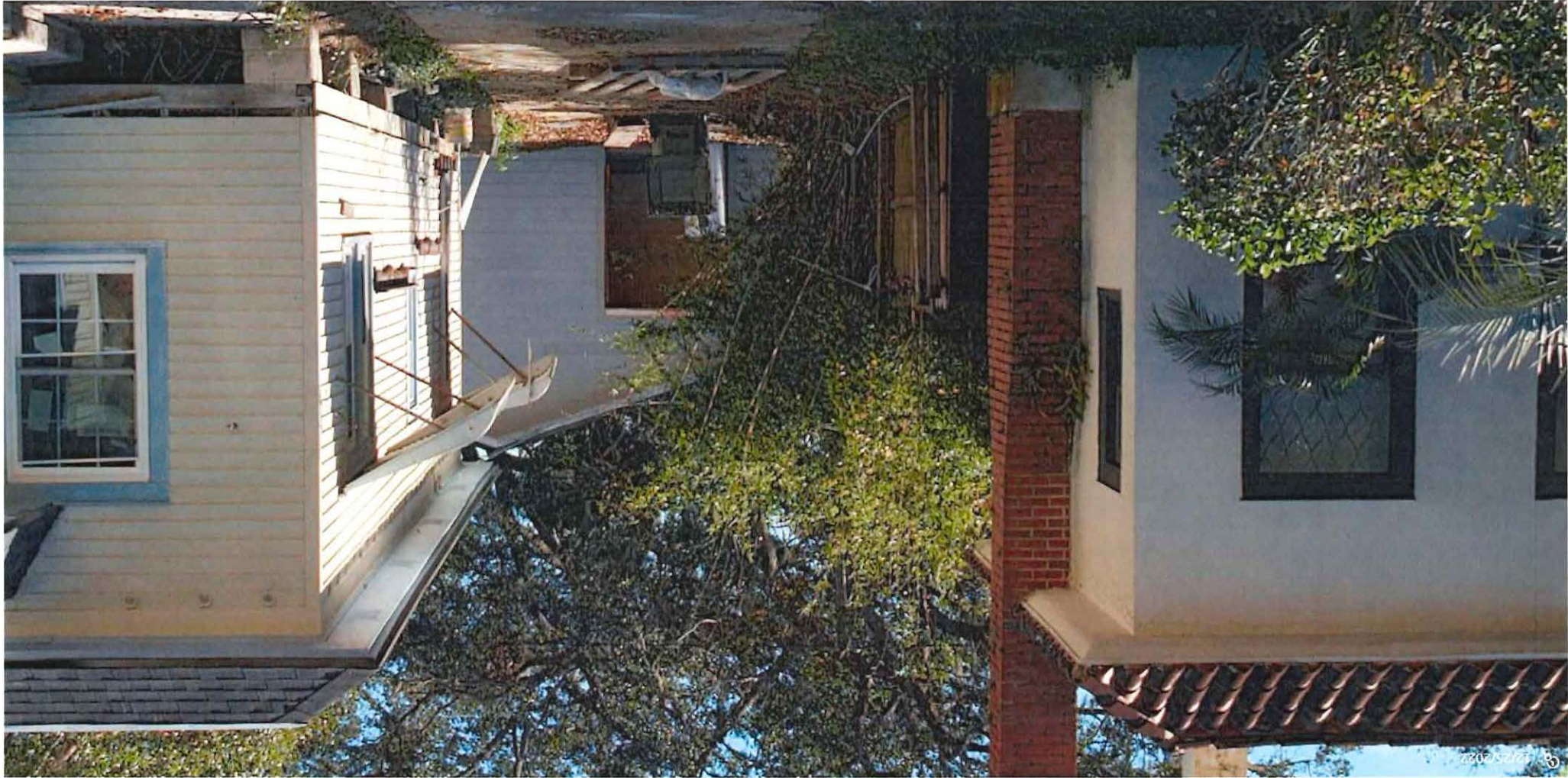
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 225-4007
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #416

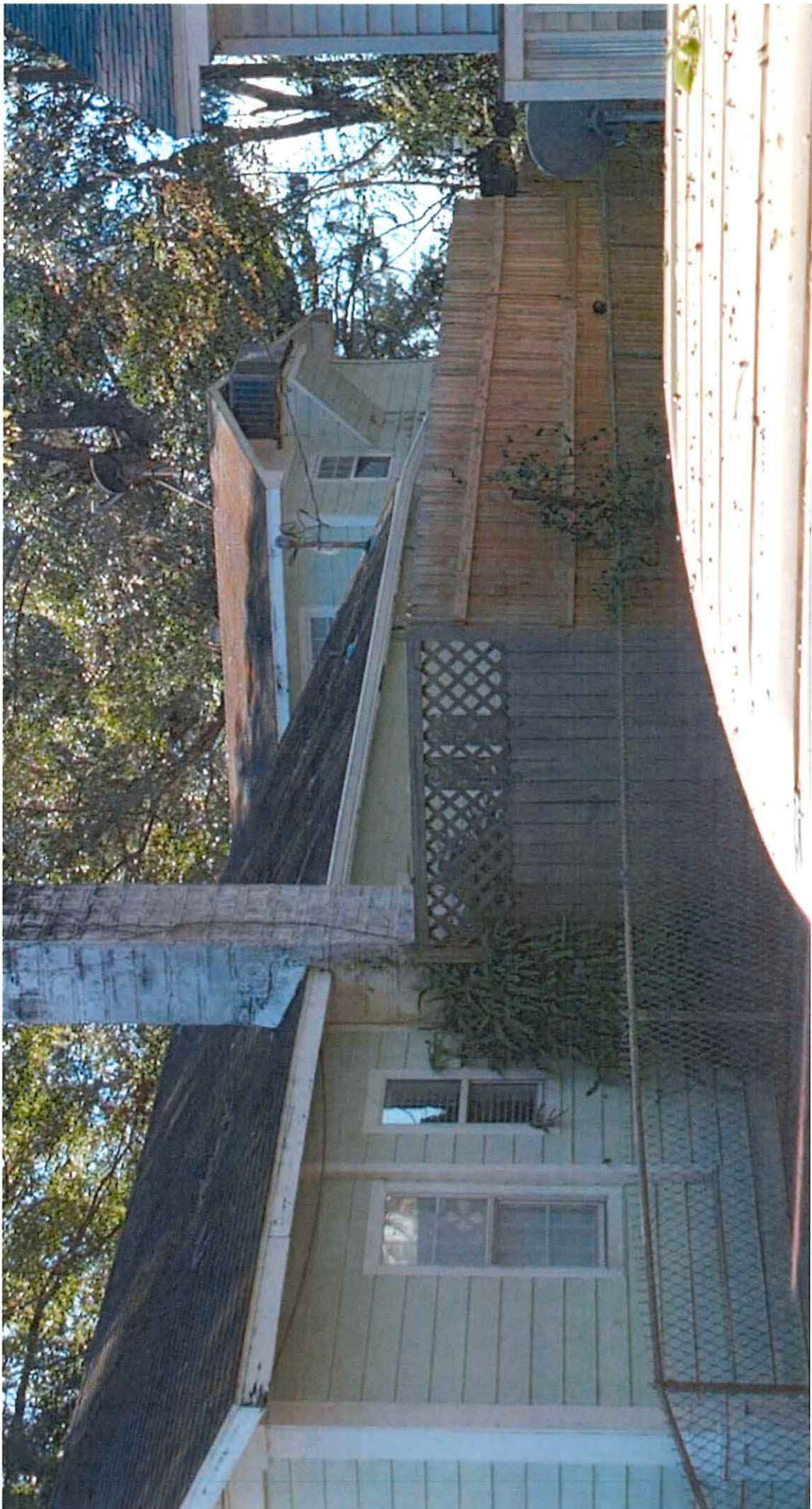




07/25/2022







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

Parcel ID	1500400000
Location Address	111 COLON AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Saratoga Lake (708)
Tax Description*	3-136 SARATOGA LAKE LOT 20 BLK 1 OR5537/1971 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Saratoga Lake, Unit One Of
Sec/Twp/Rng	60-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.110
Homestead	N

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

Owner Information

Owner Name	Ryan Rice Industries LLC 100%
Mailing Address	124 MORNINGVIEW PL SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2023
Building Value	\$131,228
Extra Features Value	\$8,325
Total Land Value	\$68,250
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$207,803
Total Deferred	\$0
Assessed Value	\$207,803
Total Exemptions	\$0
Taxable Value	\$207,803

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
2023	\$133,158	\$8,482	\$68,250	\$0	\$0	\$209,890	\$209,890	\$0	\$209,890
2022	\$128,740	\$11,863	\$50,960	\$0	\$0	\$191,563	\$191,563	\$0	\$191,563
2021	\$82,911	\$10,567	\$45,500	\$0	\$0	\$138,978	\$47,034	\$138,978	\$0
2020	\$77,886	\$10,636	\$34,352	\$0	\$0	\$122,874	\$46,385	\$122,874	\$0
2019	\$68,953	\$3,971	\$34,352	\$0	\$0	\$107,276	\$45,342	\$86,934	\$20,342
2018	\$48,966	\$3,456	\$31,168	\$0	\$0	\$83,590	\$44,497	\$64,093	\$19,497
2017	\$42,646	\$3,874	\$23,956	\$0	\$0	\$70,476	\$43,582	\$51,894	\$18,582
2016	\$44,319	\$3,928	\$23,956	\$0	\$0	\$72,203	\$42,686	\$54,517	\$17,686
2015	\$45,991	\$3,984	\$23,956	\$0	\$0	\$73,931	\$42,389	\$56,542	\$17,389
2014	\$44,860	\$4,039	\$23,956	\$0	\$0	\$72,855	\$42,053	\$55,802	\$17,053
2013	\$46,434	\$4,095	\$23,956	\$0	\$0	\$74,485	\$41,432	\$58,053	\$16,432
2012	\$47,221	\$4,149	\$23,956	\$0	\$0	\$75,326	\$40,739	\$59,587	\$15,739
2011	\$48,795	\$4,205	\$26,618	\$0	\$0	\$79,618	\$39,552	\$65,066	\$14,552
2010	\$49,582	\$4,260	\$29,575	\$0	\$0	\$83,417	\$38,967	\$69,450	\$13,967

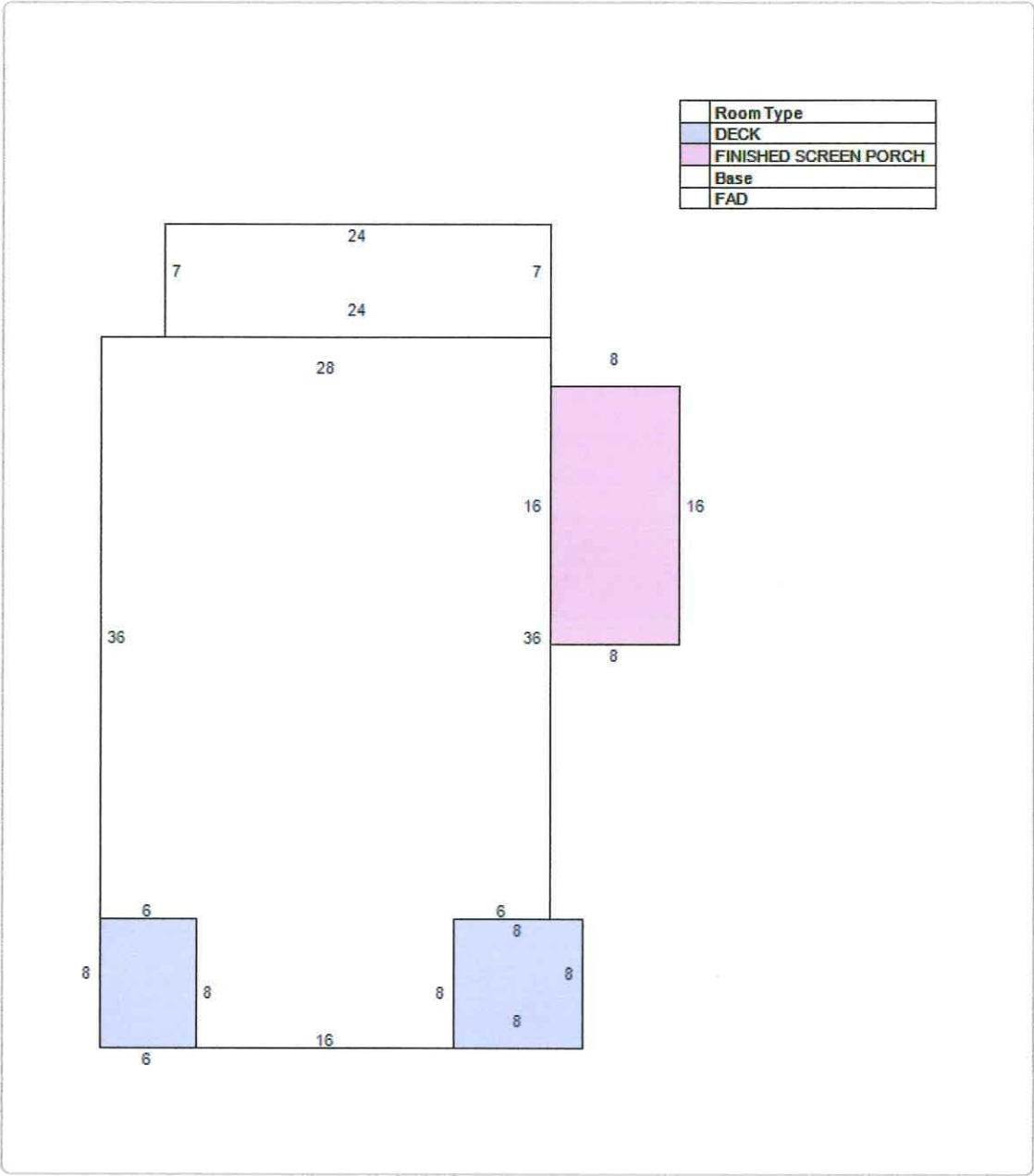
Building Information

Building	1
Building Value	\$131,228
Year Built	1924
Actual Area	1544
Conditioned Area	1304
Use	Single Family Residence
Style	01
Exterior Wall	Wood

Roof Cover	Built Up
Roof Structure	Flat
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
ADDITION	168
BASE AREA	1136
FINISHED SCREEN PORCH	128
FINISHED DECK	64
FINISHED DECK	48
Total SqFt	1544

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage Apartment (Mix)		5060
Carport (Mix)		1320
Storage Building (Mix)		1815
Masonry Wall (Mix)		130

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	100	50	EF	\$68,250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/14/2022	4/8/2022	\$150,000.00	WARRANTY DEED	5537	1971	U	I	LEFFLER RICHARD DAVID	RYAN RICE INDUSTRIES LLC
4/14/2022	4/8/2022	\$0.00	AFFIDAVIT	5537	1970	U	I	LEFFLER GILBERT RICHARD (DECD)	LEFFLER RICHARD DAVID
	1/31/1985	\$0.00	LIFE ESTATE	1400	271	U	I	STANFORD SHIRLEY	LEFFLER GILBERT RICHARD ***
	10/1/1982	\$30,200.00		558	359	U	I		STANFORD SHIRLEY
	8/1/1982	\$0.00		549	246	U	I		

No data available for the following modules: Exemption Information.

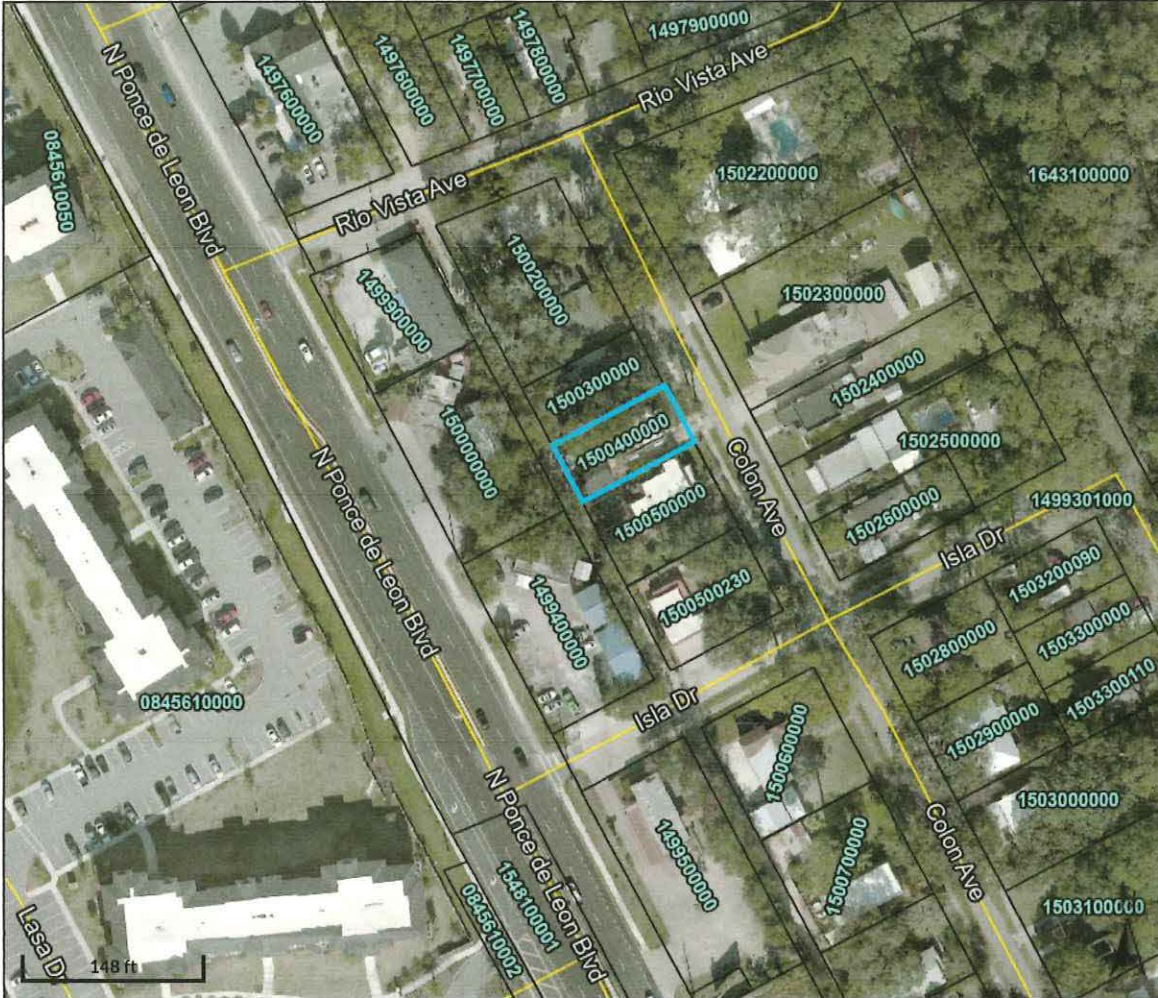
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 10/3/2023, 12:36:36 AM

[Contact Us](#)

Developed by





Overview



Legend



Parcel ID	1500400000	Physical Address	111 COLON AVE SAINT AUGUSTINE	Building Value	\$131,228	Last 2 Sales			
Property Class	0100 - Single Family	Mailing Address	RYAN RICE INDUSTRIES LLC	Extra Feature Value	\$8,325	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	124 MORNINGVIEW PL SAINT AUGUSTINE FL	Total Land Value	\$68,250	4/8/2022	\$150000	37	U
Acres	0.11		32086-0000	Just Value	\$207,803	10/1/1982	\$30200	11	U
				Total Deferred	N/A				
				Assessed Value	\$207,803				
				Total	N/A				
				Exemptions					
				Taxable Value	\$207,803				

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: 10/11/2023

Last Data Uploaded: 10/3/2023 12:36:36 AM

Developed by  Schneider
GEOSPATIAL

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning Department

DATE: October 31, 2023

RE: APPLICATION OF ESTOPPEL OR VESTED RIGHTS GENERALLY PURSUANT TO FLORIDA LAW

The concept of “estoppel” is often used interchangeably with “vested rights” or “grandfathering.” In order for a private party to claim estoppel against government, the private party must meet a three-part test:

- (1) the government made a representation (a statement, letter, or permit) as to a material fact (an important and relevant fact), and
- (2) the private party must have relied on this representation, and
- (3) the private party changed their position based on the government’s representation of a material fact.

In addition to meeting this three-part test, the private party must also have a legal right to do what they did. A private party cannot violate an existing law or regulation, no matter if they did receive a permit, and claim estoppel against the enforcement of that law. The issuance of a permit does not modify an adopted ordinance. For example, a private party would have to demonstrate that they had a legal right to obtain the permit, that they met all ordinances for the issuance of the permit, that the government did issue the legal permit, and that the private party relied on all of this and expended funds building a structure based on the legally issued, code compliant permit.

Monroe County v. Hemisphere Equity Realty - Court of Appeal of Florida, Third District, March 29, 1994, Filed

Equitable estoppel is to be applied against the state only in rare instances and under exceptional circumstances. To sustain a claim of estoppel against the state or one of its subdivisions, there must be (1) a representation as to some material fact by the party estopped to the party claiming estoppel; (2) reliance upon the representation by the party claiming estoppel; and (3) a change in such party's position caused by his reliance on the representation to his detriment. Furthermore, the act on which the aggrieved party relied must be one on which he had a right to rely. *Calusa Golf, Inc. v. Dade County*, 426 So. 2d 1165, 1167 (Fla. 3d DCA 1983).

While at first blush it seems that the application of the rule may be harsh, it would be inconceivable that public officials could issue a permit, either inadvertently, through error, or intentionally, by design, which would sanction a violation of an ordinance adopted by the legislative branch of government. *Corona*, 485 So. 2d 1314 at 1317 (quoting *Dade County v. Gayer*, 388 So. 2d 1292, 1294 (Fla. 3d DCA 1980), rev. denied, 397 So. 2d 777 (Fla. 1981)).

Thank you.

/s/ Isabelle C. Lopez

Isabelle C. Lopez
City Attorney

3-136 SARATOGA LAKE LOT 20 BLK
1 OR1400/271(Q/C)

LEFFLER GILBERT RICHARD ***
LEFFLER RICHARD D
111 COLON AVE
SAINT AUGUSTINE, FL 32084-1205

2010

150040-0000

Page 1 of 1

PRINTED 09/11/2023

BY: loren

S-T-R 60 7 30

Map Id: 153B 708.00 1.70 1.00 1.00 SARATOGA L

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	WOOD	100	0.00
Roofing	FLAT	100	0.00
Roofing Cover	BUILT UP	100	0.00
Interior	DRYWALL	100	0.00
Interior	PINE WOOD	100	0.00
Heating Type	AIR DUCT	100	0.00
Air	CENTRAL	100	0.00
Frame	WOOD FRAME	100	0.00
Plumbing	5 FIXTURES	100	0.00
Electrical	AVERAGE	100	0.00
Foundation	PIERS AND POSTS	100	0.00
Floor System	WOOD FRAME	100	0.00

CATEGORY	UNITS	ADJ
Masonry	1.00	2,640
Bedrooms	0.00	0
Units	0.00	0
Stories	1.00	0
Wall Height	0.00	0

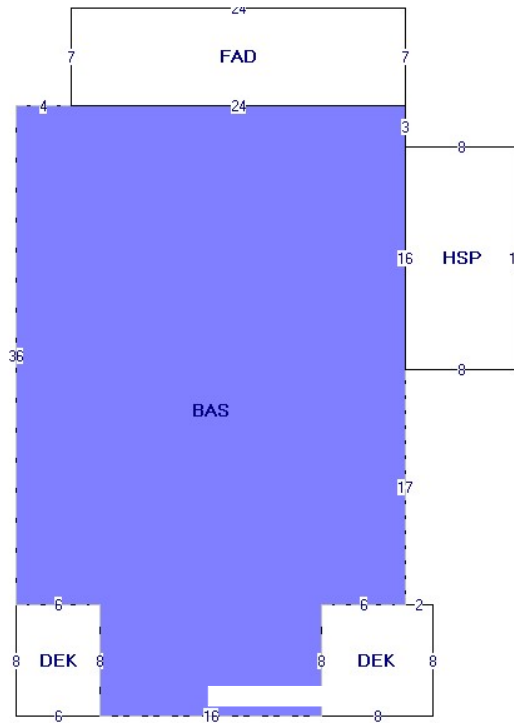
BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Cost and Design	1.0000
Story Height Adjustm	1.0000

TOTAL ADJUSTED POINTS 0

DEPRECIATION	ADJ
Economic	0.0000
Functional	0.0000

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
0100	01	N	3	S	160	0.88	100
REPL COST NEW	AYB	EYB	DT	NORM	% GOOD		
98,377	1924	1976	01	37.00	63.00%		
SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE	
BAS	1,136	X	X	100	1,136	0	0
DEK	64			12	8	0	0
DEK	48			12	6	0	0
FAD	168	X	X	100	168	0	0
HSP	128		X	50	64	0	0

0100 SINGLE FAMILY



** VALUE SUBJECT TO CHANGE **

St Johns County Property Appraiser		Tax Dist 452
VALUE SUMMARY		
PRIMARY VALUATION METHOD	Marshall & Swift	
BUILDING VALUE	49,582	
EXTRA FEATURE VALUE	4,260	
TOTAL MARKET LAND VALUE	29,575	
MARKET VALUE OF AG LAND	0	
TOTAL LAND VALUE AG + COMMON	0	
MARKET VALUE	83,417	
ASSESSED VALUE	38,967	
PREVIOUS YEAR VALUE	97,884	
CAP BASE YEAR	2000	
TAXABLE VALUE	13,967	
EXEMPTIONS	HB HX	
TOTAL EXEMPTIONS VALUE		
SENIOR EXEMPTION VALUE		
SR/HISTORIC TAXABLE VALUE		

PERMIT NO.	DESCRIPTION	EST VALUE	ISSUE DATE	FINAL DATE
TP	ST			

BUILDING DIMENSIONS
BAS1924=N36E28S36W6S8 DEK2000= N8E8S8W8S W16N8W6S
DEK1980=S8 E6N8W6S PTR=N36 E4 FAD1990=N7 E24S7W24S
W4S36S PTR= E6S8E16 N8E6N17 HSP1991=E8N16W8 S16S
S17W6S8W16N8W6S.

BUILDING NOTES

BUILDING: 1
SITE ADDRESS: 111 COLON AVE SAINT AUGUSTINE 32084-0000 0100 SINGLE FAM

L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I	Q	V	R	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	1400	271	271	01/31/1985	LE	U	I	11			0	N	STANFORD SHIRLEY	LEFFLER GILBERT RICHARD	RECORDED 4/7/99.
2	558	359	359	10/01/1982	U	U	I	11	30200		0	N		STANFORD SHIRLEY	
3	549	246	246	08/01/1982	U	U	I	11			0	N			

CAP		LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRAISAL DATES		
															DATE	APPRAISED BY	
S	0	0	506.00	100	100	7.52	7.52	100	1940	1940	60	2,283	BUILDING	01/24/2001	APO		
S	0	0	15.00	100	100	9.87	9.87	100	1990	1990	20	30	LAND LINES				
S	0	0	100.00	100	100	6.63	6.63	100	1980	1980	50	332	VALUE REVIEW				
S	0	0	176.00	100	100	6.03	6.03	100	1997	1997	68	716	FIVE YEAR REV	01/24/2001	APO		
S	0	0	242.00	100	100	4.75	4.75	100	1997	1997	68	776	INCOME				
S	0	0	72.00	100	100	8.53	8.53	100	1924	1924	20	123					

L	T	L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
C	1	0104	IMP RES DA		S			50.00	100.00	100.00	50.00	EF	2	0.91	1.00	650.00	591.50	29,575	

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

3-136 SARATOGA LAKE LOT 20 BLK
1 OR1400/271(Q/C)

LEFFLER GILBERT RICHARD ***
LEFFLER RICHARD D
111 COLON AVE
SAINT AUGUSTINE, FL 32084-1205

2011

150040-0000

Page 1 of 1

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BY: loren

S-T-R 60 7 30

Map Id: 161D 708.00 1.70 1.00 1.00 SARATOGA L

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	WOOD	100	0.00
Roofing	FLAT	100	0.00
Roofing Cover	BUILT UP	100	0.00
Interior	DRYWALL	100	0.00
Interior	PINE WOOD	100	0.00
Heating Type	AIR DUCT	100	0.00
Air	CENTRAL	100	0.00
Frame	WOOD FRAME	100	0.00
Plumbing	5 FIXTURES	100	0.00
Electrical	AVERAGE	100	0.00
Foundation	PIERS AND POSTS	100	0.00
Floor System	WOOD FRAME	100	0.00

CATEGORY	UNITS	ADJ
Masonry	1.00	2,640
Bedrooms	0.00	0
Units	0.00	0
Stories	1.00	0
Wall Height	0.00	0

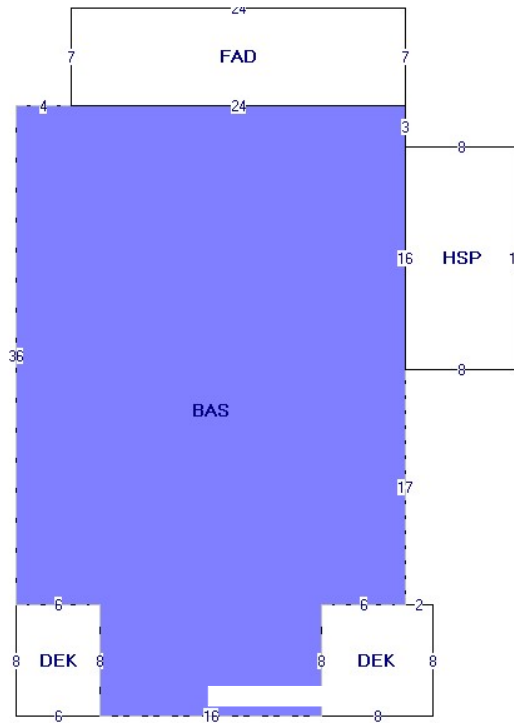
BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Cost and Design	1.0000
Story Height Adjustm	1.0000

TOTAL ADJUSTED POINTS 0

DEPRECIATION	ADJ
Economic	0.0000
Functional	0.0000

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
0100	01	N	3	S	160	0.88	100
REPL COST NEW	AYB	EYB	DT	NORM	% GOOD		
98,377	1924	1976	01	38.00	62.00%		
SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE	
BAS	1,136	X	X	100	1,136	0	
DEK	64			12	8	0	
DEK	48			12	6	0	
FAD	168	X	X	100	168	0	
HSP	128		X	50	64	0	

0100 Single Family



** VALUE SUBJECT TO CHANGE **

St Johns County Property Appraiser		Tax Dist 452
VALUE SUMMARY		
PRIMARY VALUATION METHOD	Marshall & Swift	
BUILDING VALUE	48,795	
EXTRA FEATURE VALUE	4,205	
TOTAL MARKET LAND VALUE	26,618	
MARKET VALUE OF AG LAND	0	
TOTAL LAND VALUE AG + COMMON	0	
MARKET VALUE	79,618	
ASSESSED VALUE	39,552	
PREVIOUS YEAR VALUE	83,417	
CAP BASE YEAR	2000	
TAXABLE VALUE	14,552	
EXEMPTIONS	HB HX	
TOTAL EXEMPTIONS VALUE		
SENIOR EXEMPTION VALUE		
SR/HISTORIC TAXABLE VALUE		

PERMIT NO.	DESCRIPTION	EST VALUE	ISSUE DATE	FINAL DATE
TP	ST			

BUILDING DIMENSIONS
BAS1924=N36E28S36W6S8 DEK2000= N8E8S8W8\$ W16N8W6\$
DEK1980=S8 E6N8W6\$ PTR=N36 E4 FAD1990=N7 E24S7W24\$
W4S36\$ PTR= E6S8E16 N8E6N17 HSP1991=E8N16W8 S16\$
S17W6S8W16N8W6\$.

BUILDING NOTES

BUILDING: 1
SITE ADDRESS: 111 COLON AVE SAINT AUGUSTINE 32084-0000 0100 Single Family Residence

L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I	Q	V	R	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	1400	271	271	01/31/1985	LE	U	I	11			0	N	STANFORD SHIRLEY	LEFFLER GILBERT RICHARD	RECORDED 4/7/99.
2	558	359	359	10/01/1982	U	U	I	11	30200		0	N		STANFORD SHIRLEY	
3	549	246	246	08/01/1982	U	U	I	11			0	N			

|--|

L	T	L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
C	1	0100		Single Family	S			50.00	100.00	100.00	50.00	EF	2	0.91	1.00	585.00	532.35	26,618	

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

3-136 SARATOGA LAKE LOT 20 BLK
1 OR1400/271(Q/C)

LEFFLER GILBERT RICHARD ***
LEFFLER RICHARD D
111 COLON AVE
SAINT AUGUSTINE, FL 32084-1205

2012

150040-0000

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BY: loren

S-T-R 60 7 30

Map Id: 161D 708.00 1.70 1.00 1.00 SARATOGA L

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	WOOD	100	0.00
Roofing	FLAT	100	0.00
Roofing Cover	BUILT UP	100	0.00
Interior	DRYWALL	100	0.00
Interior	PINE WOOD	100	0.00
Heating Type	AIR DUCT	100	0.00
Air	CENTRAL	100	0.00
Frame	WOOD FRAME	100	0.00
Plumbing	5 FIXTURES	100	0.00
Electrical	AVERAGE	100	0.00
Foundation	PIERS AND POSTS	100	0.00
Floor System	WOOD FRAME	100	0.00

CATEGORY	UNITS	ADJ
Masonry	1.00	2,640
Bedrooms	0.00	0
Units	0.00	0
Stories	1.00	0
Wall Height	0.00	0

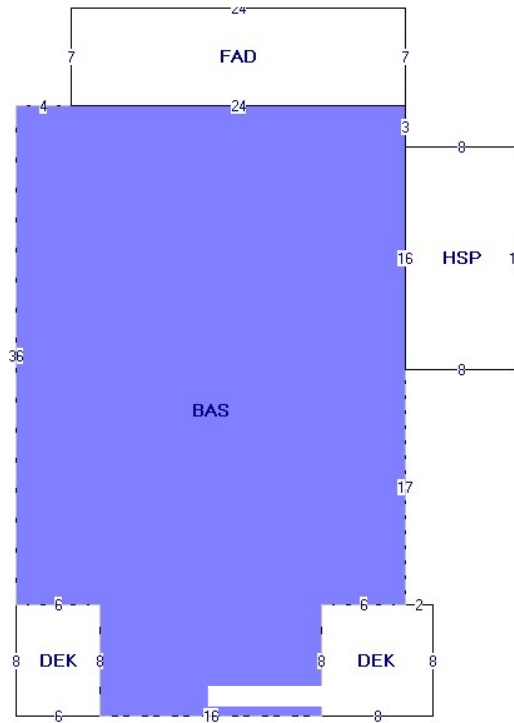
BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Cost and Design	1.0000
Story Height Adjustm	1.0000

TOTAL ADJUSTED POINTS 0

DEPRECIATION	ADJ
Economic	0.0000
Functional	0.0000

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
0100	01	N	3	S	160	0.88	100
REPL COST NEW	AYB	EYB	DT	NORM	% GOOD		
98,377	1924	1976	01	40.00	60.00%		
SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE	
BAS	1,136	X	X		1,136		0
DEK	64				12		0
DEK	48				12		0
FAD	168	X	X		168		0
HSP	128		X		50		0

0100 Single Family



** VALUE SUBJECT TO CHANGE **

St Johns County Property Appraiser		Tax Dist 452
VALUE SUMMARY		
PRIMARY VALUATION METHOD	Marshall & Swift	
BUILDING VALUE	47,221	
EXTRA FEATURE VALUE	4,149	
TOTAL MARKET LAND VALUE	23,956	
MARKET VALUE OF AG LAND	0	
TOTAL LAND VALUE AG + COMMON	0	
MARKET VALUE	75,326	
ASSESSED VALUE	40,739	
PREVIOUS YEAR VALUE	79,618	
CAP BASE YEAR	2000	
TAXABLE VALUE	15,739	
EXEMPTIONS	HB HX	
TOTAL EXEMPTIONS VALUE		
SENIOR EXEMPTION VALUE		
SR/HISTORIC TAXABLE VALUE		

PERMIT NO.	DESCRIPTION	EST VALUE	ISSUE DATE	FINAL DATE
TP	ST			

BUILDING DIMENSIONS
BAS1924=N36E28S36W6S8 DEK2000= N8E8S8W8\$ W16N8W6\$
DEK1980=S8 E6N8W6\$ PTR=N36 E4 FAD1990=N7 E24S7W24\$
W4S36\$ PTR= E6S8E16 N8E6N17 HSP1991=E8N16W8 S16\$
S17W6S8W16N8W6\$.

BUILDING NOTES

BUILDING: 1 RU VAL:
SITE ADDRESS: 111 COLON AVE SAINT AUGUSTINE 32084-0000 0100 Single Family Residence

L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I	Q	V	R	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	1400	271	271	01/31/1985	LE	U	I	11			0	N	STANFORD SHIRLEY	LEFFLER GILBERT RICHARD	RECORDED 4/7/99.
2	558	359	359	10/01/1982	U	U	I	11	30200		0	N		STANFORD SHIRLEY	
3	549	246	246	08/01/1982	U	U	I	11			0	N			

L	T	OB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES	APPRaised BY
1	GAR		GARAGE		S	0	0	506.00	100	100	7.52	7.52	100	1940	1940		60	2,283	BUILDING	01/24/2001 APO
2	WDFNCE		WOOD FENCE		S	0	0	15.00	100	100	9.87	9.87	100	1990	1990		20	30	LAND LINES	
3	FENCE		METAL 6'		S	0	0	100.00	100	100	6.63	6.63	100	1980	1980		50	332	VALUE REVIEW	12/14/2009
4	CAR		CARPORT		S	0	0	176.00	100	100	6.03	6.03	100	1997	1997		63	663	FIVE YEAR REV	
5	STGB		STOR BUILD		S	0	0	242.00	100	100	4.75	4.75	100	1997	1997		63	718	INCOME	
6	MSWALL		MS/CB WALL		S	0	0	72.00	100	100	8.53	8.53	100	1924	1924		20	123		

L	T	L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
C	1	0100		Single Family	S			50.00	100.00	100.00	50.00	EF	2	0.91	1.00	526.50	479.12	23,956	

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

3-136 SARATOGA LAKE LOT 20 BLK
1 OR1400/271(Q/C)

LEFFLER GILBERT RICHARD ***
LEFFLER RICHARD D
111 COLON AVE
SAINT AUGUSTINE, FL 32084-1205

2013

150040-0000

Page 1 of 1

PRINTED 09/11/2023

BY: loren

S-T-R 60 7 30

Map Id: 161D 708.00 1.70 1.00 1.00 SARATOGA L

BUILDING CHARACTERISTICS				
CATEGORY	TYPE	%	PTS	
Exterior Wall	WOOD	100	0.00	
Roofing	FLAT	100	0.00	
Roofing Cover	BUILT UP	100	0.00	
Interior	DRYWALL	100	0.00	
Interior	PINE WOOD	100	0.00	
Heating Type	AIR DUCT	100	0.00	
Air	CENTRAL	100	0.00	
Frame	WOOD FRAME	100	0.00	
Plumbing	5 FIXTURES	100	0.00	
Electrical	AVERAGE	100	0.00	
Foundation	PIERS AND POSTS	100	0.00	
Floor System	WOOD FRAME	100	0.00	

CATEGORY	UNITS	ADJ
Masonry	1.00	2,640
Bedrooms	0.00	0
Units	0.00	0
Stories	1.00	0
Wall Height	0.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Cost and Design	1.0000
Story Height Adjustm	1.0000

TOTAL ADJUSTED POINTS 0

DEPRECIATION	ADJ
Economic	0.0000
Functional	0.0000

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
0100	01	N	3	S	160	0.88	100
REPL COST NEW	AYB	EYB	DT	NORM	% GOOD		
98,377	1924	1976	01	41.00	59.00%		

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
BAS	1,136	X	X	100	1,136	0
DEK	64			12	8	0
DEK	48			12	6	0
PTR	0			0	0	0
FAD	168	X	X	100	168	0
PTR	0			0	0	0
HSP	128		X	50	64	0

1,544	1,304	1,382	\$46,434
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ADJ. BASE RATE	0.00
ACREAGE	0.11 PRICE/SF 35.61

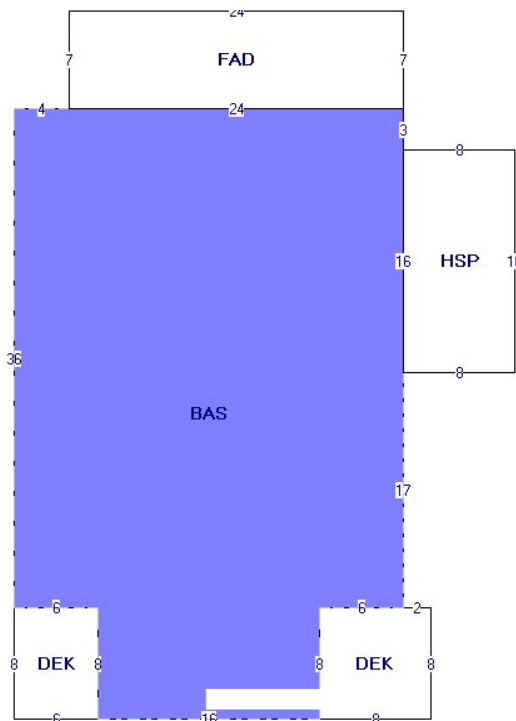
L	T	OB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE
1		GAR	GARAGE		S	0	0	506.00	100	100	7.52	7.52	100	1940	1940		60	2,283
2		WDFNCE	WOOD FENCE		S	0	0	15.00	100	100	9.87	9.87	100	1990	1990		20	30
3		FENCE	METAL 6'		S	0	0	100.00	100	100	6.63	6.63	100	1980	1980		50	332
4		CAR	CARPORT		S	0	0	176.00	100	100	6.03	6.03	100	1997	1997		60	637
5		STGB	STOR BUILD		S	0	0	242.00	100	100	4.75	4.75	100	1997	1997		60	690
6		MSWALL	MS/CB WALL		S	0	0	72.00	100	100	8.53	8.53	100	1924	1924		20	123

L	T	L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
C		1	0100	Single Family	S			50.00	100.00	100.00	50.00	EF	2	0.91	1.00	526.50	479.12	23,956	

LN	DATE	BLD	USER ID	CD

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1
SITE ADDRESS: 111 COLON AVE SAINT AUGUSTINE 32084-0000 0100 Single Family Residence

L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1		1400	271	01/31/1985	LE	U	I	11			0	N	STANFORD SHIRLEY	LEFFLER GILBERT RICHARD	RECORDED 4/7/99.
2		558	359	10/01/1982		U	I	11	30200		0	N		STANFORD SHIRLEY	
3		549	246	08/01/1982		U	I	11			0	N			

L	T	OB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES	APPRaised BY
1		GAR	GARAGE		S	0	0	506.00	100	100	7.52	7.52	100	1940	1940		60	2,283	BUILDING	01/24/2001 APO
2		WDFNCE	WOOD FENCE		S	0	0	15.00	100	100	9.87	9.87	100	1990	1990		20	30	LAND LINES	
3		FENCE	METAL 6'		S	0	0	100.00	100	100	6.63	6.63	100	1980	1980		50	332	VALUE REVIEW	
4		CAR	CARPORT		S	0	0	176.00	100	100	6.03	6.03	100	1997	1997		60	637	FIVE YEAR REV	12/14/2009
5		STGB	STOR BUILD		S	0	0	242.00	100	100	4.75	4.75	100	1997	1997		60	690	INCOME	
6		MSWALL	MS/CB WALL		S	0	0	72.00	100	100	8.53	8.53	100	1924	1924		20	123		

L	T	L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
C		1	0100	Single Family	S			50.00	100.00	100.00	50.00	EF	2	0.91	1.00	526.50	479.12	23,956	

LN	DATE	BLD	USER ID	CD

LN	DATE	BLD	USER ID	CD

LN	DATE	BLD	USER ID	CD

LN	DATE	BLD	USER ID	CD

3-136 SARATOGA LAKE LOT 20 BLK
1 OR1400/271(Q/C)

LEFFLER GILBERT RICHARD ***
LEFFLER RICHARD D
111 COLON AVE
SAINT AUGUSTINE, FL 32084-1205

2014

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Page 1 of 1

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BY: loren

S-T-R 60 7 30

Map Id: 161D 708.00 1.70 1.00 1.00 SARATOGA L

BUILDING CHARACTERISTICS				
CATEGORY	TYPE	%	PTS	
Exterior Wall	WOOD	100	0.00	
Roofing	FLAT	100	0.00	
Roofing Cover	BUILT UP	100	0.00	
Interior	DRYWALL	100	0.00	
Interior	PINE WOOD	100	0.00	
Heating Type	AIR DUCT	100	0.00	
Air	CENTRAL	100	0.00	
Frame	WOOD FRAME	100	0.00	
Plumbing	5 FIXTURES	100	0.00	
Electrical	AVERAGE	100	0.00	
Foundation	PIERS AND POSTS	100	0.00	
Floor System	WOOD FRAME	100	0.00	

0100 Single Family

** VALUE SUBJECT TO CHANGE **

CATEGORY	UNITS	ADJ
Masonry	1.00	2,640
Bedrooms	0.00	0
Units	0.00	0
Stories	1.00	0
Wall Height	0.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Cost and Design	1.0000
Story Height Adjustm	1.0000

TOTAL ADJUSTED POINTS 0

DEPRECIATION	ADJ
Economic	0.0000
Functional	0.0000

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
0100	01	N	3	S	160	0.88	100
REPL COST NEW	AYB	EYB	DT	NORM	% GOOD		
98,377	1924	1976	01	43.00	57.00%		

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
BAS	1,136	X	X	100	1,136	0
DEK	64			12	8	0
DEK	48			12	6	0
PTR	0			0	0	0
FAD	168	X	X	100	168	0
PTR	0			0	0	0
HSP	128		X	50	64	0

BUILDING: 1

RU VAL:

SITE ADDRESS: 111 COLON AVE SAINT AUGUSTINE 32084-0000 0100 Single Family Residence

L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I	N	Q	U	V	R	E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE	
1	1400	271	01/31/1985	LE	U	I	11							0	N	0	STANFORD SHIRLEY	LEFFLER GILBERT RICHARD	RECORDED 4/7/99.
2	558	359	10/01/1982		U	I	11				30200		0	N	0		STANFORD SHIRLEY		
3	549	246	08/01/1982		U	I	11						0	N	0				

1,544	1,304	1,382	\$44,860
ADJ. BASE RATE			0.00
ACREAGE		0.11	PRICE/SF 34.40

L	T	OB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES	APPRaised BY
1	GAR		GARAGE		S	0	0	506.00	100	100	7.52	7.52	100	1940	1940		60	2,283	BUILDING	01/24/2001 APO
2	WDFNCE		WOOD FENCE		S	0	0	15.00	100	100	9.87	9.87	100	1990	1990		20	30	LAND LINES	
3	FENCE		METAL 6'		S	0	0	100.00	100	100	6.63	6.63	100	1980	1980		50	332	VALUE REVIEW	12/14/2009
4	CAR		CARPORT		S	0	0	176.00	100	100	6.03	6.03	100	1997	1997		58	610	FIVE YEAR REV	
5	STGB		STOR BUILD		S	0	0	242.00	100	100	4.75	4.75	100	1997	1997		58	661	INCOME	
6	MSWALL		MS/CB WALL		S	0	0	72.00	100	100	8.53	8.53	100	1924	1924		20	123		

L	T	L	N	USE CODE	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D	T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
C	1	0100			Single Family	S				50.00	100.00	100.00	50.00	EF	2		0.91	1.00	526.50	479.12	23,956	

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

3-136 SARATOGA LAKE LOT 20 BLK
1 OR1400/271(Q/C)

LEFFLER GILBERT RICHARD ***
LEFFLER RICHARD D
111 COLON AVE
SAINT AUGUSTINE, FL 32084-1205

2015

150040-0000

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BY: loren

S-T-R 60 7 30

Map Id: 161D 708.00 1.70 1.00 1.00 SARATOGA L

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	WOOD	100	0.00
Roofing	FLAT	100	0.00
Roofing Cover	BUILT UP	100	0.00
Interior	DRYWALL	100	0.00
Interior	PINE WOOD	100	0.00
Heating Type	AIR DUCT	100	0.00
Air	CENTRAL	100	0.00
Frame	WOOD FRAME	100	0.00
Plumbing	5 FIXTURES	100	0.00
Electrical	AVERAGE	100	0.00
Foundation	PIERS AND POSTS	100	0.00
Floor System	WOOD FRAME	100	0.00

CATEGORY	UNITS	ADJ
Masonry	1.00	2,640
Bedrooms	0.00	0
Units	0.00	0
Stories	1.00	0
Wall Height	0.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Cost and Design	1.0000
Story Height Adjustm	1.0000

TOTAL ADJUSTED POINTS 0

DEPRECIATION	ADJ
Economic	0.0000
Functional	0.0000

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
0100	01	N	3	S	160	0.88	100
REPL COST NEW	AYB	EYB	DT	NORM	% GOOD		
98,377	1924	1976	01	45.00	55.00%		

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
BAS	1,136	X	X	100	1,136	0
DEK	64			12	8	0
DEK	48			12	6	0
PTR	0			0	0	0
FAD	168	X	X	100	168	0
PTR	0			0	0	0
HSP	128		X	50	64	0

1,544 1,304 1,382 \$45,991

ADJ. BASE RATE 0.00

ACREAGE 0.11 PRICE/SF 35.27

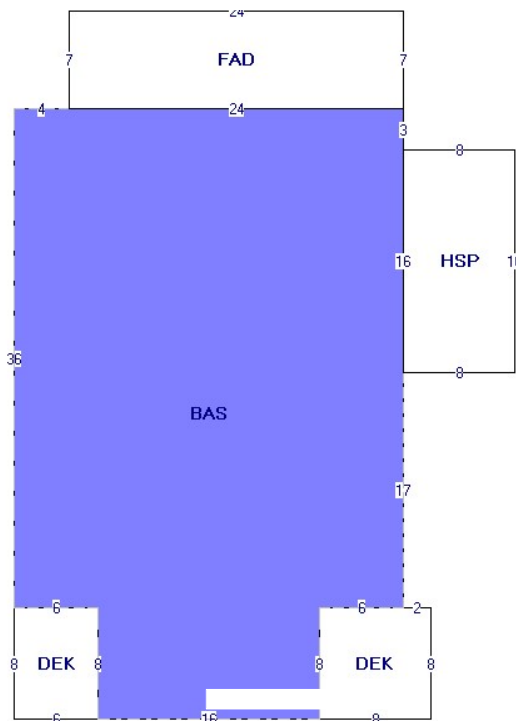
L	OB / XF	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE
1	GAR	GARAGE		S	0	0	506.00	100	100	7.52	7.52	100	1940	1940		60	2,283
2	WDFNCE	WOOD FENCE		S	0	0	15.00	100	100	9.87	9.87	100	1990	1990		20	30
3	FENCE	METAL 6'		S	0	0	100.00	100	100	6.63	6.63	100	1980	1980		50	332
4	CAR	CARPORT		S	0	0	176.00	100	100	6.03	6.03	100	1997	1997		55	584
5	STGB	STOR BUILD		S	0	0	242.00	100	100	4.75	4.75	100	1997	1997		55	632
6	MSWALL	MS/CB WALL		S	0	0	72.00	100	100	8.53	8.53	100	1924	1924		20	123

L	T	L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
C	1	0100		Single Family	S			50.00	100.00	100.00	50.00	EF	2	0.91	1.00	526.50	479.12	23,956	

LN DATE BLD USER ID CD

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 RU VAL: 0100 Single Family Residence
SITE ADDRESS: 111 COLON AVE SAINT AUGUSTINE 32084-0000

L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	1400	271		01/31/1985	LE	U	I	11			0	N	STANFORD SHIRLEY	LEFFLER GILBERT RICHARD	RECORDED 4/7/99.
2	558	359		10/01/1982		U	I	11	30200		0	N		STANFORD SHIRLEY	
3	549	246		08/01/1982		U	I	11			0	N			

L	T	OB / XF	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES	APPRaised BY
1	GAR		GARAGE		S	0	0	506.00	100	100	7.52	7.52	100	1940	1940		60	2,283	BUILDING LAND LINES	01/24/2001 APO
2	WDFNCE		WOOD FENCE		S	0	0	15.00	100	100	9.87	9.87	100	1990	1990		20	30	VALUE REVIEW	12/14/2009
3	FENCE		METAL 6'		S	0	0	100.00	100	100	6.63	6.63	100	1980	1980		50	332	FIVE YEAR REV	
4	CAR		CARPORT		S	0	0	176.00	100	100	6.03	6.03	100	1997	1997		55	584	INCOME	
5	STGB		STOR BUILD		S	0	0	242.00	100	100	4.75	4.75	100	1997	1997		55	632		
6	MSWALL		MS/CB WALL		S	0	0	72.00	100	100	8.53	8.53	100	1924	1924		20	123		

L	T	L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
C	1	0100		Single Family	S			50.00	100.00	100.00	50.00	EF	2	0.91	1.00	526.50	479.12	23,956	

LN DATE BLD USER ID CD

3-136 SARATOGA LAKE LOT 20 BLK
1 OR1400/271(Q/C)

LEFFLER GILBERT RICHARD ***
LEFFLER RICHARD D
111 COLON AVE
SAINT AUGUSTINE, FL 32084-1205

2016

150040-0000

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PRINTED 09/11/2023

BY: loren

S-T-R 60 7 30

Map Id: 161D 708.00 1.70 1.00 1.00 SARATOGA L

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	WOOD	100	0.00
Roofing	FLAT	100	0.00
Roofing Cover	BUILT UP	100	0.00
Interior	DRYWALL	100	0.00
Interior	PINE WOOD	100	0.00
Heating Type	AIR DUCT	100	0.00
Air	CENTRAL	100	0.00
Frame	WOOD FRAME	100	0.00
Plumbing	5 FIXTURES	100	0.00
Electrical	AVERAGE	100	0.00
Foundation	PIERS AND POSTS	100	0.00
Floor System	WOOD FRAME	100	0.00

0100 Single Family

** VALUE SUBJECT TO CHANGE **

CATEGORY	UNITS	ADJ
Masonry	1.00	2,640
Bedrooms	0.00	0
Units	0.00	0
Stories	1.00	0
Wall Height	0.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Cost and Design	1.0000
Story Height Adjustm	1.0000

TOTAL ADJUSTED POINTS 0

DEPRECIATION	ADJ
Economic	0.0000
Functional	0.0000

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
0100	01	N	3	S	160	0.88	100
REPL. COST NEW			AYB	EYB	DT	NORM	% GOOD
98,377			1924	1976	01	47.00	53.00%

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
BAS	1,136	X	X	100	1,136	0
DEK	64			12	8	0
DEK	48			12	6	0
PTR	0			0	0	0
FAD	168	X	X	100	168	0
PTR	0			0	0	0
HSP	128		X	50	64	0

BUILDING: 1

RU VAL:

SITE ADDRESS: 111 COLON AVE SAINT AUGUSTINE 32084-0000 0100 Single Family Residence

L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I	Q	V	R	E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	1400	271	01/31/1985	LE	U	I	11				0	N	0	STANFORD SHIRLEY	LEFFLER GILBERT RICHARD STANFORD SHIRLEY	RECORDED 4/7/99.
2	558	359	10/01/1982		U	I	11		30200	0	N	0				
3	549	246	08/01/1982		U	I	11			0	N	0				

1,544	1,304	1,382	\$44,319
ADJ. BASE RATE			0.00
ACREAGE		0.11	PRICE/SF 33.99

L	T	OB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES	APPRaised BY
1	GAR		Garage		S	0	0	506.00	100	100	7.52	7.52	100	1940	1940		60	2,283	BUILDING	01/24/2001 APO
2	WDFNCE		Wood Fence		S	0	0	15.00	100	100	9.87	9.87	100	1990	1990		20	30	LAND LINES	
3	FENCE		Metal Fence 6'		S	0	0	100.00	100	100	6.63	6.63	100	1980	1980		50	332	VALUE REVIEW	12/14/2009
4	CAR		Carport		S	0	0	176.00	100	100	6.03	6.03	100	1997	1997		52	557	FIVE YEAR REV	
5	STGB		Storage Building		S	0	0	242.00	100	100	4.75	4.75	100	1997	1997		52	603	INCOME	
6	MSWALL		MS/CB WALL		S	0	0	72.00	100	100	8.53	8.53	100	1924	1924		20	123		

L	T	L	N	USE CODE	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D	T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
C	1	0100		Single Family		S				50.00	100.00	100.00	50.00	EF	2		0.91	1.00	526.50	479.12	23,956	

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

3-136 SARATOGA LAKE LOT 20 BLK
1 OR1400/271(Q/C)

LEFFLER GILBERT RICHARD ***
LEFFLER RICHARD D
111 COLON AVE
SAINT AUGUSTINE, FL 32084-1205

2017

150040-0000

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PRINTED 09/11/2023

BY: loren

S-T-R 60 7 30

Map Id: 161D 708.00 1.70 1.00 1.00 SARATOGA L

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	WOOD	100	0.00
Roofing	FLAT	100	0.00
Roofing Cover	BUILT UP	100	0.00
Interior	DRYWALL	100	0.00
Interior	PINE WOOD	100	0.00
Heating Type	AIR DUCT	100	0.00
Air	CENTRAL	100	0.00
Frame	WOOD FRAME	100	0.00
Plumbing	5 FIXTURES	100	0.00
Electrical	AVERAGE	100	0.00
Foundation	PIERS AND POSTS	100	0.00
Floor System	WOOD FRAME	100	0.00

CATEGORY	UNITS	ADJ
Masonry	1.00	2,640
Bedrooms	0.00	0
Units	0.00	0
Stories	1.00	0
Wall Height	0.00	0

BASE RATE ADJ		ADJ
Quality Adjustment		1.0000
Cost and Design		1.0000
Story Height Adjustm		1.0000

TOTAL ADJUSTED POINTS 0

DEPRECIATION		ADJ
Economic		0.0000
Functional		0.0000

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
0100	01	N	3	S	160	0.88	100
REPL COST NEW		AYB	EYB	DT	NORM	% GOOD	
98,377		1924	1976	01	49.00	51.00%	

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
BAS	1,136	X	X		1,136	0
DEK	64				8	0
DEK	48				6	0
PTR	0				0	0
FAD	168	X	X		168	0
PTR	0				0	0
HSP	128		X	50	64	0

1,544	1,304	1,382	\$42,646
ADJ. BASE RATE			0.00
ACREAGE		0.11	PRICE/SF 32.70

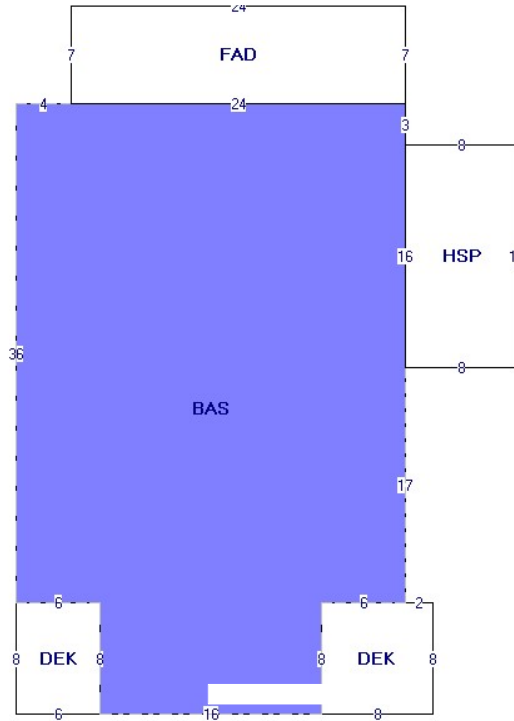
L	OB / XF	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE
1	GAR	Garage		S	0	0	506.00	100	100	7.52	7.52	100	1940	1940		60	2,283
2	WDFNCE	Wood Fence		S	0	0	15.00	100	100	9.87	9.87	100	1990	1990		20	30
3	FENCE	Metal Fence 6'		S	0	0	100.00	100	100	6.63	6.63	100	1980	1980		50	332
4	CAR	Carport		S	0	0	176.00	100	100	6.03	6.03	100	1997	1997		50	531
5	STGB	Storage Building		S	0	0	242.00	100	100	4.75	4.75	100	1997	1997		50	575
6	MSWALL	MS/CB WALL		S	0	0	72.00	100	100	8.53	8.53	100	1924	1924		20	123

L	T	L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
C	1	0100		Single Family	S			50.00	100.00	100.00	50.00	EF	2	0.91	1.00	526.50	479.12	23,956	

LN DATE BLD USER ID CD

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1
SITE ADDRESS: 111 COLON AVE SAINT AUGUSTINE 32084-0000 0100 Single Family Residence

L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	1400	271		01/31/1985	LE	U	I	11			0	N	STANFORD SHIRLEY	LEFFLER GILBERT RICHARD	RECORDED 4/7/99.
2	558	359		10/01/1982		U	I	11	30200		0	N		STANFORD SHIRLEY	
3	549	246		08/01/1982		U	I	11			0	N			

APPRaisal DATES																	DATE	APPRAISED BY
BUILDING	LAND LINES	VALUE REVIEW	FIVE YEAR REV	INCOME													01/24/2001	APD
																	12/14/2009	

L	T	L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
C	1	0100		Single Family	S			50.00	100.00	100.00	50.00	EF	2	0.91	1.00	526.50	479.12	23,956	

PARCEL NOTES

St Johns County Property Appraiser				Tax Dist 452
VALUE SUMMARY				
PRIMARY VALUATION METHOD	Marshall & Swift			
BUILDING VALUE	42,646			
EXTRA FEATURE VALUE	3,874			
TOTAL MARKET LAND VALUE	23,956			
MARKET VALUE OF AG LAND	0			
TOTAL LAND VALUE AG + COMMON	0			
MARKET VALUE	70,476			
ASSESSED VALUE	43,582			
PREVIOUS YEAR VALUE	72,203			
CAP BASE YEAR	2000			
TAXABLE VALUE	18,582			
EXEMPTIONS	HB HX			
TOTAL EXEMPTIONS VALUE				
SENIOR EXEMPTION VALUE				
SR/HISTORIC TAXABLE VALUE				

PERMIT NO.	DESCRIPTION	EST VALUE	ISSUE DATE	FINAL DATE
TP	ST			

BUILDING DIMENSIONS
BAS1924=N36E28S36W6S8 DEK2000= N8E8S8W8S W16N8W6S
DEK1980=S8 E6N8W6S PTR=N36 E4 FAD1990=N7 E24S7W24S
W4S36S PTR= E6S8E16 N8E6N17 HSP1991=E8N16W8 S16S
S17W6S8W16N8W6S.

BUILDING NOTES

3-136 SARATOGA LAKE LOT 20 BLK
1 OR1400/271(Q/C)

LEFFLER GILBERT RICHARD ***
LEFFLER RICHARD D
111 COLON AVE
SAINT AUGUSTINE, FL 32084-1205

2018

150040-0000

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PRINTED 09/11/2023

BY: loren

S-T-R 60 7 30

Map Id: 161D 708.00 2.05 1.00 1.00 SARATOGA L

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	WOOD	100	0.00
Roofing	FLAT	100	0.00
Roofing Cover	BUILT UP	100	0.00
Interior	DRYWALL	100	0.00
Interior	PINE WOOD	100	0.00
Heating Type	AIR DUCT	100	0.00
Air	CENTRAL	100	0.00
Frame	WOOD FRAME	100	0.00
Plumbing	5 FIXTURES	100	0.00
Electrical	AVERAGE	100	0.00
Foundation	PIERS AND POSTS	100	0.00
Floor System	WOOD FRAME	100	0.00

0100 Single Family

** VALUE SUBJECT TO CHANGE **

CATEGORY	UNITS	ADJ
Masonry	1.00	2,640
Bedrooms	0.00	0
Units	0.00	0
Stories	1.00	0
Wall Height	0.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Cost and Design	1.0000
Story Height Adjustm	1.0000

TOTAL ADJUSTED POINTS 0

DEPRECIATION	ADJ
Economic	0.0000
Functional	0.0000

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
0100	01	N	3	S	160	0.88	100
REPL. COST NEW			AYB	EYB	DT	NORM	% GOOD
117,566			1924	1976	01	51.00	49.00%

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
BAS	1,136	X	X	100	1,136	0
DEK	64			12	8	0
DEK	48			12	6	0
PTR	0			0	0	0
FAD	168	X	X	100	168	0
PTR	0			0	0	0
HSP	128		X	40	51	0

BUILDING: 1

RU VAL:

SITE ADDRESS: 111 COLON AVE SAINT AUGUSTINE 32084-0000

0100

Single Family Residence

L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I	Q	V	R	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT
1	1400	271	271	01/31/1985	LE	U	I	11		0	N	0
2	558	359	359	10/01/1982	U	I	11		30200	0	N	0
3	549	246	246	08/01/1982	U	I	11			0	N	0

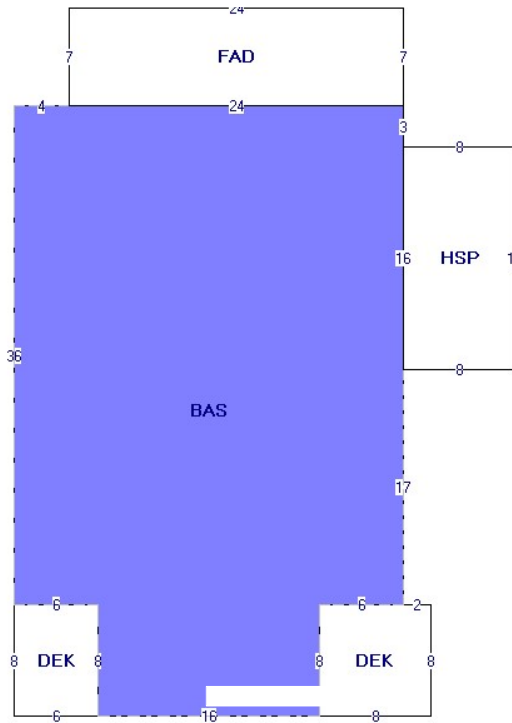
1,544	1,304	1,369	\$48,966
ADJ. BASE RATE			0.00
ACREAGE	0.11	PRICE/SF	37.55

L	OB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE
1	GAR	Garage		S	0	0	506.00	100	100	7.52	7.52	100	1940	1940		60	2,283
2	RFENCE	Residential Fence		S	0	0	15.00	100	100	0.00	0.00	100	1990	1990		20	0
3	RFENCE	Residential Fence		S	0	0	100.00	100	100	0.00	0.00	100	1980	1980		50	0
4	CAR	Carport		S	0	0	176.00	100	100	6.03	6.03	100	1997	1997		48	504
5	STGB	Storage Building		S	0	0	242.00	100	100	4.75	4.75	100	1997	1997		48	546
6	MSWALL	MS/CB WALL		S	0	0	72.00	100	100	8.53	8.53	100	1924	1924		20	123

L	T	L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
C	1	0100		Single Family	S			50.00	100.00	100.00	50.00	EF	2	0.91	1.00	685.00	623.35	31,168	

LN	DATE	BLD	USER ID	CD
12	04/24/2018		gvp	

PARCEL NOTES				
GVP FIELD CK REQUIRED				



St Johns County Property Appraiser				Tax Dist 452
VALUE SUMMARY				
PRIMARY VALUATION METHOD		Marshall & Swift		
BUILDING VALUE		48,966		
EXTRA FEATURE VALUE		3,456		
TOTAL MARKET LAND VALUE		31,168		
MARKET VALUE OF AG LAND		0		
TOTAL LAND VALUE AG + COMMON		0		
MARKET VALUE		83,590		
ASSESSED VALUE		44,497		
PREVIOUS YEAR VALUE		70,476		
CAP BASE YEAR		2000		
TAXABLE VALUE		19,497		
EXEMPTIONS		HB HX		
TOTAL EXEMPTIONS VALUE				
SENIOR EXEMPTION VALUE				
SR/HISTORIC TAXABLE VALUE				

PERMIT NO.	DESCRIPTION	EST VALUE	ISSUE DATE	FINAL DATE
TP	ST			

TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
----	----	-----------	------------	------------

TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
----	----	-----------	------------	------------

TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
----	----	-----------	------------	------------

TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
----	----	-----------	------------	------------

TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
----	----	-----------	------------	------------

TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
----	----	-----------	------------	------------

TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
----	----	-----------	------------	------------

TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
----	----	-----------	------------	------------

TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
----	----	-----------	------------	------------

TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
----	----	-----------	------------	------------

TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
----	----	-----------	------------	------------

TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
----	----	-----------	------------	------------

TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
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TP	ST	EST VALUE	ISSUE DATE	FINAL DATE
----	----	-----------	------------	------------

3-136 SARATOGA LAKE LOT 20 BLK
1 OR1400/271(Q/C)

LEFFLER GILBERT RICHARD ***
LEFFLER RICHARD D
111 COLON AVE
SAINT AUGUSTINE, FL 32084-1205

2019

150040-0000

Page 1 of 1

PRINTED 09/11/2023

BY: loren

S-T-R 60 7 30

Map Id: 161D 708.00 2.05 1.00 1.00 Saratoga Lake

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	WOOD	100	0.00
Roofing	FLAT	100	0.00
Roofing Cover	BUILT UP	100	0.00
Interior	DRYWALL	100	0.00
Interior	PINE WOOD	100	0.00
Heating Type	AIR DUCT	100	0.00
Air	CENTRAL	100	0.00
Frame	WOOD FRAME	100	0.00
Plumbing	5 FIXTURES	100	0.00
Electrical	AVERAGE	100	0.00
Foundation	PIERS AND POSTS	100	0.00
Floor System	WOOD FRAME	100	0.00

CATEGORY	UNITS	ADJ
Masonry	1.00	2,640
Bedrooms	0.00	0
Units	0.00	0
Stories	1.00	0
Wall Height	0.00	0

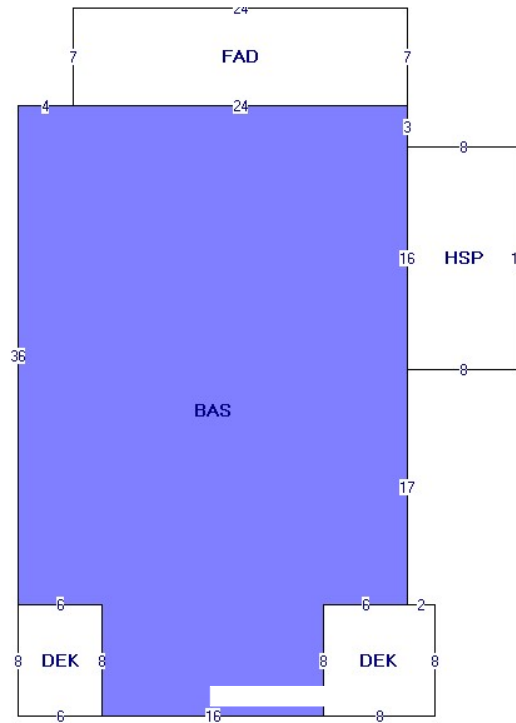
BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Cost and Design	1.0000
Story Height Adjustm	1.0000

TOTAL ADJUSTED POINTS	0
-----------------------	---

DEPRECIATION	ADJ
Economic	0.0000
Functional	0.0000

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
0100	01	N	3	S	160	0.88	100
REPL. COST NEW			AYB	EYB	DT	NORM	% GOOD
117,566			1924	1989	01	31.00	69.00%
SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE	
FAD	168	X	X	100	168		0
BAS	1,136	X	X	100	1,136		0
HSP	128	X		40	51		0
DEK	64			12	8		0
DEK	48			12	6		0

0100 Single Family



** VALUE SUBJECT TO CHANGE **

St Johns County Property Appraiser		Tax Dist 452
VALUE SUMMARY		
PRIMARY VALUATION METHOD	Marshall & Swift	
BUILDING VALUE	68,953	
EXTRA FEATURE VALUE	3,971	
TOTAL MARKET LAND VALUE	34,352	
MARKET VALUE OF AG LAND	0	
TOTAL LAND VALUE AG + COMMON	0	
MARKET VALUE	107,276	
ASSESSED VALUE	45,342	
PREVIOUS YEAR VALUE	83,590	
CAP BASE YEAR	2000	
TAXABLE VALUE	20,342	
EXEMPTIONS	HB HX	
TOTAL EXEMPTIONS VALUE		
SENIOR EXEMPTION VALUE		
SR/HISTORIC TAXABLE VALUE		

PERMIT NO.	DESCRIPTION	EST VALUE	ISSUE DATE	FINAL DATE
TP	ST			

BUILDING DIMENSIONS

FAD1990:4,7:=N7 E24 S7 W24 \$
BAS1924:0,43:=N36 E2
8 S36 W6 S8 W16 N8 W6 \$
HSP1991:28,26:=E8 N16 W8
S16 \$
DEK2000:22,51:=N8 E8 S8 W8 \$
DEK1980:0,43:
=S8 E6 N8 W6 \$
.

BUILDING NOTES

BUILDING: 1
SITE ADDRESS: 111 COLON AVE SAINT AUGUSTINE 32084-0000 0100 Single Family Residence

L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I	Q	V	R	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	1400	271	271	01/31/1985	LE	U	I	11			0	N	STANFORD SHIRLEY	LEFFLER GILBERT RICHARD	RECORDED 4/7/99.
2	558	359	359	10/01/1982	U	I	11		30200		0	N		STANFORD SHIRLEY	
3	549	246	246	08/01/1982	U	I	11				0	N			

CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES		
S	0	0	506.00	100	100	7.52	7.52	100	1940	1940		60	2,283	BUILDING LAND LINES VALUE REVIEW FIVE YEAR REV INCOME	01/24/2001	APD
S	0	0	1.00	100	100	0.00	0.00	100	1980	1980		50	0			
S	0	0	176.00	100	100	6.03	6.03	100	1997	2004		62	663		01/08/2019	CLP
S	0	0	242.00	100	100	4.75	4.75	100	1997	2004		62	718			
S	0	0	72.00	100	100	8.53	8.53	100	1924	1924		50	307			

L	T	L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
C	1	0100		Single Family	S			50.00	100.00	100.00	50.00	EF	2	0.91	1.00	755.00	687.05	34,352	

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

3-136 SARATOGA LAKE LOT 20 BLK
1 OR1400/271(Q/C)

LEFFLER GILBERT RICHARD ***
LEFFLER RICHARD D
111 COLON AVE
SAINT AUGUSTINE, FL 32084-1205

2020

150040-0000

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PRINTED 09/11/2023

BY: loren

S-T-R 60 7 30

Map Id: 161D 708.00 1.55 1.00 1.00 Saratoga Lake

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	WOOD	100	0.00
Roofing	FLAT	100	0.00
Roofing Cover	BUILT UP	100	0.00
Interior	DRYWALL	100	0.00
Interior	PINE WOOD	100	0.00
Heating Type	AIR DUCT	100	0.00
Air	CENTRAL	100	0.00
Frame	WOOD FRAME	100	0.00
Plumbing	5 FIXTURES	100	0.00
Electrical	AVERAGE	100	0.00
Foundation	PIERS AND POSTS	100	0.00
Floor System	WOOD FRAME	100	0.00

CATEGORY	UNITS	ADJ
Masonry	1.00	3,000
Bedrooms	0.00	0
Units	0.00	0
Stories	1.00	0
Wall Height	0.00	0

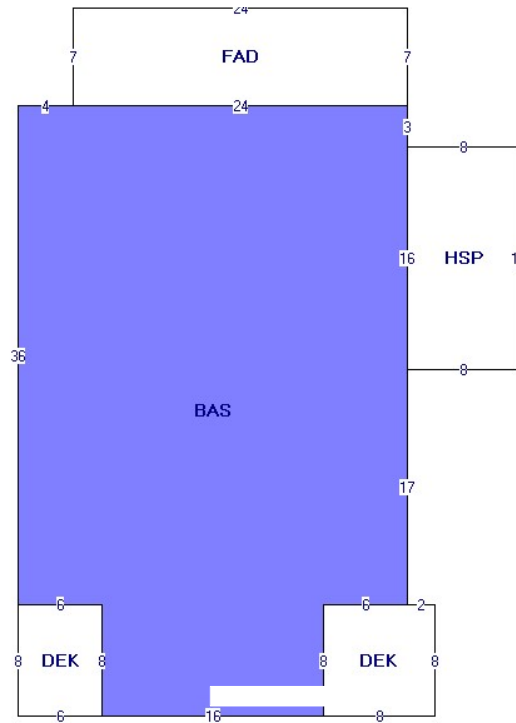
BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Cost and Design	1.0000
Story Height Adjustm	1.0000

TOTAL ADJUSTED POINTS	0
-----------------------	---

DEPRECIATION	ADJ
Economic	0.0000
Functional	0.0000

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP	
0100	01	N	3	S	160	1.00	100	
REPL. COST NEW			AYB	EYB	DT	NORM	% GOOD	
134,752			1924		1989	01	32.00	68.00%
SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE		
FAD	168	X	X	100	168		0	
BAS	1,136	X	X	100	1,136		0	
HSP	128		X	40	51		0	
DEK	64			12	8		0	
DEK	48			12	6		0	

0100 Single Family



** VALUE SUBJECT TO CHANGE **

St Johns County Property Appraiser		Tax Dist 452
VALUE SUMMARY		
PRIMARY VALUATION METHOD	Marshall & Swift	
BUILDING VALUE	77,886	
EXTRA FEATURE VALUE	10,636	
TOTAL MARKET LAND VALUE	34,352	
MARKET VALUE OF AG LAND	0	
TOTAL LAND VALUE AG + COMMON	0	
MARKET VALUE	122,874	
ASSESSED VALUE	46,385	
PREVIOUS YEAR VALUE	107,276	
CAP BASE YEAR	2000	
TAXABLE VALUE	0	
EXEMPTIONS	HB HX SX	
TOTAL EXEMPTIONS VALUE		
SENIOR EXEMPTION VALUE		
SR/HISTORIC TAXABLE VALUE		

PERMIT NO.	DESCRIPTION	EST VALUE	ISSUE DATE	FINAL DATE
TP	ST			

BUILDING DIMENSIONS

FAD1990:4,7:=N7 E24 S7 W24 \$
BAS1924:0,43:=N36 E2
8 S36 W6 S8 W16 N8 W6 \$
HSP1991:28,26:=E8 N16 W8
S16 \$
DEK2000:22,51:=N8 E8 S8 W8 \$
DEK1980:0,43:
=S8 E6 N8 W6 \$
.

BUILDING NOTES

BUILDING: 1 RU VAL:
SITE ADDRESS: 111 COLON AVE SAINT AUGUSTINE 32084-0000 0100 Single Family Residence

L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I	Q	V	R	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	1400	271	271	01/31/1985	LE	U	I	11			0	N	STANFORD SHIRLEY	LEFFLER GILBERT RICHARD	RECORDED 4/7/99.
2	558	359	359	10/01/1982	U	I	11		30200		0	N		STANFORD SHIRLEY	
3	549	246	246	08/01/1982	U	I	11				0	N			

CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES		
														DATE	APPRaised BY	
S	0	0	506.00	100	100	28.50	28.50	100	1940	1940		60	8,653	BUILDING LAND LINES VALUE REVIEW FIVE YEAR REV INCOME	01/24/2001	APD
S	0	0	1.00	100	100	0.00	0.00	100	1980	1980		50	0			
S	0	0	176.00	100	100	9.00	9.00	100	1997	2004		60	950			
S	0	0	242.00	100	100	5.00	5.00	100	1997	2004		60	726			
S	0	0	72.00	100	100	8.53	8.53	100	1924	1924		50	307			01/08/2019

L	T	L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
C	1	0100		Single Family	S			50.00	100.00	100.00	50.00	EF	2	0.91	1.00	755.00	687.05	34,352	

PARCEL NOTES

3-136 SARATOGA LAKE LOT 20 BLK
1 OR1400/271(Q/C)

LEFFLER GILBERT RICHARD ***
LEFFLER RICHARD D
111 COLON AVE
SAINT AUGUSTINE, FL 32084-1205

2021

150040-0000

Page 1 of 1

PRINTED 09/11/2023

BY: loren

S-T-R 60 7 30

Map Id: 161D 708.00 1.70 1.00 1.00 Saratoga Lake

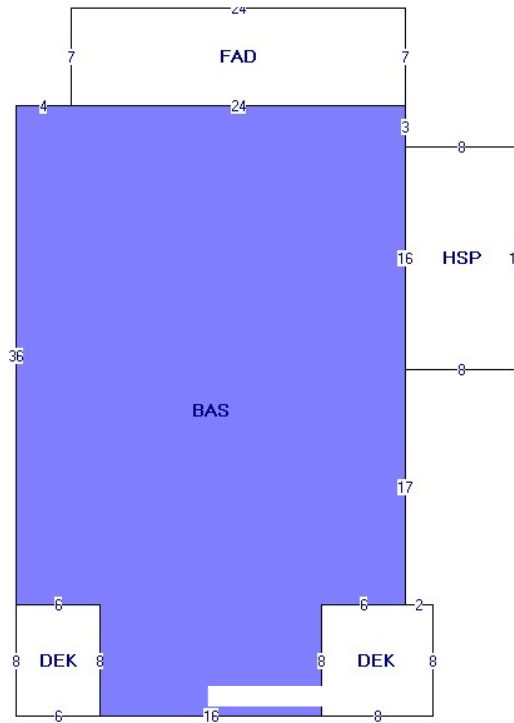
BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	WOOD	100	0.00
Roofing	FLAT	100	0.00
Roofing Cover	BUILT UP	100	0.00
Interior	DRYWALL	100	0.00
Interior	PINE WOOD	100	0.00
Heating Type	AIR DUCT	100	0.00
Air	CENTRAL	100	0.00
Frame	WOOD FRAME	100	0.00
Plumbing	5 FIXTURES	100	0.00
Electrical	AVERAGE	100	0.00
Foundation	PIERS AND POSTS	100	0.00
Floor System	WOOD FRAME	100	0.00

CATEGORY	UNITS	ADJ
Masonry	1.00	3,000
Bedrooms	0.00	0
Units	0.00	0
Stories	1.00	0
Wall Height	0.00	0
BASE RATE ADJ		ADJ
Quality Adjustment		1.0000
Cost and Design		1.0000
Story Height Adjustm		1.0000

TOTAL ADJUSTED POINTS	0
DEPRECIATION	ADJ

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
0100	01	N	3	S	160	1.00	100
REPL COST NEW	AYB	EYB	DT	NORM	% GOOD		
147,791	1924	1989	01	34.00	66.00%		
SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE	
FAD	168	X	X		100	168	0
BAS	1,136	X	X		100	1,136	0
HSP	128	X			40	51	0
DEK	64				12	8	0
DEK	48				12	6	0

0100 Single Family



** VALUE SUBJECT TO CHANGE **

St Johns County Property Appraiser		Tax Dist 452
VALUE SUMMARY		
PRIMARY VALUATION METHOD	Marshall & Swift	
BUILDING VALUE	82,911	
EXTRA FEATURE VALUE	10,567	
TOTAL MARKET LAND VALUE	45,500	
MARKET VALUE OF AG LAND	0	
TOTAL LAND VALUE AG + COMMON	0	
MARKET VALUE	138,978	
ASSESSED VALUE	47,034	
PREVIOUS YEAR VALUE	122,874	
CAP BASE YEAR	2000	
TAXABLE VALUE	0	
EXEMPTIONS	HB HX SX	
TOTAL EXEMPTIONS VALUE		
SENIOR EXEMPTION VALUE		
SR/HISTORIC TAXABLE VALUE		

PERMIT NO.	DESCRIPTION	EST VALUE	ISSUE DATE	FINAL DATE
TP	ST			

BUILDING DIMENSIONS

FAD1990:4,7:=N7 E24 S7 W24 \$
BAS1924:0,43:=N36 E2
8 S36 W6 S8 W16 N8 W6 \$
HSP1991:28,26:=E8 N16 W8
S16 \$
DEK2000:22,51:=N8 E8 S8 W8 \$
DEK1980:0,43:
=S8 E6 N8 W6 \$
.

