

Planning and Zoning Board

City of St. Augustine, Florida

Regular Meeting Agenda

Tuesday, December 5, 2023, at 1:00pm

Alcazar Room at 75 King Street

Information

Both this agenda and all backup material supporting each agenda item are accessible via the City's website at citystaug.com/1059/Agendas-and-Minutes.

1. Roll Call

2. General Public Comments for Items Not on the Agenda

3. Approval of Minutes

- a. None

4. Modification and Approval of Agenda

5. Preliminary Plat Approval

- a. 2023-0090 Brandon Shugart – Applicant
 c/o IME Civil & Surveying LLC
 John McLain – Owner
 [41 ½ Madeore Street](#)

To approve a preliminary subdivision plat to create three (3) new conforming lots with a Residential General-One: RG-1 zoning designation.

6. Variance

- a. 2023-0093 Scott & Mary Siefken – Applicant & Owner
 [66 Saragossa Street](#)

To approve a variance to the side yard setback requirement for an addition on a property with a Residential General-One: RG-1 zoning designation.

- b. 2023-0094 Coastal Getaway Homes, LLC – Applicant & Owner
[Pelican Reef Drive / PID 158573-0090](#)
To approve a variance to the rear yard setback requirement to allow for a deck on a property with a Residential Single-Family-Two: RS-2 zoning designation.

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.

Continued from the
November 7th
Regular Meeting

8. Conservation Overlay Zone Development

- a. 2023-0097 Ryan Carter – Applicant
c/o Carter Environmental Services
Robert Finvarb – Manager/Owner
c/o Windward Shipyard Land Holdings LLC
[255 Diesel Road](#)
To approve the construction of a new retaining wall within Conservation Overlay Zones 1 & 2 and the installation of lift slips within Conservation Overlay Zone 1.
- b. 2023-0091 Travis Smith – Applicant & Owner
c/o River City Construction Group LLC
[180 Spartina Avenue](#)
To approve the construction of a new bulkhead within Conservation Overlay Zones 1 & 2 and the removal of trees within Conservation Overlay Zone 3.
- c. 2023-0095 Ryan Carter – Applicant
c/o Carter Environmental Services
Carter Bayly – Owner
[97 Coquina Avenue](#)
To approve the construction of a bulkhead replacement within Conservation Overlay Zones 1 & 2.
- d. 2023-0096 Ryan Carter – Applicant
c/o Carter Environmental Services
Carter Bayly – Owner
[99 Coquina Avenue](#)
To approve the construction of a bulkhead replacement within Conservation Overlay Zones 1 & 2.

9. Other Business

- a. None

10. Adjournment

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

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

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

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



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 5, 2023	5.a.	PZB2023-0090
Request	Address	Parcel ID
Preliminary Subdivision Plat	41 ½ Madeore Street	<u>123591-0030</u>



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: 0800 – Multi-Family (Less than 10 Units)
(St. Johns County Property Appraiser)

Future Land Use Designation: Residential Medium Density

Zoning Designation: [Residential, General-One: RG-1](#)

Acreage: 1.0

Applicant: Brandon Shugart
c/o IME Civil & Surveying LLC

Owner: John McLain

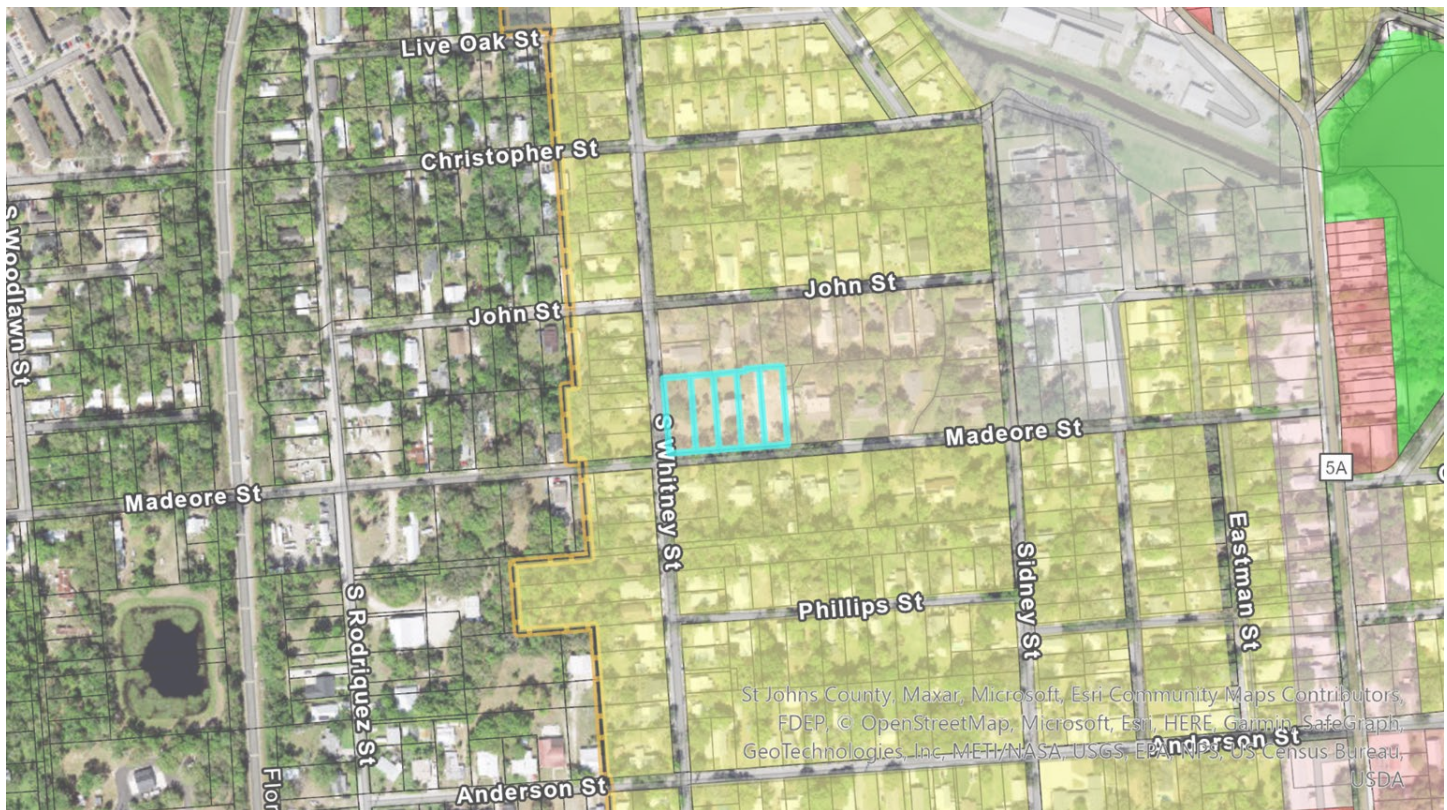


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

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

Request Summary

This is a request for [preliminary plat approval](#) at 41 ½ Madeore Street, a property with a zoning designation of Residential, General-One: RG-1. A final approval of this plat proposal would allow the property owner to construct three (3) new structures that have vehicle access from S Whitney Street. This property, formerly referred to as 41 S Whitney Street, was previously replatted in the late spring of 2015. This replat from 2015 is still intact today with five (5) conforming lots. The current proposal would result in six (6) conforming RG-1 lots, three (3) which front Madeore Street and three (3) which would front S Whitney Street.

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use	Policy 2.1.3 Policy 2.2.1 Goal 5 Urban Sprawl Policy 5.1.2	Goal 3 Historic Resources Objective 3.1 Objective 3.3 Objective 5.2 Policy 5.2.2
Historic Preservation	Policy 8.3.7 Objective 9.1	Overall HP Goal Goal 3 Goal 5 Objective 5.2 Objective 5.3
Conservation and Coastal Management		N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A

Housing	Objective 1.1	Objective 3.1
Infrastructure		N/A

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

The City's Code of Ordinance's [Chapter 23 – Subdivisions](#) is designed to establish procedures and standards for the development and subdivision of real estate within the City. These procedures and standards include two particular points that are directly related to the application made at 41 ½ Madeore Street:

1. The goal to [help conserve and protect the physical, economic and scenic resources](#) of St. Augustine and
2. that all lots or parcels [shall have access to a public street](#).

The proposed replat at 41 ½ Madeore Street does meet the City's requirement that all lots have access to a public street, unfortunately this provision will impact a historic physical resource within St. Augustine: an existing historic wall located along S Whitney Street. This proposed replat is not the first time that this [conundrum](#) has been present; the 2015 subdivision plat approval was made contingent upon the following conditions:

1. Wall to be identified on plat with note that it shall not be removed.
2. Note on plat that Lot 1 shall be only off Madeore and shall not be off Whitney Street.

These conditions, shown on the attached final order, were placed on the 2015 subdivision plat, also included in this packet.

In addition to this, Chapter 23 – Subdivisions also includes the [plat approval procedures](#); this is the codified process for securing subdivision plat approval and [requires review by the Planning and Zoning Board](#). The [final plat approval](#) may only be granted by the City Commission after review and recommendation by the Planning and Zoning Board.

[Sec. 23-46. – Prerequisites to recordation](#), and [F.S. 177.011 Purpose and scope of I](#), are of relevance when it comes to the discussion of the existing historic wall along S Whitney Street. This Florida Statue states that “This part establishes minimum requirements and does not exclude additional provisions or regulations by local ordinance, laws, or regulations.” The City's [Architectural Guidelines for Historic Preservation](#) (AGHP), specifically the Local Standards for Rehabilitation (#13), state that “miscellaneous historic objects that are located throughout the City must be noted and protected from removal, demolitions, inappropriate modification and from intrusive new construction.” This standard has been used in prior applications, such as the subdivision plat approval from 2015, to protect historic structures which are not buildings.

The Florida Master Site File's Historic Properties Inventory Form illuminates the significance of the existing 19th century structure located on-site with the follow documentation under SJ02430 originally for the previous address of 41 S Whitney Street:

- The two-story Frame Vernacular residence was constructed between 1895-1899 which makes it “one of the older structures in West Augustine.”
- The area is threatened generally by “traffic problems from US 1, West King Street, and South Dixie Highway.”

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 41 South Whitney Street was constructed about 1895 to 1899, making it one of the older structures in West Augustine. Significant details include ornamental ironwork.

The area of West Augustine south of King Street is one of the more extensive Victorian residential developments in St. Augustine and includes some of the finest extant examples of various Victorian styles in the city. Along with a substantial number of 19th century buildings, there was a later infill which owed its influence largely to the Bungalow style. Land in this area in the past was used for a silk farm, orange groves, and cattle farms, and some of the large lots in the area still show the influence of this past history. Oyster Creek, one of the main internal waterways of St. Augustine, runs through this area. The area is threatened generally by traffic problems from US 1, West King Street, and South Dixie Highway. There is some deterioration of houses, and the area suffers from the zoning of various residential areas into commercial categories.

HISTORY

West Augustine, or, as it was earlier called, New Augustine, developed in the late 19th and early 20th centuries as a suburb to the City of St. Augustine and was not incorporated into the municipality until 1922. During the British period (1763-84), all of West Augustine was part of the plantation owned by Anglican minister, John Forbes, which the Spanish governor divided into four separate grants in the late 18th and early 19th century.(1) This section of the Forbes tract formed the core of Mount Forbes, the family plantation homestead located just southwest of Oyster Creek. In 1797, Antonio Huertas, a local Spanish Protestant merchant, was granted the land which was bordered by the Creek and the San Sebastian River to the north and east and to the south by another grant and by the "old Ferry Road (present South Dixie Highway) to Mosquitos" (New Smyrna). Forbes' son, James, an early Territorial mayor of St. Augustine and U. S. Marshall of Florida, re-acquired this section of the family estate in 1822, and his son sold it to the local Catholic priest, Rev. Benedict Madeore, in 1856. Two years later Madeore sold the tract to Augustine Verot, Catholic Bishop of Florida, for the use and benefit of the St. Augustine Diocese. Verot's

(over)

successor, Bishop John Moore, subdivided the property and began selling lots in 1880. One of the largest sales was to retired Major William Aiken of Louisville, Kentucky who built a mansion, "Vista del Rio", on the banks of the San Sebastian, and raised crops and rare plants on his 13 acre estate. The Huertas grant contains six pre-1930 subdivisions, including Von Balsam (1886), Llambias (1888), and Bayview 1926). The construction of US 1 through the eastern section of the tract resulted in the demolition or displacement of many residential buildings.(2)

This house at 41 South Whitney Street was the home of L. O. Davis who served many years as Sheriff of St. Johns County.(3)

Figure 3. This screenshot from the previously mentioned Historic Properties Inventory Form documents the history as it pertains to 41 1/2 Madeore Street.

One last detail of note included on this Inventory Form is that of a “fence of locally produced rusticated concrete block;” this is the existing wall along S Whitney Street which compliments the historic significance of the 19th century structure.



Figure 4. This photograph taken in 1980 is of the structure built by 1899 which is still present today.

With reference to the request made in this application, the PZB is charged with not only reviewing the proposal to ensure that it [conforms to lot size requirements](#) of the RG-1 zoning designation, but also its compliance with other City regulations and ordinances. In doing so, the PZB does have the opportunity to impose conditions of the plat, similar to that of the 2015 approval, to require responsible and appropriate development that the City always strives to obtain.

The proposed plat contains Lots 1 & 2, Block 8, of the east half of the Huertas Grant, Section 45, Township 7 South, Range 29 East, City of St. Augustine as documented on the survey provided by IME Civil & Surveying, LLC. The applicant is requesting that these two lots be replatted into three (3) conforming lots that are approximately fifty-five (55) feet wide and approximately one hundred and nine (109) feet deep. The minimum lot size requirements of the [RG-1 zoning designation](#) for single-family dwellings are fifty (50) feet wide and five thousand four hundred fifty (5,450) square feet in size.

Approval of the proposed subdivision plat would create three new lots oriented towards, and requiring direct access from S Whitney Street which will inevitably impact the existing wall. Staff is of the opinion that there is a severe shortage of housing within the City of St. Augustine, especially that of affordable options; and that the development of 41 ½ Madeore Street should be welcomed to ensure [safe and sanitary housing for both the present and future residents of St. Augustine](#). Staff is also of the opinion that the means used in reaching this goal do not and should not compromise the historic resources which give St. Augustine its distinct character.

Staff Recommendation

Based on a review of applicable City codes staff finds that the Board may recommend **APPROVAL** of the preliminary subdivision plat at 41 ½ Madeore Street / PID 123591-0030 to the City Commission.

Additionally, staff recommends including conditions, ones that do not impact potential housing development, that ensure the continued preservation of the historic wall along S Whitney Street.

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

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



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Brandon Shugart Contact Number: 904-429-7764

Business (if applicable): IME Civil & Surveying LLC

Address: 1870 County Road 214 City: St. Augustine State: FL Zip: 32084

E-Mail Address: builder@imecivil.com

2. NAME OF PROPERTY OWNER: John McLain Contact Number: 904-347-3759

Business (if applicable): _____

Address: N/A City: N/A State: N/A Zip: N/A

E-Mail Address: john@mclaingroup.net

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 1 and 2

Block: 8

Subdivision: Davis Acres Two (PB 75 PG 19-22)

Parcel Number: RE#1235910030

4. PROJECT STREET ADDRESS: 41 1/2 Madeore Street, St. Augustine FL. 32084

5. SPECIFIC PROPOSED USE: Single Family Residences

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☒ Other: 429

7. DESCRIPTION OF ACTION REQUESTED: Replatting of Lots 1 and 2 of Davis Acres 2 (recorded in Plat Book 75, Pages 19-22 of the public records of St Johns County). Single family lots.

8. JUSTIFICATION FOR ACTION REQUESTED: The proposed lots comply with the city of St. Augustine

single family residence requirements for lot dimensions and square footage.

The proposed subdivison has a designed drainage/grading plan as discussed with

Jonathan Foster instead of a full civil set of plans.

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: N/A

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

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

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

10. PREVIOUS 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.

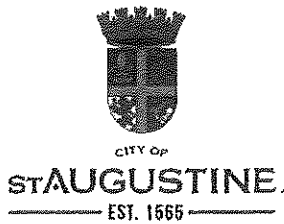
IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided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

Frank Hugat
Signature of Applicant

10/18/23
Date

John M. [Signature]
Signature of Property Owner

10-18-23
Date



Owner's Authorization For Agent

IME Civil & Surveying LLC. is/are hereby authorized TO ACT ON BEHALF
OF John McClain, the owner(s) of those lands described within

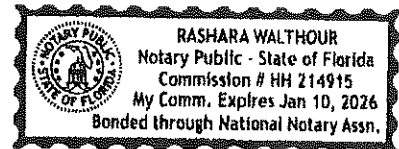
☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:
41 1/2 Madeore Street, St. Augustine FL. 32084

BY: John McClain
Signature of Owner
John McClain
Print Name of Owner
904-347-3759
Telephone Number

State of Florida
County of St. Johns

Signed and sworn before me on this 18th day of October, 2023
By John McClain

Identification verified: Driver License
Oath sworn: ✓ Yes No



Notary Signature: Rashara Walthour

My Commission expires: Jan 10, 2026

A REPLAT OF DAVIS ACRES TWO

A PORTION OF LOTS 2, AND 3, BLOCK 8, OF THE EAST HALF OF THE HUERTAS GRANT, SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST, CITY OF ST.AUGUSTINE, ST. JOHNS COUNTY FLORIDA, ACCORDING THE TO OFFICIAL COUNTY MAP DATED JUNE, 1918 AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA, BEING LOTS 1, AND 2 OF DAVIS ACRES TWO RECORDED IN MAP BOOK 75 PAGE 19 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

CAPTION

A PORTION OF LOTS 2 AND 3, BLOCK 8, OF THE EAST HALF OF THE HUERTAS GRANT, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ACCORDING TO THE OFFICIAL COUNTY MAP DATED JUNE, 1918 AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. BEING LOTS 1, AND 2 OF DAVIS ACRES TWO RECORDED IN MAP BOOK 75 PAGE 19 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

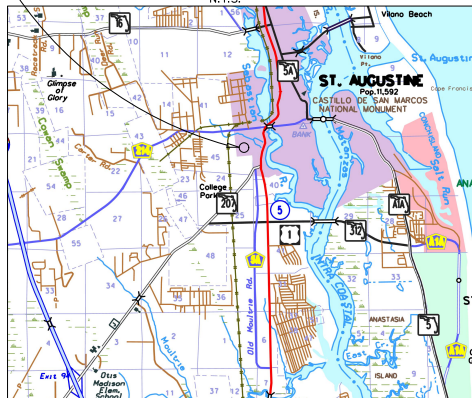
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, OF DAVIS ACRES AS RECORDED IN MAP BOOK 49, PAGE 100 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF DAVIS ACRES TWO AS RECORDED IN MAP BOOK 75 PAGE 19 ALSO RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY

THENCE NORTH 85° 18' 59" EAST 107.20'; THENCE SOUTH 05° 12' 14" EAST 165.33'; TO THE NORTHERLY RIGHT OF WAY LINE OF MADEORE STREET; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF MADEORE STREET SOUTH 85°27' 39" WEST 108.74' TO THE EASTERLY RIGHT OF WAY LINE OF WHITNEY STREET; THENCE NORTH 04° 40' 06" WEST 165.04' TO THE POINT OF BEGINNING.