BUILDING NOTES

BUILDING: 1
SITE ADDRESS: 111 COLON AVE, SAINT AUGUSTINE
RU VAL: 0100 Single Family Residence

L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I	Q	V	R	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	1400	0271	01/31/1985	LE	U	I	11				0	N	STANFORD SHIRLEY	LEFFLER GILBERT RICHARD	RECORDED 4/7/99.
2	0558	0359	10/01/1982	U	I	11			30200		0	N		STANFORD SHIRLEY	
3	0549	0246	08/01/1982	U	I	11					0	N			

CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES		
S	0	0	506.00	100	100	28.50	28.50	100	1940	1940		60	8,653	BUILDING LAND LINES VALUE REVIEW FIVE YEAR REV INCOME	01/24/2001	APD
S	0	0	1.00	100	100	0.00	0.00	100	1980	1980		50	0			
S	0	0	176.00	100	100	9.00	9.00	100	1997	2004		58	911		01/08/2019	CLP
S	0	0	242.00	100	100	5.00	5.00	100	1997	2004		58	696			
S	0	0	72.00	100	100	8.53	8.53	100	1924	1924		50	307			

L	T	L	N	USE CODE	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D	T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
C	1	0100		Single Family		S				50.00	100.00	100.00	50.00	EF	2		0.91	1.00	1,000.00	910.00	45,500	

PARCEL NOTES

BUILDING CHARACTERISTICS				
CATEGORY	TYPE	%	PTS	
Exterior Wall	WOOD	100	0.00	
Roofing	FLAT	100	0.00	
Roofing Cover	BUILT UP	100	0.00	
Interior	DRYWALL	100	0.00	
Interior	PINE WOOD	100	0.00	
Heating Type	AIR DUCT	100	0.00	
Air	CENTRAL	100	0.00	
Frame	WOOD FRAME	100	0.00	
Plumbing	5 FIXTURES	100	0.00	
Electrical	AVERAGE	100	0.00	
Foundation	PIERS AND POSTS	100	0.00	
Floor System	WOOD FRAME	100	0.00	

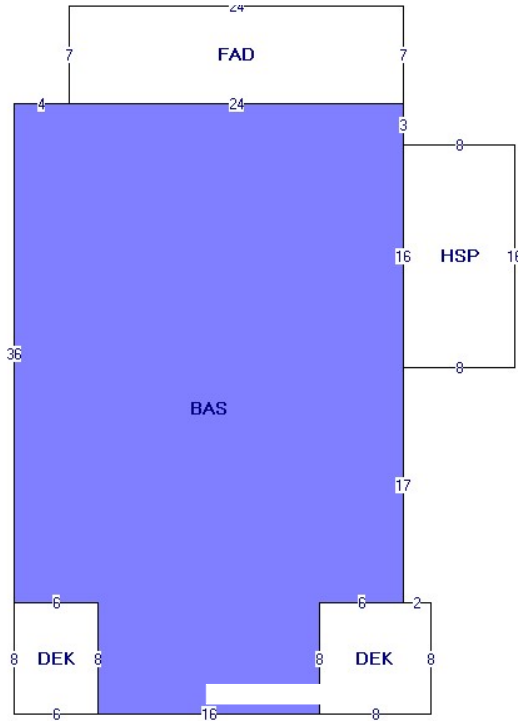
CATEGORY	UNITS	ADJ
Masonry	1.00	3,000
Bedrooms	0.00	0
Units	0.00	0
Stories	1.00	0
Wall Height	0.00	0
BASE RATE ADJ		ADJ
Quality Adjustment		1.0000
Cost and Design		1.0000
Story Height Adjustm		1.0000

TOTAL ADJUSTED POINTS	0
DEPRECIATION	ADJ

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
0100	01	N	3	S	160	1.00	100
REPL. COST NEW			AYB	EYB	DT	NORM	% GOOD
213,323			1924	1989	01	29.00	71.00%
SAR	AREA	B	H	P. of B.	EFF. AREA	DPR	VALUE
FAD	168	X	X	100	168		0
BAS	1,136	X	X	100	1,136		0
HSP	128		X	40	51		0
DEK	64			12	8		0
DEK	48			12	6		0

0100 Single Family

** VALUE SUBJECT TO CHANGE **



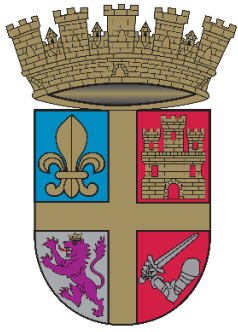
BUILDING: 1
SITE ADDRESS: 111 COLON AVE, SAINT AUGUSTINE 0100 Single Family Residence

L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I	Q	V	R	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	5537	1971		04/08/2022	WD	U	I	37	150000	0	N	0	LEFFLER RICHARD DAVID	RYAN RICE INDUSTRIES LLC	
2	5537	1970		04/08/2022	AF	U	I	86		0	N	0	LEFFLER GILBERT RICHARD	LEFFLER RICHARD DAVID	NO DOD ON AF OF DC
3	1400	0271		01/31/1985	LE	U	I	11		0	N	0	STANFORD SHIRLEY	LEFFLER GILBERT RICHARD	RECORDED 4/7/99.
4	0558	0359		10/01/1982		U	I	11	30200	0	N	0		STANFORD SHIRLEY	

T	OB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES		
																		BUILDING	DATE	APPRaised BY
1	FGAPT	Garage Apartment		S	0	0	506.00	100	100	44.00	44.00	100	1940	1940		45	10,019	BUILDING	01/24/2001	APD
3	CAR	Carport		S	0	0	176.00	100	100	9.00	9.00	100	1997	2004		55	871	LAND LINES		
4	STGB	Storage Building		S	0	0	242.00	100	100	5.00	5.00	100	1997	2004		55	666	VALUE REVIEW	01/08/2019	CLP
5	MSWALL	Masonry Wall		S	0	0	72.00	100	100	8.53	8.53	100	1924	1924		50	307	FIVE YEAR REV INCOME		

L	T	L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
C	1	0100		Single Family	S			50.00	100.00	100.00	50.00	EF	2	0.91	1.00	1,120.00	1,019.20	50,960	

LN	DATE	BLD	USER ID	CD	PARCEL NOTES



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 7, 2023	6.a.	PZB2023-0085
Request	Address	Parcel ID
Variance	550 W King Street	<u>112610-0000</u>



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: 1000 – Vacant Commercial
(St. Johns County Property Appraiser)

Future Land Use Designation: Commercial Medium Intensity

Zoning Designation: [Commercial Medium-Two: CM-2](#)

Acreage: 0.41

Applicant: Thomas “Nick” Lee
c/o T.N. Lee Services, LLC

Owner: Gary Northrup
c/o Komorebi Bonsai Garden

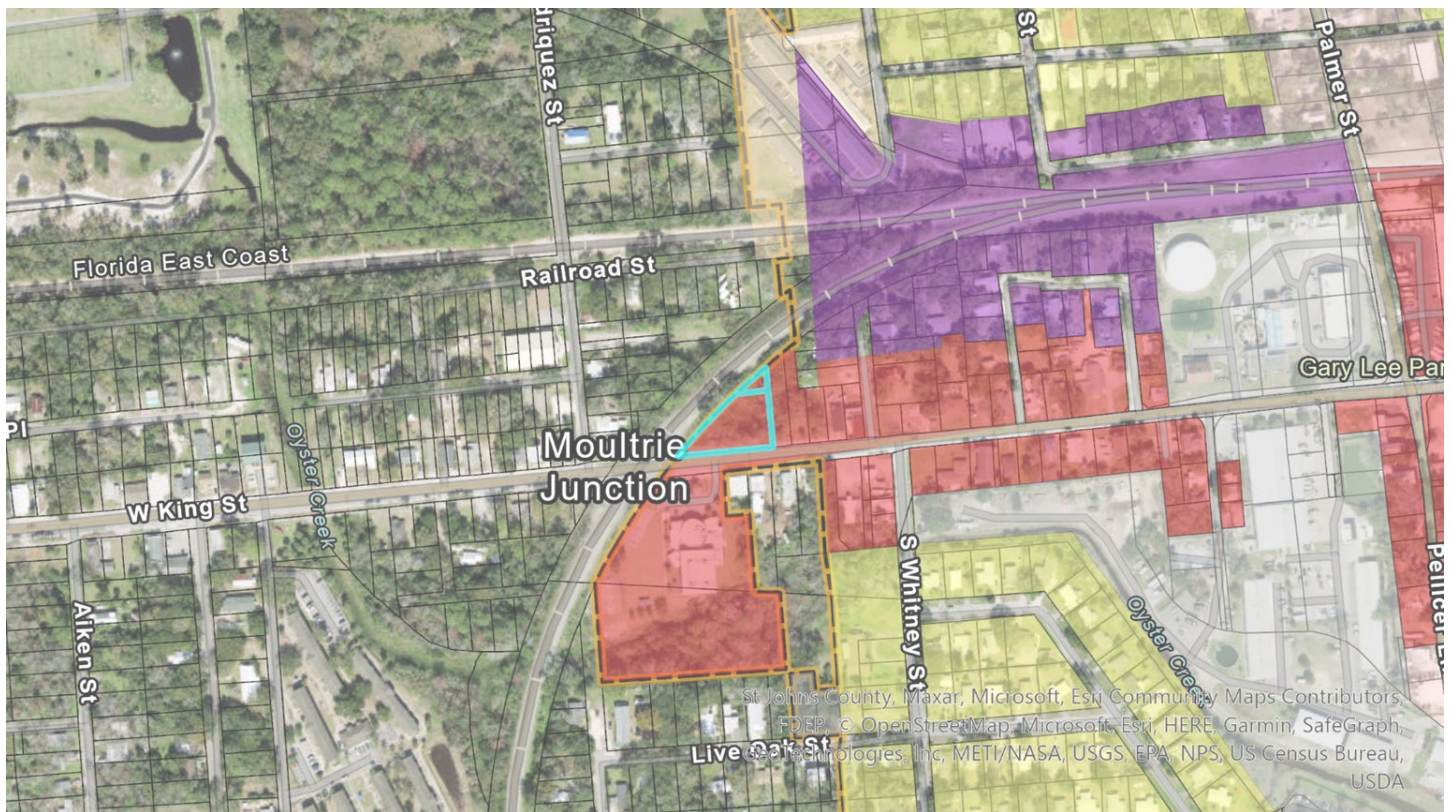


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	9800 – Centrally Assessed	St. Johns County	St. Johns County
South	8900 – Municipally Owned	Commercial Medium Intensity	CM-2
	7705 – Clubs, Lodges or Union Halls (Owner Occupied)	St. Johns County	St. Johns County
	1705 – Office Buildings (1 Story) (Owner Occupied)	St. Johns County	St. Johns County
East	1000 – Vacant Commercial	Commercial Medium Intensity	CM-2
West	9800 – Centrally Assessed	St. Johns County	St. Johns County

Request Summary

The first request is to reduce the building size and glazing requirements of the [King Street Entry Corridor Design Standards](#). Page 34 of the King Street Design Standards states that building frontage “shall be a minimum of 70% of the site frontage,” the proposed development at 550 W King Street is only forty (40) feet wide, which is only twenty (20) percent of the approximately two hundred (200) foot wide property.

The second request is to reduce the glazing requirement for properties within the King Street Entry Corridor. *Glazing* is the proportion of glass to the solid surface of a façade. The minimum requirements for glazing are 30% which would be ninety-six (96) square feet for a building of this size, the proposal falls short of this requirement.

These two requirements of the King Street Design Standards are what the applicant is seeking to reduce in the form of a variance request.

This proposal was review, and approved, by the City’s Corridor Review Committee on [October 5th, 2023](#).

Consistency with the City of St. Augustine’s Comprehensive Plan 2040

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use	Policy 1.1.8 Policy 1.1.9 Policy 3.2.6 Policy 5.2.4 Policy 6.1.5 Policy 8.1.2	N/A

Historic Preservation	Policy 5.4.1	N/A
Conservation and Coastal Management		N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

All new construction and site development within the entry corridors, excluding work within right-of-way, [shall conform to these standards unless a variance is granted](#) pursuant to the criteria enumerated in the DSEC standards.

The Planning and Zoning 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. No variance shall be granted [unless the applicant shall show and the board shall find that](#):

- 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
- Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
- This disadvantage does not exist because of conditions created by the owner or applicant; and
- 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.

Looking at 550 W King Street, it is an irregularly shaped lot, a lot that is a triangular shape, which does provide a disadvantage which is not present on other lots in the vicinity. To meet the requirements of the King Street Entry Corridor Design Standards the owner would most likely be unable to make reasonable use of the property in trying to develop it with access and topographic considerations. This disadvantage of the triangular lot adjacent to a railroad does not exist because of conditions created by the owner. Granting of this variance will not be contrary to the public interest and will be in harmony with the spirit, intent and purpose of this section which is validated by an approval from the Corridor Review Committee.

The proposed individually unique use of the property, sales of Bonsai trees, does not warrant a building size or glazing amount that is required of the Design Standards for Entry Corridors. While the City's requirements of Design Standards for Entry Corridors are in place to strengthen the City's built environment with quality design, it is also set up to be quite flexible. The Corridor Review Committee is allowed to grant modifications up to 30% of requirements such as building size and glazing requirements, it is just that anything more than this is what warrants PZB review. When looking at properties within the Entry Corridor west of Whitney Street, the second widest property is approximately eighty (80) feet, less than half of the width at 550 W King Street, making this a truly unique property within the King Street Entry Corridor.



Figure 3. This aerial photograph is included to show the differences in width of properties on the western edge of the King Street Entry Corridor. 550 W King Street is outlined in light blue.

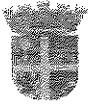
A few last unique factors worth mentioning are that the properties located across W King Street from 550 W King Street are not subject to the Design Standards for Entry Corridors. Additionally, there will be specific architecture added in this development with the goal of giving the building a wider feel, which is what the minimum building size and glazing requirements are designed to accomplish. Lastly the proposed site access from W King Street does fulfill the requirements of the Design Standards rather than hindering its objectives.

Staff Recommendation

Based on a review of Section 28-29 staff finds that the Board can **APPROVE** a variance request to reduce the minimum building size and glazing requirements of the King Street Entry Corridor Design Standards at 550 W King Street.

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

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: 2023-0085

Receipt Number: 8733538 Meeting Date: 11/7/23

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

1. NAME OF APPLICANT: Thomas "Nick" Lee Contact Number: 850-728-1934

Business (if applicable): T.N. Lee Services, LLC

Address: 215 Redonda Way City: St Augustine State: FL Zip: 32092

E-Mail Address: Nick@tnlee.com

2. NAME OF PROPERTY OWNER: Gary Northrup Contact Number: 704-309-4668

Business (if applicable): Komorebi Bonsai Garden

Address: 16 Turnbull Hill Ct City: St. Augustine State: FL Zip: 32092

E-Mail Address: ghnorthrup@aol.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 2 Block: 28

Subdivision: Dancy Tract Parcel Number: 1126100000

4. PROJECT STREET ADDRESS: 550 West King Street

5. SPECIFIC PROPOSED USE: Retail Business - Sale Ornamental Bonsai Trees and Garden

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: 907

7. DESCRIPTION OF ACTION REQUESTED: A variance is requested for the reduced building size and glazing for the building frontage

8. JUSTIFICATION FOR ACTION REQUESTED: Due to the unique shape of the lot, a building size to meet the current West King Street Corridor standards is not feasible. The reduced building size proposed allows for driveway/site access. Additionally, the sloping topography of the site would cause issues for site development with extended building length. The variance request for the glazing is due to the size of the building and the interior layout. We've compensated for the lack of glazing on the front elevation by increasing the amount of glazing on the rear elevation overlooking the garden.

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 shape and topography both impose a disadvantage. The lot is a triangle and a larger building restricts site development and access. The low topography sloping to an existing drainage ditch would further extend frontage development and cause grading issues.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes, to meet the current West King Corridor Standard the building would occupy the majority of usable space on the lot. the larger building also imposes further drainage hardships to meet the required stormwater treatment.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The size, shape, and existing conditions of the parcel are in the same condition as when the parcel was purchased and have not been 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: The variance would allow for a Japanese Bonsai Garden, which is an art form, to be established in an area that is currently an overgrown lot. The intent is to assist in the development and enhancement of the West King Corridor. It is anticipated that this project will help increase foot traffic in the corridor.

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

10/9/23
Date


Signature of Property Owner

10.09.2023
Date

04/18/2019



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

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

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

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

Thomas "Nick" Lee

Print name of applicant



Signature of applicant

10.09.2023

Date



Owner's Authorization For Agent

Thomas "Nick" Lee is/are hereby authorized TO ACT ON BEHALF
OF Gary Northrup, the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:

BY: _____

Signature of Owner

Gary Northrup

Print Name of Owner

704.309.4668

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 9th day of October, 2023

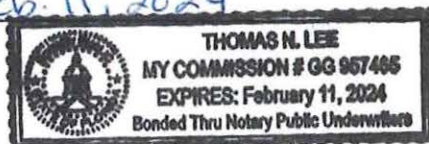
By Gary Northrup

Identification verified:

Oath sworn: X Yes No

Notary Signature: _____

My Commission expires: Feb. 11, 2024



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

550 West King Street, St Augustine FL, 32084

Project Address: _____

Thomas "Nick" Lee

Applicant's Name: _____ Applicant's Signature: 

Gary Northrup

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

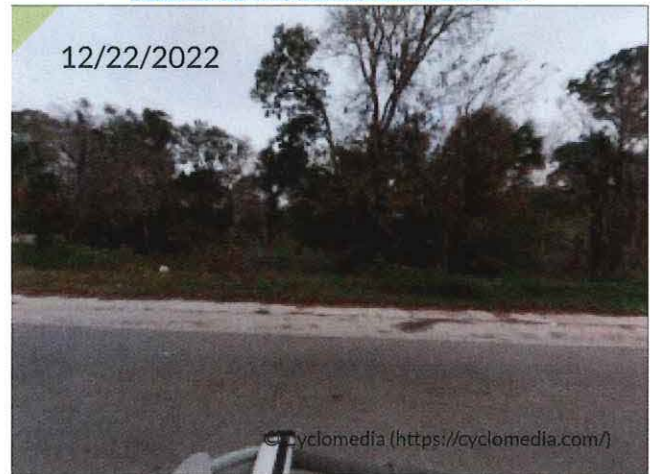
[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

Parcel ID	1126100000
Location Address	550 W KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	West King St (COM) (487.01)
Tax Description*	1-1 (1) DANCY TRACT S150FT OF LOT 2 BLK 28 (EX R/W OF FEC) OR5267/427 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	New Augustine
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.410
Homestead	N

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


Owner Information

Owner Name	Northrup Gary Henry,Sandra Kay Et AL 100% Northrup Sandra Kay 100% Northrup Ryan Lee 100%
Mailing Address	16 TURNBULL HILL CT SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$94,500
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$94,500
Total Deferred	\$1,935
Assessed Value	\$92,565
Total Exemptions	\$0
Taxable Value	\$92,565

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
2023	\$0	\$0	\$94,500	\$0	\$0	\$94,500	\$84,150	\$10,350	\$84,150
2022	\$0	\$0	\$76,500	\$0	\$0	\$76,500	\$76,500	\$0	\$76,500
2021	\$0	\$0	\$36,000	\$0	\$0	\$36,000	\$32,670	\$3,330	\$32,670
2020	\$0	\$0	\$36,000	\$0	\$0	\$36,000	\$29,700	\$6,300	\$29,700
2019	\$0	\$0	\$27,000	\$0	\$0	\$27,000	\$27,000	\$0	\$27,000
2018	\$0	\$0	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0	\$18,000
2017	\$0	\$0	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0	\$18,000
2016	\$0	\$0	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0	\$18,000
2015	\$0	\$0	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0	\$18,000
2014	\$0	\$0	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0	\$18,000
2013	\$0	\$0	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0	\$18,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	120	150	18000	SF	\$94,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/17/2021	5/14/2021	\$94,000.00	WARRANTY DEED	5267	427	Q	V	FORT JASON L	NORTHROP GARY HENRY, SANDRA KAY ET AL
4/18/2018	4/17/2018	\$0.00	WARRANTY DEED	4533	53	U	V	F INDUSTRIES INC	FORT JASON L
	1/14/2008	\$0.00	ANNEXATION	3033	1630	U	V	CITY OF ST AUGUSTINE	
	10/31/2005	\$65,000.00	WARRANTY DEED	2577	576	Q	V	PLATTUS STEPHAN CHARLES	F INDUSTRIES INC
	1/12/2004	\$100.00	WARRANTY DEED	2122	544	U	I	V-LAND INTERNATIONAL INC	PLATTUS STEPHAN CHARLES
	8/31/1999	\$100.00	WARRANTY DEED	1440	6	U	I	PLATTUS STEPHAN	V-LAND INTERNATIONAL INC
	8/18/1999	\$9,500.00	WARRANTY DEED	1440	5	U	I	TRUE LIGHT CHURCH OF CHRIST INC	PLATTUS STEPHAN
	8/18/1999	\$100.00	CORRECTIVE DEED	1440	4	U	I	MC CLENDON THELMA	TRUE LIGHT CHURCH OF CHRIST INC
	4/20/1995	\$0.00	WARRANTY DEED	1113	814	U	I	MC CLENDON THELMA	TRUE LIGHT CHURCH OF CHRIST
	9/1/1987	\$0.00		758	985	U	V		MC CLENDON THELMA

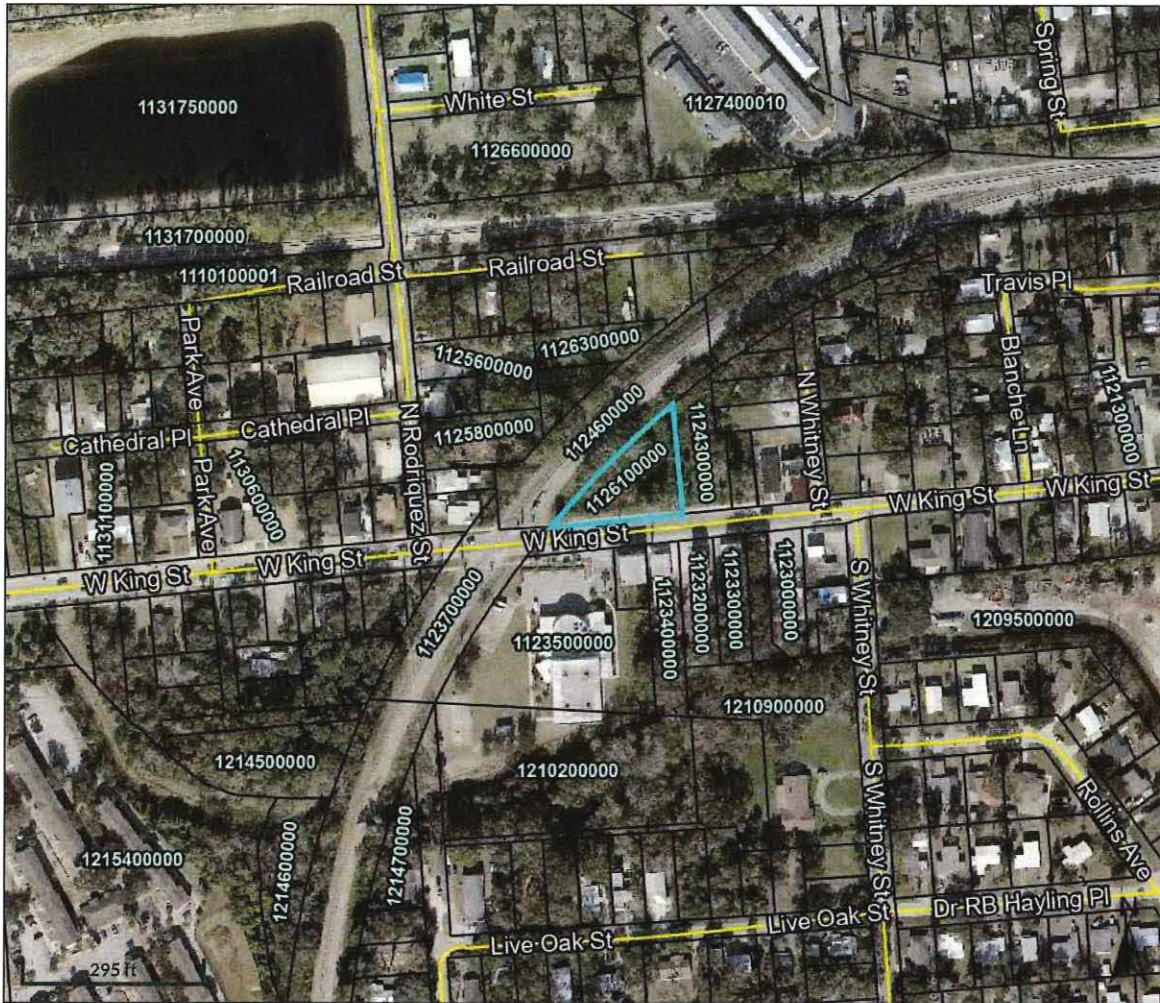
No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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Last Data Upload: 10/30/2023, 11:54:25 PM

Contact Us

Developed by
 **Schneider**
GEOSPATIAL



Overview



Legend

□ Parcels

Parcel ID	1126100000	Physical	550 W KING ST	Building	N/A	Last 2 Sales			
Property	1000 - Vacant	Address	SAINT AUGUSTINE	Value		Date	Price	Reason	Qual
Class	Commercial	Mailing	NORTHRUP GARY	Extra Feature	N/A	5/14/2021	\$94000	01	Q
Taxing	City of St Augustine	Address	HENRY,SANDRA KAY ET AL	Value		10/31/2005	\$65000	01	Q
District			16 TURNBULL HILL CT	Total Land	\$94,500				
Acres	0.41		SAINT AUGUSTINE FL 32092-0000	Value					
				Just Value	\$94,500				
				Total	\$1,935				
				Deferred					
				Assessed	\$92,565				
				Value					
				Total	N/A				
				Exemptions					
				Taxable Value	\$92,565				

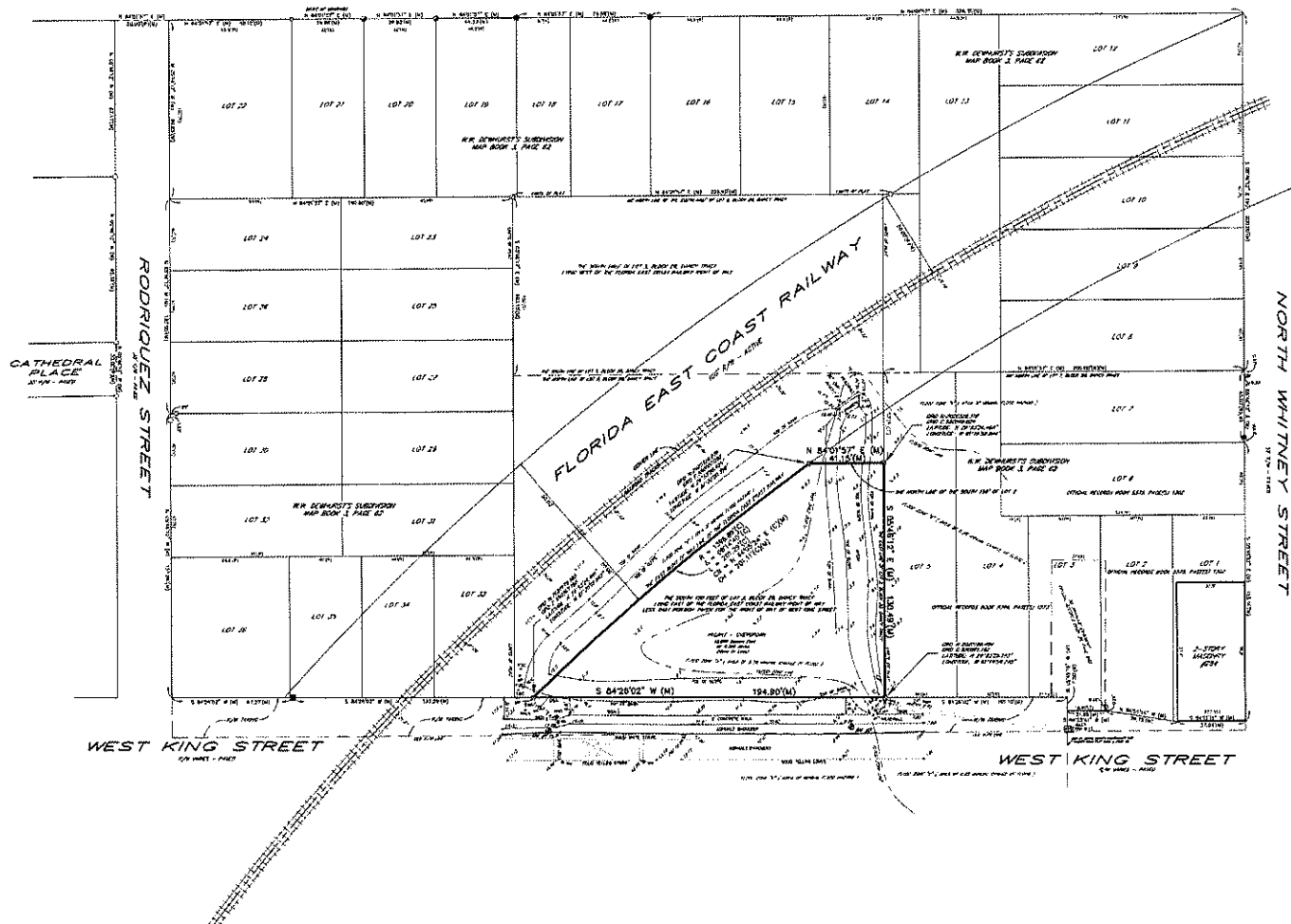
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 10/31/2023

Last Data Uploaded: 10/30/2023 11:54:25 PM

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GEOSPATIAL

THE SOUTH 150 FEET OF LOT 2, BLOCK 28, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA LYING EAST OF THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY, LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT OF WAY OF WEST KING STREET AS IT CURRENTLY EXISTS.

RAILROAD STREET
S. E. CORNER - 1940S

LEGEND

- [illegible]

NOTE

STATE PLANT COORDINATES AS SHOWN HEREIN ARE REFERENCES TO THE NORTH AMERICAN DATUM OF 1983/2011 - UNITED STATES FEET - FLORIDA - ZONE EAST, AND WERE OBTAINED USING ARTIFICIAL PROGRAM 2 RECEIVED AND GISS SOLUTIONING SOFTWARE VERSION 3.00.8 AS COMPUTED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT RESEARCH NETWORK.

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREA OF
NORMAL FLOOD HAZARD) AND AREA OF 0.22 ANNUAL CHANCE OF FLOOD HAZARD AS
DEPICTED ON FLOOD INSURANCE RATE MAP NO. 22104-031A-A, COMPILED BY, 22104B
FROM THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2016.
<http://www.dhs.gov/eo-sa-johns-county/>

THE BREAD OF DEATHING IS SHOWN HEREIN AS THE SOUTHERN BREAD-OF-DEATH LINE
BEING THE BREAD-OF-DEATH LINE AS SHOWN HEREIN AS THE BREAD-OF-DEATH LINE
OF RAILROADS? C.
OWNERSHIP OF RAILROADS NOT DETERMINED BY THIS SURVEY.
POSITIONS WOULD BE SHOWN EXAGGERATED FOR CLARITY
ALL ELEVATIONS AS SHOWN HEREIN ARE BASED ON NORTH AMERICAN VERTICAL DATUM
OF 1888 A.D. - (1980)
ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENTS
INDETERMINATE AS SHOWN HEREIN ARE ONLY THOSE ADJUSTABLE, WOULD BESETS
OF THE SURVEY
THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP
NO UNCHANGING STRUCTURES, SUCH AS FOUNDATIONS HAVE BEEN LOCATED OR DETERMINED
BY THIS SURVEY
THE MAPS OF LAND AS SHOWN HEREIN HAVE NOT BEEN ABSTRACTED FOR DEEDS, DEEDS
OR OTHER DOCUMENTS OR RECORDS OF ANY RECORDS
THIS SURVEY IS NOT A SURVEY OF LAND OR RECORDS OF ANY RECORDS

THIS SURVEY IS NOT VALID UNLESS IT IS DATED AND FORWARDED WITH THE SEINE SHEET/WEBS PAGE.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
GARY M. MATHIAS, SANDRA E. MATHIAS AND MIKE L. MATHIAS

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS, I HEREBY CERTIFY THAT THE SURVEY INFORMATION WAS OBTAINED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SURVEY COMPLIES TO SECTION 50-17.051, 50-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

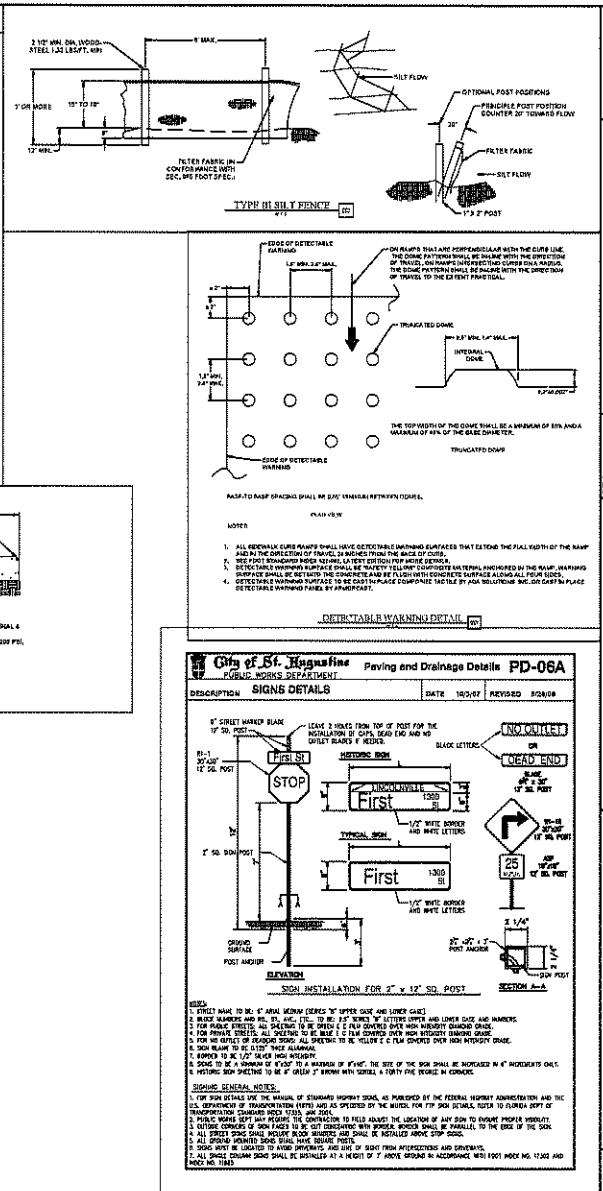
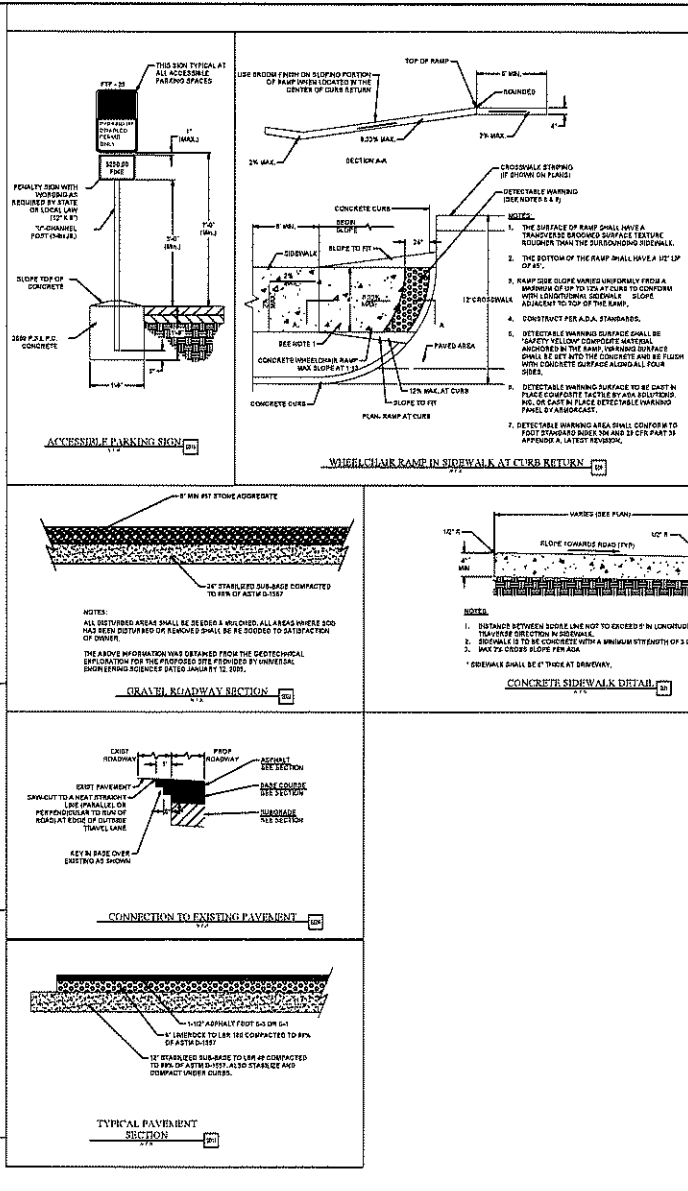
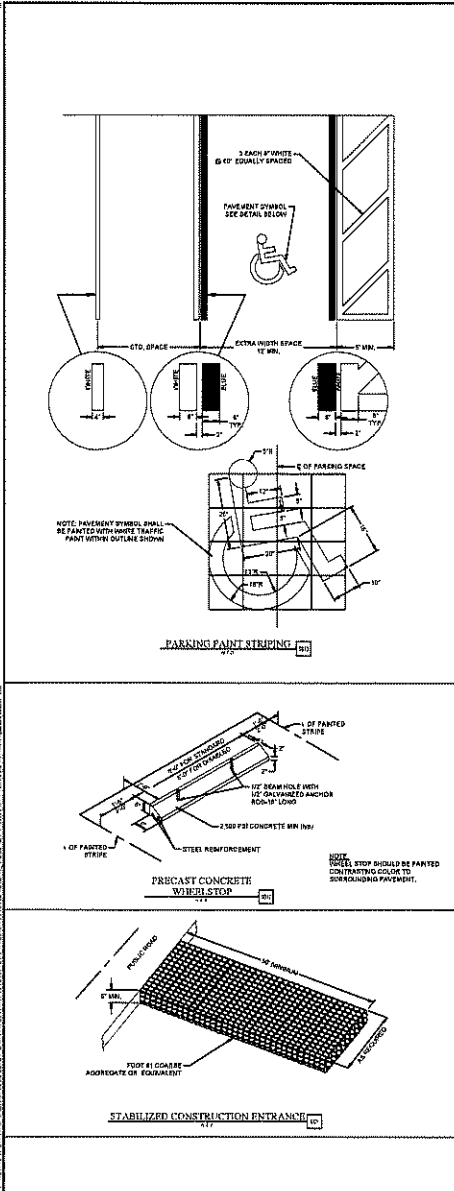
BOUNDARY SURVEY

ACS
PROFESSIONAL
LAND SURVEYORS
ANCIENT CITY SURVEYORS
LD # 0177

WILLIAM A. PERRO PLS
FEDERAL BUREAU OF INVESTIGATION

431

full capsule



REVISIONS DATE BY CHECKED DATE BY		PROJECT NAME LOCATION SHEET NO. TOTAL SHEETS
DESIGNER NAME FIRM ADDRESS PHONE FAX E-MAIL		CLIENT NAME ADDRESS PHONE FAX E-MAIL
DATE DATE BY CHECKED DATE BY		PROJECT NAME LOCATION SHEET NO. TOTAL SHEETS

MATTHEWS | DCCM

PO BOX 1317 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.426.4447
FAX: 904.426.4447
WWW.MATTHEWS-DCCM.COM

CONSTRUCTION DETAILS

KOMOREBI BONSAL GARDEN

ST. JAMES COUNTY

BY: J. S. SOUTHWELL

09
OF 12

INDEX OF SHEETS

1. G-100 COVER PAGE
2. G-200 NOTES
3. A-100 3D REPRESENTATIONS
4. A-101 FLOOR PLAN
5. A-102 ELEVATION VIEWS
6. S-100 FOUNDATION PLAN
7. S101 ROOF FRAMING PLAN
8. S-102 SECTIONS AND DETAILS
9. S-103 DETAILS
10. S104 CONNECTIONS DETAILS

AREA CALCULATIONS

INTERIOR BUILDING AREA:	856 SQ.FT.
COVERED ENTRY:	48 SQ.FT.
REAR PORCH:	144 SQ.FT.
TOTAL UNDER ROOF:	1048 SQ.FT.

550 WEST KING STREET
SAINT AUGUSTINE, FL 32084
PARCEL ID: 1126100000

DESIGNED IN ACCORDANCE WITH
THE 7TH EDITION OF THE
(2020) FLORIDA BUILDING CODE.

LOTUS ENGINEERING
& CONSTRUCTION, INC.



4717 DIXIE DRIVE
PONCE INLET, FL 32127
(386) 846-6571
COA 7994

CLIENT
T.H. LEE SERVICES, LLC
ADDRESS
215 REDCHINA WAY
ST AUGUSTINE, FL 32092
PROJECT TITLE
KOMOREBI BONSAI GARDEN BUILDING

COVER
PAGE

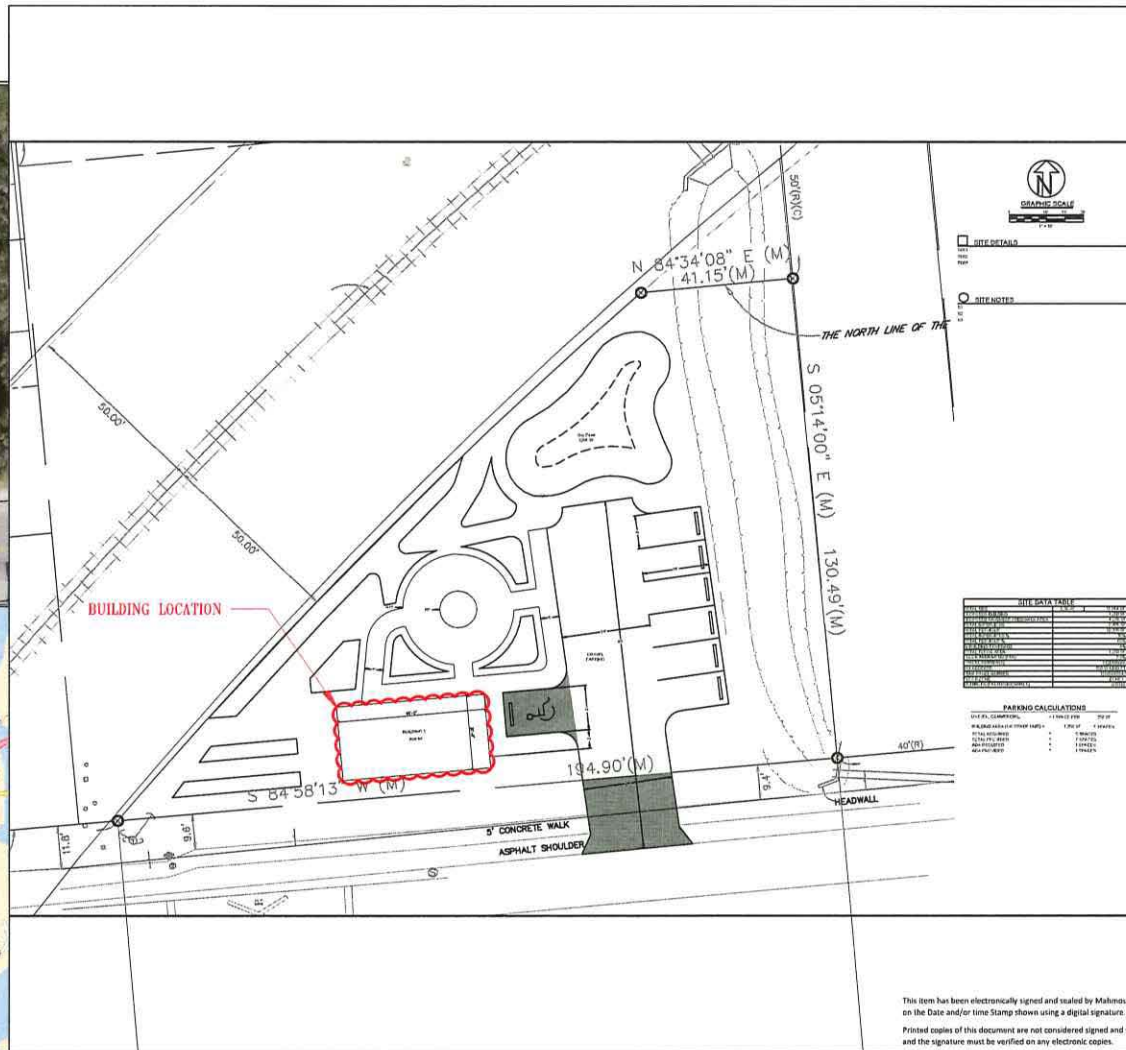
REVISIONS

REVISION	DATE	DESCRIPTION	BY
REV 1	10/07/23		MM
REV 2	10/26/23		MM

REVISION	DATE	DESCRIPTION	BY
REV 1	10/07/23		MM
REV 2	10/26/23		MM

DESIGNED BY
MAHMOUD MADKOUR
PE 48966
CHECKED BY
MSM
09/26/2023
SHEET NUMBER
1
OF
10
SCALE: AS SHOWN

DESIGNED BY
MAHMOUD MADKOUR
PE 48966
CHECKED BY
MSM
09/26/2023
SHEET NUMBER
1
OF
10
SCALE: AS SHOWN



This item has been electronically signed and sealed by Mahmoud S. Madkour, PE on the Date and/or time Stamp shown using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODES AND ALL ADOPTED STANDARDS THAT SUPPLEMENT THE CODE.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WORK NOT INDICATED ON THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT AT SIMILAR LOCATIONS SHALL BE REPEATED, UNLESS OTHERWISE NOTED. ALL SECTIONS AND DETAILS SHOWN ON THESE DRAWINGS ARE TYPICAL AT SIMILAR LOCATIONS AND CONDITIONS.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- DESIGN LOADS:
 ROOF 20 PSF (LIVE LOAD)
 FLOOR 40 PSF (LL)
 STAIRS 100 PSF (LL)
 GARAGE FLOOR 50 PSF (2000# PT)
 DECKS 60 PSF (LL)
- PLANS TO COMPLY WITH THE LOCAL SECURITY ORDINANCE.
- ALL SHEAR SHALL TRANSFER TO ROOF SHEATHING.
- REPLACE ANY DETERIORATED EXTERIOR WOOD PLANKS.

CONCRETE NOTES

- 4" THICK 3,000 P.S.I. CONCRETE SLAB & FOOTING W/ 6x6-10/10 WELDED WIRE MESH OR FIBERMESH AT CONTRACTOR OPTION.
- 6 MIL VIS-QUEEN VAPOR BARRIER
- SELECTED FILL MATERIALS AND TERMITE TREATED.

THE CONTRACTORS ARE TO CHECK AND VERIFY ACCURACY AND SITE CONDITIONS BEFORE START OF CONSTRUCTION.

WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

WIND LOADING CRITERIA

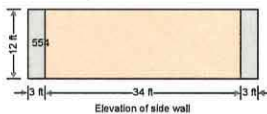
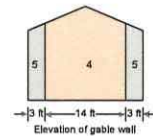
WIND SPEED (ULTIMATE)
WIND SPEED (ALLOWABLE)
EXPOSURE CATEGORY
BUILDING RISK CATEGORY
ENCLOSURE CLASSIFICATION
INTERNAL PRESSURE COEFFICIENT

130 MPH
100.7 MPH
B
ENCLOSED
+/- 0.18

ASCE 7-16 WALL DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 60 ft

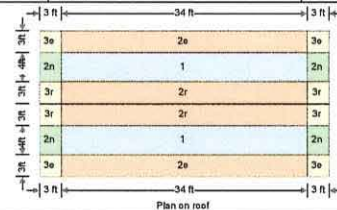
Component and cladding pressure - Wall (Table 35.3-1)	Wind Dir. (°)	Wind Dir. (°)	Wind Dir. (°)	Wind Dir. (°)	Wind Dir. (°)	Wind Dir. (°)	Wind Dir. (°)	Wind Dir. (°)	Wind Dir. (°)
Component and cladding pressure - Wall (Table 35.3-1)	Wind Dir. (°)	Wind Dir. (°)	Wind Dir. (°)	Wind Dir. (°)	Wind Dir. (°)	Wind Dir. (°)	Wind Dir. (°)	Wind Dir. (°)	Wind Dir. (°)
10 SF	4	-	-	10.0	1.00	-1.10	10.0	-1.10	-10.0
10 SF	5	-	-	20.0	0.90	-1.20	20.0	-1.20	-20.0
20 SF	4	-	-	20.0	0.90	-1.20	20.0	-1.20	-20.0
20 SF	5	-	-	20.0	0.90	-1.20	20.0	-1.20	-20.0
50 SF	4	-	-	50.0	0.80	-0.90	50.0	-0.90	-50.0
50 SF	5	-	-	50.0	0.80	-0.90	50.0	-0.90	-50.0
100 SF	4	-	-	100.0	0.80	-0.90	100.0	-0.90	-100.0
100 SF	5	-	-	100.0	0.80	-0.90	100.0	-0.90	-100.0
200 SF	4	-	-	200.0	0.77	-0.84	200.0	-0.84	-200.0
200 SF	5	-	-	200.0	0.77	-0.84	200.0	-0.84	-200.0

The final net design wind pressure, including all permitted reductions, used in the design, shall not be less than 10 psf acting on the windward wall.
 (+) VALUE DENOTES PRESSURE
 (-) VALUE DENOTES SUCTION



WIND PRESSURE AND SUCTION DIAGRAM

Pressure	Suction	Pressure	Suction	Pressure	Suction	Pressure	Suction	Pressure	Suction
10.0	-1.10	10.0	-1.10	10.0	-1.10	10.0	-1.10	10.0	-1.10
20.0	-1.20	20.0	-1.20	20.0	-1.20	20.0	-1.20	20.0	-1.20
50.0	-0.90	50.0	-0.90	50.0	-0.90	50.0	-0.90	50.0	-0.90
100.0	-0.90	100.0	-0.90	100.0	-0.90	100.0	-0.90	100.0	-0.90
200.0	-0.84	200.0	-0.84	200.0	-0.84	200.0	-0.84	200.0	-0.84



GENERAL PRESSURE NOTES

- NOTES:
- MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES.
 - "H" END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS.
 - "INDICATED" PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES. OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREAS.
 - DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 100 MPH OR GREATER AND IS CONSIDERED TO BE IN THE WIND-BORNE DEBRIS AREA, CONTRACTOR TO PROVIDED ADDITIONAL INFO AS REQUIRED FOR PERMITTING.
 - DEAD LOAD OF 5 FT PSF SHALL BE USED TO CONVERT GROSS UPLIFT TO NET UPLIFT FOR OPEN-WEB JOIST DESIGN.

FRAMING NOTES

- ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 2-2 X 12 HEADERS WITH 1/2" PLYWOOD WEB, UNLESS OTHERWISE INDICATED.
- JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH "SIMPSON" U-210 OR EQUIV.
- PROVIDE DOUBLE JOISTS, UNDER ALL WALLS ABOVE RUNNING PARALLEL TO JOISTS.
- PROVIDE FIREBLOCKING, DRAFTSTOPS & FIRESTOPS AS PER FBC.
- LUMBER SPECIES:
 A. TRUSSES, POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS NO. 2 DOUGLAS FIR
 B. SILLS, PLATES, BLOCKING BRIDGING ETC. NO. 2 DOUGLAS FIR
 C. STUDS STUD GRADE S.P.
 D. POST & BEAM DECKING UTILITY GRADE S.P.
 E. PLYWOOD SHEATHING 1/2" CDX PLY, 32/16
 F. GLU-LAM BEAMS Fb 2400 PSI, DRY ADH.
- NAILING SCHEDULE:
 JOIST TO SILL OR GIRDER 3-8d
 BRIDGING TO JOIST 2-8d
 2" SUBFLOOR TO GIRDER 2-16d
 SOLE PL. TO JOIST 16d @ 16"
 TOP PL. TO STUDS 2-16d
 STUD TO SOLE PL. 4-8d
 DOUBLE STUDS 2-16d
 DOUBLE TOP PL. 16d @ 16"
 CONTINUOUS HEADER (2 PC.) 16d @ 16"
 CLG. JST. TO PL. 3-8d
 CLG. JST. LAP OVER PL. 3-16d
 CLG. JST. TO RAFTER 3-16d
 RAFTER TO TOP PL. 3-8d
 BUILT-UP CORNER STUDS 16d @ 24"
 PLYWOOD SUBFLOOR 8d @ 6"
 TOE NAIL 8d @ 12"
 INTERIOR 8d @ 6"
 FACE NAIL 2-16d
 INTERIOR 16d @ 15"
 STAGGER NAIL 1/2" DIA. BOLTS W/WASHERS
 EA. SIDE @ 24" O.C.
 2-8d FACE NAIL
- MANUFACTURED TRUSS JOISTS MAY BE SUBSTITUTED FOR 2 X JOISTS WHERE APPLICABLE.
- DOUBLE TOP PLATES W/ MIN. 48" LAP SPLICES. NAIL WITH (8) 16d @ EACH SPLICE AND (2) 16d @ 12" O.C. BETWEEN.
- WHERE TOP OR SOLE PLATES ARE CUT FOR PIPES OR WIRING A METAL TIE (MIN. 0.058 THICK AND 1-1/2" WIDE SHALL BE FASTENED ACROSS THE OPENING WITH (6) 16d NAILS MINIMUM EACH SIDE.

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PONCE INLET, FL 32127
(888) 846-6871
COA 7984

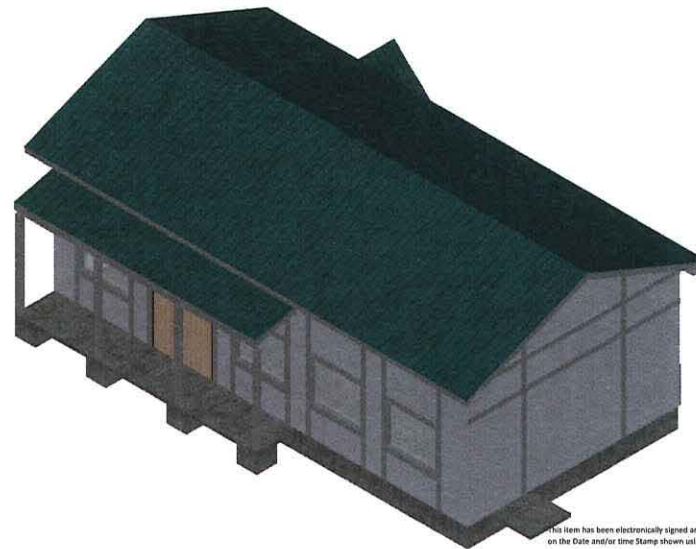
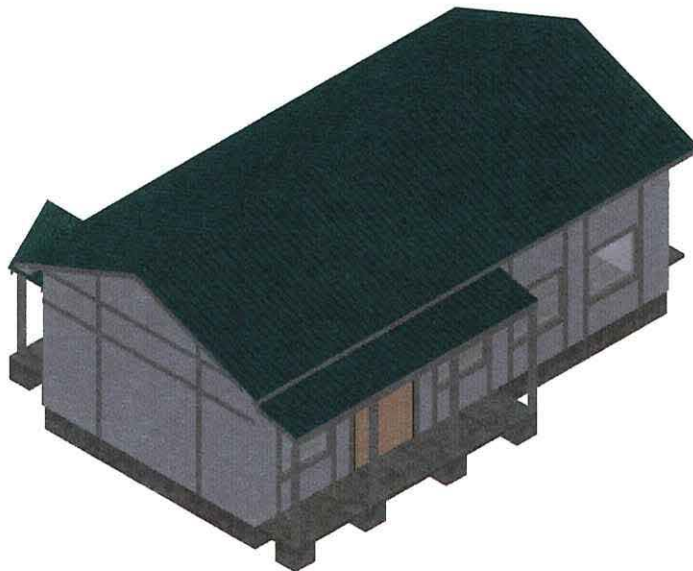
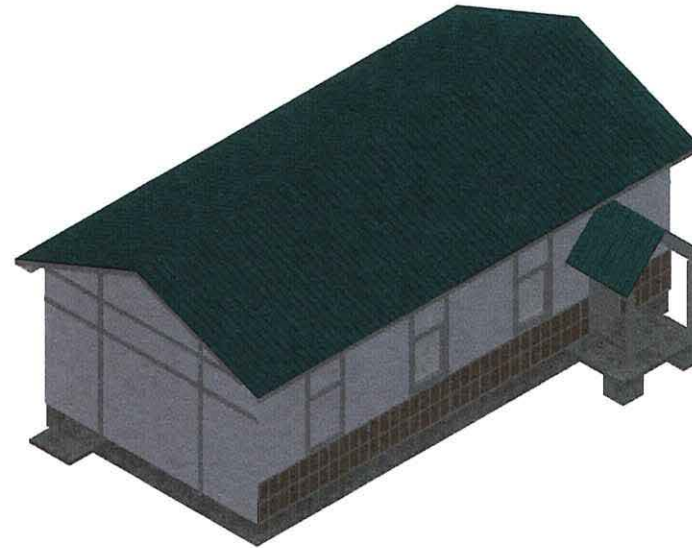
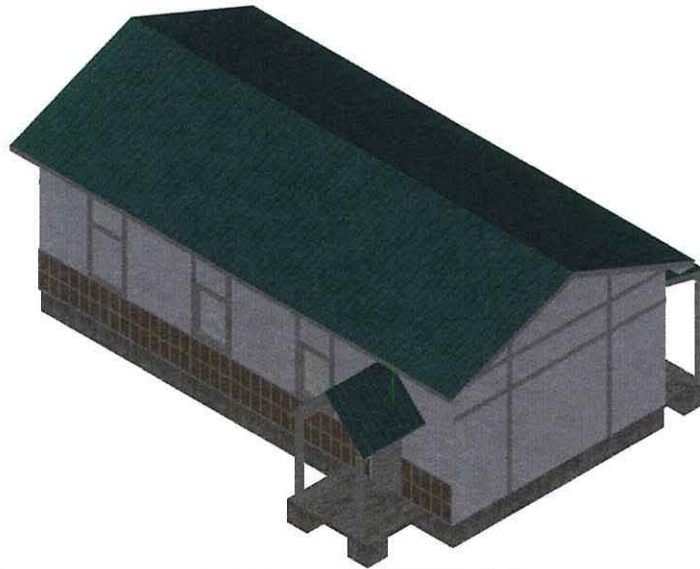
CLIENT
T.H. LEE SERVICES, LLC
ADDRESS
215 REDONDA WAY
ST AUGUSTINE, FL 32092
PROJECT TITLE
KOMOREBI
BONSAI
GARDEN
BUILDING
SHEET TITLE

NOTES

REVISION	DATE	DESCRIPTION
INITIAL	DATE	DESCRIPTION
MM	REV 1	10/05/23
MM	REV 2	10/05/23

DESIGNED BY
MAHMOUD MADKOUR
FE 48966
DRAWN BY
MSM
09/24/2023
CHECKED BY
MSM
SHEET NUMBER
2
GENERAL PLAN
OF
G-200
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(386) 846-6971
COA 7894

CLIENT
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ADDRESS
215 REDONDA WAY
ST AUGUSTINE, FL 32082

PROJECT TITLE
KOMOREBI
BONSAI
GARDEN
BUILDING

SHEET TITLE
3D
VIEWS

REVISION	DATE	DESCRIPTION
REV. 1	10/07/23	REV. 1
REV. 2	10/09/23	REV. 2

DESIGNED BY
MAHMOUD MADKOUR
PE 40966

DRAWN BY
MSM
09/26/2023

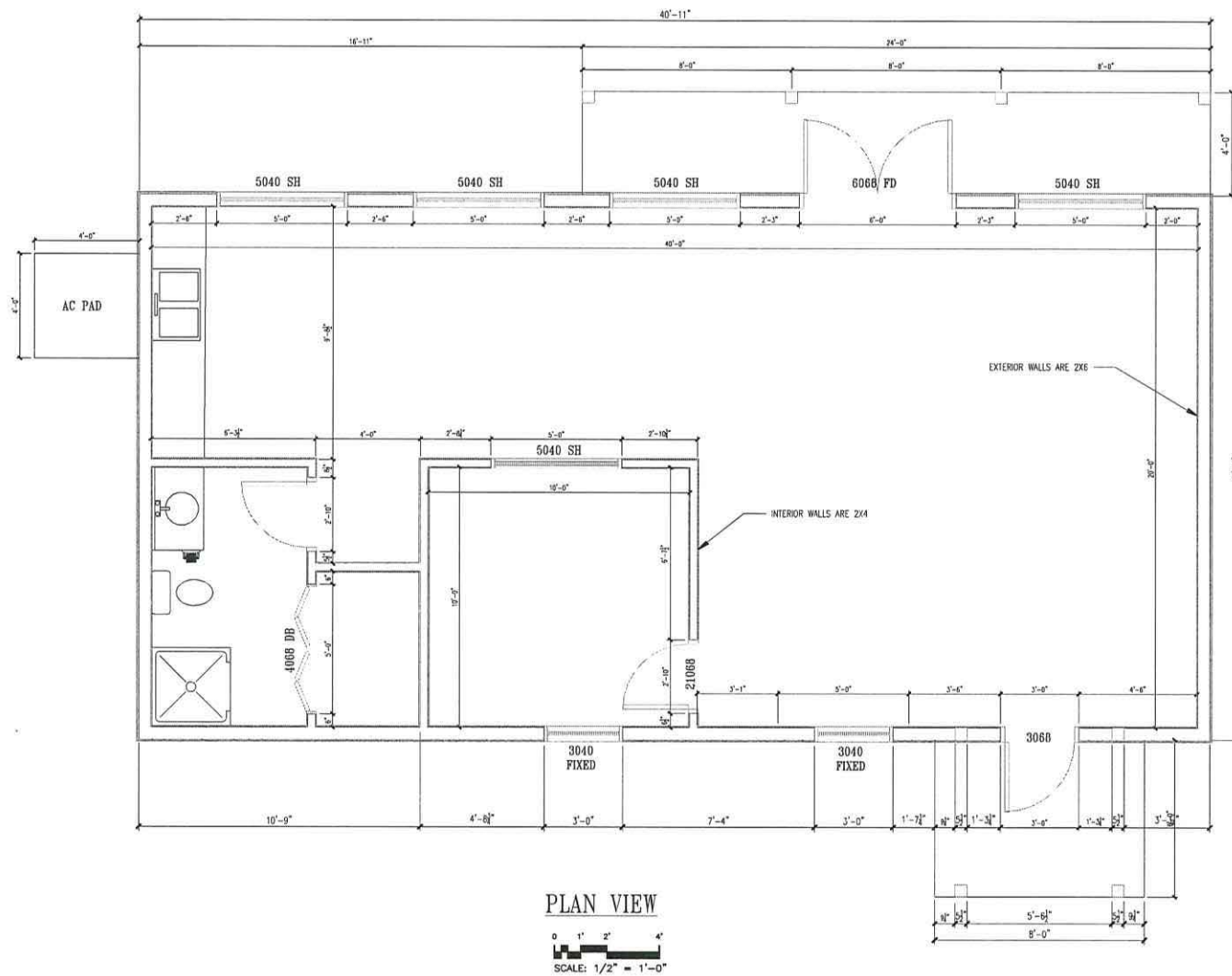
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10

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A-100

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COA 7594

CLIENT
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ST AUGUSTINE, FL 32092

PROJECT TITLE
KOMOREBI
BONSAI
GARDEN
BUILDING

SHEET TITLE
FLOOR
PLAN

REVISION	DATE
INITIAL	DESCRIPTION
MM	REV. 1 10/07/23
MM	REV. 2 10/24/23

DESIGNED BY
MAHMOUD MADKOUR
PE 46966

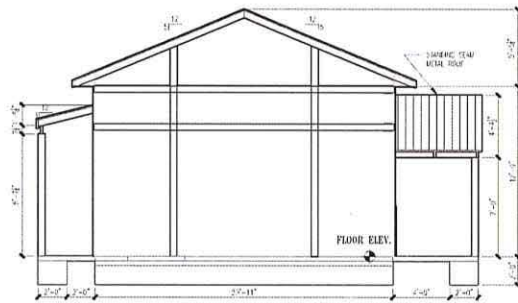
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A
OF
10
SCALE AS SHOWN
GENERAL PLANS
A-101

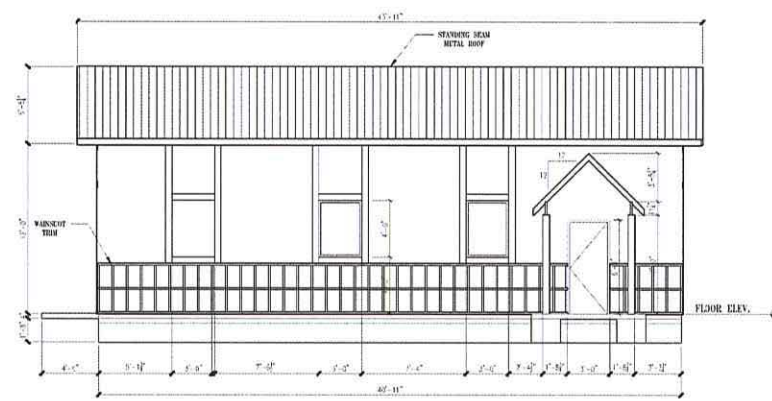
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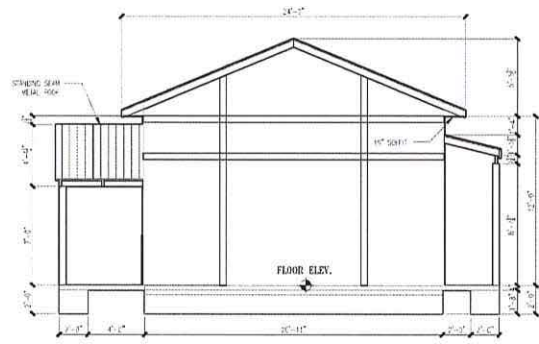
LEFT VIEW

SCALE: 1/4" = 1'-0"



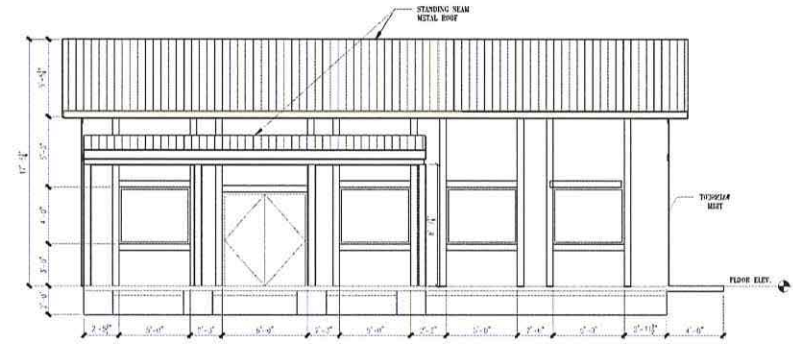
FRONT VIEW

SCALE: 1/4" = 1'-0"



RIGHT VIEW

SCALE: 1/4" = 1'-0"



BACK VIEW

SCALE: 1/4" = 1'-0"

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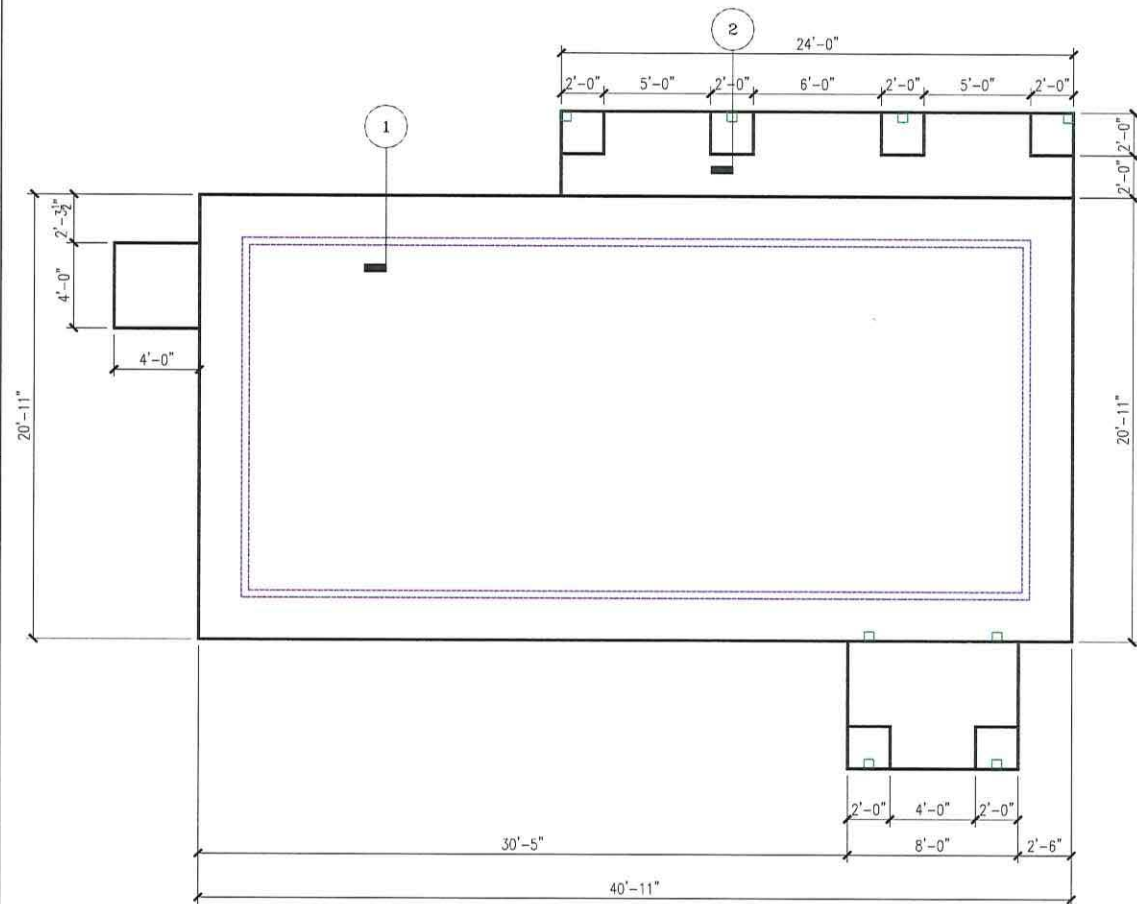
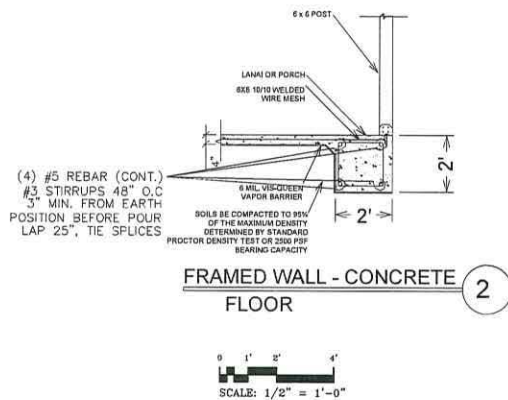


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(386) 846-8871
COA 7984

CLIENT	T.H. LEE SERVICES, LLC		
ADDRESS	2115 REDDIDA WAY ST AUGUSTINE, FL 32092		
PROJECT TITLE	KOMOREBI BONSAI GARDEN BUILDING		
SHEET TITLE	ELEVATION VIEWS		
REVISIONS			
DATE	DESCRIPTION	DATE	
MAY	REV 1	10/07/23	
MAY	REV 2	10/02/23	

DESIGNED BY	MAHMOUD MADKOUR PE 48966
DESIGN BY	MSM
CHECKED BY	MSM
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OF	102
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PLAN VIEW



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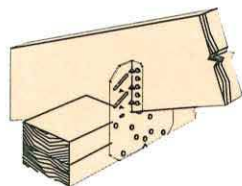
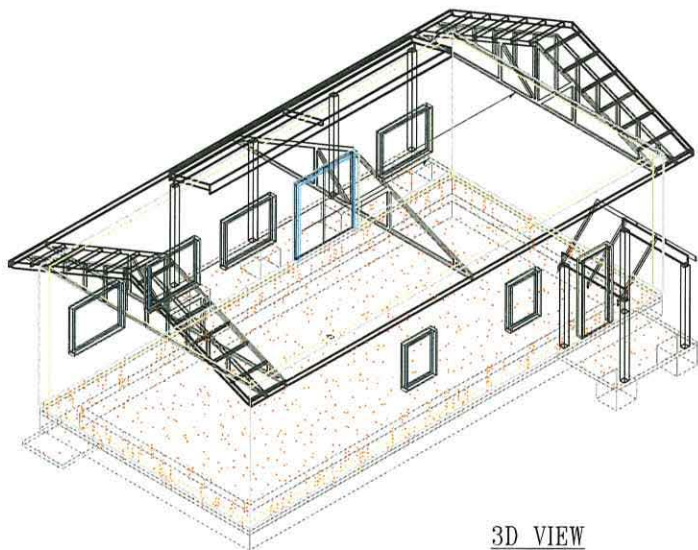


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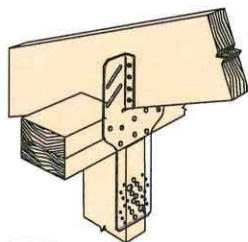
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REVIEW BY: MSM	09/26/2023
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6 OF 10	GENERAL PLANS S-100 SCALE: AS SHOWN

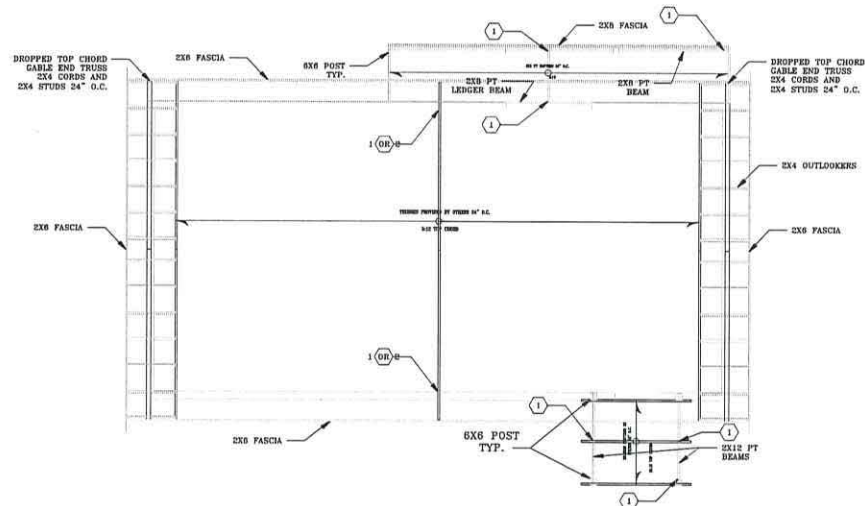


1 Simpson Strong-Tie H10A Installation



2 Simpson Strong-Tie H10S Installation

Model No.	Ga.	Fasteners (in.)		
		To Rafters/ Truss	To Plates	To Studs
H10A	18	(9) 0.148 x 1 1/2	(9) 0.148 x 1 1/2	—
H10S	18	(8) 0.131 x 1 1/2	(8) 0.131 x 1 1/2	(8) 0.131 x 2 1/2



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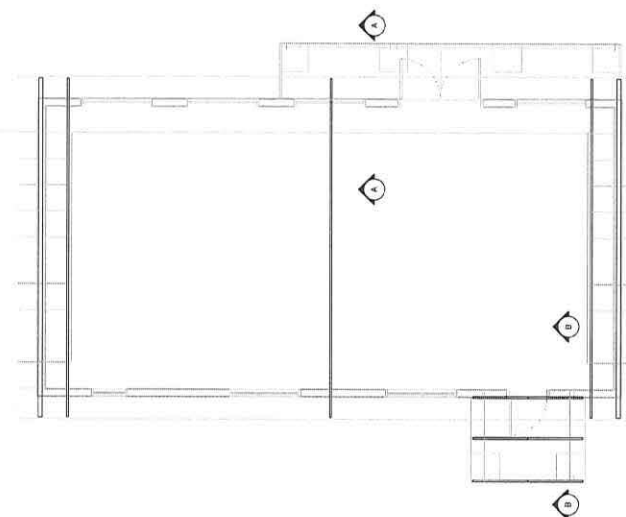
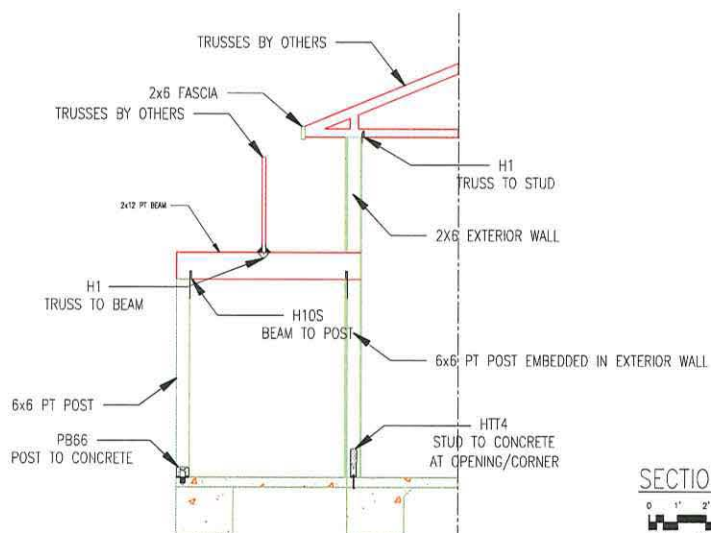
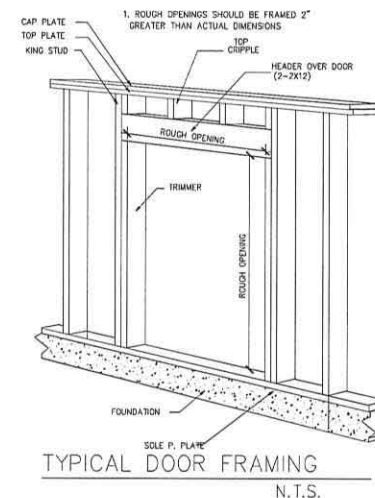
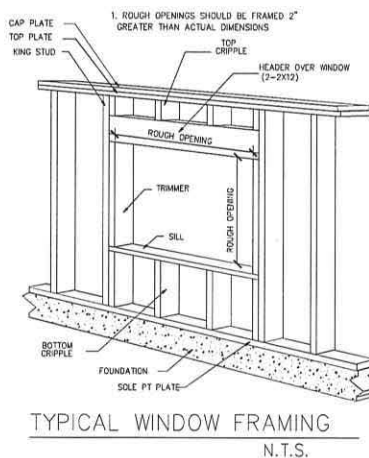
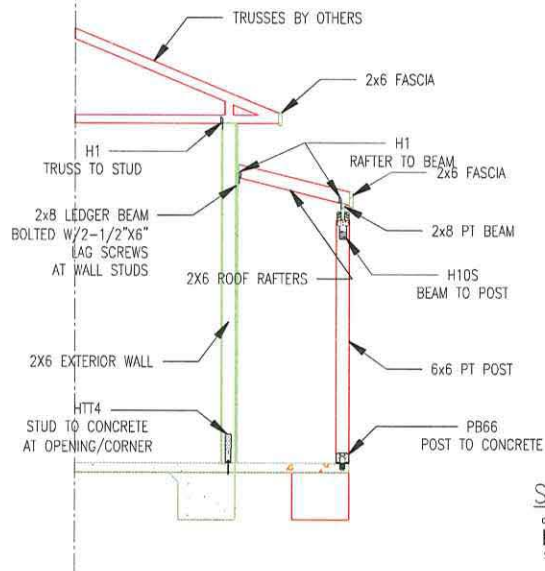
PROJECT TITLE
 KOMOREBI
 BONSAI
 GARDEN
 BUILDING

Sheet Title
 ROOF
 FRAMING
 PLAN

REVISION	DATE	DESCRIPTION
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MM	REV. 2	10/05/23

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 PE 48866
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SHEET NUMBER
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OF
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SCALE
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PLAN VIEW

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PROJECT TITLE
KOMOREBI
BONSAI
GARDEN
BUILDING

SHEET TITLE
SECTIONS
AND
DETAILS

REVISIONS

INITIAL	DESCRIPTION	DATE
MSM	REV. 1	10/27/21
MSM	REV. 2	10/04/23

DESIGNED BY
MAHMOUD MAKOOR,
PE 40566

CREATED BY
MSM 09/26/2023

CHECKED BY
MSM

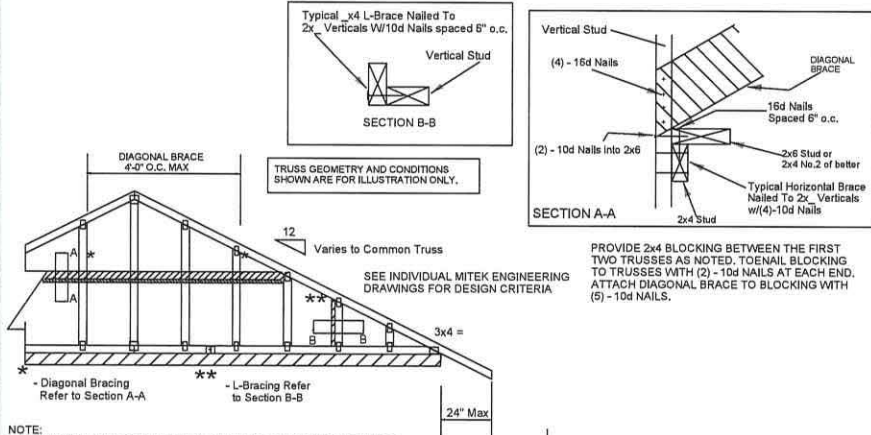
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OF 5-102

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GABLE DETAILS



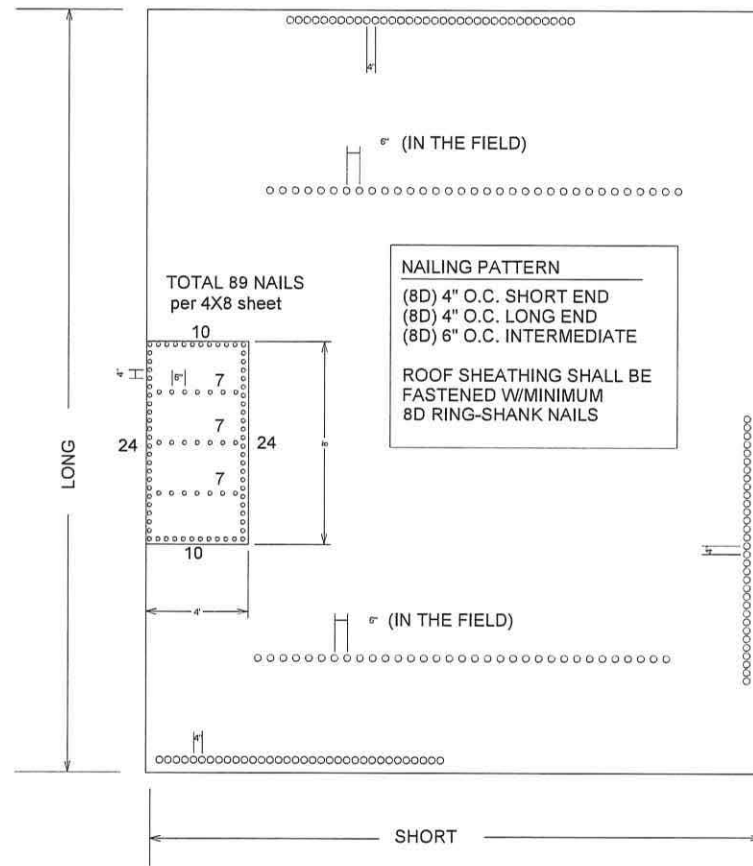
- NOTE:
1. MINIMUM GRADE OF #2 MATERIAL IN THE TOP AND BOTTOM CHORDS.
 2. CONNECTION BETWEEN BOTTOM CHORD OF GABLE END TRUSS AND 2x4 STUD AS LOCATED AT THE MIDSPAN OF THE HORIZONTAL STUD.
 3. BRACING SHOWN IS FOR INDIVIDUAL TRUSS ONLY. CONSULT BD, ARCHITECT OR ENGINEER FOR TEMPORARY AND PERMANENT BRACING OF ROOF SYSTEM.
 4. IF "BRACES SPECIFIED ARE TO BE FULL LENGTH, GRADES: 1x4 SRB W/ 4x4 STUD OR 2x6 STUD W/ ONE ROW OF 10d NAILS SPACED 6" O.C.
 5. DIAGONAL BRACE TO BE APPROXIMATELY 45 DEGREES TO ROOF DIAPHRAM AT 4'-0" O.C.
 6. CONSTRUCT HORIZONTAL BRACE CONNECTING A 2x6 STUD AND A 2x4 STUD AS SHOWN WITH 16d NAILS SPACED 6" O.C. HORIZONTAL BRACE TO BE LOCATED AT THE MIDSPAN OF THE HORIZONTAL STUD. ATTACH TO VERTICAL STUDS WITH (4) 10d NAILS THROUGH 2x4. (REFER TO SECTION A-A)
 7. GABLE STUD DEFLECTION MEETS OR EXCEEDS L/240.
 8. THIS DETAIL DOES NOT APPLY TO STRUCTURAL GABLES.
 9. DO NOT USE PLAT BOTTOM CHORD GABLES NEXT TO SCISSOR TYPE TRUSSES.
 10. NAILS DESIGNATED 10d ARE (.131" X 3") AND NAILS DESIGNATED 16d ARE (.131" X 3.5")

Minimum Stud Size Species and Grade	Stud Spacing	Without Brace	1x4 L-Brace	2x4 L-Brace	DIAGONAL BRACE	2 DIAGONAL BRACES AT 1/3 POINTS
		Maximum Stud Length				
2x4 DF/SPF Std/Stud	12" O.C. 4-6-3	5-0-7	7-1-7	9-0-5	13-6-8	
2x4 DF/SPF Std/Stud	16" O.C. 4-1-3	4-4-5	6-2-0	8-2-7	12-4-10	
2x4 DF/SPF Std/Stud	24" O.C. 3-5-8	3-6-11	5-0-7	6-10-15	10-3-7	

* Diagonal braces over 6'-3" require a 2x4 T-Brace attached to one edge. Diagonal braces over 12'-6" require 2x4 I-braces attached to both edges. Fasten T and I braces to narrow edge of web with 10d nails 8" o.c., with 3" minimum end distance. Brace must cover 90% of diagonal length.

MAX MEAN ROOF HEIGHT = 30 FEET
CATEGORY II BUILDING
EXPOSURE B
ASCE 7-16 WU=130 MPH ACCORDING
TO APPLIED TECHNOLOGY COUNCIL
(ATC) WEBSITE
DURATION OF LOAD INCREASE : 1.60

STUD DESIGN IS BASED ON COMPONENTS AND CLADDING
CONNECTION OF BRACING IS BASED ON MWFRS.



ROOF NAILING PATTERN

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PONCE INLET, FL 32127
(386) 846-6971
COA 7994

CLIENT
T.N. LEE SERVICES, LLC
ADDRESS
215 REDONDA WAY ST AUGUSTINE, FL 32092

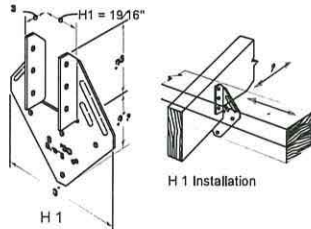
KOMOREBI
BONSAI
GARDEN
BUILDING

DETAILS

EVENING		
INITIAL	DESCRIPTION	DATE
MMJ	REV. 1	10/09/23
MMJ	REV. 2	10/09/23

DESIGNED BY: MAJMOUD MADKOUR PE 48966	
DESIGN BY: MSM	09/26/2023
CHECKED BY: MSM	
SHEET NUMBER:	
9	GENERAL PLANS
OF	S-103
10	SCALE: AS SHOWN

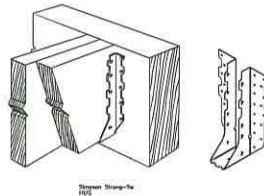
SIMPSON STRONG-TIE H1



Model No.	Size	Material	Finish	Weight (lb)	Length (in)	Width (in)	Height (in)	Depth (in)	Radius (in)	Notes
H1	1/2	Steel	Galvalume	1.1	19	1/2	1/2	1/2	1/2	1/2

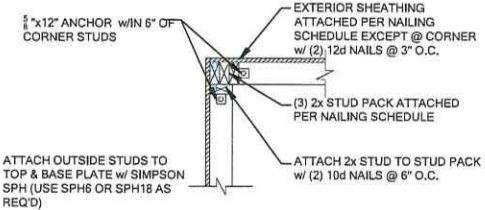
TYPICAL RAFTER CONNECTION

SIMPSON STRONG-TIE HUS210



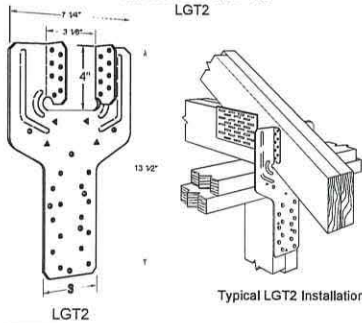
Model No.	Size	Material	Finish	Weight (lb)	Length (in)	Width (in)	Height (in)	Depth (in)	Radius (in)	Notes
HUS210	1/2	Steel	Galvalume	1.1	21	1/2	1/2	1/2	1/2	1/2

TYPICAL BEAM TO POST CONNECTION



STANDARD CORNER DETAIL

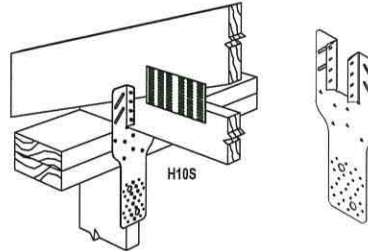
SIMPSON STRONG-TIE LGT2



Model No.	Size	Material	Finish	Weight (lb)	Length (in)	Width (in)	Height (in)	Depth (in)	Radius (in)	Notes
LGT2	1/2	Steel	Galvalume	1.1	13	1/2	1/2	1/2	1/2	1/2

TYPICAL DOUBLE GIRDER TRUSS

TYPICAL TRUSS TO STUD CONNECTION

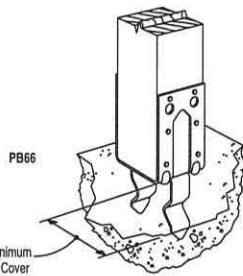


Model No.	Size	Material	Finish	Weight (lb)	Length (in)	Width (in)	Height (in)	Depth (in)	Radius (in)	Notes
H10S	1/2	Steel	Galvalume	1.1	10	1/2	1/2	1/2	1/2	1/2

HTT4 Wood
Fasteners
(18) SD #10 x 2 1/2"

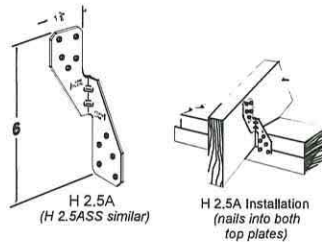
5/8" X 12" AB

STANDARD STUD AT
OPENING/CORNERS CONNECTION



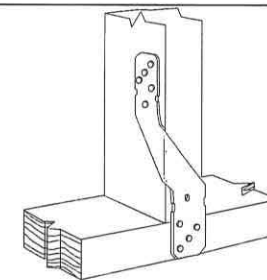
Model No.	Size	Material	Finish	Weight (lb)	Length (in)	Width (in)	Height (in)	Depth (in)	Radius (in)	Notes
PB66	1/2	Steel	Galvalume	1.1	6	1/2	1/2	1/2	1/2	1/2

TYPICAL POST TO CONCRETE CONNECTION



Model No.	Size	Material	Finish	Weight (lb)	Length (in)	Width (in)	Height (in)	Depth (in)	Radius (in)	Notes
H 2.5A	1/2	Steel	Galvalume	1.1	2.5	1/2	1/2	1/2	1/2	1/2

SIMPSON STRONG-TIE
H2.5A



Simpson Strong-Tie H8

TYPICAL STUD TO TOP/BOTTOM
SILL PLATE CONNECTION

This item has been electronically signed and sealed by Mahmoud S. Madkour, PE on the Date and/or time Stamp shown using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LOTUS ENGINEERING & CONSTRUCTION, INC.



4717 DIXIE DRIVE
PONCE INLET, FL 32127
(386) 848-4371
COA 7894

215 REDONDA WAY
ST AUGUSTINE, FL 32092

KOMOREBI
BONSAI
GARDEN
BUILDING

REVISIONS	DATE	DESCRIPTION
REV 1	10/07/23	
REV 2	10/07/23	

DESIGNED BY
MAHMOUD MADKOUR
PE 48966

CHECKED BY
MSM

DATE
09/24/2023

SCALE: AS SHOWN

THIS DRAWING IS THE PROPERTY OF LOTUS ENGINEERING & CONSTRUCTION, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT BE REPRODUCED OR REUSED WITHOUT PERMISSION.



Komorebi Bonsai Garden Finish Schedule

EXTERIOR (see photo for color scheme)

Location	Specification	Size	Color Code	Supplier/Manufacturer
Walls	Painted smooth cement-panel siding	4x9 sheets, sizes vary, see architectural plans	Primed	James Hardi (or similar)
Trim	Painted smooth cement-trim	0.75" x 5.5"	Primed	James Hardi (or similar)
Paint	Exterior Acrylic Latex	N/A	Walls (field) - Off-white/Cream	Sherwin-Williams
	Exterior Acrylic Latex	N/A	Walls (Wainscot) - Blue-Gray, similar to roof	Sherwin-Williams
	Exterior Acrylic Latex	N/A	Trim - Rustic Red (Cedar match)	Sherwin-Williams
Posts/Columns	Rough sawn Cedar	6"x6"	unfinished	
Rafters (exposed)	Rough sawn Cedar	2"x 4", 2"x6", 2"x10"	unfinished	
Roof	metal	TBD	Blue-Gray, similar to wainscot	TBD

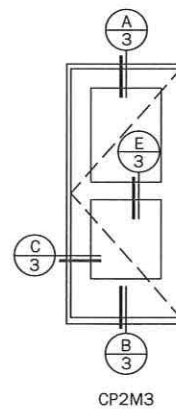
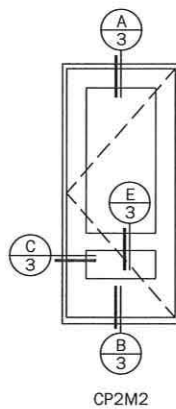
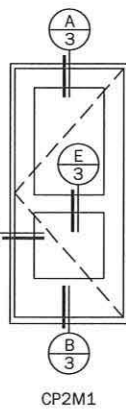
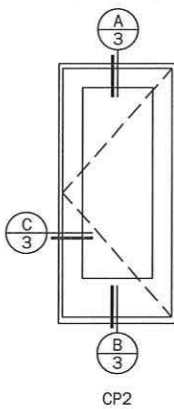
E-Series

Front Entry - Color White

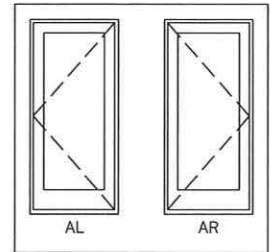
Commercial Doors



Single Door

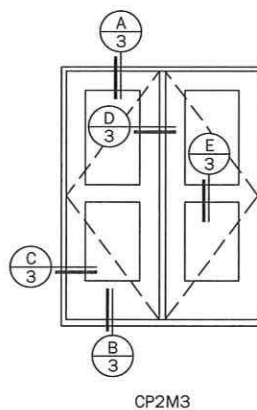
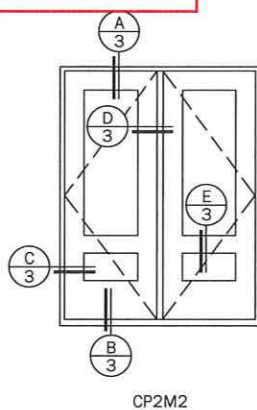
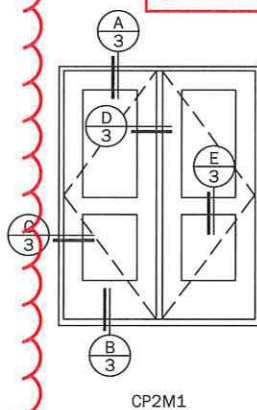
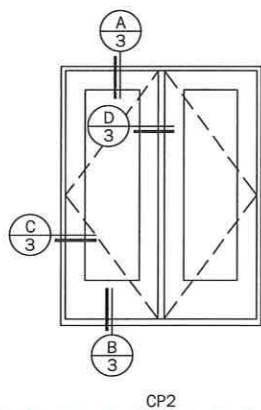


Handing Options

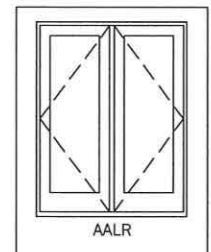


Double Door

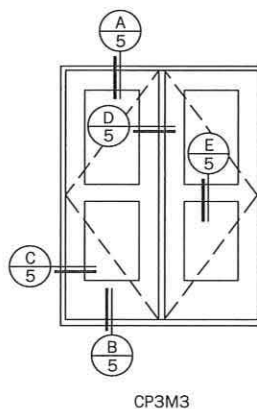
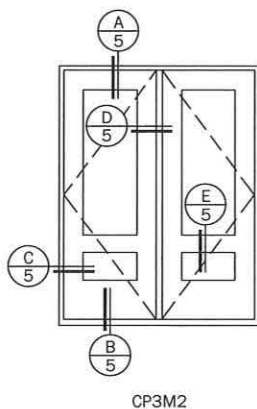
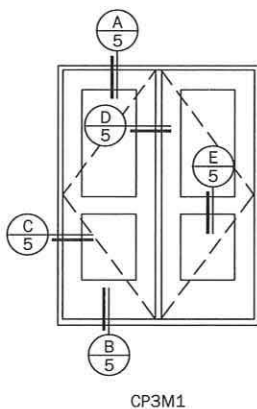
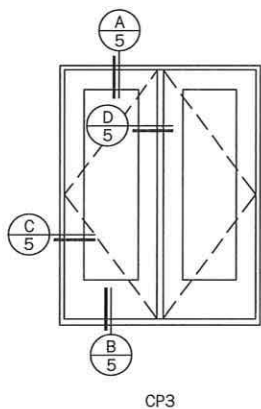
Rear double door to garden - Color White



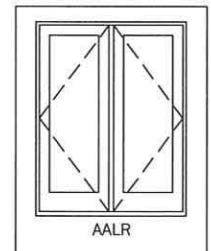
Handing Options



Concealed Panic System (CPS) Door



Handing



Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

See Pages 6 Thru 13 for Options and Accessories

Andersen Windows, Inc. reserves the right to change drawing specifications without notice

Date: 02/06/18
Scale: None

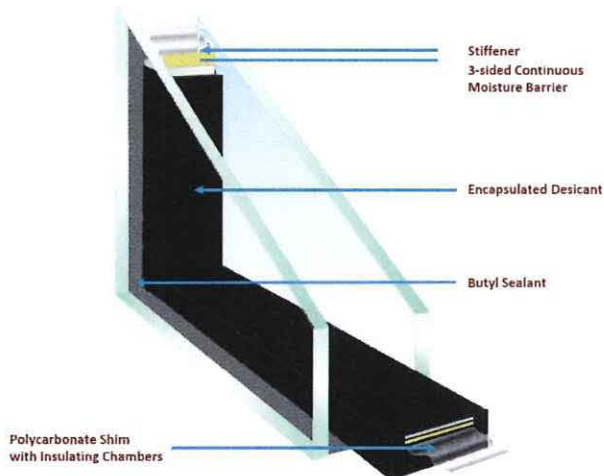
File: AC E-Series Sections Commercial Doors Page 01 of 13

Our 8500 series Fixed "Picture" Window is a non-operable window that includes rectangle, square, and architectural shapes in various sizes that will accentuate newly built or remodeled homes. These beautiful windows allow natural light to illuminate hard to reach spaces such as bathrooms, attics or stairways.

This reliable window is made with MikronBlend® vinyl using the Duralite® warm-edge spacer system. MikronBlend® has been tested in the harshest environments and provides color fastness and UV protection required in Southern climates.

The Renaissance Fixed high-performance window meets or exceeds industry standards and the strict thermal and structural Florida building code requirements. Since this window style does not open, overall energy efficiency is superior.

Duralite® Spacer

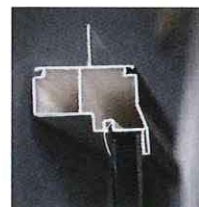
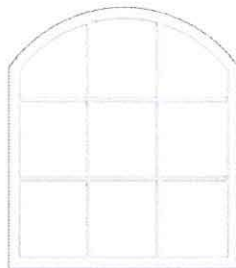


STANDARD DESIGN FEATURES:

- High performance 5527 Low E glass
- 3/4" insulated tempered glass sealed with Duralite® warm-edge spacer system
- Multi-chambered frame increases structural rigidity and increased thermal performance
- Double Wall glazing towers
- Exterior glaze frame

HIGH STRENGTH TO MEET CRITICAL SPECIFICATIONS FL 31115 - PERFORMANCE

Test Size	Air	Water	U-Factor	SHGC	SHGC w/grids	DP Rating
72 X 60	0.01	7.5	0.32	0.24	0.22	DP 50



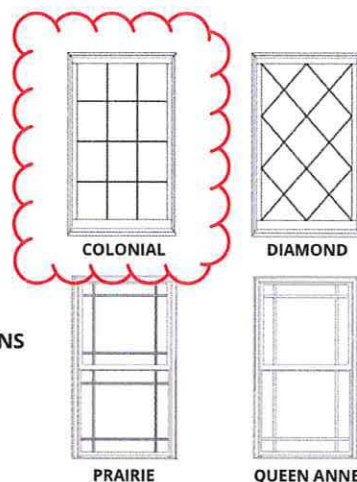
OPTIONAL FEATURES:

- Argon Gas
- DP-50 impact resistance package
- Custom Grille patterns -Simulated Divided Lite (SDL) or Grille-Between-the-Glass (GBG)
- Multi-lite window configurations using a single frame
- Integral nail fin, box frame & flange option
- Continuous head & sill
- Full or half-radius

SDL



GBG



INTERIOR COLOR OPTIONS



White

EXTERIOR COLOR OPTIONS



Black Bronze White

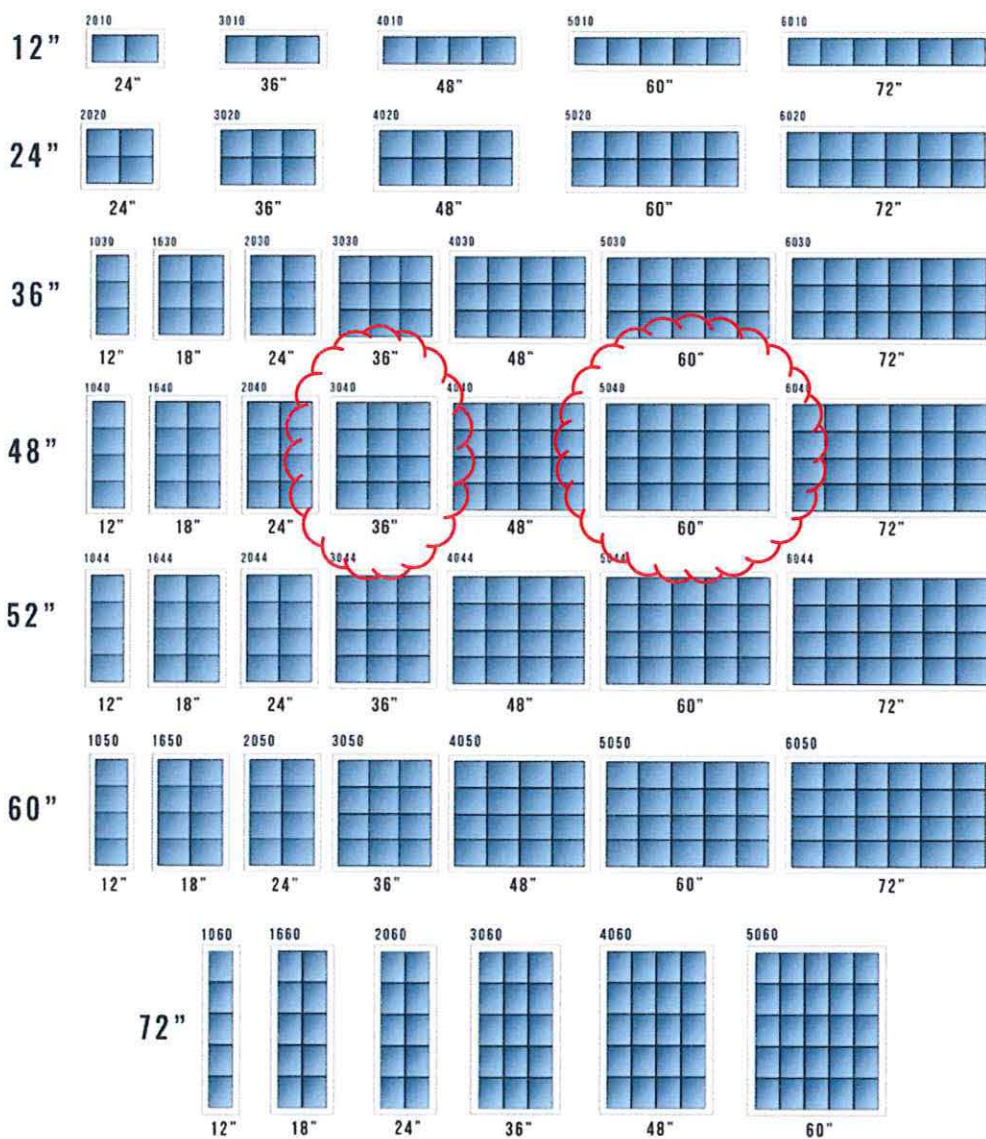
8500 Series - FL 31115 Vinyl Fixed "Picture" Window

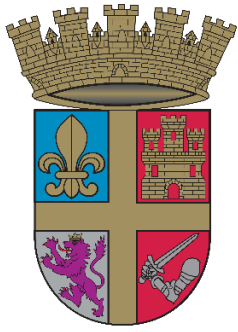
DESIGN FEATURES:

- 3/4" IG 5527 Low E insulated glass sealed with Duralite® warm-edge spacer system
- Extruded vinyl that resists chipping, pitting, or flaking with virtually no maintenance
- Multi-chambered welded frame increases structural rigidity and thermal performance

CUSTOM SIZES AVAILABLE

*DIMENSIONS SHOWN REFLECT ROUGH OPENING SIZE FOR INSTALLATION, DEDUCT 3/8" HEIGHT & WIDTH FOR ACTUAL UNIT SIZE.





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 7, 2023	6.b.	PZB2023-0089
Request	Address	Parcel ID
Variance	75 Dr. Martin Luther King Jr. Avenue	207310-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: 0100 – Single Family
(St. Johns County Property Appraiser)

Future Land Use Designation: Residential Low Density

Zoning Designation: [Residential Single-Family-Two: RS-2](#)

Acreage: 0.12

Applicant: Shane Jackson

Owner: Shane Jackson

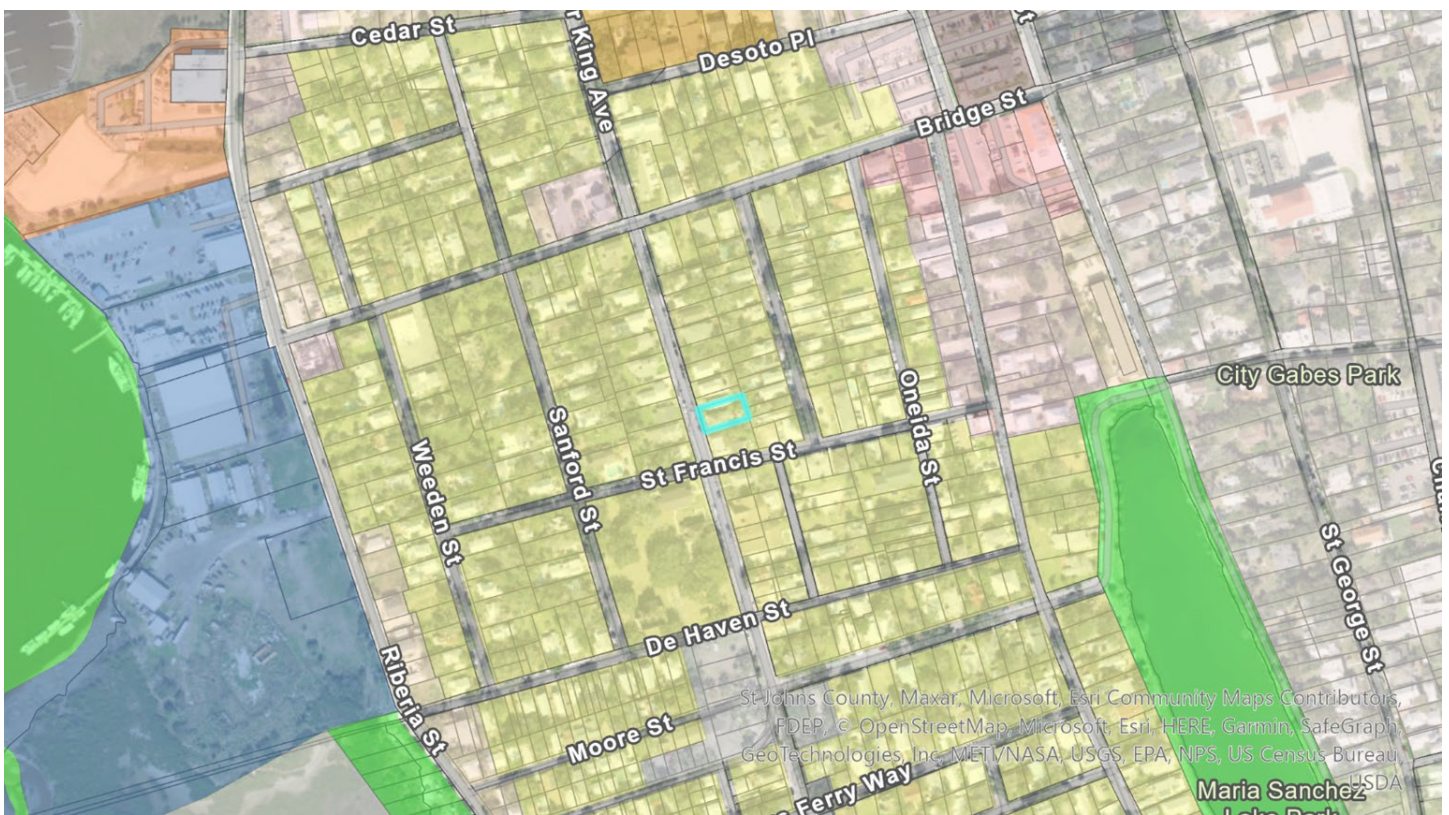


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0100 – Single Family	Residential Low Density	RS-2
South	1205 – Owner Occupied Mixed Use (Store/Office/Residential Combo)	Residential Low Density	RS-2
East	0100 – Single Family	Residential Low Density	RS-2
West	0100 – Single Family	Residential Low Density	RS-2

Request Summary

This is a request to allow a nine (9) foot high fence to be located in the front, side and rear yard of a property with an RS-2 zoning designation. The applicant's rational for a 9' high fence is to screen the view of 77 Dr. Martin Luther King Jr. Avenue which is a building that has been "abandoned for decades." Provided by the applicant, and included in this packet, is a site plan as well as a photograph of the fence in question.

The City's [regulations for fences, walls, and hedges](#) states that "no fence or wall in excess of eight (8) feet shall be permitted in any residential district except as specifically outlined in section 28-348. No fence or wall in excess of four (4) feet in height shall be permitted to encroach into the required front yard of any lot in a residential district except as provided in [section 28-348](#)." It is this section of the code that the applicant is seeking relief from in the form of a variance request.

Consistency with the City of St. Augustine's Comprehensive Plan 2040

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		FLUE Objective 6.1
Historic Preservation	N/A	
Conservation and Coastal Management	N/A	
Recreation and Open Space	N/A	
Transportation and Mobility	N/A	
Housing	N/A	
Infrastructure	N/A	

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

The Planning and Zoning 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. 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.

The argument made by the applicant is that 75 Dr. Martin Luther King Jr. Avenue is located adjacent to a building which is currently vacant, making the location of the subject property the singular disadvantage. It is the staff's opinion that the presence of a vacant building does not impact the owner's ability to make reasonable use of the affected property. This disadvantage does not exist because of conditions created by the owner, but the subject property was purchased in 2010 according to the County Property Appraiser's website. The granting of this variance may be contrary to the public interest related to the limited visibility created by the height of the proposed fence in the front yard especially and may adversely affect other properties in the vicinity by exceeding the eight (8) foot height limitation in a residential area. It is not in harmony with the spirit, intent and purpose of the City's fence regulations.

Staff Recommendation

Based on a review of Section 28-29 staff finds that the Board can **DENY** a variance request to increase the allowed height of a fence on the perimeter of the property and within the front yard of a property with a Residential Single-Family-Two: RS-2 zoning designation at 75 Dr. Martin Luther King Jr. Avenue.



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: 2023-0089

Receipt Number: 2734615 Meeting Date: 11/17/23

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

1. NAME OF APPLICANT: Shane Jackson Contact Number: 904-347-7863

Business (if applicable): _____

Address: 2380 Deerwood Acres Dr. City: St Aug State: FL Zip: 32094

E-Mail Address: eshanejackson@gmail.com

2. NAME OF PROPERTY OWNER: same Contact Number: _____

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: 75 Martin Luther King

5. SPECIFIC PROPOSED USE: SFR

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☒ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Variance to allow approx. 9' of solid vinyl fencing to remain within 15' setback from front of property

8. JUSTIFICATION FOR ACTION REQUESTED: My fence is installed within code for standards and is partially covering the neighboring property (77 MULE) that has been abandoned for decades, and is a blight on my property and entire neighborhood. Also, the front corner of my fence is set back further from sidewalk than 77 MULE which is a block bldg.. My fence does not hinder any neighboring views & further serves as a pleasant shield from the dilapidated bldg on the other side.

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: Yes, it is the only property that sits next to an abandoned building that is the epitome of code violations - yet never seems to be addressed.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: homeless people intimidating tenants, residents traveling back & forth, overgrowth of weeds crossing over eye care of crumbling structure.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Yes
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: Yes

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

10-5-23

Signature of Property Owner

Date

10-5-23

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 75 Martin Luther King, 32084

Applicant's Name: Shane Jackson Applicant's Signature: [Signature]

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



**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.

Shane Jackson

Print name of applicant

[Signature]

Signature of applicant

10-5-23

Date

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

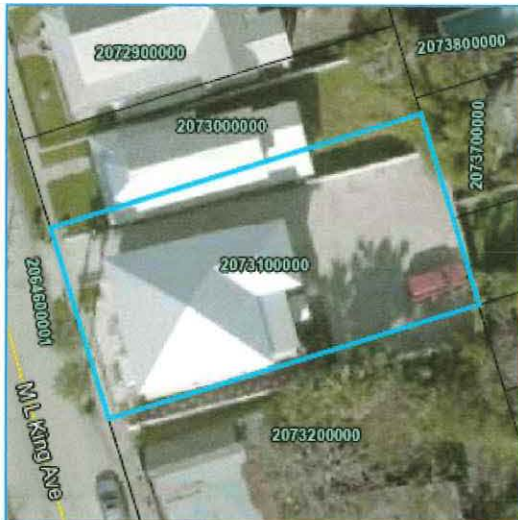
Parcel ID	2073100000
Location Address	75 MARTIN LUTHER KING AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TR CITY LOT 9 BLK G OR3373/1832 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (O100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.120
Homestead	N

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

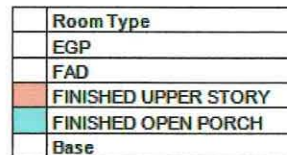
Owner Information

Owner Name	Jackson Edward 100%
Mailing Address	2380 DEERWOOD ACRES DR SAINT AUGUSTINE, FL 32084-0000

Map



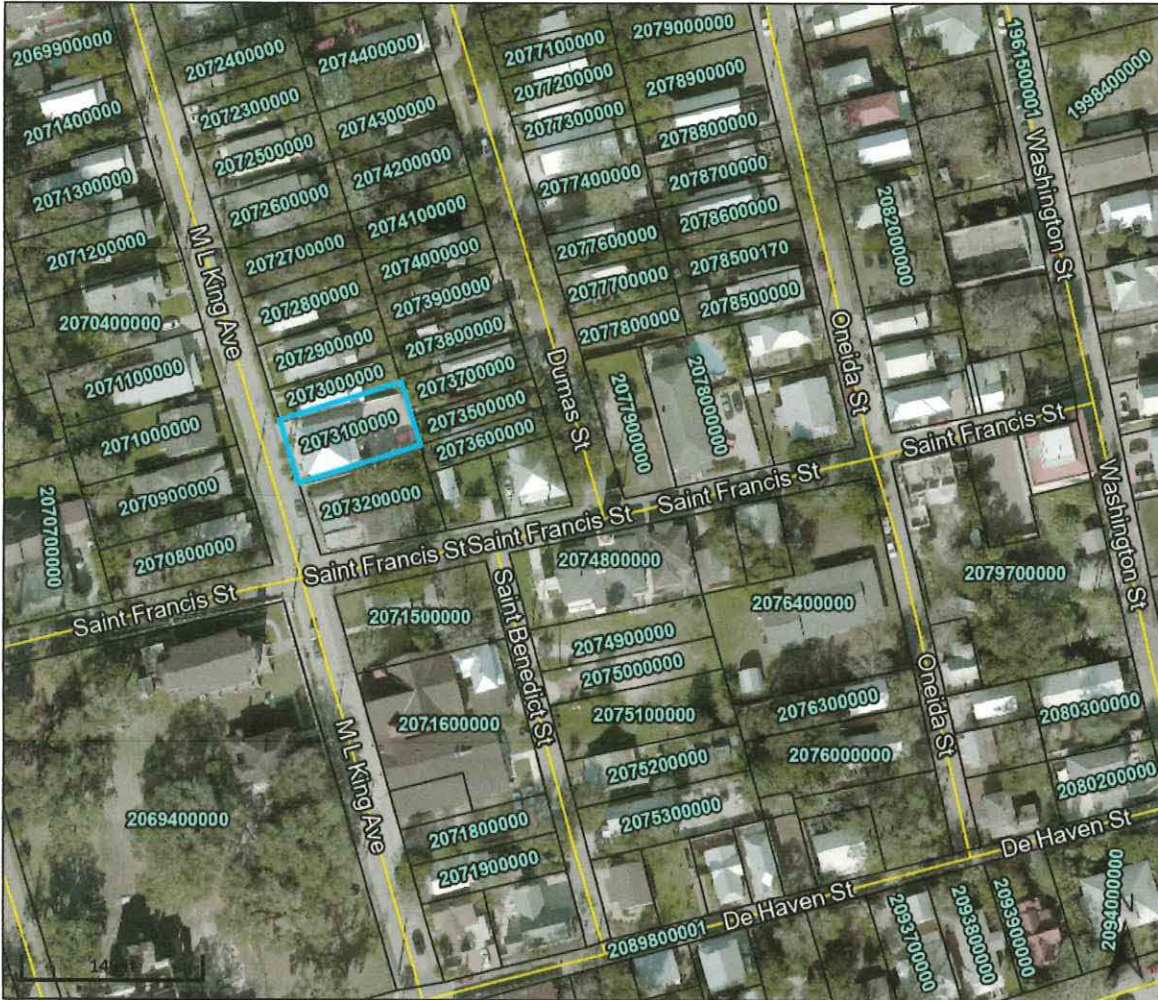
2023



Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	51	101	51	EF	\$189,720

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/15/2010	\$64,000.00	WARRANTY DEED	3373	1832	U	I	DLJ MORTGAGE CAPITAL INC	JACKSON EDWARD
	4/27/2010	\$100.00	CERTIFICATE OF TITLE	3308	1119	U	I	DIAWARA CAROL E / BY SJC COCC	DLJ MORTGAGE CAPITAL INC
	4/8/2004	\$138,000.00	WARRANTY DEED	2176	217	U	I	WOOD JONATHAN M & JANE M	DIAWARA CAROL E
	1/28/2003	\$130,000.00	WARRANTY DEED	1891	28	Q	I	DIAWARA CAROL	WOOD JONATHAN M & JANE M
	8/13/2001	\$100.00	QUIT CLAIM DEED	1642	1145	U	I	HAMMOND CONSTANCE S & JAMES	DIAWARA CAROL
	6/13/2001	\$0.00	WARRANTY DEED	1623	1763	U	I	HAMMOND CONSTANCE S	HAMMOND CONSTANCE S & DIAWARA CAROL (JTRS)
	10/25/1999	\$0.00	SUMMARY ORDER ADMIN	1451	90	U	I	SINGLETON MERCY LEE ESTATE (DEC'D 9-16-91)	HAMMOND CONSTANCE S (ORD OF SUMM ADMIN)





Overview



Legend



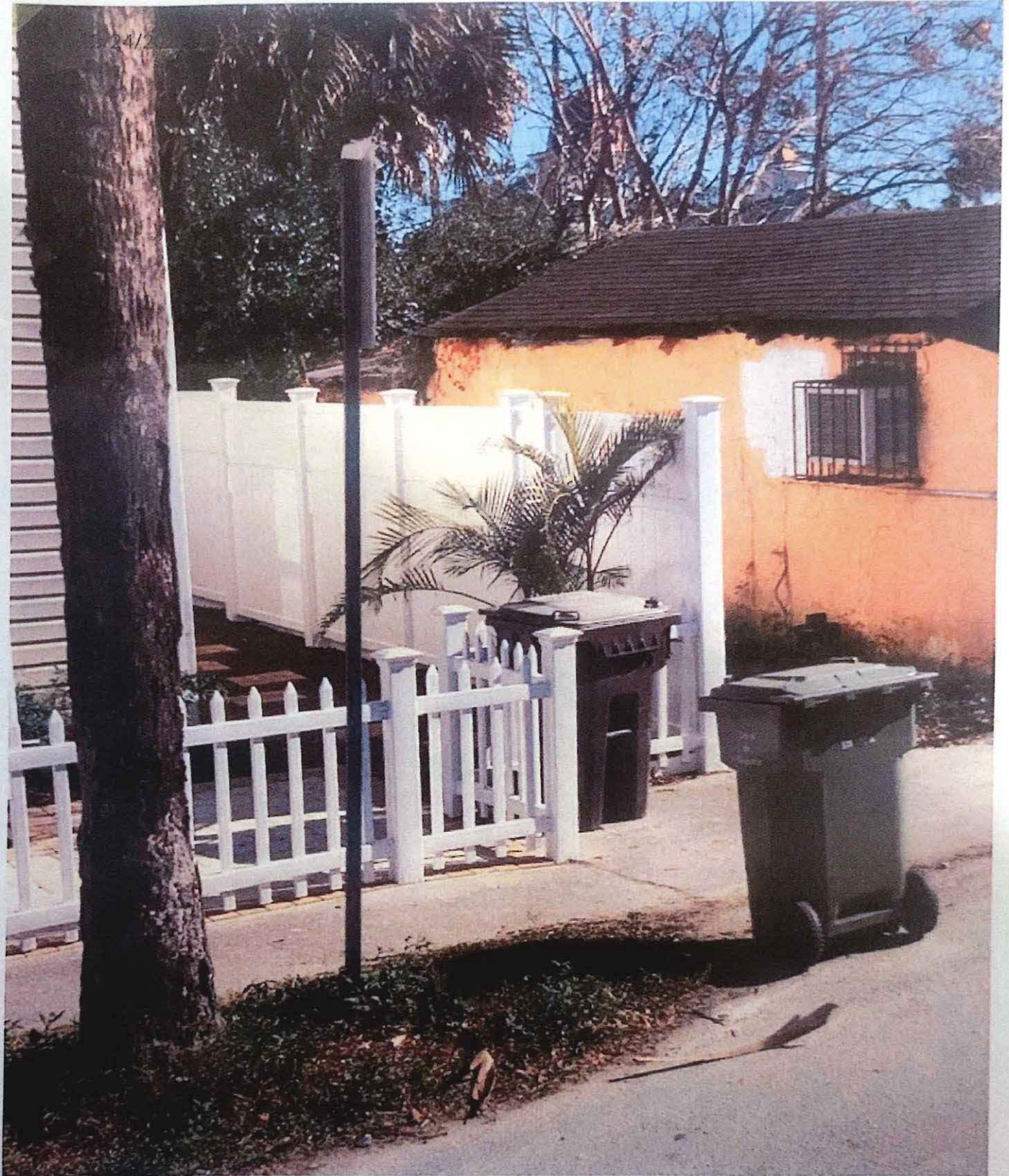
Parcel ID	2073100000	Physical	75 MARTIN LUTHER KING	Building Value	\$331,937	Last 2 Sales			
Property	0100 - Single	Address	AVE	Extra Feature	N/A	Date	Price	Reason	Qual
Class	Family		SAINT AUGUSTINE	Value		10/15/2010	\$64000	12	U
Taxing	City of St	Mailing	JACKSON EDWARD	Total Land Value	\$189,720	4/8/2004	\$138000	11	U
District	Augustine	Address	2380 DEERWOOD ACRES	Just Value	\$521,657				
Acres	0.12		DR	Total Deferred	\$137,451				
			SAINT AUGUSTINE FL	Assessed Value	\$384,206				
			32084-0000	Total	N/A				
				Exemptions					
				Taxable Value	\$384,206				

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: 10/12/2023

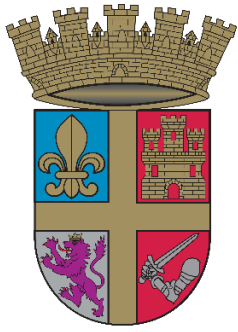
Last Data Uploaded: 10/3/2023 12:36:36 AM

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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 7, 2023	7.a.	PZB2023-0082
Request	Address	Parcel ID
Use by Exception	120 Twine Street	<u>210150-0000</u>



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: 0100 – Single Family
(St. Johns County Property Appraiser)

Future Land Use Designation: Residential Low Density

Zoning Designation: [Residential Single-Family-Two: RS-2](#)

Acreage: 0.12

Applicant: Bryan & Theresa Polleschultz
c/o Sweetlife 120

Owner: Bryan & Theresa Polleschultz
c/o Sweetlife 120



Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0100 – Single Family	Residential Low Density	RS-2
South	0100 – Single Family	Residential Low Density	RS-2
East	0100 – Single Family	Residential Low Density	RS-2
West	0100 – Single Family	Residential Medium Density	RG-1

Request Summary

This is a request to approve a [use by exception](#) for off-site parking within the Municipal Parking Garage to allow for the registration of a vacation rental at 120 Twine Street.

In an email from October 5th provided by the applicant they state “we have reached out to the church at the corner, unfortunately they are not able to grant us use of their spot.” Of the properties located within 400’ of the subject property the vast majority are used residentially meaning the availability of commercial parking facilities is limited.

[Sec. 28-151](#), parking requirements for vacation rentals, states that each vacation rental will provide at least one (1) parking space per bedroom offered for rent. This section also states that 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.

Proposed offsite parking may be located in one of the following:

1. [Off-street parking within 400’](#)
2. Municipal Parking Garage
3. On-street parking permits

The applicant has made a request for a parking permit in the Municipal Parking Garage to satisfy the parking requirements at 120 Twine Street. The property at 120 Twine Street includes a four (4) bedroom home and three (3) onsite parking spaces, one short of the requirement for vacation rentals. To satisfy the requirements of this section the applicant is seeking approval of a use by exception request.

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

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.

120 Twine Street is a single-family home which was constructed in 2015 on a lot which is forty (40) feet wide, a nonconforming lot which proves difficult to prove the required on-site parking for vacation rentals.

The Planning and Zoning Board may approve a [use by exception](#) for off-site parking within the Municipal Parking Garage for the use of vacation rentals, and have done so in 20 instances previously for a total of 39 parking spaces. The approval is typically granted once the applicant has documented unsuccessful attempts for other parking options allowed by code.

Staff Recommendation

Based on a review of Section 28-29 staff finds that the Board can **APPROVE** a use by exception request for one (1) parking space within the Municipal Parking Garage at 120 Twine Street to satisfy the requirements of Sec. 28-151.



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



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$250 (plus advertising costs) Project Number: 2023-0082
Receipt Number: 2730627 Meeting Date: 11/17/23
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Bryan & Theresa Polleschultz Contact Number: 904 217 2275
Business (if applicable): Sweetlife 120
Address: 227 Pine Arbor Cir City: _____ State: _____ Zip: 32084
E-Mail Address: aquablueheaven101@gmail.com

2. NAME OF PROPERTY OWNER: Bryan & Theresa Polleschultz Contact Number: 904 217 2275
Business (if applicable): see above
Address: see above City: _____ State: _____ Zip: _____
E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: LOT 31 Block: BLK A OR5733/503
Subdivision: Keith Property, Plat Of Parcel Number: 2101500000

4. PROJECT STREET ADDRESS: 120 Twine St 32084

5. SPECIFIC PROPOSED USE: _____

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

7. DESCRIPTION OF ACTION REQUESTED: approval of annual parking pass in the St Aug Parking garage
This is to accomodate our STR parking space requirement

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 APPPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?
☐ Yes ☒ No If yes, please give date and final disposition below.

11. AGREEMENT:

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

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

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

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



Signature of Applicant

9/27/2023 | 2:10 PM EDT

Date



Signature of Property Owner

9/27/2023 | 2:10 PM EDT

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.

Bryan and or Theresa Polleschultz

Print name of applicant

A handwritten signature in black ink, appearing to read "Bryan and or Theresa Polleschultz".

Signature of applicant

9/27/2023 | 2:10 PM EDT

Date

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

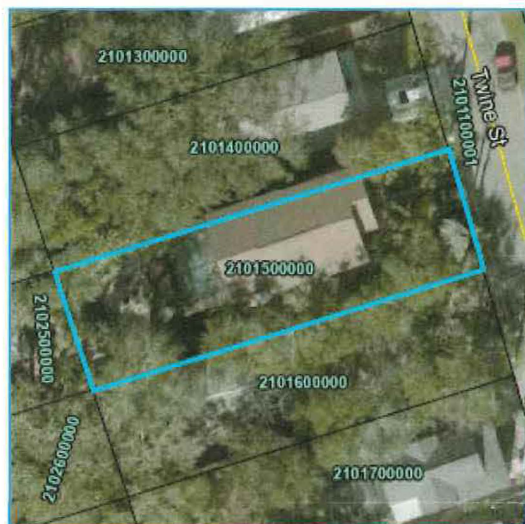
Parcel ID	2101500000
Location Address	120 TWINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Keith Subdivision (623)
Tax Description*	1/105 KEITH PROPERTY LOT 31 BLK A OR5733/503 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Keith Property, Plat Of
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.120
Homestead	N

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

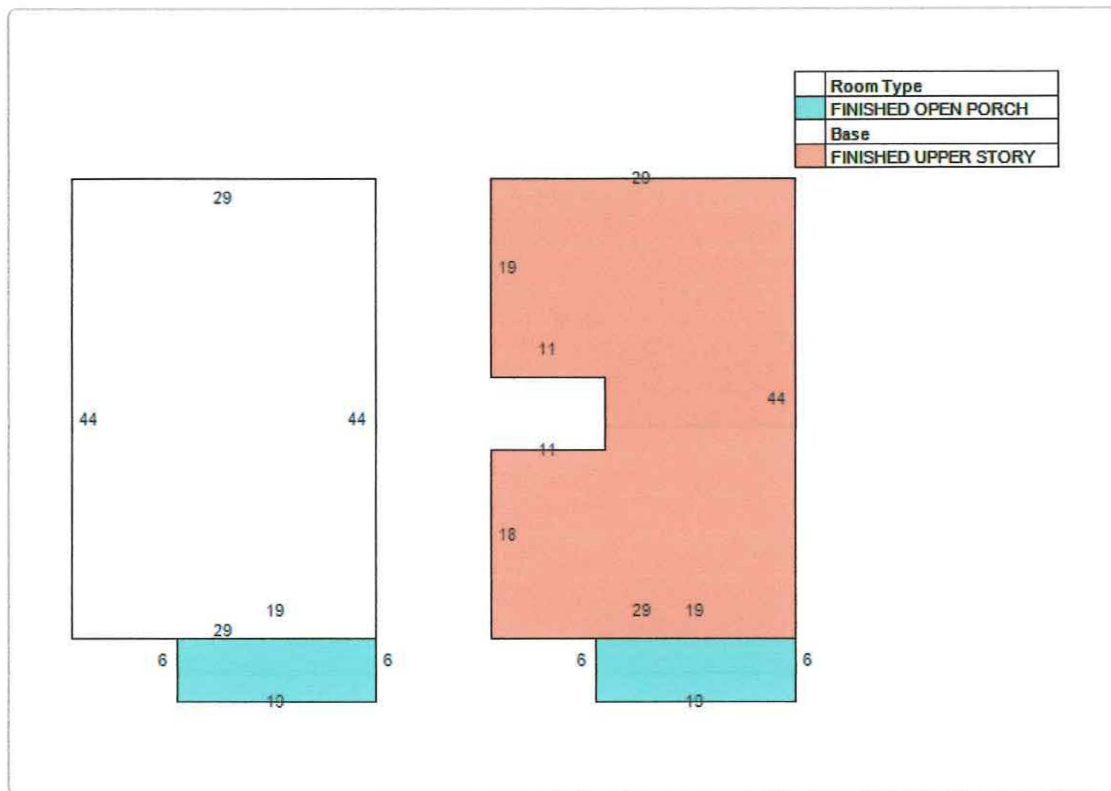

Owner Information

Owner Name	Sweetlife 120 100%
Mailing Address	227 PINE ARBOR CIR SAINT AUGUSTINE, FL 32084-0000

Map



2023



Extra Feature Information

Code Description	Status	Value
Screen Enclosure - Average (Mix)		3845
Pool - Low (RES)		15600

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	40	137	40	EF	\$168,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/3/2023	3/24/2023	\$100.00	QUIT CLAIM DEED	5733	503	U	I	MAVERICK 101 LLC	SWEETLIFE 120
5/14/2020	4/13/2020	\$482,900.00	QUIT CLAIM DEED	4942	903	U	I	POLLESCHULTZ BRYAN,THERESA MARIE	MAVERICK 101 LLC
12/16/2019	12/16/2019	\$610,000.00	WARRANTY DEED	4850	1375	Q	I	MORISSETTE MAURICE ET AL	POLLESCHULTZ BRYAN,THERESA MARIE
7/24/2019	7/20/2019	\$100.00	QUIT CLAIM DEED	4765	35	U	I	MORISSETTE MAURICE	MORISSETTE MAURICE ET AL
11/13/2013	11/12/2013	\$55,000.00	WARRANTY DEED	3813	57	Q	V	HAMMOND VERLE ETAL	MORISSETTE MAURICE
10/23/2013	10/18/2013	\$0.00	ORDER DET HX REAL P	3805	1546	U	V	HAMMOND GENEVIEVE PAPINO ESTATE	HAMMOND VERLE ETAL
9/23/2013	9/20/2013	\$0.00	ORDER DET HX REAL P	3793	1100	U	V	HAMMOND GENEVIEVE PAPINO ESTATE	HAMMOND VERLE ETAL
8/9/2013	8/9/2013	\$0.00	LETTERS OF ADMN	3774	971	U	V	HAMMOND GENEVIEVE DEC'D 6/19/1984	HAMMOND VERLE PERS REP

No data available for the following modules: Exemption Information.

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Contact Us

Developed by





Overview



Legend

☐ Parcels

Parcel ID	2101500000	Physical	120 TWINE ST	Building Value	\$722,947	Last 2 Sales			
Property Class	0100 - Single Family	Address	SAINT AUGUSTINE	Extra Feature Value	\$19,445	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Mailing Address	SWEETLIFE 120	Total Land Value	\$168,000	4/13/2020	\$482900	30	U
Acres	0.12	Address	227 PINE ARBOR CIR	Just Value	\$910,392	12/16/2019	\$610000	01	Q
			SAINT AUGUSTINE FL	Total Deferred	\$292,249				
			32084-0000	Assessed Value	\$618,143				
				Total	N/A				
				Exemptions					
				Taxable Value	\$618,143				

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

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Tracey Mullins

From: La Dolce Vita <aquablueheaven101@gmail.com>
Sent: Thursday, October 5, 2023 2:37 PM
To: Tracey Mullins; jfredrikkson@citystaug.com
Subject: Fwd: 120 Twine Street
Attachments: 20231005143118085.tif

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.

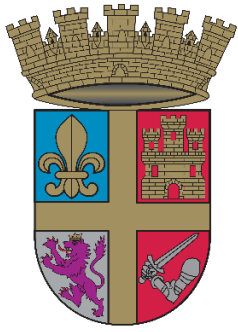
Hello Tracey,

I have attached the credit card authorization form for the fees as described below. Our home is a four bedroom home, we have three parking spaces in front of the home and need an additional spot to follow the rules for our short term rental. We have reached out to the church at the corner, unfortunately they are not able to grant us use of their spot. Please let me know how to proceed and if i should plan on going to the meeting next month. Thank you in advance for your assistance in this matter.

Sincerely,
Theresa & Bryan Polleschultz
Owners of 120 Twine Street

120 Twine Street





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 7, 2023	8.a.	PZB2023-0077
Request	Address	Parcel IDs
Conservation Overlay	255 Diesel Road	134230-0000
Zone Development		134340-0000
		134410-0000
		134600-0000



Figure 1. Aerial photograph of the subject properties with PID 134340-0000 specifically outlined.

Site & Background Information

Property Class: 1000 – Vacant Commercial
(St. Johns County Property Appraiser)

Future Land Use Designation: Residential Medium Density Mixed Use

Zoning Designation: [Residential and General Office: RGO](#)

Acreage: 13.31

Applicant: Ryan Carter
c/o Carter Environmental Services Inc.

Owner: Robert Finvarb, Manager
c/o Windward Shipyard Land Holdings LLC

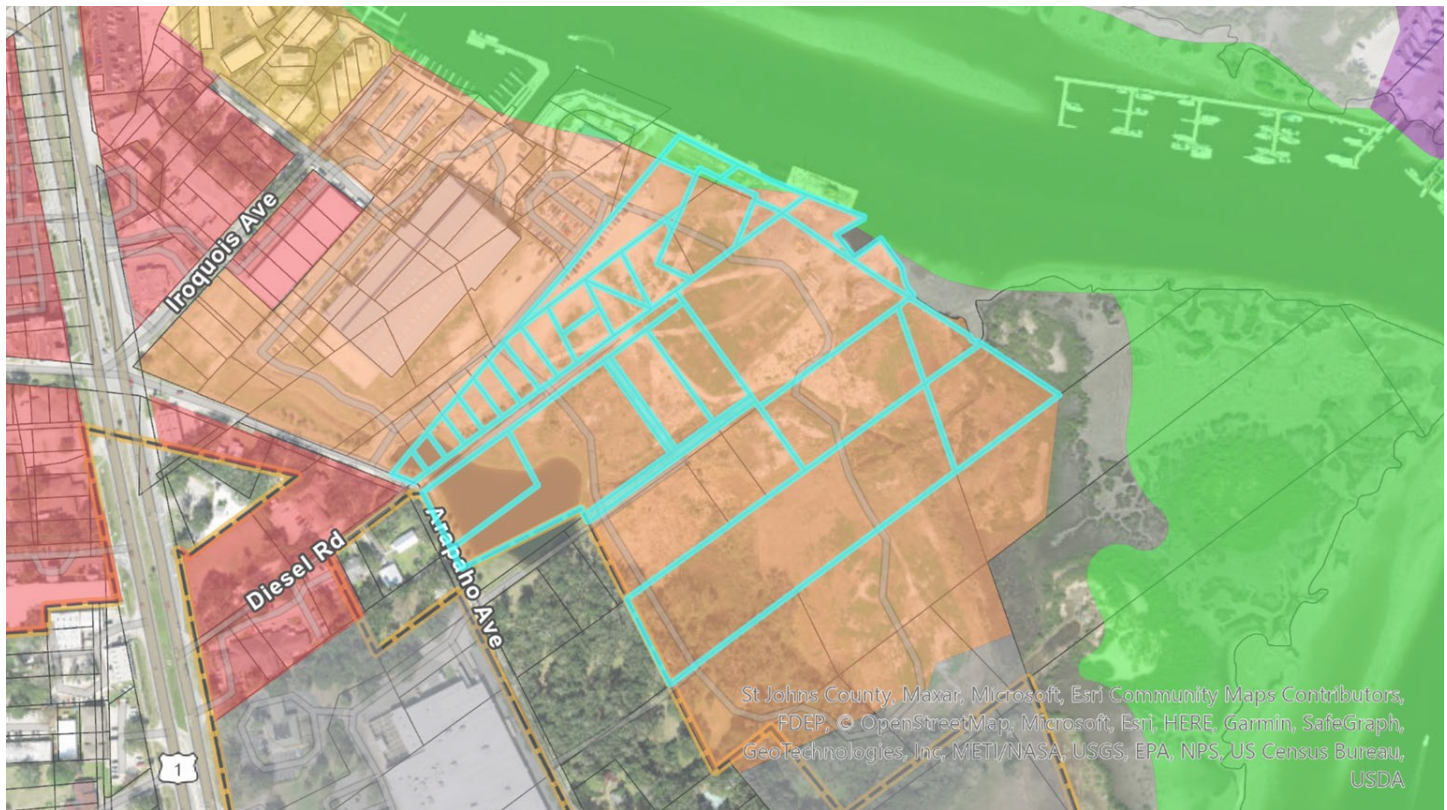


Figure 2. The City of St. Augustine's zoning map highlighting the subject properties.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	2000 – Transit Terminals 2100 – Restaurants & Cafeterias 1000 – Vacant Commercial	Residential Medium Density Mixed Use	RGO
South	1000 – Vacant Commercial	Residential Medium Density Mixed Use	RGO
East		Open Land	OL
West	1105 – Owner Occupied Stores 0100 – Single Family	Commercial Medium Intensity St. Johns County	PUD St. Johns County

Request Summary

The request made by the applicant at 255 Diesel Road is to allow for the construction of recreational boating dockage facilities, shoreline stabilization, salt marsh dredging, and upland excavation within [Conservation Overlay Zones 1 and 2](#). The properties included in this application are within, or directly adjacent to, the St. Augustine Shipyard development.

The proposed dockage facility will add thirty-six (36) wet slips and a total of 10,680 square feet of development over open water. These thirty-six proposed slips appear to be divided into four separate docking areas along the eastern edge of the upland St. Augustine Shipyard properties.

The proposed shoreline stabilization very simply is the construction of a new retaining wall. This proposed retaining wall will replace a previously permitted kayak launch as well as a mitigation area labeled as “no longer needed.” This part of the request was advertised as a “docking facility with approximately 563 feet of new retaining wall,” but upon further review of this application this proposal is approximately 1,119 feet in length.

Figure 3B provided by the applicant shows, in green, a 556 foot “permitted retaining wall to remain,” and also the newly proposed retaining wall, shown in red, which is approximately 563 feet long. The issue with this approximately 556-foot-long permitted retaining wall is that the approval was received in 2017, according to the applicant’s Application Narrative, which is two years prior to these properties being annexed into the City of St. Augustine.

With approval being obtained before annexing into the City this means that the proposed construction was not reviewed by the City of St. Augustine. In order for a permit to be issued for this 556-foot retaining wall Planning and Zoning Board review will need to be completed once the request is properly noticed and advertised.

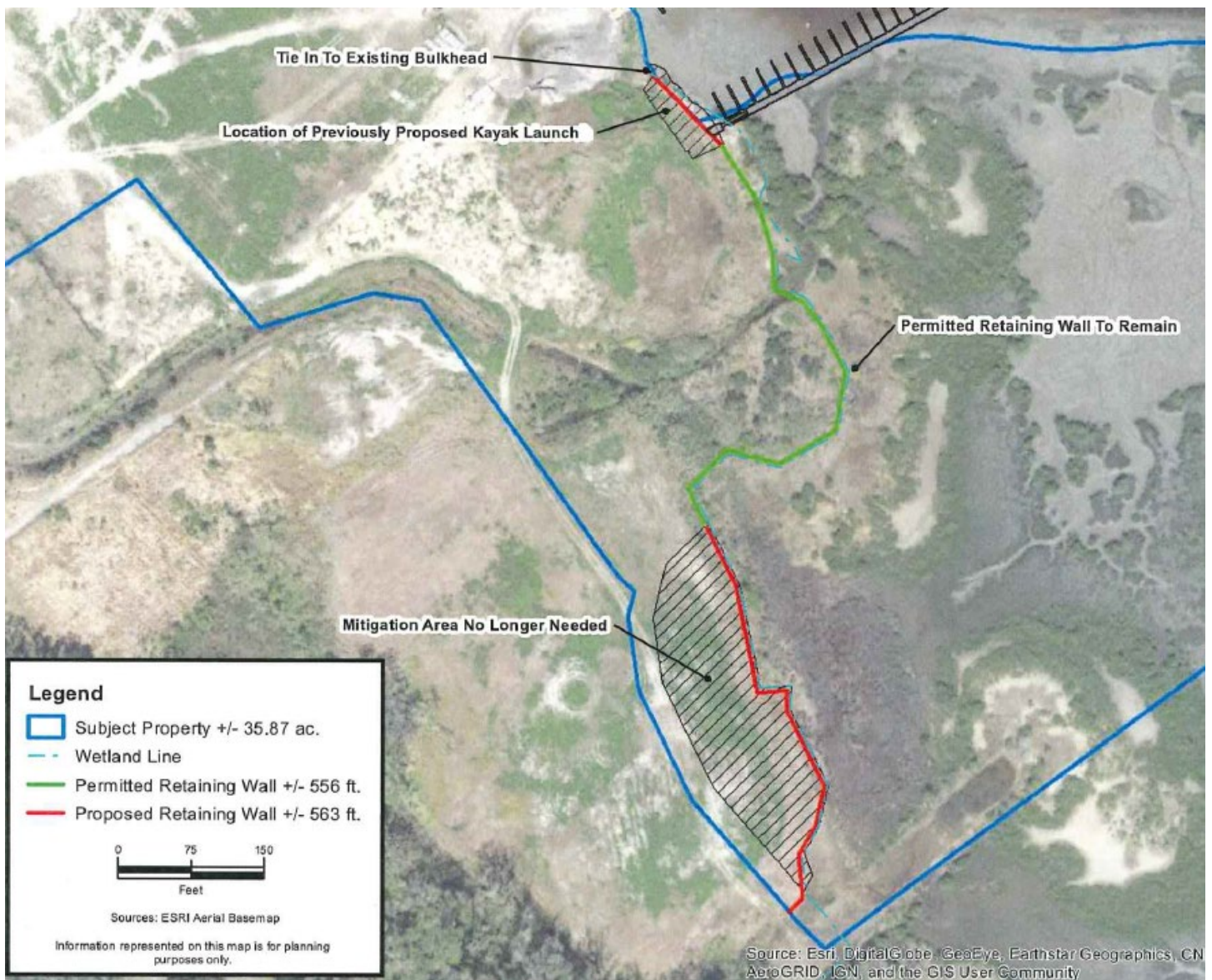


Figure 3. This is a screenshot of Figure 3B which is also included in this application.

The final request from the applicant is to maintain a navigable depth of six (6) feet below the mean high-water line which includes one (1) acre of open water dredging, 0.004-acre of upland excavation, and 0.01 acre of salt marsh dredging. The mitigation proposal for salt marsh impacts “will be provided through on-site wetland creation.” In Figure 7 provided by the applicant there appears to be an approximately 0.28-acre area with completed mitigation.

Consistency with the City of St. Augustine's Comprehensive Plan 2040

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		Goal 1 Natural Resources Policy 8.1.6
Historic Preservation		
Conservation and Coastal Management	Policy 1.8.3 Policy 1.8.6 Policy 1.8.7	Policy 1.7.6
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

The Planning and Zoning Board [shall review all applications for development in Conservation Overlay Zone 1](#). The planning and building division is authorized to [issue permits for development](#) within Conservation Overlay Zone 2 in certain instances, the requests made in this application however [exceed these allowances](#) and warrant Planning and Zoning Board review.

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

- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.
- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.

- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

The applicant has submitted responses to the 17 criteria above as part of their application which has been included in this packet.

Staff Recommendation

Review of Section 11-29, specifically the evaluation of the 17 criteria for Conservation Overlay Zone Development, is the responsibility of the Planning and Zoning Board for the proposed construction at 255 Diesel Road. The requested review is for the:

- proposed construction of approximately 10,680 square foot dockage facility, including the thirty-six (36) wet slips,
- the advertised 563 foot retaining wall (indicated in red on the Figure 3B visual aid) sections to serve as shoreline stabilization,
- proposed salt marsh dredging,
- and proposed upland excavation

The Board's review [must determine](#) that this proposal is to be to the benefit of the public as a whole and as having no significant negative impact on natural systems, by either individual or cumulative effect.

Review of the 556-foot retaining wall (indicated in green on the Figure 3B visual aid) will take place at a future public hearing once it has been properly noticed and advertised.



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



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$330¹⁶⁵ (plus advertising costs) Project Number: 2023-0077

Receipt Number: 2711029 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 Drive City: St. Augustine State: FL Zip: 32084
E-Mail Address: Ryan@carterenv.com

2. NAME OF PROPERTY OWNER: Robert Finvarb Contact Number: 305-866-7555
Business (if applicable): Windward Shipyard Land Holdings LLC
Address: 2999 NE 191st St., Suite 800 City: Aventura State: FL Zip: 33180
E-Mail Address: robert@finvarb.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: _____ Block: _____
Subdivision: Solana Grant Parcel Number: 1342300000, 1343400000, 1344100000, 1346000000

4. PROJECT STREET ADDRESS: 255 Diesel Road

5. SPECIFIC PROPOSED USE: Marina, commercial

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

7. DESCRIPTION OF ACTION REQUESTED: See attached narrative

8. JUSTIFICATION FOR ACTION REQUESTED: See attached narrative

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

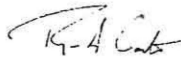
11. AGREEMENT:

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

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

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

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Signature of Applicant

Date



Signature of Property Owner

8-31-23

Date

04/18/2019



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

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

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

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

Ryan Carter

Print name of applicant

A handwritten signature in black ink, appearing to read "R. A. Carter".

Signature of applicant

Date



Owner's Authorization For Agent

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

BY: [Signature]
Signature of Owner
Robert Finvarb
Print Name of Owner

Telephone Number

State of Florida

County of Miami-Dade

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

By Robert Finvarb

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: [Signature]

My Commission expires: 3-2-2027



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

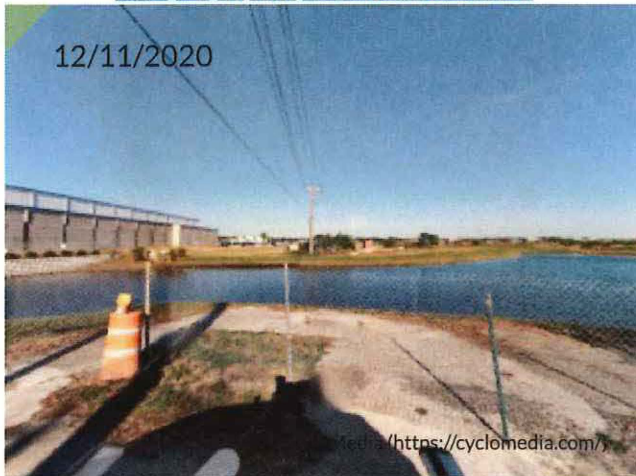
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Summary

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Parcel ID	1342300000
Location	255 DIESEL RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax	7 8 9 10 & 11 SOLANA GRANT SUB ALL OF LOTS 2 & 3 LYING E OF ARAPAHO AVE INCL LOTS 1 THRU 9 TAYLOR SUB & INCL PTS OF SEMINOLE PARK
Description*	MB3-87 SE 1/4 LY 9 FT OF LOT 8 & ALL LOTS 9 THRU 16 BLK B LOTS 6 THRU 12 BLK D LOTS 5 THRU 8 BLK H & PT OF VACATED SAN SEBASTIAN BLVD IN DB203/27 & MOHAWK & CHEROKEE ST IN OR189/372 (EX NORTH PARCEL IN OR3818/1144 & 1150) (EX PT OF CHEROKEE ST IN VACATED IN OR791/281 ORD 88-45) (EX PT IN OR4360/380) OR4829/835
	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	Seminole Park
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	2.940
Homestead	N

Owner Information

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

Map



Valuation Information

	2022
Building Value	\$0
Extra Features Value	\$40,892
Total Land Value	\$511,860
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$552,752
Total Deferred	\$0
Assessed Value	\$552,752
Total Exemptions	\$0
Taxable Value	\$552,752

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$0	\$43,619	\$511,860	\$0	\$0	\$555,479	\$555,479	\$0	\$555,479
2020	\$0	\$38,095	\$511,860	\$0	\$0	\$549,955	\$549,955	\$0	\$549,955
2019	\$0	\$28,203	\$255,930	\$0	\$0	\$284,133	\$231,937	\$52,196	\$231,937
2018	\$0	\$29,965	\$255,930	\$0	\$0	\$285,895	\$210,852	\$75,043	\$210,852
2017	\$0	\$31,728	\$195,478	\$0	\$0	\$227,206	\$227,206	\$0	\$227,206
2016	\$13,317	\$18,445	\$195,479	\$0	\$0	\$227,241	\$227,241	\$0	\$227,241
2015	\$34,568	\$39,812	\$195,479	\$0	\$0	\$269,859	\$269,859	\$0	\$269,859
2014	\$61,134	\$36,964	\$195,479	\$0	\$0	\$293,577	\$293,577	\$0	\$293,577
2013	\$339,675	\$256,892	\$817,319	\$817,319	\$628,196	\$1,224,763	\$1,224,763	\$0	\$1,224,763
2012	\$383,771	\$258,043	\$817,319	\$817,319	\$628,196	\$1,270,010	\$1,270,010	\$0	\$1,270,010
2011	\$425,088	\$258,618	\$908,132	\$908,132	\$628,196	\$1,311,902	\$1,311,902	\$0	\$1,311,902
2010	\$471,729	\$259,193	\$908,132	\$908,132	\$628,196	\$1,359,118	\$1,359,118	\$0	\$1,359,118

Extra Feature Information

Code Description	Status	Value
Bulkhead (Average)		40892

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	127965	SF	\$511,860

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
1/29/2016	1/29/2016	\$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ETAL
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	I	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ETAL
11/21/2013	7/25/2013	\$0.00	OTHER INSTRUMENT	3816	940	U	I	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC

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

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Summary

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Parcel ID	1343400000
Location	DIESEL RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax	(12 & 13) SOLANO GRANT SUB - N295FT OF LOT 4 & ALL LOT 5 LYING E OF CO RD & VACA PT OF ICE PLANT RD PER OR974/983 (EX PT IN OR4143/863)
Description*	DB198/420 & DB206/187 OR9/204 & 207 OR4829/835
	<i>*The Description above is not to be used on legal documents.</i>
Property Use	Vacant Commercial (1000)
Code	
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	6.540
Homestead	N

Owner Information

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

Map



Valuation Information

	2022
Building Value	\$0
Extra Features Value	\$62,071
Total Land Value	\$1,139,880
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,201,951
Total Deferred	\$0
Assessed Value	\$1,201,951
Total Exemptions	\$0
Taxable Value	\$1,201,951

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

Historical Assessment Information

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

Extra Feature Information

Code Description	Status	Value
Bulkhead (Average)		62071

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	284970	SF	\$1,139,880

Sale Information

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

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

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Summary

No Image Available

Parcel ID	1344100000
Location Address	ICE PLANT RD SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(31) SOLANA GRANT SUB PART OF LOT 4 OR4829/835 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	1.880
Homestead	N

Owner Information

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

Map



Valuation Information

	2022
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$327,548
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$327,548
Total Deferred	\$0
Assessed Value	\$327,548
Total Exemptions	\$0
Taxable Value	\$327,548

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

Historical Assessment Information

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

Land Information

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

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
1/29/2016	1/29/2016	\$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ETAL
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	I	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	I	ALL SEASONS LLC	GREENWOOD PROPERTY LLC

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	\$0.00	OTHER INSTRUMENT	2220	1010	U	I	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGER)
	8/14/2003	\$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	\$0.00		739	263	U	I		SALT WATER PROPERTIES CORP
	3/1/1987	\$0.00		739	255	U	I		
	9/1/1983	\$0.00		607	882	Q	I		
	1/1/1979	\$0.00		411	223	U	I		

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Summary

No Image Available

Parcel ID	1346000000
Location Address	ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(32) SOLANA GRANT SUB NE'LY 1,000 FT OF LOT 9 (EX PT IN OR4143/863) OR4829/835 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Unplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	4.240
Homestead	N

Owner Information

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

Map



Valuation Information

	2022
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$738,776
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$738,776
Total Deferred	\$0
Assessed Value	\$738,776
Total Exemptions	\$0
Taxable Value	\$738,776

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$0	\$0	\$738,776	\$0	\$0	\$738,776	\$738,776	\$0	\$738,776
2020	\$0	\$0	\$738,776	\$0	\$0	\$738,776	\$738,776	\$0	\$738,776
2019	\$0	\$0	\$169,600	\$0	\$0	\$169,600	\$150,848	\$18,752	\$150,848
2018	\$0	\$0	\$169,600	\$0	\$0	\$169,600	\$137,135	\$32,465	\$137,135
2017	\$0	\$0	\$169,600	\$0	\$0	\$169,600	\$124,668	\$44,932	\$124,668
2016	\$0	\$0	\$245,200	\$0	\$0	\$245,200	\$163,855	\$81,345	\$163,855
2015	\$0	\$0	\$148,959	\$0	\$0	\$148,959	\$148,959	\$0	\$148,959
2014	\$0	\$0	\$148,959	\$0	\$0	\$148,959	\$148,959	\$0	\$148,959
2013	\$0	\$0	\$148,959	\$0	\$0	\$148,959	\$148,959	\$0	\$148,959
2012	\$0	\$0	\$148,959	\$0	\$0	\$148,959	\$148,959	\$0	\$148,959
2011	\$0	\$0	\$165,510	\$0	\$0	\$165,510	\$165,510	\$0	\$165,510
2010	\$0	\$0	\$183,900	\$0	\$0	\$183,900	\$183,900	\$0	\$183,900

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	208	1000	184694	SF	\$738,776

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
1/29/2016	1/29/2016	\$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	V	ALL SEASONS LLC	GREENWOOD PROPERTY LLC

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	\$0.00	OTHER INSTRUMENT	2220	1010	U	V	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGER)
	8/14/2003	\$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	\$0.00		739	263	U	V		SALT WATER PROPERTIES CORP
	3/1/1987	\$0.00		739	255	U	V		

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Attachment 1
Overlay Zone Application Narrative

**St. Augustine Shipyard – South Docks
Conservation Overlay Zone Development Application Supplement
August 7, 2023**

This narrative is intended to supplement the Conservation Overlay Zone Development application for proposed dockage and shoreline stabilization at the St. Augustine Shipyard.

The purpose of the proposed dockage is to provide additional mooring spaces for recreational boaters in the community. The population of St. Augustine and St. Johns County has been expanding rapidly. With this increase in population, a demand for recreational boat access has risen. Public and private boat ramps have become overcrowded and existing dry rack storage facility capacity is full. This dockage facility will serve to satisfy some of this demand.

The proposed dockage facility will add 36 wet slips and total 10,680 square feet over water.

Starting on the north end, a 10' wide floating dock will extend 425' south from the existing floating dock, wrapping around the existing boat basin. Attached to this floating dock running parallel to the existing bulkhead, are two dock trees, which will allow four slips each, with a 10' access piers (25 – 28' in length) and 5' by 70' terminal platforms (Figures 5A and 5B).

The middle-proposed dock tree includes a 3' x 30' access gangway leading to a 110' x 8' floating dock with 2' x 30' finger piers, and 5' x 30' floating terminal platforms on the outside. This dock tree will allow for 13 wet slips.

The southern proposed dock tree will have a +/- 15' x 8' elevated access pier connected to a 3' x 30' gangway, leading to a 8' x 263' floating dock. Finger piers will measure 2' x 30' and the terminal platform will be 8' x 30'. This dock tree will hold up to 15 wet slips.

To maintain a navigable depth of -6 feet below mean water, 1 acre of open water dredge, 0.004-acre of upland excavation, and 0.01-acre of salt marsh dredge is proposed. Mitigation for salt marsh impacts will be provided through on-site wetland creation.

The retaining wall alignment depicted on all graphics has been partially permitted except for two areas. On the north end was a permitted kayak launch area which is now proposed to be removed and stabilized by retaining wall as well. This will add approximately 100' of retaining wall where this kayak launch area was previously permitted. The proposed retaining wall alignment to the south is now proposed to return to its originally permitted configuration. During the 2017 modification it was moved back to accommodate future wetland creation. This creation area is no longer needed, and the wall is proposed to revert to its original location per figure 3B.

The proposed dredge amount is an overall reduction from the previously permitted design (SAJ-1991-02061) which authorized 0.34-acre of salt marsh dredge and 0.04-acre of upland excavation.

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

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

The public will be able access the new commercial development and marina. More boat slips will be available to the public, which are in high demand in the area.

2. *The works wall 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.*

State and Federal wetlands mitigation will be provided for the 0.01-ac. of salt marsh dredge, to offset impacts.

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

The proposed dockage and shoreline stabilization will be similar to other properties along the San Sebastian. Additionally, the proposed property renovations will update the appearance of the property which will increase aesthetic value.

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

The existing shoreline is somewhat unkempt. The renovations should greatly improve aesthetics of the waterfront here.

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.*

The project is located on the San Sebastian River. The purpose of the proposed retaining wall is to protect from erosion from storms and boat traffic.

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

The property is situated between US Highway 1 (west) and the San Sebastian River (east). Commercial property exists on all sides.

3. *Natural and proposed drainage patterns.*

Stormwater features are already in place for the existing Shipyard. Outside of this, natural drainage patterns flow downgradient to the river.

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

State water quality certification is underway, all marina processes will adhere to State and Federal guidelines and ensure point and non-point discharge to waters will occur.

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

Soil and erosion control may be necessary during construction, but impacts will be temporary and no long-term erosional impacts will take place.

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

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

Vegetative impacts: 0.01-acre of salt marsh will be dredged

Lighting of the open water areas at night: Lighting will be low level and directional to ensure the least disturbance to the adjacent marsh

Increased noise from day users: The property is adjacent to a major highway and other commercial uses – both on land and along the River. Noise from pedestrians using the facility will have a similar impact.

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

No storm water systems will be modified as part of the proposed works. No additional fueling stations are proposed.

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

Most of the proposed dockage will be over open water. The southern access will traverse a mostly rocky rip-rap shoreline. The remainder of impact will be direct dredge and will be mitigated.

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

This is located in a no wake zone. Standard Manatee Construction Guidelines (2011) will also be adhered to.

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

100% of the shoreline is proposed to be armored via an upland retaining wall. See figure 3B for details.

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

The proposed works should enhance the vistas over the San Sebastian River compared to the existing dilapidated shoreline.

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

All vegetation within the footprint of the retaining wall will be trimmed or removed. This includes mostly shrubby/weedy vegetation, some native and some exotic. Therefore, minimal impacts are anticipated as part of this proposed retaining wall.

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

One acre of open water dredge, 0.004-acre of upland excavation, and 0.01-acre of salt marsh dredge is proposed. Mitigation for salt marsh impacts will be provided through on-site wetland creation.

15. *Impact of development on water quality.*

All prudent and necessary steps will be taken during construction, and for the duration of the project, to ensure that no adverse impacts to water quality will occur. This may include, but is not limited to, siltation curtains, hay bales and floating turbidity screens, as necessary. All newly exposed surfaces will be seeded or sodded, as soon as practicable.