CONTAINING 0.41 ACRES MORE OR LESS

SITE LOCATION

VICINITY MAP
N.T.S.



MAP BOOK _____ PAGE _____

SHEET 1 OF 2
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CONSENT AND JOINDER

CERTIFICATE OF APPROVAL GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THIS REPLAT OF DAVIS ACRES TWO HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 20____.

BY: _____
DIRECTOR OF GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS REPLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 20____.

BY: _____
BRANDON J. PATTY
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF APPROVAL COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS REPLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 20____.

BY: _____
OFFICE OF THE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS REPLAT OF DAVIS ACRES TWO HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 20____.

BY: _____
CHAIRMAN, ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS REPLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 20____.

BY: _____
DONALD BRADSHAW, P.S.M., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NUMBER 5513

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT HE HAS COMPLETED THE SURVEY OF THE LANDS SHOWN IN FOREGOING REPLAT, THAT SAID REPLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE REPLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE REPLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, PLATTING, OF THE CURRENT FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7).

SIGNED THIS _____ DAY OF _____, 20____, A.D.

BRANDON D. SHUGART
PROFESSIONAL SURVEYOR AND MAPPER NO. 7009
IME CIVIL AND SURVEYING, LLC LB NO. 8139

IME CIVIL & SURVEYING, LLC
311 STATE ROAD 18
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-420-7764
Licensed Survey Business #8139

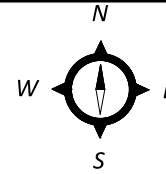
(PLAT AND PLANS) CDN NO. 9836.000

A REPLAT OF DAVIS ACRES TWO

A PORTION OF LOTS 1 AND 2, BLOCK 8, OF THE EAST HALF OF THE MUERTAS GRANT, SECTION 46, TOWNSHIP 7 SOUTH, RANGE 29 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, ACCORDING TO THE OFFICIAL COUNTY MAP DATED JUNE, 1918 AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. BEING LOTS 1 AND 2 OF DAVIS ACRES TWO RECORDED IN MAP BOOK 75 PAGE 19 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 2



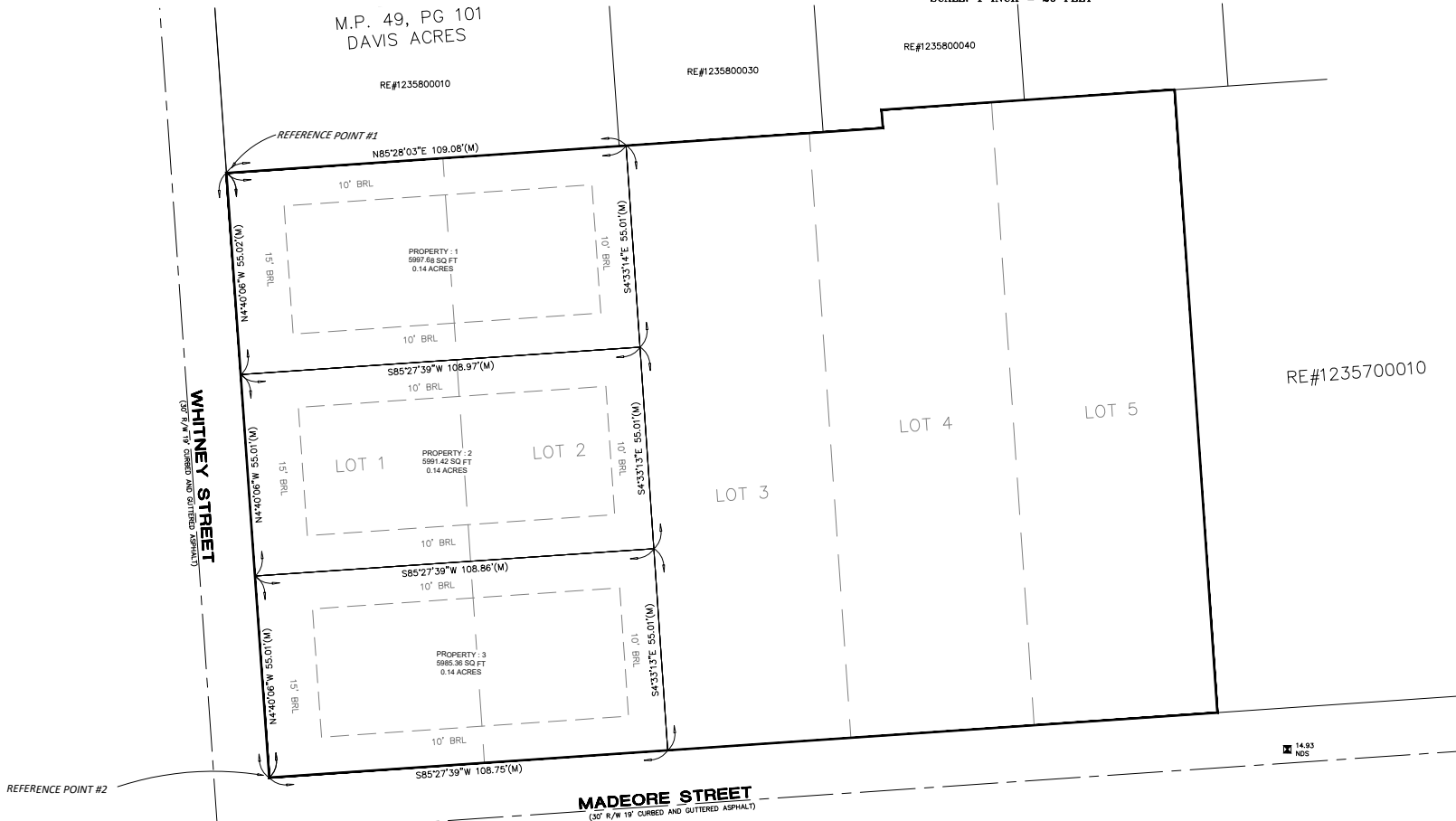
SCALE: 1 INCH = 20 FEET

STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	LATITUDE	LONGITUDE	DESCRIPTION
1	N 208800.850	E 50062.9570	29.8864885	-081.3320120	NORTHWEST CORNER OF DAVIS ACRES TWO (CONCRETE MONUMENT)
2	N 208806.3240	E 50066.3880	29.8860363	-081.3319681	SOUTHWEST CORNER OF DAVIS ACRES TWO PLAT REVISION TO MAP BOOK 75 PAGE 19 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

NOTES

- MEASUREMENTS HEREON ARE IN ACCORDANCE WITH U.S. STANDARD FEET, DATA ACQUIRED WITH THEODOLITE AND STEEL TAPE, OR WITH TECHNOLOGICALLY SUPERIOR EQUIPMENT UTILIZING REDUNDANT TECHNIQUES.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAP PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION PEDR. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
- BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HERE ON AND ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF WHITNEY STREET AS BEING N04°40'00"W.
- CONTIGUOUS LOTS LIE IN SAME BLOCK, UNIT, PHASE, SECTION ETC. UNLESS NOTED.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE THE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THREE (3) LOTS IN TOTAL IN THIS PHASE.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ANY EXISTING DRIVEWAYS TO BE REMOVED
- TO BE IN RG-1 ZONING
1. FRONT BRL: 15'
2. SIDE BRL: 10'
3. BACK BRL: 10'
4. MAXIMUM HEIGHT TO BE 35 FEET FOR SINGLE AND MULTIPLE-FAMILY DWELLINGS



LEGEND

- ▲ = FOUND NAIL/DISC #7111
- = FOUND 5/8" IRON WITNESS #7111
- = FOUND 5/8" YELLOW CAPPED IRON ROD
- = SET 1/2" IRON ROD LB#6139 "OFFSET"
- = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- = FOUND 5/8" IRON ROD RED CAP "ACS LB#177"
- = SET PERMANENT CONTROL POINT
- = FOUND CONCRETE MONUMENT
- BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
- DB = DEED BOOK
- LSB = LICENSED SURVEY BUSINESS
- LE = LICENSED SURVEYOR
- LRB = LICENSED RESURVEY BOOK
- PC = POINT OF CURVATURE
- PB = POINT OF BEGINNING
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- RL = REFERENCE BEARING LINE
- R/W = RIGHT-OF-WAY LINE
- TIP = TYPICAL

IME CIVIL & SURVEYING, LLC
311 STATE ROAD 16
ST AUGUSTINE, FLORIDA 32084

Residential - Commercial - Environmental - Industrial
 Civil Engineering, Surveying & Mapping, Inspections

WWW.IMECIVIL.COM

Civil Engineering/Inspection Division 904-460-5475
 Surveying & Mapping Division 904-429-7784

Licensed Survey Business #5139

(PLAT AND PLANS) CDN NO. 9836.000

[illegible]

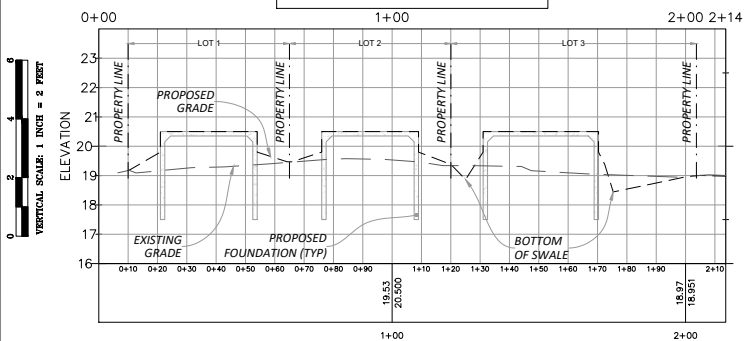
LOT 2	
DESCRIPTION	AREA (B ²)
LOT AREA	5,997.4
BUILDING PAD	1,500.3
DRIVEWAY TO R/W	480.0
TOTAL IMPERVIOUS	1,980.3
IMPERVIOUS RATIO	33.1%

TREE REMOVAL TABLE
30" MAGNOLIA

16. 4" SLOPE MUST BE INSTALLED ON THE EAST AND WEST SIDES OF THE ROOF OVER THE T & J.
ON-SHAFT 1: C=1.0, 1.0 INCHES PER HOUR (100% RH) 4568.37 (HALF OF THE ROOF AREA WITH A 10-INCH OVERHANG), 97.1 (CONVERSION FACTOR) 4568.37 (GALLONS PER MINUTE).

 = PROPOSED DRAINAGE FLOW
 (10.0) = EXISTING ELEVATION
10.0 = PROPOSED ELEVATION
 = TREE TO BE REMOVED
 = PROPOSED CONCRETE
 = PROPOSED BUILDING PAD

LOTS 1, 2 AND 3, REPLAT OF DAVIS ACRES TWO, UNRECORDED PLAT, SAINT JOHNS COUNTY, FLORIDA



NO.	BY	DATE	SYMBOL	REVISION NOTES

FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 8SJ 2430 1009==
Site Name: 41 South Whitney 830== Survey Date: 7908 820==
Address: 41 South Whitney, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: Huertas Grant 8 _____ 1 and 2 (ex. E 551') 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: Kimrey, Marian Andrew ;
Address: 41 South Whitney
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: RS2
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 467063 3306034 890== Location: T07S R29E E45 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:		Threats to Site:	
() <u>Excellent</u>	863==	() <u>Zoning</u>	878==
(x) <u>Good</u>	863==	() <u>Development</u>	878==
() <u>Fair</u>	863==	() <u>Deterioration</u>	878==
() <u>Deteriorated</u>	863==	() <u>Borrowing</u>	878==
		() <u>Transportation</u>	878==
Integrity of Site:		() <u>Fill</u>	878==
(x) <u>Altered</u>	858==	() <u>Dredge</u>	878==
() <u>Unaltered</u>	858==	() <u>Other</u>	878==
(x) <u>Original Site</u>	858==		
() <u>Restored - Date:</u>	858==		
() <u>Moved - Date:</u>	858==		

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1899 844== Period: 19th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: L-shape 966==
Exterior Fabrics: Wood, weatherboard, with cornerboards _____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS, 2/2, 1/1 942==
Foundation: Concrete block wall, concrete block piers 942==
Roof Type: Gable 942==
Secondary Roof Structures: Shed onL, gable porch 942==
Porches & Balconies: 1 story open entry porch _____ 942==
Chimney Location: _____ 942==
Materials: (882)
Chimney: _____ 882==
Roof Surfacing: Composition shingles 882==
Ornament Exterior: Ornamental ironwork _____ 882==
Quantitative Data: (950-954)
Chimneys: _____ 952== Dormers: 0 954== Stories: 2 950==
Other: Fence of locally produced rusticated concrete block 956==
Surroundings: Residential 864==
Relationship to Surroundings: Lot occupies half of block _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 41 South Whitney Street was constructed about 1895 to 1899, making it one of the older structures in West Augustine. Significant details include ornamental ironwork.

The area of West Augustine south of King Street is one of the more extensive Victorian residential developments in St. Augustine and includes some of the finest extant examples of various Victorian styles in the city. Along with a substantial number of 19th century buildings, there was a later infill which owed its influence largely to the Bungalow style. Land in this area in the past was used for a silk farm, orange groves, and cattle farms, and some of the large lots in the area still show the influence of this past history. Oyster Creek, one of the main internal waterways of St. Augustine, runs through this area. The area is threatened generally by traffic problems from US 1, West King Street, and South Dixie Highway. There is some deterioration of houses, and the area suffers from the zoning of various residential areas into commercial categories.

HISTORY

West Augustine, or, as it was earlier called, New Augustine, developed in the late 19th and early 20th centuries as a suburb to the City of St. Augustine and was not incorporated into the municipality until 1922. During the British period (1763-84), all of West Augustine was part of the plantation owned by Anglican minister, John Forbes, which the Spanish governor divided into four separate grants in the late 18th and early 19th century.(1) This section of the Forbes tract formed the core of Mount Forbes, the family plantation homestead located just southwest of Oyster Creek. In 1797, Antonio Huertas, a local Spanish Protestant merchant, was granted the land which was bordered by the Creek and the San Sebastian River to the north and east and to the south by another grant and by the "old Ferry Road (present South Dixie Highway) to Mosquitos" (New Smyrna). Forbes' son, James, an early Territorial mayor of St. Augustine and U. S. Marshall of Florida, re-acquired this section of the family estate in 1822, and his son sold it to the local Catholic priest, Rev. Benedict Madeore, in 1856. Two years later Madeore sold the tract to Augustine Verot, Catholic Bishop of Florida, for the use and benefit of the St. Augustine Diocese. Verot's

(over)

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), III, 708.
2. Ibid., V, 376, 378, 399; Charles Vignoles, "The Harbor, Town and Fortifications of Saint Augustine", ca. 1822, SAHS; St. Johns County Courthouse, Deed Records, Book B and L, p. 86; Book Q, pp. 17 and 133; Book Y, p. 430; Book HH, p. 146, Map Book I, pp. 61-62; Tatler, January 21, 1893 and March 9, 1895.
3. St. Augustine City Directory, 1937.

successor, Bishop John Moore, subdivided the property and began selling lots in 1880. One of the largest sales was to retired Major William Aiken of Louisville, Kentucky who built a mansion, "Vista del Rio", on the banks of the San Sebastian, and raised crops and rare plants on his 13 acre estate. The Huertas grant contains six pre-1930 subdivisions, including Von Balsam (1886), Llambias (1888), and Bayview 1926). The construction of US 1 through the eastern section of the tract resulted in the demolition or displacement of many residential buildings.(2)

This house at 41 South Whitney Street was the home of L. O. Davis who served many years as Sheriff of St. Johns County.(3)

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **SJ02430**
 Field Date **1-23-2020**
 Form Date **2-21-2020**
 Recorder # **MAP**

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) **41 S WHITNEY AVE** Multiple Listing (DHR only) _____
 Survey Project Name **St. Augustine Survey Part IV** Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number **41** Direction _____ Street Name **MADEORE** Street Type **ST** Suffix Direction _____
 Address: **41**
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name **ST. AUGUSTINE** USGS Date **1992** Plat or Other Map _____
 City / Town (within 3 miles) **St. Augustine** In City Limits? ☒ yes ☐ no ☐ unknown County **St. Johns**
 Township **7S** Range **29E** Section **45** 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # **1235910030** Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: **1862** ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use **Private Residence (House/Cottage/Ca** From (year): **1862** To (year): **2020**
 Current Use **Private Residence (House/Cottage/Ca** From (year): **1862** To (year): **2020**
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature: **siding, roof materials, entry**
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature: _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership-History (especially original owner, dates, profession, etc.)
KRANZ ANDREW ET AL

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe **Demolition Review**

DESCRIPTION

Style **Folk Victorian, Frame** Exterior Plan **L-shaped** Number of Stories **2**
 Exterior Fabric(s): **1. Vinyl** 2. _____ 3. _____
 Roof Type(s): **1. Cross-gabled** 2. _____ 3. _____
 Roof Material(s): **1. Sheet metal: 5V crimp** 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) **1. Shed extension** 2. _____
 Windows (types, materials, etc.)
single & paired 1/1 & 2/2 wood sash, wood trim surround
 Distinguishing Architectural Features (exterior or interior ornaments)
horizontal siding, corner boards, side facing gable roof, wrought iron porch supports, rear shed extension
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
property wall of locally produced rusticated concrete block, large corner lot

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Wood frame 2. _____ 3. _____Foundation Type(s): 1. Piers 2. _____Foundation Material(s): 1. Concrete Block 2. _____**Main Entrance (stylistic details)**

centrally located, multi panel door along facade under open entry portico

Porch Descriptions (types, locations, roof types, etc.)

open, entry, small portico, gable roof, wrought iron supports

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous**Narrative Description of Resource**

This 1862 Frame Vernacular building is in good condition. It has a Cross-gabled roof, Vinyl, and is 2 stories.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (select all that apply)**☒ FMSF record search (sites/surveys)☒ library research☐ building permits☒ Sanborn maps☒ FL State Archives/photo collection☐ city directory☐ occupant/owner interview☒ plat maps☒ property appraiser / tax records☐ newspaper files☐ neighbor interview☐ Public Lands Survey (DEP)☒ cultural resource survey (CRAS)☐ historic photos☐ interior inspection☐ HABS/HAER record search☒ other methods (describe) City Staff