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

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

Positive: None

Negative: More access for sport fishers

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

Positive: Potential for colonization on new surfaces

Negative: Potential loss of substrate

- c) The effects of the proposed works on water fowl are as follows:

Positive: None

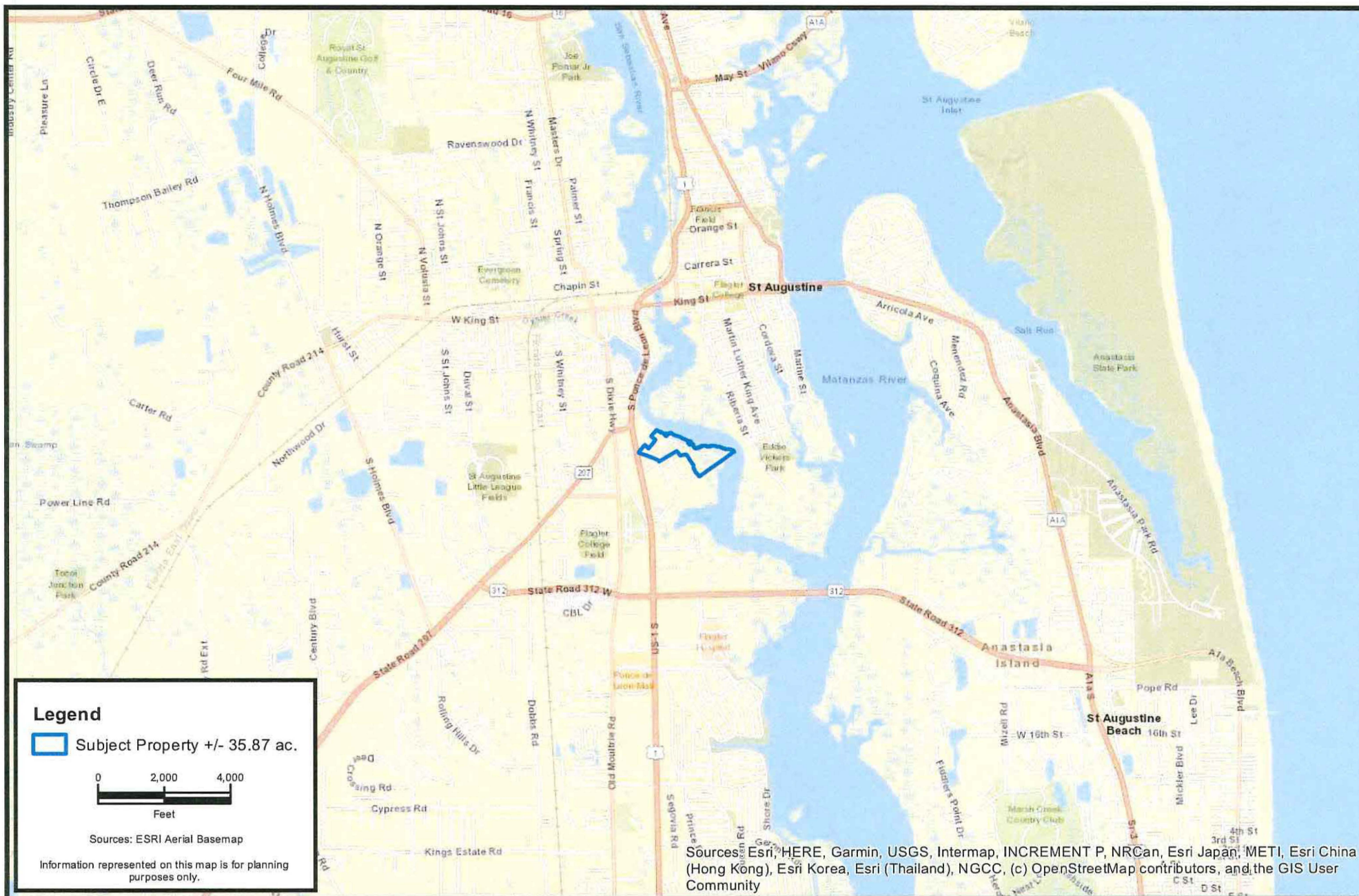
Negative: Minor reduction of shoreline habitat

17. *Specific conditions applicable to docks.*

- a) ***No boathouse, roofed structure or wall shall be constructed on any dock.***
- b) ***The deck of any private boat dock shall not exceed six (6) feet in height above the mean high water line.***
- c) ***Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile.***

Attachment 2

Overlay Zone Application Graphics



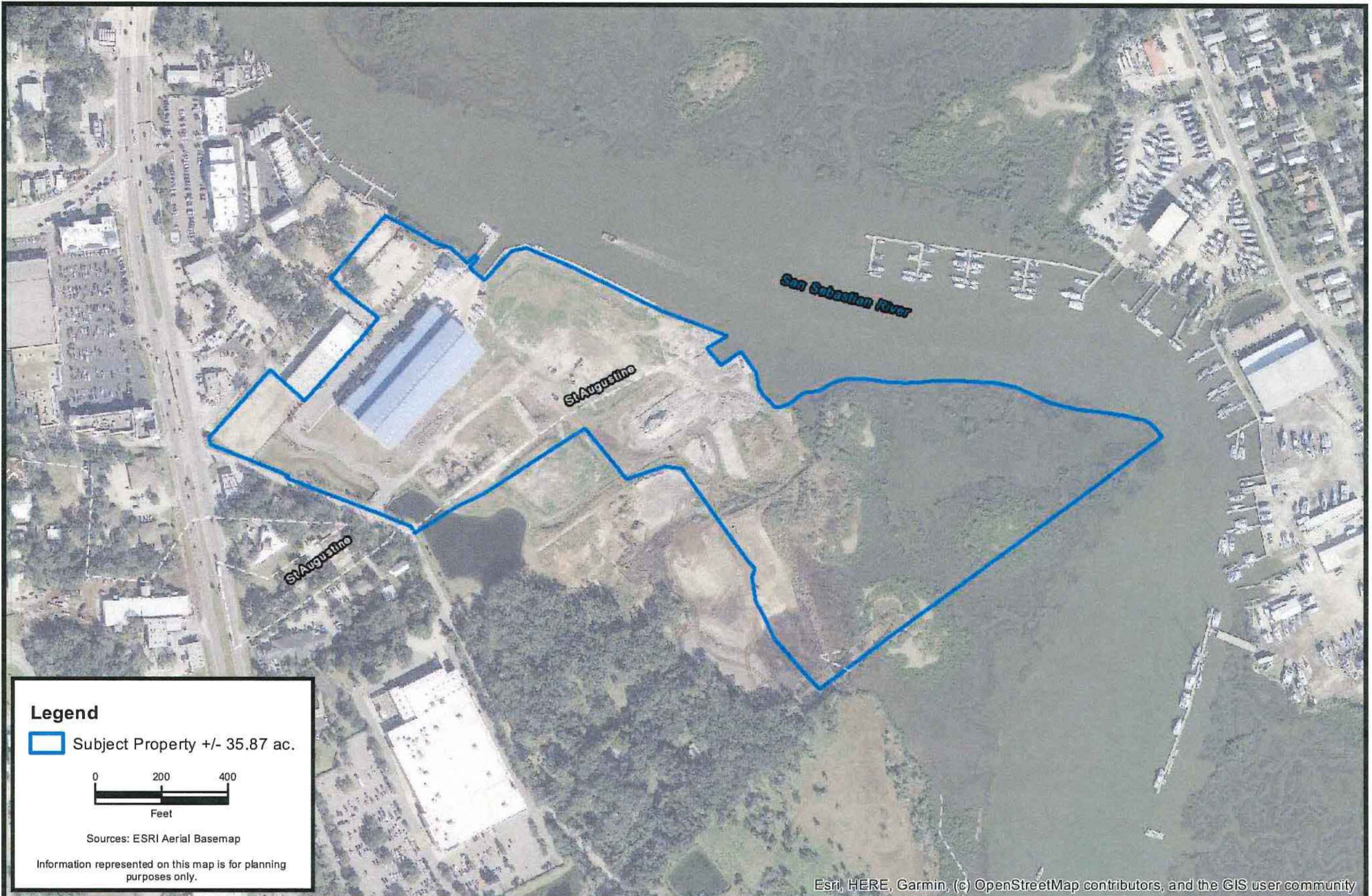
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SERVICES, INC.



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Aerial Map

St. Augustine Shipyard

Project:

5.13125

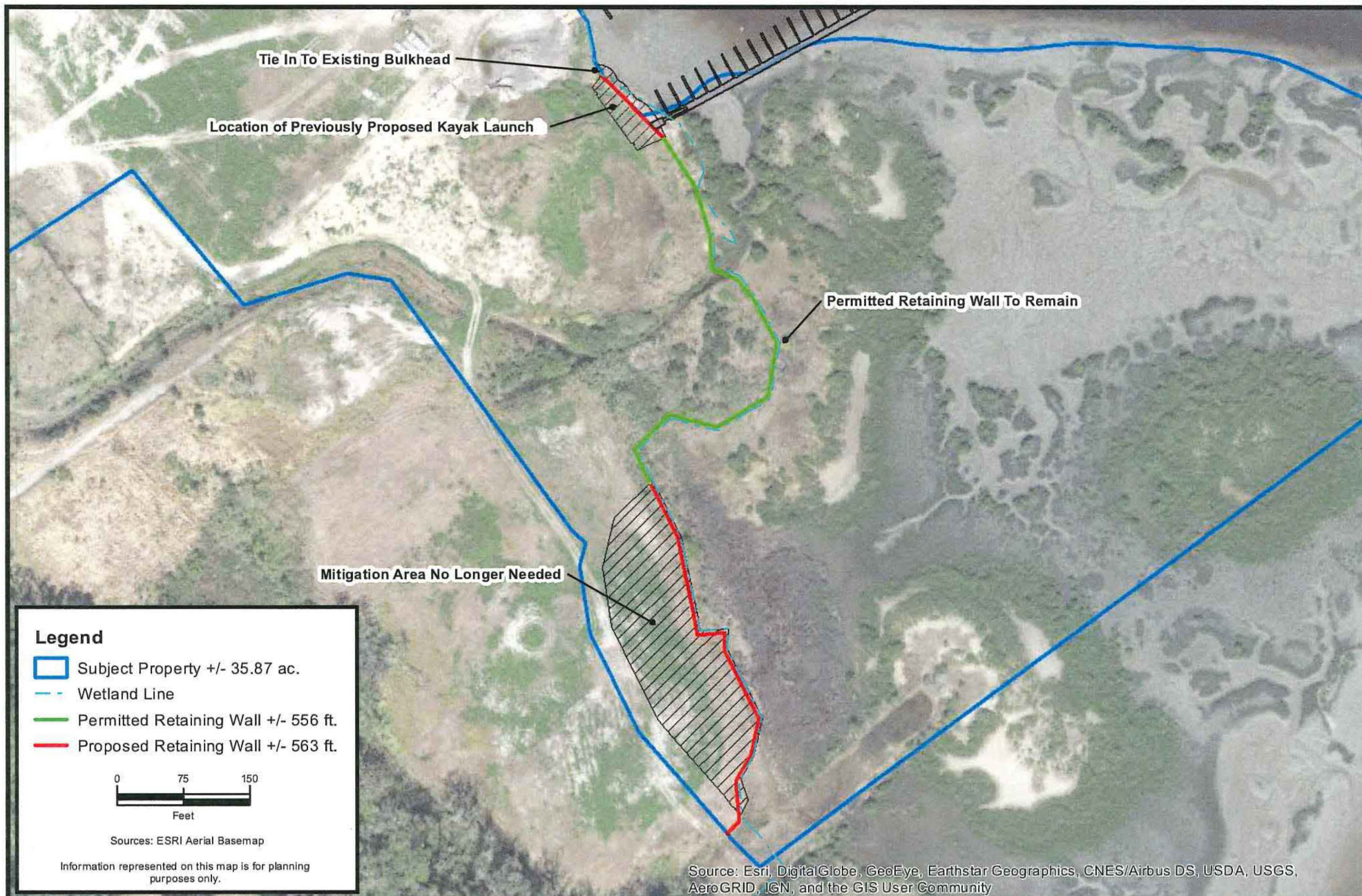
St. Augustine, FL

Date: Mar 02 2023

Figure:

2





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Proposed Shoreline Stabilization Overview

St. Augustine Shipyard

Project:

5.13125

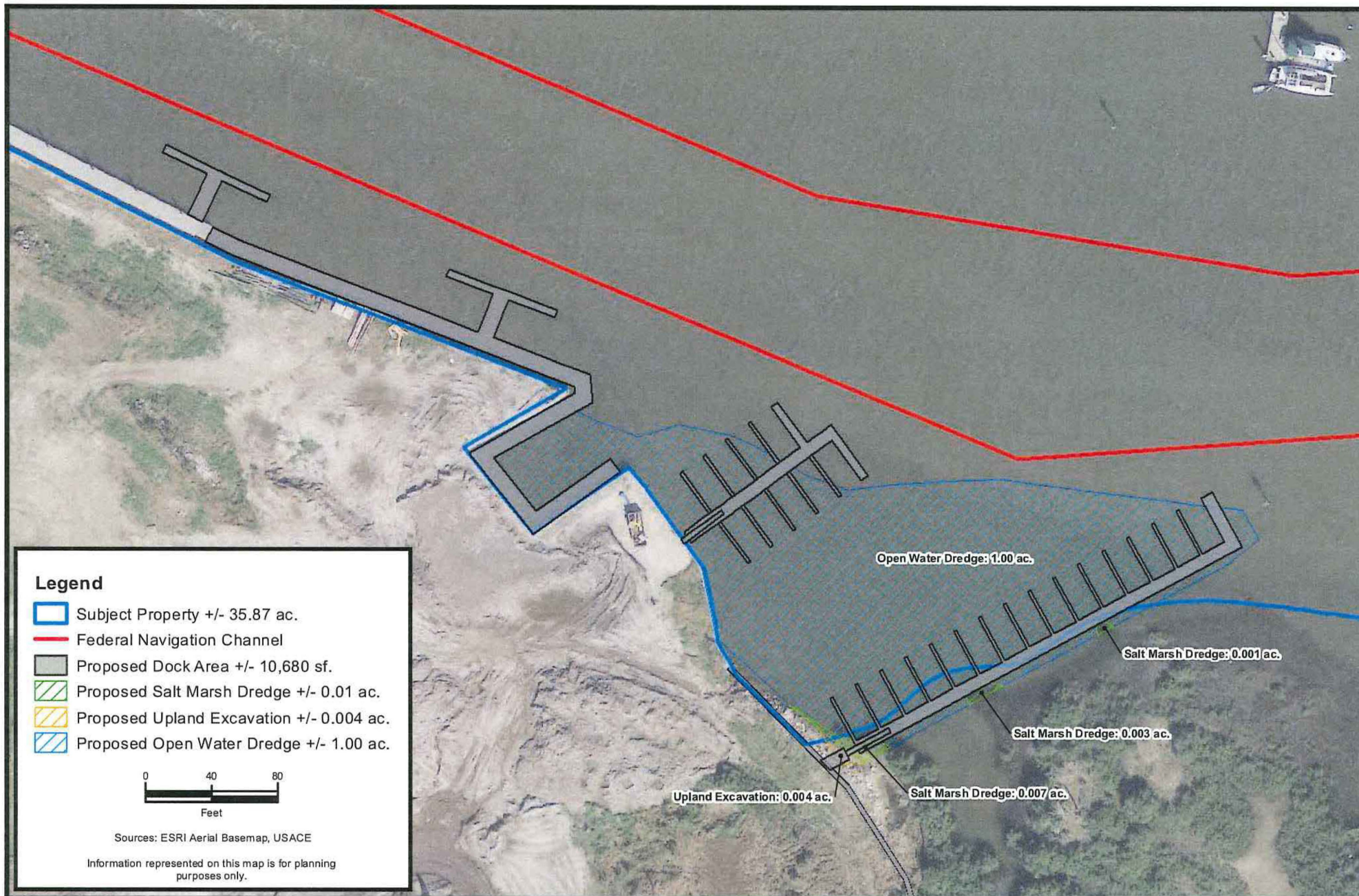
St. Augustine, FL

Date: Mar 13 2023

Figure:

3B





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Proposed Site Conditions Overview

St. Augustine Shipyard

Project: 5.13125

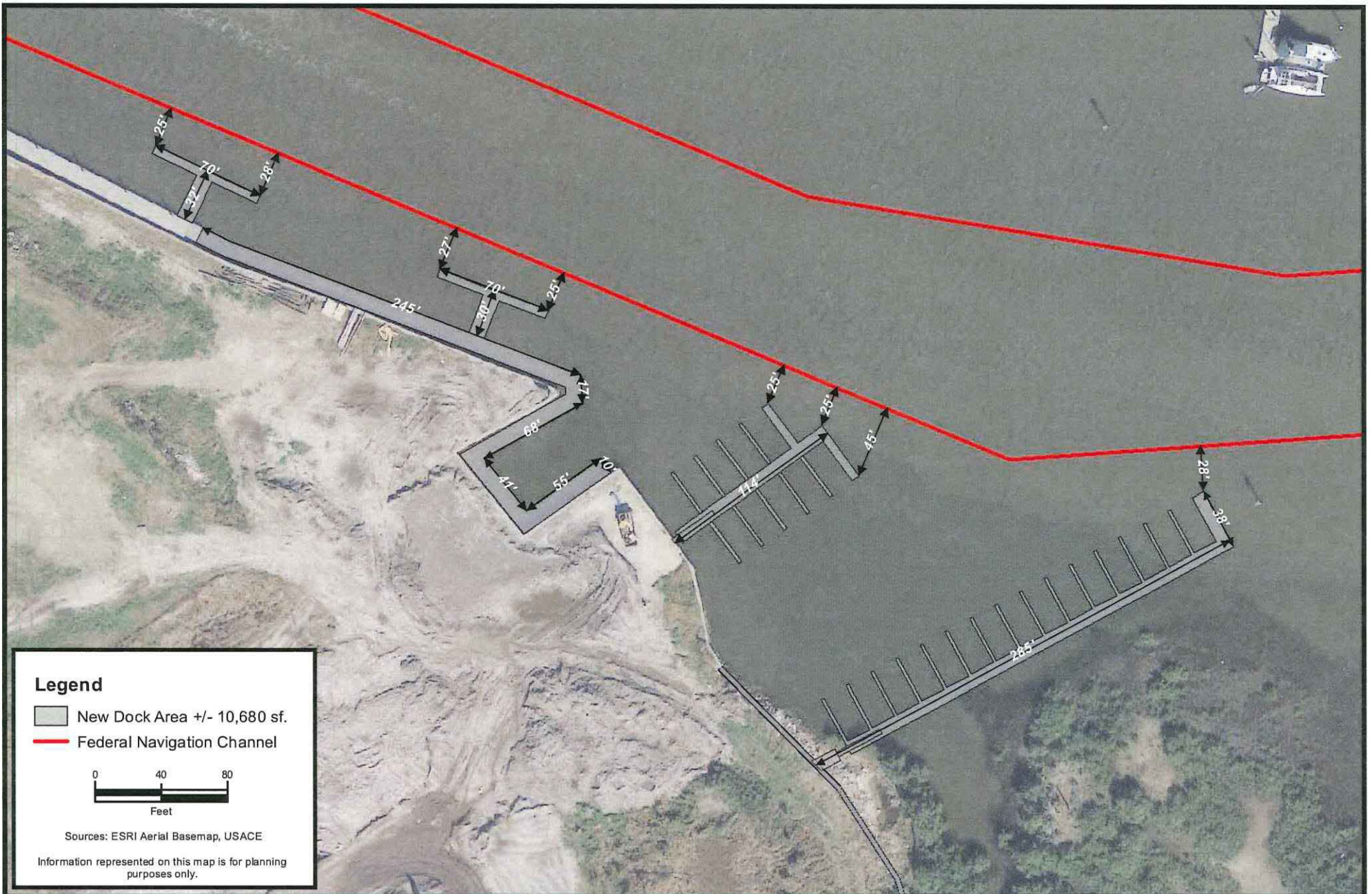
St. Augustine, FL

Date: Mar 13 2023

Figure:

3A





**CARTER ENVIRONMENTAL
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Proposed Dock Alignment
St. Augustine Shipyard

Project: 5.13125

St. Augustine, FL

Date: Mar 02 2023

Figure:

4





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Proposed Dock Dimensions St. Augustine Shipyard

Project: 5.13125

St. Augustine, FL

Date: Mar 02 2023



Figure:

5A



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Proposed Dock Dimensions St. Augustine Shipyard

Project: 5.13125

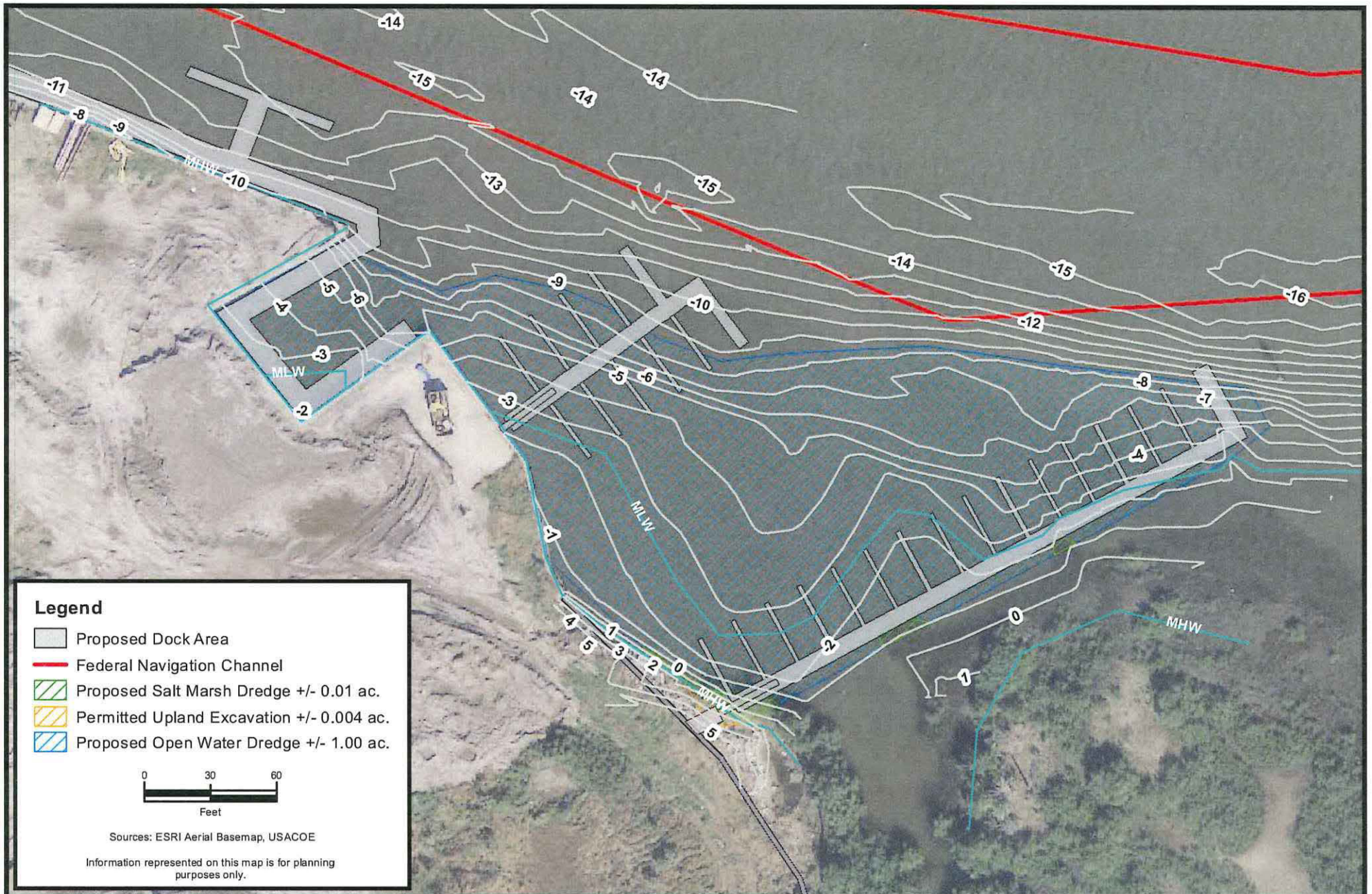
St. Augustine, FL

Date: Mar 02 2023

Figure:

5C





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Existing Site Bathymetry and Proposed Dredge Area

St. Augustine Shipyard

Project: 5.13125

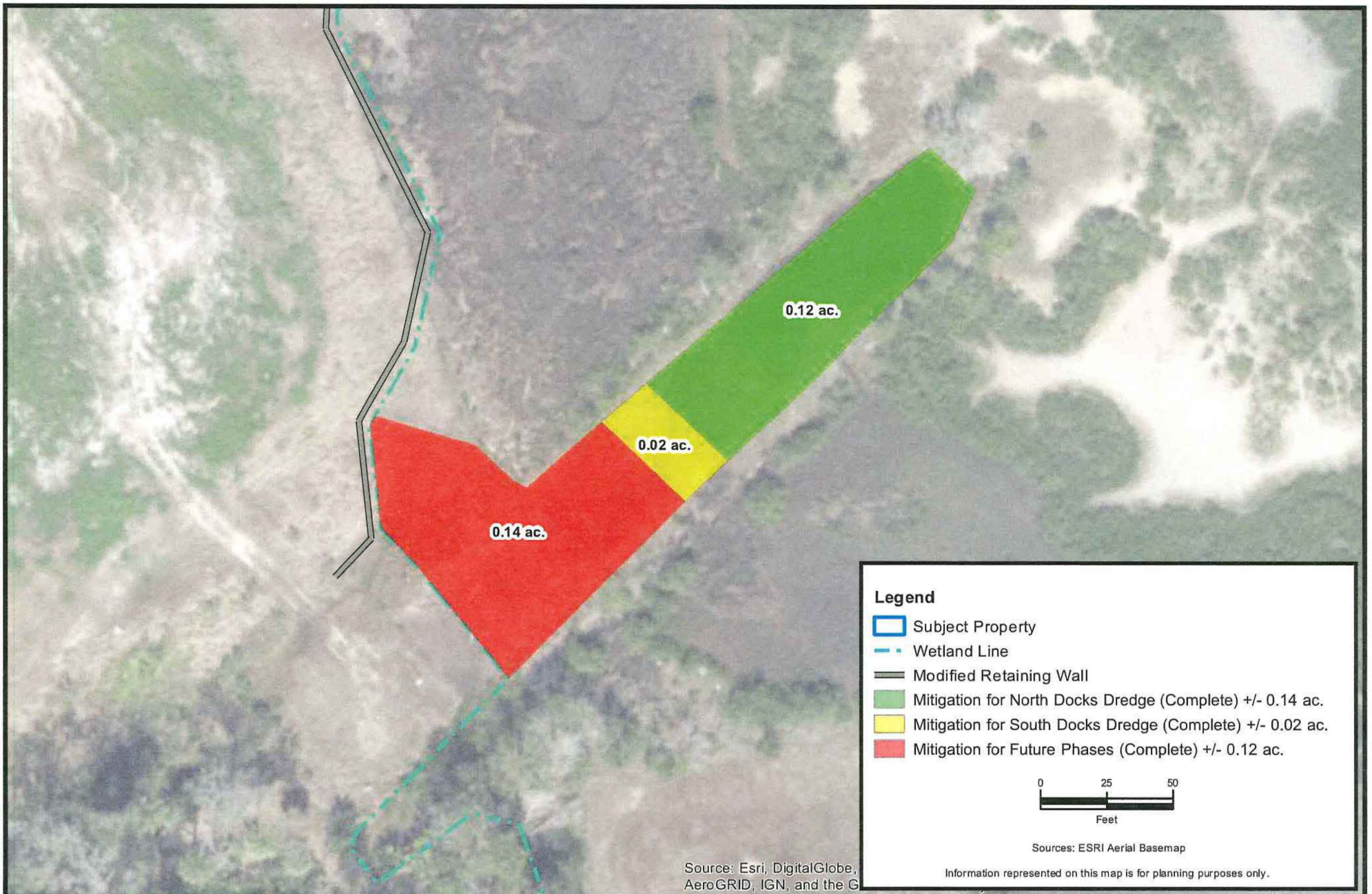
St. Augustine, FL

Date: Mar 02 2023

Figure:

6





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On-Ste Mitigation Area
St. Augustine Shipyard

Project: 5.13125

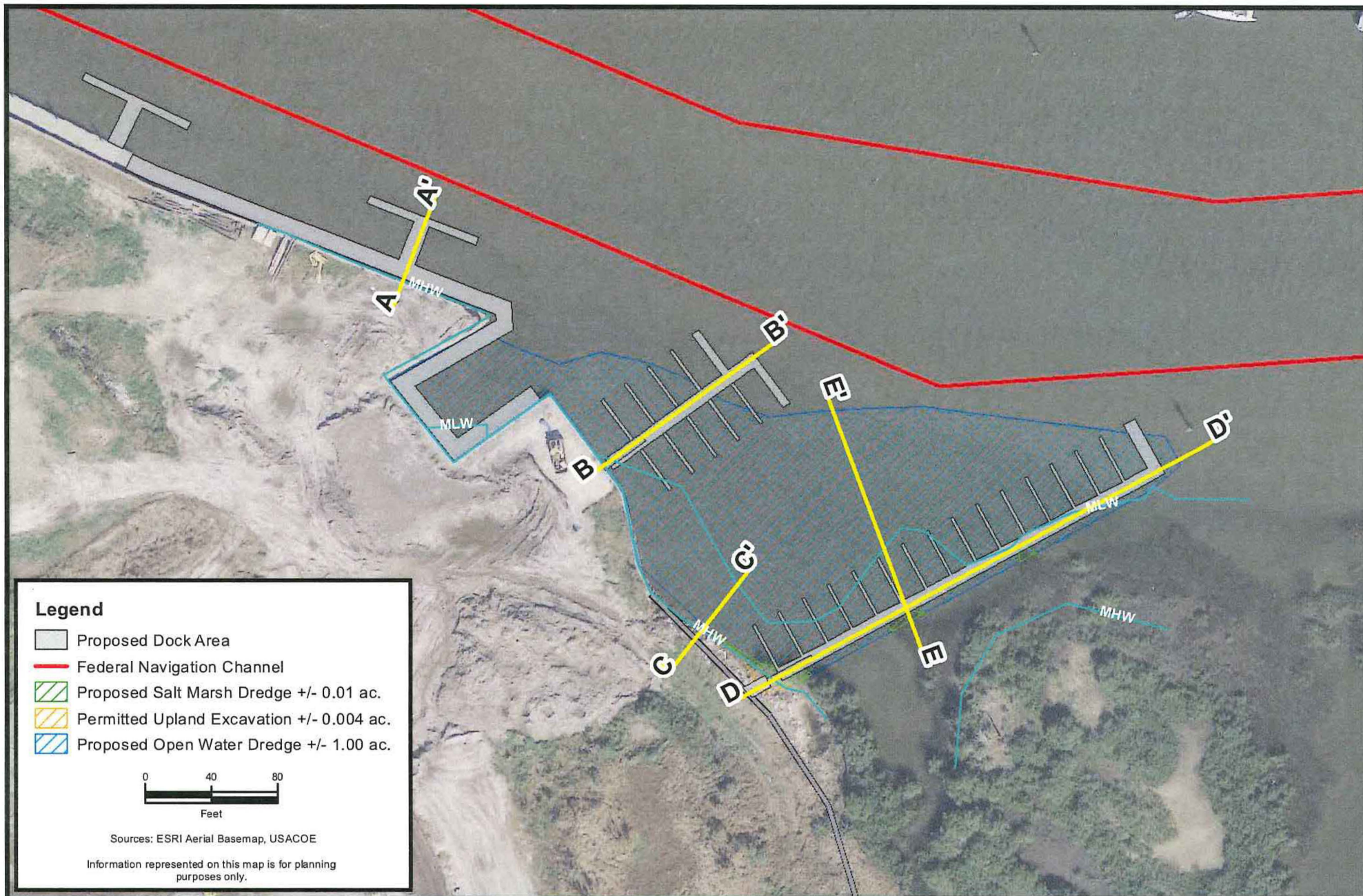
St. Augustine, FL

Date: Mar 13 2023



Figure:

7



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42 Masters Drive
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Cross-Section Locations
St. Augustine Shipyard

Project: 5.13125

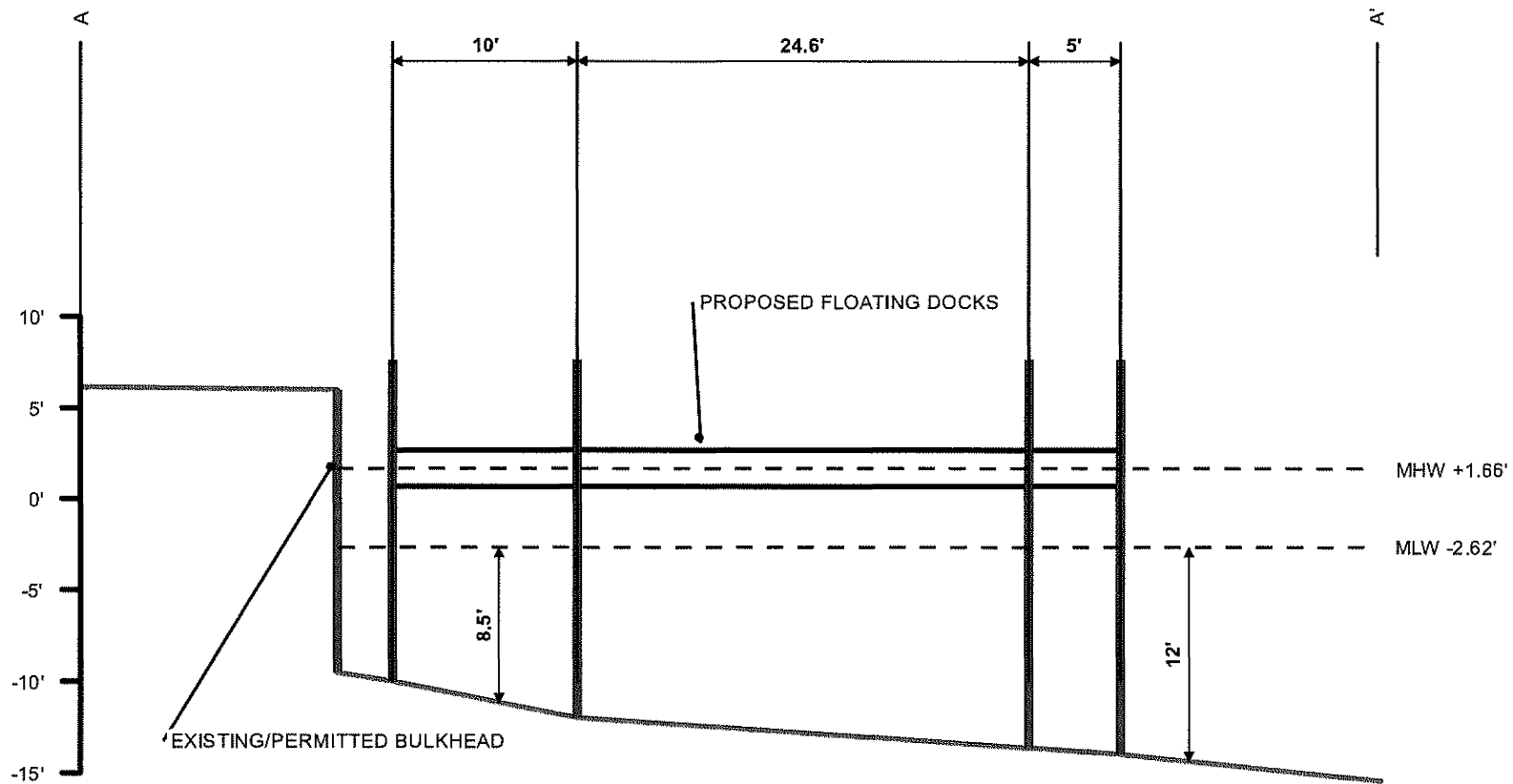
St. Augustine, FL

Date: Mar 02 2023

Figure:

8





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Cross-Section A
St. Augustine Shipyard

Project: 5.13125

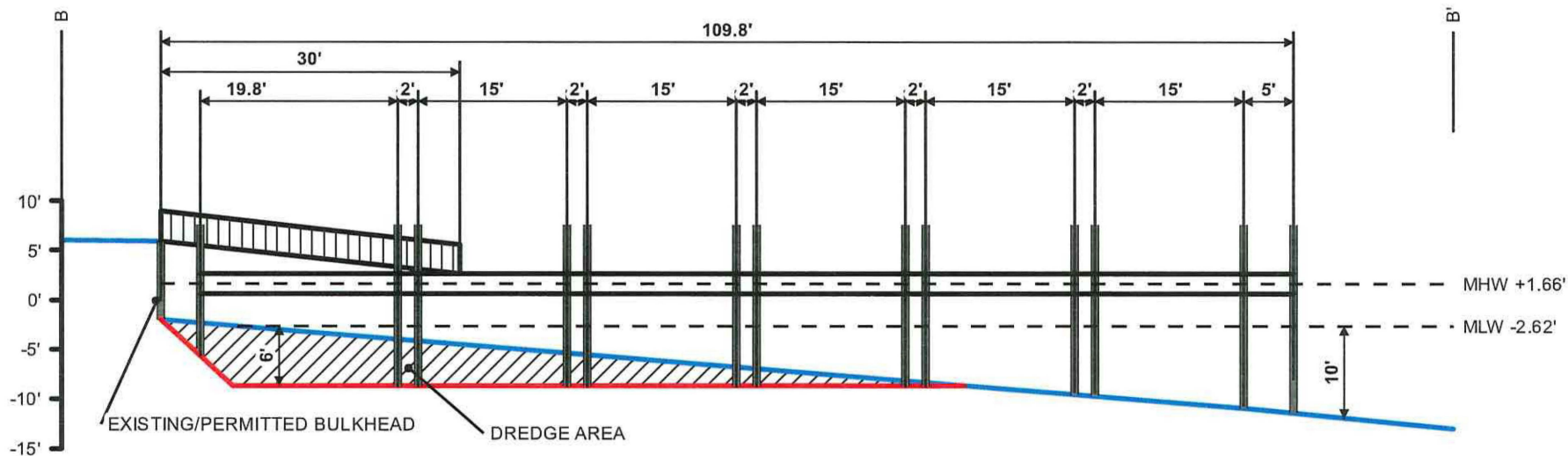
St. Augustine, FL

Date: Mar 02 2023

Figure:

9A





Legend

- Existing Grade
- Proposed Grade

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Cross-Section B

St. Augustine Shipyard

Project: 5.13125

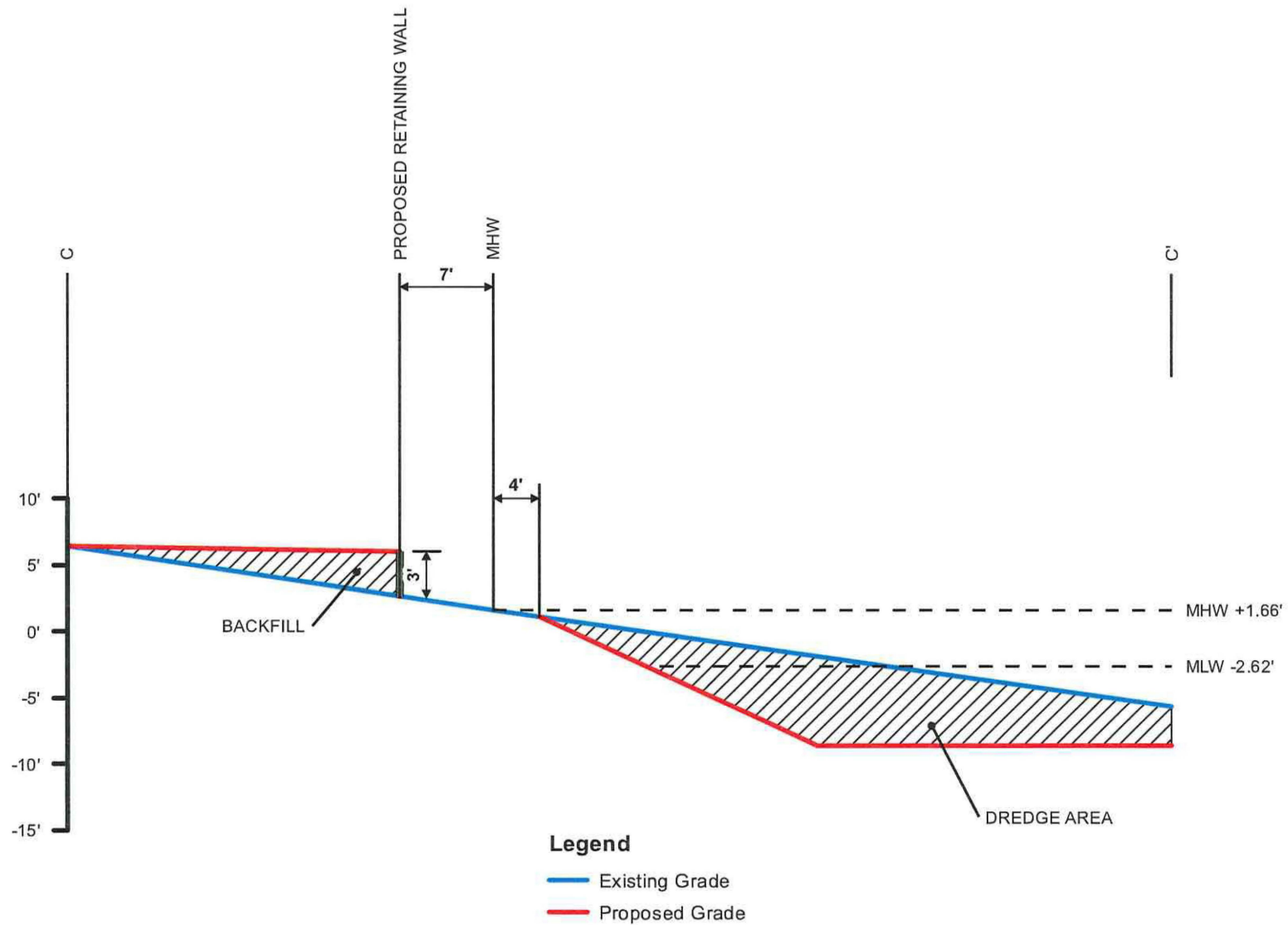
St. Augustine, FL

Date: Mar 02 2023

Figure:

9B





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Cross-Section C

St. Augustine Shipyard

Project: 5.13125

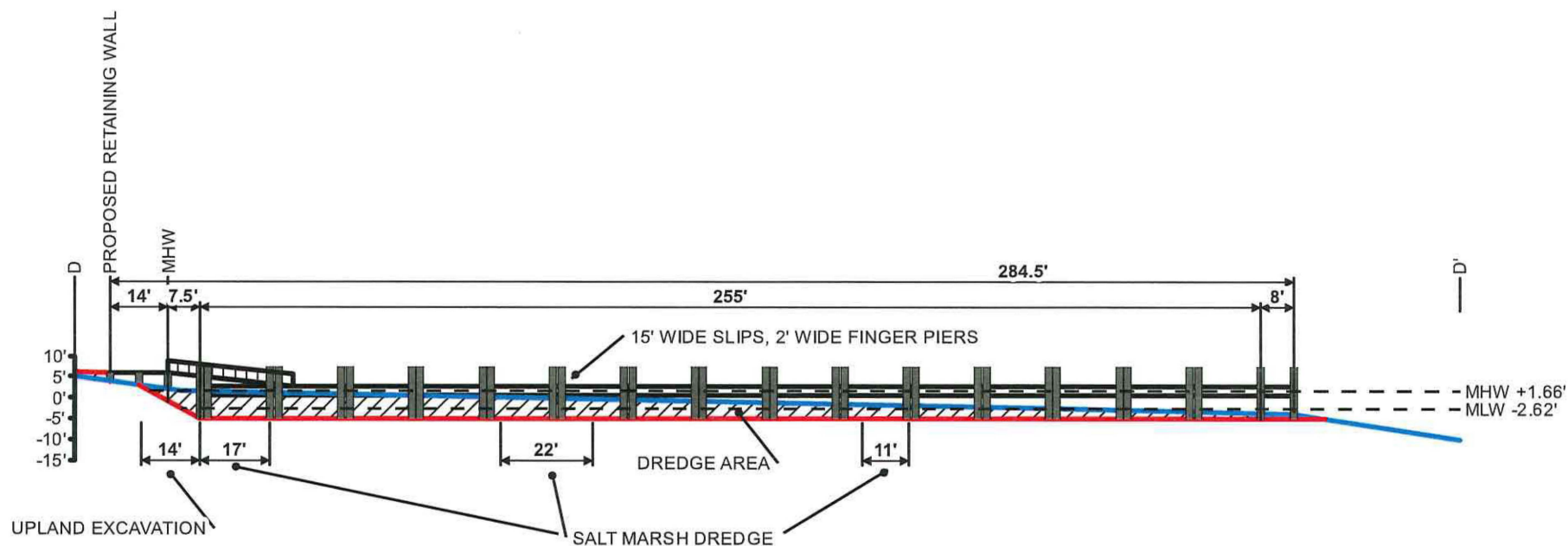
St. Augustine, FL

Date: Mar 13 2023

Figure:

9C





Legend

- Existing Grade
- Proposed Grade

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Cross-Section D

St. Augustine Shipyard

Project: 5.13125

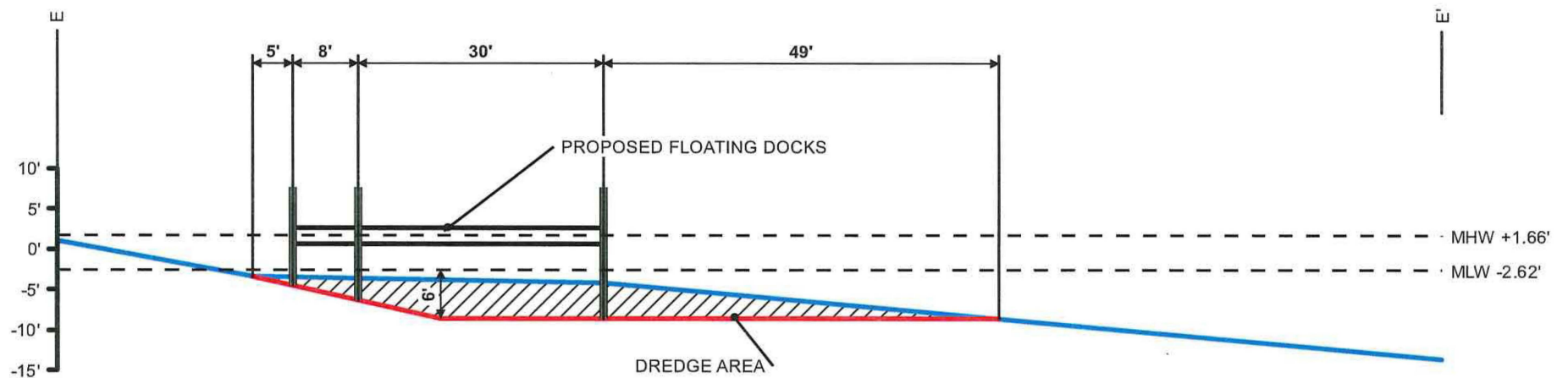
St. Augustine, FL

Date: Mar 13 2023

Figure:

9D





Legend

- Existing Grade
- Proposed Grade

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Cross-Section E

St. Augustine Shipyard

Project: 5.13125

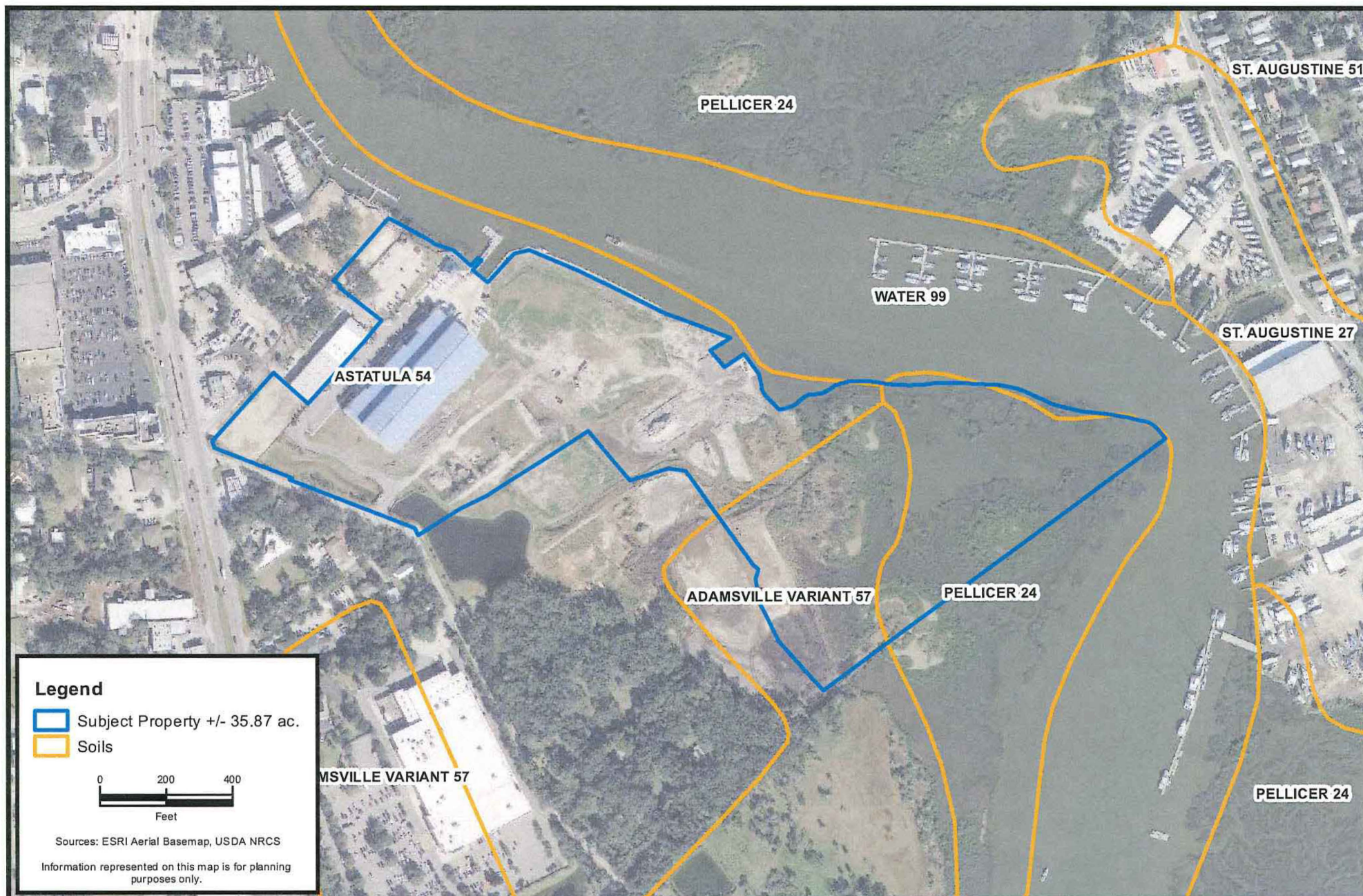
St. Augustine, FL

Date: Mar 02 2023



Figure:

9E



CARTER ENVIRONMENTAL
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Soils Map

St. Augustine Shipyard

Project: 5.13125

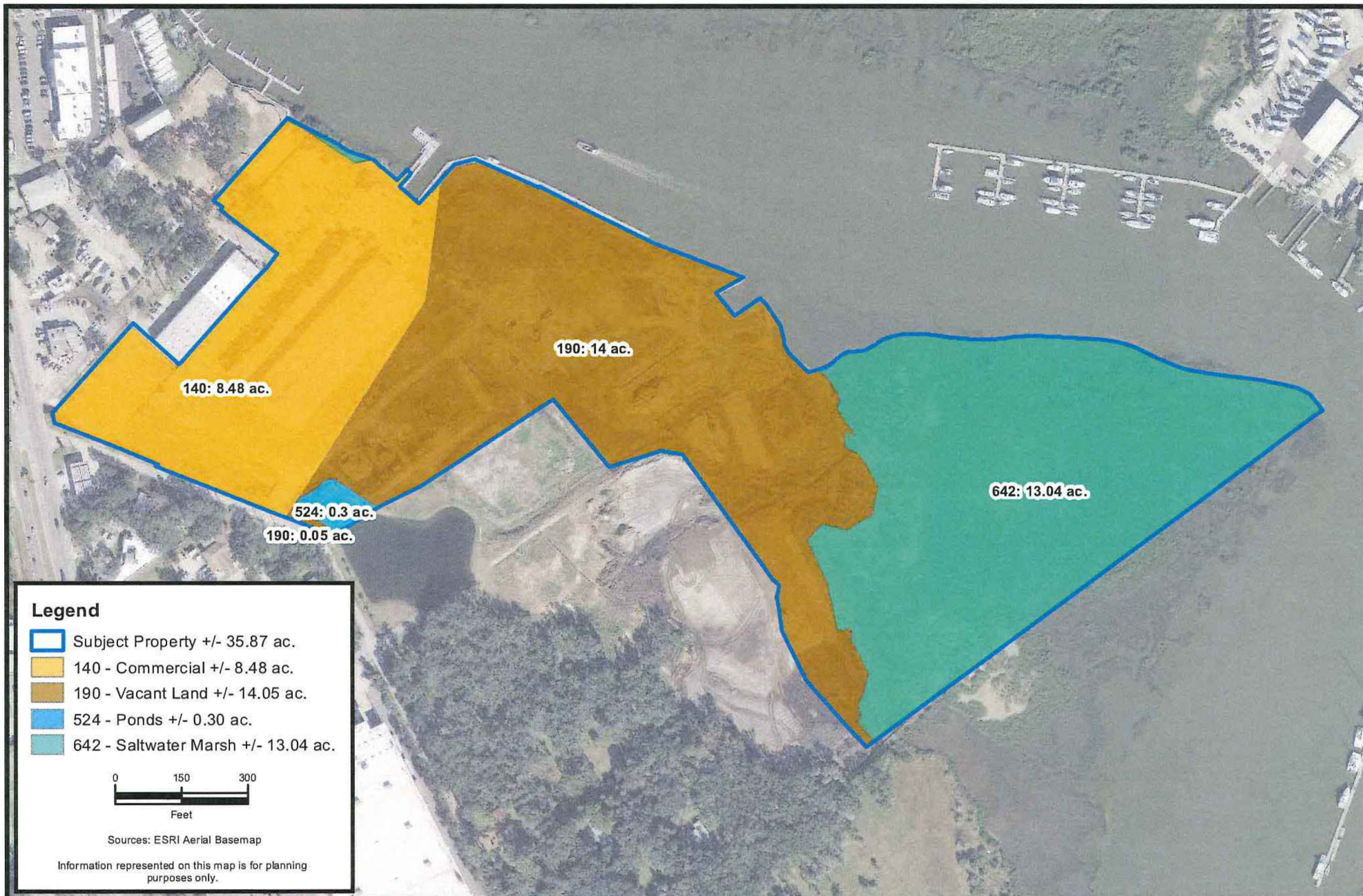
St. Augustine, FL

Date: Mar 02 2023

Figure:

10





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FLUCFCS Map
St. Augustine Shipyard

Project: 5.13125

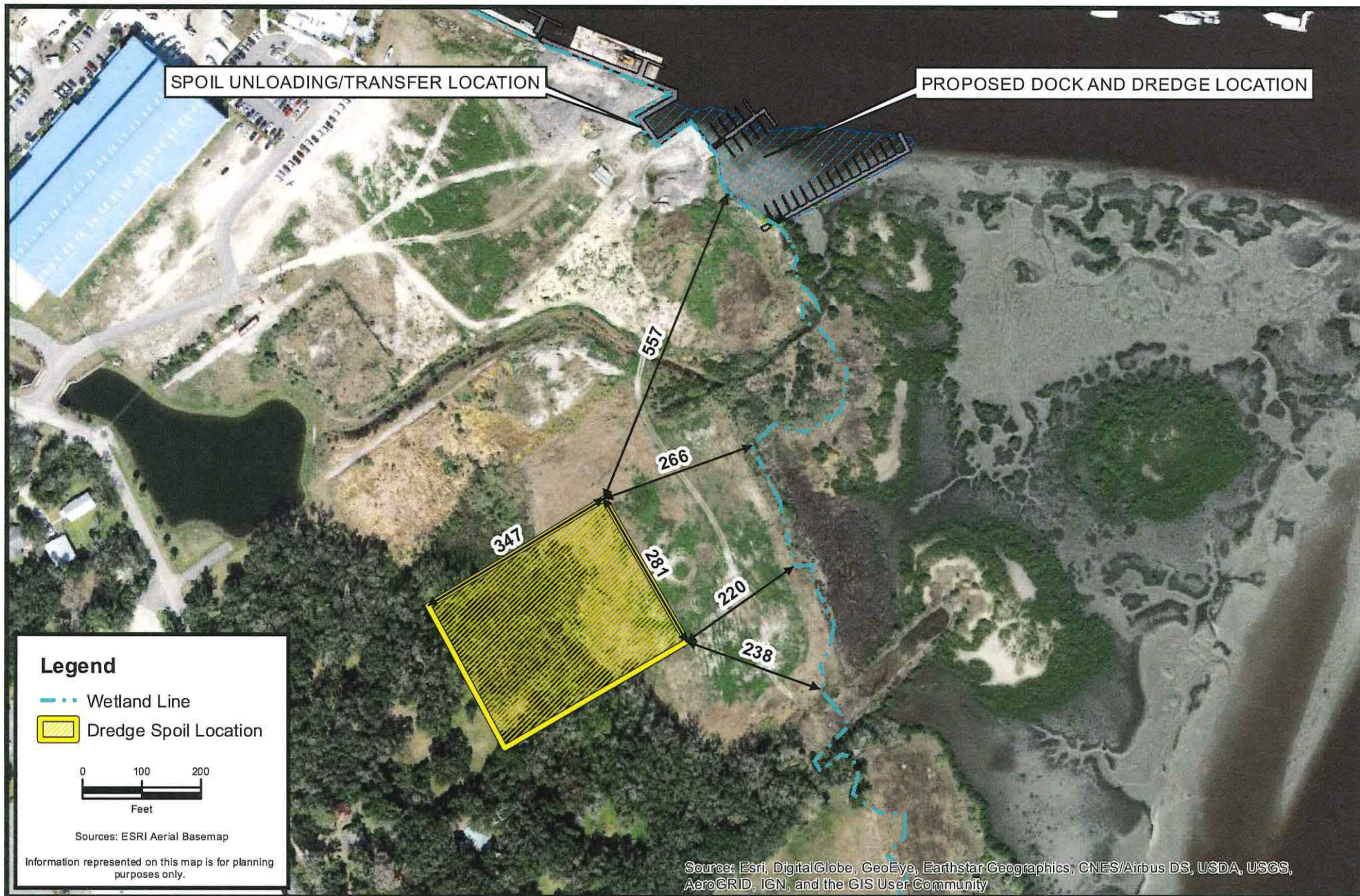
St. Augustine, FL

Date: Mar 02 2023

Figure:

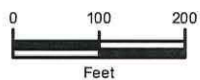
11





Legend

- Wetland Line
- Dredge Spoil Location



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**CARTER ENVIRONMENTAL
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Spoil Containment Site Details St. Augustine Shipyard

Project: 5.13125

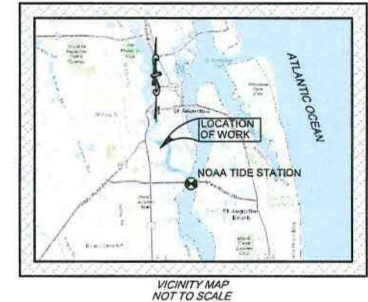
St. Augustine, FL

Date: Mar 10 2023

Figure:

12



[illegible]

JOB#:	22-316	F.CHIEF:	XXX	F.BOOK:	XXX
DRAWN:	CEB	DATE:	1/27/23	CHECKED BY:	RS
FILE NAME: 22-316 St-Augustine-SY Exhibit.dwg					
DATA FILE: XXX					
REVISIONS					
DATE	DESCRIPTION				DRAWN

PROJECT: ST. AUGUSTINE SHIPYARD LOCATED IN: ST. JOHNS COUNTY, FLORIDA	
PREPARED FOR CARTER ENVIRONMENTAL SERVICES, INC	DATE OF LAST FIELD SURVEY: N/A NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SIGNED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER

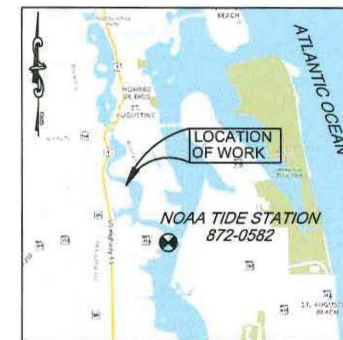
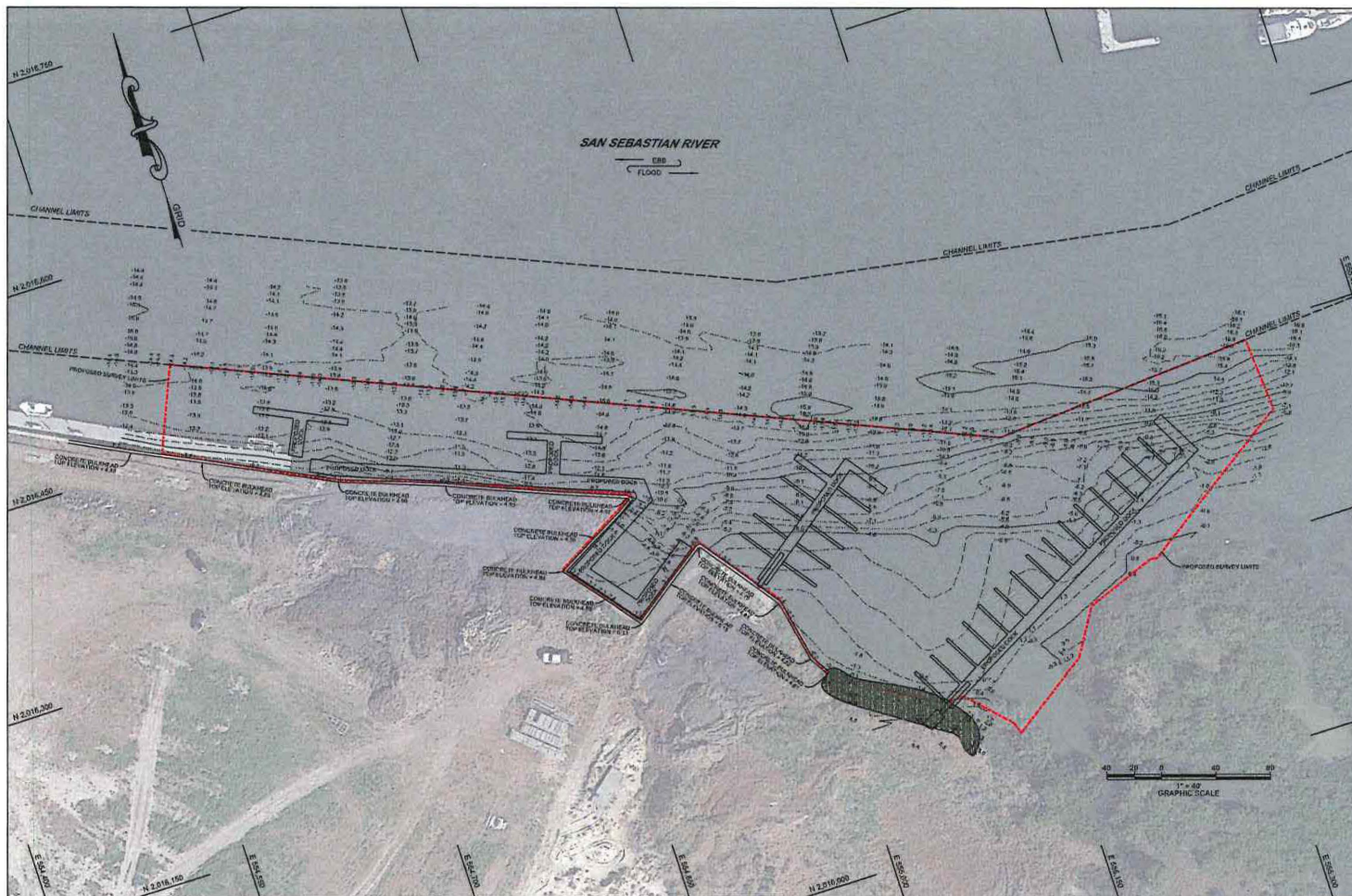
WARRANTY OF TITLE
THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN, AND THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRECISION SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 35-17.062 OF THE FLORIDA ADMINISTRATIVE CODES.

Richard J. Sawyer
FLORIDA PROFESSIONAL SURVEYOR & MAPPER **PSM#6131**
10000 N. W. 11TH AVE., SUITE 100, MIAMI, FL 33150

 **ARC SURVEYING & MAPPING, INC.**
 1702 SAN JUAN AVENUE, JACKSONVILLE, FLORIDA 32218 PHONE: 904-384-8372
 LICENSED BUSINESS NO. 6482
www.arcsurveying.com

SHEET NUMBER: 01 of 01

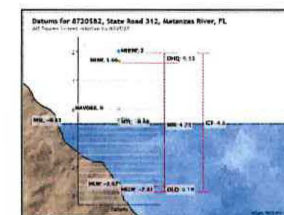
A MAP SHOWING A HYDROGRAPHIC & TOPOGRAPHIC SURVEY OF A PORTION OF THE SAN SEBASTIAN RIVER AT THE ST. AUGUSTINE SHIPYARDS SOUTH DOCK EXTENSION, ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

NOTES:

1. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE IN US SURVEY FEET.
2. HORIZONTAL DATUM IS REFERENCE TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), BEING DERIVED UTILIZING REAL-TIME KINEMATIC (RTK) AND CONVENTIONAL SURVEY TECHNIQUES. REFERENCE EARS LOCATED AT 1/2 SHORWAY.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 NAVD83, REFERENCED TO A FOUND BRASS DISK, SHERIFF, STAMPED "J. SHERIFF 2011 JAN DISK" LOCATED IN THE CONCRETE SEA WALL AT THE SE SIDE OF THE VILLAGE BOAT RAMP, VILLAGE CAUSEWAY, SAID BENCH MARK HAVING AN ELEVATION OF 4.18 NAVD83 (BUT 18.0).
4. HYDROGRAPHIC SOUNDING MEASUREMENTS WERE MADE WITH A DODGE 3000 SINGLE BEAM SONAR OPERATING AT A FREQUENCY OF 200 KHZ.
5. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF SURVEYS MADE ON THE DATES INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THE TIME OF ACQUISITION.
6. THE SURVEY WAS COMPLETED IN THE FIELD ON JANUARY 19, 2022.
7. THE ABOVE LANDS WERE SURVEYED UNDER THE RESPONSIBLE SUPERVISION AND DIRECTION OF THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER, AND THAT THE SURVEY SHOWN HEREIN MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 61-17, F.A.C. OF THE FLORIDA ADMINISTRATIVE CODES.
8. CHANNEL LIMITS WERE OBTAINED FROM AN AUTOCAD FILE, SAHC Dock Design 1-17-22.dwg, AS PROVIDED BY THE CLIENT.
9. BACKGROUND PLANIMETRICS WERE OBTAINED FROM AN AUTOCAD FILE, Shipyard South Dock Rally Survey Area.dwg, AS PROVIDED BY CLIENT.



Elevations on NAVD83		
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Uniform Mitigation Assessment Method Summary

Site/Project Name:	Application Number:	Date:
St. Augustine Shipyard	SAJ-1991-02061	March 13, 2023

Impact Summary

Assessment Area	Impact Type	Location and Landscape Support		Water Environment		Community Structure		Impact Delta	Acres	Functional Loss
		Current	w/Impact	Current	w/Impact	Current	w/Impact			
1 Salt Marsh Dredge	Direct Impact	8	3	8	3	9	2	0.57	0.01	0.006
2 -	-	-	-	-	-	-	-	-	-	-
3 -	-	-	-	-	-	-	-	-	-	-
4 -	-	-	-	-	-	-	-	-	-	-
5 -	-	-	-	-	-	-	-	-	-	-
6 -	-	-	-	-	-	-	-	-	-	-
TOTAL									0.01	0.006

Mitigation Summary

Assessment Area	Mitigation Type	Location and Landscape Support		Water Environment		Community Structure		Mitigation Delta	Time Lag	Risk	PAF	RFG	Acres	Functional Gain
		w/o Mit	w/Mit	w/o Mit	w/Mit	w/o Mit	w/Mit							
1 -	Creation	0	8	0	8	0	9	0.83	1.46	1.25	n/a	0.457	0.02	0.009
2 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL													0.02	0.009

TOTALS					
Impacts	Acres	Mitigation - Upland	Acres	Mitigation - Wetland	Acres
				Creation	0.02
		Restoration	0.00	Restoration	0.00
Direct Impacts	0.01	Enhancement	0.00	Enhancement	0.00
Secondary Impacts	0.00	Preservation	0.00	Preservation	0.00
Total Impacts	0.01	Total Upland Mitigation	0.00	Total Wetland Mitigation	0.02

Total Functional Loss	0.006
Total Functional Gain	0.009
Excess Mitigation	0.003

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

Site/Project Name St. Augustine Shipyard		Application Number SAJ-1991-02061		Assessment Area Name or Number Salt Marsh Dredge	
FLUCCs code 642		Further classification (optional)		Impact Type Direct Impact	Assessment Area Size 0.01 Acres
Basin/Watershed Name/Number 9 - Pellicer Creek & Matanzas River	Affected Waterbody (Class) III		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance) None		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Adjacent to San Sebastian River					
Assessment area description Three small pockets of salt marsh vegetated with <i>Spartina alterniflora</i> (0.007 + 0.003 + 0.001 acre)					
Significant Nearby Features San Sebastian River			Uniqueness (considering the relative rarity in relation to the regional landscape.) Non-unique		
Functions Wildlife habitat, water quality			Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Potential crustacean/invertebrate/juvenile fish habitat, potential wading bird forage habitat at low tide.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Potential listed and non-listed wading bird forage habitat, none observed		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No wildlife has been observed using these areas during our site visits					
Additional relevant factors: None					
Assessment conducted by: M. Spontak			Assessment date(s): 03/13/23		

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

Site/Project Name: St. Augustine Shipyard	Application Number: SAJ-1991-02061	Assessment Area Name or Number: Salt Marsh Dredge
Impact or Mitigation: Impact	Assessment Conducted by: M. Spontak	Assessment Date: 03/13/23

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

Enter Notes below (do NOT score each subcategory individually)

.500(6)(a) Location and Landscape Support		a. Quality and quantity of habitat support outside of AA.	Less than optimal, but sufficient
		b. Invasive plant species in proximity to AA.	None (optimal)
		c. Wildlife access to and from AA (proximity and barriers).	Moderate
		d. Downstream benefits provided to fish and wildlife.	Moderate
		e. Adverse impacts to wildlife in AA from land uses outside of AA.	Moderate
		f. Hydrologic impediments and flow restrictions.	N/A
Current	With Impact	g. Dependency of downstream habitats on quantity or quality of discharges.	Minimal
		h. Protection of wetland functions provided by uplands (upland AAs only).	Moderate
		Additional Notes:	
8	3		

.500(6)(b) Water Environment (n/a for uplands)		a. Appropriateness of water levels and flows.	Appropriate
		b. Reliability of water level indicators.	Reliable
		c. Appropriateness of soil moisture.	Appropriate
		d. Soil erosion or depositional patterns, flow rates/points of discharge.	Normal
		e. Fire history (frequency/severity).	N/A
		f. Appropriate vegetative and/or benthic zonation.	Appropriate
		g. Hydrologic stress on vegetation.	Normal
		h. Use by animals with hydrologic requirements.	Normal
		i. Plant community composition associated with water quality (i.e., plants tolerant of poor WQ).	Normal
		j. Water quality of standing water by observation (i.e., discoloration, turbidity).	Normal
Current	With Impact	k. Water quality data for the type of community.	Less than optimal, but sufficient
		l. Water depth, wave energy, currents, and light penetration.	Normal
		Additional Notes:	
8	3		

.500(6)(c) Community Structure X Vegetation Benthic Both		I. Appropriate/desirable species	Appropriate
		II. Invasive/exotic plant species	None
		III. Regeneration/recruitment	Normal
		IV. Age, size distribution.	Normal
		V. Snags, dens, cavity, etc.	N/A
		VI. Plants' condition.	Good
		VII. Land management practices.	N/A
		VIII. Topographic features (refugia, channels, hummocks).	N/A
		IX. Submerged vegetation (only score if present).	N/A
		X. Upland assessment area	N/A
Current	With Impact	Additional Notes:	
		9	2

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
Current	With Impact
0.8333333	0.26666667

Impact Acres =	0.01
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Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	0.006

Impact Delta (ID)	
Current - w/Impact	0.56666667

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

Additional Notes:

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

Site/Project Name St. Augustine Shipyard		Application Number SAJ-1991-02061		Assessment Area Name or Number	
FLUCCs code 642		Further classification (optional)		Mitigation Type Creation	Assessment Area Size 0.02 Acres
Basin/Watershed Name/Number 9 - Pellicer Creek & Matanzas River		Affected Waterbody (Class) III		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance) None	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Adjacent to San Sebastian River					
Assessment area description Upland area converted to salt marsh					
Significant nearby features San Sebastian River			Uniqueness (considering the relative rarity in relation to the regional landscape.) Non-unique		
Functions Wildlife habitat, water quality benefits			Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Potential crustacean/invertebrate/juvenile fish habitat, potential wading bird forage habitat at low tide.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Potential listed and non-listed wading bird forage habitat		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No wildlife has been observed using these areas during our site visits					
Additional relevant factors: None					
Assessment conducted by: M. Spontak			Assessment date(s): 3/13/2023		

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

Site/Project Name: St. Augustine Shipyard	Application Number: SAJ-1991-02061	Assessment Area Name or Number: -
Impact or Mitigation: Mitigation	Assessment Conducted by: M. Spontak	Assessment Date: 3/13/23

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

Enter Notes below (do NOT score each subcategory individually)

		Current	With Mitigation
.500(6)(a) Location and Landscape Support	a. Quality and quantity of habitat support outside of AA.	0	8
	b. Invasive plant species in proximity to AA.	0	8
	c. Wildlife access to and from AA (proximity and barriers).	0	8
	d. Downstream benefits provided to fish and wildlife.	0	8
	e. Adverse impacts to wildlife in AA from land uses outside of AA.	0	8
	f. Hydrologic impediments and flow restrictions.	0	8
	g. Dependency of downstream habitats on quantity or quality of discharges.	0	8
	h. Protection of wetland functions provided by uplands (upland AAs only).	0	8
Current	With Mitigation		
0	8	Additional Notes:	

		Current	With Mitigation
.500(6)(b) Water Environment (leave blank for uplands)	a. Appropriateness of water levels and flows.	0	8
	b. Reliability of water level indicators.	0	8
	c. Appropriateness of soil moisture.	0	8
	d. Soil erosion or depositional patterns, flow rates/points of discharge.	0	8
	e. Fire history (frequency/severity).	0	8
	f. Appropriate vegetative and/or benthic zonation.	0	8
	g. Hydrologic stress on vegetation.	0	8
	h. Use by animals with hydrologic requirements.	0	8
	i. Plant community composition associated with water quality (i.e., plants tolerant of poor WQ).	0	8
	j. Water quality of standing water by observation (i.e., discoloration, turbidity).	0	8
	k. Water quality data for the type of community.	0	8
Current	With Mitigation		
0	8	Additional Notes:	

		Current	With Mitigation
.500(6)(c) Community structure	I. Appropriate/desirable species	0	9
	II. Invasive/exotic plant species	0	9
	III. Regeneration/recruitment	0	9
	IV. Age, size distribution.	0	9
	V. Snags, dens, cavity, etc.	0	9
	VI. Plants' condition.	0	9
	VII. Land management practices.	0	9
	VIII. Topographic features (refugia, channels, hummocks).	0	9
	IX. Submerged vegetation (only score if present).	0	9
	X. Upland assessment area	0	9
Current	With Mitigation		
0	9	Additional Notes:	

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
0	0.83333333

TEMPORAL LAG TABLE					
YEAR	T-factor	YEAR	T-factor	YEAR	T-factor
< or = 1	1	11-15	1.46	41-45	3.03
2	1.03	16-20	1.68	46-50	3.34
3	1.07	21-25	1.92	51-55	3.65
4	1.10	26-30	2.18	>55	3.91
5	1.14	31-35	2.45		
6-10	1.25	36-40	2.73		
Temporal Lag Factor (TLF) = (see Temporal Lag Table above)		1.46			
Risk Factor (RF) = (1=no risk, 2=mod risk, 3=hi risk, on 0.25 increments)		1.25			

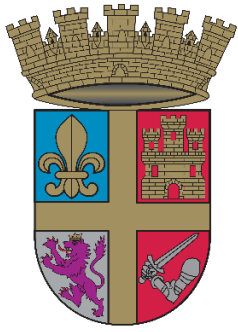
Additional Notes:

Relative Functional Gain (RFG) = MD/(TLF x RF) =		0.457
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Mitigation Delta (MD)	
w/Mitigation - Current	0.83333333

FOR PRESERVATION ONLY:	
Not Applicable	

Mitigation Area Size (acres)	0.02
Functional Gain (FG) (RFG x MIT AREA) (should balance with Functional Loss)	0.009



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 7, 2023	8.b.	PZB2023-0083
Request	Address	Parcel ID
Conservation Overlay Zone Development	25 Dolphin Drive	<u>220070-0000</u>



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: 0100 – Single Family
(St. Johns County Property Appraiser)

Future Land Use Designation: Residential Low Density

Zoning Designation: [Residential Single-Family-One: RS:1](#)

Acreage: 0.18

Applicant: Ryan Carter
c/o Carter Environmental Services Inc.

Owner: Jonathan Wasson



Figure 2. The City of St. Augustine's zoning map highlighting the subject properties.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0100 – Single Family	Residential Low Density	RS-1
South	0100 – Single Family	Residential Low Density	RS-1
East	0100 – Single Family	Residential Low Density	RS-1
West		Open Land	OR

Request Summary

This request is to approve a modification to an existing dock to allow for a 160 square foot floating dock with a 60 square foot gangway as well as two (2) 60 square foot cantilevered decks within [Conservation Overlay Zone 1](#). The proposed additions will bring the total amount of dock and lift area development to approximately 2,172 square feet.

Consistency with the City of St. Augustine's Comprehensive Plan 2040

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation		N/A
Conservation and Coastal Management	CCM Policy 1.2.4.2 CCM Policy 2.1.2	N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

The Planning and Zoning Board [shall review all applications for development in Conservation Overlay Zone 1](#).

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

- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.

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

The applicant has submitted responses to the 17 criteria above as part of their application which has been included in this packet. The proposed modifications seem to resemble neighboring single-family dock configurations as well as previously approved dock proposals. The difference in this application is the addition of 120 square feet of decking at the base of the boardwalk which is adjacent to the rear property line at 25 Dolphin Drive.

Staff Recommendation

Review of Section 11-29, specifically the evaluation of the 17 criteria for Conservation Overlay Zone Development, is the responsibility of the Planning and Zoning Board for the proposed construction at 25 Dolphin Drive. The Board's review [must determine](#) that this proposal is to be to the benefit of the public as a whole as well as having no significant negative impact on natural systems, by either individual or cumulative effect.



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: 2023-0083

Receipt Number: 272989 Meeting Date: 11/7/23

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

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786

Business (if applicable): CARTER ENVIRONMENTAL SERVICES, INC

Address: 42 MASTERS DR City: ST. AUGUSTINE State: FL Zip: 32084

E-Mail Address: RYAN@CARTERENV.COM

2. NAME OF PROPERTY OWNER: JONATHAN WASSON Contact Number: 904-735-7223

Business (if applicable): _____

Address: 25 DOLPHIN DR City: ST. AUGUSTINE State: FL Zip: 32080

E-Mail Address: jlwasson711@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 55 Block: BLK 46or5610/676(T/R)

Subdivision: DAVIS SHORES Parcel Number: 2200700000

4. PROJECT STREET ADDRESS: 25 DOLPHIN DR

5. SPECIFIC PROPOSED USE: PROPOSED SINGLE FAMILY DOCK

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: CONSERVATION OVERLAY ZONE APPROVAL FOR A SINGLE FAMILY DOCK

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

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

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

9-27-23

Date

Signature of Property Owner

10/4/23
Date



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

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

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

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

RYAN CARTER

Print name of applicant

A handwritten signature in black ink, appearing to read "R. A. Carter".

Signature of applicant

9-27-23

Date



Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF OF Jonathan Wasson, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: _____

BY: _____

Signature of Owner

JONATHAN WASSON

Print Name of Owner

904-735-7223

Telephone Number



State of Florida

County of St. Johns

Signed and sworn before me on this 4 day of October, 2023

By Jonathan Wasson

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature:

Diana M Welden

My Commission expires:

10/13/23

**25 Dolphin Dr. Dock Modification
Overlay Zone Development Application Supplement
October 2023**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock modification that includes the addition of a 2' x 20' long gangway that leads to an 8' x 20' floating dock that will be placed by the installation of 6 piles. The applicant also proposes 2 (two) 6' x 10' cantilevered decks that begin at the MHWL and end in the uplands to the East. Total dock and lifts area over open water will be approximately 2,172 sq. ft. The proposed floating dock and gangway will total 340 sq. ft. The existing structure is 1,832 sq. ft. Please see attached plans for detailed dimensions.

The construction proposed in this application would occur on lands located within Conservation Overlay Zones 1 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 floating dock is 140' from the shoreline where saltmarsh and vegetative communities are not present.

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

No boat houses are proposed. The floating dock will rest on the water which cannot obstruct views.

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

The proposed floating dock will not prohibit the public benefiting from enhanced vistas and scenic opportunities.

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

1. *Site specific conditions.*

This property has approximately 53' feet of Matanzas River frontage. The property and adjacent properties utilize sea walls and are elevated from the coastline. Mangroves and marine vegetation are present in the area but not on the subject parcel.

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 & South.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

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

Point and non-point discharge will not be altered.

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

BMP's may be necessary during construction, such as turbidity barriers, but impacts from driving four piles will be temporary and no long-term impacts will take place.

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

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

Vegetative impacts: N/A

Lighting of the open water areas at night: N/A

Increased noise from day users: Minimal noise associated with 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.*

Not applicable.

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 48 new pilings for the dock construction.

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

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

Negative: None

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

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

Negative: Extremely small loss of foraging habitat.

17. Dock specifications:

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

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

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

The proposed dock is a floating dock.

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

Not applicable.

F:\CES Projects\Project Files\Active\Projects\Wasson 25 Dolphin Dr\GIS\MXD1_Location.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Location Map
Wasson - 25 Dolphin Dr

Project: 5.23399

St. Augustine, FL

Date: Sep 27 2023

Figure:

1



F:\CES Projects\Project Files\Active\Projects\Project Files\5.23399 Wasson 25 Dolphin Dr\GISMXD12_Aerial.mxd



Legend

 Subject Parcel +/- 0.18 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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

**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Current Aerial
Wasson - 25 Dolphin Dr

Project: 5.23399

St. Augustine, FL

Date: Sep 27 2023



Figure:

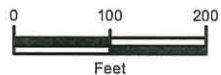
2

F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23399 Wasson - 25 Dolphin Dr\GIS\MXD\3_NeighboringStructures.mxd



Legend

 Subject Parcel +/- 0.18 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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

**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Neighboring Structures Wasson - 25 Dolphin Dr

Project: 5.23399

St. Augustine, FL

Date: Sep 27 2023

Figure:

3



F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23399 Wasson 25 Dolphin Dr\GIS\MXD4_Exist_Prop.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Existing & Proposed Structures
Wasson - 25 Dolphin Dr

Project: 5.23399

St. Augustine, FL

Date: Oct 03 2023



Figure:

4

F:\CES Projects\Project Files\Active\Projects\Project Files\5.23399 Wasson - 25 Dolphin Dr\GISMXD15_Dims.mxd



CARTER ENVIRONMENTAL SERVICES, INC.

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

Proposed Dimensions		
Wasson - 25 Dolphin Dr		
Project:	5.23399	St. Augustine, FL
		Date: Oct 04 2023

Figure: 5

F:\CES Projects\Project Files\Active\Projects\Project Files\5.23399 Wasson 25 Dolphin Dr\GIS\MXD\5a_Dims.mxd



Legend

Subject Parcel +/- 0.18 ac.

Riparian Boundary

Total Dock Mod Addition: 340 sq. ft.

Floating Dock: 160 sq. ft.

Gangway: 60 sq. ft.

Decking: 120 sq. ft.

0 5 10
Feet

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.

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

Proposed Dimensions		
Wasson - 25 Dolphin Dr		
Project:	5.23399	St. Augustine, FL
		Date: Oct 04 2023

Figure: 5a

F:\CES Projects\Project Files\Active\Projects\Project Files\5.23399 Wasson 25 Dolphin Dr\GIS\MXD\6_Alignment\mx



Legend

- Subject Parcel +/- 0.18 ac.
- Riparian Boundary
- ICWW Channel

Total Dock Mod Addition: 220 sq. ft.

- Floating Dock: 160 sq. ft.
- Gangway: 60 sq. ft.

0 25 50
Feet

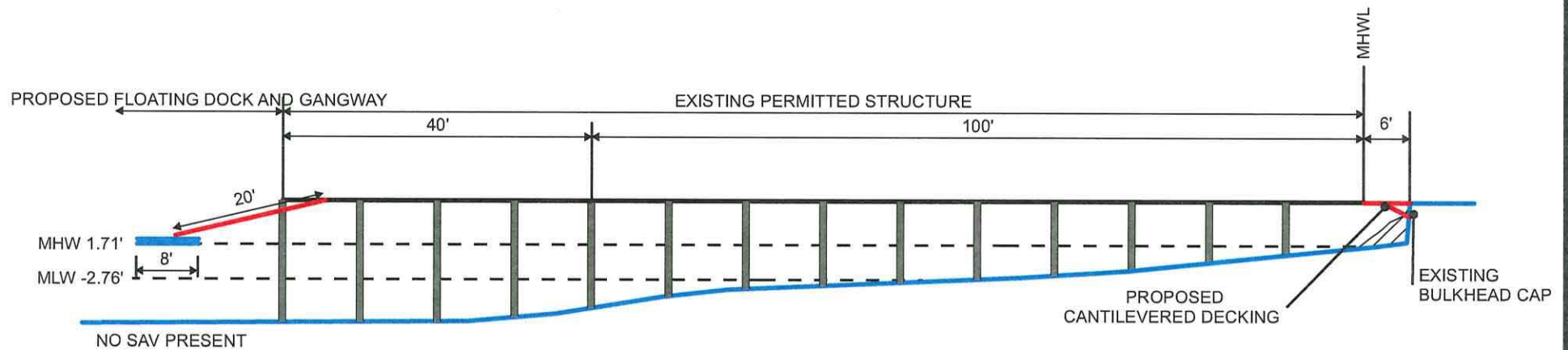
Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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

CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com		Proposed Alignment Wasson - 25 Dolphin Dr			
Project: 5.23399		St. Augustine, FL		Date: Sep 27 2023	
				Figure: 6	

F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23399 Wasson - 25 Dolphin Dr\GIS\MXD17_Profile.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Profile View
Wasson - 25 Dolphin Dr

Project: 5.23399

St. Augustine, FL

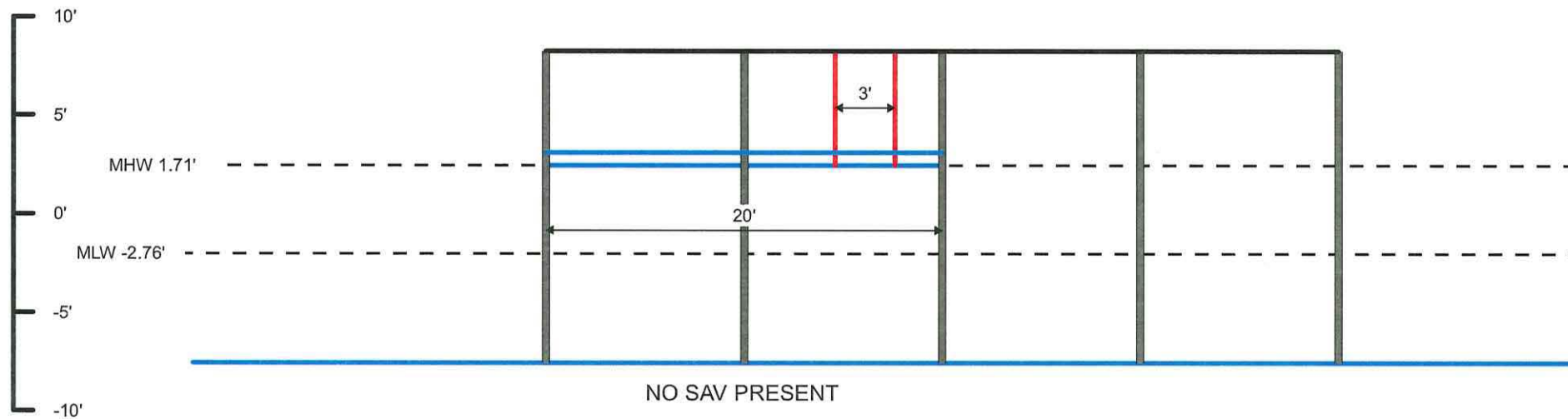
Date: Oct 04 2023



Figure:

7

F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23399 Wasson 25 Dolphin Dr\GIS\MDiag_XSec.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Cross Section View
Wasson - 25 Dolphin Dr

Project: 5.23399

St. Augustine, FL

Date: Sep 27 2023



Figure:

8

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

Parcel ID	2200700000
Location Address	25 DOLPHIN DR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-99 DAVIS SHORES LOT 55 BLK 46 OR5610/676 (T/R)
	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.180
Homestead	Y

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


Owner Information

Owner Name	Wasson Jonathan L, Katina S 100%
	Wasson Katina S 100%
Mailing Address	25 DOLPHIN DR SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2023
Building Value	\$1,135,063
Extra Features Value	\$94,376
Total Land Value	\$740,625
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,970,064
Total Deferred	\$284,465
Assessed Value	\$1,685,599
Total Exemptions	\$334,465
Taxable Value	\$1,635,599

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	\$475,249	\$31,959	\$571,200	\$0	\$0	\$1,078,408	\$990,864	\$87,544	\$990,864
2021	\$381,326	\$31,959	\$487,500	\$0	\$0	\$900,785	\$900,785	\$0	\$900,785
2020	\$385,866	\$30,839	\$487,500	\$0	\$0	\$904,205	\$904,205	\$0	\$904,205
2019	\$366,766	\$24,530	\$465,000	\$0	\$0	\$856,296	\$710,919	\$195,377	\$660,919
2018	\$370,982	\$26,278	\$465,000	\$0	\$0	\$862,260	\$697,663	\$214,597	\$647,663
2017	\$370,982	\$12,613	\$465,000	\$0	\$0	\$848,595	\$683,313	\$215,282	\$633,313
2016	\$375,198	\$10,631	\$465,000	\$0	\$0	\$850,829	\$669,259	\$231,570	\$619,259
2015	\$305,374	\$11,106	\$465,000	\$0	\$0	\$781,480	\$664,607	\$166,873	\$614,607
2014	\$290,605	\$11,577	\$465,000	\$0	\$0	\$767,182	\$659,332	\$157,850	\$609,332
2013	\$293,798	\$12,051	\$465,000	\$0	\$0	\$770,849	\$649,588	\$171,261	\$599,588
2012	\$269,991	\$12,489	\$356,250	\$0	\$0	\$638,730	\$638,730	\$50,000	\$588,730
2011	\$272,894	\$12,962	\$347,625	\$0	\$0	\$633,481	\$633,481	\$50,000	\$583,481
2010	\$275,797	\$13,436	\$386,250	\$0	\$0	\$675,483	\$675,483	\$50,000	\$625,483

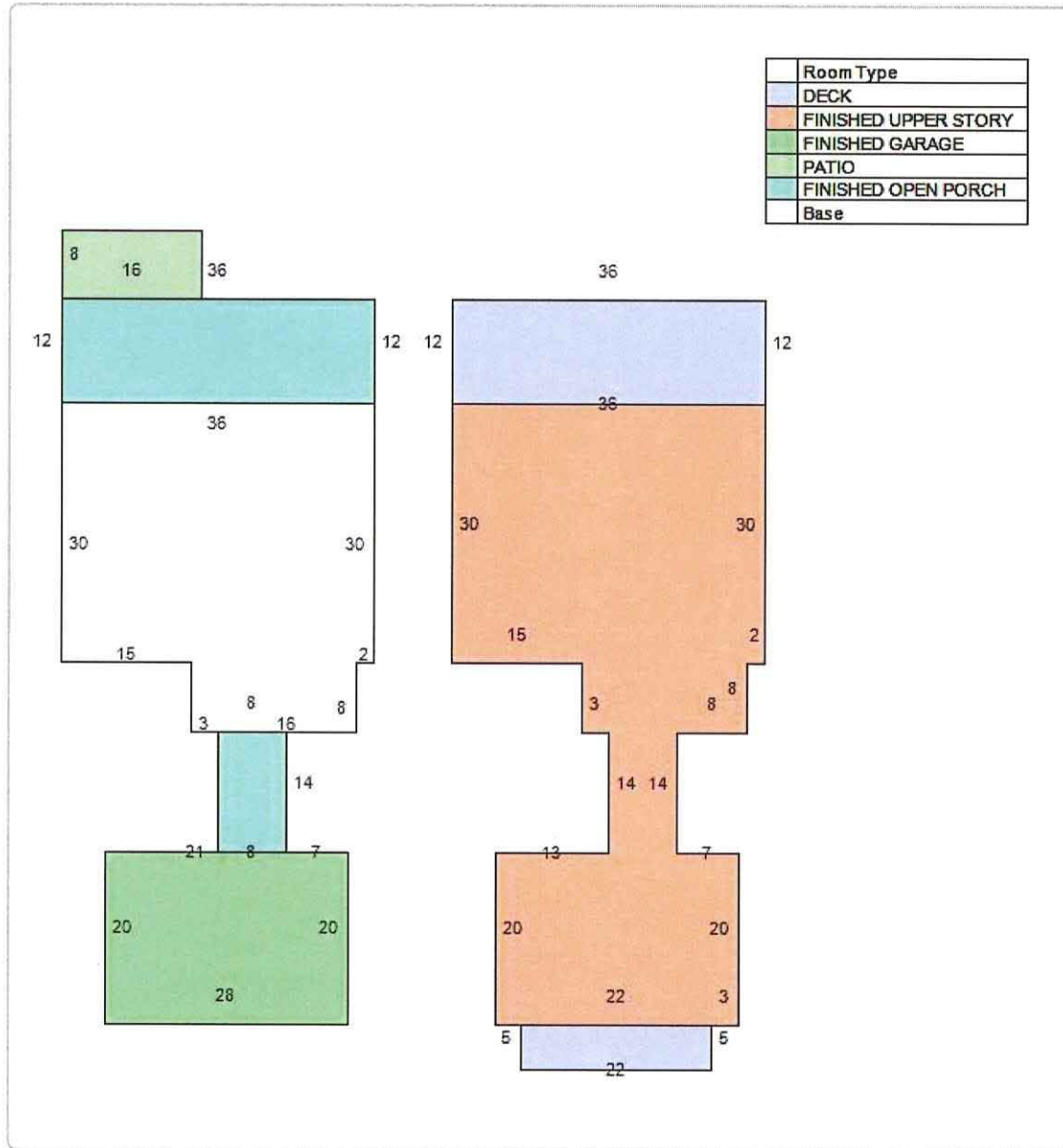
Building Information

Building 2
Building Value \$1,135,063
Year Built 2003
Actual Area 4910
Conditioned Area 3136
Use Single Family Residence
Style 01
Exterior Wall Concrete Stucco

Roof Cover Concrete Tile
Roof Structure Gable Hip
Interior Flooring Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 3
Baths 3.5

Description	Square Footage
BASE AREA	1232
FINISHED OPEN PORCH	432
PATIO/SLAB	128
FINISHED OPEN PORCH	112
FINISHED GARAGE	560
FINISHED UPPER STORY	1904
FINISHED DECK	432
FINISHED DECK	110
Total SqFt	4910

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		7899
Boat Dock - Average (Mix)		42300
Pool - Average (RES)		41850
Masonry Wall (Mix)		919
Pergola (Mix)		1408

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	150	50	FF	\$740,625

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/3/2022	8/3/2022	\$3,500,000.00	TRUSTEES DEED	5610	676	Q	I	MORRISON KENTON ANDREW SR TRUST D: 09/30/2020	WASSON JONATHAN L, KATINA S
4/12/2019	4/12/2019	\$1,600,000.00	TRUSTEES DEED	4708	621	U	I	PUCKETT ELIZABETH COOKE & JOHN DONALD TRUSTEE	MORRISON KENTON ANDREW SR TRUST
	1/11/2002	\$580,200.00	WARRANTY DEED	1705	1155	Q	I	FOY CHARLES E	PUCKETT ELIZABETH COOKE & JOHN DONALD TRUSTEE
	4/9/1996	\$287,000.00	WARRANTY DEED	1166	109	U	I	BARINGER G ROBERT & JANET THOMAS	FOY CHARLES E
	5/1/1991	\$170,000.00		894	1525	Q	I		BARINGER G ROBERT

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[Last Data Upload: 9/26/2023, 11:46:07 PM](#)

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Developed by





(<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

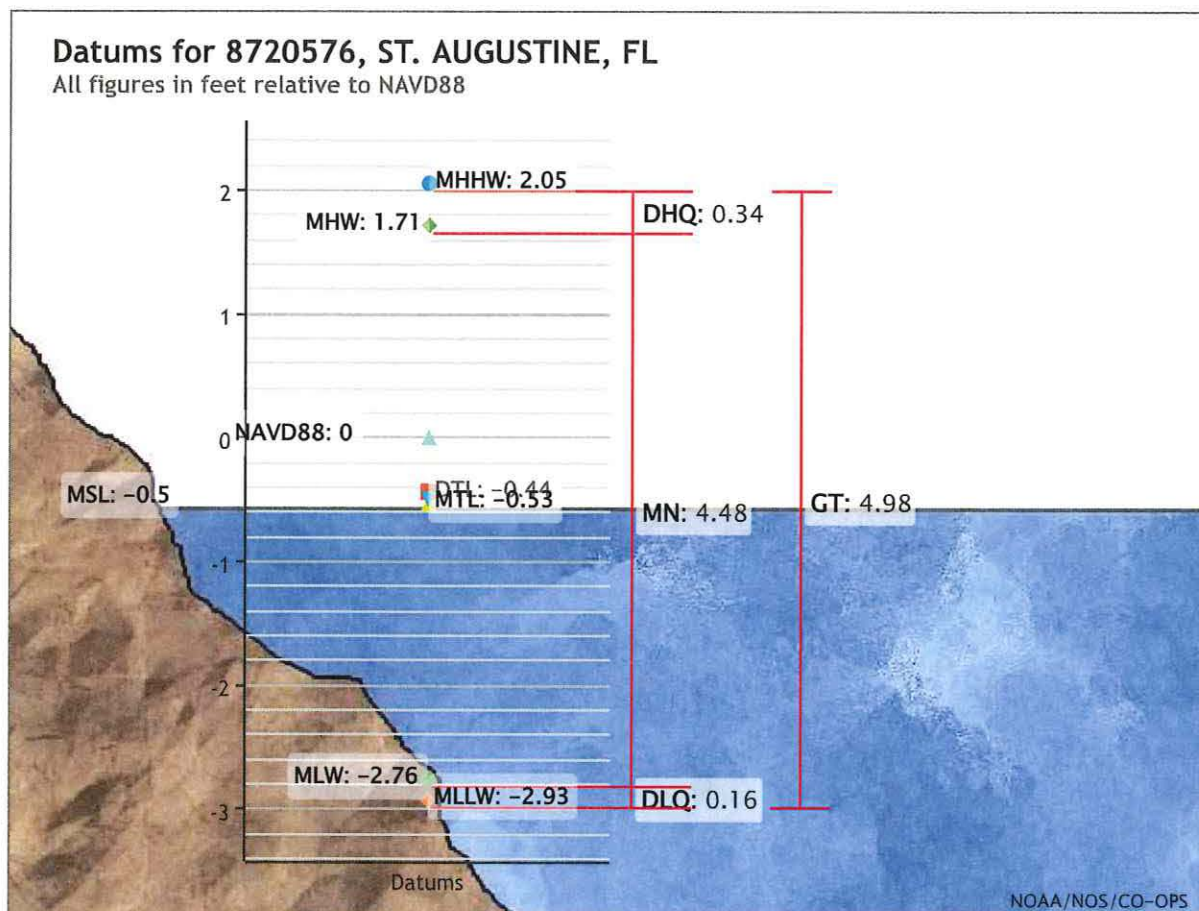
Datum: NAVD88

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>)

Harmonic Constituents

Sea Level Trends

Datums (</datums.html?id=8720576>)

Bench Mark Sheets (</benchmarks.html?id=8720576>)

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

Reports (</reports.html?id=8720576>)

METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

PORTS®

This station is not a member of PORTS®

OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

INFORMATION

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

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

[Measurement Specifications \(/measure.html\)](/measure.html)

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

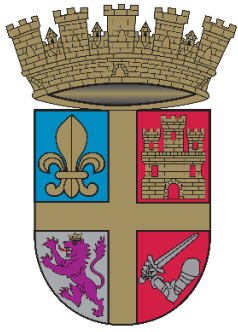
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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 7, 2023	8.c.	PZB2023-0084
Request	Address	Parcel ID
Conservation Overlay Zone Development	515 Arricola Avenue	<u>223290-0000</u>



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	0199 – Single Family HX Demo Rebuilding per 193.155
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	0.23
Applicant:	Rickey M. Garmon
Owner:	Rickey M. Garmon

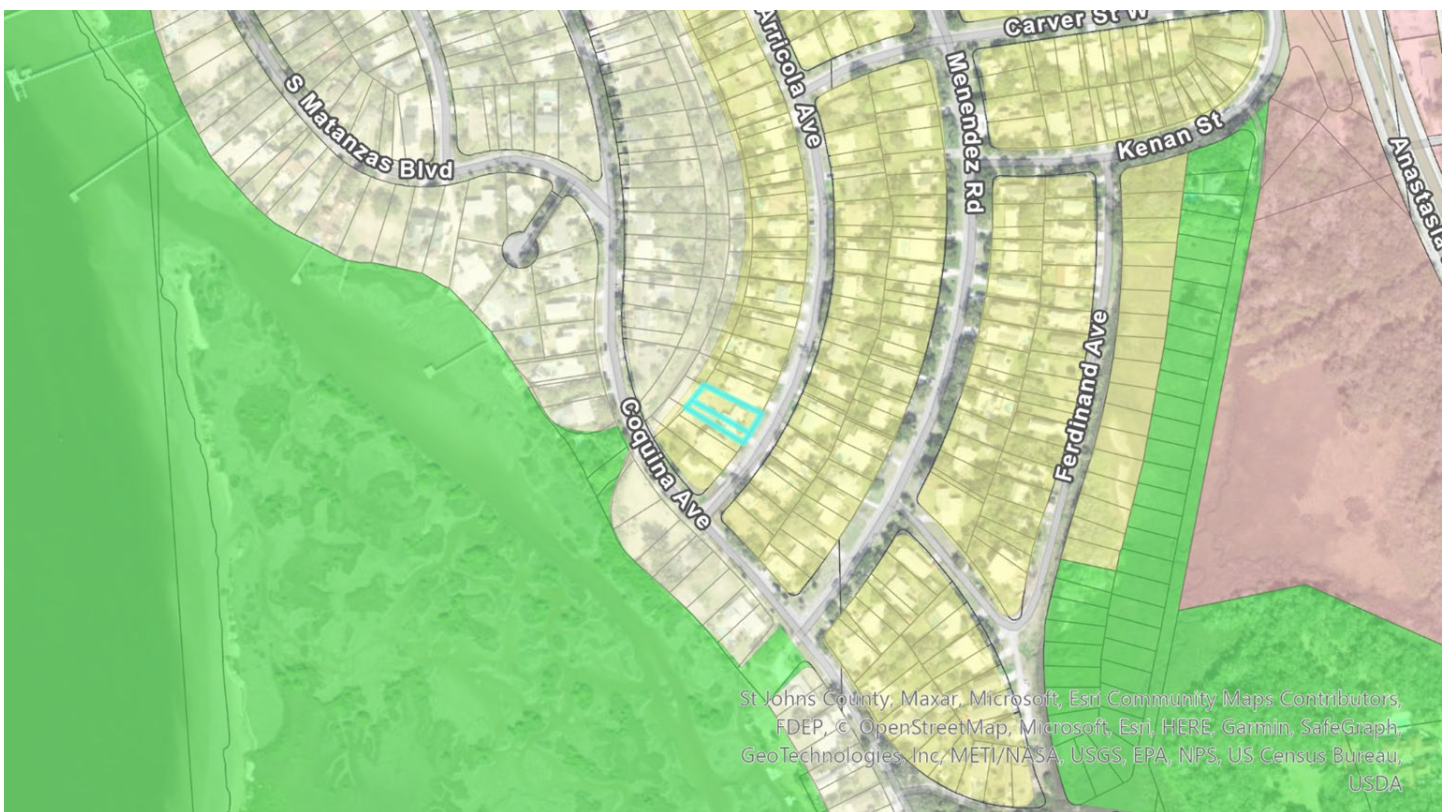


Figure 2. The City of St. Augustine's zoning map highlighting the subject properties.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0100 – Single Family	Residential Low Density	RS-2
South	0100 – Single Family	Residential Low Density	RS-2
East	0100 – Single Family	Residential Low Density	RS-2
West	0199 – Single Family HX Demo Rebuilding per 193.155	Residential Low Density	RS-1

Request Summary

This request is to remove a twenty-five (25) inch dbh Cedar tree within Conservation Overlay Zone 3 to allow for the construction of a new single-family home.

Both Eastern and Southern Red Cedar trees over eight (8) inches dbh are considered “[significant trees](#),” removal of a significant tree may only be [approved by the Planning and Zoning Board](#). The planning and building department only has the ability to 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](#).

The required front yard for properties with an RS-2 zoning designation is [fifteen \(15\) feet](#) and will still be met by the proposed location of the new single-family home.

Consistency with the City of St. Augustine’s Comprehensive Plan 2040

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use	FLUE Policy 8.1.5	N/A
Historic Preservation		N/A
Conservation and Coastal Management	CCM Policy 2.6.8	N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing	H Policy 5.1.5	N/A
Infrastructure		N/A

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

The Planning and Zoning Board shall consider this significant tree removal request [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.

The applicant has not provided an arborist report due to their belief of the tree “to be a healthy specimen.” The applicant also stated in their application that they are aware of the [requirement to replant two Cedar trees](#) for the proposed removal of one significant Cedar tree.

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. This may not be utilized since the PZB has previously granted a [variance to side setbacks](#) at this property in December of 2022.

Staff is of the opinion that it is true that the removal of a significant tree on its own negatively impacts the City's overall urban tree canopy; however the planting of two (2) new Cedar trees may strengthen and also positively impact the sustainability of the City's tree canopy.

Staff Recommendation

Review of Section 11-29 staff finds that the Board may **APPROVE** a request for Conservation Overlay Zone 3 development to remove a significant Cedar tree at 515 Arricola Avenue to allow for the construction of a new single-family home.

Approval of a future building permit application will require the replanting of two (2) Cedar trees to meet the requirements of Section 25-56. – Tree removal and replacement.



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: 2023-0084
Receipt Number: 2130637 Meeting Date: 11/7/23
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Rickey M. Garmon Contact Number: 904-669-2471
Business (if applicable): _____
Address: 515 Arricola Ave. City: St. Augustine State: FL Zip: 32080
E-Mail Address: sbrzmotel@gmail.com

2. NAME OF PROPERTY OWNER: Rickey M. Garmon Contact Number: 904-669-2471
Business (if applicable): _____
Address: 515 Arricola Ave. City: St. Augustine State: FL Zip: 32080
E-Mail Address: sbrzmotel@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 57 & North 1/2 of Lot 58 Block: 60
Subdivision: Davis Shores Ocean View Section Parcel Number: 2232900000

4. PROJECT STREET ADDRESS: 515 Arricola Ave St. Augustine, FL 32080

5. SPECIFIC PROPOSED USE: Remove (1) Cedar Tree

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: Removal of Cedar Tree (25 inch diameter)

8. JUSTIFICATION FOR ACTION REQUESTED: The tree is in the middle of property about 22 feet from the front property line. It lies in the way of construction of a new home. I understand that I am required to plant two cedar trees on the property after construction is complete.
I didn't include an arborist report because I believe the tree to be a healthy specimen.

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.

12-6-2022: Variance approved for side yard setbacks (Case Number 2022-0083)

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

10-05-2023

Date


Signature of Property Owner

10-05-2023

Date



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

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

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

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

Rickey M. Garmon

Print name of applicant



Signature of applicant

10-05-2023

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.

515 Arricola Ave. St. Augustine, FL 32080

Project Address: _____

Rickey M. Garmon

Applicant's Name: _____

Rickey M. Garmon

Applicant's Signature: _____

Owner's Name: _____

Owner's Signature: _____

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 2232900000
Location Address 515 ARRICOLA AVE
 SAINT AUGUSTINE 32080-0000
Neighborhood Davis Shores South (590)
Tax Description* 3-102 DAVIS SHORES LOT 57 & N 1/2 OF LOT 58 BLK 60
 OR4601/1834
**The Description above is not to be used on legal documents.*
Property Use Single Family HX Demo Rebuilding per 193.155 (0199)
Code
Subdivision Davis Shores Ocean View Section
Sec/Twp/Rng 20-7-30
District City of St Augustine (District 452)
Millage Rate 18.9763
Acreage 0.230
Homestead Y

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


Owner Information

Owner Name Garmon Rickey M 100%
Mailing Address 150 VILANO RD #14
 SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000
Senior Exemption		\$50,000

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$257,250
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$257,250
Total Deferred	\$119,841
Assessed Value	\$137,409
Total Exemptions	\$100,000
Taxable Value	\$37,409

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
2023	\$0	\$0	\$257,250	\$0	\$0	\$257,250	\$133,407	\$223,843	\$33,407
2022	\$137,820	\$0	\$197,568	\$0	\$0	\$335,388	\$219,872	\$215,516	\$119,872
2021	\$91,081	\$0	\$147,000	\$0	\$0	\$238,081	\$213,468	\$124,613	\$113,468
2020	\$81,975	\$0	\$132,300	\$0	\$0	\$214,275	\$210,521	\$103,754	\$110,521
2019	\$73,488	\$0	\$132,300	\$0	\$0	\$205,788	\$205,788	\$100,000	\$105,788
2018	\$20,997	\$0	\$132,300	\$0	\$0	\$153,297	\$142,268	\$11,029	\$142,268
2017	\$43,160	\$157	\$119,438	\$0	\$0	\$162,755	\$149,105	\$13,650	\$149,105
2016	\$87,485	\$179	\$119,438	\$0	\$0	\$207,102	\$171,845	\$35,257	\$171,845
2015	\$88,652	\$201	\$91,875	\$0	\$0	\$180,728	\$156,223	\$24,505	\$156,223
2014	\$88,210	\$224	\$77,175	\$0	\$0	\$165,609	\$142,021	\$23,588	\$142,021
2013	\$45,958	\$246	\$62,475	\$0	\$0	\$108,679	\$108,679	\$0	\$108,679
2012	\$65,606	\$100	\$55,070	\$0	\$0	\$120,776	\$120,776	\$0	\$120,776
2011	\$67,907	\$106	\$61,189	\$0	\$0	\$129,202	\$129,202	\$0	\$129,202
2010	\$69,058	\$113	\$67,988	\$0	\$0	\$137,159	\$137,159	\$0	\$137,159

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family HX Demo Rebuilding per 193.155	70	140	70	EF	\$257,250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/23/2018	8/23/2018	\$184,000.00	WARRANTY DEED	4601	1834	U	V	STILLWORD JOSEPH ET AL	GARMON RICKEY M
8/28/2012	8/20/2012	\$82,200.00	WARRANTY DEED	3606	679	U	I	CWABS INC CERTIFICATEHOLDERS SERIES 2005-IM2	STILLWORD JOSEPH ET AL
6/25/2012	6/25/2012	\$100.00	CERTIFICATE OF TITLE	3578	914	U	I	CLEMENTS BRUCE RANDALL	CWABS INC CERTIFICATEHOLDERS SERIES 2005-IM2
	4/6/2005	\$185,000.00	WARRANTY DEED	2418	1569	Q	I	SAVAGE HOWARD W II & FELISA A	CLEMENTS BRUCE RANDALL
	10/21/2003	\$128,000.00	WARRANTY DEED	2080	625	Q	I	SIMPSON ANDREA	SAVAGE HOWARD W II & FELISA A
	10/21/2003	\$115,000.00	WARRANTY DEED	2080	624	U	I	SHEFFIELD CARL D & BARBARA C	SIMPSON ANDREA
	11/12/1999	\$100.00	WARRANTY DEED	1473	1741	U	I	COPE ALTON W JR & KATHRYN	SHEFFIELD CARL D & BARBARA C
	12/23/1998	\$71,500.00	WARRANTY DEED	1379	829	Q	I	FIRST COAST CREDIT SERVICES	COPE ALTON W JR & KATHRYN
	11/15/1995	\$54,000.00	WARRANTY DEED	1141	739	U	I	FESPERMAN FRANCES R	FIRST COAST CREDIT SERVICES

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

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

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Last Data Upload: 10/3/2023, 12:36:36 AM

Contact Us

Developed by
 Schneider
GEOSPATIAL



Overview



Legend

□ Parcels

Parcel ID	2232900000	Physical Address	515 ARRICOLA AVE SAINT AUGUSTINE GARMON RICKEY M	Building Value	N/A	Last 2 Sales			
Property Class	0199 - Single Family HX Demo	Mailing Address	150 VILANO RD #14 SAINT AUGUSTINE FL 32084-0000	Extra	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine			Feature Value		8/23/2018	\$184000	36	U
Acres	0.23			Total Land Value	\$257,250	8/20/2012	\$82200	12	U
				Just Value	\$257,250				
				Total	\$119,841				
				Deferred					
				Assessed Value	\$137,409				
				Total	\$100,000				
				Exemptions					
				Taxable Value	\$37,409				

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.

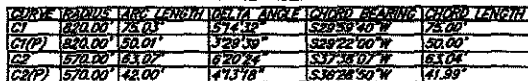
Date created: 10/6/2023

Last Data Uploaded: 10/3/2023 12:36:36 AM

Developed by  Schneider
GEOSPATIAL

LOT 57 & NORTH 1/2 OF LOT 58, BLOCK 60, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 102, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

**CERTIFIED TO:
RICKEY M. GARMON**



LOT COVERAGE		
COVERED SQ. FT.	LOT SQ. FT.	%
2,475±	9,807±	25
IMPERVIOUS COVERAGE		
IMP. SQ. FT.	LOT SQ. FT.	%
2,823±	9,807±	29

AREA = 0.23 ± ACRES
OR 8,807 ± sq. ft.

20 0 10 20
1"=20'

A/C	- AIR CONDITIONER PAD	RES.	- RESIDENCE
ID.	- IDENTIFICATION	E	- CENTERLINE
	- VERTICAL DATUM	+	- DENOTES NOT TO SCALE
sq. ft.	- SQUARE FEET		- WATER METER
I.R.(F)	- IRON PIPE FOUND		- EXPOSED CONCRETE
I.R.(F)	- IRON ROD FOUND		- COVERED AREA
I.R.(S)	- 5/8" IRON ROD SET (LANDTECH)		

GENERAL NOTES:

- This survey made without benefit of an abstract of file. No right-of-way or easement of record were identified in this form except as shown.
- The use of this survey by a professional engineer based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recordable estate of title, easement or right-of-way or maintenance. This surveyer shall be held liable for the existence at any such title.
- Use of this survey for purposes other than that which it was intended, without written consent of this office, is at the user's sole risk and without liability to this surveying person shall be intended to give any rights or benefits to anyone other than these the survey was prepared for.
- All easements and encumbrances by mining operations in accordance with rules set forth by the American Association of Engineers.
- No underground structures, utilities or foundations were located or determined by this survey.
- Field notes, sketches call the appropriate county cadastral enforcement office.
- All stations, 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.
- Measurements in shown herein are only those above ground, visible objects.

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

- According to the Federal Emergency Management Agency FIRM Map No. 72546-03184,
effective date: 08/02/06, the property described herein appears to be in Zone AE 9
- Words of location elsewhere: REFER TO SUMMARY

NO	LAST FIELD DATE	DEPTH	TA/PAIR	DRY BT	WET BT
18-0227	08/07/18	1'±20'	727/20	N.H.F.	R.J.B.

TYPE: PROBABLY SITE PLAN

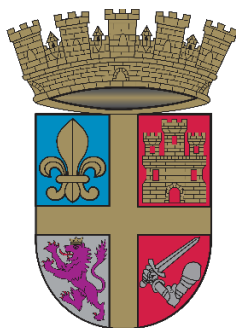
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LANDTECH
Associates, Inc.
LAND SURVEYOR'S

4475 U.S. HIGHWAY #1 SOUTH SUITE 202
ST. AUGUSTINE, FLORIDA 32088
(804) 471-8877 FAX (804) 471-8876

Not valid without the signature and the original recent seal of a Florida licensed surveyor and mapper. 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



Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: November 7, 2023

RE: Consideration and Discussion Related to Updating the City's Parking Code Regulations: Draft Parking Code Update Provided by Staff Proposing Certain Changes to the Code.

On July 21st, 1915, the Mayor of St. Augustine signed Ordinance No. 1. This ordinance was an "Emergency Ordinance for the Repairing of the Several Streets of the City of St. Augustine, Florida, which are now in the State of Repair and Providing for the Cost thereof." The significance of this emergency ordinance, one from over one hundred (100) years ago, is that it reflects the community's priorities and values of not only maintaining a functional street network, but also one of the highest quality and safety.

According to the Congress for New Urbanism "Street Networks are the backbone upon which we build communities. Good street network designs reduce land consumption, provide greater accessibility through more direct routes, and increase overall network efficiency and reliability through added redundancy. They also affect several factors that relate to building more sustainable communities such as travel patterns, road safety, and public health."

For the last one hundred years this belief has remained both a priority and value of the St. Augustine community which has without a doubt changed in many ways over the years. This belief was most recently validated in the summer of 2020 when the City of St. Augustine Comprehensive Plan, and its Transportation Element, were amended to create a Transportation *and* Mobility Element to incorporate changes recommended in the Evaluation and Appraisal Report (EAR).

This newly created element is the chapter of the Comprehensive Plan that establishes the overall plan and framework for a long-term transportation network, addressing impacts of traffic, and establishing a program to encourage multiple modes of transportation for the City. It is the element that outlines all of the important issues to try to address traffic, livability, tourist volume, and a potential balance of modern transportation needs in an ancient city.

The Mobility Plan for the City of St. Augustine includes a range of options to manage vehicular traffic and congestion, reduce pressure and improve the transportation experience downtown, while simultaneously encouraging the use of multimodal transportation and other associated improvements.

To encourage multimodal transportation the City has four (4) individually detailed plans which will be funded primarily through the adopted mobility fee. These plans are attached for your reference.

Plan One	Plan Two	Plan Three	Plan Four
Streets Plan	Walking & Bicycling Plan	Multimodal Plan	Transit Circulator Plan

The plans and visions have been adopted, the reports have been written, and there have been over one hundred years of public engagement and input that can all be referenced. The City of St. Augustine is now able to begin implementing a way forward in making good on upholding this community value. With all of this said, there is no better place to start than with an amendment to the City’s Code of Ordinances. Chapter 28 Zoning Division 2. – Off-Street Parking and Loading is the City’s current parking code, which was first codified in 1975 and saw its last substantial update in 1988.

The attached document is a proposal for updating these thirty-five (35) year old City’s parking code regulations; these regulations not only heavily influence how the built environment of City of St. Augustine is developed, but also its resident and visitor’s mobility choices. With the amount of importance that this section of the City’s Code of Ordinances has it is not surprising that the Planning and Zoning Board has spent close to a year reviewing several concepts and drafts before arriving at the proposal attached.

The proposed changes are a way to address future growth in both population and employment in St. Augustine. The idea of providing parking for every future resident and visitor is far from sustainable; there is a finite amount of land within the City and it cannot all be dedicated to the parking of automobiles.

The proposed changes are aimed at reducing the impact of traffic on neighborhood streets. Streets serve to provide connections to where people are and where they want to be. The City’s streets need to be more resilient and have mobility options for more than just that of automobile usage. The proposed changes are to aid in the transition from moving cars towards a multimodal system focused on providing people with enhanced mobility choices.

Traffic issues which plague the City are not solely based on people’s preference to drive, it can instead be attributed to the fact that driving is currently the only safe and reliable option for moving about the City. The continued transition is aimed to allow for *people of all ages and abilities* to choose how they get from one place to another. Lastly, the proposed changes honor the historic grid of the City of St. Augustine which is a cornerstone in the City’s historic preservation efforts. Historic preservation helps tell our story and broaden our understanding of the past for future generations to enjoy.

The attached parking code proposal is a redlined version of the City's current parking code, with the blue text reflecting the Planning and Zoning Board discussion from September 19th, 2023. The discussion from September was focused on the four points below:

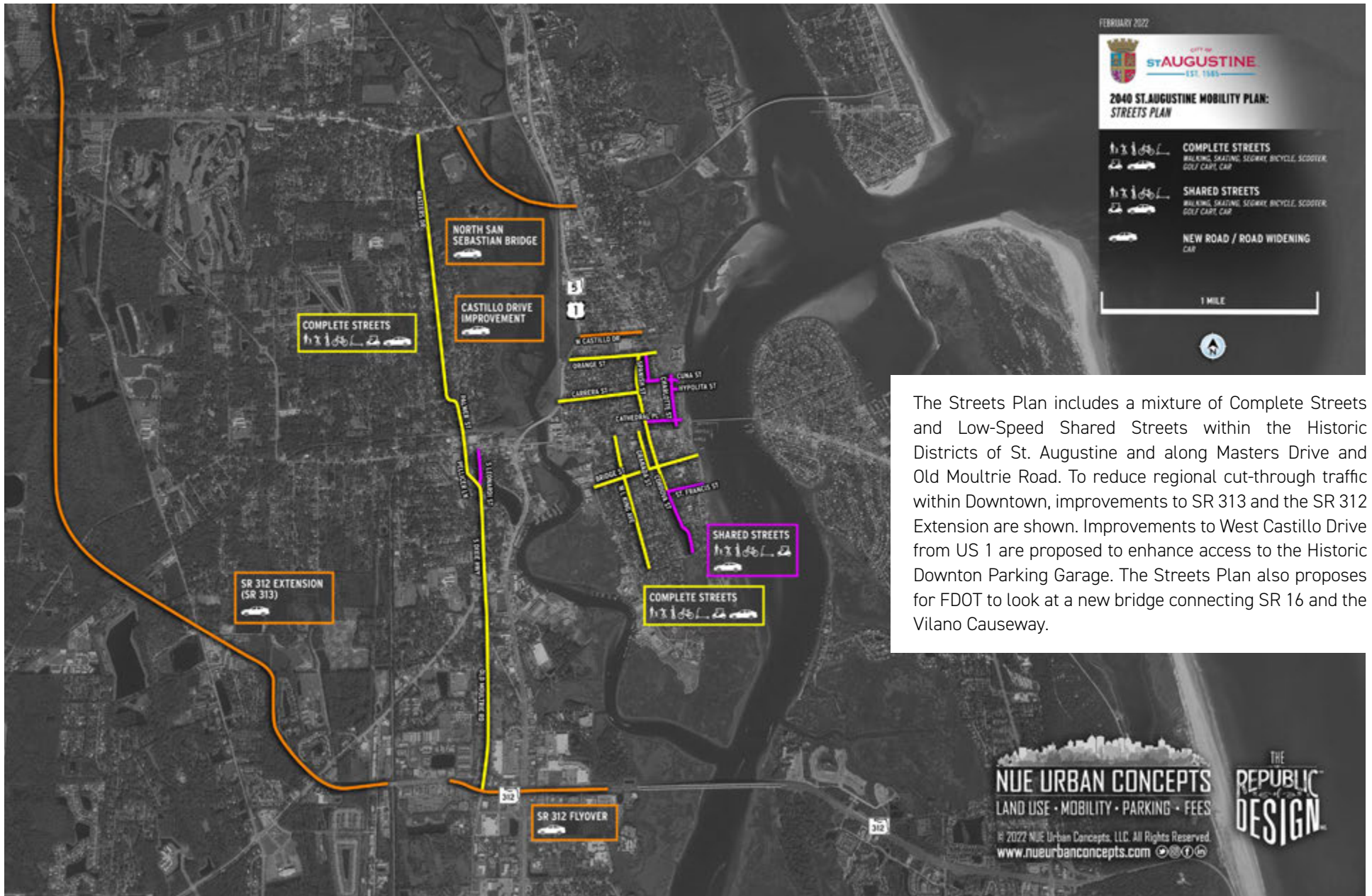
1. A review and recommendation of the modified Sec. 28-372 which is now titled "Off-street parking provisions for neighborhood development."
 - a. *Language now states that residential uses are not exempt from minimum parking requirements.*
2. A review and recommendation of the initial parking reduction given to shared parking agreements. This is under letter (f) within Sec. 28-373. – Required off-street parking.
 - a. *The PZB voted to allow an initial twenty-five (25) percent reduction for shared parking agreements.*
3. Setting the dollar amount for the parking in-lieu of fee. This is under letter (g) within Sec. 28-373. – Required off-street parking.
 - a. *NUE Urban Concepts, the City's mobility consultant, proposed either \$5,000 per space if the intention of the City is to provide public surface parking OR \$25,000 per space if the intention is for the City is to provide public structured parking.*
4. A recommendation on whether to use new multimodal parking requirements as an additional requirement or as a tool for vehicle parking space reduction. This is under letters (h) and (i) within Sec. 28-373. – Required off-street parking.
 - a. *Additional multimodal parking may be provided and may be used to offset off-street vehicle parking requirements at a 1:1 ratio, but not to exceed a total of 10% of the overall requirement.*

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4331 or email at jfredriksson@citystaug.com or Amy Skinner at (904) 209-4320 or email at askinner@citystaug.com.



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

2040 MOBILITY PLAN: STREETS PLAN

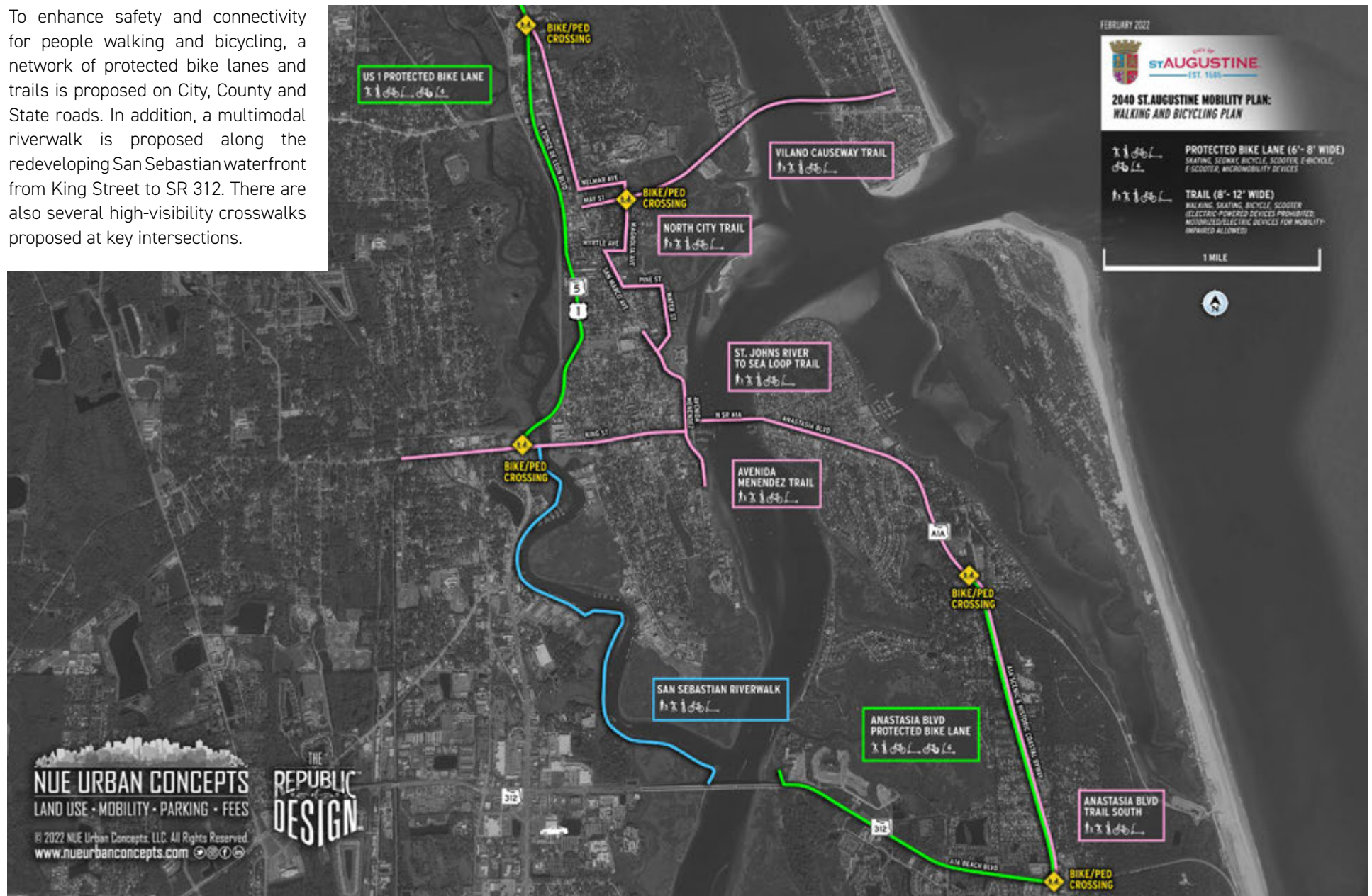


The Streets Plan includes a mixture of Complete Streets and Low-Speed Shared Streets within the Historic Districts of St. Augustine and along Masters Drive and Old Moultrie Road. To reduce regional cut-through traffic within Downtown, improvements to SR 313 and the SR 312 Extension are shown. Improvements to West Castillo Drive from US 1 are proposed to enhance access to the Historic Downtown Parking Garage. The Streets Plan also proposes for FDOT to look at a new bridge connecting SR 16 and the Vilano Causeway.

2040 MOBILITY PLAN: WALKING & BICYCLING PLAN

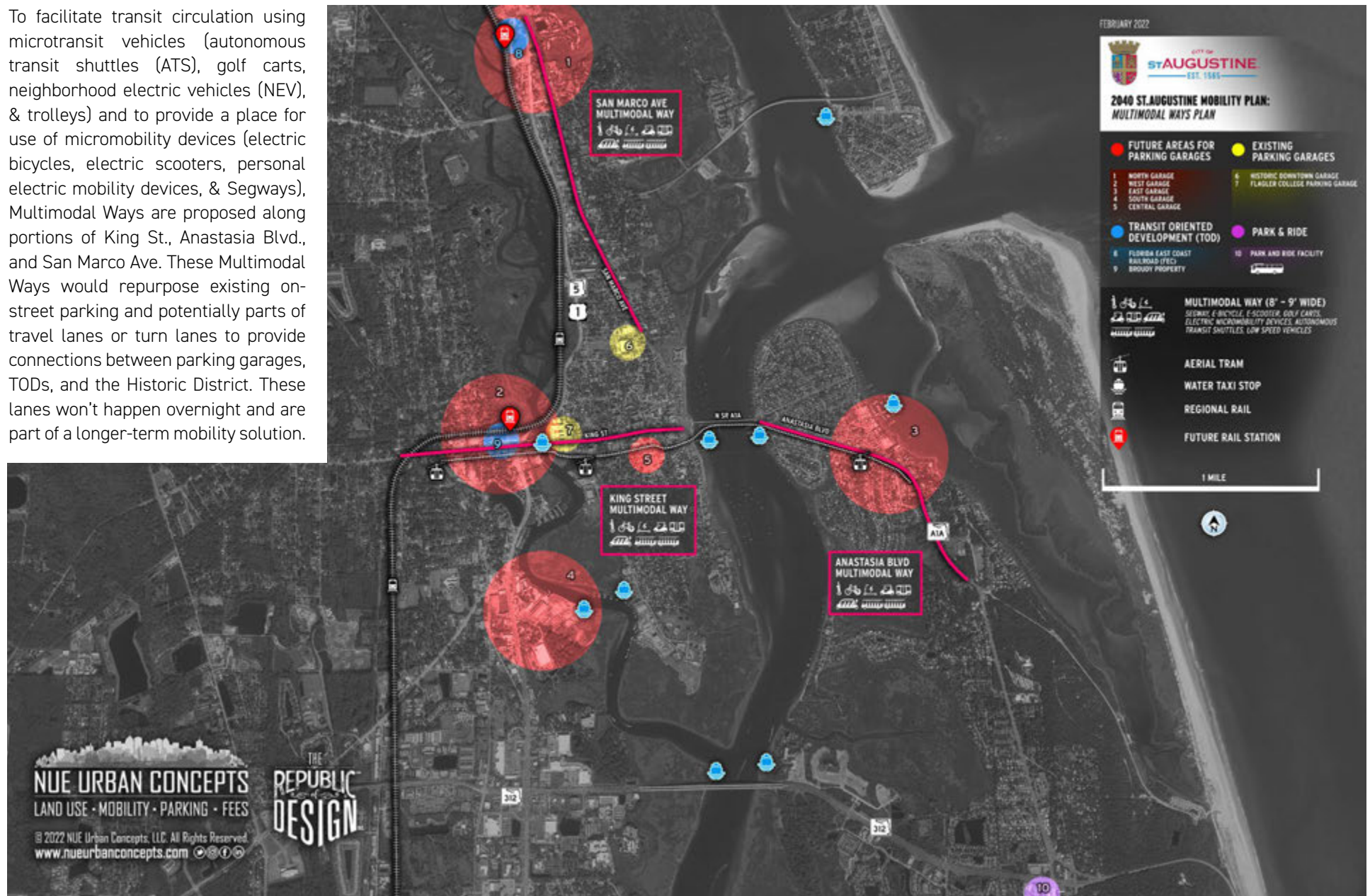


To enhance safety and connectivity for people walking and bicycling, a network of protected bike lanes and trails is proposed on City, County and State roads. In addition, a multimodal riverwalk is proposed along the redeveloping San Sebastian waterfront from King Street to SR 312. There are also several high-visibility crosswalks proposed at key intersections.



2040 MOBILITY PLAN: MULTIMODAL WAYS PLAN

To facilitate transit circulation using microtransit vehicles (autonomous transit shuttles (ATS), golf carts, neighborhood electric vehicles (NEV), & trolleys) and to provide a place for use of micromobility devices (electric bicycles, electric scooters, personal electric mobility devices, & Segways), Multimodal Ways are proposed along portions of King St., Anastasia Blvd., and San Marco Ave. These Multimodal Ways would repurpose existing on-street parking and potentially parts of travel lanes or turn lanes to provide connections between parking garages, TODs, and the Historic District. These lanes won't happen overnight and are part of a longer-term mobility solution.



2040 MOBILITY PLAN: TRANSIT CIRCULATOR PLAN

The Mobility Plan proposes to create a park-once environment where on-street parking is converted to shorter duration times to encourage turnover and business access, and visits of two hours or longer are encouraged to park in garages. Existing and future garages could be served by a transit circulator system that provides employees, residents, students, and visitors quick access to the Historic District without spending time driving around looking for a parking spot. The Transit Circulator Plan also proposes several water taxi stops throughout the City and identified two potential transportation-oriented developments (TODs) along future regional rail connections between Jacksonville and St. Augustine. As climate change challenges continue, a longer-term solution may be the consideration of an aerial tram connecting future garages on the east end of Anastasia Blvd and the west end of King Street.



DIVISION 2. - OFF-STREET PARKING AND LOADING

Sec. 28-366. - In general.

All new and expanded uses and structures as well as all changes in use shall meet all requirements contained in this section for off-street parking and loading. Where fractional spaces result from parking space requirement calculations, the parking space required shall be the nearest whole number.

Off-street vehicle parking, including public parking facilities, must be designed, constructed and maintained in accordance with the requirements of this section as well as the goals, objectives, and policies of the City's Comprehensive Plan and Mobility Plan.

Sec. 28-367. - Historic preservation districts requirements.

~~Uses and structures located in historic preservation districts 1, 2, 3 and 4 are not required to provide off-street parking and loading. Any parking facilities within these districts shall meet the specific requirements contained in this section. Parking facilities within historic preservation districts 1, 2 and 3 shall not exceed a maximum of twenty (20) spaces and shall not be located within twenty-five (25) feet of another facility. All parking facilities shall have a fence or wall around the perimeter of the facility. Parking facilities located on the premises of a structure shall meet the height requirements for fences or walls established by the architectural guidelines for historic preservation as appropriate to the era of the structure. Parking facilities located off the premises shall meet the height requirements for pre-1821 construction. No parking garages shall be approved within historic preservation districts 1, 2 and 3, and any parking facility located on a corner lot shall be by exception only.~~

- (a) Parking exemption. Uses and structures located in historic preservation districts 1, 2, 3 and 4 are not required to provide off-street parking and loading.
- (b) Parking requirements. Any parking facilities within historic preservation districts 1, 2, 3 and 4 shall meet the specific requirements contained in this section.
- (c) Maximum spaces. Parking facilities within historic preservation districts 1, 2 and 3 shall not exceed a maximum of twenty (20) spaces and shall not be located within twenty-five (25) feet of another facility.
- (d) Multimodal facilities. Any parking facilities within historic preservation districts 1, 2, 3, and 4 shall provide multi-modal parking consistent with the requirements of Sec. 28-372.
- (e) Fence or walls. All parking facilities shall have a fence or wall around the perimeter of the facility. Parking facilities located on the premises of a structure shall meet the height requirements for fences or walls established by the architectural guidelines for historic

preservation as appropriate to the era of the structure. Parking facilities located off the premises shall meet the height requirements for pre-1821 construction.

- (f) Parking garages. No parking garages shall be approved within historic preservation districts 1, 2, and 3.
- (g) Parking visibility. Any parking facility located on a corner lot shall be by exception only. All ingress and egress shall be designed and constructed to ensure pedestrian and bicycle safety. Access connections shall minimize vehicle conflicts, address adequate site visibility, and provide safe pedestrian and bicycle crossing.

Sec. 28-368. - Design standards.

- (a) *Approval of plans and specifications.* No permits shall be issued for any parking facility until the plans and specifications, including required landscaping, materials and storm drainage, have been submitted to and approved by the planning and building department and the ~~engineering division~~ public works/utilities department(s). These plans and specifications shall include proper drainage and retention, surface materials, curbing and screening as required, clearly marked and dimensioned, with handicap and other special use spaces designated. All entrances, exits and aisles shall be dimensioned, with the traffic pattern indicated.
- (b) *Drainage.* Off-street parking and loading facilities shall meet city requirements for stormwater retention and drainage to prevent damage to abutting property, the public right-of-way and the adjacent environment. All such facilities shall be paved with erosion-resistant materials in accordance with city specifications. These specifications may include alternative surfaces, pervious surfaces, drainage and retention systems that are sustainably designed according to best management practices and City policy. Drainage from parking facilities into the city drainage system (either overground or direct underground) shall require the approval of the ~~engineering division~~ public works/utilities department(s).
- (c) *Lighting.* Adequate lighting shall be provided if an off-street parking or loading facility is to be used at night. Such lighting shall be provided to ~~insure~~ ensure user safety and security. Lighting shall be designed and installed to minimize glare on adjacent property and streets. No source of illumination shall be directed into the windows of any residential building.
- (d) *Landscaping.* Landscaping requirements for parking facilities shall be as required by Chapter 25.
- (e) *Separation from walkways and streets.* Off-street parking and loading facilities shall be separated from walkways, sidewalks, streets or alleys by a wall, fence, curbing, bollards, landscaping or other approved protective device. Such protective devices shall not impair the visibility of pedestrians, bicycles, or vehicles at ~~entrances and exits~~ access connections.
- ~~(f) *Entrances and exits.* The location and design of entrances and exits shall be in accordance with city specifications. The number of curb cuts shall be the minimum required to allow~~

~~free and safe use of the facility without impairing traffic flow along the street. The use of shared or common curb cuts is encouraged where practical. Trees and appropriate landscaping may be used to define entrances and exits. Landscaping, curbing or other protective devices may be provided to control access and to separate pedestrian and vehicular traffic.~~

- (f) Access connections. The location and design of ingress and egress shall be in accordance with city specifications. The number of curb cuts shall be the minimum required to allow free and safe use of the facility without impacting pedestrian and bicycle safety and impairing traffic flow along the street. Trees and appropriate landscaping may be used to define ingress and egress. Landscaping, curbing or other protective devices may be provided to control access and to separate pedestrian and vehicular traffic. Access connections should be designed with the highest priority given to the pedestrian.
- (g) Shared and cross-access. Access shall be taken from a shared or common curb cut access connection where such opportunity exists. Multiple uses on a parcel shall share all access connections, unless otherwise prohibited by a development order condition. Where access connections are less than 75 feet from an adjacent parcel, access easements to the property boundary shall be provided to allow for shared access and cross-access. Where a parking lot drive-aisle terminates adjacent to a property boundary, a stub-out or easement shall be provided to the property boundary to allow for cross-access. The City may require shared or cross-access easements to facilitate internal circulation and circulation between adjacent developments to reduced impedance to pedestrian, bicycle, and vehicle mobility along adjacent rights-of-way.
- ~~(g)~~ (h) 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
<u>Drive aisles with no parking immediately adjacent</u>	<u>10</u>	<u>20</u>

- ~~(h)~~ (i) Existing site constraints. For parking facilities to be used in conjunction with existing structures containing physical constraints, such as trees or buildings, making it impractical to provide entrances, exits and interior aisles in accordance with subsections

~~(f) and (g) (f), (g), and (h) hereof, the city planning and building manager may grant a variance from such requirements; provided, however, no variance shall be given by the planning and building manager to the required parking space requirements or required interior maneuverability space. director may grant relief from such requirements.~~

The city also recognizes that due to the unique layout and design of the existing commercially zoned areas of the city that the parking requirements of this section may not be able to be met based on the existing development or nonconforming lots. When the layout, design, deed restriction or unique condition of an existing lot or building in the existing commercially zoned areas of the city creates a hardship which affects the ability to meet the required number of parking spaces, the following may be allowed:

- a. The number of required spaces may be reduced by the variance process outlined in the land development code.
- b. A reduction of up to 50 percent for required parking spaces may be applied to changes of use or re-model projects to existing buildings within the existing commercially zoned areas of the city; provided that the site plan includes proposed bicycle and/or motorcycle parking for the equivalent of the reduced number of parking spaces, and provided that the proposed site plan includes meeting the current requirements of the landscaping code of the City of St. Augustine. This reduction will not apply to new construction in the existing commercially zoned areas.
- c. New construction in the existing commercially zoned areas of the city may have the number of required parking spaces reduced by up to 25 percent if the lot is considered a nonconforming lot; provided that the site plan includes proposed bicycle and/or motorcycle parking for the equivalent of the reduced number of parking spaces and provided that the proposed site plan includes meeting the current requirements of the landscaping code of the City of St. Augustine.

(j) *Valet Parking.* Off-street parking with a valet service or operator, which allows for attendants to receive, park and deliver the automobiles of occupants, tenants, customers, invitees, and visitors, including tandem parking, may be utilized in lieu of the requirements of this code provided the following requirements are complied with:

- (1) *Agreement.* Any required valet or tandem parking utilized in lieu of the parking requirements set forth in this code shall be governed by an agreement with the City (in such form as may be approved by the City Attorney) and recorded with the St Johns County Clerk of Circuit Court. The agreement shall constitute a covenant running with the land binding upon the owners, heirs, administrators, successors, and assigns. The agreement may be released by the City at such time that site plan approval is obtained for an alternative parking arrangement which satisfies the parking requirements for said use or a fee-in-lieu payment is made to the City.

- (2) On-site parking management. A parking professional shall be available for the vehicle retrieval during business hours.
- (3) Parking space dimensions. The dimensions for valet and tandem parking spaces shall be a minimum of eight (8) feet wide by sixteen (16) feet deep with a maximum stacking of two vehicles along a one-way drive aisle of twelve (12) feet and a two-way drive-aisle of twenty-four (24) feet.
- (4) Accessible parking. Valet parking may be utilized to conform with the number of accessible parking spaces provided that:
 - a. At least two handicapped accessible spaces are provided adjacent to the vehicle queuing area for those vehicles which cannot be operated by the parking professional; and,
 - b. The person's vehicle may be safely operated by aforementioned on-site parking management.
- (5) Queue. The required queue is to be provided on private property as opposed to public rights-of-way. The valet drop-off/queuing area must be provided with a minimum length of 100 feet. Greater queuing area may be required as a condition of site plan or use by exception approval based upon the intensity of the use and location. The length of the queuing area may be reduced when supported by a queuing analysis and where potential queue back up would not impact an arterial, collector or entry corridor. Any queuing analysis shall be based on a methodology agreeable to and is subject to approval by the City.

Sec. 28-369. - Compact Parking space standards.

~~A compact parking space shall be at least eight (8) feet wide by eighteen (18) feet in length. All compact spaces shall be indicated by signs. A maximum of twenty-five (25) percent of required parking spaces may be compact spaces.~~

- (a) A standard parking space shall be at least nine and one half (9 ½) feet wide by nineteen (19) feet in length.
- (b) A compact parking space shall be at least eight (8) feet wide by eighteen (18) feet in length. All compact spaces shall be indicated by signs. A maximum of fifty (50) percent of required parking spaces may be compact spaces.
- (c) Parking garage space shall be at least nine (9) feet by nineteen (19) feet. When the front of the vehicle is adjacent to a wall, wire or fixed barricade, or mechanical system, the minimum length shall be twenty (20) feet, plus any additional space for protective barricades. Where a wall, structural support, mechanical system, or other fixed object or object that limits site visibility, or where adjacent to a pedestrian access, spaces shall be a minimum of ten (10) feet wide.
- (d) Bicycle racks and weather protected storage units shall be designed, constructed, and maintained to include provisions for the secure storage and locking of bicycles on a hard surface at least seven (7) feet in length. Fixed objects which are intended to serve as bicycle parking facilities shall be clearly labeled as available for bicycle parking.

- a. A bicycle rack shall mean a fixed object clearly labeled as to secure at least two (2) bicycles.
- b. A weather protected bicycle storage unit shall mean bicycle parking that is easily accessible to residents, visitors, customers, and employees and covered to protect bicycles from rain and other types of weather.
- (e) Motorcycle spaces shall be a minimum of three (3) feet in width and at least ten (10) feet in length. Concrete, erosion resistant material, or other material that will not be damaged by the motorcycle kickstands is required for the motorcycle parking spaces. Motorcycle parking shall be labeled as such.

Sec. 28-370. - Handicap parking space standards.

Handicap parking spaces shall conform to the standards of the most recently adopted Florida Building Code.

Sec. 28-371. - Location.

- (a) A required off-street parking and loading facility shall be located on the same lot or parcel of land it is intended to serve. However, an off-street parking and loading facility within four hundred (400) feet one thousand three hundred and twenty (1,320) feet, or one quarter mile, of the premises may be allowed as a permitted use by exception.
- (b) The planning and zoning board may grant an exception a permitted use by exception within one thousand three hundred and twenty (1,320) feet, or one quarter mile, when practical difficulties prevent the placing of all or part of the facility on the premises they are designated to serve. The board shall review the proposal for impact upon pedestrian and vehicular traffic patterns and user safety, impact upon surrounding properties from noise, glare, visual quality, nuisance and traffic generation. Exceptions reviewed by the planning and zoning board shall include provisions that promote the City's Mobility Plan. Such provisions may include, but are not limited to, on-site bicycle racks, motorcycle parking, and/or a drop off valet service.
- (c) The planning and building department director, or designee, may permit off-site parking within four hundred (400) feet when such parking facilities provide the number of spaces required for all uses or structures or meet the requirements of Sec. 28-373. – Required off-street parking.

~~Sec. 28-372. – Joint use of parking facilities.~~

~~Nothing in this chapter shall be construed to prevent the joint contractual use of off-street parking facilities by two (2) or more structures or uses when such facilities provide the number of spaces required for all uses or structures.~~

Sec. 28-372. – Off-street parking provisions for neighborhood development.

- (a) Intent. The purpose of this section is to reduce parking demand, support the use of multi-modal forms of transportation, encourage redevelopment, preservation of existing buildings, reduce construction costs, and increase the efficiency of taxable land within the City of St. Augustine.
- (b) Parking Space Requirements. For all uses within these specific neighborhood development areas, except for lodging and residential uses, the provision of off-street parking spaces will not be required. Vacation rentals must still comply with Sec. 28-151. – Parking.
- (c) Location. Development which is exempt from providing off-street parking must (1) take place on a property that has a Commercial Low or Commercial Medium Future Land Use designation and (2) be located directly adjacent to the following avenues, streets, and lanes:
- (1) Uptown San Marco Commercial District
 - i. San Marco Avenue between W San Carlos Avenue and W Castillo Drive.
 - (2) East King Street Commercial District
 - i. E King Street between the San Sebastian River and Granada Street.
 - (3) West City Commercial District
 - i. W King Street between the western most limits of the City of St. Augustine and the San Sebastian River.
 - ii. Pellicer Lane between W King Street and Davis Street.
 - iii. Palmer Street between W King Street and Evergreen Avenue.
 - (4) North Lincolnville Commercial District
 - i. Washington Street between Bridge Street and De Haven Street.
- (d) Minimum Bicycle Parking Requirements.

	<u>Required Number of Bicycle Racks</u>	<u>Required Number of Bicycle Storage Units (Weather Protected)</u>
<u>Residential/Lodging</u>	<u>1 for every twenty units / 1 minimum</u>	<u>1 for each dwelling unit</u>
<u>Civic</u>	<u>1 for every 10,000 square feet of gross floor area / 1 minimum</u>	<u>1 for every 10,000 square feet of gross floor area / 2 minimum</u>
<u>Commercial</u>	<u>1 for every 5,000 square feet of gross floor area / 1 minimum</u>	<u>1 for every 5,000 square feet of gross floor area / 2 minimum</u>
<u>Industrial</u>	<u>1 for every 20,000 square feet of gross floor area / 1 minimum</u>	<u>1 for every 5,000 square feet of gross floor area / 2 minimum</u>

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

- (a) *Intent.* The purpose of this section is to ~~insure~~ ensure the reasonable provision of off-street, on-site parking facilities. Any use not listed shall provide off-street parking facilities as required of the use listed which is most closely related to it, as determined by the planning and building department.
- (b) *Continuation required.* Off-street parking or loading facilities shall be maintained and continued as long as the main use continues.
 - (1) *Repair.* Conforming buildings and uses existing at the time of adoption of this chapter (June 27, 1988) may be modernized, altered and/or repaired without providing additional facilities, providing there is no increase in area or capacity.
 - (2) *Enlargement.* When a building or use existing at the time of adoption of this chapter is enlarged or increased in area or capacity by adding floor area, volume or seats, off-street parking and loading as required by this chapter shall be provided for the additional floor area, volume, capacity or seats so created or used.
 - (3) *Change in use.* When the use of a building or portion thereof changes and results in an increase in person travel demand above the existing use of the property, the new use shall meet the off-street parking requirements of this section.

~~(c) *Required parking San Marco Avenue Design Standards.* Developments within the San Marco Avenue Design Standards entranceway corridor area, utilizing the residential typology development option, shall receive a twenty-five (25) percent reduction for the total calculated required parking based on (d) Minimum spaces required in order to maintain the appearance of a residential in nature front yard consistent with the intent of the design standards.~~

(c) *Required parking and Design Standards:*

- a. San Marco Avenue Design Standards. Developments within the San Marco Avenue Design Standards entranceway corridor area, utilizing the residential typology development option, shall receive a twenty-five (25) percent reduction for the total calculated required parking based on (d) Minimum spaces required in order to maintain the appearance of a residential in nature front yard consistent with the intent of the design standards.
- b. King Street Design Standards. Developments adjacent to King Street (East and West), Masters Drive and S. Dixie Highway, utilizing the residential typology development option, shall receive a twenty-five (25) percent reduction for the total calculated required parking based on (d) Minimum spaces required in order to maintain the appearance of a residential in nature front yard consistent with the intent of the design standards.

(d) *Minimum spaces required:*

	Use	1 Space Per Gross Floor Area (Sq. Ft.)	1 Space Per Rates Patron Capacity	Units, Seats, Rooms, Spaces	Special Requirements
(1)	Amusement/recreation				
	Skating rink	300			
	Indoor recreation		4 patrons or seats		
	Bowling			3 per lane	
	Miniature golf			2 per hole	
	Outdoor recreation		4 patrons or seats		
	Outdoor pool				1 per 75 ft. water area
	Racquet courts				3 per court
(2)	Art gallery, library and museum	400			
(3)	Auditorium			4 seats	
(4)	Auto, boat, equipment sales, rentals	300 <u>500</u> (buildings)			
(5)	Banks and financial institutions	300		3 per automatic teller machine	
(6)	Barber/hair salon				3 spaces per operator or chair
(7)	Bar, lounge, tavern, nightclub		3 patrons or seats		
(8)	Boarding and rooming houses, and hostels			1 per bed	and 2 per resident manager
(9)	Bus/transportation depot	300			
(10)	Church/funeral home			4 seats	(for churches based on largest group assembly room)
(11)	Community center	250 <u>500</u>			
(12)	Clinic	<u>400</u>			5 per doctor/ dentist
(13)	Clubs, lodges	250			(includes outside assembly/recreation)
(14)	Convention center	200			
(15)	Daycare, child care facility				1 per employee
(16)	Furniture, clothing, appliance store	500			
(17)	Garage, repair			3 per bay	
(18)	Gym, spa	200			

(19)	Hospital			1.5 per 3 beds	plus as required for accessory uses
(20)	Hotel/motel/inn		3 (for meeting or banquet rooms) and	4 (for meeting or banquet rooms) and 1 per room	75% as required for accessory uses
(21)	Industrial manufacturing	1,000 devoted to manufacturing, shipping or receiving			and 1 per stored company vehicle and as required for office use
(22)	Shopping center	300 <u>500</u> (nonstorage area)			
(23)	Marina			1 per 2 newly constructed wet boat slips, excluding those used for charter boats, plus 1 per 10 dry boat storage spaces. Wet slips used for charter boats (including those for fishing, shelling, diving, and sightseeing purposes) are computed at 1 per 3 boat passengers based on the maximum number of passengers, and charter boats used for dining are computed at 1 per 2 boat passengers based on the maximum number of passengers. Each parking space provided to meet the marina's boat slip or dry storage	and as required for accessory uses

				parking requirements may also be credited towards meeting 100 square feet of the parking requirements for the marina or permitted marina-related activities, excluding restaurants, lounges/bars and private clubs. Uses not receiving credit from parking provided for boat slips or dry storage spaces shall provide parking at the normal rate for those uses as required within this Code.	
(24)	Mobile home			2 per unit	
(25)	Multifamily residential/apartments				
	1 bedroom			1.5 <u>1</u> per unit	
	2 bedrooms			2 <u>1.5</u> per unit	
	3 or more bedrooms			2.25 <u>2</u> per unit	
(26)	Office use medical/dental	400			3 per doctor
	Veterinary	400			3 per doctor
	Professional/business office	400			
	Real estate, property rental/management, employment office	300 <u>400</u>			
(27)	Restaurant	75 <u>100</u> patron area (nonfixed seating)	or 4 patrons (fixed seating)		and 1 per 200 sq. ft. nonpatron area

(28)	Restaurant, fast food or drive-through, coffee shop or café	75 <u>100</u> patron area (nonfixed seating)	or 3 patrons (fixed seating)		and 1 per 100 <u>200</u> sq. ft. nonpatron area
(29)	Schools				
	Elementary			2 per classroom, office and kitchen	
	Jr. high/high			2 per classroom, office and kitchen	and 1 per 6 auditorium or gym seats
	College/university/technical or vocational school		2 for every 3 employees, and 1 for every 5 students not residing on campus	1 per classroom, and 1 per 4 students at average capacity class attendance	and 10% as required for accessory uses including libraries, book stores, athletic facilities and cafeterias or restaurants
(30)	Single-family/duplex			2 per unit	
(31)	Recreational vehicle park/campground			1 per space	and as required for office use
(32)	Nursing home			1 per 6 beds	and 1 per employee
(33)	Retirement home/adult congregate living facility		2 patrons	or 1 per bedroom	
(34)	Service station	200 (buildings)			
(35)	Wholesale distribution	1,500			and as required for office
(36)	Warehouse storage	2,000			and as required for office
(37)	Mini-warehouse and self-storage facility			1 per 10 storage units	2 per office plus 2 per caretaker's unit
(38)	Convenience store	100 <u>200</u>			
(39)	Theatre		4 seats		
(40)	Grocery/supermarket	200 <u>300</u>			
(41)	Business, commercial, or service establishments	300 <u>500</u>			
(42)	Outdoor market	100 <u>300</u> (sale/display area)			
(43)	Public service				1 per employee plus 1 per stored company vehicle
(44)	Winery	450			

(45)	Winery with restaurant				
	a. Winery area	450			
	b. Restaurant area				
	1. Patron area	75 <u>100</u>	or 4 patrons or seats		
	2. Non-patron area (kitchen, etc.)	100			
(46)	Bed and breakfast			1 per room	2 for owner/resident manager
(47)	College dormitory			1 per bed <u>2 per 3 residential students</u>	and 10% as required for accessory uses provided as part of the dormitory
(48)	Special event venue			One (1) parking space per four (4) seats, except for special event venue space in hotels and motels as below, and If the special event venue is an accessory or ancillary use to a hotel or motel one (1) parking space per two hundred (200) square feet of special event venue space, and One (1) parking space per two hundred (200) square feet for designated special event venue outdoor standing patron areas and if accessory or ancillary to other uses (other than hotel and motel requirements	

				above) 75% of calculated required parking for the special event venue use shall be provided on-site in addition to other required parking.	
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- (e) Parking management. To encourage a park once environment and encourage the use of multimodal transportation, this division includes provisions for shared parking, mobility hubs, fee-in-lieu of programs and introduction of new parking technologies to reduce the number of off-street parking spaces.
- (f) Shared Parking. Nothing in this chapter shall be construed to prevent the shared contractual use of off-street parking facilities by two (2) or more structures or uses subject to the conditions below:
- (1) With shared entrances, exits, driveways, and/or drive aisles that meet requirements based on an analysis submitted by the applicant, or
 - (2) Are located within four hundred (400) feet of each other.
 - (3) If the above criteria are met the total number of parking spaces may be reduced up to twenty-five (25) percent.
 - (4) Parking requirements for shared uses shall be reviewed by city staff using the parking matrix below:

	<u>Weekday</u>			<u>Weekend</u>	
<u>Use</u>	<u>Night</u> <u>Midnight to</u> <u>6:00 a.m.</u>	<u>Day</u> <u>6:00 a.m. to</u> <u>6:00 p.m.</u>	<u>Evening</u> <u>6:00 p.m. to</u> <u>Midnight.</u>	<u>Day</u> <u>9:00 a.m. to</u> <u>4:00 p.m.</u>	<u>Evening</u> <u>6:00 p.m. to</u> <u>Midnight.</u>
<u>Residential</u>	<u>90%</u>	<u>50%</u>	<u>90%</u>	<u>70%</u>	<u>90%</u>
<u>Office</u>	<u>5%</u>	<u>90%</u>	<u>10%</u>	<u>5%</u>	<u>5%</u>
<u>Commercial/Retail</u>	<u>5%</u>	<u>50%</u>	<u>80%</u>	<u>80%</u>	<u>70%</u>
<u>Hotel</u>	<u>80%</u>	<u>60%</u>	<u>90%</u>	<u>80%</u>	<u>90%</u>
<u>Restaurant</u>	<u>10%</u>	<u>50%</u>	<u>80%</u>	<u>50%</u>	<u>90%</u>
<u>Entertainment/Recreational</u> <u>(theatres, bowling alleys,</u> <u>etc.)</u>	<u>10%</u>	<u>40%</u>	<u>80%</u>	<u>80%</u>	<u>90%</u>
<u>Other</u>	<u>80%</u>	<u>90%</u>	<u>50%</u>	<u>70%</u>	<u>70%</u>

(g) *In-Lieu of Parking Fees.* Developments required to provide off-street parking shall have the option of providing spaces through payment to the City of an in-lieu parking fee. Payment of a fee in-lieu of required parking shall be pursuant to the following provisions:

- (1) *Capital improvements program.* Prior to allowing payment in-lieu of parking, the City shall include one or more off-street parking facilities in the Capital Improvement Plan.
- (2) *Authorization.* The payment of an in-lieu of parking fee is authorized in the City as established by adoption of this ordinance updating the City of Saint Augustine's parking code on [DATE]. The fee adopted per required off-street parking space is [DOLLAR AMOUNT].
- (3) *Parking facilities.* To establish a payment of an in-lieu parking fee program requires the establishment of areas, districts or zones to provide either a structured or surface off-street parking facility. The service area for each facility is dependent upon the funding of a micromobility (electric scooters and/or electric bikes) program or a frequent transit circulator program offering frequencies of 15 minutes or less or an on-demand program. The service areas for these facilities shall meet the following criteria:
 - a. Off-street surface parking facility with-out a programmed micromobility or transit circulator program should not serve an area greater than a one thousand three hundred and twenty (1,320) foot, or one quarter mile, radius measured from each project access;
 - b. Off-street surface parking facility with a programmed micromobility or transit circulator program should not serve an area greater than a five thousand two hundred and eighty (5,280) foot, or one mile, radius measured from each project access;
 - c. Off-street structured parking facilities with 250 or less parking spaces and with-out a programmed micromobility or transit circulator program should not serve an area greater than a two thousand six hundred and forty (2,640) foot, or half mile, radius measured from each project access;
 - d. Off-street structured parking facilities with 250 or less parking spaces with a programmed micromobility or transit circulator program should not serve an area greater than a five thousand two hundred and eighty (5,280) foot, or one mile, radius measured from each project access; or
 - e. Off-street structured parking facilities with more than 250 shall be required to have a programmed micromobility or transit circulator program and can serve an area up to a 2-mile radius measured from each project access,
- (4) *Parking off-set.* Developments may elect to pay an in-lieu of parking fee for all or a portion of required off-street parking. The following uses shall be required to provide drop-off and pick-up areas or valet service for motor vehicles where the payment in-lieu of option is used for more than 10% of the required off-street parking:
 - a. Any use for over-night accommodations such as a hotel, motel or bed and breakfast shall provide space to accommodate at least two vehicles, plus one space per 50 rooms, for drop-off and pick-up. Any use that provides over-night accommodations where the parking facility entrance is more than four hundred (400) feet from the front entrance of the use, valet service shall be provided.
 - b. Any residential use shall provide space to accommodate at least two vehicles, plus one space per 50 units, for drop-off and pick-up.

- c. Adequate queuing space shall be provided and the City may require a traffic analysis, depending on the type of use and location, to demonstrate that adequate queuing space is provided.
 - d. The dimensions for drop-off and pick-up areas shall be the same as those for parking spaces and required type of drive-aisle access provided. The drop-off and pick-up areas may be provided on a drive-aisle, so long as there is a drive aisle provided and required parking spaces are not blocked.
 - e. The Planning and Building director, or designee, is authorized to approve a reduction in total required off-street parking spaces up to the lesser of five (5) spaces or fifty (50) percent. Any amount above this provision requires approval from the Planning and Zoning Board in the form of a use by exception request.
- (5) Use of funds. All proceeds from such a fee shall fund the City of St. Augustine's Mobility Plan Projects to 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.
- (6) Fee Payment. For property owners opting to pay in full, or lessees of properties, payment of the in-lieu fee is due upon issuance of a building permit.
- (7) Installment Payment. The in-lieu fee may also be paid in installments. Applicants for an in-lieu fee which is not paid in full at the time of permit issuance, must enter into an In-Lieu of Parking Fee Agreement with the City prior to or upon issuance of a building permit subject to the following:
- a. Such agreement shall be recorded in public records with the St. Johns County Clerk of Circuit Court;
 - b. The obligations imposed by such an In-Lieu of Parking Fee Agreement constitute a restrictive covenant upon a property, and shall bind successors, heirs and assigns. The restrictive covenant shall be released upon full payment of the in-lieu parking fees including attorneys' fees and costs;
 - c. In-Lieu of Parking Fee Agreements shall only be made between the City and the Owner(s) of the subject property;
 - d. If an In-Lieu of Parking Fee Agreement is entered into, installment payments shall be made over a period not to exceed five (5) years with payments made at least twice a year. The first installment shall be 25 percent of the total fee and is to be paid upon signing the agreement. Additional installments shall be based upon the total number of years of the installment agreement and the required number of annual payments; and
 - e. There shall be no interest due under this payment schedule for installment agreements of three (3) years in length or less. For installment agreements greater than three (3) years, the interest shall be based on the annual maximum percentage on bond payments made by the City, or 5%, annually, whichever is less.
- (8) Record of program utilization. The Director of the Planning and Building Department, or designee, shall maintain a record of the developments that utilize the in-lieu of parking fee program and the number of spaces allocated to the program for each programmed public parking facility.
- (9) Operating hours. The operating hours of the programmed public parking facility are at the sole discretion of the governmental entity that owns the facility and shall not be

affected by parking spaces intended for commercial tenants of the development. The programmed public parking facility shall be accessible twenty-four hours if funds are collected from overnight accommodation or residential uses.

- (10) Biennial fee review. The in-lieu of parking fee shall be reviewed at a minimum every two years and the fee adjusted as warranted.

- (h) Multimodal Parking Requirements. In addition to any off-street parking provided for vehicles' the following requirements for multi-modal transportation must also be met.

- (1) Bicycle, scooter and micromobility device parking. One rack accommodating two bicycles, scooters, micromobility devices or some combination thereof shall be provided per the following:

- a. One (1) rack for every ten (10) off-street parking spaces provided for non-residential uses.
- b. One (1) rack per dwelling unit for multifamily uses with three or more dwelling units and one (1) rack per every ten (10) off-street parking spaces provided for visitors. In addition, for common area structures, such as a clubhouse, or per every ten (10) off-street parking spaces provided or one for every 1,000 sq. ft. of common area structure, whichever is greater.

- (2) Additional bicycle, scooter, micromobility device or some combination thereof provided may be used to offset required vehicle parking at a rate of one for one, up to ten (10) percent of the total requirement.

- (i) Motorcycle moped and motorized scooter parking. One space for the parking of a motorcycle, moped, motorized scooter or similar vehicle that requires license and registration by Florida Statute shall be provided for every 20 off-street parking spaces provided.