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes☐ no☒ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☒ yes☐ no☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

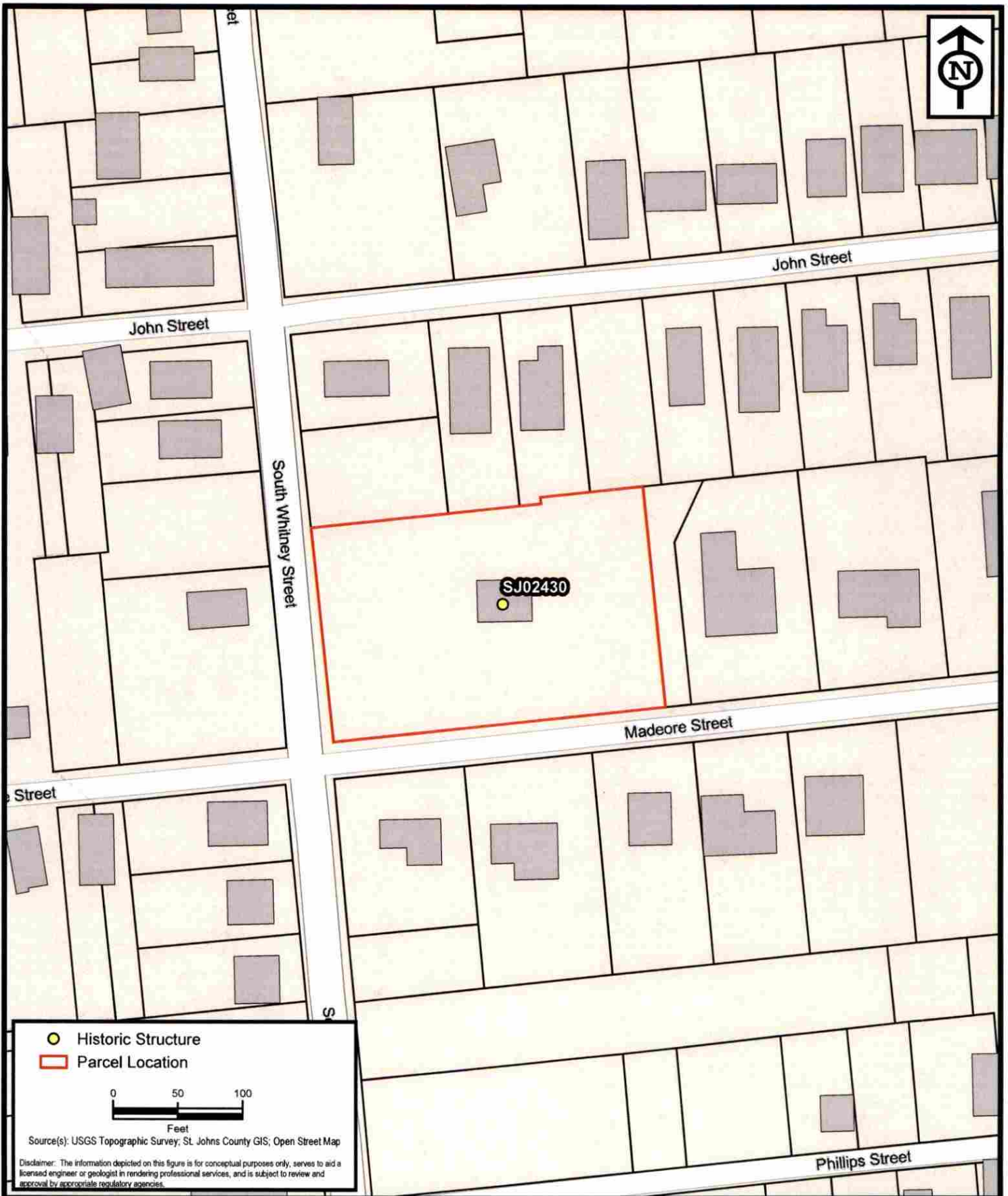
This building may meet individual listing criteria due to its age and high integrity, but more research is needed to confirm. Would contribute to a district.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____**RECORDER INFORMATION**Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.Recorder Contact Information 7220 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
(address / phone / fax / e-mail)**Required Attachments****① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED****② LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)**③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable).

Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



**ENVIRONMENTAL
SERVICES, INC.**
A Terracon COMPANY

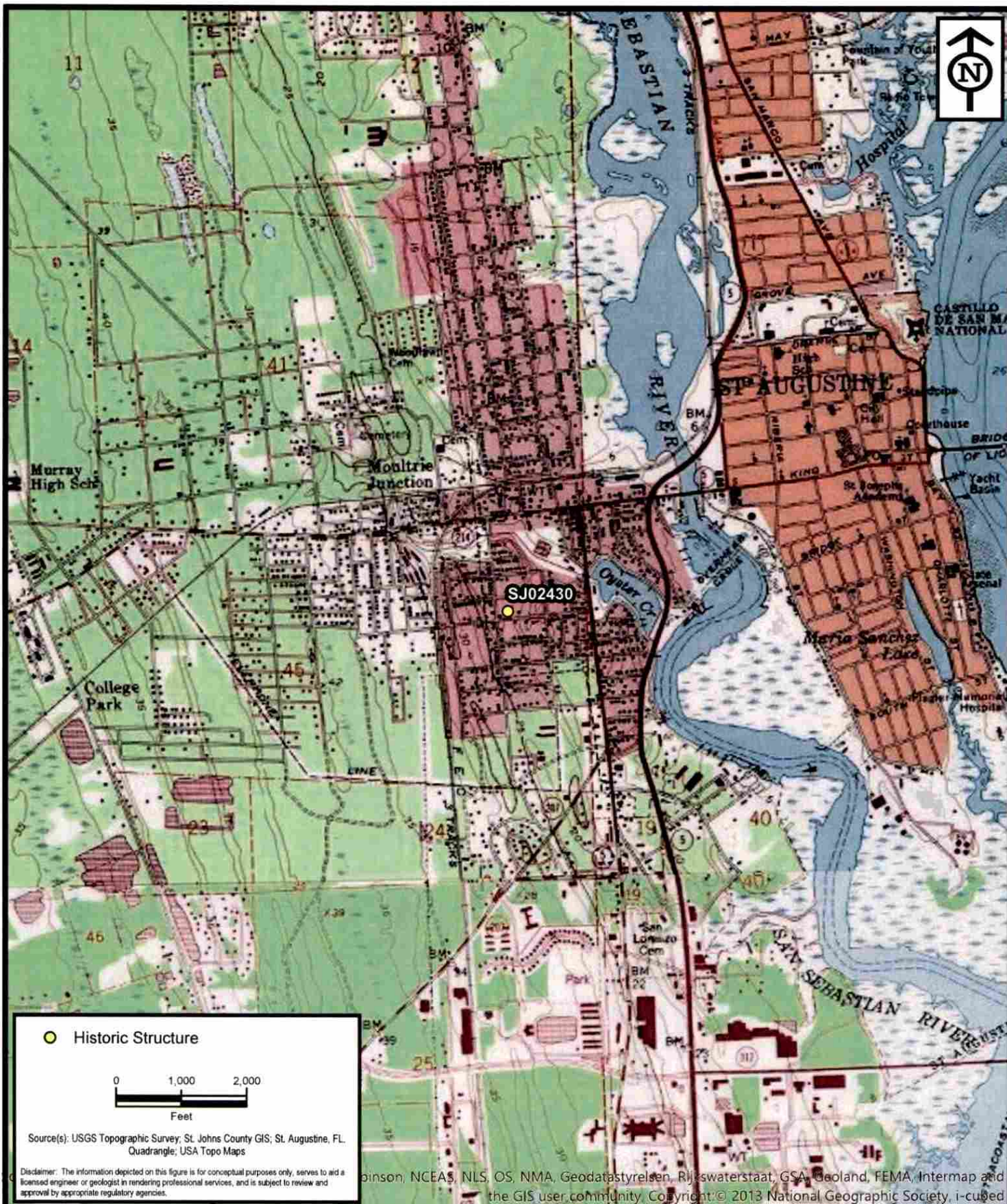
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Parcel Location - SJ02430

St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1



**ENVIRONMENTAL
SERVICES, INC.**
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7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ02430

St. Augustine Survey - Part 4

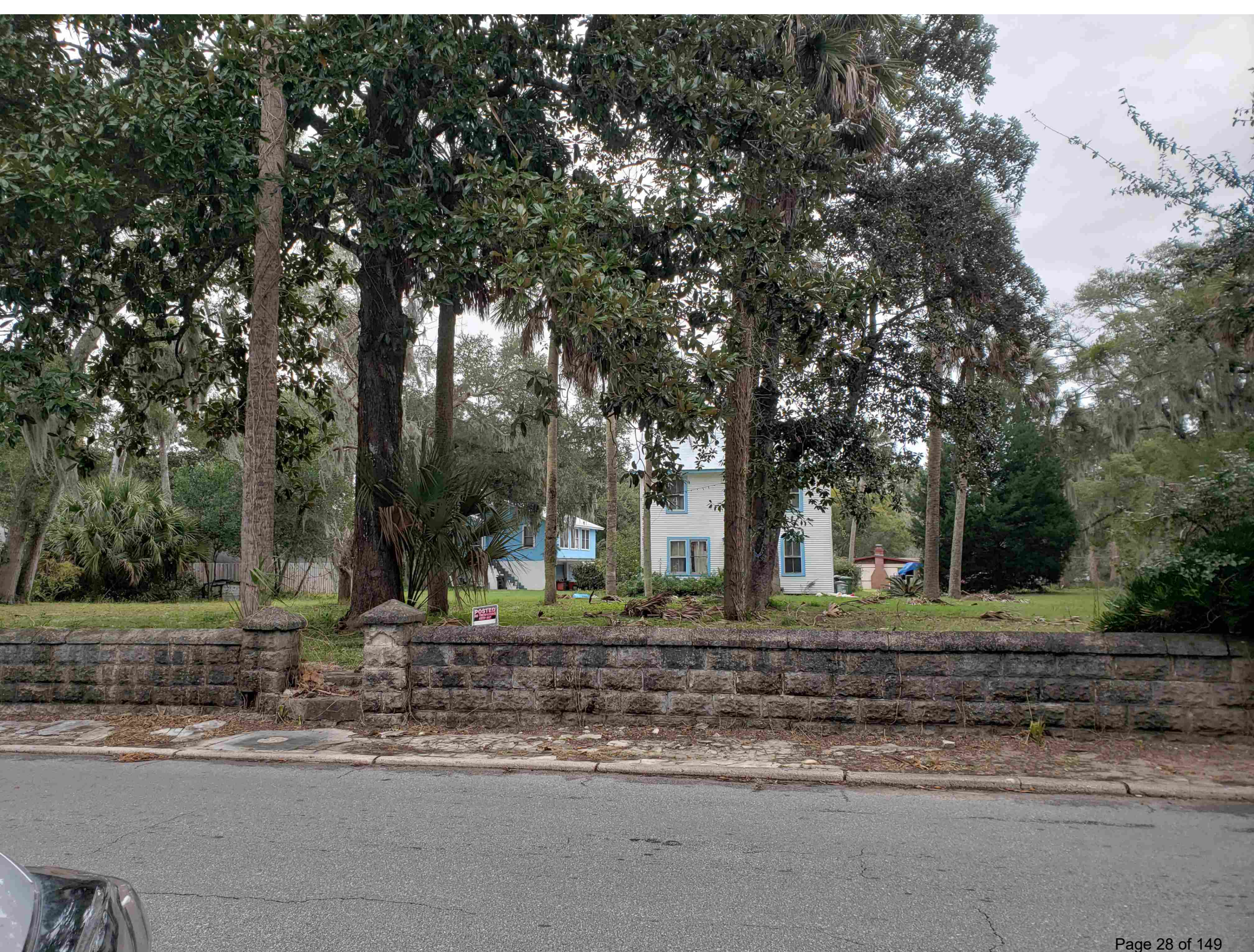
St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2





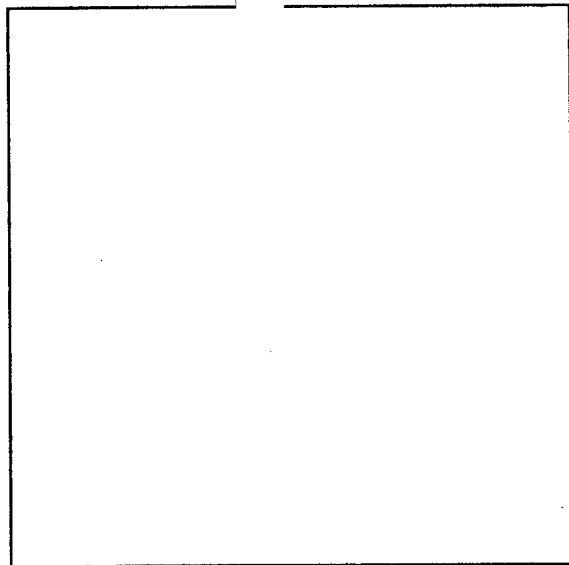




BEFORE THE
PLANNING AND ZONING BOARD
FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

ORDER TO APPROVE
PRELIMINARY SUBDIVISION PLAT

CASE NO. 20147-0134



IN THE MATTER OF:

APPLICANT: Marian A. Kimrey
8825 A1A South, #11
St. Augustine, FL 32080

OWNER: Marian A. and James G. Kimrey
Marian A. Kimrey Living Trust

RE: Review of Preliminary Subdivision Plat pursuant to Section 23-38, City of St. Augustine Code, to approve a preliminary subdivision plat.

DESCRIPTION OF SITE OF PRELIMINARY SUBDIVISION PLAT:

41 S. Whitney Street

LEGAL DESCRIPTION: (3-1) E1/2 HUERTAS GRANT SUB BLK 8 LOTS 1 & 2 (EX E 551FT) OR116/395 & 3126/501.

PARCEL NUMBER: 123590-0000

THE PLANNING AND ZONING BOARD HAS REVIEWED THE PRELIMINARY SUBDIVISION PLAT AT A PUBLIC MEETING HELD ON JANUARY 6, 2015, AND BASED ON THE INFORMATION AND EVIDENCE REVIEWED BY THE PLANNING AND ZONING BOARD, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the meeting, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or

representative was present at the January 6, 2015 Planning and Zoning Board meeting.

2. A public meeting was held, with notice given as required by law, and members of the public spoke on the issue.
3. The subject property has a land use designation of Residential Medium Density and a zoning classification of Residential General One (RG-1).
4. The above-described preliminary subdivision plat is subject to the Code requirements for the City of St. Augustine.

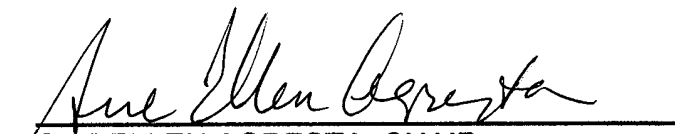
ORDER

Based upon the evidence presented, the Planning and Zoning Board studied and considered the factors set forth in the Code for the City of St. Augustine, has determined that the requested action meets the requirements of the City of St. Augustine Code, and approves the preliminary subdivision plat.

- The approval of the preliminary subdivision plat was made contingent upon the following conditions:
 1. Wall to be identified on Plat with note that it shall not be removed.
 2. Note on plat that Lot 1 shall be only off Madeore and shall not be off Whitney Street.

DONE AND ORDERED, at a public hearing on the 6th day of January, A.D., 2015, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

PRELIMINARY SUBDIVISION PLAT REQUEST APPROVED


SUE ELLEN AGRESTA, CHAIR
PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

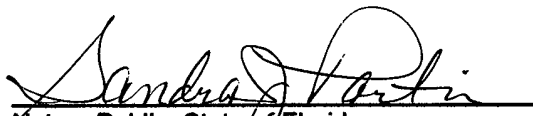
STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 27th day of January, A.D., 2015.



SANDRA J. PARTIN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF118112
Expires 4/30/2018


Notary Public, State of Florida

DAVIS ACRES TWO

 MAP BOOK 75 PAGE 19
 SHEET 1 OF 2

A PORTION OF LOTS 2, AND 3, BLOCK 8, OF THE EAST HALF OF THE HUERTAS GRANT, SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY FLORIDA, ACCORDING TO THE OFFICIAL COUNTY MAP DATED JUNE, 1918 AS RECORDED IN THE PUBLIC RECORDS ST. JOHNS COUNTY, FLORIDA.

CAPTION

A PORTION OF LOTS 2 AND 3, BLOCK 8, OF THE EAST HALF OF THE HUERTAS GRANT, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ACCORDING TO THE OFFICIAL COUNTY MAP DATED JUNE, 1918 AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, OF DAVIS ACRES AS RECORDED IN MAP BOOK 49, PAGE 100 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

THENCE NORTH 88° 00' 00" EAST 179.08'; THENCE NORTH 02° 00' 00" WEST 5.00'; THENCE NORTH 88° 00' 00" EAST 80.00'; THENCE SOUTH 02° 00' 00" EAST 170.00'; TO THE NORTHERLY RIGHT OF WAY LINE OF MADEORE STREET; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF MADEORE STREET SOUTH 88° 00' 00" WEST 258.75' TO THE EASTERLY RIGHT OF WAY LINE OF WHITNEY STREET; THENCE NORTH 02° 06' 51" WEST 165.00' TO THE POINT OF BEGINNING.

CONTAINING 0.99 ACRES

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT MARIAN'S ANDREW KIMREY AND JAMES G. KIMREY ARE THE LAWFUL OWNERS OF THE LAND DESCRIBED IN THE CAPTION HEREON AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT PLAT KNOWN AS DAVIS ACRES TWO, MADE IN IN ACCORDANCE WITH SAID SURVEYS HEREBY ADOPTED THE TRUE AND CORRECT PLAT OF SAID LANDS, NO PART OF SAID LANDS ARE DEDICATED TO THE CITY OF ST. AUGUSTINE, STATE OF FLORIDA OR TO THE PUBLIC.

IN WITNESS WHEREOF THE ABOVE NAMED MARIAN'S ANDREW KIMREY AND JAMES G. KIMREY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 28th DAY OF April, 2015.