Sec. 28-374. - Off-street stacking requirements.

- (a) Whenever a structure or use requires the off-loading of passengers or allows for use without exiting the vehicle, stacking or off-loading lanes and spaces will be required on-site as follows:

- ~~(1) Drive-through uses. Three (3) stacking spaces per window.~~
- ~~(2) Child care facilities. One (1) stacking space per eight (8) students up to a minimum of five (5) spaces.~~
- ~~(3) Schools. One (1) stacking space per fifteen (15) students up to a maximum of ten (10) spaces.~~
- ~~(4) Hotel/motel office. Two (2) stacking spaces.~~
- ~~(5) Automatic/mechanical car wash. Three (3) stacking spaces per individual unit.~~
- ~~(6) Hand car wash/auto detailing. Two (2) stacking spaces per individual unit or work station.~~
- ~~(7) Dumpsters/trash receptacles. One (1) stacking space per dumpster or receptacle location, oriented to allow loading without requiring access or maneuvering through parking spaces.~~

- a. Fast food drive-thru. A methodology meeting is required to identify three (3) existing locations for the same fast-food use or equivalent and that the queue provided be the maximum of the three (3) sites, unless otherwise approved by the City's Planning and Building Department.

- b. Car wash drive-thru. A methodology meeting is required to identify three (3) existing locations for the same car wash use or equivalent and that the queue provided be the maximum of the three (3) sites, unless otherwise approved by the City's Planning and Building Department.
 - c. Non car wash or fast-food drive-through uses. Three (3) stacking spaces per window.
 - d. Child care facilities. One (1) stacking space per eight (8) students up to a maximum of five (5) spaces.
 - e. Schools. One (1) stacking space per fifteen (15) students up to a maximum of ten (10) spaces.
 - f. Hotel/motel office. Two (2) stacking spaces.
 - g. Automatic/mechanical car wash. Three (3) stacking spaces per individual unit.
 - h. Hand car wash/auto detailing. Two (2) stacking spaces per individual unit or work station.
 - i. Dumpsters/trash receptacles. One (1) stacking space per dumpster or receptacle location, oriented to allow loading without requiring access or maneuvering through parking spaces.
- (b) A stacking space shall be a minimum of twelve (12) by twenty (20) feet and shall be located so as not to obstruct, endanger or interfere with either on-site or off-site access, maneuvering or traffic patterns. Stacking lanes shall be marked or separated to prevent use as access and to protect users while off-loading or waiting.

Sec. 28-375. - Off-street loading requirements.

Whenever a structure or use requires the loading or off-loading of supplies or materials, loading zones or spaces will be required on-site as follows:

- (1) Multiple office building, motel, hotel, hospital, auditorium, theatre or similar use. One (1) space if aggregate floor area is over five thousand (5,000) square feet but not greater than forty thousand (40,000) square feet, plus one (1) space for each additional sixty thousand (60,000) square feet or major fraction thereof.
- (2) Retail or service establishment, wholesale establishment, mini-warehouse and self-storage facilities, industrial uses and restaurant. One (1) space if the gross floor area is not greater than twenty thousand (20,000) square feet; two (2) spaces if the aggregate floor area is more than twenty thousand (20,000) square feet but not greater than sixty thousand (60,000) square feet; plus one (1) space for each additional sixty thousand (60,000) square feet or major fraction thereof.
- (3) In no case shall the required off-street loading space be less than the following:
 - a. Auditoriums, theatres, hotels, motels, hospitals, industrial uses, warehouse uses, multiple office buildings or individual offices of greater than four thousand (4,000) square feet; retail stores, restaurants and all other commercial buildings shall have at least one (1) space.

- b. Shopping centers or shopping plazas shall provide at least one (1) space for every two (2) stores or businesses located so as to service both locations.
- (4) In no case shall the required off-street loading space be part of the area used to satisfy the off-street parking requirements of this chapter. The off-street loading space required for the uses mentioned in this section shall in all cases be on the same lot or parcel of land use as the structures or use it is intended to serve.
- (5) A loading space shall be located so as to facilitate loading and off-loading and so as not to obstruct, endanger or interfere with either on-site or off-site access, maneuvering or traffic patterns. Loading spaces or loading zones shall be marked or located to prevent use as access or parking and to protect users while loading or off-loading.
- (6) A loading space or loading zone may be located adjacent to a building to allow parallel parking when use of such space or zone is limited to fifteen (15) minutes or less, when this time limit is clearly indicated, and when other parking is prohibited.
- (7) A loading space or loading zone shall be a minimum of twelve (12) feet by twenty-five (25) feet and shall be oriented so as to allow loading and off-loading without requiring access or maneuvering through parking spaces.
- (8) A loading space or loading zone for ride share uses must be designed in a manner to ensure safety of pedestrians and convenience for users meaning they must be located adjacent to a building or a sidewalk and must be consistent with Sec. 28-376. – Mobility hubs.

Sec. 28-376. – Mobility hubs.

- (a) Mobility hub. A new development, redevelopment, or change of use may propose the planning, design and construction of a mobility hub. Mobility hubs are intended to serve multimodal transportation and can include:
 - (1) A covered, ADA accessible facility that is amenitized, lighted, provides for air circulation and connectivity to adjacent multimodal facilities and land uses;
 - (2) Designated drop-off and pick-up areas for ride-share, ride-hail, transit, trolley, and deliveries;
 - (3) Parking spaces for car share and low speed vehicles;
 - (4) Micromobility racks, corrals, charging or docking stations;
 - (5) Charging stations for electric vehicles and mobile devices;
 - (6) Sponsorship of the City's micromobility program;
 - (7) If located in a Historic Preservation zoning district, the mobility hub facility shall meet historic district architectural requirements and be compatible with surrounding land uses;
 - (8) The City may consider allowing for the naming or branding of the facility after the development or an appropriate name. Any naming or signs shall conform to all requirements of the City code; and

- (9) The size, scale, amenities, and any agreements with the City provided with the mobility hub shall be used to determine how many required parking spaces maybe off-set. The maximum off-set available would be 40% of the total required parking, subject to review by the Planning and Building Department director.

~~Secs. 28-376 – 28-399. – Reserved.~~

~~Secs. 28-377 – 28-399. - Reserved.~~

Sec. 28-151. - Parking.

- (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.

(Ord. No. 19-50, § 1, 1-27-20)

Sec. 28-347. – Supplementary regulations for certain uses.

- (3) Parking lots. Off-street parking lots shall be a permissible use by exception in all districts where such lots are ~~within four hundred (400) feet~~ one thousand three hundred and twenty (1,320) feet, or one quarter mile, of ~~the~~ premises requiring off-street parking; those within four hundred (400) feet can be approved by he Planning and Building department director, or designee as per Sec. 28-371. such Parking lots in residential districts shall also conform to the following:
 - a. A six-foot solid masonry wall or fence shall be erected along all property lines adjunct to residentially zoned property.
 - b. No source of illumination for such lots shall be directly visible from any window in any residence in the residential district.
 - c. There shall be no movement of any vehicles on such lots between the hours of 11:00 p.m. and 7:00 a.m.
 - d. There shall be no sales or service activity of any kind on such lots.
 - e. Vehicles prohibited from being parked in residential districts by section 28-336 shall not be permitted to be parked on such lot.
 - f. All parking lots shall be paved with erosion-resistant material in accordance with city specifications (see division 2 of this article).



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Chair and Board Members
City of St. Augustine Planning and Zoning Board

DATE: November 1, 2023

RE: Historic Area Community Redevelopment Area (HACRA) Plan Amendment
Recommendation Memorandum

Attached please find the formal recommendation, prepared for your consideration, which upon your approval, will be presented on your behalf to the St. Augustine City Commission serving as the Community Redevelopment Agency (CRA) Board. The approved memorandum would be on the November 13, 2023, CRA Special Meeting agenda.

In compliance with Florida State Statute Chapter 163, Part III, the Local Planning Agency (LPA) is required to review the amendment of any Community Redevelopment Plan and make a formal recommendation to the governing board. In this case the Planning and Zoning Board (PZB) serves as the City's designated LPA.

Recommendation:

In consideration of the draft HACRA Plan Amendment that was previously provided to you for review, City Staff is asking PZB to approve the attached recommendation with any necessary changes or modifications. The draft HACRA Plan Amendment was provided to the board exceptionally early to allow you the opportunity to review the extensive plan in detail and provide any feedback or recommendations for modifications of the plan.

The attached memorandum would serve as your formal recommendation to the CRA Board, advising the board that the PZB has reviewed the HACRA Plan Amendment and that the plan is inclusive of the goals and objectives set forth in the City's Comprehensive and Mobility Plans. You may, during your public meeting, make any modifications to the attached recommendation to ensure the final document that will be presented to the CRA Board is completely aligned with your review, findings, and ultimately your formal recommendation of the adoption of the plan.

City Staff is asking the PZB Board to:

1. Make a motion to formally approve the Historic Area Community Redevelopment Area Plan Amendment Recommendation Memorandum, in consideration of any modifications suggested, advising that the Board finds that the proposed HACRA Plan Amendment conforms to the City of St. Augustine's Comprehensive Plan and recommends its adoption.

Your attention to this matter is appreciated. If you have any questions regarding the recommendation, please call me at 904.209.4254 or email me at jperkins@citystaug.com you may also contact Amy Skinner, Planning and Building Director at 904.209.4320 or email at askinner@citystaug.com.



Jaime D. Perkins
Neighborhood Services and CRA Manager

cc: Amy Skinner, Planning and Building Director, Isabelle Lopez, City Attorney

Attachments: HACRA Plan Amendment Recommendation Memorandum



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: The Honorable Chair and Board Members
City of St. Augustine Community Redevelopment Agency

DATE: November 1, 2023

RE: Historic Area Community Redevelopment Area (HACRA) Plan Amendment
Formal Recommendation

The Planning and Zoning Board (PZB) serves as the City's Local Planning Agency (LPA). Consistent with Florida Statutes 163.360, the Planning and Zoning (PZB) Board finds that the proposed HACRA Plan Amendment conforms to the City of St. Augustine's Comprehensive plan and recommends its adoption.

Should you have any questions regarding our recommendation, please send an email to pzb@citystaug.com.

Charles Pappas, Board Chair

cc: Jaime D. Perkins, Neighborhood Services and CRA Manager, Amy Skinner, Planning and Building Director

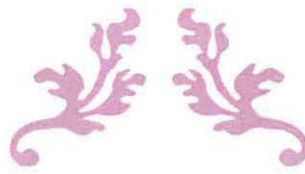
HISTORIC AREA

COMMUNITY REDEVELOPMENT PLAN AMENDMENT

2023



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA



PLAN CONTRIBUTORS



COMMUNITY REDEVELOPMENT AGENCY

Mayor Nancy Sikes-Kline

Vice Mayor Roxanne Horvath

Commissioner Barbara Blonder

Commissioner Cynthia Garris

Commissioner Jim Springfield

CITY OF ST. AUGUSTINE

David Birchim, City Manager

Reuben Franklin, P.E., Assistant City Manager

Jaime D. Perkins, MPA, PMP, CRA Manager

CONSULTANT



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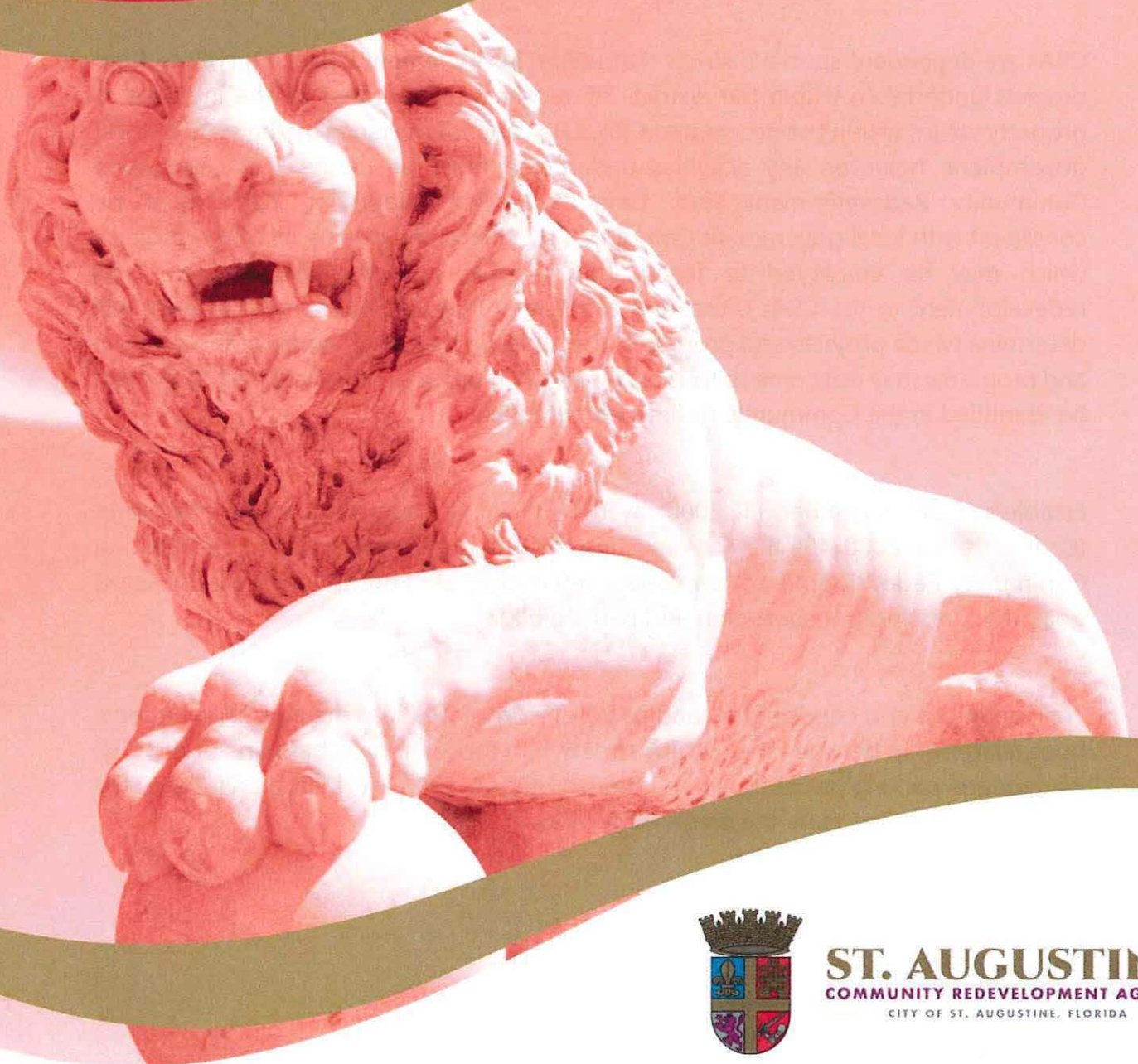
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Introduction

01



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

INTRODUCTION

Under Florida Statute (Chapter 163, Part III), local governments can designate targeted areas as Community Redevelopment Areas (CRAs) to address conditions of "slum" and "blight" within that area. To document that the required conditions exist, the local government must evaluate the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of Necessity determines that conditions satisfy the definitions of "slum and blight" per Section 163.340 (7), the local government may create a Community Redevelopment Area. Examples of conditions include but are not limited to: *the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking.*

CRAs are dependent special districts that utilize Tax Increment Financing (TIF) to fund projects undertaken within the district. TIF revenue is generated by the increase of property values within the designated CRA. CRAs are not overseen by the state or local government, however, any activities undertaken must be in the CRA's approved Community Redevelopment Plan. Community Redevelopment Plans must be consistent with local government Comprehensive Plans and outline all of the projects which may be employed to foster and support economic development and redevelopment in the CRA. Ultimately, the Community Redevelopment Agency will determine which projects and programs are implemented. Thus, some of the projects and programs may not come to fruition, however, in order to be considered, they must be identified in the Community Redevelopment Plan.

Established on December 11, 2000, by the City of St. Augustine City Commission (Ordinance No. 2000-46), the St. Augustine Historic Area Transportation and Parking Community Redevelopment Area (herein referred to as "HACRA") had a centralized goal of addressing transportation and parking blight.

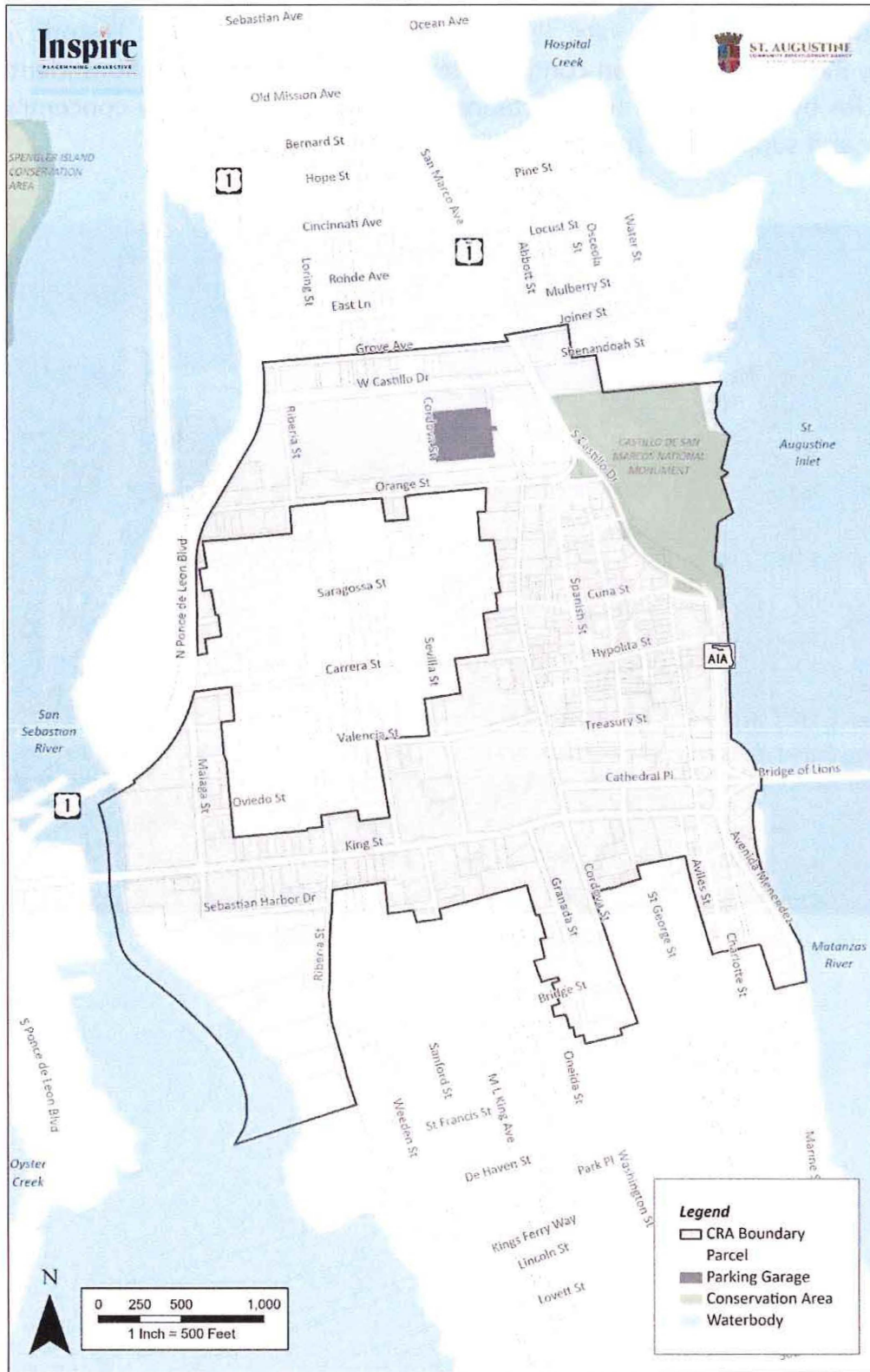
The conditions and needs of the land parcels incorporated into the HACRA included a poor relationship between the HACRA streets with those of the other parts of the City, inadequate parking facilities, and a transportation network that didn't have the capacity to accommodate the area's traffic flow.

The 2023 St. Augustine Historic Area Community Redevelopment Plan amends and restates the 2000 St. Augustine Historic Area Transportation and Parking Community Redevelopment Area Community Redevelopment Plan. The 2023 Historic Area Community Redevelopment Plan continues to address statutory conditions identified in the HACRA by focusing on transportation and parking needs while concentrating on mobility and support of a multimodal transportation system.



HACRA – Charlotte/Cuna Street looking west

Figure 1. St. Augustine HACRA Boundaries



Source(s): St. Johns Property Appraiser, City of St. Augustine, FGDL, Inspire, 2022

History & Background

02



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

HISTORY AND BACKGROUND

St. Augustine is the oldest city in the United States and the HACRA's background and history is steeped in the events, influences, and remaining structures of the Spanish long-term occupation of Florida. On September 8, 1565, Don Pedro Menéndez de Avilés of Spain arrived on the shores of Florida and today the City of St. Augustine is recognized as the oldest settlement of European and African-American origin in the United States.



HACRA – Castillo de San Marcos

The following timeline was developed using insight from local historians regarding significant moments in St. Augustine's history. The featured events are intended to provide a snapshot of the historical legacy of St. Augustine and the HACRA.

ST. AUGUSTINE

16th CENTURY

ARRIVAL The history of St. Augustine, like the history of all modern Florida cities begins with the recognition of the native people, with archeological evidence dating back 12,000 years. The Timucua cultures were present in the region during the period of initial European arrival in the 16th century.

1565 On September 8, 1565, Don Pedro Menéndez de Avilés of Spain arrived on the shores of Florida and today the City of St. Augustine is recognized as the oldest continuously occupied European settlement in the United States.

1573 King Phillip II issued "Ordinances for the Laying Out of New Cities, Towns or Villages", which provided instructions for the design of colonial settlements. St. Augustine was designed accordingly, organized by a centrally located main plaza and a grided street network.

17th CENTURY

1672 Construction of the Castillo de San Marcos begins and was brought to completion late in the century.

18th CENTURY

1702 St. Augustine is attacked by British forces from the Carolinas. The British troops failed to capture the fort and subsequently burned the town and retreated.

1738 The first legally sanctioned free community of former slaves, Gracia Real de Santa Teresa de Mose, was established as part of the presidio's northern defenses. It became the focal point of the first Underground Railroad which ran from the British colonies south to Spanish Florida, where the possibility of freedom existed. Fort Mose is now recognized as a National Historic Landmark.

1740 Another failed British attack on St. Augustine; mounted by the Governor of the British colony of Georgia, General James Oglethorpe.

18th CENTURY

1763 The Treaty of Paris ended the French and Indian War, giving "Spanish Florida", including St. Augustine, to the British.

1765 America's pioneer botanist John Bartram and his son William come to Florida to explore the plant life of the new British colony. William's later book on his travels to St. Augustine was published in 1791 and remains in print more than two centuries later, having had a monumental international impact. The Bartram Gardens, in their hometown of Philadelphia (where they were friends of Benjamin Franklin) is a National Historic Landmark.

1775 Revolutionary War begins, St. Augustine serving as a Loyalist (pro-British) colony during the American Revolutionary War.

1777 Settlers from the Mediterranean relocate to St. Augustine from a failed colony in New Smyrna. The group becomes known as Minocrans by the second generation, reflective of the settlers who came from the western Mediterranean island of Minorca.

1783 A second Treaty of Paris (1783) ends the Revolutionary War, acknowledges the existence of the United States as a nation, and returns Florida to Spain as a reward for Spanish assistance to the Americans in their war against England.

19th CENTURY

1821 The Adams-Onís Treaty turned over the Spanish colonies of East and West Florida, including St. Augustine to the United States.

1823 Joseph Hernandez, a St. Augustinian of Minorcan ancestry, becomes the first Hispanic member of the U.S. House of Representatives, as Territorial Delegate from Florida.

1835-1842 Seminole War grips Florida. In 1837 the Seminole leader Osceola is captured under a flag of truce and held at the Castillo until sent off to South Carolina where he dies. Recognized as a dishonorable episode in American history.

19th CENTURY



1861 The Civil War begins. Florida joined the Confederacy, but the United States government Union troops quickly occupied St. Augustine and remained in control of the city throughout the four-year long war.

1862 Slaves in St. Augustine are called together at "Liberation Lot" (across from modern day City Hall) and read the Emancipation Proclamation by a Union officer appropriately named Liberty K. Billings.

1865 After the war, land was leased to freed slaves on what was then the west bank of Maria Sanchez Creek. Initially called Africa, the settlement later became Lincolnville and is today listed in the National Register of Historic Places.

1874 Completion of the Anastasia Island Lighthouse, replacing Florida's first lighthouse, which had been destabilized by the ocean and eventually collapsed in 1880.

1885 Henry Flagler, a former partner of John D. Rockefeller in the Standard Oil Company, decides to create a winter resort for wealthy Americans in St. Augustine. Flagler purchases the Jacksonville, St. Augustine, and Halifax railroads, which ultimately become the beginning of the Florida East Coast Railway, connecting the City to the established and wealthy cities of the east coast.

1888-1889 Three flagship hotels are established. Flagler first opened the Hotel Ponce de Leon (now Flagler College) and later the Hotel Alcazar (now the Lightner Museum/City Hall). Franklin W. Smith opened the Casa Monica Hotel but quickly sells to Flagler, under financial duress, within the same year.

1880-1920s Several American presidents, including Chester Arthur, Grover Cleveland, William McKinley, Theodore Roosevelt, Warren Harding and Franklin Delano Roosevelt, visit St. Augustine during its heyday as "The Winter Newport".

20th CENTURY

1913 Henry Flagler dies in Palm Beach at 83, shortly after extending his railroad line all the way to Key West. He is buried in the domed mausoleum at Memorial Presbyterian Church in St. Augustine.

20th CENTURY



1918 St. Augustine gets its first college when the Florida Baptist Academy moves here from Jacksonville to become Florida Normal and later Florida Memorial College. Among its faculty members was the famous Black novelist and anthropologist Zora Neale Hurston who is celebrated by both a park, and by a historic marker at her former home, 791 West King Street.

1920s Wild years of the Florida Land Boom, where even garbage dumps were divided up and sold, sight-unseen, to unwitting buyers around the country. The collapse of the boom in 1926 was a warning of the Great Depression soon to hit the rest of the country. St. Augustine's largest development of the time was Davis Shores, on Anastasia Island across from downtown.

1927 Completion of the Bridge of Lions, known as "The Most Beautiful Bridge in Dixie."

1930s The Great Depression that covered the country had its local reflection in the closure of Flagler's elegant Cordova and Alcazar Hotels, but also in New Deal building projects that gave us the Visitors Center, Government House (originally the post office), the airport, and the county fairgrounds.

1936 Mayor Walter B. Fraser issues a Restoration Declaration and calls for a committee to investigate the possibility of protecting the history and character of the City.

1942-1945 During World War II, the Hotel Ponce de León is leased as a facility to the U.S. Coast Guard for training purposes.

1948 Otto Lightner, publisher of the widely circulated *HOBBIES* magazine, acquires the long-closed Alcazar Hotel to be used as a museum for his collections, which he moves down from Chicago. The resulting Lightner Museum has sometimes been called "The Smithsonian of the South."

20th CENTURY

1958 Governor LeRoy Collins calls together representatives from St. Augustine and Tallahassee to develop a restoration plan for the nation's oldest city. From these meetings, the St. Augustine Historical Restoration and Preservation Commission is established.

1963 Vice President Lyndon B. Johnson visits St. Augustine and stays at the Hotel Ponce de León during his visit to launch the 400th anniversary. His plans to hold a banquet to be attended by whites only leads to a major confrontation with the civil rights movement, led by Dr. Robert Hayling, a local Black dentist.

1964 Dr. Martin Luther King travels to St. Augustine to advance Civil rights efforts and is arrested for trespassing when he and others attempted to eat at a restaurant with a whites-only policy. He spends one-night in the old St. Johns County Jail (now the Detention Center Annex). The demonstrations in St. Augustine led directly to the passage of the landmark Civil Rights Act of 1964. Dr. King went from St. Augustine to the White House for the signing of the law, and soon after was awarded the Nobel Peace Prize. It was the Ancient City's greatest encounter with modern history, and many of its participants still live here.

1968 The Ponce de Leon Hotel closed its doors and opened a new chapter as Flagler College. Over the next half century it would grow to several thousand students occupying many landmark buildings.

1999 Richard Kessler opens a restored "Casa Monica Hotel" during the winter of 1999.

21st CENTURY

2000 The St. Augustine City Commission establishes the Historic Area Transportation and Parking Community Redevelopment Area.

2006 The St. Augustine Downtown Parking Garage and Visitor's Center is completed.

21st CENTURY



2007 Chapter 267.1735 F.S. was enacted to provide for contracting with the University of Florida to assume management responsibilities for certain historic properties located in St. Augustine, Florida.

2015 St. Augustine's 450th Anniversary is celebrated. Festivities included fireworks, concerts and a visit from King Felipe VI and Queen Letizia of Spain.

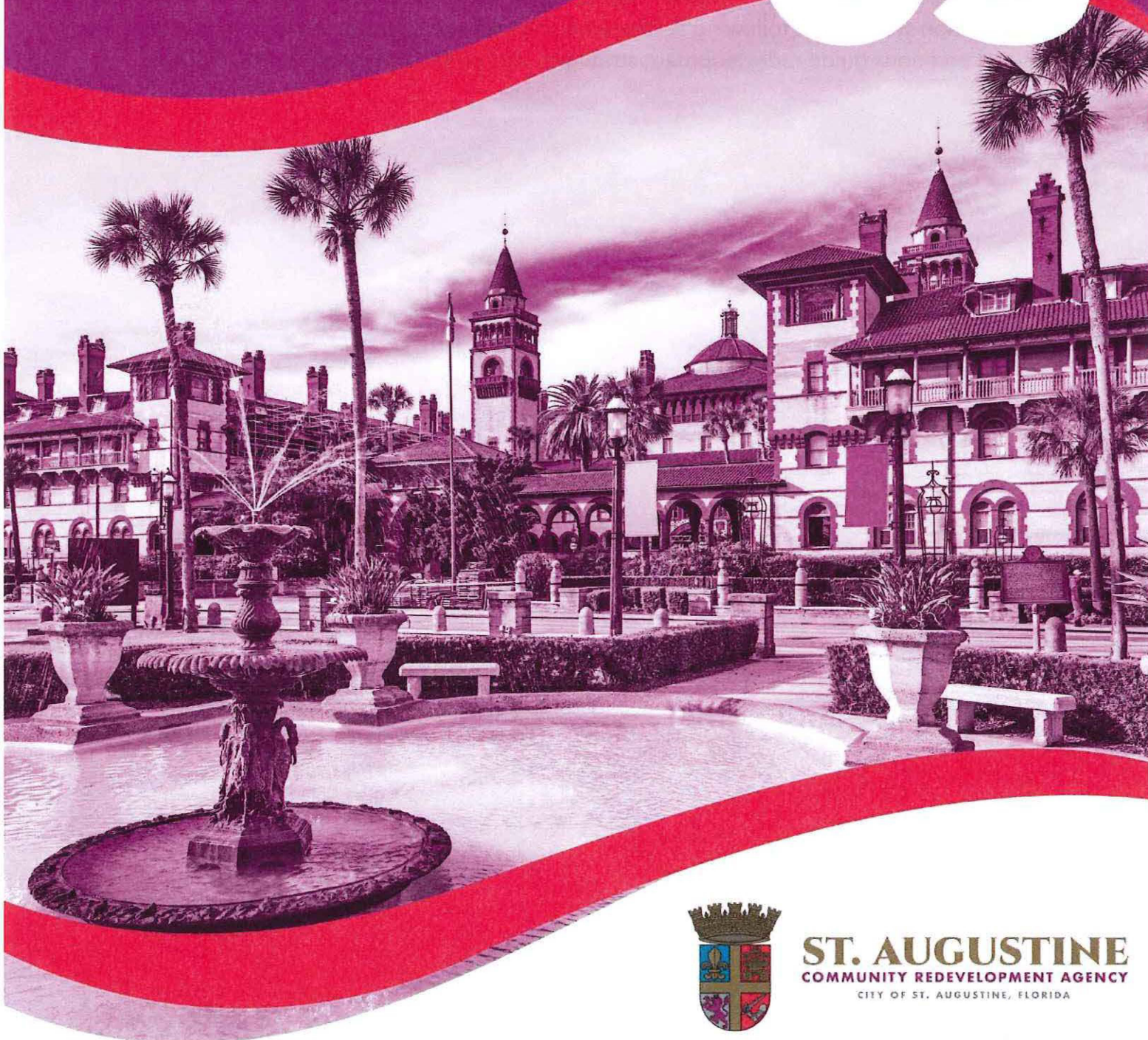
2017 City adopts a Strategic Plan with the stated Purpose: "To develop a mobility and growth plan stemming from the rise in overall traffic caused by growth of our regional population and increased tourism. Residents are increasingly frustrated by traffic congestion, lack of parking, and a decrease in "livable" quality. This is a long-term commitment to urban improvement with no easy solutions."

2018 City approves the Historic Preservation Master Plan. The Master Plan identifies ways to respond to challenges associated with redevelopment pressures, flooding from storm events and sea-level rise, and similar hazards.

2022 The St. Augustine City Commission unanimously approves an agreement with Florida Department of Transportation (FDOT) to retake ownership of King Street, Cathedral Place and a portion of Cordova Street contingent upon the reimbursement for the redesign and construction of the street.

Existing Conditions

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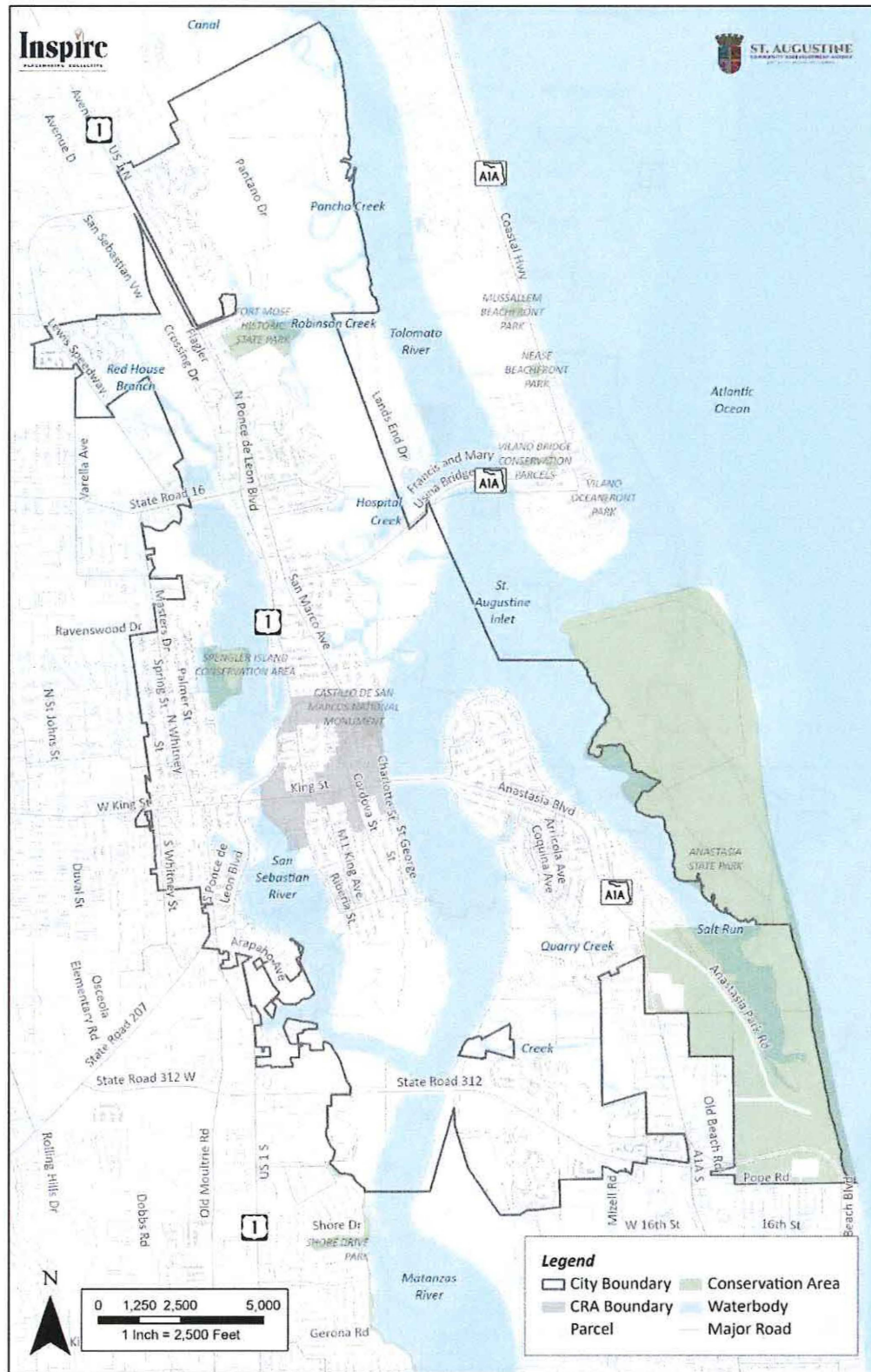


ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

EXISTING CONDITIONS

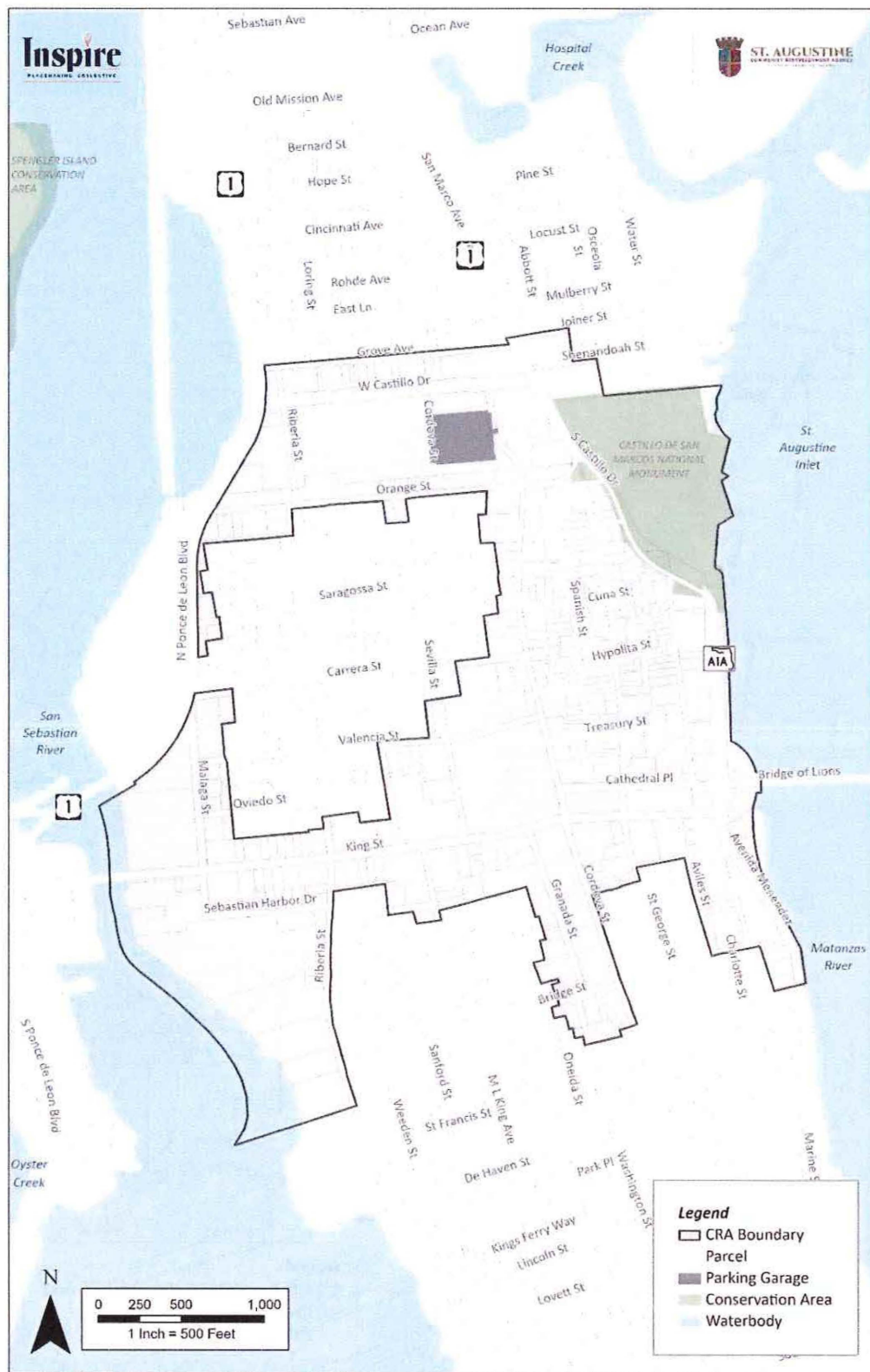
The focus of the HACRA is to improve mobility, including pedestrian, bicycle and traffic movement while enhancing safety and the overall experience for all users. Over 6 million tourists visit St. Augustine each year. In addition to the thousands of daily visitors, parking and transportation systems must consider residents, businesses, and other regular users. The outcome of HACRA initiatives is expected to accommodate vehicular traffic while also emphasizing and encouraging automobile alternatives and a more walkable downtown. The strategic development of parking around the HACRA in areas adjacent to pedestrian-intended areas is desired to improve mobility, reduce auto congestion and support a multimodal transportation system. The following section examines the existing conditions of the HACRA. The existing conditions guide redevelopment strategies and projects planned for the HACRA.

Figure 2. City of St. Augustine



Source(s): St. Johns Property Appraiser, City of St. Augustine, FGDL, Inspire, 2022

Figure 3. HACRA Boundary



Source(s): St. Johns Property Appraiser, City of St. Augustine, FGDL, Inspire, 2022

REDEVELOPMENT AREA ANALYSIS

History & Background

The HACRA includes a mixture of homes, businesses, and community institutions. It is supported by a strong tourism economy that is generated by the City's numerous historic and cultural resources. Major historic site tourist attractions are located within the HACRA, including the Castillo de San Marcos National Monument which is the oldest masonry fort in the continental United States.



Castillo de San Marcos National Monument



Flagler College

Cultural Resources (Historic Properties)

While Castillo de San Marcos is the most prominent historic feature in the HACRA, the HACRA contains numerous other cultural and historic property resources. Cultural resources or historic properties are defined by the National Historic Preservation Act (NHPA) of 1966 and governed by federal and state regulations. The summary of cultural resources / historic properties within the HACRA are listed in **Table 1**.

Table 1. Cultural Resources (Historic Properties)

Cultural Resources	Quantity
Structures (Individual Listings)	
Surveyed	385
National Register	17
Eligible for Listing	15
Bridges	
Surveyed	3
National Register	1
Resource Groups	
Surveyed	11
National Register	6
Cemeteries	
Surveyed	6
National Register	1
Total National Register Resources	25
Local Landmarks	2
Total Resources	27

Source(s): SHPO 2023

Historic Structures Individually Listed on the National Register

- St. Augustine Civic Center (Visitor Information Center) (#1 on Figure 4)
- Castillo de San Marcos (#2)
- Avero House (#3)
- Rodriguez Avero Sanchez House (#4)
- Grace United Methodist Church (#5)
- Cathedral of St. Augustine (#6)
- Hotel Ponce De Leon (#7)
- Markland (#8)
- Government House (#9)
- Constitution Obelisk (#10)
- St. Augustine Miniature Golf Course (#11)

- Lindsley (Horruytiner) House (#12)
- Villa Zorayda Museum (#13)
- Xavier Lopez House (#14)
- Solla-Carcaba Building (#15)
- Alcazar Hotel (#16)
- The Record Building (#17)

The Historic Area Community Redevelopment Area has six historic districts listed on the National Register of Historic Places (NRHP). When these districts are listed, contributing structures are also listed on the NRHP as part of the process.

Historic Cemeteries on the National Register

The Huguenot Cemetery (St. Augustine Public Burying Ground), established circa 1821, was listed on the National Register of Historic Places on July 23, 2021. The cemetery is located on the corner of A1A and Orange Street.

Local Register

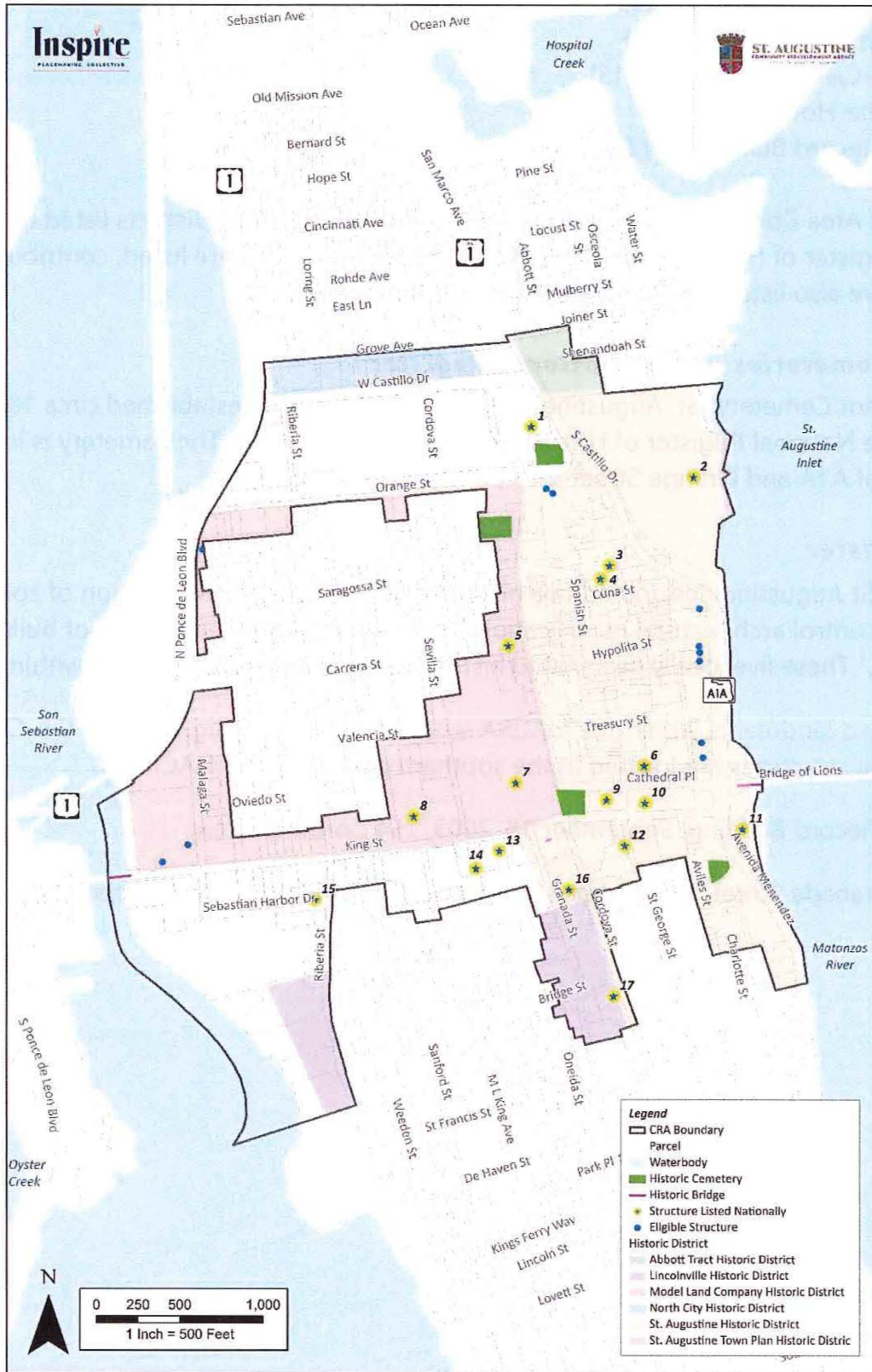
The City of St Augustine designated five historic districts through the creation of zoning overlay districts to control architectural modifications and regulate commercial uses of buildings within the districts.¹ These five locally designated historic districts fully or partially fall within the HACRA.

There are two landmarks within the HACRA which have been designated by the City, as listed below. These structures are located in the southern portion of the HACRA.

- The Record Building, September 18, 2003, 154 Cordova Street
- 32 Granada Street, September 15, 2016, relocated to 34 Granada Street

¹ <https://www.citystaug.com/DocumentCenter/View/994/2018-Historic-Preservation-Master-Plan-PDF?bidId=>

Figure 4. Historic Resources Map



Source: FGDL, SHPO, 2023

Population & Demographics

The following sections highlight the HACRA's demographic and socioeconomic environment. This data is based on full-time residents and does not account for Flagler College students or seasonal residents. In 2023 there were 2,138 students enrolled at the College's main campus located in the HACRA, and 50% of those students resided on campus. Additionally, with over 6 million annual visitors, the City also has a number of long-term visitors / seasonal residents in the HACRA who are not included in the residential population.

POPULATION GROWTH

As illustrated in **Table 2**, over the past 11 years, the HACRA residential population increased at a steady rate similar to that of the City of St. Augustine. However, the HACRA's residential population has grown at a noticeably slower rate compared to St. Johns County. St. Johns County has grown nearly four times as fast as the HACRA. As a percentage of the City's total population, the HACRA's population has remained and is projected to remain just under 10%.

Table 2. Population Projections

Location	2010	2021	11-year growth rate	2026 Estimate
HACRA	1,154	1,296	12%	1,389
City of St. Augustine	12,973	15,020	16%	16,375
St. Johns County	190,039	275,146	45%	317,863
HACRA to City ratio	9%	9%	-	8%

Source: ESRI ArcGIS Business Analyst, 2022

RACE & ETHNICITY

Table 3. Race-Ethnicity Demography

Race-Ethnicity	2010	2021	11-Year Change	% of CRA	2026 Estimate
White, alone	1,024	1,076	5%	83%	1,126
Black, alone	74	110	49%	8%	131
Asian, alone	10	22	120%	2%	27
Other race, alone	15	30	100%	2%	36
Two (2) or more races	25	50	100%	4%	60
American Indian, alone	5	7	40%	1%	8
Pacific Islander, alone	1	1	0%	0%	1
Of Hispanic origin (any race)	74	157	112%	12%	188

Source: ESRI ArcGIS Business Analyst, 2022

Household Incomes

The breakdown of household and per-capita incomes are consistent between the HACRA and the City of St. Augustine's households. St. Johns County differs in that it has approximately 58% of households with incomes over \$74,000 while the HACRA and St. Augustine each have less than 50% of households at or above that income level. The State of Florida 2020² median household income was approximately \$57,000.

Table 4. Household & Per Capita Income (2021)

	CRA		City of St. Augustine		St. Johns County	
Household Income Range	Households	%	Households	%	Households	%
<\$15,000	14	8.1%	588	8.5%	4,731	4.4%
\$15,000 - \$24,999	15	8.7%	833	12.1%	6,381	5.9%
\$25,000 - \$34,999	11	6.4%	639	9.2%	6,476	6.0%
\$35,000 - \$49,999	13	7.5%	804	11.6%	10,746	9.9%
\$50,000 - \$74,999	41	23.7%	1,205	17.4%	16,565	15.3%
\$75,000 - \$99,999	15	8.7%	784	11.3%	13,699	12.6%
\$100,000 - \$149,999	27	15.6%	1,173	17.0%	22,829	21.1%
\$150,000 - \$199,999	9	5.2%	316	4.6%	9,129	8.4%
\$200,000+	27	15.6%	569	8.2%	17,744	16.4%
Median	\$68,290		\$59,936		\$90,367	
Per Capita Income	\$34,727		\$38,880		\$49,159	

Source: ESRI ArcGIS Business Analyst, 2021

² Due to COVID-19 pandemic-related delays in data collection and organization, median household income beyond 2020 is not yet available.

Housing

HOUSING STRUCTURE TYPES

Of the 220 housing units in the HACRA, the majority (67.7%) of housing units are detached, single-family homes. **Table 5** shows the breakdown of housing structure types with the remaining approximately 30% of housing distributed nearly equally across different types of multi-family housing.

Table 5. Housing Structure Types

Structure Type (living units in structure)	No. of Units*	Percent (%)
1, detached	149	67.7%
1, attached	6	2.7%
2	11	5.0%
3 or 4	9	4.1%
5 to 9	13	5.9%
10 to 19	15	6.8%
20 to 49	14	6.4%
50 or more	3	1.4%
Mobile home	0	0.0%
Boat, RV, van, etc.	0	0.0%
Total Housing Units*	220	100.00%
*Due to the methods of approximation and rounding, the sum of individual percentages may not equal 100%.		

Source(s): U.S. Census Bureau, 2015 – 2019 American Community Survey; Inspire, 2022

Age of Housing Units

In keeping with the HACRA's name as a "historic area", the majority of the housing is nearly 100 years old – built 1939 or earlier.

Short-Term Vacation Rentals

In 2019, the City adopted short-term vacation rental regulations based on which zoning district rentals are located in. There are now approximately 723 short-term vacation rentals within the City. This includes 662 *Active* and 61 *Pending* (awaiting required inspections) short-term rentals. The City's requirements for short-term vacation rentals are outlined below:

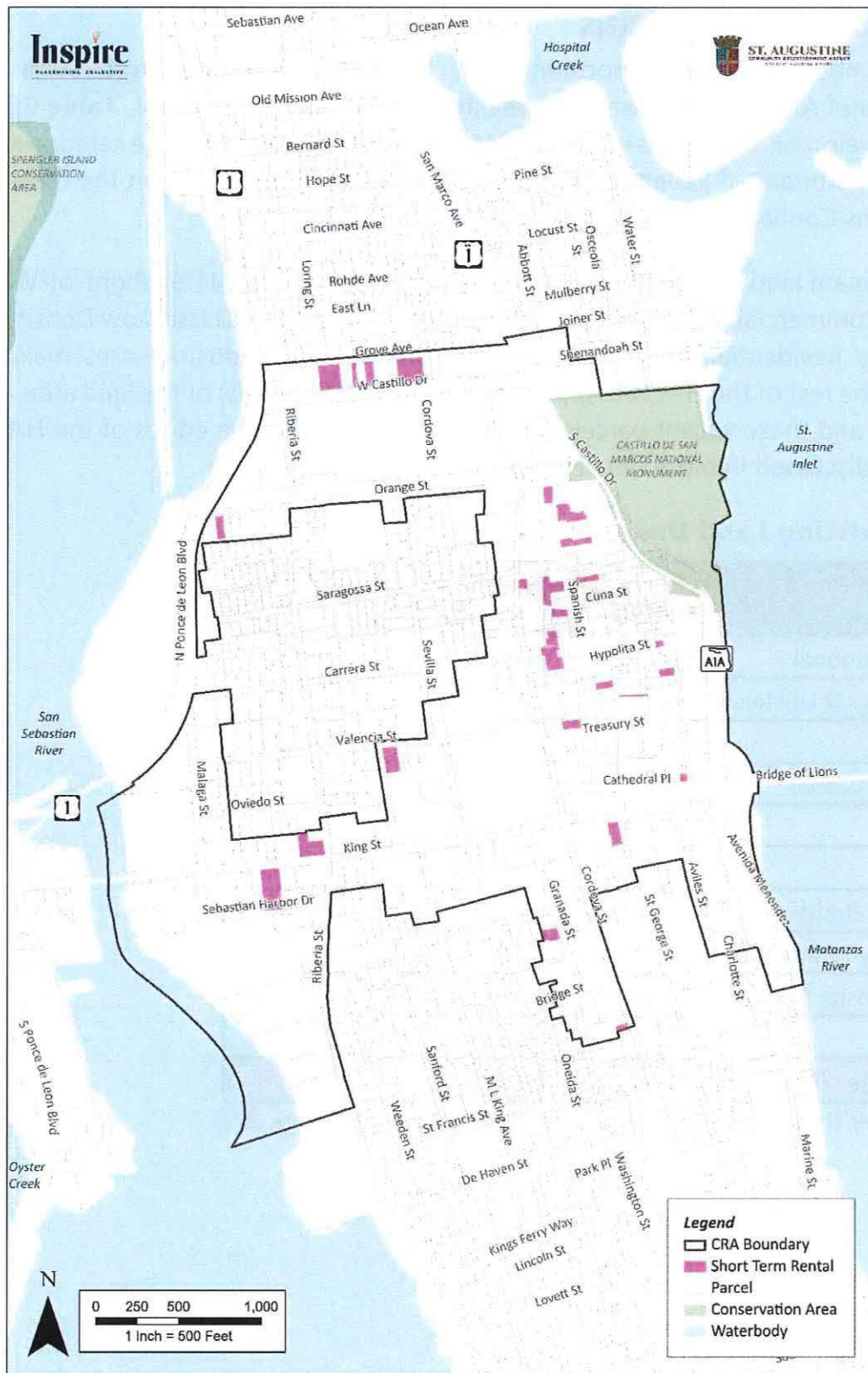
RS-1 & RS-2 Zoning - may be rented for periods of one week or longer with approved registration. Nightly rentals are not allowed in RS-1 and RS-2 zoning.

HP-1 Zoning - may be rented on a monthly or greater period of time with approved registration.

All other Zoning Districts: may be rented on a nightly basis with approved registration

There are 32 parcels located in the HACRA with registered short-term rentals as identified in **Figure 5**. Some of these properties are single-family homes reflected as one (1) short-term rental unit/registration while others have multiple units located on one parcel. Most of these parcels are in the HP-3 zoning district which permits registered units to be rented on a nightly basis.

Figure 5. Parcels with Short-Term Rentals



Source(s): FGDL, St. Johns County Property Appraiser, Inspire, 2022

EXISTING LAND USE PATTERNS

To better understand the opportunities of the St. Augustine Historic Area Community Redevelopment Area, it is necessary to evaluate current land use patterns. **Table 6** and **Figure 6** show the development patterns within the HACRA. These existing land use categories are derived from the Department of Revenue (DOR) land use codes provided within the most recent data from St. Johns County Property Appraiser.

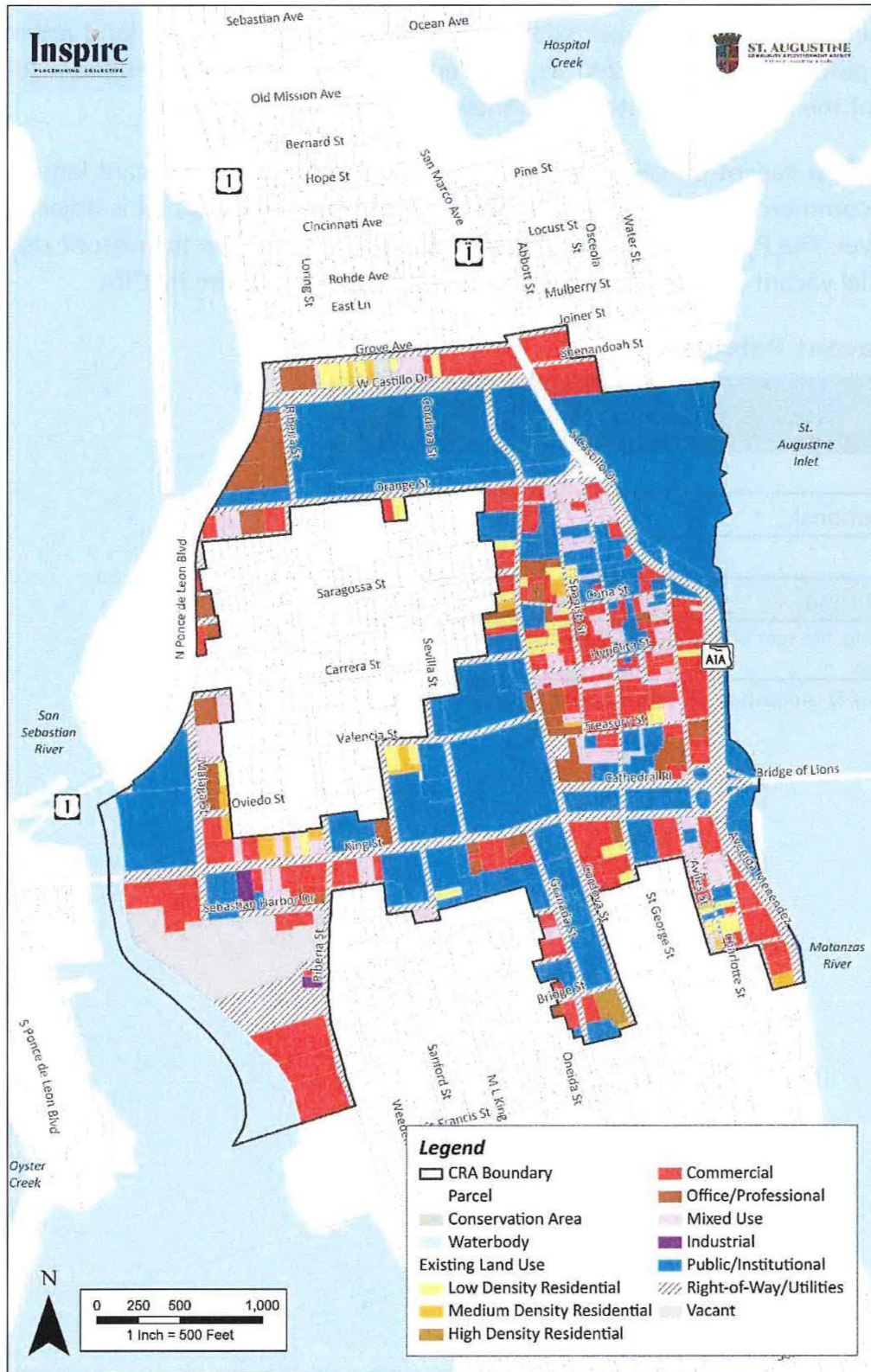
The predominant land uses in the HACRA are Public/Institutional (41%), Right-of-Way & Utilities (19%), and Commercial (18.5%). Office/Professional, Vacant, Mixed Use, Low Density Residential, High Density Residential, Medium Density Residential, and Industrial uses make up smaller portions of the rest of the HACRA. Approximately 4.9% (18 parcels) of the land area is considered vacant land, and these vacant parcels are primarily located on the edges of the HACRA. Vacant land will be discussed in more detail in the following section.

Table 6. Existing Land Use

Existing Land Use	Acres	Percent (%)
Public/Institutional	91.8	41.4%
Right-of-Way & Utilities	41.8	18.8%
Commercial	41.1	18.5%
Office/Professional	12.4	5.6%
Vacant	10.9	4.9%
Mixed Use	10.7	4.8%
Low Density Residential	5.5	2.5%
High Density Residential	4.6	2.1%
Medium Density Residential	2.4	1.1%
Industrial	0.8	0.3%
Total Acreage	221.9	

Source(s): City of St. Augustine, St. Johns County Property Appraiser, Inspire, 2023

Figure 6. Existing Land Use Map



Source(s): City of St. Augustine, FGDL, St. Johns County Property Appraiser, Inspire, 2023

Vacant Land

Figure 7 shows vacant parcels in the HACRA, as determined by the most recent Property Appraiser's data files. There are approximately 10.9 acres (4.9%) of vacant land within the HACRA. The vacant parcels are categorized as Residential, Commercial, and Public/Institutional. The breakdown of the acreage by category is shown in **Table 7**.

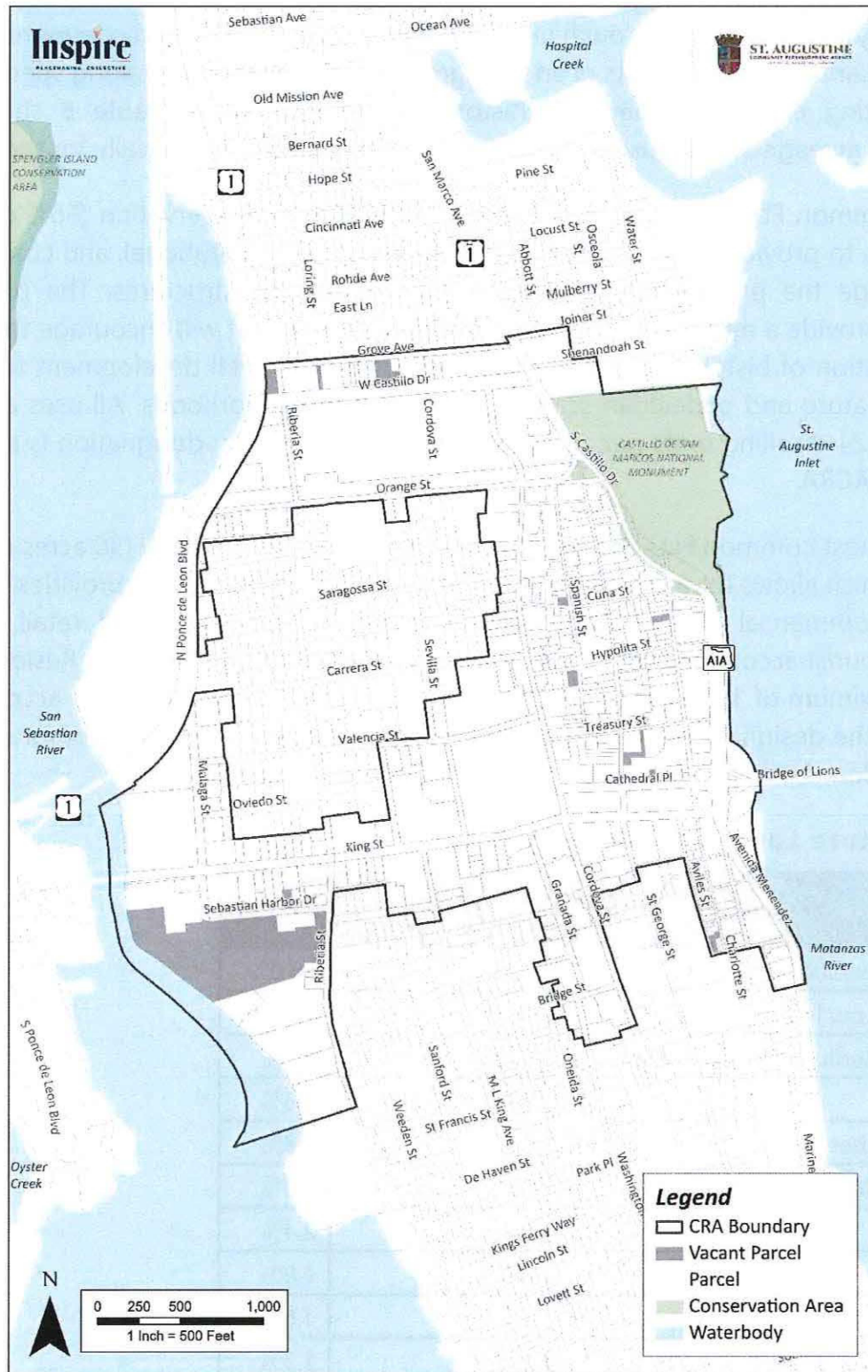
There are limited vacant parcels within the HACRA. The majority of vacant land parcels in the HACRA are commercial-use land. The largest vacant commercial parcel is adjacent to the San Sebastian River. The Public/Institutional vacant parcels are located in the historic downtown area. The residential vacant parcels are in the southeastern portion of the HACRA.

Table 7. Vacant Parcels

Vacant Parcels	Acres
Commercial	10.5
Public/Institutional	0.3
Residential	0.1
Total Vacant Land	10.9
*Due to rounding, the sum of individual acreages may not equal the total vacant land area.	

Source(s): City of St. Augustine, St. Johns County Property Appraiser, Inspire, 2023

Figure 7. Vacant Land



Source(s): FGDL, St. Johns County Property Appraiser, Inspire, 2022

Future Land Use

The City of St. Augustine's Comprehensive Plan establishes Future Land Use (FLU) designations within the City to guide future growth in accordance with an established community vision. The City's Future Land Use Map directs economic growth and development along specific corridors, while protecting environmentally and historically sensitive areas. **Table 8** shows the FLU categories by acreage and **Figure 8** shows the FLU designations graphically for the Study Area.

The most common FLU designation in the HACRA is Historic Preservation (56% or 126 acres), which intends to provide a mix of uses, including residential, institutional, and commercial uses that encourage the preservation and restoration of historic structures. The district is also intended to provide a mix of compatible nonresidential uses that will encourage the restoration and reproduction of historic structures including compatible infill development that maintains the historic nature and pedestrian scale of the historic neighborhoods. All uses are allowed a maximum of 24 dwelling units per acre. The Historic Preservation designation is located in the core of the HACRA.

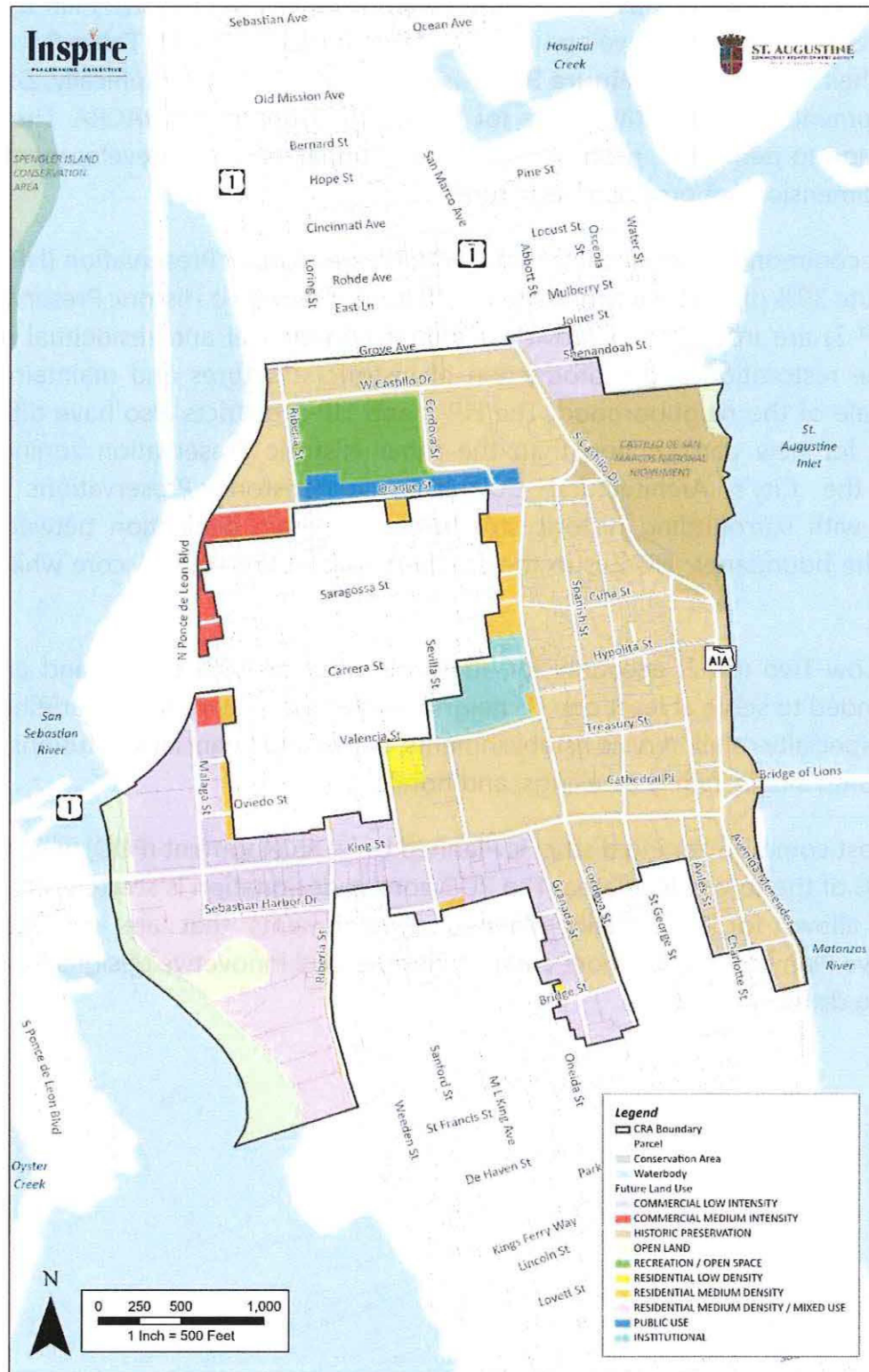
The second most common FLU designation is Commercial Low Intensity (38 acres or 17% of the land area), which allows for a mix of commercial and residential uses and provides for low traffic generating commercial uses to serve adjacent neighborhoods. General retail, professional offices, and tourist accommodations are also encouraged in this designation. Residential density may be a maximum of 16 dwelling units per acre, though residential may not account for more than 50% of the designation. The mix of uses is highly encouraged in the Comprehensive Plan. This designation is primarily located along the King Street corridor.

Table 8. Future Land Use Designations

Future Land Use	Acres	Percent (%)
Historic Preservation	125.7	56.0%
Commercial Low Intensity	38.4	17.1%
Residential Medium Density/Mixed Use	17.9	8.0%
Open Land	12.6	5.6%
Recreation/Open Space	8.5	3.8%
Residential Medium Density	5.6	2.5%
Institutional	5.4	2.4%
Public Use	4.0	1.8%
Commercial Medium Intensity	3.7	1.6%
Residential Low Density	2.8	1.3%
Industrial	0.0	0%
Total Acreage	224.6	
*Due to the methods of approximation and rounding, the sum of individual percentages may not equal 100%.		

Source(s): City of St. Augustine, Inspire, 2022

Figure 8. Future Land Use Map



Source(s): City of St. Augustine, FGD, St. Johns County Property Appraiser, Inspire, 2022

Zoning Districts

Land development regulations assist in implementing the Comprehensive Plan by establishing zoning districts and adopting development standards for each district. **Table 9** lists the zoning districts and their acreages, and **Figure 9** shows the zoning districts graphically. Zoning districts guide development and the entitlements for parcels throughout the HACRA. The zoning code provides a guide to permitted, prohibited, and conditional uses, site development criteria, and the size and dimensions of proposed structures.

The two most common zoning districts in the HACRA are Historic Preservation (HP-2 and HP-3), which constitute 39% of the total zoned area or 78 acres. These two Historic Preservation districts (HP-2 and HP-3) are intended to provide a mix of commercial and residential uses that will encourage the restoration and reproduction of historic structures and maintain historic and pedestrian scale of the neighborhood. The HP-2 and HP-3 districts also have different design requirements for new construction than the other Historic Preservation zoning districts as outlined in the City's Architectural Guidelines for Historic Preservations encouraging compatibility with surrounding historic structures. The main distinction between these two districts are the boundaries: HP-2 is in the southern half of the HACRA core while HP-3 is the northern half.

Commercial Low-Two (CL-2) accounts for about 20 acres or 9.9% of the land area. The CL-2 district is intended to serve at least one (1) neighborhood with low traffic generating commercial uses, such as specialty retail, service establishments, banks and financial institutions, professional offices, museums, single-family dwellings, and hotels.

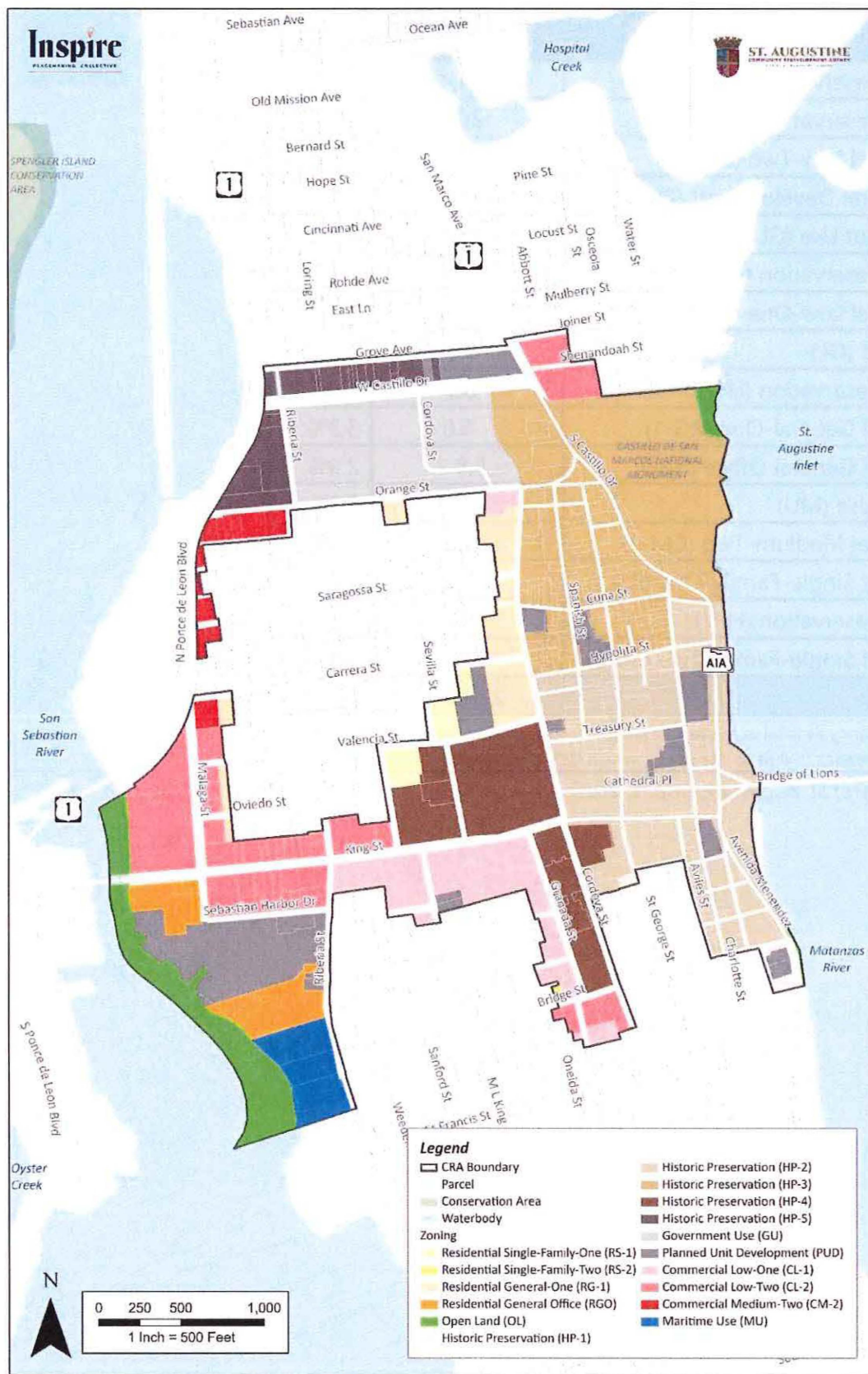
The fourth most common zoning district is Planned Unit Development (PUD) which accounts for 18 acres or 9% of the total zoned area. The PUD zoning designation is scattered throughout the HACRA and allows for individually planned developments that are consistent with the Comprehensive Plan but may be more creative, flexible, and innovative designs for projects than regular zoning districts allow.

Table 9. Zoning Districts

Zoning	Acres	Percent (%)
Historic Preservation (HP-3)	41.4	20.6%
Historic Preservation (HP-2)	36.9	18.4%
Commercial Low-Two (CL-2)	19.9	9.9%
Planned Unit Development (PUD)	18.2	9.1%
Government Use (GU)	16.8	8.4%
Historic Preservation (HP-4)	16.7	8.3%
Commercial Low-One (CL-1)	10.7	5.4%
Open Land (OL)	9.9	4.9%
Historic Preservation (HP-5)	6.9	3.4%
Residential General-One (RG-1)	6.6	3.3%
Residential General Office (RGO)	5.8	2.9%
Maritime Use (MU)	4.7	2.3%
Commercial Medium-Two (CM-2)	3.2	1.6%
Residential Single-Family-One (RS-1)	2.3	1.1%
Historic Preservation (HP-1)	0.5	0.3%
Residential Single-Family-Two (RS-2)	0.2	0.1%
Total Acreage	200.5	
*The discrepancy in total acreage compared to the Future Land Use and Existing Land Use acreages is due to the roads, which lack zoning designations.		

Source(s): City of St. Augustine, Inspire, 2022

Figure 9. Zoning Map



Source(s): City of St. Augustine, FGDL, St. Johns County Property Appraiser, Inspire, 2023

The Built Environment & Infrastructure

The physical attributes of cities are defined by both their geographic location, natural features and the built environment. The built environment is a broad term that includes buildings, streets, sidewalks, utilities, parks, signs, and lighting; everything that was built by humans. The built environment is a critical factor in defining the character of a place as it blends with natural systems and people to comprise an identity.

Parks & Recreational Facilities

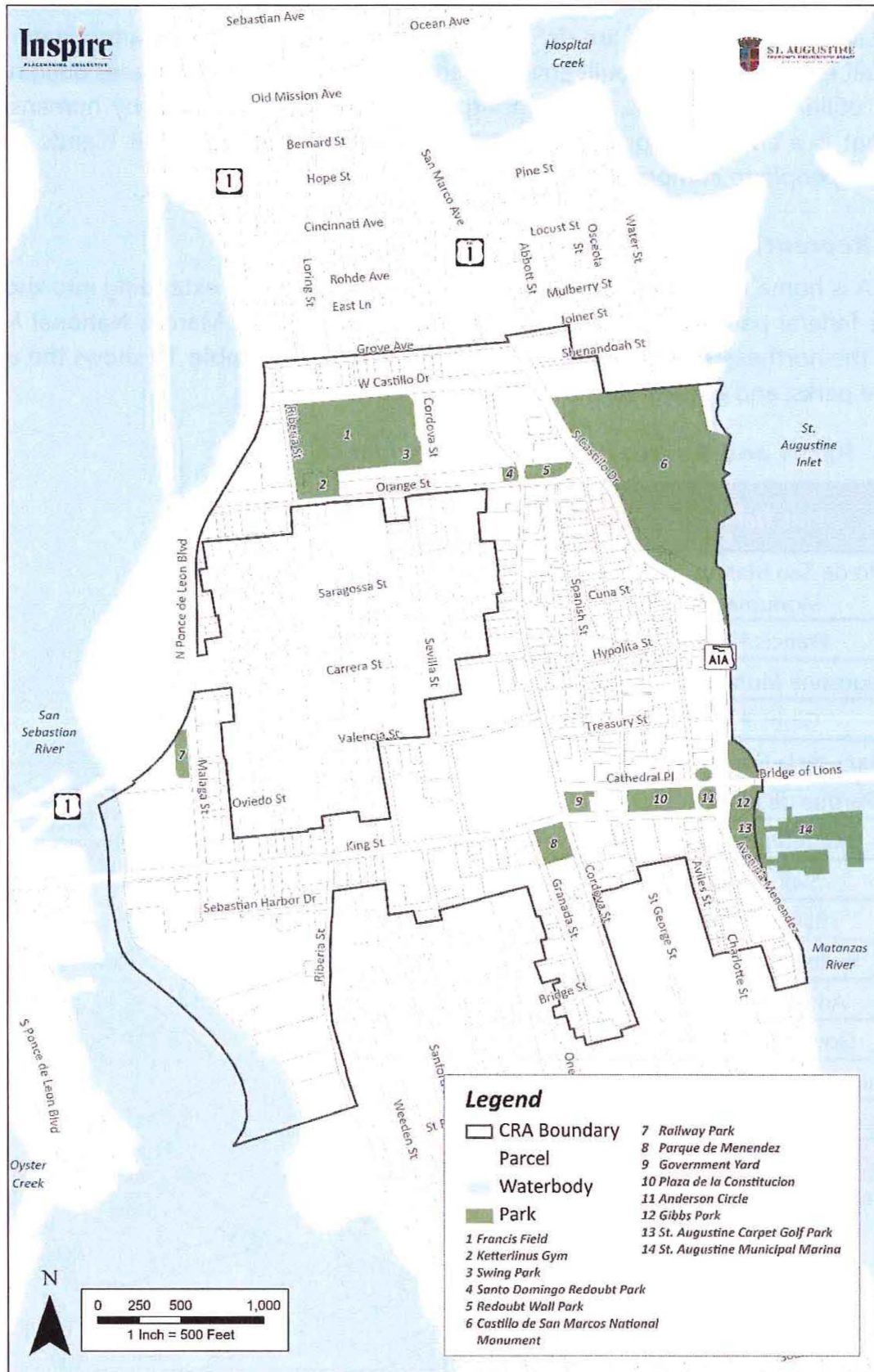
The HACRA is home to 14 parks totaling 36 acres with some parks extending into the Matanzas River. One federal park is within the HACRA: the Castillo de San Marcos National Monument, located in the northeastern corner of the Redevelopment Area. **Table 10** shows the acreages of each of the parks, and **Figure 10** shows their locations.

Table 10. Parks and Recreational Facilities List

Park Names	Acres
Castillo de San Marcos National Monument	17.7
Francis Field	7.2
St. Augustine Municipal Marina	4.2
Gibbs Park	1.2
Plaza de la Constitucion	1.2
Parque de Menendez	0.9
Ketterlinus Gym	0.6
Swing Park	0.6
Railway Park	0.5
Redoubt Wall Park	0.5
Anderson Circle	0.4
Government Yard	0.4
St. Augustine Carpet Golf Park	0.4
Santo Domingo Redoubt Park	0.2
Park Space Total	36.1

Source(s): City of St. Augustine, FGDL, Inspire, 2022

Figure 10. Parks



Source(s): City of St. Augustine, FGDL, Inspire, 2022

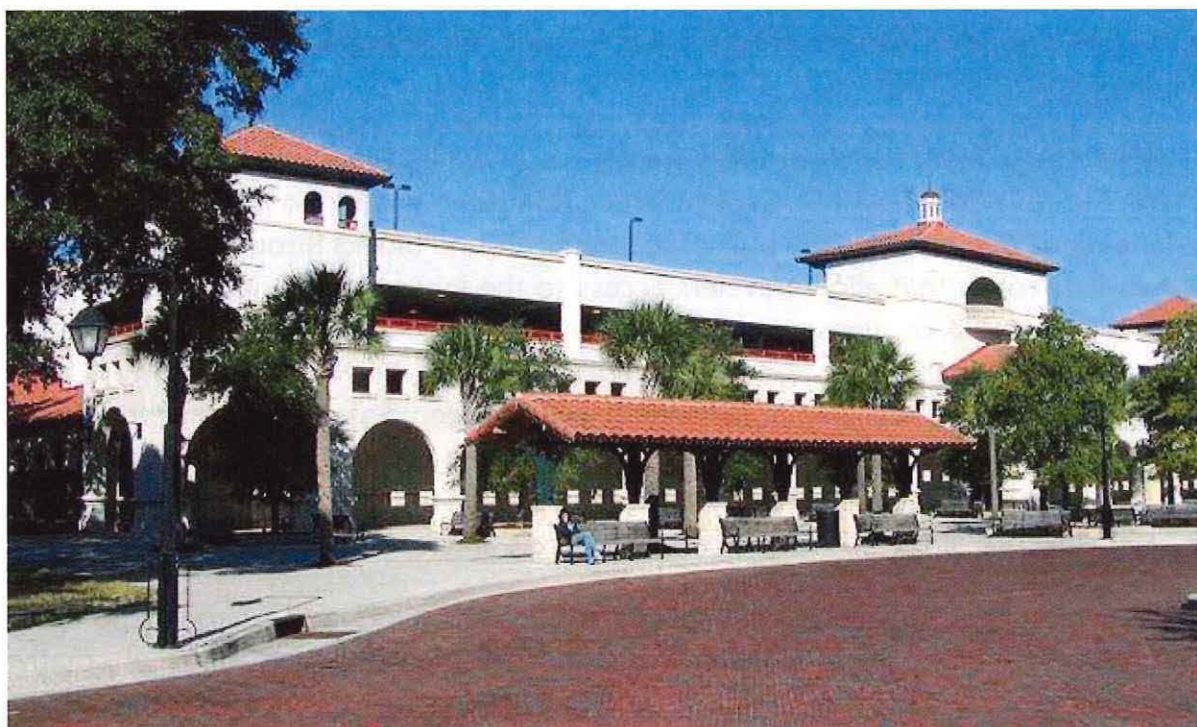
Transportation Facilities

Historically, HACRA's redevelopment efforts have focused on improving transportation and parking facilities within the CRA.

Within the HACRA, the primary travel corridors are the West Castillo Drive / A1A, East King Street, Cathedral Place, Cordova Street, and St. George Street. Roadways within the HACRA are a mix of wider three-lane roads that circulate the bulk of the traffic around blocks throughout the HACRA and narrow two-lane roads that allow travelers access to the inner historic neighborhood. The eastern center of the HACRA contains numerous Tabby or man-made coquina, narrow, one-way streets winding around many of the commercial blocks. Most of the HACRA's roadways allow vehicles to travel along them, however, St. George Street has been closed to motorized vehicles since the 1980s and provides a pedestrian corridor from Orange Street to the north, adjacent to the City's downtown parking garage, through to Cathedral Place to the south. The street is in the center of the tourism core of the City and serves businesses and institutional properties.

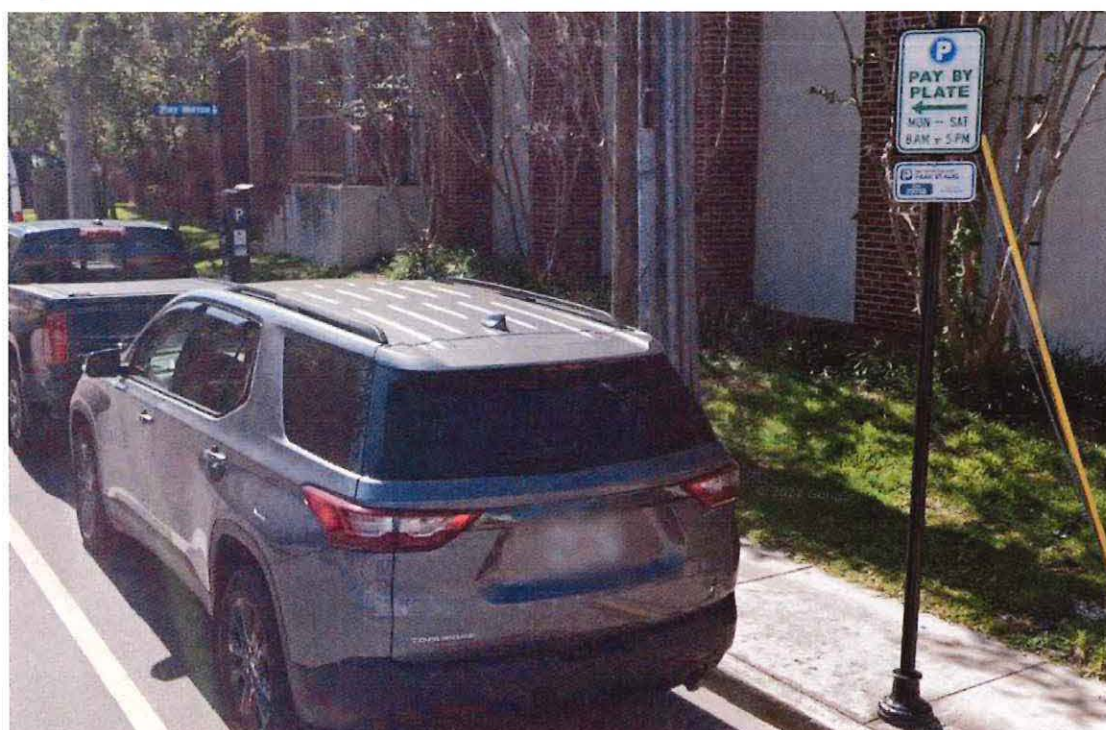
HACRA parking inventory includes on-street spaces, small parking lots, and a large 1,200-space parking garage. Visitors often drive to reach the HACRA district and then utilize alternative modes of transportation, such as the private trolleys, or walking, to travel within the HACRA district. To address the deficiency of the HACRA's roadways to accommodate a lack of parking supply within the HACRA, the City of St. Augustine approved the construction of a public parking garage, which was finished in 2006 and is located at the intersection of West Castillo Drive and Cordova Street, near the north border of the HACRA. Parking is \$15 per vehicle, with varying rates for monthly users or special pass/card holders.

Figure 11. Historic Downtown Parking Facility (Garage)



Source: Visit St. Augustine, 2022

Figure 12. Street Parking – Pay-by-Plate



Source: Google, 2022

PUBLIC TRANSPORTATION AMENITIES

The HACRA is served by 7 bus routes from the Sunshine Bus Company³, which is operated by the Council on Aging with funding from St. Johns County and other agencies. A one-way ticket costs \$2.00 for riders (with discounts available for students, the elderly, and other specially identified groups). The Red Line⁴ operation provides three stops within the HACRA, east of the Visitor Information Center, Bridge of Lions, and Martin Luther King Jr. Avenue and King Street near the U.S. Post Office. The Blue Line⁵ provides one stop within the HACRA at Flagler College's auditorium (across from the Lightner Building) on Granada Street. From a nearby stop the Blue Line crosses the San Sebastian River to connect riders from the West King Street I area (outside the HACRA) to the HACRA's interior. Similarly, the Red Line connects the riders to the HACRA coming from north and south of the HACRA, such as those coming from Ponce de Leon's Fountain of Youth Archeological Park and Lincolnville.

PARK & RIDE SHUTTLE

The City of St. Augustine provides a weekend Park & Ride shuttle⁶ in the Winter and Spring for recurring events and festivals, such as the annual *Nights of Lights*. Many of the City's annual events take place downtown, within the borders of the HACRA. The shuttle has three stops, connecting from parking locations in the Historic District, the San Marco Lot, the St. Johns County Health Department, and the Broudy's Lot (corner of US 1 and W. King). The shuttle's pick-up/drop-off locations at the Health Department and the San Marco lot are also used as temporary parking during special events.

RIDE SHARE AND MICROMOBILITY

In addition to the transportation alternatives and amenities that the City provides, there are a number of private transportation and micromobility providers servicing the HACRA. Some of the hotels offer their guests shuttle transportation services while many visitors use Uber or Lyft. There are also private companies providing micromobility alternatives such as bikes, e-bikes, scooters and e-scooters.

BICYCLE & PEDESTRIAN FACILITIES

Most of the HACRA's transportation network includes connected, paved sidewalks, facilitating pedestrian access throughout the district. However, many portions of the sidewalk network contain extremely narrow sidewalk widths due to the historic streetscape, deteriorating sidewalk paving due to oversized trucks staging their deliveries onto the sidewalk, utility pole intrusion, and uneven pedestrian pathway pavement heights. In particular, the conditions of the pedestrian infrastructure create difficulty in travel for those with mobility restrictions attempting to travel outside of the more prominent commercial corridors that contain wider, better-maintained sidewalks.

³ [The Sunshine Bus Company](#)

⁴ [Red Line Bus Route Map - MoovitApp](#)

⁵ [Blue Line Bus Route Map - MoovitApp](#)

⁶ [Spring Shuttle \(2022\)](#)

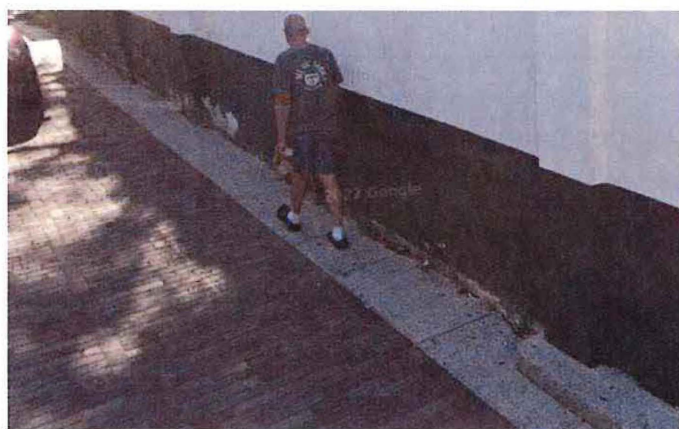
For cyclists, there are no dedicated bicycle travel paths within the HACRA but cyclists are welcome to travel within the road in the same lanes as cars. The speed limit in many roadways of the Historic Area district is 25 miles per hour (25 mph) or less but the high number of competing right-of-way users make bicycling a challenge. Bicycles are allowed on most sidewalks but have no delineated path to avoid conflicts with pedestrians. The City of St. Augustine's website contains an interactive Google map⁷ of the City's bicycle rack locations, many of which are within the HACRA boundaries.

Figure 13. Sidewalk Sections of St. George Street



Source: Google Maps, 2022

Figure 14. Narrow Walkway – Treasury Street



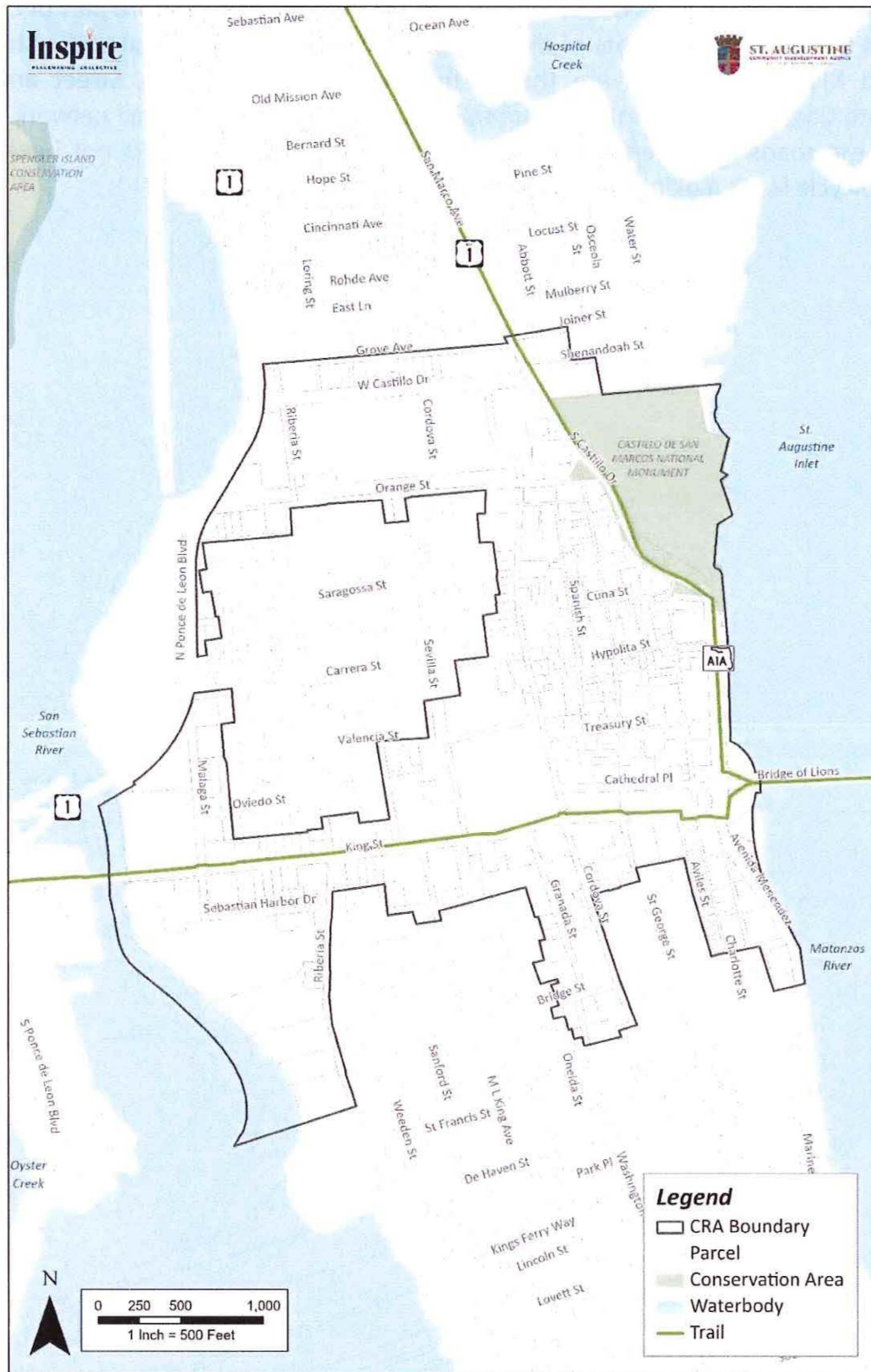
Source: Google Maps, 2022

⁷ [Bicycle Parking Map](#)

TRAILS

There are two designated trails which run through the HACRA. The trails are part of the Sun Trail system and include two segments of the East Coast Greenway (a regional trail system running from FL to Maine). Both trails are the existing road surface of King Street and A1A/San Marco/South Castillo and are not separate trails. **Figure 15** depicts the trail network serving the HACRA. These roads have dense vehicular traffic in the HACRA and do not have separated protected bicycle lanes making their usability as true bike trails minimal.

Figure 15. Trails



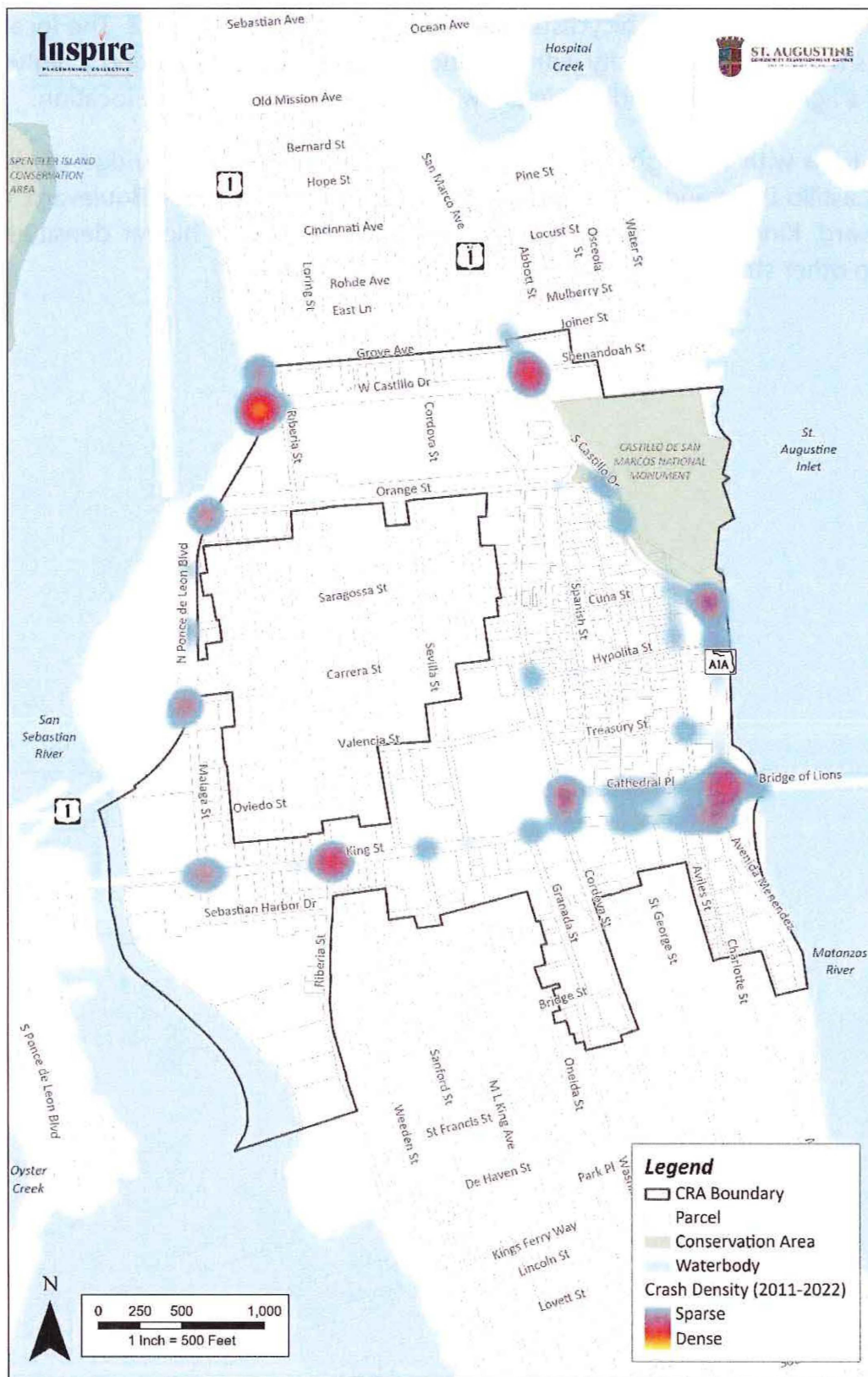
Source(s): City of St. Augustine, FGDL, Inspire, 2022

CRASHES

The Crash Data reflect the number of crashes and their locations (shown in **Figure 16**). These accidents include pedestrians, bicyclists, and vehicles from 2011 to 2022. The locations of the crashes are shown by crash density with the brighter yellow color indicating a higher density of crashes and a light blue color indicating a lower density of crashes at the location.

The intersections with the highest density of crashes are (1) near the Bridge of Lions on King Street & S. Castillo Drive and (2) W. Castillo Drive and N. Ponce de Leon Boulevard. N. Ponce de Leon Boulevard, King Street, and S. Castillo Drive are roads with higher densities of crashes compared to other streets in the HACRA.

Figure 16. Crash Map



Source(s): City of St. Augustine, FDOT, FGDL, St. Johns County Property Appraiser, Inspire, 2022

COASTAL RESILIENCY AND HAZARDS

The City of St. Augustine, through a grant agreement with the Florida Department of Environmental Protection, Florida Coastal Management Program, and the National Oceanic and Atmospheric Administration (NOAA), underwent an assessment regarding the City's Coastal Vulnerability in 2016. The purpose of the assessment was to establish an understanding of community vulnerability based on projected increases in coastal flooding and sea level rise, and to develop resiliency strategies to mitigate these impacts.

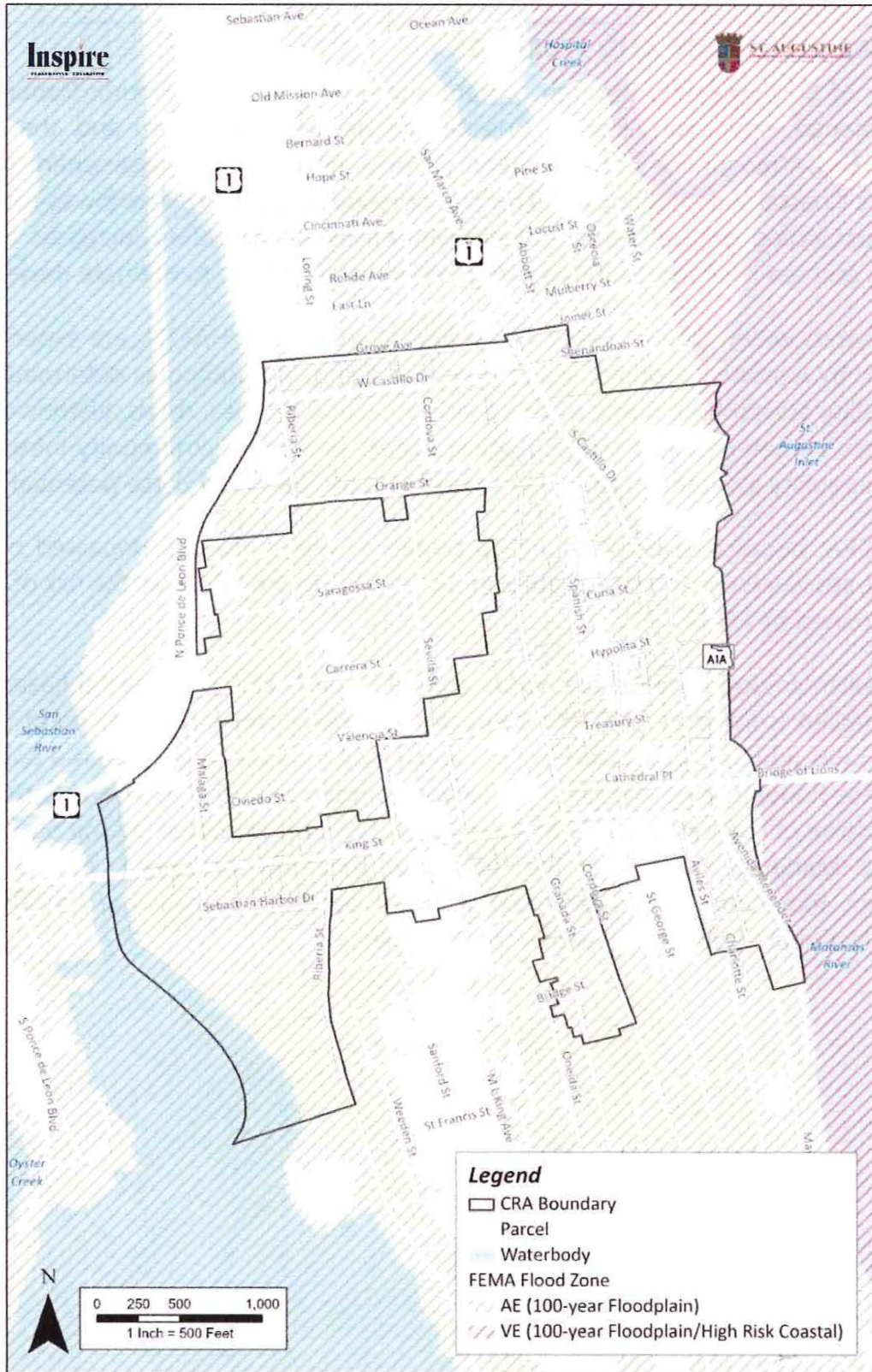
Several assets within Downtown St. Augustine, as well as the HACRA, are expected to be impacted by nuisance flooding, sea level rise, and annual flooding as determined by the vulnerability assessment. Some of these assets include bridges, roads, historic resources (structures, cemeteries, and archaeological zones), and other community infrastructure. The vulnerability assessment provides an in-depth evaluation of these potential impacts.

The HACRA, because of its proximity to bodies of water, may be impacted by coastal flooding, sea level rise, and storm surge in the future. **Figure 17** shows the risk of flooding, as determined by FEMA.

FEMA discerns flood potential based on coastal hazards and non-coastal hazards. Most of the HACRA is listed as "AE," the 100-year floodplain, which requires flood insurance and indicates additional hazards from erosion. FEMA indicates that there is a 26% chance of a home flooding over the life of a 30-year mortgage in the 100-year floodplain.⁸ A small portion of the eastern side of the HACRA, which is bordered by the St. Augustine Inlet and Matanzas River, is in the "VE" zone, meaning the area is in the 100-year floodplain and there are greater hazards posed by storm surges. The Castillo de San Marcos National Monument is within the VE zone.

⁸ <https://wetlandswatch.org/national-flood-insurance-program-glossary-and-basic-explanations>

Figure 17. FEMA Flood Zones



Source: FEMA, 2022

Signage

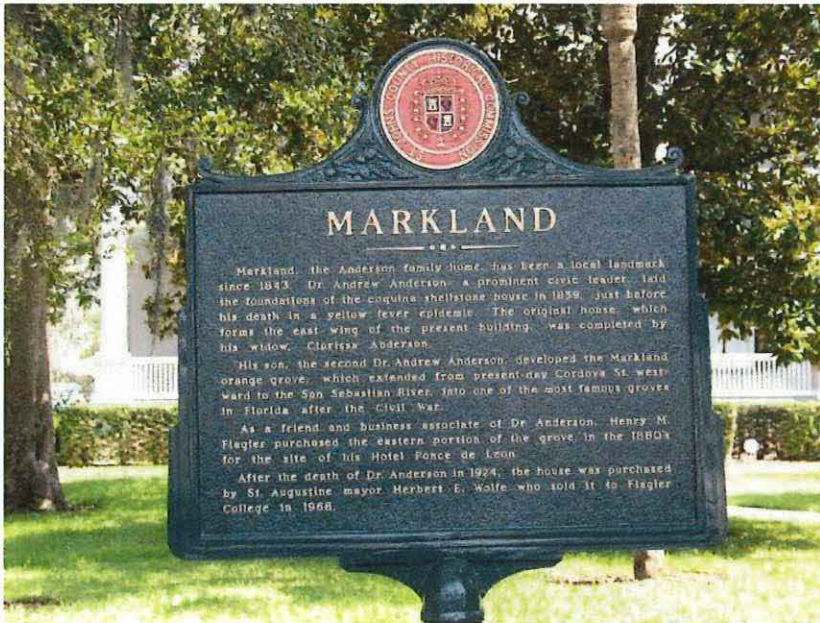
Visible signage can help area visitors identify various locations, understand the relationship of sites in an area, and form an organized pathway to assist in navigating an area. Additional application of the City's approved wayfinding signage to direct visitors towards common sights or public amenities would improve the user's navigational experience and promote mobility in the HACRA.

Figure 18. Historic Area Wayfinding Signage



Source: England-Thims & Miller, 2022

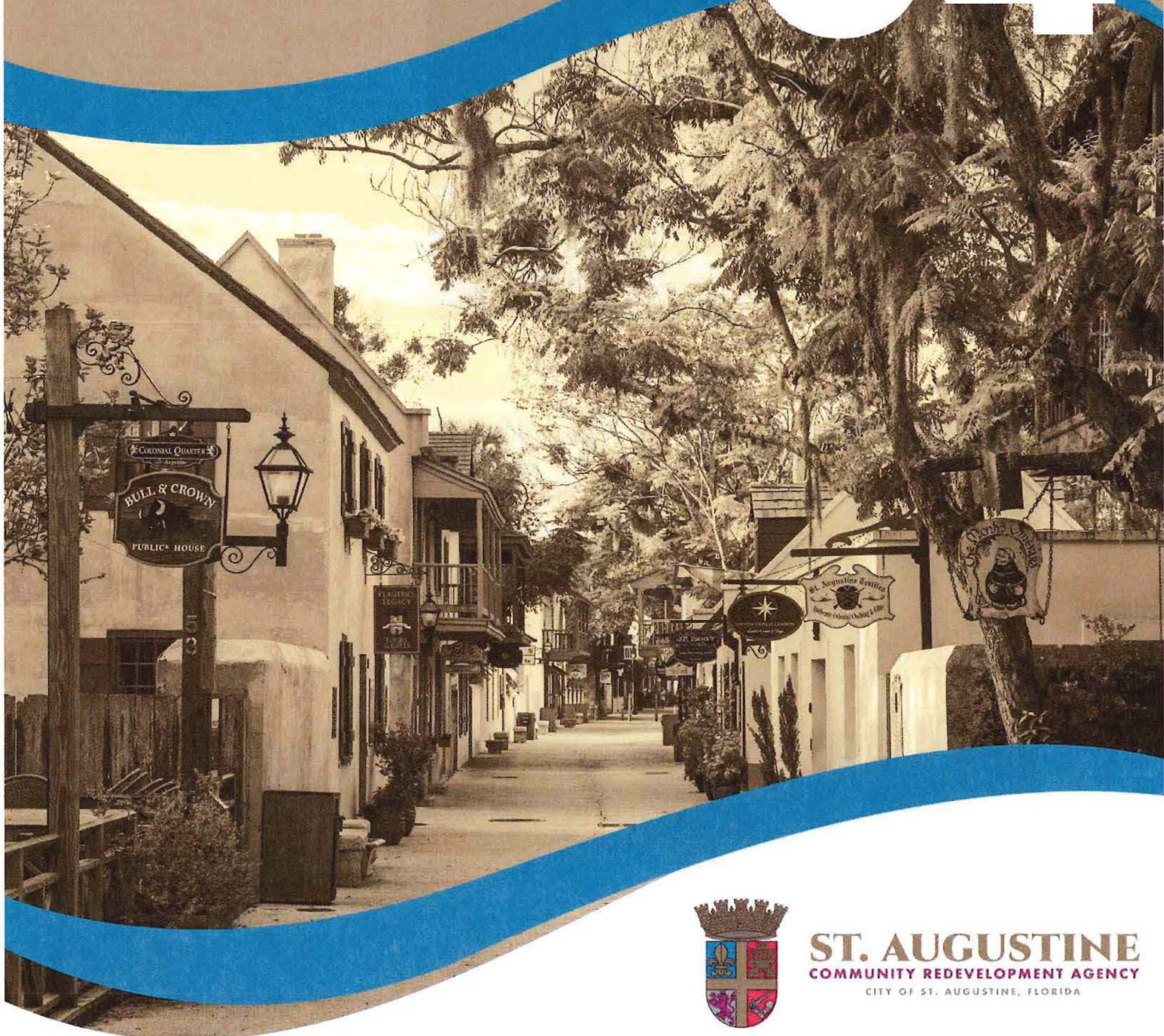
Figure 19. Interpretive Signage Example: Markland House



Source: University of North Florida, 2011

Community Engagement and Public Input

04



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

COMMUNITY ENGAGEMENT & PUBLIC INPUT

The 2023 Historic Area Community Redevelopment Plan was developed using a robust public input and public engagement process. Three different public input mechanisms were used to provide the community multiple opportunities to participate in the development of the plan: stakeholder interviews, an interactive project website, and a Community Open House.

STAKEHOLDER INTERVIEWS

Inspire coordinated with CRA/City staff to develop a diverse and comprehensive list of stakeholders. Over the course of two weeks, the Inspire team conducted interviews with these stakeholders to gain insight into HACRA's past and the community's vision for its future.

INTERACTIVE PROJECT WEBSITE

An interactive project website was developed to provide the public with information about the Historic Area Community Redevelopment Plan Update process, schedule, public meeting information and to provide an online platform for public input. The website included a community input survey as well as an interactive map of the HACRA where visitors could leave comments and view comments.

Over the course of several months, the project site received thousands of views and 146 survey responses and Redevelopment Area map comments.



COMMUNITY OPEN HOUSE

A Community Open House was held on July 28, 2022 at City Hall along with a simultaneous online/virtual option for participants that could not attend in-person.

The Open House included a presentation about Community Redevelopment Agencies and CRAs, describing both their purpose and function. The presentation also addressed the existing conditions within the HACRA as well as the past accomplishments of the St. Augustine Community Redevelopment Agency.



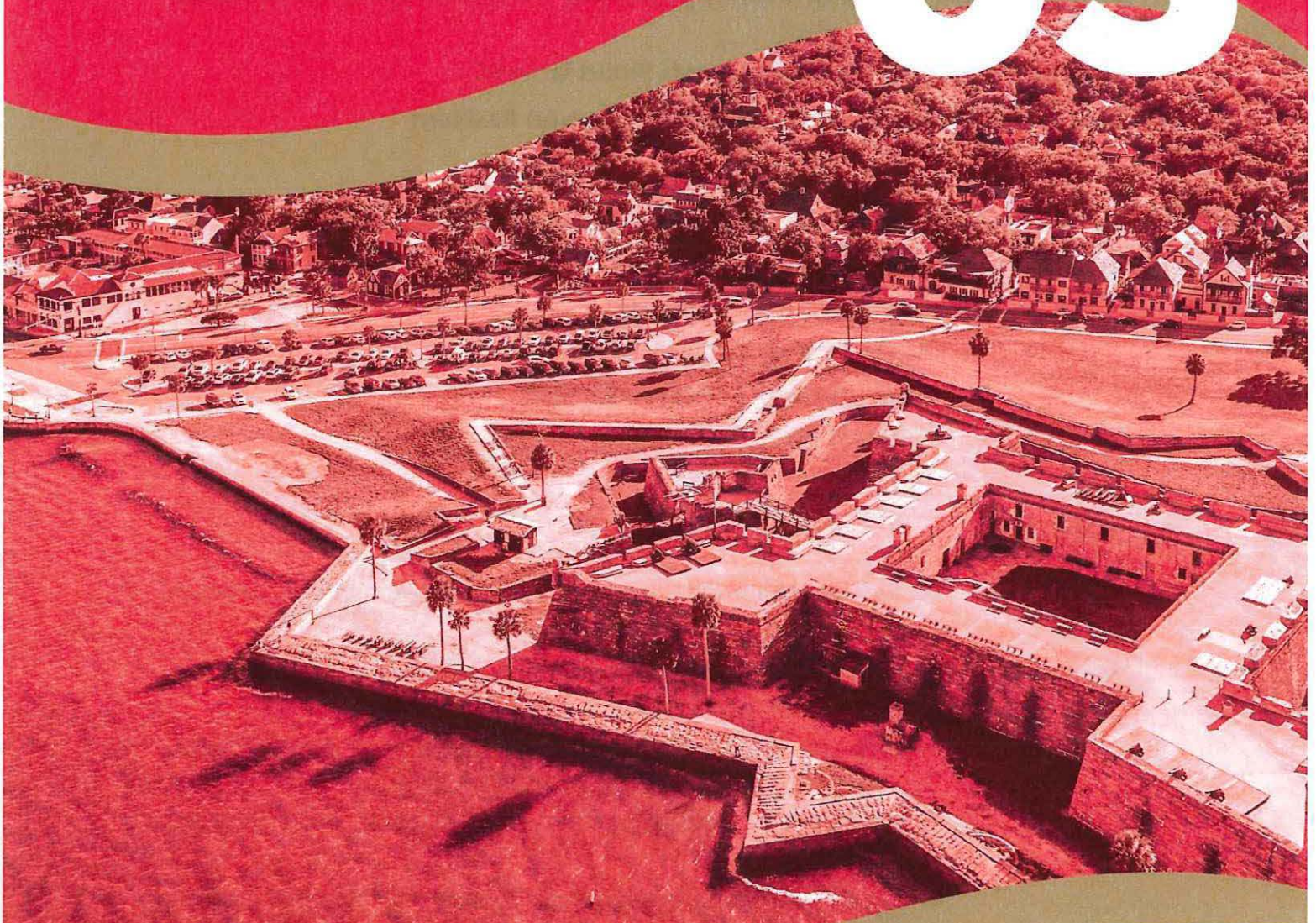
Following the informational presentation, attendees participated in discussions, base map exercises and provided their perspectives on questions addressing the HACRA.

The Community Open House included four (4) activities for participants:

- Transportation Mapping Exercise
- Preferred Amenities Exercise
- Idea Wall
- General Comments/Discussion

Strategic Goals and 5-Point Action Plan

05



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

STRATEGIC GOALS AND 5-POINT ACTION PLAN

The 2023 St. Augustine Historic Area Community Redevelopment Plan proposes the following **Strategic Goals** to guide the St. Augustine Community Redevelopment Agency's decision-making process and redevelopment activities.

- **Promote Connectivity and Mobility**
- **Improve Accessibility and Availability of Parking**
- **Enhance Public Spaces to Encourage Activity while Advancing Public Health and Safety**
- **Support Redevelopment that Fosters Smart Growth**
- **Modernize Infrastructure to be Safe, Clean, and Resilient**

The Strategic Goals are addressed through a **5-point Action Plan**.

*Action Strategy 1- **Mobility***

*Action Strategy 2- **Parking***

*Action Strategy 3- **Open Space***

*Action Strategy 4- **Redevelopment***

*Action Strategy 5- **Resiliency***

MOBILITY



- Provide multimodal infrastructure improvements to enhance walkability
- Identify opportunities for improving and connecting sidewalks, paths, trails, and bike lanes
- Improve Streetscapes (lighting, stormwater improvements, street furniture, undergrounding utilities, low impact development improvements, utility system improvements, plantings)
- Fund wayfinding/navigational system to identify mobility alternatives and locations (i.e. pick up electronic bikes here; water taxi here)
- Provide microtransit and tech-enabled shared transportation for first/last mile mobility

PARKING



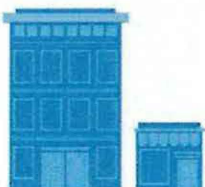
- Continue to evaluate opportunities for shared parking (public/private parking partnerships and agreements)
- Increase parking supply in strategic locations
- Create a park-once environment
- Identify sites and improvements for implementing dynamic parking strategies

OPEN SPACE



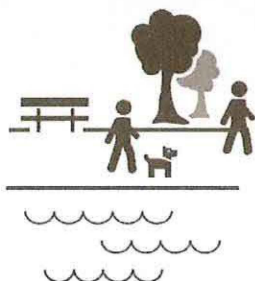
- Improve Francis Field
- Enhance the hardscape and landscape consistent with the historic designation and setting
- Utilize open spaces to provide additional public amenities and improvements that promote a multimodal system

REDEVELOPMENT



- Foster conversion of surface lots and historic preservation goals
- Encourage redevelopment that considers mobility and how to safely and conveniently move people to and from establishments
- Identify specialized alternatives for preserving historic assets and infrastructure from increased wear and tear caused by commercial vehicles (dedicated delivery zones and designated areas for large trucks traveling within the HACRA)

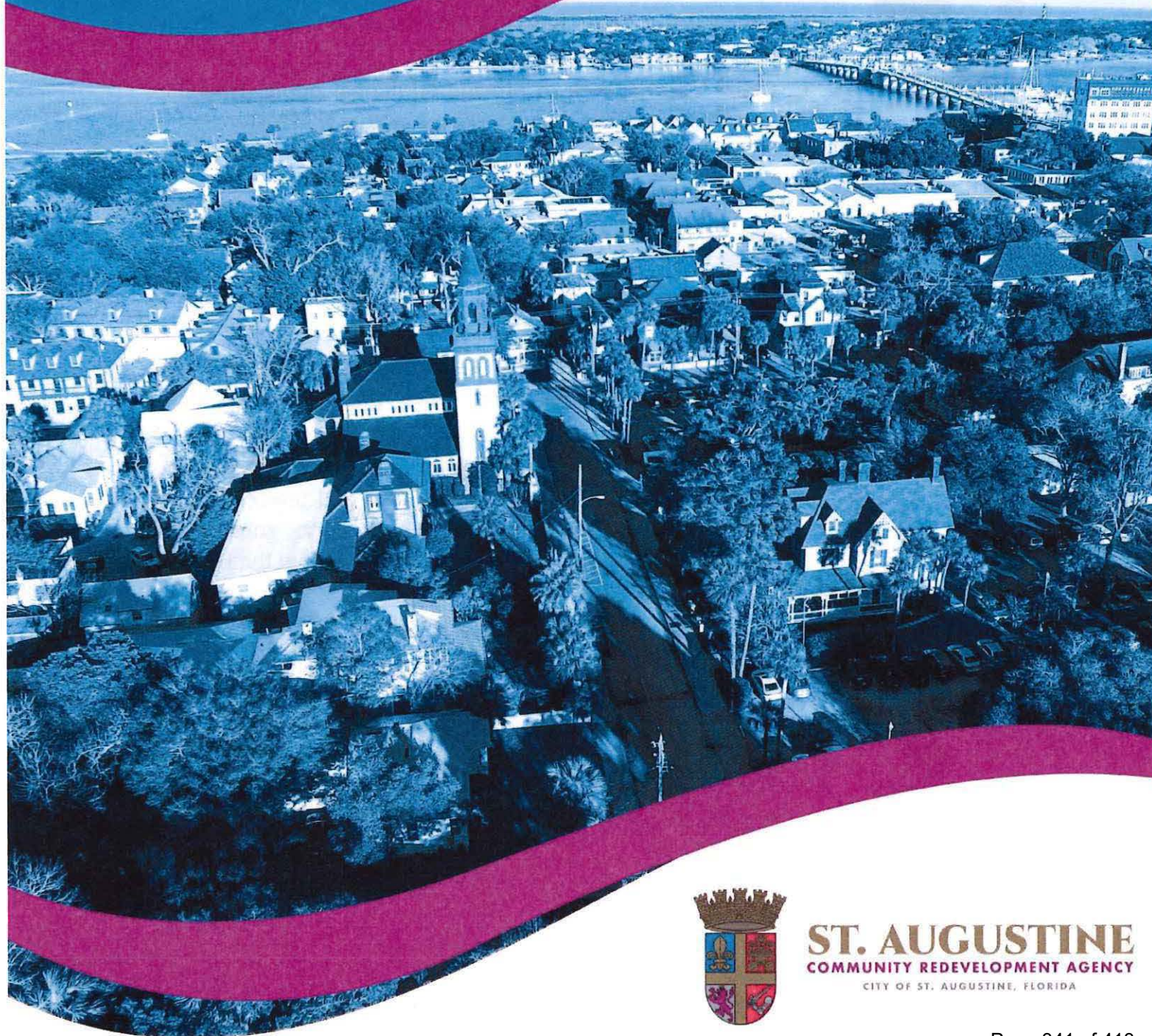
RESILIENCY



- Provide utility improvements
- Provide undergrounding of utilities
- Provide flood mitigation improvements. Seawalls, pump stations etc.

Capital Projects / Conceptual Master Plan

06



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

CAPITAL PROJECTS/CONCEPTUAL MASTER PLAN

Figure 20 shows the location of the proposed capital improvements within the HACRA. The following capital project descriptions present the proposed public realm improvements to implement the redevelopment strategies identified within the Historic Area Community Redevelopment Plan and to address issues and concerns identified during public engagement activities. Any proposed capital projects will be evaluated and prioritized by the Community Redevelopment Agency and reviewed/approved by the Historic Architecture Review Board (HARB).

Streetscape Projects

- **King Street-Streetscape:** FDOT funded improvements up to \$18M; supplementary HACRA funding for non-CIP improvements, including programs to eliminate existing curb cuts, and other improvements over \$18M.
- **Granada Street-Streetscape:** Resurfacing roadway, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.
- **St. George Street-Streetscape:** Streetscape improvements, on south end, resurfacing roadway, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings. Pedestrian only improvements on northern portion (from Cathedral Place north), Pedestrian zone resurfacing, upgrade and refresh of street furnishings, lighting improvements, and application of city approved wayfinding signage.
- **Cathedral Place-Streetscape:** Resurfacing roadway, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.
- **Cordova Street-Streetscape:** Resurfacing roadway, intersection improvements, tram stops, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.
- **Charlotte Street-Streetscape:** Resurfacing roadway, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.
- **Malaga Street and Sebastian Harbor-Streetscape:** Resurfacing roadway, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.

Wayfinding Signage

- Additional application of city approved wayfinding

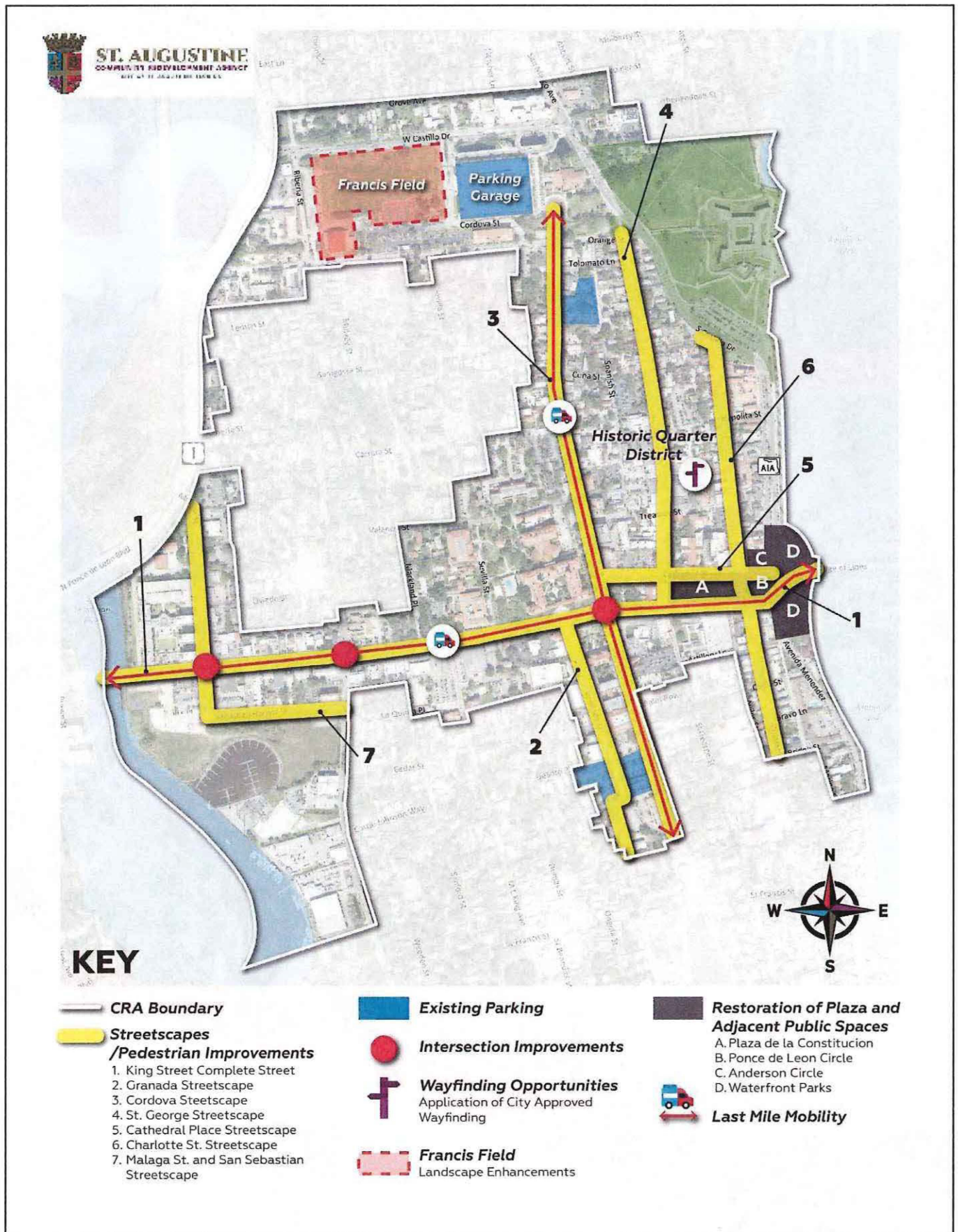
Last Mile Mobility

- Last Mile Mobility via shuttles or circulators.
- Shuttle and circulator stops and improvements.

Open Space and Park Improvements

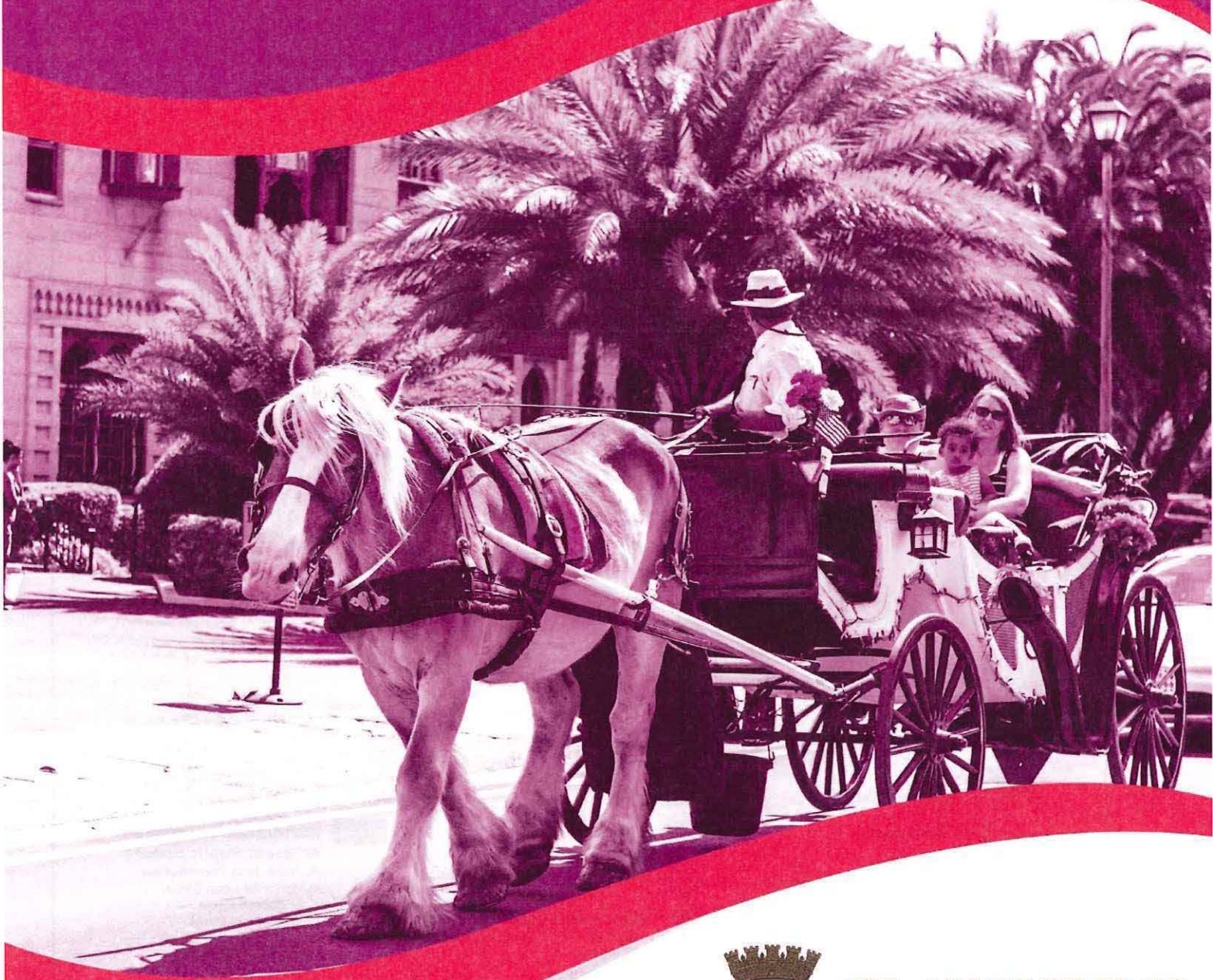
- Francis Field
 - *New Turf*: Upgrade sub-base, drainage improvements, turf improvements, irrigation upgrades and lighting upgrades.
 - *Beautification*: Field improvements.
 - *Landscape and Trees*: Upgrade existing landscaping, canopy and understory trees.
- Restoration of Plaza and Adjacent Public Spaces Improvement Plan
 - Plaza de la Constitucion: Restoration Plan and implementation
 - Ponce de Leon Circle: Restoration Plan and implementation.
 - Anderson Circle: Restoration Plan and implementation.
 - Waterfront Parks: Improved lighting and site furnishings.

Figure 20. Conceptual Master Plan – Proposed Capital Projects



TIF Projections

07



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

TAX INCREMENT FINANCING PROJECTIONS

The following Tax Increment Financing (TIF) revenue projections show the anticipated TIF revenue for the period of 2022-2054. The projections utilize the base year value (2000), the current (2022 Preliminary Taxable Values) taxable values, and 2021 City and County millage rates as a base. Taxable values are projected to increase at 2.5% per year from 2022. The TIF collection rate for City and County taxes is 95%. The cumulative TIF revenue projected to be collected through 2054 from County and City participation is **\$49,563,208** and **\$79,877,099** respectively for a total cumulative TIF revenue of **\$129,440,307**.

Table 12. Tax Increment Fund Projections

		Taxable Valuation	Estimated Increment Value	County Contribution @ 95%	City Contribution @ 95%	Total TIF
BASE	2000	\$81,713,337				
	2022	\$276,191,595	\$194,478,258	\$859,791	\$1,385,658	\$2,245,449
	2023	\$283,096,385	\$201,383,048	\$890,317	\$1,434,854	\$2,325,172
	2024	\$290,173,794	\$208,460,457	\$921,607	\$1,485,281	\$2,406,888
	2025	\$297,428,139	\$215,714,802	\$953,678	\$1,536,968	\$2,490,646
	2026	\$304,863,843	\$223,150,506	\$986,552	\$1,589,947	\$2,576,499
	2027	\$312,485,439	\$230,772,102	\$1,020,247	\$1,644,251	\$2,664,498
	2028	\$320,297,575	\$238,584,238	\$1,054,784	\$1,699,913	\$2,754,697
	2029	\$328,305,014	\$246,591,677	\$1,090,186	\$1,756,966	\$2,847,151
	2030	\$336,512,640	\$254,799,303	\$1,126,472	\$1,815,445	\$2,941,917
	2031	\$344,925,456	\$263,212,119	\$1,163,665	\$1,875,386	\$3,039,051
	2032	\$353,548,592	\$271,835,255	\$1,201,788	\$1,936,826	\$3,138,614
	2033	\$362,387,307	\$280,673,970	\$1,240,864	\$1,999,802	\$3,240,666
	2034	\$371,446,989	\$289,733,652	\$1,280,917	\$2,064,352	\$3,345,269
	2035	\$380,733,164	\$299,019,827	\$1,321,971	\$2,130,516	\$3,452,487
	2036	\$390,251,493	\$308,538,156	\$1,364,052	\$2,198,334	\$3,562,386
	2037	\$400,007,781	\$318,294,444	\$1,407,185	\$2,267,848	\$3,675,032
	2038	\$410,007,975	\$328,294,638	\$1,451,396	\$2,339,099	\$3,790,495
	2039	\$420,258,175	\$338,544,838	\$1,496,712	\$2,412,132	\$3,908,844
	2040	\$430,764,629	\$349,051,292	\$1,543,161	\$2,486,990	\$4,030,151
	2041	\$441,533,745	\$359,820,408	\$1,590,771	\$2,563,720	\$4,154,492
	2042	\$452,572,088	\$370,858,751	\$1,639,572	\$2,642,369	\$4,281,941
	2043	\$463,886,390	\$382,173,053	\$1,689,593	\$2,722,983	\$4,412,576
	2044	\$475,483,550	\$393,770,213	\$1,740,864	\$2,805,613	\$4,546,477
	2045	\$487,370,639	\$405,657,302	\$1,793,417	\$2,890,308	\$4,683,725
	2046	\$499,554,905	\$417,841,568	\$1,847,284	\$2,977,121	\$4,824,405
	2047	\$512,043,778	\$430,330,441	\$1,902,497	\$3,066,104	\$4,968,602
	2048	\$524,844,872	\$443,131,535	\$1,959,091	\$3,157,312	\$5,116,403
	2049	\$537,965,994	\$456,252,657	\$2,017,100	\$3,250,800	\$5,267,900
	2050	\$551,415,144	\$469,701,807	\$2,076,559	\$3,346,625	\$5,423,184
	2051	\$565,200,522	\$483,487,185	\$2,137,504	\$3,444,846	\$5,582,350
	2052	\$579,330,535	\$497,617,198	\$2,199,973	\$3,545,523	\$5,745,496
	2053	\$593,813,799	\$512,100,462	\$2,264,004	\$3,648,716	\$5,912,720
	2054	\$608,659,144	\$526,945,807	\$2,329,635	\$3,754,489	\$6,084,124
	County Millage		0.0046537			\$129,440,307
	City Millage		0.0075			
	Total County Contribution (2022-2054)			\$49,563,208		
	Total City Contribution (2022-2054)			\$79,877,099		
	Total TIF Estimated (2022-2054)			\$129,440,307		

Implementation Schedule

08

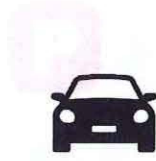
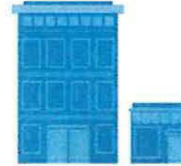
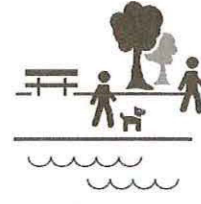


ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

IMPLEMENTATION SCHEDULE

The following tables propose a Three-Phase approach to implementation of the capital projects contained in the Historic Area Community Redevelopment Plan. The evaluation of the Community Redevelopment Agency's accomplishments, findings from the existing conditions analysis, and the input received from residents and businesses during the update of the Historic Area Community Redevelopment Plan identified numerous opportunities and capital improvement projects. However, common obstacles to implementation of these types of plans are financial limitations, or in this case previous financial obligations.

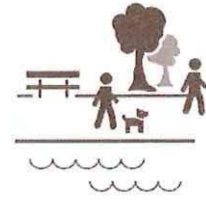
The City of St. Augustine has pledged using HACRA TIF funding to complete the debt service payments for the construction of the Historic Downtown Parking Facility through 2041. This will influence the timing of the proposed implementation schedule for the capital projects identified in the Conceptual Master Plan. The operational timeframe of the HACRA is until 2054. Subsequent to the completion of the debt service payments, the HACRA is anticipated to generate additional TIF revenue to be available to implement other capital improvements and redevelopment undertakings. The projects and programs identified for each of the Phases address the Plan's five redevelopment strategies: **MOBILITY, PARKING, REDEVELOPMENT, OPEN SPACE** and **RESILIENCY**.

Mobility**Parking****Open Space****Redevelopment****Resiliency**

Phase 1 (1-5 Years)

King Street Streetscape Improvements	Streetscape and intersection improvements utilizing \$18M FDOT sourced funding. TIF sourced funds used to supplement FDOT sourced funds and include curb-cut/driveway buyback program.	\$\$\$\$\$ (FDOT sourced) \$ (TIF sourced)
District-Wide Wayfinding Implementation	Pledge funding for design and implementation of City approved wayfinding plan throughout HACRA.	\$
Francis Field Improvements	Turf upgrades, irrigation improvements, and landscape improvements.	\$
Dynamic Parking Management Application	Evaluate potential locations and scenarios for implementing dynamic parking management strategies.	\$
EST. Cost: \$=<\$1M \$\$=\$1M-\$2.5M \$\$\$=\$2.5M-\$5.5M \$\$\$\$=\$5.5M-\$10M \$\$\$\$\$=>\$10M		

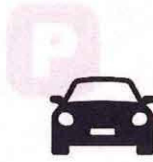
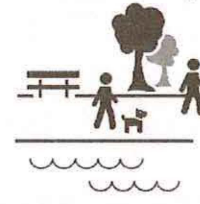
Proposed **Phase 1** capital projects are mostly lower cost projects to enable the continued HACRA accommodation of debt service payments for the Historic Downtown Parking Facility. The key objectives for Phase 1 are to build upon previous HACRA accomplishments while incrementally implementing the Plan's redevelopment strategies.

Mobility**Parking****Open Space****Redevelopment****Resiliency**

Phase 2 (6-10 Years)

Cathedral Place-Streetscape Improvements	Range of improvements: Roadway resurfacing, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.	\$ \$
Granada Street Streetscape Improvements	Range of improvements: Roadway resurfacing, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.	\$ \$
Waterfront Parks	Improved lighting and site furnishings.	\$ \$
Circulator Stops	Stops and signage improvements for circulators.	\$ \$
Charlotte Street Streetscape Improvements	Range of improvements: Roadway resurfacing, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.	\$ \$
Micromobility and Microtransit Improvements	Public amenities and improvements to support micromobility and microtransit efforts.	\$ \$
EST. Cost: \$=<\$1M \$\$=\$1M-\$2.5M \$\$\$=\$2.5M-\$5.5M \$\$\$\$=\$5.5M-\$10M \$\$\$\$\$=>\$10M		

Proposed **Phase 2** capital projects enable the continued HACRA accommodation of debt service payments for the Historic Downtown Parking Facility. The key objectives for Phase 2 are to build upon previous HACRA accomplishments, enable completion of debt service payments while incrementally implementing the Plan's redevelopment strategies.

Mobility**Parking****Open Space****Redevelopment****Resiliency**

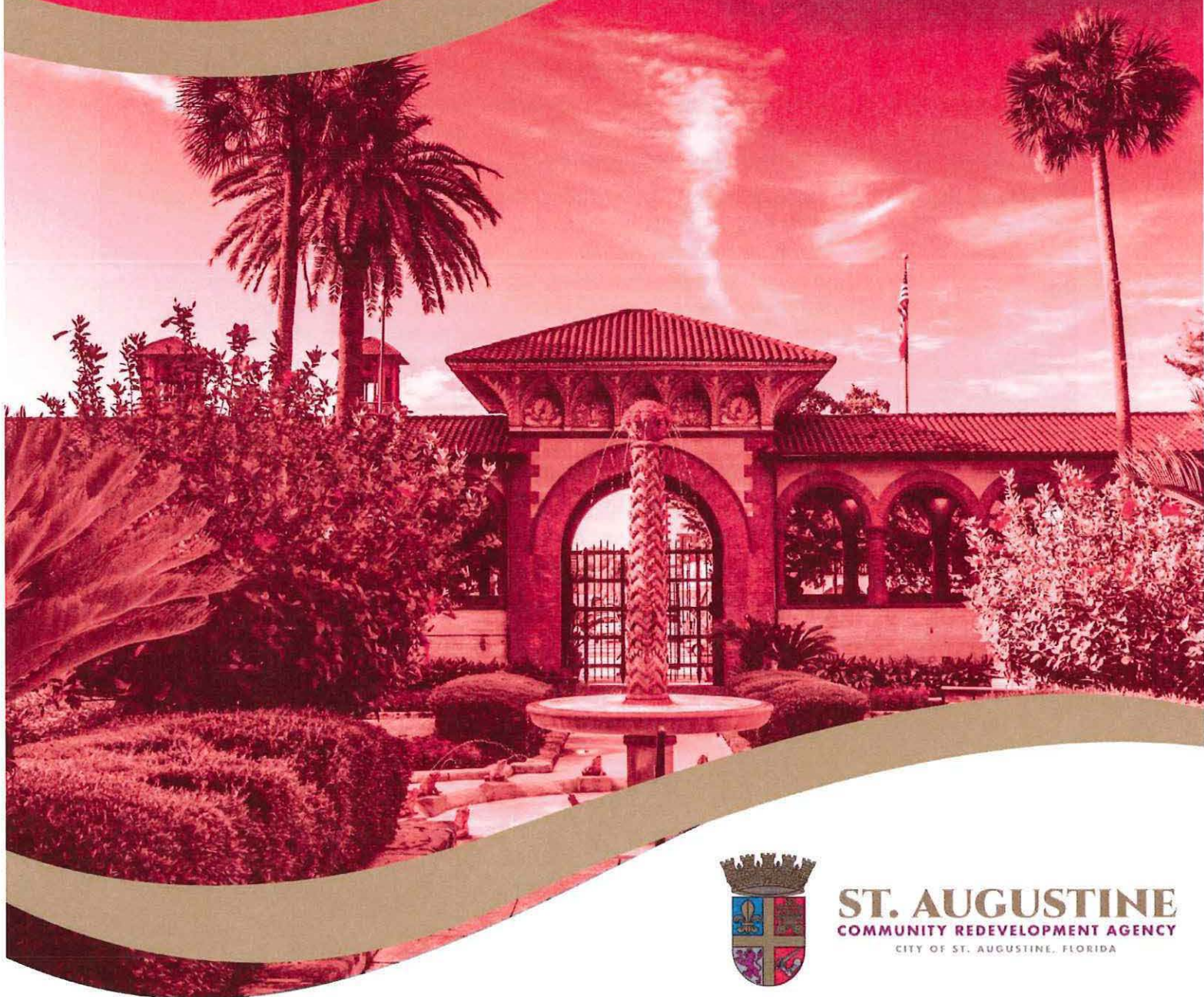
Phase 3 (11-20 Years)

Plaza de la Constitucion	Improvement Plan that is in accordance with its historic character	\$\$
Ponce de Leon Circle	Improvement Plan that is in accordance with its historic character.	\$\$\$
Anderson Circle	Improvement Plan that is in accordance with its historic character.	\$\$\$
Cordova Street- Streetscape:	Range of improvements: Roadway resurfacing, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.	\$\$
Malaga Street and Sebastian Harbor Drive Streetscape	Range of improvements: Roadway resurfacing, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings.	\$\$\$
St. George Street	Range of improvements: Streetscape and stormwater and other utility improvements, on south end of St. George Street, roadway resurfacing, stormwater improvements, trees and landscaping upgrades, sidewalk and lighting improvements and street furnishings. Pedestrian only improvements (on northern portion from Cathedral Place north), Pedestrian zone resurfacing, upgrade and refresh of street furnishings and lighting, and additional application of City approved wayfinding signage.	\$\$
Public Parking	Increase public parking supply in strategic locations.	\$\$\$\$\$
EST. Cost: \$=<\$1M \$\$=\$1M-\$2.5M \$\$\$=\$2.5M-\$5.5M \$\$\$\$=\$5.5M-\$10M \$\$\$\$\$=>\$10M		

Proposed **Phase 3** capital projects reflect the completion of debt service payments in 2041 and the commensurately increased anticipated capital project capacity of the HACRA. The key objectives for Phase 3 are to build upon previous HACRA accomplishments and implement higher-cost capital projects.

Comprehensive Goals, Objectives and Policies

09



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

COMPREHENSIVE GOALS, OBJECTIVES AND POLICIES

The vision for the St. Augustine Historic Area CRA is to **preserve** the historic authenticity of the area, **improve** public spaces for use by residents and visitors, **establish** and **reinforce** connections within the HACRA's spaces, and **enhance** public safety.

The following Comprehensive Goals and Policies of the amended and restated 2023 St. Augustine Historic Area's Community Redevelopment Plan provide for the projects that can be funded by the CRA. The focus areas for these Goals and Policies include: ***Administration; Public Spaces; Infrastructure; Connectivity and Walkability; and Public Health and Safety.*** These Goals, Policies and associated projects, tasks and activities are presented to provide the Community Redevelopment Agency flexibility when developing Annual Work Plans and Budgets during the HACRA's operational period. All projects and funding will be considered and prioritized by the Community Redevelopment Agency on an annual basis as part of the Historic Area Community Redevelopment Plan implementation.

ADMINISTRATION

GOAL 1.1 Maintain cost-effective operations of the Community Redevelopment Agency in accordance with the requirements of the Florida Statutes.

POLICIES

- Continue to utilize funding derived from TIF revenues and other sources where appropriate, to fund capital improvements, garage debt service, and activities identified in the amended and restated 2023 St. Augustine Historic Area's Community Redevelopment Plan through the 2054 operational timeframe of the Community Redevelopment Agency.
- Utilize TIF revenue generated within the HACRA as a funding source for the administration of the Community Redevelopment Agency and the Agency's redevelopment projects and capital improvements.
- Administer and coordinate the implementation of the Historic Area Community Redevelopment Plan.
- The Community Redevelopment Agency will maintain a current digital map of the Historic Area Redevelopment Area and post the map on the HACRA website.

ACTION STRATEGIES/PROJECTS

- *Provide updates on projects in the HACRA to the CRA Board at regularly scheduled meetings*
- *Posting of a current digital map of the HACRA on the Community Redevelopment Agency's website.*

GOAL 1.2 Identify community stakeholders, to assist in the implementation of the Historic Area Community Redevelopment Plan Goals, Action Strategies, and Projects/Activities.

POLICIES

- Coordinate with local business associations, merchant groups, Chambers of Commerce and other organizations to facilitate regularly scheduled community briefing and "informational sessions" to provide project updates and identify potential needs and opportunities.
- Contract with professional firms or organizations to implement specific HACRA Goals, Policies, Projects/Activities.
- Collect public input from stakeholders, residents and business owners/operators located within and outside of the HACRA for use in the preparation of materials for presentation to the Community Redevelopment Agency.

ACTION STRATEGIES/PROJECTS

- *Schedule community briefings and information sessions*
- *Utilize targeted messaging for key stakeholders, business representatives, faith-community representatives, neighborhood associations, and residents.*

PUBLIC SPACES

GOAL 2.1 Evaluate opportunities for site and facility acquisition to implement the Goals, Action Strategies and Projects of the St. Augustine Historic Area Community Redevelopment Plan.

POLICIES

- Evaluate and facilitate acquisition of properties which further implementation of the Historic Area Community Redevelopment Plan.
- Identify site assemblage opportunities of properties within the HACRA to assist the implementation of the Historic Area Community Redevelopment Plan.

ACTION STRATEGIES/PROJECTS

- *GIS inventory of vacant and publicly owned properties within the HACRA*
- *Inventory and prioritize opportunity sites*

GOAL 2.2 Provide access to and promote the use of public spaces.

POLICIES

- Identify and evaluate opportunities to improve or provide additional amenities within public spaces within the HACRA.
- Coordinate with the Public Works Department to support improvements, renovations, upgrades, and expansions of parks and other public spaces located within the HACRA.

ACTION STRATEGIES/PROJECTS

- *Inventory and map of all public and City-owned spaces and park facilities within the HACRA.*
- *Inventory and prepare an asset location map of existing pedestrian (benches, shade-stops, water fountains, restrooms, etc.) and bicycle amenities (paths/trails/route signage, bicycle racks, repair/air/ tool facilities) within all public parks and spaces and City-owned parcels within the HACRA and their connections to the HACRA.*

INFRASTRUCTURE

GOAL 3.1 Give priority to infrastructure improvements and amenity installation that will improve mobility within the HACRA.

POLICIES

- Annually evaluate and prepare applications for potential grant funding opportunities and other alternative funding opportunities to assist in the implementation of transportation and mobility improvements that are located within or connect to and serve the HACRA.
- Evaluate opportunities to construct amenities and facilities aligned with the City of St. Augustine's 2040 Mobility Plan in the HACRA, including the acquisition of land to do so.

ACTION STRATEGIES/PROJECTS

- *Inventory of available parking*
- *Multimodal infrastructure improvements*

GOAL 3.2 Assist the City in providing multimodal infrastructure improvements that create a park-once environment.

POLICIES

- Provide parking improvements in the HACRA that support the City's dynamic parking management strategies such as the installation of parking meters with variable rates, providing priority parking for City residents in certain areas of the HACRA, and the utilization of real time message boards to direct visitors.
- Evaluate and support the improvement and management of public parking facilities in the HACRA to better manage the impacts of special events.

GOAL 3.3 Support the City's efforts to address stormwater issues within the HACRA.

POLICIES

- Include stormwater system improvements when designing and constructing streetscape improvements, retrofits, and other public improvements within the HACRA.
- Coordinate with the Public Works Department and the St. Johns River Water Management District (SJRWMD) to identify and prioritize potential stormwater improvements for inclusion in the Community Redevelopment Agency's Annual Work Plan and Budget.

GOAL 3.4 Evaluate and prioritize streetscaping, street lighting, and pedestrian safety improvement opportunities throughout the HACRA.

POLICIES

- Coordinate with the City's Public Works Department to prioritize pedestrian related improvements located within the HACRA such as streetscape projects, trail connections, crosswalks, street lighting, and sidewalk installations/expansions.
- Coordinate with the City's Public Works Department to identify, evaluate and prioritize potential locations within the HACRA for existing streetscape updates, streetlighting improvements, sidewalk repair and gap connections (new sidewalk connections) and improvements to other existing pedestrian ways and paths for inclusion in the HACRA's Annual Budget.
- Improve multimodal connections throughout the HACRA, with prioritization given to connecting neighborhoods adjacent to the Historic Area to public facilities, employment areas, and public parks located within and adjacent to the HACRA.
- Coordinate with the City's Public Works Department and other local agencies and governments to prioritize and implement multi-purpose paths, bike-lanes, sidewalks and other connections and improvements to provide safe, lighted, pedestrian and non-automobile connections to and from the neighborhoods, city facilities and parks within and adjacent to the HACRA.

- Contingent on the availability of funding sources, include at least one streetscape, sidewalk, crosswalk, street lighting or neighborhood connection improvement project in each years' Annual Budget.

ACTION STRATEGIES/PROJECTS

- *Bi-annual coordination meetings with the City's Public Works Department to identify streetscape / sidewalk / crosswalk / streetlighting / neighborhood connection improvement project street within the HACRA*
- *Annual inclusion of a streetscape / sidewalk / crosswalk / streetlighting / neighborhood connection improvement project in Annual Work Plan and Budget*
- *Engage the Historic Area Review Board (HARB) on streetscaping improvements located in Historic Preservation districts.*

CONNECTIVITY AND WALKABILITY

GOAL 4.1 Leverage the regional destination of the HACRA with improved connections, linkage to trail networks, and access to supportive uses and public amenities.

POLICIES

- Improve roadway safety through design, engineering, and evaluation.
- Expand public transportation systems and alternatives.
- Promote connectivity by providing safe pedestrian and bicycle connections.
- Interconnect public spaces and amenities to improve convenience, enjoyment, and comfort.
- Support the implementation of the City's approved wayfinding signage in the HACRA to promote mobility, provide information, and guide visitors.
- Coordinate with the City's Public Works Department to prioritize potential locations to address gaps in connections to existing pedestrian ways and paths within the HACRA. Projects identified will be included in the Community Redevelopment Agency's Work Plan and Budget.

ACTION STRATEGIES/PROJECTS

- *Evaluation of roadway conditions in the HACRA to prioritize streetscape improvements*
- *Additional application and installation of the City's approved Wayfinding signage in the HACRA*

GOAL 4.2 Promote a sense of place, safety, and walkability.

POLICIES

- Promote a pedestrian-friendly and safe public realm and environment.
- Design pedestrian-friendly streetscapes to encourage new development and redevelopment projects to provide additional pedestrian-oriented amenities and enhancements that would encourage walking.
- Provide inclusive public amenities and improvements that promote walkability for everyone, regardless of age, ability, and circumstance.

- Enhance pedestrian-oriented street lighting to increase the sense of safety and reduce the impact of light pollution.
- Utilize trees and other landscaping to visually enhance public spaces and provide shade. Native species should be encouraged within the HACRA.

ACTION STRATEGIES/PROJECTS

- *Establishment of pedestrian and transit-oriented districts*
- *Establishment of design guidelines with walkability standards that promote enhanced pedestrian amenities, comfort, and safety*
- *Survey of the HACRA to identify poorly lit areas or areas where streetlighting needs to be improved*
- *Inclusive design of public amenities and improvements*

PUBLIC HEALTH AND SAFETY

GOAL 5.1 Foster Safe Community Initiatives.

POLICIES

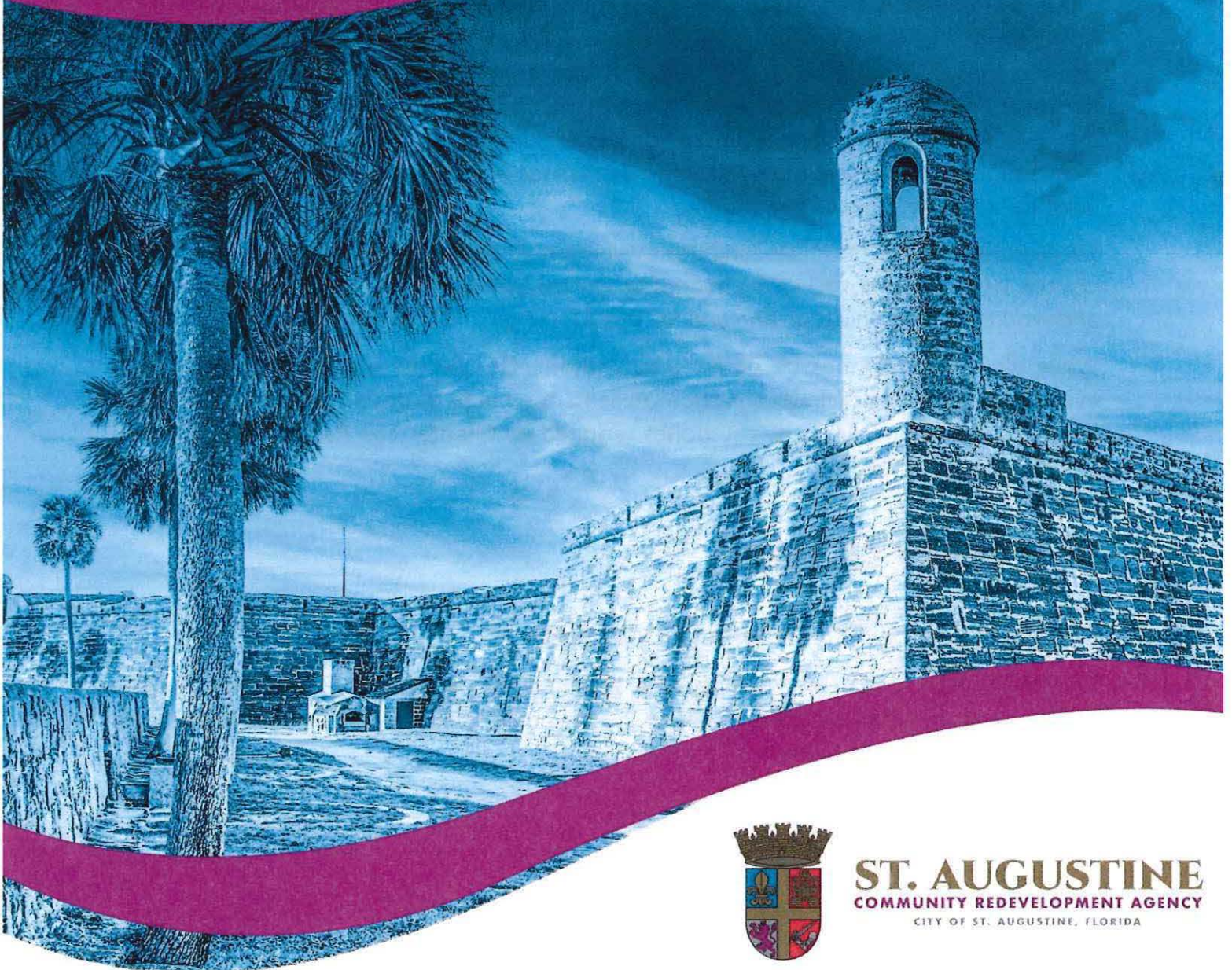
- Assess public safety and perception in the HACRA to identify and prioritize public safety initiatives.
- Evaluate and initiate traffic mitigation strategies in areas with traffic issues, higher than average crash rates, and resident/business owner complaints.
- Encourage residents and visitors to participate in active transportation (walking, biking).
- Provide additional pedestrian and bicyclist infrastructure within the HACRA.
- Develop communication tools (in-person & virtual community engagement) to support efforts of policy initiatives for health equity.
- Coordinate with law enforcement to educate and enforce traffic laws in order to protect pedestrians and bicyclists.
- Improve the safety and aesthetics of the pedestrian/cyclist-oriented environment infrastructure within the HACRA by providing appropriate street lighting, shade trees, pedestrian amenities, and physical (and visible) buffers between pedestrians/cyclists and automobiles.

ACTION STRATEGIES/PROJECTS

- *Installation of extended, complete, and well-connected bicycle/pedestrian infrastructure*
- *Posting of public information promoting multimodal use (especially bicycle and pedestrian), hubs, pathways, and safety*
- *Bi-annual street lighting/sidewalk assessment within the HACRA*
- *Trees and street furniture installations*

Appendix

10



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA

APPENDIX

NEIGHBORHOOD IMPACT ELEMENT

Florida statutes require that the HACRA address low or moderate income housing if the HACRA area contains this category of housing. The existing data for the area does not clearly differentiate household or individual income for the considerable student population in Flagler College's three multi-story dormitories. Nonetheless, if the HACRA has low or moderate income housing, the HACRA Plan's infrastructure improvements will not cause population relocation or impact school populations, will improve traffic and mobility circulation, will enhance the environmental quality of the HACRA, and will improve the availability of facilities and services.