BY Marian Andrew Kimrey
Brenda H. Ashton

WITNESS
 BY Marian Andrew Kimrey
Brenda H. Ashton

WITNESS

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, 2015, BY MARIN ANDREW KIMREY AND JAMES G. KIMREY, PERSONALLY KNOWN TO ME AND DID NOT HAVE ANY

Brenda H. Ashton COMMISSION EXPIRES 11/27/2023

NOTARY PUBLIC
 STATE OF FLORIDA AT LARGE
Brenda H. Ashton COMMISSION NUMBER FF189921
 PRINT NAME

NOTICE : THIS PLAT, AS RECORDED IN IT GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF APPROVAL AND ACCEPTANCE CITY COMMISSIONER

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY COMMISSIONER OF ST AUGUSTINE, FLORIDA ON THIS 11th DAY OF May, 2015. THIS ACCEPTANCE OF DEDICATED AREAS, IF ANY, SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY THE CITY OF SAID AREAS.

ATTEST: CITY OF ST. AUGUSTINE, FLORIDA

BY Donna Brachman City Clerk
 CITY CLERK MAYOR-COMMISSIONER

CERTIFICATE OF APPROVAL ~ PUBLIC WORKS DIRECTOR

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE PUBLIC WORKS DIRECTOR FOR ST. AUGUSTINE, FLORIDA ON THIS 22 DAY OF April, 2015.

Martha Brachman
 OFFICE OF THE ST. AUGUSTINE PUBLIC WORKS DIRECTOR

CERTIFICATE OF APPROVAL ~ CITY FINANCE DIRECTOR

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE CITY FINANCE DIRECTOR OR ST. AUGUSTINE, FLORIDA ON THIS 22nd DAY OF April, 2015.

Martha Brachman
 OFFICE OF ST. AUGUSTINE CITY FINANCE DIRECTOR.

CERTIFICATE OF APPROVAL ~ CITY MANAGER

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE CITY MANAGER FOR ST. AUGUSTINE, FLORIDA ON THIS 22nd DAY OF April, 2015.

Martha Brachman
 OFFICE OF THE ST. AUGUSTINE CITY MANAGER.

CERTIFICATE OF APPROVAL ~ CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE CITY ATTORNEY FOR ST. AUGUSTINE, FLORIDA ON THIS 30th DAY OF April, 2015.

David Burcham
 OFFICE OF ST. AUGUSTINE CITY ATTORNEY.

CERTIFICATE OF APPROVAL
PLANNING AND BUILDING BOARD DIRECTOR

THIS IS TO CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY PLANNING AND BUILDING DIRECTOR FOR ST. AUGUSTINE, FLORIDA, ON THIS 29 DAY OF April, 2015.

David Burcham
 OFFICE OF PLANNING AND BUILDING DEPARTMENT

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, ON THIS 13th DAY OF May, 2015.

Brian A. Mills
 BRIAN A. MILLS, P.L.S., FLORIDA COASTAL SURVEYORS
 PROFESSIONAL LICENSE SURVEYOR
 LICENSE NUMBER 4436

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAD BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED ON MAP BOOK 75 PAGES 11 and 12 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS 13 DAY OF May, 2015.

Cheryl Strickland
 CHERYL STRICKLAND
 CLERK OF CIRCUIT COURT
 ST. JOHNS COUNTY, FLORIDA

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR OF LANDS AS SHOWN IN THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.09 (7), AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.09(8).

SIGNED AND SEALED THIS 27 DAY OF April, 2015.

James D. Elson
 JAMES DAVID ELSON
 FLORIDA REGISTERED LAND SURVEYOR NO. 6270
 3624 CRAZY HORSE TRAIL
 ST. AUGUSTINE, FLORIDA 32086

JAMES D. ELSON
 FLORIDA LAND SURVEYOR #6270
 3624 CRAZY HORSE TRAIL
 ST. AUGUSTINE, FLORIDA 32086
 904-325-2922

DAVIS ACRES TWO

MAP BOOK 75 PAGE 20

SHEET 2 OF 2

A PORTION OF LOTS 2, AND 3, BLOCK 8, OF THE EAST HALF OF THE HUERTAS GRANT, SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY FLORIDA, ACCORDING TO THE OFFICIAL COUNTY MAP DATED JUNE, 1918 AS RECORDED IN THE PUBLIC RECORDS ST. JOHNS COUNTY, FLORIDA.

NOTICE : THIS PLAT, AS RECORDED IN IT GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GENERAL NOTES

1. BEARINGS ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF MADEORE STREET AS BEING SOUTH 88°00'00" WEST.

2. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING AND ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.

3. LOT 1 CAN ONLY HAVE ACCESS DIRECTLY OFF OF MADEORE STREET.

M.B.— MAP BOOK
PG.— PAGE

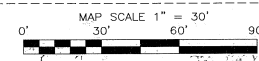
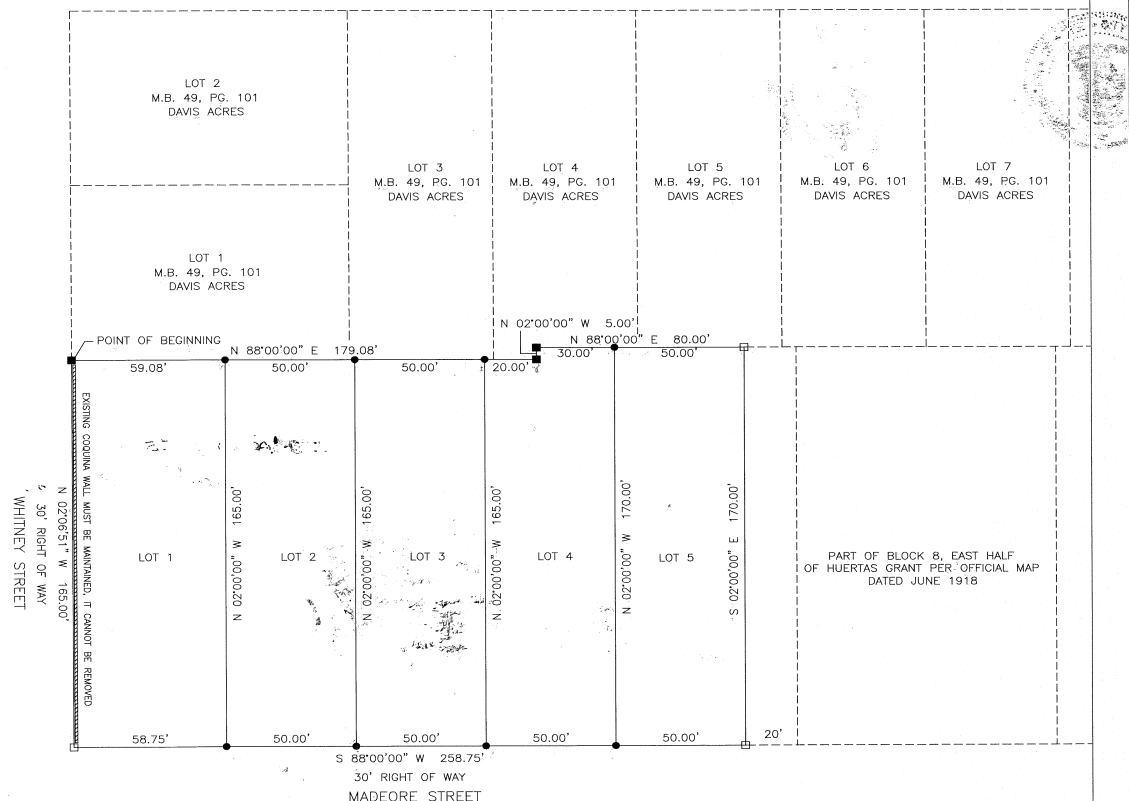
LEGEND

■ FCM— FOUND CONCERT MONUMENT L.B. 6824

● SET 1/2" IRON ROD P.S.M. # 6270

□ SET CONCERT MONUMENT P.S.M. # 6270

NOTICE : THIS PLAT, AS RECORDED IN IT GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



JAMES D. ELSON
FLORIDA LAND SURVEYOR #6270
3624 CRAZY HORSE TRAIL
ST. AUGUSTINE, FLORIDA 32086
904-325-2922



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 5, 2023	6.a.	PZB2023-0093
Request	Address	Parcel ID
Variance	66 Saragossa Street	203640-0000



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 Medium Density
Zoning Designation:	Residential, General-One: RG-1
Acreage:	0.15
Applicant & Owner:	Scott & Mary Siefken

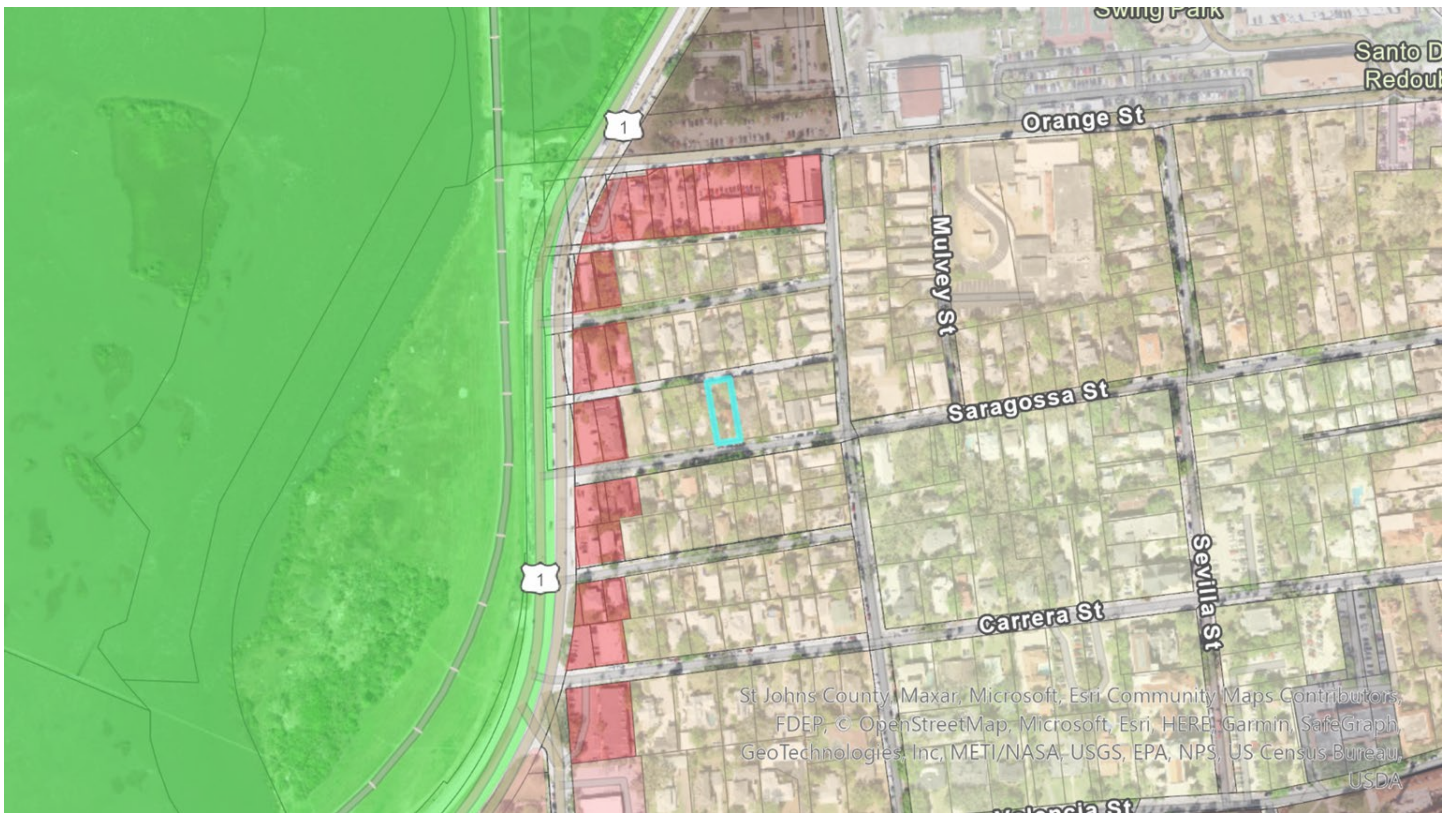


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0800 – Multi-Family (Less than 10 Units)	Residential Medium Density	RG-1
South	0100 – Single Family	Residential Medium Density	RG-1
East	0100 – Single Family	Residential Medium Density	RG-1
West	0100 – Single Family	Residential Medium Density	RG-1

Request Summary

This is a [variance](#) request to reduce the [required side yard setback requirement of ten \(10\) feet](#) down to three (3) feet at 66 Saragossa Street. An approval of this request would allow for the construction of an addition to an existing structure on the property which has an RG-1 zoning designation. The applicant has stated in their application that the purpose of this addition is to increase the “functionality of the house, improve the flow and make room for an elevator.”

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		N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing	Goal 1	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 on properties with a RG-1 zoning designation shall meet the [requirements of that section](#) of the City'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.

According to the St. Johns County Property Appraiser's [website](#) the structure at 66 Saragossa Street was originally constructed in 1900, approximately seventy-five (75) years prior to the adoption of the City's zoning code. This structure is currently setback just under four (4) feet from the eastern property line; this physical condition proves to be a disadvantage when constructing an addition complementary to the existing home while also meeting current zoning requirements of the RG-1 zoning designation. The owners' desire for continued use of their home, originally constructed in 1900, includes the need for an interior elevator which would assist in making reasonable use of the affected property. The singular disadvantage, the location of the existing structure, is not a condition at 66 Saragossa Street created by the owner or applicant. 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 with the evidence that this reduced setback has already been in place for over one hundred (100) years.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board can APPROVE the variance request to reduce the side yard setback requirement of ten (10) feet down to three (3) feet at 66 Saragossa Street / PID 203640-0000.



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: 2023-0093

Receipt Number: _____ Meeting Date: 12/5/23

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

1. NAME OF APPLICANT: Scott and Mary Siefken Contact Number: 904-808-1438

Business (if applicable): _____

Address: 66 Saragossa Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: swsiefken@att.net

2. NAME OF PROPERTY OWNER: Scott and Mary Siefken Contact Number: 904-808-1438

Business (if applicable): _____

Address: 1665 State Road 16 City: St. State: FL Zip: 32084

E-Mail Address: swsiefken@att.net

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 8 Block: "A"

Subdivision: Model Land Company Parcel Number: 2036400000

4. PROJECT STREET ADDRESS: 66 Saragossa Street

5. SPECIFIC PROPOSED USE: Home addition and a garage

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: We would like to add approx. 4.5 feet to the east side of

of the house to bring the wall in alignment with the existing back room and forward to the existing front of the house, area marked in red on the

attached existing floor plan. The additional 4.5 feet is to increase the functionality of the house, improve the flow and make room for an elevator.

Add a 25ft by 30ft garage in the North West corner of the property just 5ft in from the property line.

8. JUSTIFICATION FOR ACTION REQUESTED: The wife has symptoms consistent with immune-

mediated necrotizing myopathy. This is a permanent discomfort in the leg muscles
that makes it difficult to go up and down stairs. therefore an elevator would be
extremely helpful.

We need a place to park cars and moving the garage to the edge of the property
preserves the very precious yard space.

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: No, all properties are the same small size.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Without the addition of some small square feet to allow for the installation of an elevator, the property is unacceptable for use by the owner. This also allows for better size and placement of interior rooms. The placement of a garage needs to maximize the space available.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The owner has not changed the size of the lot or buildings.

(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 granting of the variance will not affect other properties and will blend in and match the existing neighborhood. All properties in this area are close to the property lines.

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.

Scott W. Siple [Signature] 11-1-23
Signature of Applicant Date

Scott W. Siple [Signature] 11-1-23
Signature of Property Owner Date

St. Johns County, FL

Apply for Exemptions

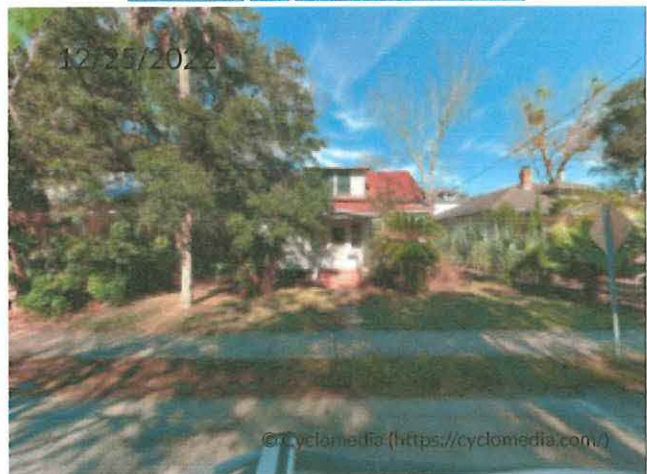
[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID	2036400000
Location Address	66 SARAGOSSA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (610.3)
Tax Description*	2-44 MODEL LAND CO SUB CITY LOT 8 BLK A OR4600/475 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Model Land Co.'s Subdivision Of A Part O
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.150
Homestead	N

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

Owner Information

Owner Name	Siefken Scott W, Mary C 100%
	Siefken Mary C 100%
Mailing Address	1665 STATE ROAD 16 SAINT AUGUSTINE, FL 32084-9515

Map



Valuation Information

	2024
Building Value	\$133,393
Extra Features Value	\$0
Total Land Value	\$204,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$337,393
Total Deferred	\$62,831
Assessed Value	\$274,562
Total Exemptions	\$0
Taxable Value	\$274,562

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	\$133,393	\$0	\$204,000	\$0	\$0	\$337,393	\$249,602	\$87,791	\$249,602
2022	\$107,760	\$0	\$171,360	\$0	\$0	\$279,120	\$226,911	\$52,209	\$226,911
2021	\$60,933	\$0	\$145,350	\$0	\$0	\$206,283	\$206,283	\$0	\$206,283
2020	\$62,105	\$0	\$145,350	\$0	\$0	\$207,455	\$207,455	\$0	\$207,455
2019	\$56,321	\$0	\$145,350	\$0	\$0	\$201,671	\$201,671	\$0	\$201,671
2018	\$75,094	\$0	\$145,350	\$0	\$0	\$220,444	\$220,444	\$0	\$220,444
2017	\$75,094	\$908	\$145,350	\$0	\$0	\$221,352	\$156,518	\$90,334	\$131,018
2016	\$67,944	\$908	\$126,225	\$0	\$0	\$195,077	\$194,096	\$981	\$194,096
2015	\$60,793	\$908	\$114,750	\$0	\$0	\$176,451	\$176,451	\$0	\$176,451
2014	\$51,602	\$908	\$114,750	\$0	\$0	\$167,260	\$167,260	\$0	\$167,260
2013	\$51,602	\$908	\$114,750	\$0	\$0	\$167,260	\$154,031	\$13,229	\$154,031

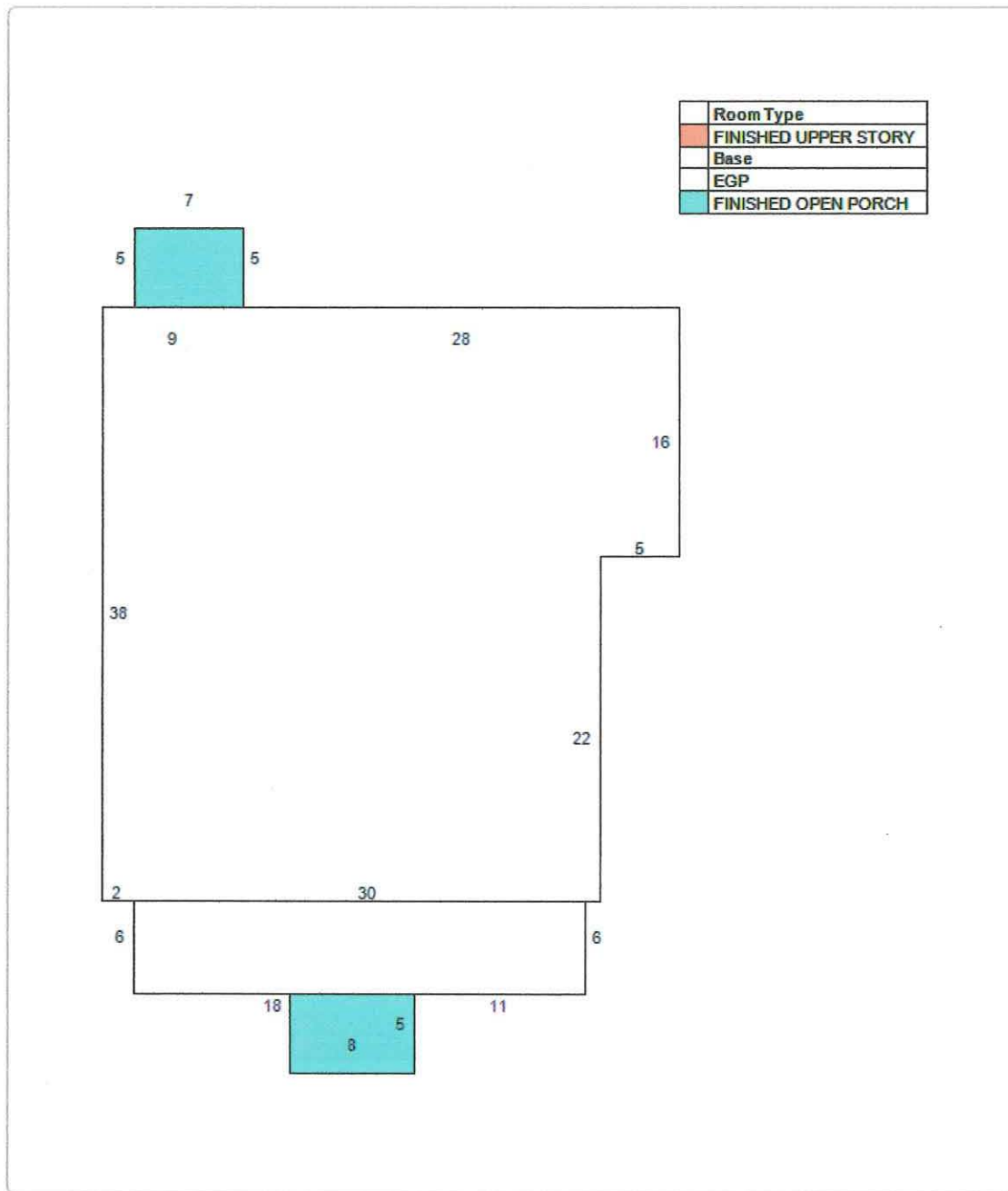
Building Information

Building 1
 Building Value \$133,393
 Year Built 1900
 Actual Area 2193
 Conditioned Area 1944
 Use Single Family Residence
 Style 01
 Exterior Wall Wood

Roof Cover Metal
 Roof Structure Gable Hip
 Interior Flooring Carpet, Pine Wood
 Interior Wall Drywall
 Heating Type Forced Air
 Air Conditioning Window
 Bedrooms 0
 Baths

Description	Square Footage
BASE AREA	1296
FINISHED OPEN PORCH	35
UNFINISHED ENCLOSED PORCH	174
FINISHED OPEN PORCH	40
FINISHED UPPER STORY	648
Total SqFt	2193

Sketch Information



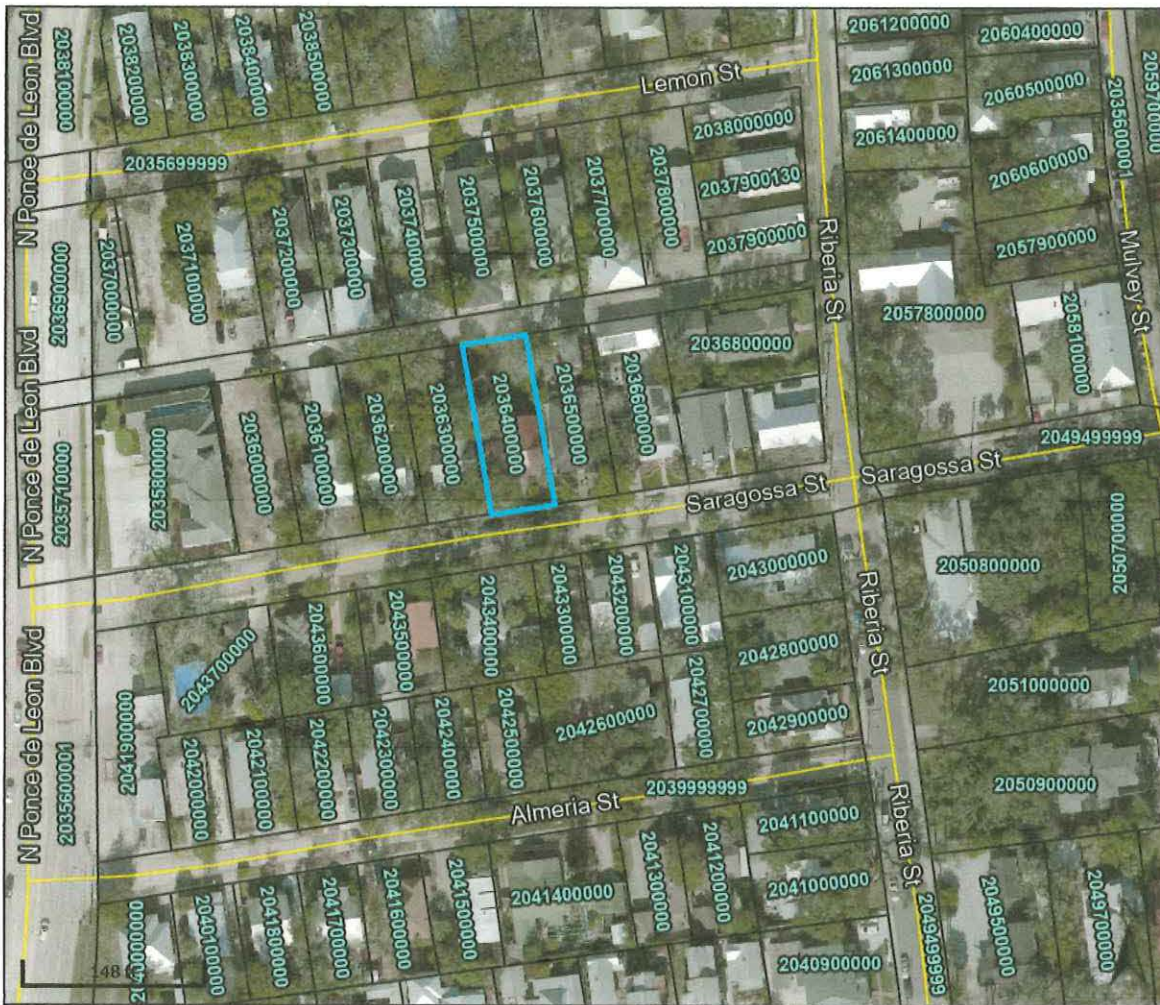
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	130	50	EF	\$204,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/21/2018	8/21/2018	\$230,000.00	WARRANTY DEED	4600	475	Q	I	BUELL CAROLINE WOLFE	SIEFKEN SCOTT W,MARY C
	7/8/2002	\$100.00	QUIT CLAIM DEED	1781	846	U	I	WOLFE DONALD (HIS INT)	BUELL CAROLINE WOLFE
	2/15/2002	\$0.00	ORDER DET HX REAL P	1728	425	U	I	WOLFE LILLIAN THELMA ESTATE	BUELL CAROLINE W,WOLFE DONALD,GRAWET WANDA
	12/17/1996	\$0.00	WILL	1728	421	U	I	WOLFE LILLIAN THELMA	WOLFE LILLIAN THELMA (WILL)
11/13/2018	9/26/1996	\$0.00	DEATH CERTIFICATE	4639	1848	U	I	WOLFE GUY B (DECD)	WOLFE LILLIAN THELMA

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



Overview



Legend

☐ Parcels

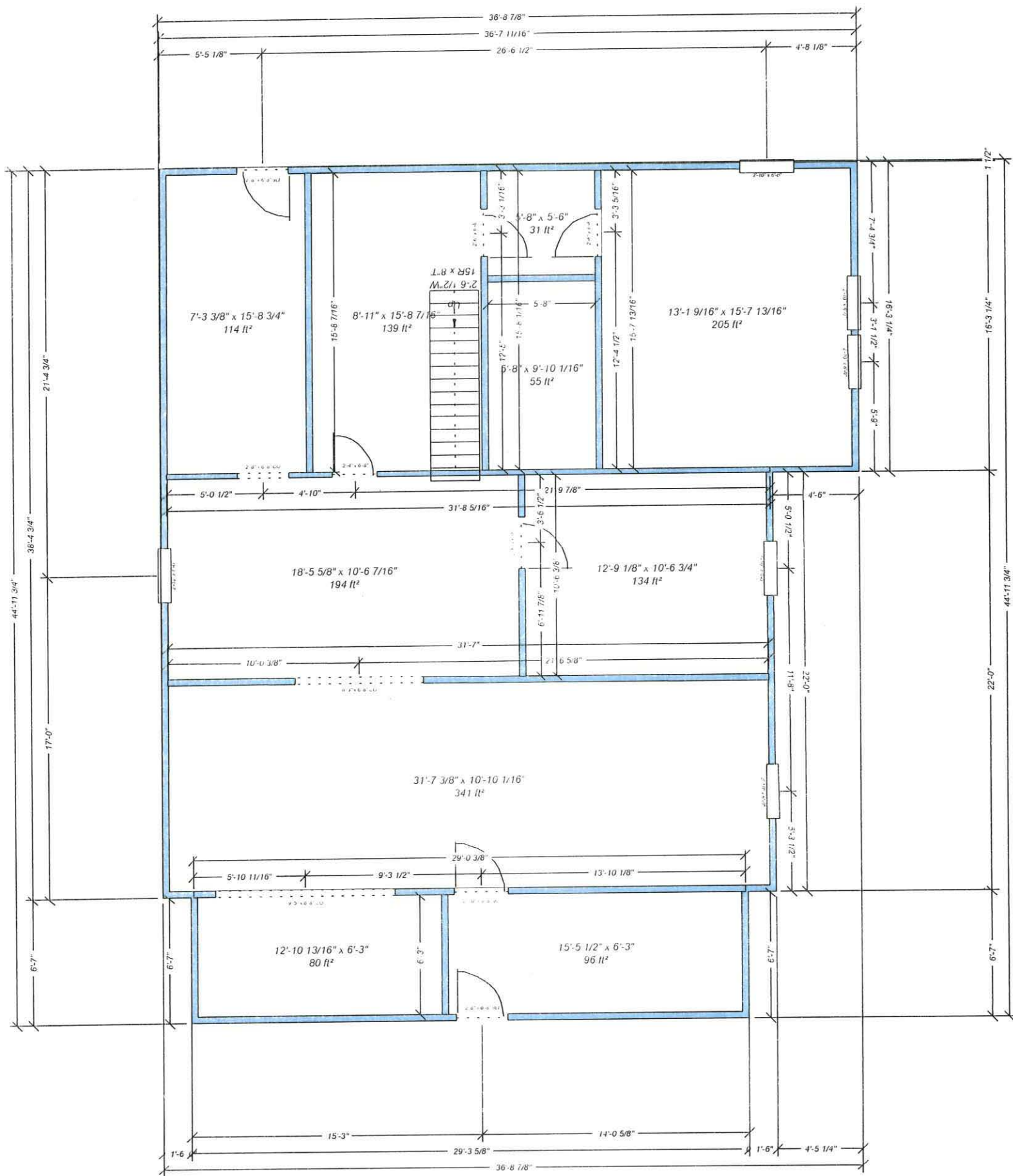
Parcel ID	2036400000	Physical	66 SARAGOSSA ST	Building Value	\$133,393	Last 2 Sales			
Property	0100 - Single	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class	Family	Mailing	SIEFKEN SCOTT W,MARY C	Value		8/21/2018	\$230000	01	Q
Taxing	City of St	Address	1665 STATE ROAD 16	Total Land Value	\$204,000	n/a	0	n/a	n/a
District	Augustine		SAINT AUGUSTINE FL	Just Value	\$337,393				
Acres	0.15		32084-9515	Total Deferred	\$62,831				
				Assessed Value	\$274,562				
				Total	N/A				
				Exemptions					
				Taxable Value	\$274,562				

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.

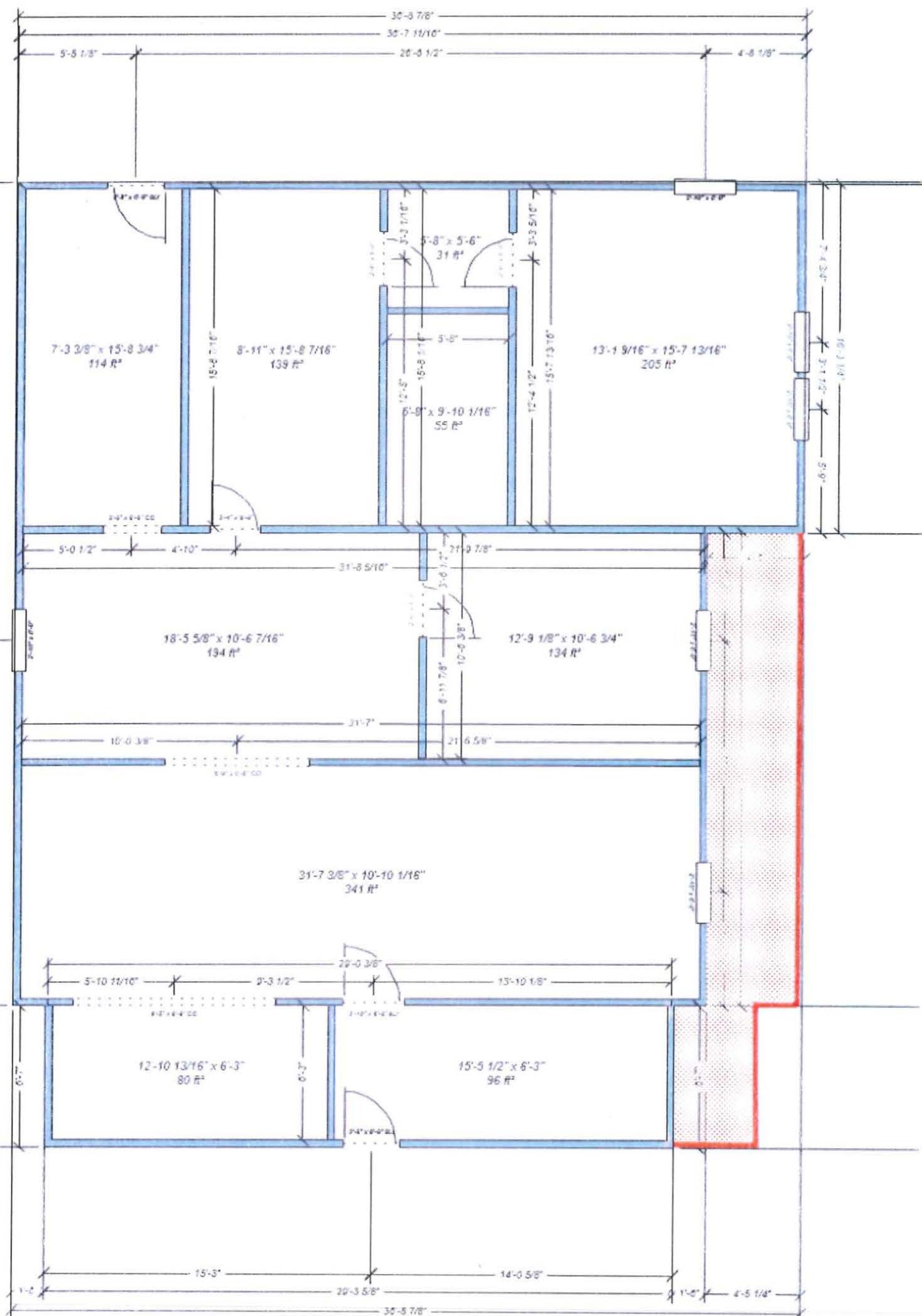
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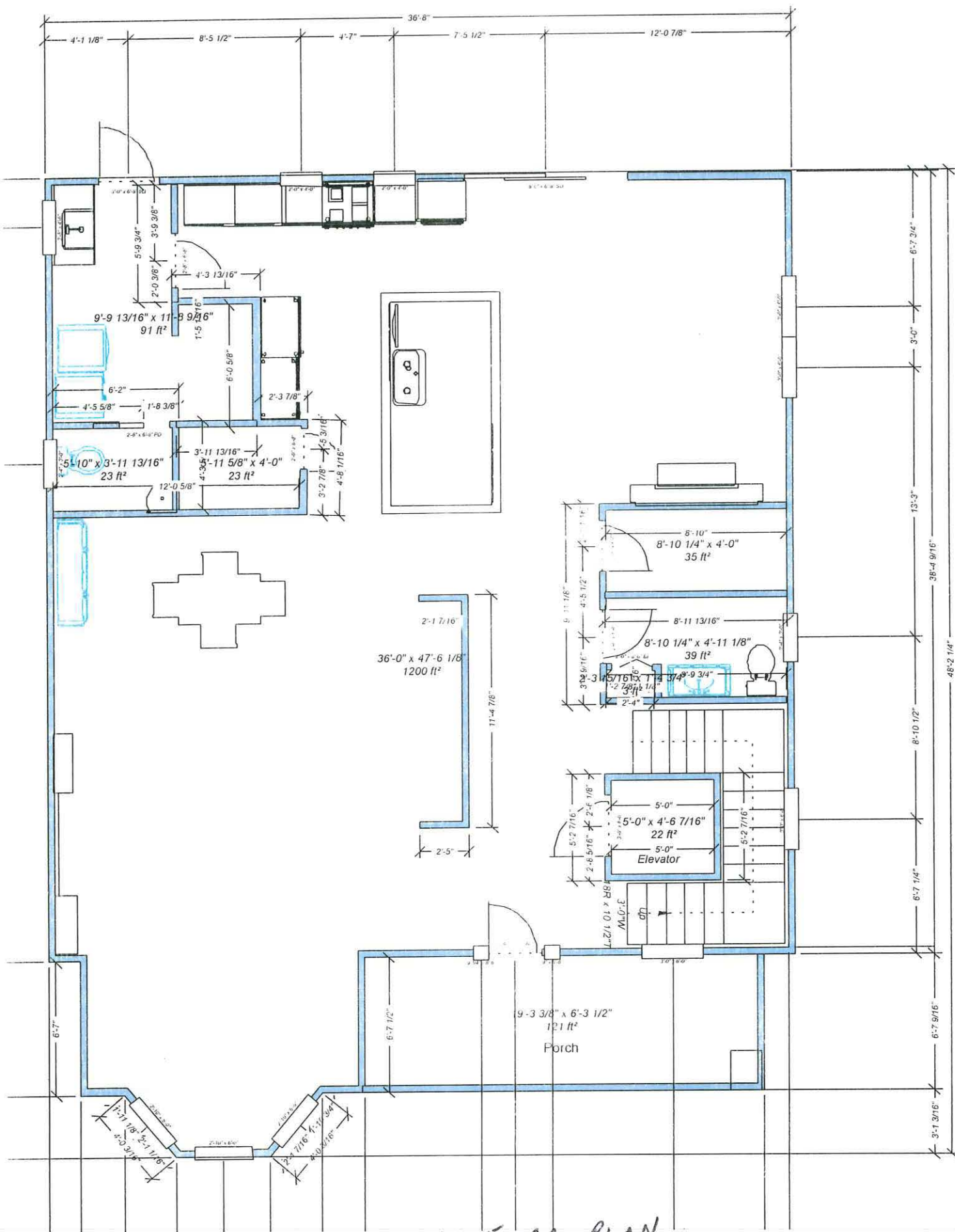
Developed by  Schneider
GEOSPATIAL