The implementation of the Historic Area Community Redevelopment Plan will foster many positive impacts to the quality of life for the St. Augustine Historic Area and surrounding communities. Neighborhoods will benefit from implementation of the Plan, through improvements to the public realm, improved community facilities, and infrastructure improvements. These activities are to address conditions of transportation and parking infrastructure, pedestrian and vehicular safety issues and other statutory conditions that were found present in the community.

Successfully addressing these conditions will improve the quality of life for residents and visitors, while also improving the economic environment for business owners, employers and workers within St. Augustine and St. Johns County.

While all impacts cannot be determined without site-specific proposals for which to evaluate impacts, the following section presents the range of potential impacts that can be anticipated to occur in the categories required by Chapter 163 Part III of the Florida Statutes, Section 163.360.

STATUTORY CRITERIA

Consistency with the Comprehensive Plan

The HACRA Plan conforms to the City of St. Augustine Comprehensive Plan 2040, and any activity occurring during the Plan's horizon will conform to the City's Comprehensive Plan as amended from time to time.

Completeness of the Plan

The HACRA Plan is sufficiently complete and provides that any possible land acquisition will conform with the City's municipal code, real estate acquisition procedures, section 2-2 and established Florida law. Any rehabilitation of structures, facilities, or landscapes will be consistent with the City's Historic Preservation Master Plan, Comprehensive Plan, and land development regulations.

Affordable Housing

The HACRA area consists of an essentially fully built-out historic core city. The primary housing units are private college dormitories. Residential structures include a small component of private residences, converted small businesses, and statutory vacation rental units that the City may not prohibit or regulate in terms of duration or frequency of stay per Chapter 509.032, Florida Statutes, beyond what was regulated prior to 2011. The cost of real estate in the HACRA combined with its historic preservation focus because of its designation as a National Register Town Plan, make construction for affordable housing unlikely. The HACRA Plan does not include demolition of existing housing or displacement of individuals or families. Overall existing land use and zoning in the HACRA is essentially mixed-use and does not prohibit residential uses, and the HACRA Plan is not proposing any zoning or land use changes.

Conformity of the Plan

The HACRA Plan conforms to the general plan of the City as a whole, and incorporates existing Comprehensive Plan, Mobility Plan, Historic Preservation Master Plan, and land development regulations of the City.

Community Policing Innovations and Public Parks

The HACRA Plan considered innovative community policing, as that term is defined in Chapter 163.340(23), Florida Statutes. The City's only police station is currently already located within the HACRA boundary, and assigning specific officers to patrol only within the HACRA or otherwise provide for accounting of their time to conform with the Florida Auditor General's requirements was determined to be infeasible. Infrastructure improvements to the built environment contemplated in the HACRA Plan is intended to focus TIF funds to capital projects that will have the secondary effect of reducing crime. The HACRA Plan includes improvements to public parks and other community facilities available to visitors and residents including children residing in the general vicinity of the HACRA.

Community Redevelopment

The HACRA Plan supports community redevelopment by private enterprise. The planned public infrastructure improvements for the HACRA will create a built environment that will enhance the resident and visitor experience. Improvements in mobility and other infrastructure will create an attractive environment for private investment in redevelopment consistent with the City's Historic Preservation Master Plan, Comprehensive Plan, and land development regulations.

Coastal Tourist Area Resiliency

The HACRA Plan incorporates the City's adopted Resilient Heritage in the Nation's Oldest City guidelines for flood mitigation design, floodproofing, and other resilient heritage construction techniques.

Environmental Quality

DRAINAGE

Curb, gutter and storm drainage infrastructure improvements are proposed throughout the HACRA. These improvements are to be provided concurrently with streetscape improvements and will be consistent with low-impact design techniques to minimize and mitigate potential drainage impacts upon the Matanzas River.

VEGETATION

No loss of vegetation is expected due to the implementation of the HACRA Plan. Additional street trees, open spaces, and refreshed green spaces are proposed within the 2023 St. Augustine Historic Area Community Redevelopment Plan.

NOISE

It is anticipated that construction activities may cause a temporary increase in local noise levels, however, these activities will occur during normal working hours and should not create a hardship for residents and businesses.

WATER QUALITY

Improvements to the infrastructure serving the HACRA, including potable water delivery infrastructure, are proposed throughout the redevelopment area. As development and redevelopment occurs, a new and upgraded transmissions system will be constructed, thereby improving potable water supply and quality. Upgrading deficient sanitary sewer systems and water systems during the course of redevelopment activities will also improve the water supply system. Individual projects will be analyzed by the Community

Redevelopment Agency and the City Public Works Department to determine their impacts on water flow. Improvements to the stormwater drainage system infrastructure during the redevelopment process will be consistent with low-impact design techniques to minimize and mitigate potential drainage impacts upon the Matanzas River system.

AIR QUALITY

The implementation of the 2023 St. Augustine Historic Area Community Redevelopment Plan does not involve the addition of any anticipated point sources of air pollution that would require State or Federal permits. Proposed construction activities that occur as a part of project development or redevelopment activities will be a source of airborne dirt and dust. Dust control mitigation measures may be employed during these activities. Traffic circulation and pedestrian mobility improvements should provide long-term benefits for the air quality in the HACRA by increasing the efficiency of traffic flow and decreasing dependency on the automobile for short trips in town.

Transportation

The 2023 St. Augustine Historic Area Community Redevelopment Plan proposes streetscape improvements, pedestrian improvements and improved bicyclist amenities throughout the HACRA. These projects will maintain or improve downtown traffic circulation and parking as well as the flow of regional through traffic while enhancing the pedestrian character of the district.

Annual streetscaping projects will emphasize the provision of enhanced pedestrian facilities and bicycle facilities. While regional traffic is maintained, the pedestrian environment will be enhanced, and bicycle facilities expanded. Neighborhood revitalization incorporating new local employment is expected to provide some relief to traffic congestion in the community by fostering the development of traditional neighborhood characteristics. The closer proximity between various land uses encourages pedestrian, rather than automobile, trips. The HACRA in close coordination with the City will utilize maintenance of traffic (MOT) and maintenance of business (MOB) plans to manage traffic flow and to ensure easy access to local businesses during construction periods.

Police and Fire Services

The 2023 St. Augustine Historic Area Community Redevelopment Plan supports the use of Community Oriented Policing (COPs) programs and Crime Prevention Through Environmental Design (CPTED) planning and design principles during neighborhood planning and when reviewing new private sector development. The St. Augustine Police and Fire Departments currently provide high quality police and fire service. The 2023 St. Augustine Historic Area Community Redevelopment Plan endorses the use of improved

street lighting and sidewalks in residential areas to address residents' concerns of potential crime of opportunity. As new potential multi-story construction occurs, the City, the Community Redevelopment Agency, City of St. Augustine Public Works Department and Fire Department should plan for increased demand on the water system and ensure sufficient flow for fire suppression systems.

School Population

Potential housing development and population growth within the HACRA are not anticipated to significantly increase the amount of school age children. The population growth of St. Augustine has been relatively flat. The City of St. Augustine's population grew annually at .93%. While significant increases in the population of school age children are not anticipated within the HACRA, population trends should be monitored for potential changes in this trend.

Employment

The long-term implementation of the 2023 St. Augustine Historic Area Community Redevelopment Plan is anticipated to increase employment activities within the HACRA and increase employment opportunities for the residents of the Redevelopment Area. Small business development is a key factor to providing a stronger, more diverse employment base that is more resistant to fluctuating economic cycles and decisions regarding capital mobility. The 2023 St. Augustine Historic Area Community Redevelopment Plan supports the establishment and revitalization of neighborhood commercial, retail, hospitality and office use in appropriate locations throughout the HACRA.

Amended Community Redevelopment Plan Approval Process

In accordance with Chapter 163.360, Florida Statutes, the St. Augustine Community Redevelopment Agency shall submit its amended Community Redevelopment Plan for the HACRA to the City's Planning and Zoning Board ("PZB") for review and recommendations as to its conformity with the comprehensive plan for the development of the municipality as a whole. The PZB shall submit its written recommendations with respect to conformity of the proposed amended Community Redevelopment Plan to the CRA within 60 days after receipt of the Plan for review. Upon receipt of the recommendations the CRA may proceed with its consideration of the proposed amended Community Redevelopment Plan for the HACRA. The CRA shall submit its recommended HACRA Plan with its written recommendations to the governing body (the City Commission) and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the HACRA. The City Commission shall hold a public hearing on the Historic Area Community Redevelopment

Plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the Redevelopment Area covered by the Plan, and outline the general scope of the amended Community Redevelopment Plan under consideration.

Following such a hearing, the City Commission may approve the amended Community Redevelopment Plan if it finds that:

- 1.0 A feasible method exists for the location of families who will be displaced from the Community Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families. The amended HACRA Plan focuses on public infrastructure improvements and does not include the displacement of families.
- 2.0 The Historic Area Community Redevelopment Plan conforms to the overall Goals, Policies and Objectives of the City's adopted Comprehensive Plan;
- 3.0 The Historic Area Community Redevelopment Plan provides due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Historic Area Community Redevelopment Plan; and,
- 4.0 The Historic Area Community Redevelopment Plan will afford for the maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the HACRA by private enterprise.
- 5.0 The HACRA Plan will ensure protection of property against exposure to natural disasters consistent with the City's adopted Resilient Heritage in the Nation's Oldest City guidelines.

Upon approval by the St. Augustine City Commission, the amended 2023 St. Augustine Historic Area Community Redevelopment Plan shall be considered in full force and effect for the HACRA and the City may then cause the Community Redevelopment Agency to carry out the implementation of this modified Historic Area Community Redevelopment Plan. Furthermore, pursuant to Chapter 163.362, Florida Statutes, the following findings are incorporated by reference:

- 1.0 The amended HACRA Plan contains a legal description of the boundaries of the HACRA and the reasons for establishing these boundaries as included in the original area and plan. No changes to the existing boundaries of the HACRA are included in this amended Plan.

2.0 The amount of open space, parks, street layout, public utilities, and public improvements, as well as the number of dwellings and the limitations on the type, size, height, number, and use of buildings are shown on figures and diagrams in the HACRA Plan.

3.0 The amended HACRA Plan describes any low or moderate income housing in the HACRA and the positive impacts of the Plan on those residents.

4.0 The amended HACRA Plan identifies specifically any publicly funded capital projects to be undertaken by the HACRA.

5.0 The work of the HACRA Plan will be conducted consistent with the adopted Plan, the City's Comprehensive Plan, Mobility Plan, Historic Preservation Master Plan, land development code regulations, and Florida law as interpreted by the courts, Florida Attorney General opinions, and the Auditor General. The safeguards for compliance include generally administrative challenges pursuant to Chapter 163.3243, Florida Statutes, the oversight of required audits, including by the Florida Auditor General, as well as compliance with Florida's Public Records law and Government in the Sunshine Act.

6.0 Any restrictions or covenants for private use as may be imposed will be provided pursuant to the HACRA Plan.

7.0 The HACRA Plan does not include displacement and relocation of persons within the HACRA area.

8.0 The HACRA Plan will not negatively affect existing residential zoning or land use.

9.0 The HACRA Plan includes a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects and any indebtedness of the Community Redevelopment Agency or City incurred for the redevelopment to be repaid with TIF revenues.

10.0 The amended HACRA Plan duration will be 30 years after the fiscal year in which the Plan is amended.

Duration of Plan

The provisions of the 2023 St. Augustine Historic Area Community Redevelopment Plan shall remain in effect and serve as a guide for the St. Augustine Community Redevelopment Agency's future redevelopment activities in the designated St. Augustine Historic Area Community Redevelopment Area through 2054.

Amendment of Plan

The 2023 St. Augustine Historic Area Community Redevelopment Plan amends and restates the 2000 St. Augustine Historic Area Transportation and Parking Community Redevelopment Area Community Redevelopment Plan. The 2023 St. Augustine Historic Area Community Redevelopment Plan may be modified, changed, or amended consistent with Florida law. The boundaries of the HACRA area have not been changed in this amended Plan.

Safeguards and Retention of Control

The 2023 St. Augustine Historic Area Community Redevelopment Plan is the guiding document for future development, redevelopment and ancillary programs, projects and activities in and for the HACRA. To assure that redevelopment will take place in conformance with the projects, goals and policies expressed in this plan, the St. Augustine Community Redevelopment Agency will utilize the regulatory devices, instruments and systems used by the City of St. Augustine to permit development and redevelopment within its jurisdiction. These regulatory devices, etc., include but are not limited to the adopted Comprehensive Plan, the Land Development Code, the Zoning Code, adopted design guidelines, performance standards and City authorized development review, permitting, and approval processes. In accordance with Florida Statutes, the St. Augustine City Commission retains the vested authority and responsibility for:

- 1.0 The power to grant final approval to Community Redevelopment Plans and modifications.
- 2.0 The power to authorize issuance of revenue bonds as set forth in Section 163.385, F.S. and the power of eminent domain
- 3.0 The power to approve the acquisition, demolition, removal or disposal of property as provided in Section 163.370(4), F.S. and the power to assume the responsibility to bear loss as provided in Section 163.370(4), F.S.

The Community Redevelopment Agency shall be fully subject to the Florida Sunshine Law and will convene, at a publicly noticed meeting consistent with Florida law.

The St. Augustine Community Redevelopment Agency shall comply with all auditing, disclosure, notice, posting, and filing requirements of Florida law as may be amended from time to time for the duration of the HACRA Plan.

Severability

Should any provision, section, subsection, sentence, clause, or phrase of this 2023 St. Augustine Historic Area Community Redevelopment Plan be declared by the courts to be

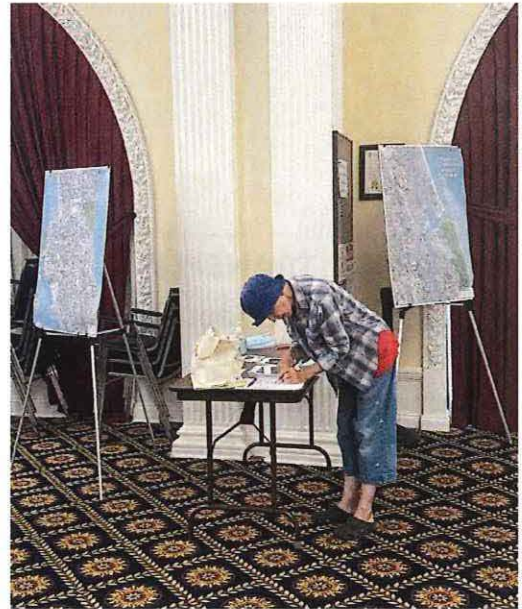
invalid or unconstitutional, such declaration shall not affect validity of the remaining portion or portions of 2023 St. Augustine Historic Area Community Redevelopment Plan.

COMMUNITY ENGAGEMENT AND PUBLIC INPUT

The 2023 Historic Area Community Redevelopment Plan was centered around the public engagement process. Three different public input mechanisms were used to provide the community multiple opportunities to participate in the development of the plan. The insight and feedback provided by participants was instrumental in ensuring that the resulting Plan was a *community-driven* Community Redevelopment Plan.

Community Open House

The Community Redevelopment Agency facilitated a Community Open House at City Hall. A simultaneous on-line Virtual Open House meeting was held for participants that could not attend in-person. Open House participants were provided a brief informational presentation about Community Redevelopment Agencies and Community Redevelopment Areas, their purpose and how they function. The informational presentation addressed the existing conditions within the Historic Area Community Redevelopment Area and the accomplishments of the St. Augustine Community Redevelopment Agency. Following the informational presentation, attendees participated in discussions, base map exercises and provided their perspectives on questions addressing the Historic Area Community Redevelopment Area.



The Community Open House included four (4) activities for participants:

- Transportation Mapping Exercise:
- Preferred Amenities Exercise:
- Idea Wall (I wish I could.....in the HACRA):
- General Comments:

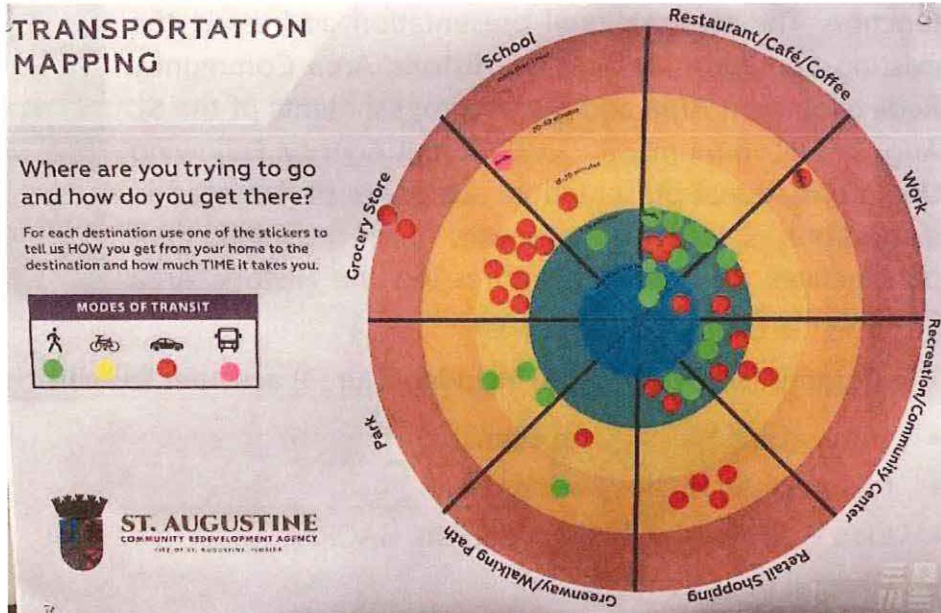
EDUCATIONAL PRESENTATION.

An educational presentation regarding the operation of Community Redevelopment Agencies and the HACRA was given to workshop participants every thirty (30) minutes, prior to or after, the Open House activities were completed by the participants.



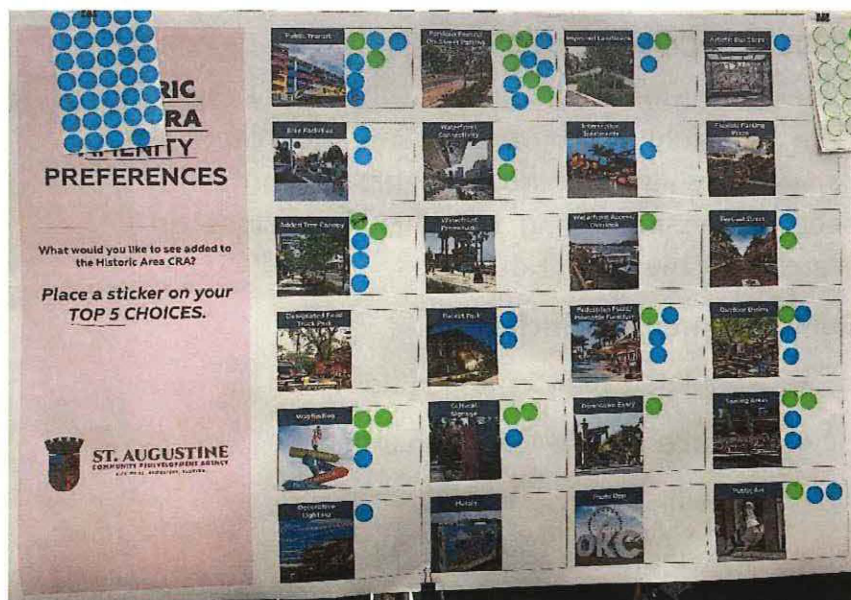
PREFERRED TRANSPORTATION MODE(S).

A Transportation Mapping Board was used to determine what modes of transportation HACRA workshop attendees use to get to their usual destinations and the distances travelled to get there. The majority of workshop attendees travel to their destinations (which may be outside of the HACRA) by car. Most people who travel as pedestrians do so if their destination is within 5 – 15 minutes away. Pedestrian destinations for the workshop attendees are primarily restaurants/cafes. The primary destinations for workshop attendees who travel by car are grocery stores and retail shopping. *No workshop attendees indicated that they travel to any place via cycling or riding public transport.*



PREFERRED AMENITIES

This activity is used to determine the types of amenities preferred by Workshop participants for potential installation in the HACRA. The Preferred Amenities activity determined the types of amenities and public realm improvements preferred in the HACRA. The number one preferred amenity was **Pervious Pavers/On-Street Parking**, followed by **Public Transit** and added **Tree Canopy**.



IDEA WALL (I WISH I COULD.....IN THE HACRA)

An open-ended question to participants to ask what they would like to do in the HACRA. This activity is used to capture thoughts, ideas, and to identify potential amenities, projects or programs. The Idea Wall, an open-ended question to ask participants what they would like to do in the HACRA. This activity captured thoughts, ideas, and identified potential amenities, projects or programs. Items identified included:



- Fishing pier
- Repave roads W. City St Augustine – US 1 West to Palmer/Masters Drive (potholes)
- Fix homes which need help with repairs
- Put in sidewalks for those without vehicles
- Preservation
- Stop the building
- Repave streets

GENERAL COMMENTS

General free-form comments, without any topic, were solicited from participants to capture perspectives, ideas or thoughts that may not have been addressed during previous discussions or exercises at the Open House.

General comments included:

- Regulate trolley on schedule
- Enforcement of "No Panhandling"
- Speeding cameras
- Reinvigorate residential housings – stop changing residential to commercial and non-profit
- More public transit to HACRA
- Enforce "no loitering" laws in downtown from people sitting on actual streets like St. George
- No driving downtown; residents and deliveries only
- Stop parking garages in west Augustine; put them north or south on open land
- Say "no" to short term rentals – stop more of them – other cities do
- More safe bike lanes and bike racks so people in nearby neighborhood don't drive
- 1 handicap parking spot per block
- Require STRs (short term rentals) to be owner-occupied or, at least, locally owned
- No flashing lights in historic core
- Focus on authentic history
- Have a trolley or monorail
- Stop Broady Development
- See buildings to restore historic buildings
- Traffic (cars & trucks) need to be limited
- Take all delivery trucks off Spanish Street
- More employee parking
- Stop horse carriages when it's over 90 degrees
- Make Spanish Street a walking street
- Reverse traffic on the north end of Spanish Street. Traffic needs to leave area on Cuna going west
- [a drawing of traffic flow on Spanish and Cuna]
- Close [illegible] between Charlotte and St. George Street
- Find parking any time of day
- Stop short term rentals – destroying neighborhoods



- Put power lines underground
- More focus on historic resources

Stakeholder Interviews

Over the course of two weeks, the Inspire team conducted interviews with identified key stakeholders that have keen insight into the HACRA's history, development activity, and future growth.

Common items noted in the interviews are summarized in **Table 11**.

Table 11. Stakeholder Interview Summary

CHALLENGES	ASSETS
Parking	Beautiful / Aesthetically pleasing
Environmental/Storm Resiliency & Climate Change Hazards	Post-disaster recovery & resilience
Community Identity/Character & Lack of Authenticity	History & Appreciation of history by the business community
Crime Rates	Downtown vitality, especially with the activity from the college campus population
Traffic	Sustainability economy
Modern Vehicles (including public service vehicles) vs. Historic Transportation Infrastructure that may not be able to accommodate the vehicles	Free parking in all spots for handicap parking permit holders
Business delivery schedule	Manageable growth
Car-dependent Environment for Local/Permanent Residents	Bayfront health tunnel
Affordable/Workforce housing	No large franchises in the historic area
FEMA regulations & insurance costs	The Circulator reduces cars on the road
Homelessness & panhandling	Activity is non-seasonal
Complicated liquor laws	Appealing to various demographics/visitors
Too crowded	
Hospitality sector employment recruiting & retaining	

DESIRED INDUSTRIES/AMENITIES	UNDESIRED INDUSTRIES/AMENITIES
Trolleys / Shuttle service	Cheap restaurants
Regional mobility efforts	Cheap retail; outlet stores
Additional public parking – at least 4 times more than what is currently provided	Pollution
Quality retail on St. George Street	Industrial uses
High-end jewelers/boutiques	
Better maintenance of streets/roadways and landscaping in public places	
Additional wayfinding/informational signage	
Golf cart lanes & parking	
Public amenities: restrooms, benches at bus stops, trash receptacles	
Identify a Park and Ride site to serve residents and employers in HACRA	

AREAS OF FOCUS	
Public education about ride sharing and public transportation options to include specific ride-share pick up and drop off locations	Cultural and Historical events
Spanish and Brazilian visitors	Tourists from Latin American countries
Landscaping improvements	Inclusion and collaboration with the Black community and the Lincolnville CRA
Art & Creativity	Special event transportation
The location of businesses that don't need to be or are in appropriately located in a historic area	North San Marco improvements such as signage – Welcome people into the entrance of the City – to all three entrances
Design standards	King Street & US 1
West Augustine on King Street	Waterfront
Bridge of Lions	Parking education- i.e. from business owners to employees
Improved oversight of short-term rentals, especially in terms of financial regulations for STRs besides hotels and B&Bs	Voting by non-resident business owners on policies – should not be allowed

DESIRED FUTURE OF HACRA	COMMUNITY ACHIEVEMENTS
Distinct and appropriate recognition and reputation	Removal of confederate monuments
Walkable, safe, and accessible pathways	Reputation for being welcoming and diverse
Intentional architectural and infrastructure improvements	Mills House, Pirate Museum, and St. George Street improvements
Harmony between residents, businesses, and visitors	
Resilient	

IDEAS	
Regional transportation partnerships with JTA in Baker County and Clay County – one fare system/one fare card – board in Jacksonville and end up in St. Augustine	Entrepreneur assistance – in partnership with the Small Business Development Center or SCORE
Accurate depiction of St. Augustine's history- sometimes there is discrepancy or variations in explanations	Inter-City commuter rail between Jacksonville and St. Augustine
Public/Government-owned rideshare services like Uber	Multifamily housing
Pedestrian-only, interior streets	Investment in technology
Similar to other historic towns and communities, take visitors into a particular location and then allow visitors to walk, bike etc. to their destination within the Historic Area	Block the Historic Area from vehicles and just let the large delivery trucks into the Historic Area at night – was told this can't be done because the Bridge of Lions is part of the Interstate
Residents not having to block off their parking spaces with cones to keep them from being used by CRA visitors	Close the roads to vehicles, at least during certain peak hours
Use shuttle buses to bring in visitors	Parking app
Micro-transit and on-demand shared transportation	Lack of bus riders, need more
Rapid transit options that are fast and small circuit (like Sun Runner)	Cross mobility 'internodes' – different entities working together

Review the Transit Development Plan and make modifications accordingly regarding routes and pullouts	Avila, Spain Sister City opportunities and collaboration such as the Santiago de Compostela (Catholic Pilgrimage)
Park and walk or use trolleys to navigate the historic area	Partner with the County to run additional circulator buses like during special events

Online Presence (Website)

A website was created to provide the public with information about the Historic Area Community Redevelopment Plan Update process, schedule, public meeting information and to provide an opportunity for additional public input.

The Historic Area Community Redevelopment Plan Update project website provided information related to the project including an interactive map of the HACRA where visitors could leave comments and view comments, Open House schedules, meeting recaps and summaries, a community input survey, and helpful links that provided HACRA reference and resource information. The project website and community survey allowed individuals who were not able to attend in-person events to provide feedback and participate in the plan update process. The online platform also created a continuous way for feedback to be recorded throughout this process. Over the course of several months, the project site received thousands of views and 146 survey responses and Redevelopment Area map comments. The results are shown on the following pages.

ST. AUGUSTINE HACRA UPDATE WEBSITE LANDING PAGE

SHARE YOUR IDEAS!

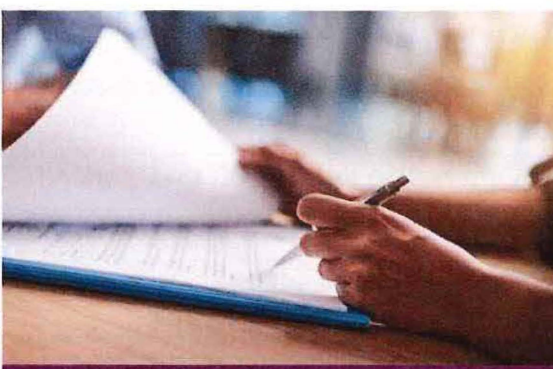


Engage with our Interactive Map

Help us identify improvements and projects that you would like to see implemented within the HACRA.

START 28 Jun 2022 END 1 Sep 2022

See Project Map

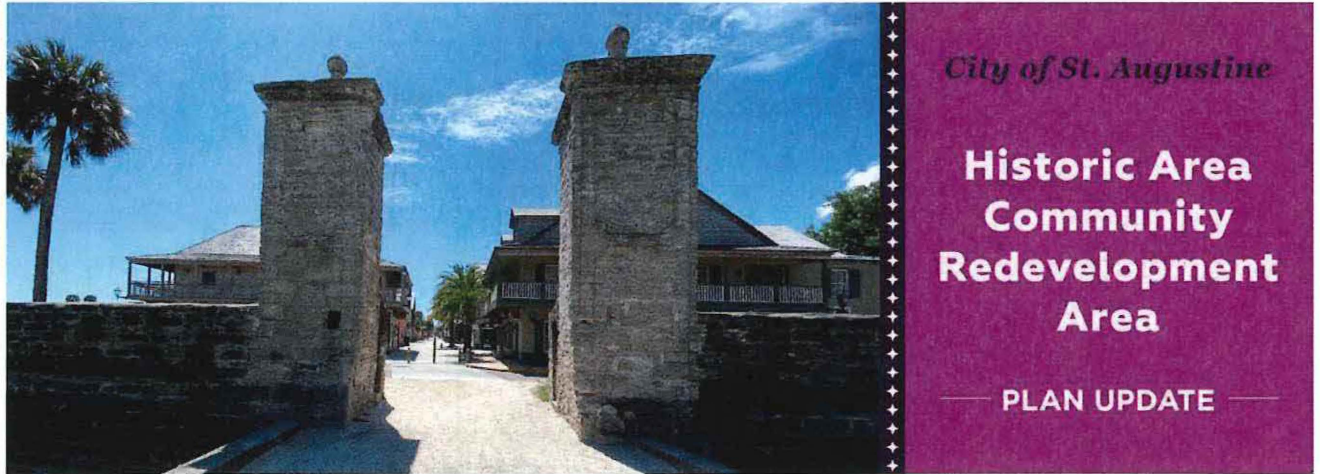


Complete a Quick Survey

Share your ideas by taking a quick survey!

START 28 Jun 2022 END 1 Sep 2022

Take The Survey



Welcome! Thank you for choosing to participate in the St. Augustine Historic Area Redevelopment Plan Update process. The primary goals of the **Historic Area Community Redevelopment Area (HACRA)** are to reduce traffic congestion and provide ample parking at strategic locations in the downtown area. The HACRA seeks to create a walkable downtown environment that encourages pedestrian and non-motorized movement.

PROJECT SITE INTERACTIONS

The following graphics summarize the number of visitors to the Historic Area Community Redevelopment Plan update website. During the Plan update process, the website was visited 3,304 times by 956 different people – 146 of those visitors provided feedback in the form of a map comment and/or survey response.

Stakeholder Engagement Summary

3304

Total Visits

956

Unique Users

1:35

Avg Time (min)

164

Unique Stakeholders

146

Comments

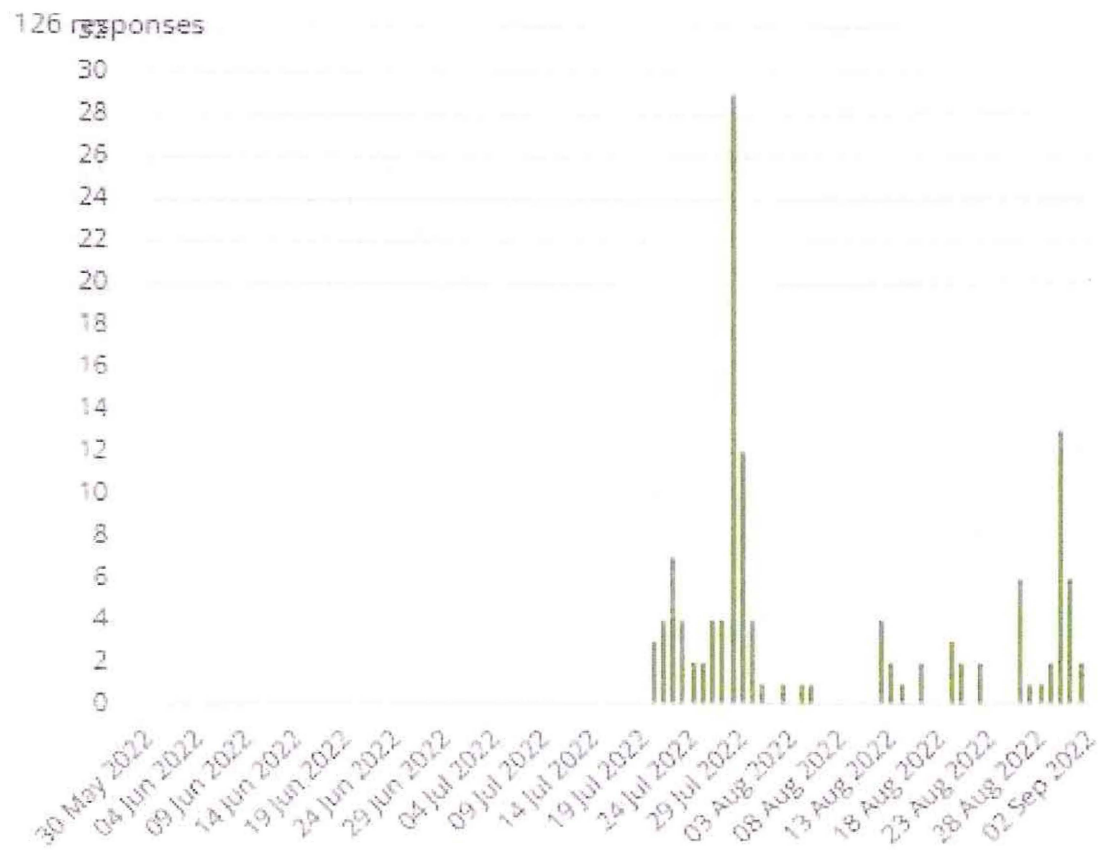
126

Survey Responses

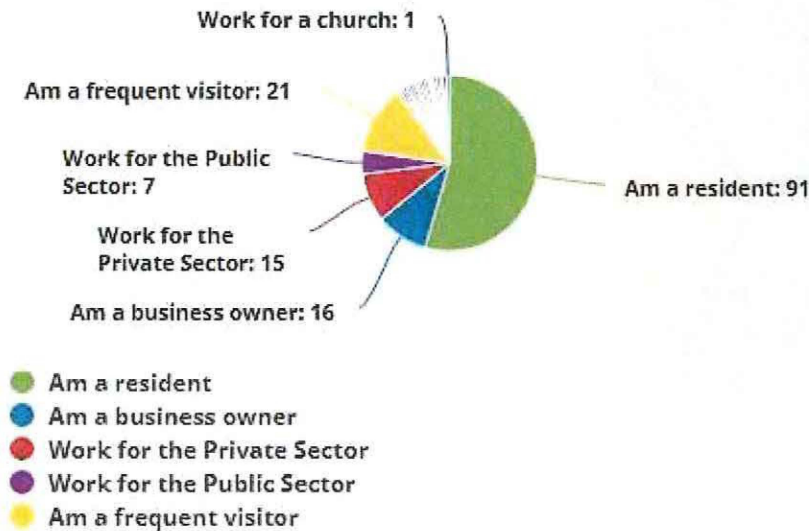
Survey Responses

126 visitors to the Historic Area Community Redevelopment Plan update website completed the online survey. The survey responses received are listed on the following pages:

Number of Survey Responses by Day



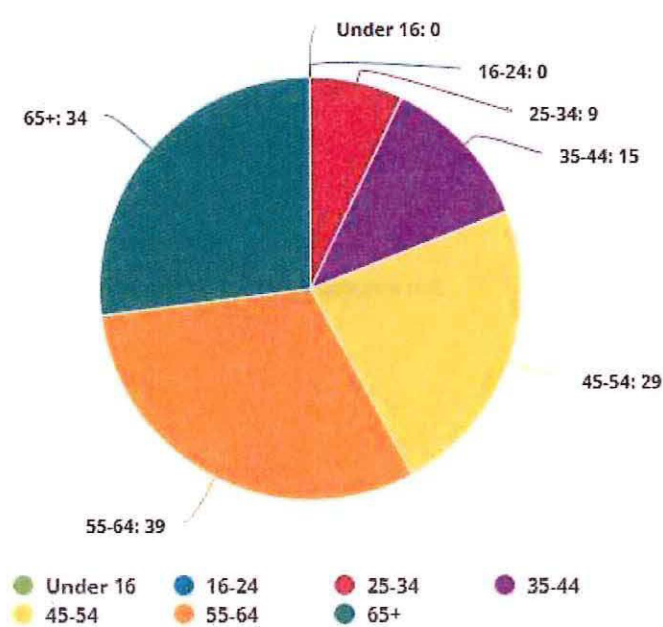
Q1. In reference to the St. Augustine Historic Area CRA, I
... (Check all that apply)



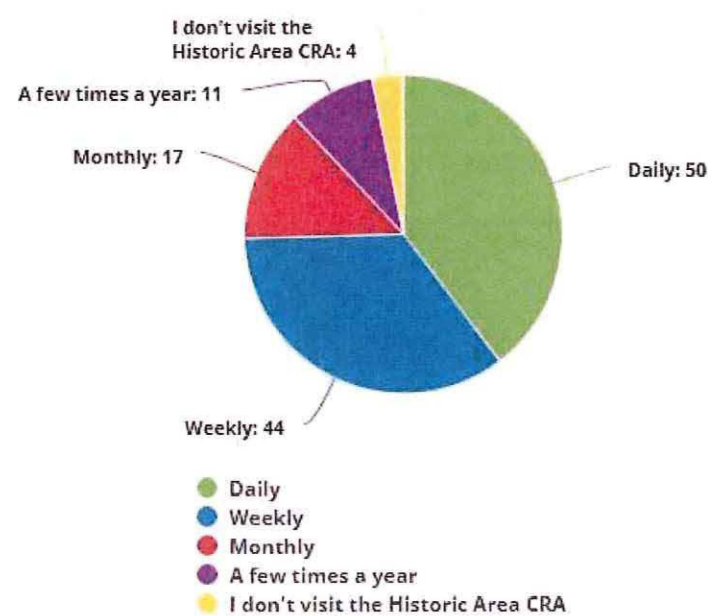
Free response answers:

Other Answers	I live on the island and visit weekly	I was a frequent visitor but the city went downhill with the # of vagrants
Am a Lincolnville (LCRA) resident with family and best friends that are residents in uptown CRA.	Retired from COSA and have an emotional stake in its future!	St. Augustine resident, child in school in the Historic Area, daily commuter through and stakeholder in the welfare of Historic St. Augustine
Contractor	I live in Davies Shores	Live in the Model Land neighborhood.
I live in Lincolnville so have to enter/ exit via the HACRA.	Own a home	Homeowner
County resident, work on St. George Street	Former resident and now a visitor	A resident of Vilano beach
I live in the county. I was born here. Lived in the city limits for many years.	Native and homeowner	Work for a church

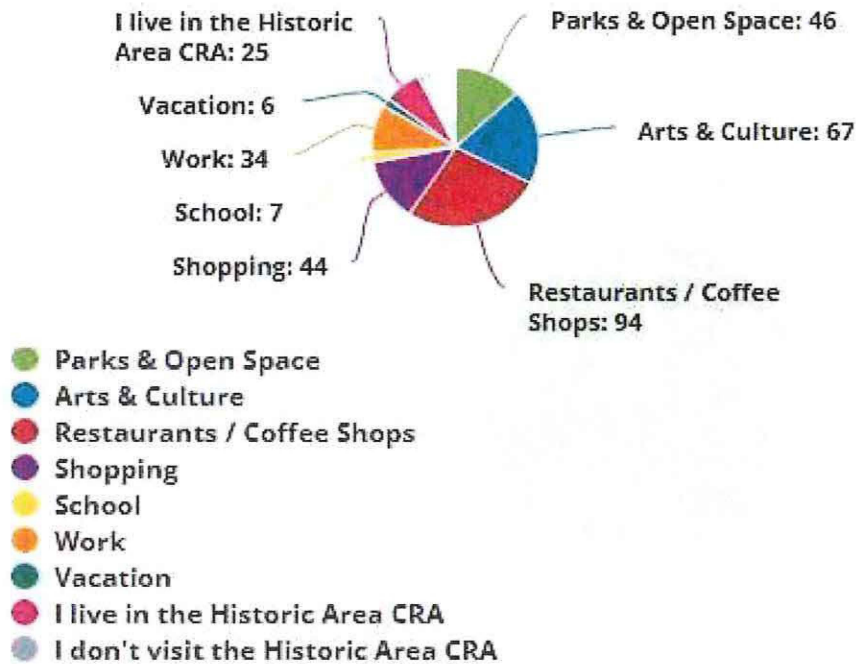
Q2. What is your age?



Q3. How often do you visit the St. Augustine Historic Area CRA?

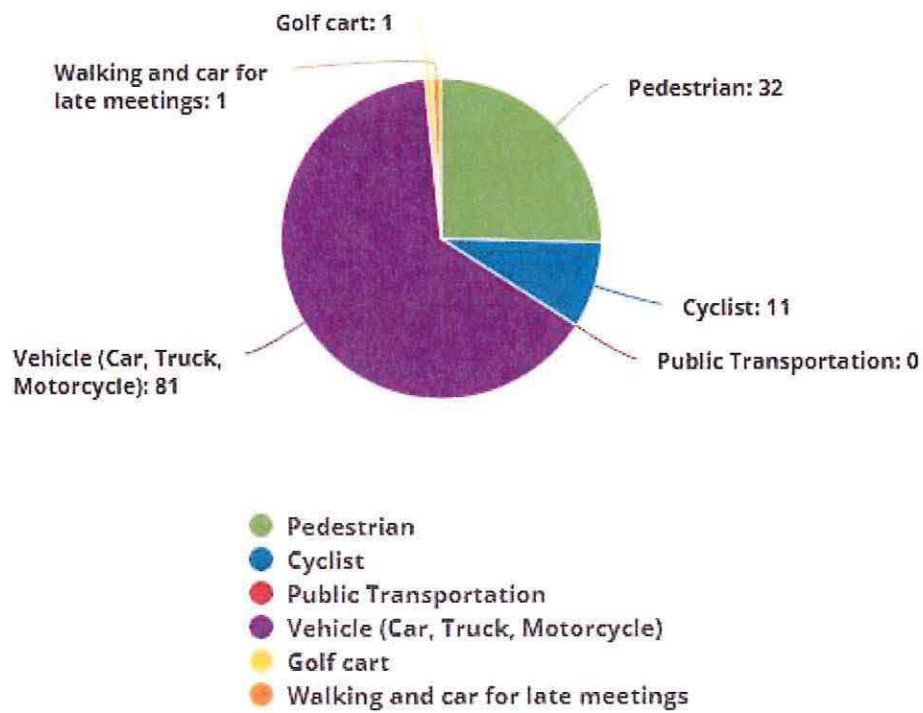


Q4. Why do you visit the St. Augustine Historic Area CRA?
(Check all that apply)

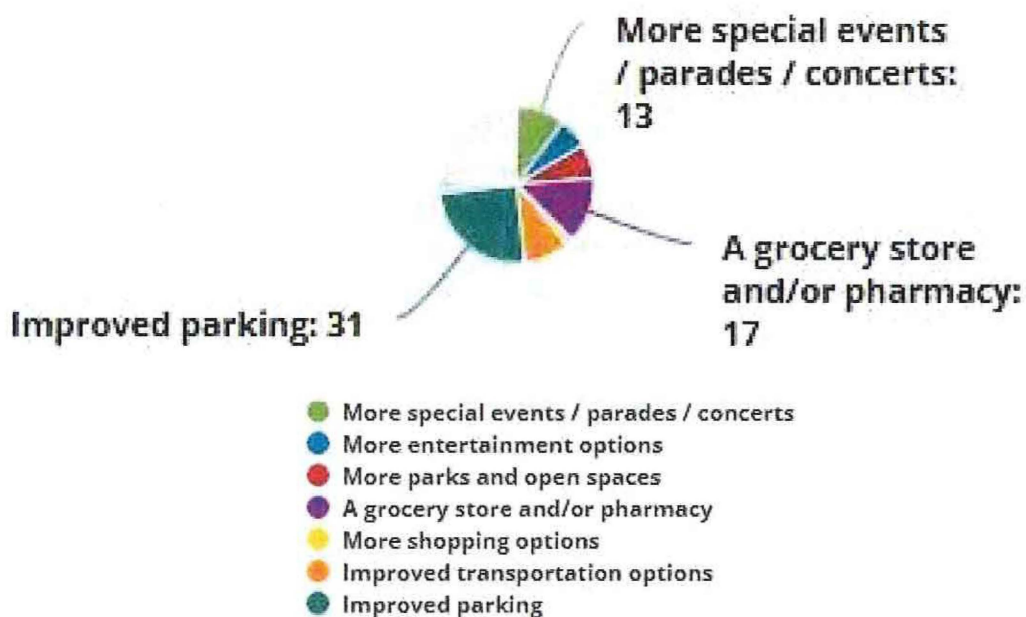


Free response answers:		Work at Flagler College
Post office, bank, city meetings	Exercise, biking, walking, dog walking	The ambiance, but the crowds of tourists lessen the appeal
People watching along the bayfront and St. George St., plus bars if parking is available	I document what is going on with the vagrants, panhandlers and drunks breaking the law for our page.	Exercise — run/walk/workout programs daily throughout the town (when safe and avoiding times of high traffic or cluttered sidewalks).
A group of us walk downtown usually twice a week and often have a meal afterward.	I gave up going to my beloved city 3 years ago when COSA put vagrants, tourists, and dissidents over the citizens of the city and county.	Bringing visitors from outside the state to visit the attractions and restaurants.
To attend church at Grace UMC	I live in Lincolnville with the HACRA being my only entrance and egress.	Visit friends or family
Church	City marina	The breweries

Q5. What is your primary mode of transportation to, from, and within the St. Augustine Historic Area CRA?



Q6. What would MOST encourage you to visit the St. Augustine Historic CRA more often?



Free response answers Q6:	Less tacky tourist traps	Enforce laws equally. Do their job to protect and serve CITIZENS first.
Less tourists. And college students in the first and second year not having cars on campus. If they don't commute they don't need cars.	Addressing issues of vagrancy, homelessness, panhandling, trash and human waste in the streets. Especially on St. George's Street, Hypolita, the Plaza, and parks.	Addressing drug addiction/use
RELIABLE PUBLIC TRANSPORTATION TO AND FROM ANASTASIA ISLAND!!!!!! Sunshine Bus Company stops it's service in the early evening and is never on time, one cannot use this service for work.	Removal of the sales harassment on George Street.	If it were cleaner and I felt safe at night
More friendly to residents	Less is more.	Pedestrian-friendly improvements.

Free response answers (Continued from Q6): (ENCOURAGE VISITS)		
Reduced/Improved traffic & tourists	Less of all the activities listed above except parks.	Actual protected bike lanes.
LCRA needs significant improvement to sidewalks and pedestrian walkways, cleaned up, and both CRA's need to continue to enforce safety, cleanliness and vagrant/homeless issues. Safety is a concern and accountability for offenders and repeat offenders needs to be taken seriously vs. intimidation and threat to good standing residents and visitors that fund the community.	More police. It is difficult to walk down St. George St because we get verbally assaulted by vagrants and general walking due to trying to cross the street in crosswalks is difficult due to excessive speeding traffic and not stopping for crossings.	Improved traffic congestion. The bridge goes up way too often this causing traffic back up that really never clears during certain times of the year. Also the horse and buggy contributes to this and should not be allowed on the main drag
Have homeowners ((example Spanish street next Barley Republic) forced to upkeep their property.	More pedestrian friendly and a variety of locally owned options-not franchises and chains.	Enforce the panhandling and public intoxication laws.
Living closer would bring me more often	To improve communication to tourists about Uptown restaurants and shops. Improved parking.	The brick roads downtown are nearly undrivable in some areas.
#1 Improved parking, #2 Grocery store, #3 decent shopping, not touristy things or cosmetics	Dog park like a brew & bark	Less tourist t-shirt stores and better care for the homeless population.

Q7. Regarding parking in the St. Augustine Historic CRA, what would you like to see changed or improved?



Free response answers Q7: (PARKING IMPROVEMENTS)	
Different types of parking to accommodates various modes of transportation (bicycle / motorcycle / compact cars)	Varying rates for residents, employees, students and/or visitors
Parking outside of town. Shuttles into town.	Combo of several. Bike racks might be helpful as opposed to people attaching bikes to poles.
Not a 70 ft building ruining the historic charm of St Augustine. Add public transportation and the hundreds of locals working downtown would free up parking spaces. Visitors would use this service as well, if there was one.	Require short term renters to park in the designated places arranged by their host. Do not allow guests up to 20 total which also bringing many more cars. Short term renters should not be allowed to bring guests and their cars into downtown.
Too crowded. Reflecting poor quality.	Public transportation around city. With parking outside the congested areas downtown.

Free response answers (Continued from Q7): (PARKING IMPROVEMENTS)

More handicapped parking near restaurants, etc..	Stay the same and improve pedestrian options while retaining the unique characteristics of the area.
Limit historic area parking to residents, employees, and students. Then increase out of area parking for visitors with trolley service to downtown.	Short term (ten-minute max) parking spaces for City residents only so we can park, make a quick purchase, and leave such as at the oil and vinegar place south of the Plaza.
We should do all we can to discourage motor vehicle traffic and encourage walking, biking, and other human-scale forms of mobility.	Adding parking is 100% the wrong long-term choice.
Eliminate on street parking except for residents and employees. All others must use the parking structure or offsite parking lots with shuttles.	Make almost all of downtown a car free zone. Excluding King Street and A1A to the draw bridge all traffic should be limited to residents and employees only.
Parking shuttles for parking lots.	Cheaper rates
Eliminate all street parking. Build garages outside the historic core or adjacent to historic core. Tourists must walk or ride shuttle buses in/out of historic core. Transform all adjacent neighborhoods (in my case Lincolnville) to resident only street parking. Damn it, do something to get it under control people. We are losing this town....	Flagler College to move out of the downtown area so parking is not taken by students who do not visit the city as a tourist. Dorms can be converted to rent controlled places for workers and the college to be converted back to a hotel. All of this will create enormous income tax and bed tax for the city. Flagler College can expand as much as it likes outside the city limits.
During peak parking times, the # of parking spots remaining sign on West Castillo should be on US-1, motorists must commit to the drive in and U-turn once the garage is full. Keep them going along US-1.	We are accommodating enough. Limit people's expectations of more parking than what we have.

Free response answers (Continued from Q7): (PARKING IMPROVEMENTS)

As a local but not living in the historic district I only park in the structure and walk, it makes the evening more memorable and enjoyable. People may say they want convenience but what really keeps people returning to a destination is uniqueness. If all people wanted was ease of parking close to their final destination they can eat at Applebee's and stay at a hotel near I-95. When they visit Saint Augustine they want to go back in time and walk the streets safely. We need to expand our walkable streets, make them safe and clean, and help people forget about cars and traffic while enjoying STA."

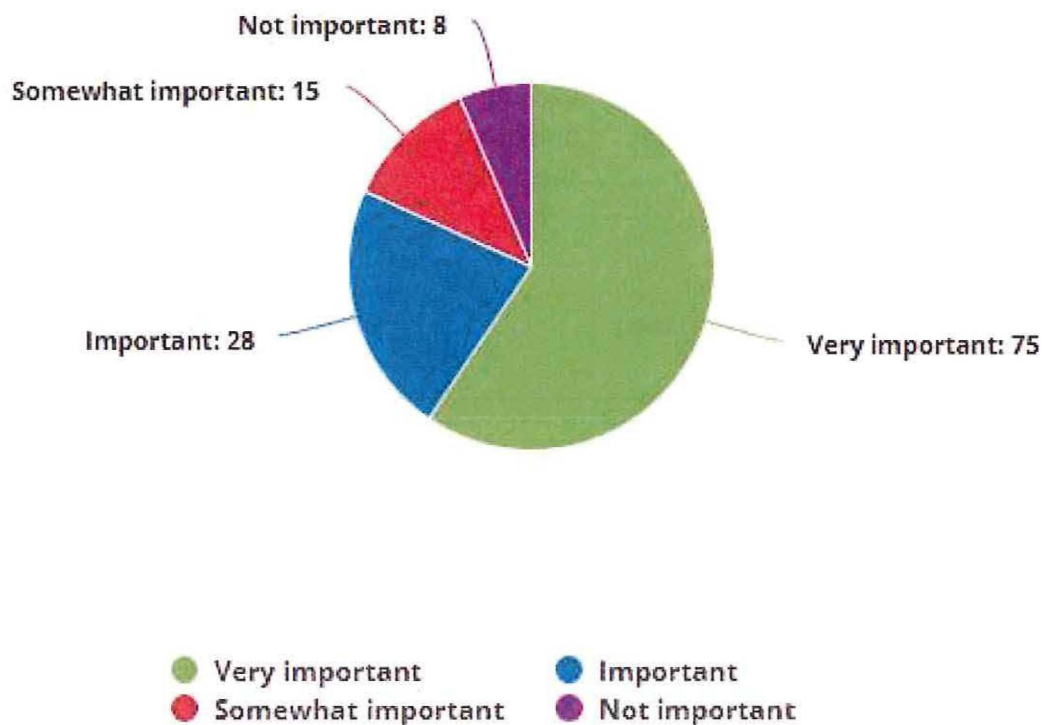
Parking shuttles for parking lots.

We are accommodating enough. Limit people's expectations of more parking than what we have.

Tourists to our great city (unless handicapped which can be accommodated) expect to be walking our streets. If they are encouraged, or forced, to park in a structure and walk to their destination instead of driving around trying to find the golden parking spot closest to their final destination they will visit more businesses, reduce traffic, and enjoy more of what we have to offer. Imagine it becoming the norm for tourists to park in a structure and take a carriage ride to their hotel or bed and breakfast instead of searching for parking. Suppose when you arrive in STA for vacation your hotel sends a cart for your bags and bicycles are ready for you and your family at the parking structure.

As a resident, I would love to see accommodation for alternate modes of transportation that are both safe and secure. We walk everywhere and don't take the bikes because there isn't a lot of parking near restaurants and they fill up fast, plus we've seen them get urinated on and vandalism, etc. by vagrants. As more and more visit, more and more in today's society are used to dedicated parking like the garage and also feel like their vehicles are safer in those environments.

Q8. How important is walkability or bike-ability in St. Augustine (the ability to walk easily or ride a bicycle from destination to destination) to you?



Q9. What are the specific types of retail, restaurants, events, goods, or services you would like to see in the St. Augustine Historic Area CRA?



Q10. What types of open space and recreation areas would encourage you to visit the St. Augustine Historic Area CRA more often?



Free response answers Q10. (OPEN SPACE):

Dog Park . . . a lot of people have dogs and like to travel with them nowadays. We need more spaces where there are activities for families, such as kid friendly activities on the Plaza or the Fort Greens. We must start providing recreation activities that bring families back to Saint Augustine. For example, Merry-Go-Round, slides, zip lines, etc. Less homeless loitering in the public spaces!!	Frankly, just improvements to some of the existing spaces would be nice. The Willie Galimore is a terrific space that has become so rundown. The basketball courts are terrible, the playground ancient. There is a huge open field wasted on the east side near the water and the kayak launch never materialized. Why not look at ways to improve some of these existing recreation areas? I would also like to see more passive areas. The Freedom Park at the end of Riberia is still one of the best (and most hidden) gems in all of St. Johns County. That should be a model.
Intercoastal views with comfortable sitting places (that are not occupied by the homeless). There are not enough seats to relax and enjoy the views. Benches however would attract vagrants.	Just make it easier to find a parking spot.
I love the current open spaces, just need to be cleaned more often.	More public restrooms, bike paths, dog pick-up stations

Q11. What types of public improvements or amenities would encourage you to visit the St. Augustine Historic Area CRA more often?



Q12. What do you feel are the greatest challenges facing the residents in the St. Augustine Historic Area CRA today?



Q13. What do you feel are the greatest challenges facing businesses in the St. Augustine Historic Area CRA today?



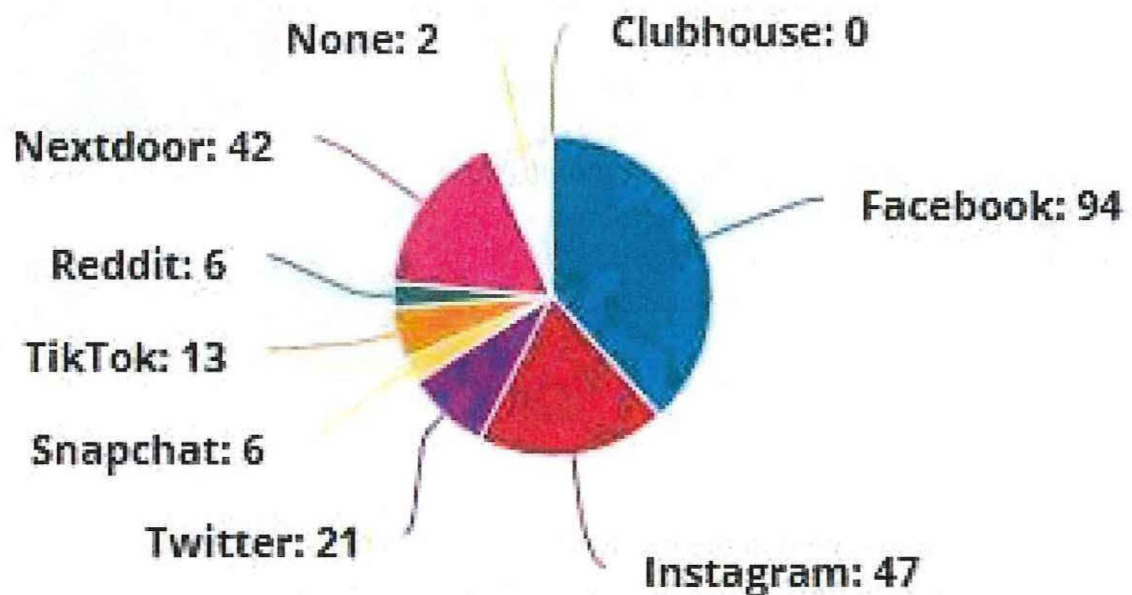
Q14. What is something you dislike or would like to improve within the St. Augustine Historic Area CRA?



Q15. What is your favorite aspect of the St. Augustine Historic Area CRA?



Q16. Which of the following social media platforms or online applications do you use regularly?

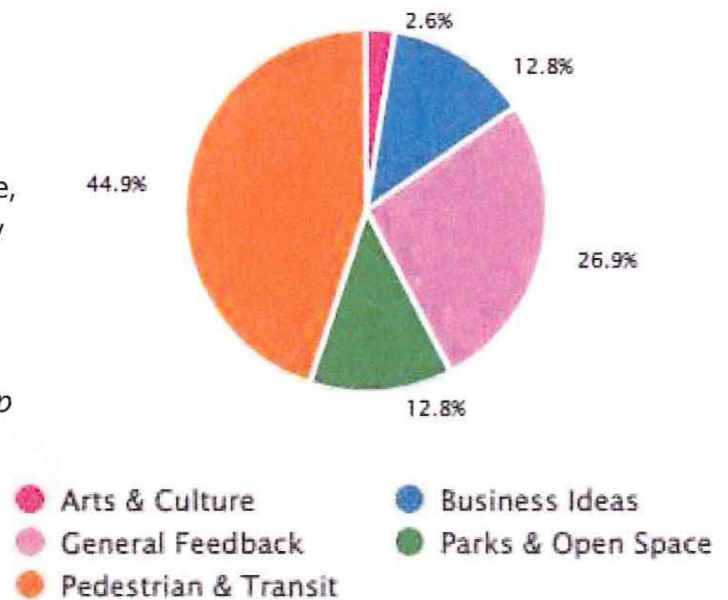


Free response answers Q16: (PREFERRED SOCIAL MEDIA)

As an executive, I don't participate in social media unless professional and understanding how it works. Think it was great to reach out to residents via other methods and increase visibility without using just social channels so people like myself actually get notified.	Websites for local events and services.
LinkedIn	None
Websites for local events and services.	Github, discord, youtube
None and I have never taken a selfie. Very old fashioned and I love my life without all the technology.	None
Email City of St Augustine news and notes.	Email only
Bing searches, email notices	Youtube

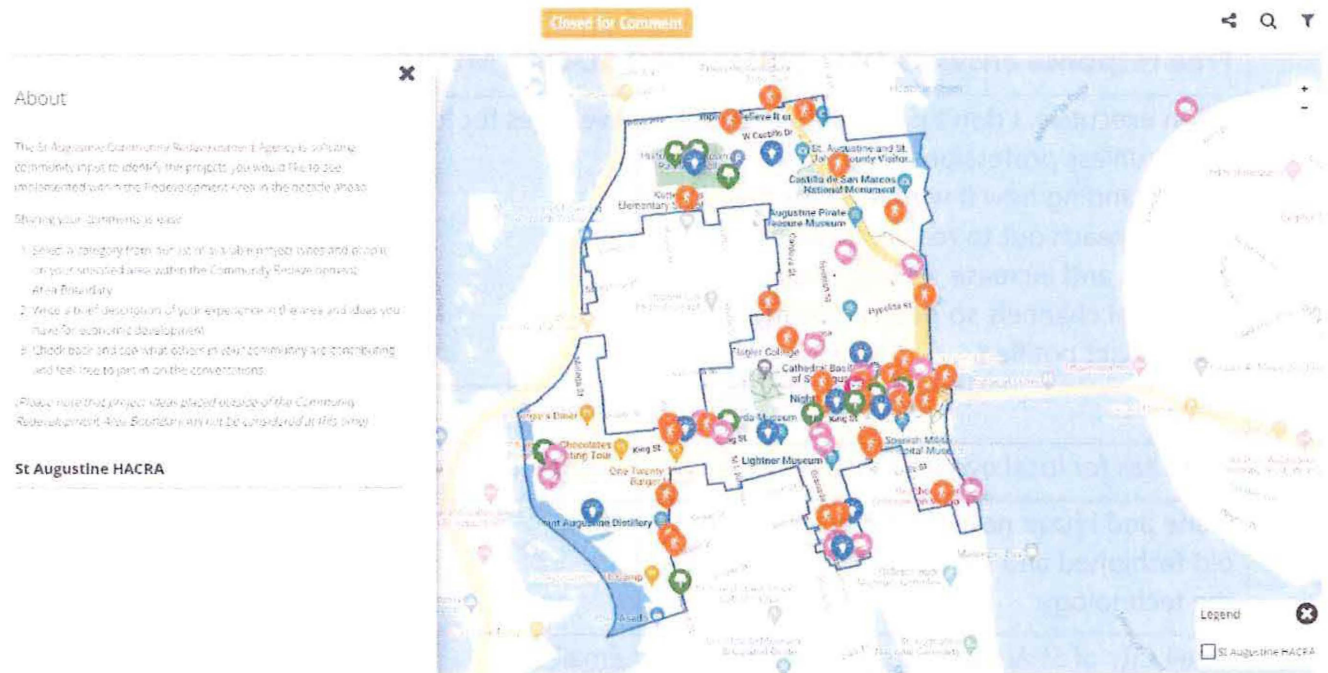
Interactive Map Comments

The HACRA Interactive Map received 146 comments providing specific suggestions about what parts of the HACRA offerings can be improved. The comment category options included: the pedestrian/transit experience, business ideas, parks/open spaces, arts/culture, and a general feedback category. The majority of the comments focused on the pedestrian/transit experience and the general feedback category addressing a variety of topics. Respondents were able to give *thumbs up* or *thumbs down* to submitted comments. Summarized comments received through the online Interactive Map are presented below by category.



Arts & Culture

- A fall/winter antique market downtown, coordinated with a city-wide garage sale. This is low impact and would encourage walking.



Parks & Open Space

- A City-owned public park with a bandshell near the San Sebastian River.
(Received the most thumbs down reactions)
 - Avoid affecting the areas near Linconville as amplified music from Riberia St, King St, and the former Culinary Outfitters building already affects Linconville residents.
- Provide a dog park, especially a resident-only one, but don't charge for dog bags.
- Repair, restoration, and replacements:
 - Fountain at King St. & Cordova St.
- Shade trees, especially along King St. and Riberia St.
- More wildflowers and native plants across the city, not just at the parks **(Top 5 Popular Comments)**
- Police on foot/bikes/horses near King St. and St. George St. to help with pedestrian flow, crossing streets, traffic safety, and personal safety
- Vagrancy scares visitors
- Plaza de la Constitucion:
 - Plan orange trees in Plaza de la Constitucion and install a historic marker providing context about the significance to St. Augustine's early export economy and orange blossom aromas
 - Vagrancy
 - Landscaping
 - Structures upkeep
- Open space between San Sebastian Inland Harbor & San Sebastian Winery: issues with vagrancy
- A community garden or edible grove in the Swing Park area

Business Ideas

- Conversion of the Bank of America building and the associated parking spaces. Suggestions include: a grocery store or a weekly farmers market **(Top 5 Popular Comments)**
- A farmers' market in the north end of the HACRA, near the parking garage
- Bodega-style markets
- The Five and Dime store on St. George should add more convenience items like bandages and aspirin.

- Transition the west side of Washington from Bridge South to St Francis Street back into a commercial zone to improve walkability for Lincolnville and surrounding areas. Doing so would address the area's dilapidation and its popularity for people living in their vehicles.
- Avoid having a "dead zone" between historic downtown and Lincolnville – perhaps add a utility building in the historical area. It would be good to have infrastructure that benefits residents rather than tourists.
 - Response: The dead zone should be enhanced with quiet retail or hospitality business as it abuts a residential area and is near The Collector boutique hotel
- Add the ability to put kiosks along the sides of St. George St for vendors that can't afford retail space in a building like you see in outdoor shopping areas. This would give an opportunity for new business and artist to sell goods and grow to be able to move to a retail shop. This would also displace the vagrants that line the street if kiosks took those spaces.
- A VAT tax – tourists pay; allow businesses and residents to apply for the rebate
- The City should develop an app and have informational QR codes all over downtown that tells about the city's history.
- A location that shows first run movies and/or has live theater – a reason for locals to come downtown

Pedestrian & Transit

- Additional paid parking garage on city-owned lot at the corner of Bridge and Granada (**Most Popular Comment**)
 - Any parking garages established should fit to the local area's aesthetic character
- Pedestrian crossing safety improvements, especially at Aviles & King and Riberia & King
 - Additional locations: A1A and St. George St, Bridge of Lions, Bridge of Lions & Avenida Menendez, and Cordova St & Cathedral Pl
 - Suggestions include flashing lights; responses to this suggestion said that the town's historic feel will be threatened by an increase in flashing lights and regulations (both comments were popular)

- Pedestrians and those with mobility difficulties find Grove Avenue challenging due to parked vehicles intruding onto sidewalks; similar challenges are on Avenida Mendenez (near Anderson Circle) due to vendors on sidewalks/pathways
- Remove parking from St. George Street, specially between bridge and St. Frances – too much damage (to streets and walls) from vehicles and the street is falling into disrepair
- Improve and complete sidewalk and roadway infrastructure; clear sidewalks of vagrants, urine, and overgrown landscaping: (1) Washington Street & Bridge Street, continuing south and (2) from the closed theater on Granada Street to Bridge Street
 - Potholes and drainage issues, especially near Ketterlinus Elementary, Cordova Street, and First United Methodist Church
- Discount parking cards for local business employees; tax credit for local businesses to fully deduct expenses incurred creating alternative transportation options for employees (such as off-site parking, shuttles, adding bike racks on site, etc.)
- Bike lanes and wider sidewalks: San Marco Avenue and Shenandoah Street area (Popular Comment)
 - Additional locations: A1A
- Regulate golf carts, especially young drivers and renters
- Angled parking on Cathedral Place (instead of current parallel parking) to improve flow of cars
- Bike racks (not just for bike rentals)
- Parking lot on King Street & MLK, next to Flagler College is very unattractive

General Feedback

- Provide contextually accurate historic marker near the old cigar factory on Riberia with regard to Cuban history, Jose Marti's organization of factory workers to overthrow Spain in Cuba, and Mayor FB Genovar's cigar production and military interpreter work
- Grace Methodist provides a wonderful service for the homeless folks in that they provide lunches and clothing as well as items to promote good hygiene to the homeless community. Unfortunately, the services provided are way too close to the ever important revenue generating George St and surrounding

area. Thus the population of homeless people in the downtown continues to grow, negatively impacting local businesses. This service provided by the church MUST / SHOULD be moved to another local. **(Top 5 Popular Comments)**

- Sell the St Francis House expansion to a revenue generating use. The current use contributes to high crime rates in the neighborhood
- St Augustine needs to be smoke free in public places (including City Hall)
- Address loitering and littering, especially at City Hall
- If the city council can pass a law making smoking in public areas illegal why can't they address the real problem and make SLEEPING on the streets illegal? A recent tour group walking down Charlotte at Treasury encountered a homeless man playing a flute with an open can of human waste sitting nearby. It is time to seriously address the homeless issues downtown. **(Top 5 Popular Comments)**

HACRA LEGAL DESCRIPTION

A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 7 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST BANK OF THE MATANZAS RIVER AT THE SOUTHEAST CORNER OF BLOCK O, ABBOTT TRACT, ACCORDING TO THE OFFICIAL 1923 MAP OF THE CITY OF ST. AUGUSTINE ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY, SAID SOUTH LINE OF BLOCK O ALSO BEING THE NORTH LINE OF THE CASTILLO DE SAN MARCOS NATIONAL MONUMENT PROPERTY; THENCE WESTERLY ALONG THE SOUTH LINE OF BLOCKS O AND A, OF SAID -ABBOTT TRACT, TO THE SOUTHEAST CORNER OF THE RIPLEY'S PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 490, PAGE 47, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 490 AND ITS 'NORTHERLY EXTENSION THEREOF, TO THE NORTH RIGHT OF WAY LINE OF SHENANDOAH STREET; THENCE WESTERLY, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID SHENANDOAH STREET, TO THE SOUTHWEST CORNER OF THE EAST 12 FEET OF LOT 3, BLOCK B, OF SAID ABBOTT TRACT; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID EAST 12 FEET OF LOT 3, AND ITS NORTHERLY EXTENSION THEREOF, TO THE NORTH RIGHT OF WAY OF JOINER STREET; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF JOINER STREET AND ITS WESTERLY EXTENSION THEREOF, TO THE WEST RIGHT OF WAY OF SAN MARCO AVENUE; 'THENCE SOUTHEASTERLY, ALONG SAID WEST RIGHT OF WAY OF SAN MARCO AVENUE, TO THE NORTH RIGHT OF WAY OF GROVE AVENUE; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF GROVE AVENUE, NO THE EAST RIGHT OF WAY OF PONCE DE LEON BOULEVARD; THENCE SOUTHERLY, ALONG SAID EAST RIGHT OF WAY OF PONCE DE LEON BOULEVARD, TO THE NORTH RIGHT OF WAY OF ALMERIA STREET; THENCE EASTERLY, ALONG SAID NORTH RIGHT OF WAY OF ALMERIA STREET, TO THE SOUTHEAST CORNER OF LOT B, BLOCK F, MODEL LAND COMPANY. SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT B, TO THE NORTHEAST CORNER OF SAID LOT B; THENCE EASTERLY, ALONG THE SOUTH LINE. OF LOTS 17 AND 16, OF SAID BLOCK F, TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 16 AND ITS NORTHERLY EXTENSION THEREOF, TO THE NORTH RIGHT OF WAY OF SARAGOSSA STREET; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF SARAGOSSA STREET, TO THE SOUTHEAST CORNER OF LOT 3, BLOCK A, MODEL LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 40, OF SAID PUBLIC RECORDS; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 3, BLOCK A, AND ITS NORTHERLY EXTENSION THEREOF, TO THE SOUTH LINE OF BLOCK B OF LAST SAID MODEL LAND COMPANY SUBDIVISION (SAID SOUTH LINE ALSO BEING

THE NORTH RIGHT OF WAY OF A 15 FOOT WIDE ALLEY); THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID BLOCK B, TO THE SOUTHEAST CORNER OF LOT 2, OF SAID BLOCK B; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 2, TO THE SOUTH RIGHT OF WAY OF LEMON STREET; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF LEMON STREET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 46.5 FEET OF LOT 3, BLOCK C, OF LAST SAID MODEL LAND COMPANY SUBDIVISION; THENCE NORTHERLY, ALONG SAID WEST LINE OF SAID EAST 46.5 FEET OF LOT 3, TO THE SOUTH RIGHT OF WAY OF A 15 FOOT WIDE ALLEY BETWEEN BLOCKS C AND D OF LAST SAID MODEL LAND COMPANY SUBDIVISION; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF ALLEY AND ITS EASTERLY EXTENSION THEREOF, TO THE EAST RIGHT OF WAY OF RIBERIA STREET; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF RIBERIA STREET TO THE SOUTH RIGHT OF WAY OF ORANGE STREET; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF ORANGE STREET, TO THE NORTHWEST CORNER OF LOT 12, BLOCK M, MODEL LAND COMPANY SUBDIVISION, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 12, TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE EASTERLY, ALONG THE SOUTH LINE OF LOTS 12 AND 11 OF SAID BLOCK M, TO THE WEST RIGHT OF WAY OF SEVILLA STREET; THENCE NORTHERLY, ALONG SAID WEST RIGHT OF WAY OF SEVILLA STREET, TO THE SOUTH RIGHT OF WAY OF ORANGE STREET; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF ORANGE STREET, TO THE NORTHWEST CORNER OF LOT 5, BLOCK N, MODEL LAND COMPANY SUBDIVISION, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 5, TO THE NORTH LINE OF THE TOLOMATO CEMETERY TRACT; THENCE WESTERLY, ALONG SAID NORTH LINE OF CEMETERY TRACT, TO THE NORTHWEST CORNER OF SAID CEMETERY TRACT; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID CEMETERY TRACT TO THE • SOUTHWEST CORNER OF SAID CEMETERY TRACT; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID CEMETERY TRACT, TO THE NORTHWEST CORNER OF LOT 12, OF THE DR. ANDERSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 121, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY, ALONG THE WEST LINE OF LOTS 12, 11 AND 10 OF SAID DR. ANDERSON SUBDIVISION, TO THE NORTH RIGHT OF WAY OF SARAGOSSA STREET; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 16A, BLOCK K, MODEL LAND SUBDIVISION, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 16A TO THE NORTH LINE OF LOT 14 OF SAID BLOCK K; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOT 14, TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 18.3 FEET OF SAID LOT 14; THENCE SOUTHERLY, ALONG SAID EAST LINE OF THE WEST 18.3 FEET OF LOT 14, TO THE NORTH RIGHT OF WAY OF ANDERSON COURT; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 8A OF SAID BLOCK K; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 8A TO THE NORTH LINE OF LOT 7, OF SAID BLOCK K; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOT 7, TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTHERLY, ALONG THE WEST LINE OF LOTS 7, 6, 5 AND 4, OF SAID BLOCK K, TO THE NORTH RIGHT OF WAY OF CARRERA STREET; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF

WAY OF CARRERA STREET, TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 13, BLOCK J, MODEL LAND COMPANY, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE EAST LINE OF LOTS 13 AND 14 OF SAID BLOCK J, AND ITS NORTHERLY EXTENSION THEREOF, TO THE SOUTH LINE OF THE NORTH 75 FEET OF SAID LOT 14; THENCE WESTERLY, ALONG SAID SOUTH LINE OF THE NORTH 75 FEET OF LOT 14 AND ITS WESTERLY EXTENSION THEREOF, TO THE WEST RIGHT OF WAY OF SEVILLA STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF SEVILLA STREET, TO THE NORTH RIGHT OF WAY OF VALENCIA STREET; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF VALENCIA STREET, TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST RIGHT OF WAY OF MARKLAND PLACE; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF MARKLAND PLACE, TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 45-A, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 4, TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 4, TO THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK 45-A; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOT 1 AND ITS WESTERLY EXTENSION THEREOF TO THE WEST RIGHT OF WAY OF RIBERIA STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF RIBERIA STREET, TO NORTHEAST CORNER OF THE SOUTH 12 FEET OF LOTS 1 AND 2, BLOCK G-2, MODEL LAND COMPANY SUBDIVISION, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID SOUTH 12 FEET OF LOTS 1 AND 2, TO THE EAST LINE OF LOT 3, OF SAID BLOCK G-2; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 3, TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY, ALONG THE SOUTH LINE OF LOTS 3 THROUGH 11, INCLUSIVE, OF SAID BLOCK G-2, TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 11, TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF LOT 15 OF BLOCK G-1 OF LAST SAID MODEL LAND COMPANY SUBDIVISION; THENCE NORTHERLY, ALONG THE EAST LINE OF LOTS 15 AND 8 OF SAID BLOCK G-1, TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF LOT 2, BLOCK H, OF LAST SAID MODEL LAND COMPANY SUBDIVISION; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 2, TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 2, TO THE SOUTHEAST CORNER OF LOT 10, OF SAID BLOCK H; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 10 AND ITS NORTHERLY EXTENSION THEREOF, TO THE NORTH RIGHT OF WAY OF CARRERA STREET; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF CARRERA STREET TO THE EASTERLY RIGHT OF WAY OF PONCE DE LEON BOULEVARD; THENCE SOUTHWESTERLY, ALONG SAID EASTERLY RIGHT OF WAY OF PONCE DE LEON BOULEVARD, TO THE INTERSECTION WITH THE CENTERLINE OF THE SAN SEBASTIAN RIVER; THENCE SOUTHERLY, ALONG SAID CENTERLINE OF THE SAN SEBASTIAN RIVER TO THE INTERSECTION WITH WESTERLY EXTENSION OF THE SOUTH LINE OF MARSH LOT 28 WEST OF RIBERIA STREET,

ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG SAID SOUTH LINE OF LOT 28 AND ITS WESTERLY AND EASTERLY EXTENSIONS THEREOF, TO THE EAST RIGHT OF WAY OF RIBERIA STREET; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF RIBERIA STREET, TO THE NORTHWEST CORNER OF LOT 7, BLOCK 46-C, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG THE NORTH LINE OF LOTS 7 THROUGH 12, INCLUSIVE, OF SAID BLOCK 46-C, TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 12 AND ITS SOUTHERLY EXTENSION THEREOF, TO THE SOUTH RIGHT OF WAY OF LA QUINTA PLACE; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF LA QUINTA PLACE, TO THE NORTHWEST CORNER OF LOT 2, BLOCK 46-B, SUBDIVISION OF ESTATE OF JAMES L. COLEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 2, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 2 AND ITS EASTERLY EXTENSION THEREOF, TO THE EAST RIGHT OF WAY OF MARTIN LUTHER KING AVENUE; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF MARTIN LUTHER KING AVENUE, TO THE NORTHWEST CORNER OF LOT 15, BLOCK 46-A, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG THE NORTH LINE OF LOTS 15, 16, 1, 2, 3 AND 4, INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 4 AND ITS SOUTHERLY EXTENSION THEREOF, TO THE SOUTH RIGHT OF WAY OF CEDAR STREET; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF CEDAR STREET, TO THE NORTHEAST CORNER OF LOT 13, BLOCK 46-J, BURT SUBDIVISION, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 13, TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 13, TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 7 FEET OF LOT 8, OF SAID BLOCK 46-J; THENCE SOUTHERLY ALONG SAID WEST LINE OF THE EAST 7 FEET OF LOT 8, TO THE NORTH RIGHT OF WAY OF DESOTO PLACE; THENCE WESTERLY, ALONG THE NORTH RIGHT OF WAY OF SAID DESOTO PLACE TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 14, BLOCK 46-F, OF SAID BURT SUBDIVISION; THENCE SOUTHERLY, ALONG SAID WEST LINE OF LOT 14 AND ITS NORTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF LOT 9 OF SAID BLOCK 46-F; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 9, TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 9 AND ITS SOUTHERLY EXTENSION THEREOF TO THE SOUTH RIGHT OF WAY OF BRIDGE STREET; THENCE WESTERLY, ALONG SAID SOUTH RIGHT OF WAY OF BRIDGE STREET TO THE EAST RIGHT OF WAY OF ONEIDA STREET; THENCE SOUTHERLY, ALONG SAID EAST RIGHT OF WAY OF ONEIDA STREET, TO THE SOUTHEAST CORNER OF LOT 1, BLOCK K, DUMAS TRACT, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 1, TO THE INTERSECTION WITH THE WEST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 454, PAGES 63 THROUGH 65, OF SAID PUBLIC

RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 454, TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 463, PAGE 37, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 463 TO THE NORTH LINE OF THAT PROPERTY DESCRIBED IN DEED BOOK 163, PAGE 474, OF SAID PUBLIC RECORDS; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 163, TO THE NORTHEAST CORNER OF SAID PROPERTY DESCRIBED IN DEED BOOK 163; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 163, TO THE NORTH LINE OF LOT 4, OF SAID BLOCK K; THENCE EASTERLY, ALONG SAID NORTH LINE OF LOT 4, TO THE WEST RIGHT OF WAY OF WASHINGTON STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF WASHINGTON STREET, TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 4, BLOCK 38-A, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG SAID SOUTH LINE OF LOT 4 AND ITS WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF LOT 21 OF SAID BLOCK 38-A; THENCE NORTHERLY, ALONG SAID WEST LINE OF LOT 21, TO THE NORTHWEST CORNER OF SAID LOT 21, THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 21 AND ITS EASTERLY EXTENSION THEREOF, TO THE EAST RIGHT OF WAY OF CORDOVA STREET; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF CORDOVA STREET, TO THE SOUTHWEST CORNER OF PARCEL "A", AS DESCRIBED IN OFFICIAL RECORDS BOOK 1224, PAGES 261 THROUGH 263, OF SAID PUBLIC RECORDS; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID PARCEL "A" TO THE NORTHWEST CORNER OF PARCEL "B", AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1224; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID PARCEL "B", TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID PARCEL "B", TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID PARCEL "B", TO THE SOUTH LINE OF SAID PARCEL "A"; THENCE EASTERLY, ALONG SAID SOUTH LINE OF PARCEL "A" AND ITS EASTERLY EXTENSION THEREOF TO THE EAST RIGHT OF WAY OF ST. GEORGE STREET; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF ST. GEORGE STREET, TO THE SOUTH RIGHT OF WAY OF ARTILLERY LANE; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF ARTILLERY LANE TO THE WEST RIGHT OF WAY OF AVILES STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF AVILES STREET AND ITS SOUTHERLY EXTENSION THEREOF, TO THE SOUTH RIGHT OF WAY OF BRIDGE STREET; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF BRIDGE STREET, TO THE WEST RIGHT OF WAY OF MARINE STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF MARINE STREET, TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 5, BLOCK 22, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG SAID SOUTH LINE OF THE NORTH HALF OF LOT 5 AND ITS EASTERLY AND WESTERLY EXTENSIONS THEREOF TO SAID WEST BANK OF THE

MATANZAS RIVER; THENCE NORTHERLY, ALONG SAID BANK OF THE
MATANZAS RIVER, TO THE POINT OF BEGINNING.