CURRENT FLOOR PLAN

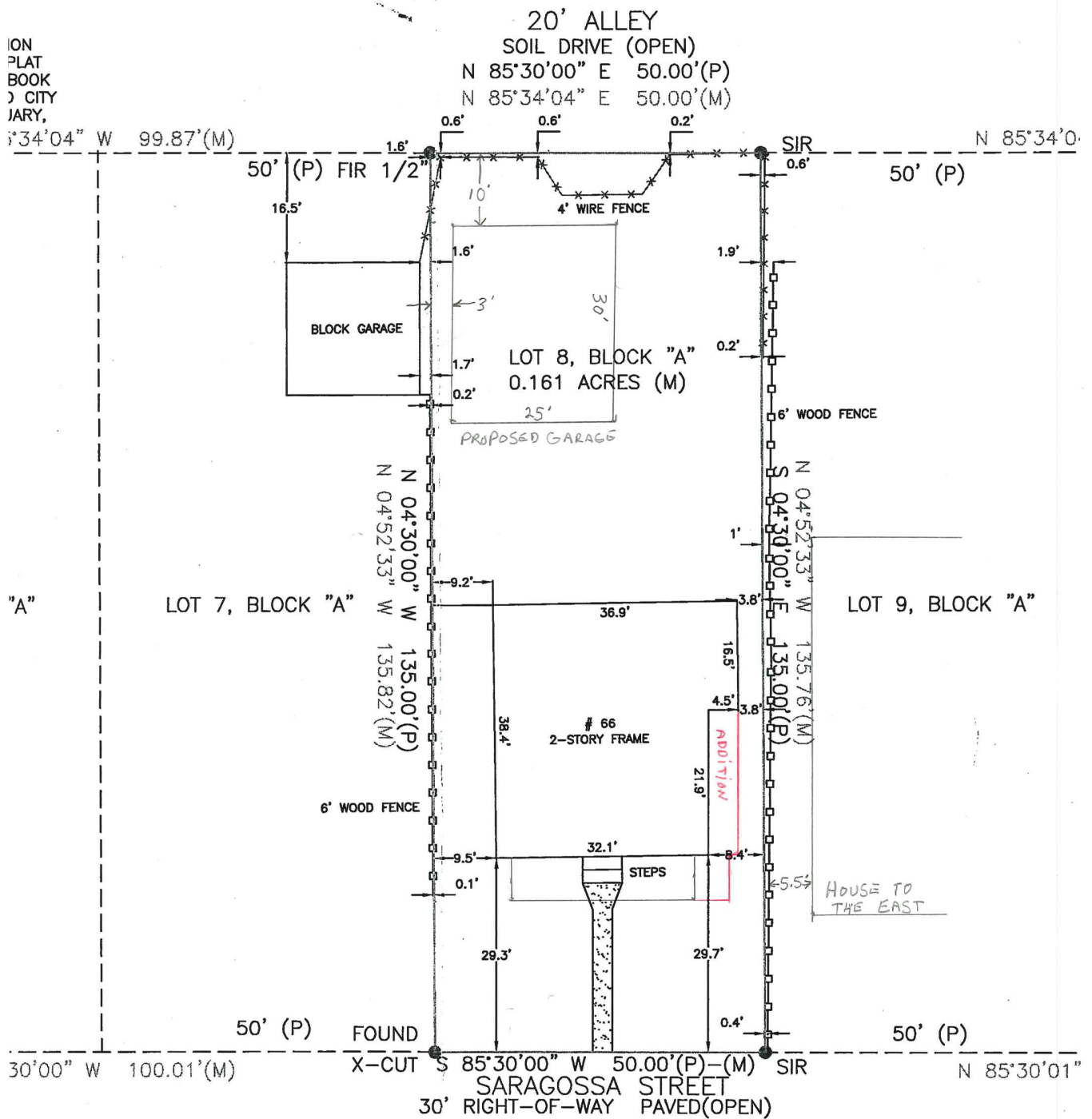


FLOOR PLAN WITH ADDITION



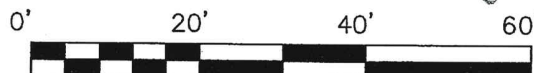


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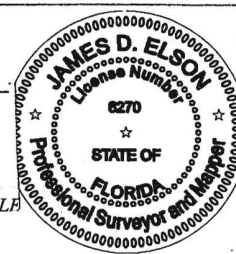
SURVEYOR'S NOTES:

THIS SURVEY MAP AND COPIES THEREOF ARE INVALID WITHOUT



ABBREVIATION LE

COVERED BY PROFESSIONAL LIABILITY INSURANCE



JAMES D. ELSON
PROFESSIONAL SURVEYOR &

103 SEMINOLE RD
ST. AUGUSTINE, FLORIDA

OFFICE: (904) 770-

EMAIL: JIMLANDSURVEYOR@



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 5, 2023	6.b.	PZB2023-0094
Request	Address	Parcel ID
Variance	Pelican Reef Drive	158573-0090



Figure 1. Photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	0.4
Applicant & Owner:	Coastal Getaway Homes, LLC

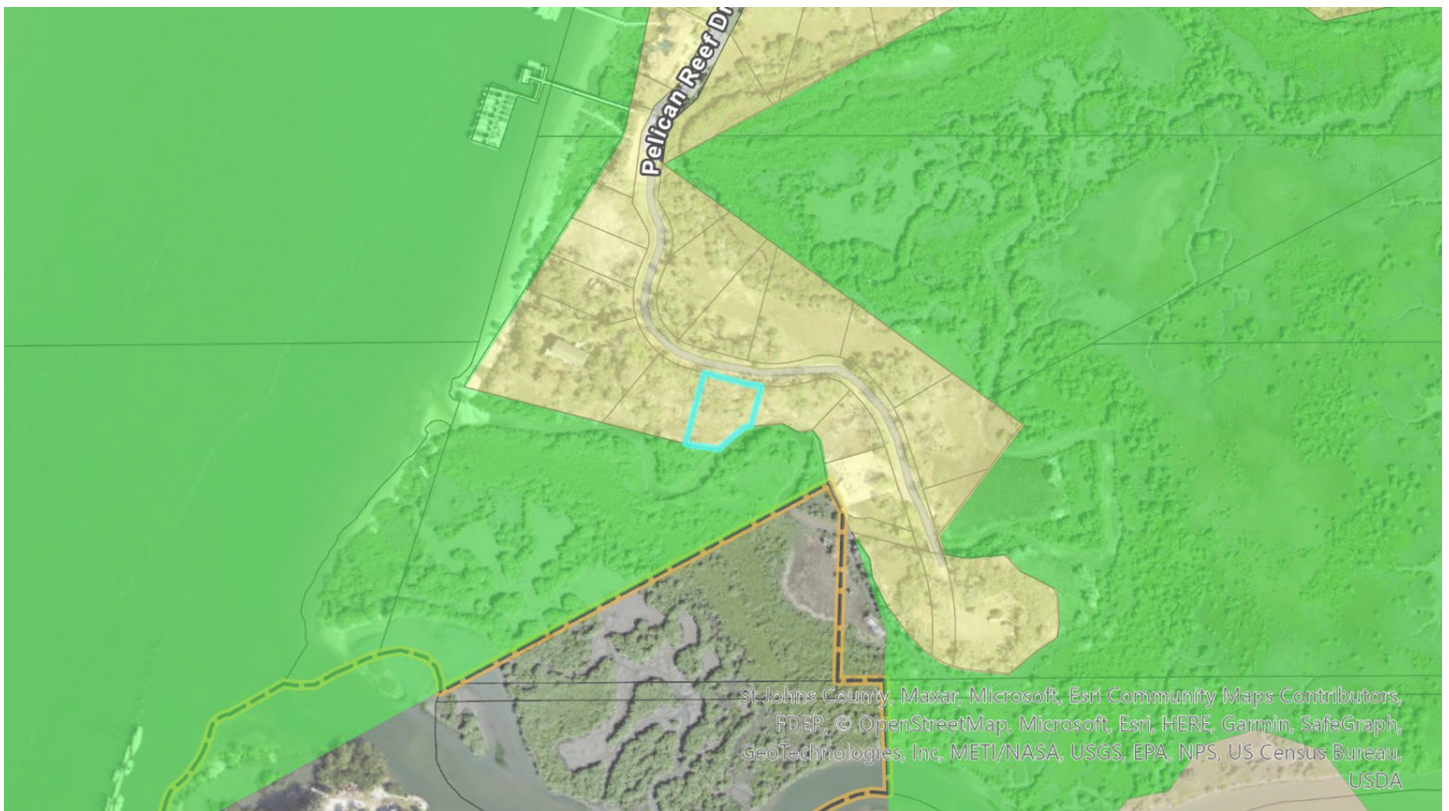


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0000 – Vacant Residential	Residential Low Density	RS-2
South	9600 – Marshes, Wetlands, Waste Lands	Open Land	OL
East	0000 – Vacant Residential	Residential Low Density	RS-2
West	0000 – Vacant Residential	Residential Low Density	RS-2

Request Summary

This is a [variance](#) request to reduce the required rear yard setback requirement of ten (10) feet down to seven (7) feet at a property along Pelican Reef Drive. An approval of this request would permit the use of a completed deck within the rear yard setback of a property with an RS-2 zoning designation. The applicant has stated in their application that because the deck is cantilevered over the rear setback that “it does not impact open space or buffering.”

An additional Planning and Zoning Board application will also be made before the PZB in the near future to address the unpermitted construction of a retaining wall at this property.

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		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

All new construction and site development on properties with a RS-2 zoning designation shall meet the [requirements of that section](#) of the City'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 applicant makes the claim in their application that the physical condition of the "unique shape of the property, especially the rear and side lot lines create atypical setback lines" is the singular disadvantage present at this property. The applicant also states that this disadvantage is what causes the owner to be restricted when constructing a deck on this lot; it should also be noted that the approved site plan as of April of 2023 shows a deck in compliance. The applicant's view of the disadvantage of unique lot shape is not a condition created by the owner, but the construction of the deck within the required rear yard setback was created by the owner. Staff is unable to make a determination whether the granting of this variance request would either adversely affect other properties in the vicinity or not due to the other properties in the immediate area being undeveloped residential lots.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **DENY** the variance request to reduce the rear yard setback requirement of ten (10) feet down to seven (7) feet at Pelican Reef Drive / PID 158573-0090.



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



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Coastal Getaway Homes, LLC Contact Number: 678-931-9480

Business (if applicable): _____

Address: 230 Park Avenue South City: New York State: NY Zip: 10003

E-Mail Address: scott@scottbrans.com

2. NAME OF PROPERTY OWNER: Coastal Getaway Homes, LLC Contact Number: 678-931-9480

Business (if applicable): _____

Address: 230 Park Avenue South City: New York State: NY Zip: 10003

E-Mail Address: scott@scottbrans.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 9 Block: _____

Subdivision: Pelican Reef Parcel Number: _____

4. PROJECT STREET ADDRESS: 214 Pelican Reef Drive, St. Augustine Florida 32080

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: Variance to allow a corner of a completed deck to suspended over (and located within) the 10' side setback on an irregularly shaped lot.

8. JUSTIFICATION FOR ACTION REQUESTED: The property boundary adjacent to the marsh creates a unique lot shape, impacting the construction of a typical deck. The impacts to adjacent lots is minimized due to the location of the deck, the floating nature of the deck and the unique property shape. As the deck is cantilevered over the side setback, it does not impact open space or buffering. Prior to construction, SJRWMD was contacted for review and guidance as the area is also a retention swale. SJRWMD indicated that no permit was needed and staff had no concerns with the deck being suspended over the retention swale.

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: Yes, the unique shape of the property, especially the rear and side lot lines create atypical setback lines, which makes it difficult to build a deck on this lot.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes, the atypical side lot line creates a disadvantage so the lot owner is unable to construct a deck on this lot, which would greatly enhance the 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: Yes, the lot was created pursuant to the Pelican Reef Block 12 - Phase 6 plat and not by conditions created by the owner/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: Approximately 15 SF of deck that is suspended above the side setback. This variance would not disadvantage or adversely affect other properties, as the land in the vicinity is unbuildable marsh due to the irregular lot shape and location.

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.

Suzanne Underwald
Suzanne Underwald (Nov 5, 2023 15:50 EST)

Signature of Applicant

Option 1

Date

Suzanne Underwald
Suzanne Underwald (Nov 5, 2023 15:50 EST)

Signature of Property Owner

Option 1

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.

Suzanne Underwald

Print name of applicant

Suzanne Underwald
Suzanne Underwald (Date 5, 2023 15:50:53)

Signature of applicant

Option 1

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.

214 Pelican Reef Drive, St. Augustine, Florida

Project Address: _____

Coastal Getaway Homes L

Applicant's Name: _____ Applicant's Signature: Suzanne Underwald
Suzanne Underwald (Nov 5, 2023 15:50 EST)

Coastal Getaway Homes LLC

Owner's Name: _____ Owner's Signature: Suzanne Underwald
Suzanne Underwald (Nov 5, 2023 15:50 EST)

COASTAL GETAWAY HOMES, LLC
Secretarial Certificate

I, Tara L. Smith, a Senior Vice President & Secretary of Coastal Getaway Homes, LLC., a limited liability company duly organized and existing under the laws of the State of Delaware (the “Company”), do hereby certify that:

- (1) Suzanne Underwald is a duly elected, qualified and acting Senior Vice President & Assistant Secretary of the Company, having the authority to legally bind and execute any agreements on behalf of the Company; and
- (2) Attached hereto as Exhibit A to this certificate is a true and exact copy of the resolutions adopted by unanimous consent of the Sole Member of the Company effective as of December 15, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand the 6th day of November 2023.



Tara L. Smith
Senior Vice President & Secretary

Election of Officers

RESOLVED, that the persons listed on Schedule A attached hereto be, and each of them hereby is, elected to serve in the offices of the Company set opposite their respective names, and each to hold such offices until his or her respective successor is duly elected and qualified or until his or her earlier resignation or removal;

RESOLVED, that unless the Member decides otherwise, if the title of an officer of the Company is one commonly used for the officers of a corporation organized under the Delaware General Corporation Law, the assignment of such a title shall constitute the delegation to such person of the authority and duties that are normally associated with that office:

<u>Name</u>	<u>Office</u>
.....	
Tara L. Smith	Senior Vice President & Secretary
Suzanne Underwald	Senior Vice President & Assistant Secretary



Overview



Legend

□ Parcels

Parcel ID	1585730090	Physical Address	PELICAN REEF DR	Building Value	N/A	Last 2 Sales			
Property Class	0000 - Vacant	Mailing Address	SAINT AUGUSTINE COASTAL GETAWAY	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	HOMES LLC	Total Land Value	\$315,000	2/21/2023	\$415000	01	Q
Acres	0.4		230 PARK AVE S	Just Value	\$315,000	2/18/2022	\$350000	01	Q
			NEW YORK NY 10003-0000	Total Deferred	N/A				
				Assessed Value	\$315,000				
				Total	N/A				
				Exemptions					
				Taxable Value	\$315,000				

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

Date created: 11/6/2023

Last Data Uploaded: 11/4/2023 12:30:53 AM

Developed by  Schneider
GEOSPATIAL

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

Parcel ID	1585730090
Location Address	PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 9 OR5711/1080 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	PELICAN REEF BLOCK 12 PHASE 6
Sec/Twp/Rng	29-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.400
Homestead	N

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

Owner Information

Owner Name	Coastal Getaway Homes LLC 100%
Mailing Address	230 PARK AVE S NEW YORK, NY 10003-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$315,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$315,000
Total Deferred	\$0
Assessed Value	\$315,000
Total Exemptions	\$0
Taxable Value	\$315,000

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$0	\$315,000	\$0	\$0	\$315,000	\$315,000	\$0	\$315,000
2022	\$0	\$0	\$313,600	\$0	\$0	\$313,600	\$313,600	\$0	\$313,600

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$315,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/21/2023	2/21/2023	\$415,000.00	WARRANTY DEED	5711	1080	Q	V	DEZELAN MARIAN L,JOHN A SR	COASTAL GETAWAY HOMES LLC
2/23/2022	2/18/2022	\$350,000.00	WARRANTY DEED	5499	1697	Q	V	PELICAN REEF OF ST AUGUSTINE LLC	DEZELAN MARIAN L,JOHN A SR

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 11/4/2023, 12:30:53 AM

Contact Us

Developed by
 Schneider
 GEOSPATIAL

TOPOGRAPHY LEGEND	
	EXISTING SPOT ELEVATIONS
	PROPOSED NEW SPOT ELEVATION
	DRAINAGE FLOW

TREE LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
PLM = PALM	
OAK = OAK	
CED = CEDAR	

TREE INCH CALCULATION	
LOT	17,600 SF (0.40 ACRE)
REQ'D TREE INCHES (40' x 0.40)	16" REQ
EXISTING TREE INCHES PROVIDED	299"

LOT COVERAGE:	
LOT S	17,600 SQ FT
BUILDING FOOTPRINT (TO EXTERIOR WALLS)	3,565 SQ FT
BUILDING COVERAGE % OF TOTAL LOT:	3,565 / 17,600 = 20.3%

TOTAL IMPERVIOUS:	
BUILDING FOOTPRINT	3,565 SQ FT
DRIVE/FRONT WALK	1,262 SQ FT
A/C PADS	13 SQ FT
POOL EQUIP PAD	21 SQ FT
PROPOSED POOL & DECK	918 SQ FT
PROPOSED FRONT PATIO	325 SQ FT
TOTAL	6,164 SQ FT
TOTAL IMPERVIOUS	6,164 / 17,600 = 35.0%

BUILDABLE AREA (AREA WITHIN BUILDING SETBACKS AND CONSERVATION EASEMENT)	
	10,235 SQ FT
TOTAL ROOF AREA (TO EAVE DRIP LINE)	4,086 SQ FT
TOTAL ROOF AREA % OF BUILDABLE AREA:	4,086 / 10,235 = 39.9%

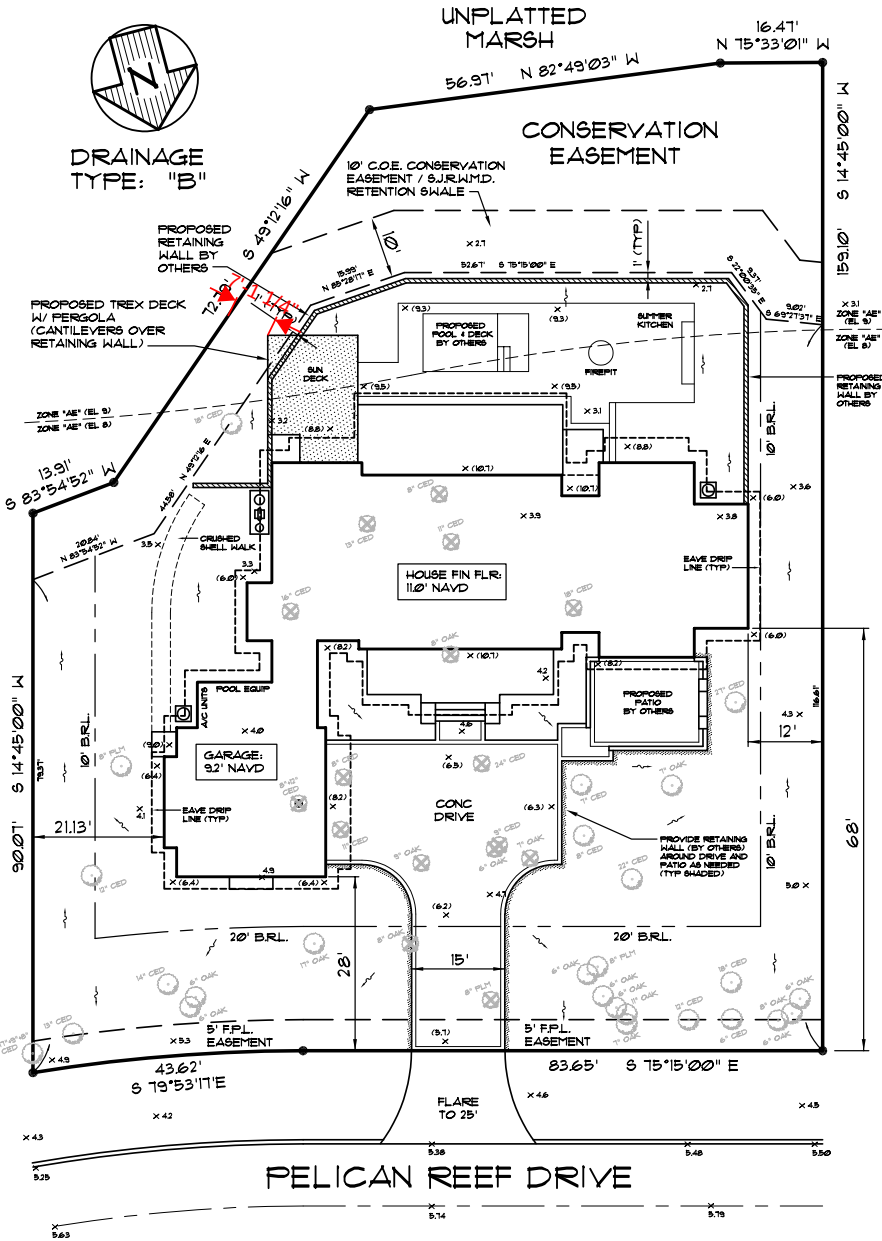
REVISED 8/23/23:
- TREX DECK AND RETAINING WALL REVISED

REVISED 7/17/23:
- TREX DECK & PERGOLA ADDED
- FRONT PROPOSED PATIO AND DRIVE RETAINING WALL ADDED

REVISED 5/4/23:
A/C & POOL EQUIPMENT PADS RELOCATED.

REVISED 4/26/23:
ADJUSTED FINISHED FLOOR AND GRADE ELEVATIONS TO MATCH NEW DRAINAGE PLAN.

GLENN LAYTON HOMES



- NOTES:**
- PROVIDE SILT FENCE FOR EROSION CONTROL
 - BUILDING HEIGHT: 33'-3 3/8"
 - RAISED STEMWALL FOUNDATION
 - BUILDING SETBACKS ARE MEASURED TO THE FURTHEST PROJECTION
 - FINISHED FLOOR AND GRADE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 - EROSION CONTROL SUCH AS SILT FENCE SHALL BE PLACED AT THE LIMITS OF CONSTRUCTION ACTIVITIES AND/OR PROPERTY LINE.
 - EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
 - EXISTING/ENGINEERED DRAINAGE PATTERNS SHALL NOT BE ALTERED WITHOUT AUTHORIZATION BY THE ENGINEER OF RECORD OR SUBMISSION OF A REVISED ENGINEERED DRAINAGE PLAN (SIGNED & SEALED). IF DRAINAGE PATTERNS ARE ALTERED OR CHANGED C.O. WILL NOT BE ISSUED UNTIL CORRECTED PER FIELD STAFF.
 - DRAINS WILL BE DIRECTED AWAY FROM ADJACENT LOTS (NOT OUT FALL DIRECTLY TO SHARED PROPERTY LINE).
 - THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE PLAN BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
 - RETAINING WALLS, ROOF GUTTERS WITH UNDERGROUND DRAINAGE SYSTEM MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
 - CONTRACTOR TO COORDINATE A LOT GRADE INSPECTION WITH COUNTY STAFF PRIOR TO PERMIT CLOSE OUT. CALL 904-827-6842 AND SCHEDULE A 904 INSPECTION.

MICHAEL STAUFFER, ARCHITECT FLORIDA 1417 SADLER ROAD, #195 FERNANDINA BEACH, FLORIDA 32034 904-540-6059 FL REGISTERED ARCHITECT ARI3908	SCALE 1"=20'-0"		LOT #9, BLOCK 12, PHASE 6 PELICAN REEF "YACHTMAN'S POINTE" ST JOHNS CO, FL PELICAN REEF DRIVE ST AUGUSTINE, FL 32080 PARCEL ID: 1585130090
	DATE 8/23/2023	DRAWN BY JBF	
	JOB NO. 23-1012	PLAN NO. K1816	
	VIRGIN ISLANDS 6501 REDHOOK PLAZA, SUITE 201 ST THOMAS, USVI 00802 340-775-3133 USVI LICENSE #786A		







LOT COVERAGE:	
LOT 9	17,600 SQ FT
BUILDING FOOTPRINT (TO EXTERIOR WALLS)	3,565 SQ FT
BUILDING COVERAGE % OF TOTAL LOT:	3,565 / 17,600 = 20.3%
TOTAL IMPERVIOUS:	
BUILDING FOOTPRINT	3,565 SQ FT
DRIVE/FRONT WALK	1,347 SQ FT
PROPOSED UTILITY YARD	258 SQ FT
PROPOSED GRILL PATIO	160 SQ FT
PROPOSED POOL & DECK	950 SQ FT
TOTAL	6,280 SQ FT
TOTAL IMPERVIOUS	6,280 / 17,600 = 35.7%
BUILDABLE AREA (AREA WITHIN BUILDING SETBACKS AND CONSERVATION EASEMENT)	
	10,235 SQ FT
TOTAL ROOF AREA (TO EAVE DRIP LINE)	4,086 SQ FT
TOTAL ROOF AREA % OF BUILDABLE AREA:	4,086 / 10,235 = 39.9%

MAP SHOWING SURVEY OF LOT 9, PELICAN REEF – BLOCK 12, PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 111, PAGES 57 THROUGH 61 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

APPROVED

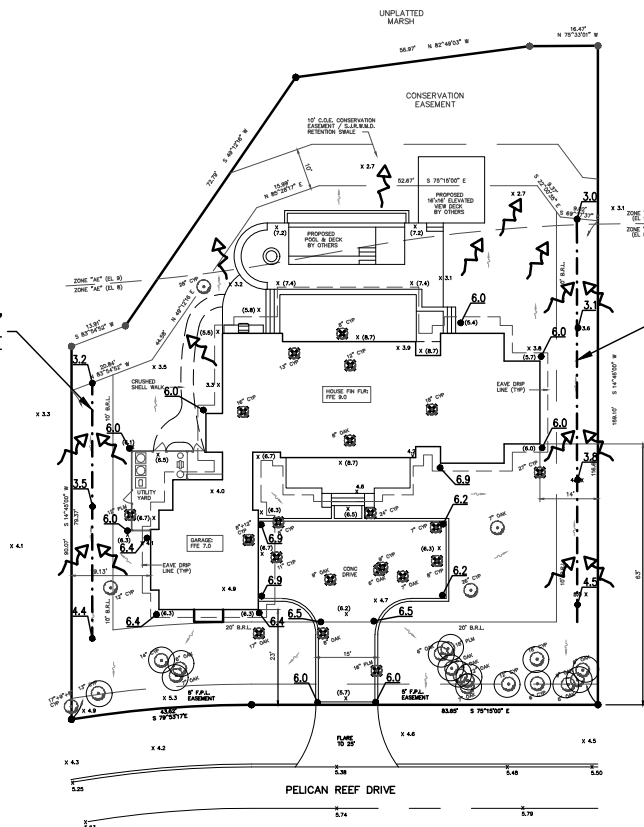
These plans have been reviewed for compliance with the City of St. Augustine Land Use & Development Codes. Any deviation from these plans or specifications related to the above codes must be reviewed and approved in advance in writing by the Planning & Building Department.
An approved set of these plans must be kept on the job site at all times.

Tracey Mullins 04/18/2023

PZB approved on April 4, 2023 with the condition that the 7 inch and 8 inch Cedar trees within the driveway remain.

SHALLOW SWALE 5' OFF PROPERTY LINE

SHALLOW SWALE 5' OFF PROPERTY LINE



- NOTES:
- PROVIDE SILT FENCE FOR EROSION CONTROL.
 - BUILDING HEIGHT: 34'-0"
 - RAISED STEINWALL FOUNDATION
 - BUILDING SETBACKS ARE MEASURED TO THE FARTHEST PROJECTION
 - FINISHED FLOOR AND GRADE ELEVATIONS
 - SPRINKLER HEADS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 83)
 - EROSION CONTROL SUCH AS SILT FENCE SHALL BE PLACED AT THE LIMITS OF CONSTRUCTION ACTIVITIES AND/OR PROPERTY LINE.
 - EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
 - EXISTING/ENGINEERED DRAINAGE PATTERNS SHALL NOT BE ALTERED WITHOUT AUTHORIZATION BY THE ENGINEER OF RECORD OR SUBMISSION OF A REVISED ENGINEERED DRAINAGE PLAN (CHECK & RE-DESIGN). IF DRAINAGE PATTERNS ARE ALTERED OR CHANGED C.E. WILL NOT BE ISSUED UNTIL CORRECTED FOR FIELD STAFF.
 - DRAINS WILL BE DIRECTED AWAY FROM ADJACENT LOTS (NOT OUT FALL DIRECTLY TO SHARED PROPERTY LINE).
 - THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE PLAN BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
 - RETAINING WALLS, ROOF GUTTERS WITH UNDERGROUND DRAINAGE SYSTEM MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
 - CONTRACTOR TO COORDINATE A LOT GRADE INSPECTION WITH COUNTY STAFF PRIOR TO PERMIT CLOSE INSPECTION.

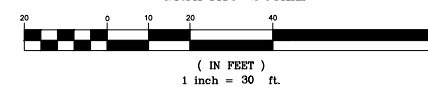
DRAINAGE NOTE:

- THE COVERED PORCH AND STOOP SHALL BE SLOPED AT MIN. 1% AWAY FROM STRUCTURE. AT THE CONNECTION POINT OF THE PORCH AND STOOP, THE TYPICAL ELEVATION DROP SHALL BE 4 INCHES.
- GROUND ELEV. AT FOUNDATION SHALL BE MIN. 6IN BELOW F.F. ELEV.
- CONTRACTOR SHALL BE REQUIRED TO BE WITHIN +/- 0.1 FT OF DESIGN ELEVATIONS.
- RETAINING WALLS, ROOF GUTTERS WITH UNDERGROUND PIPING AND POP-UPS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHOULD COORDINATE WITH ST. JOHNS COUNTY LOT GRADING STAFF.
- A DRIVEWAY CULVERT OR SWALE WILL BE PROVIDED IN COORDINATION WITH ST. JOHNS COUNTY ROAD & BRIDGE.
- THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT, BASED ON ACTUAL FIELD CONDITIONS.
- UPLAND BUFFERS ADJACENT TO THE WETLANDS ARE TO REMAIN NATURAL, VEGETATED, AND UNDISTURBED. THE UPLAND BUFFER WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING. CONTRACTOR/OWNER WILL BE RESPONSIBLE IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER(S).
- SETBACKS SHALL BE MEASURED TO WALLS.

DRAINAGE LEGEND

- PRE-FLOW ARROW
- POST-FLOW ARROW
- EXIST. SPOT EL.
- TREE PROTECTION
- PROPOSED SPOT EL.
- TO BE REMOVED
- PROPOSED SHALLOW SWALE

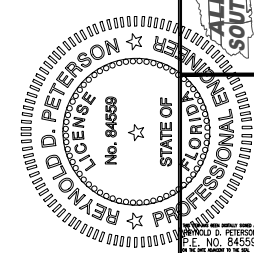
GRAPHIC SCALE



TREE LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
PLM = PALM CYP = CYPRESS OAK = OAK	
TREE INCH CALCULATION	
LOT	17,600 SQ FT (0.40 ACRE)
REQ'D TREE INCHES (40" x 0.40)	16" REQ
EXISTING TREE INCHES PROVIDED	259"

2121 CORPORATE SQUARE BLVD SUITE 251
JACKSONVILLE, FLORIDA 32216
PHONE: (904) 351-1465

ALPHA
SOUTHEAST
C.A. NO. 28643



9 YACHTSMANS POINTE
FOR
GLENN LAYTON HOMES
SITE DRAINAGE PLAN

REVISIONS

NO.	DESCRIPTION

PLOT DATE: 02/15/2023
DRAWN BY: KG
DESIGNED BY: RDP
CHECKED BY: RDP
SCALE: AS NOTED
JOB NO.: 71801.00

SHEET NO.



Planning and Zoning Board

Code Enforcement Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: December 5, 2023

RE: Use by Exception – Item 7.a. 2023-0082

This item was previously continued from the November 7, 2023, Planning and Zoning Board regular meeting. The continuance also included requests that the applicant provide a site plan and evidence of due diligence from the applicant in finding potential off-site parking, including options beyond the allowed four hundred (400) foot radius currently allowed by the City Code of Ordinances.

Following the November 7th PZB regular meeting City staff visited the site at 120 Twine Street to survey existing conditions, as well as potential solutions, in regard to minimum parking requirements for short-term rental registration. The findings from this site visit demonstrated the difficulty in appropriately providing all required parking spaces on-site.

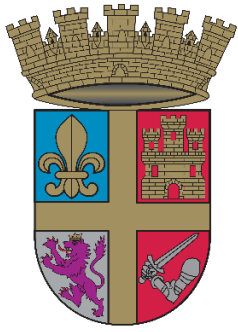
The current parking area layout provides three (3) parking spaces that measure at eight (8) foot by eighteen (18) foot. This was validated with measurements that the entire parking area in the front yard measures eighteen (18) feet by twenty-four (24) feet. It was also found that the existing landscaping area located between the parking area and the home is large enough to accommodate one (1) parking space measured at eight (8) feet by eighteen (18) feet.

If the owner were to convert this area to accommodate an additional parking space by adding additional pavers there is concern from staff that the property may exceed the seventy (70) percent impervious surface limit due to the presence of the existing parking area, the home, a backyard sitting area and patio with pavers. Along with this the staff believes that at least six (6) trees will need to be removed to accommodate this one (1) parking space and adequate on-site maneuverability.

Thank you for your attention to this matter. If you have any questions or require additional information, please contact me at 904-201-8839 or email at mlanni@citystaug.com.



Morgane Lanni
Historic Preservation & Short-Term Rentals
Code Enforcement Officer
Planning and Building Department



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 5, 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

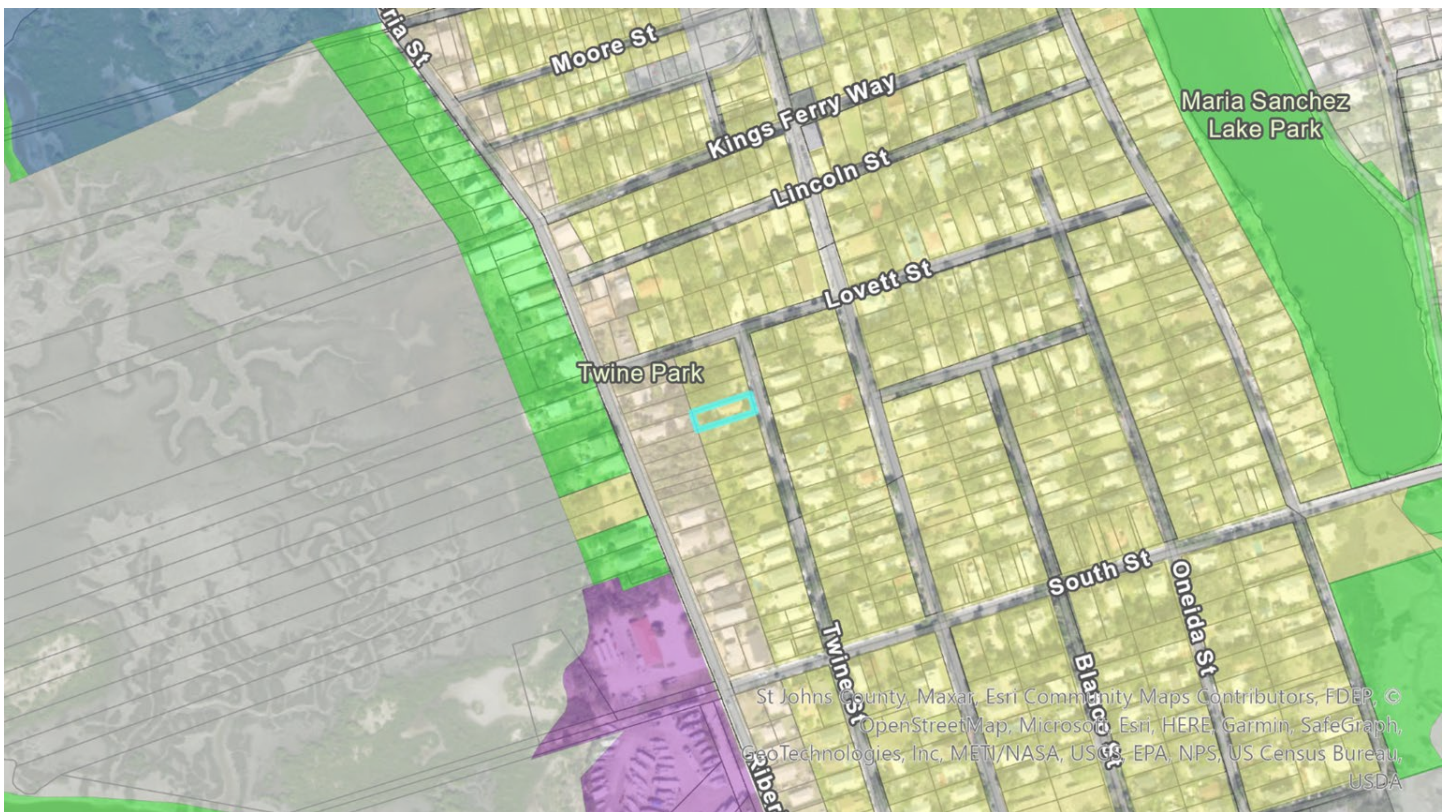


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

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.

This application originally appeared on the November 7th, 2023, Planning and Zoning Board regular meeting agenda and was continued; the continuance was also accompanied by requests for additional information from the Board. The additional information request was for a site plan, evidence of due diligence from the applicant in finding potential off-site parking, including options beyond the four hundred (400) radii currently allowed by the City Code of Ordinances, and staff to document site details as they pertain to this 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 amounting in a total of 39 parking spaces. The approval is typically granted once the applicant has documented unsuccessful attempts for other parking options allowed by the City’s Code of Ordinances.

In an email from October 5th, 2023, 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 limiting the availability of commercial parking facilities.

Each vacation rental will provide [at least one \(1\) parking space per bedroom offered for rent](#). Additionally, 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. [Residential 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 parking space 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 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 / PID 210150-0000 to satisfy the requirements of Sec. 28-151.

In the event this request is approved by the Board staff also recommends the following conditions:

1. Approval of this use by exception for one (1) parking space within the Municipal Parking Garage is valid for one (1) fiscal year, and
2. When registering the short-term rental at 120 Twine Street, proof of purchase of a yearlong garage pass, paid in full, will be provided to the Code Enforcement Division.



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



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: 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 accomindate 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 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

9/27/2023 | 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

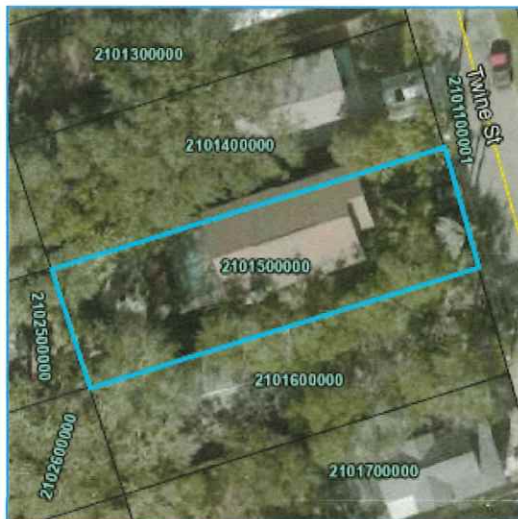
Parcel ID	2101500000
Location Address	120 TWINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Keith Subdivision (623)
Tax Description*	1/105 KEITH PROPERTY LOT 31 BLK A OR5733/503 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Keith 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



Valuation Information

	2023
Building Value	\$722,947
Extra Features Value	\$19,445
Total Land Value	\$168,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$910,392
Total Deferred	\$292,249
Assessed Value	\$618,143
Total Exemptions	\$0
Taxable Value	\$618,143

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	\$561,462	\$14,665	\$159,936	\$0	\$0	\$736,063	\$561,948	\$174,115	\$561,948
2021	\$359,697	\$14,665	\$136,500	\$0	\$0	\$510,862	\$510,862	\$0	\$510,862
2020	\$359,697	\$14,665	\$109,200	\$0	\$0	\$483,562	\$483,562	\$0	\$483,562
2019	\$256,645	\$14,851	\$109,200	\$0	\$0	\$380,696	\$375,752	\$54,944	\$325,752
2018	\$254,099	\$15,558	\$100,800	\$0	\$0	\$370,457	\$368,746	\$51,711	\$318,746
2017	\$256,692	\$15,666	\$90,720	\$0	\$0	\$363,078	\$361,162	\$51,916	\$311,162
2016	\$259,285	\$15,699	\$78,750	\$0	\$0	\$353,734	\$353,734	\$50,000	\$303,734
2015	\$0	\$0	\$63,000	\$0	\$0	\$63,000	\$55,440	\$7,560	\$55,440
2014	\$0	\$0	\$50,400	\$0	\$0	\$50,400	\$50,400	\$0	\$50,400
2013	\$0	\$0	\$39,060	\$0	\$0	\$39,060	\$37,422	\$1,638	\$37,422
2012	\$0	\$0	\$34,020	\$0	\$0	\$34,020	\$34,020	\$0	\$34,020
2011	\$0	\$0	\$37,800	\$0	\$0	\$37,800	\$37,800	\$0	\$37,800
2010	\$0	\$0	\$42,000	\$0	\$0	\$42,000	\$42,000	\$0	\$42,000

Building Information

Building 1
 Building Value \$722,947
 Year Built 2015
 Actual Area 2703
 Conditioned Area 2475
 Use Single Family Residence
 Style 01
 Exterior Wall Concrete Siding

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

Description	Square Footage
FINISHED UPPER STORY	1199
BASE AREA	1276
FINISHED OPEN PORCH	114
FINISHED OPEN PORCH	114
Total SqFt	2703

Sketch Information



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.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 9/29/2023, 11:49:14 PM

Contact Us

Developed by
Schneider
GEOSPATIAL



Overview



Legend

Parcels

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

Date created: 10/2/2023

Last Data Uploaded: 9/29/2023 11:49:14 PM

Developed by  Schneider GEOSPATIAL

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

Jacob Fredriksson

From: La Dolce Vita <aquablueheaven101@gmail.com>
Sent: Tuesday, November 28, 2023 4:57 PM
To: Morganne Lanni; Jacob Fredriksson
Subject: Fwd: Parking Request 120 twine

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.

----- Forwarded message -----

From: Bryan and Theresa <brythere109@yahoo.com>
Date: Tue, Nov 28, 2023 at 4:50 PM
Subject: Fwd: Parking Request
To: La Dolce Vita <aquablueheaven101@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: Bryan & Theresa <brythere109@yahoo.com>
Date: November 28, 2023 at 10:30:46 AM EST
To: Eric@cabrilloconstruction.com
Subject: Parking Request
Reply-To: Bryan & Theresa <brythere109@yahoo.com>

Eric,

My wife and I own a short term rental home close to your business. The City of Lincolnville has asked us to reach out to local businesses to see if you were willing to let guest park in your lot? We have owned the home for years and this is something that would be rare at best.

Thank you for your consideration

Bryan and Theresa

**Marine Supply & Oil Co.
Fishermen's Harbor Marina, Inc.**

**P. O. Box 173
St. Augustine, FL 32085-0173
Phone: (904) 829-2271, ext. 14 Fax: (904) 829-2299
email: bpoli@marsupco.com**

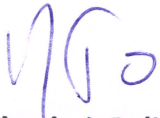
November 8, 2023

To Whom It May Concern,

The request for additional parking spaces, made by Theresa and Bryan Polleschultz, owners of short-term rental property, located at 120 Twine Street, has been declined by Marine Supply & Oil Co. and Fishermen's Harbor Marina, Inc., located at 150 Riberia Street, St. Augustine, Florida.

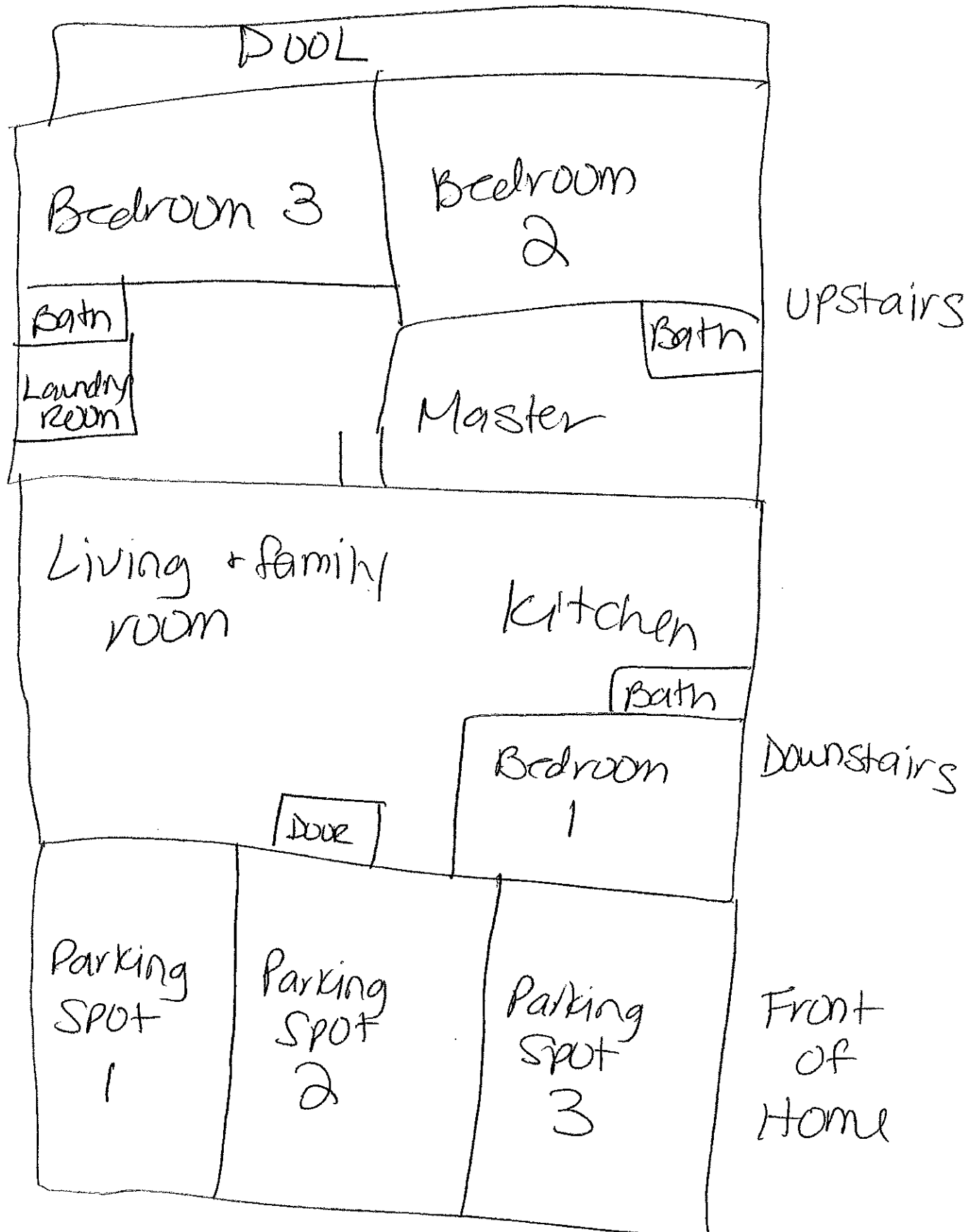
If future plans for the spaces on our property change, we will contact the above requestors.

Sincerely,



**Benjamin J. Poli
Manager/VP Administration
Marine Supply & Oil Co./Fishermen's Harbor Marina, Inc.**

120 Twine Street





NOTICE

A PUBLIC HEARING CONCERNING
ON THIS
PROPERTY WILL BE HELD BY THE
BOARD
OF THE CITY OF ST. AUGUSTINE
ON December 5, 2023 at 10:00am
TELEPHONE 825-1065
INFORMATION ON # 6982

11/21/2023 16:31







Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 5, 2023	8.a.	PZB2023-0097
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: (St. Johns County Property Appraiser)	1000 – Vacant Commercial
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

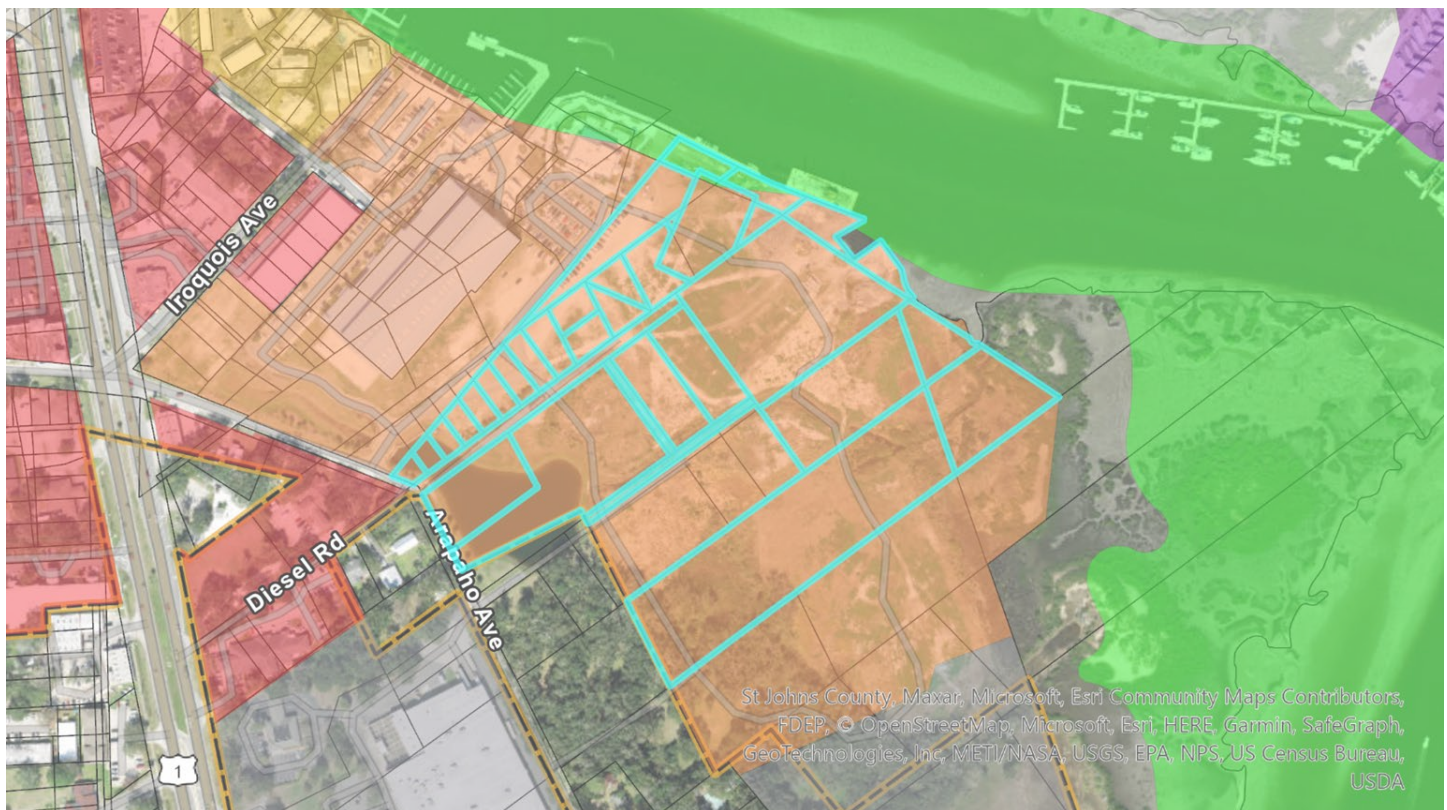


Figure 2. The City of St. Augustine's zoning map highlighting the subject properties.

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 both a new retaining wall approximately five hundred fifty-six (556) feet in length and twenty-six (26) boat slips with lifts 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 most recent application made at 255 Diesel Road appeared on the November 7th, 2023, PZB regular meeting agenda and was approved. This [previously approved application](#), PZB2023-0077, included the construction of a bulkhead and dockage facility divided into four separate docking areas.

The applicant has supplied visual aids as part of this application which are also included in this packet.

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		N/A
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.

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 556 linear feet of new retaining wall and
- 26 in water or lift slips located in the previously approved dockage facility.

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.



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



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

November 16, 2023

Jacob Fredriksson, CNU-A
Planning Manager
City of St. Augustine Planning and Building Department
P.O. Box 210 St. Augustine, FL 32085

Subject: St. Augustine Shipyard
Retaining Wall and Lift Slip Approval Request
255 Diesel Road
St. Augustine, St. Johns County, Florida

Dear Jacob,

On behalf of our client, Windward Shipyard Land Holdings LLC, Carter Environmental Services (CES) is submitting this request to add a section of retaining wall not approved at the 11-7-23 PZB hearing and lift slips as an option to the 11-17-23 Conservation Overlay Zone approval.

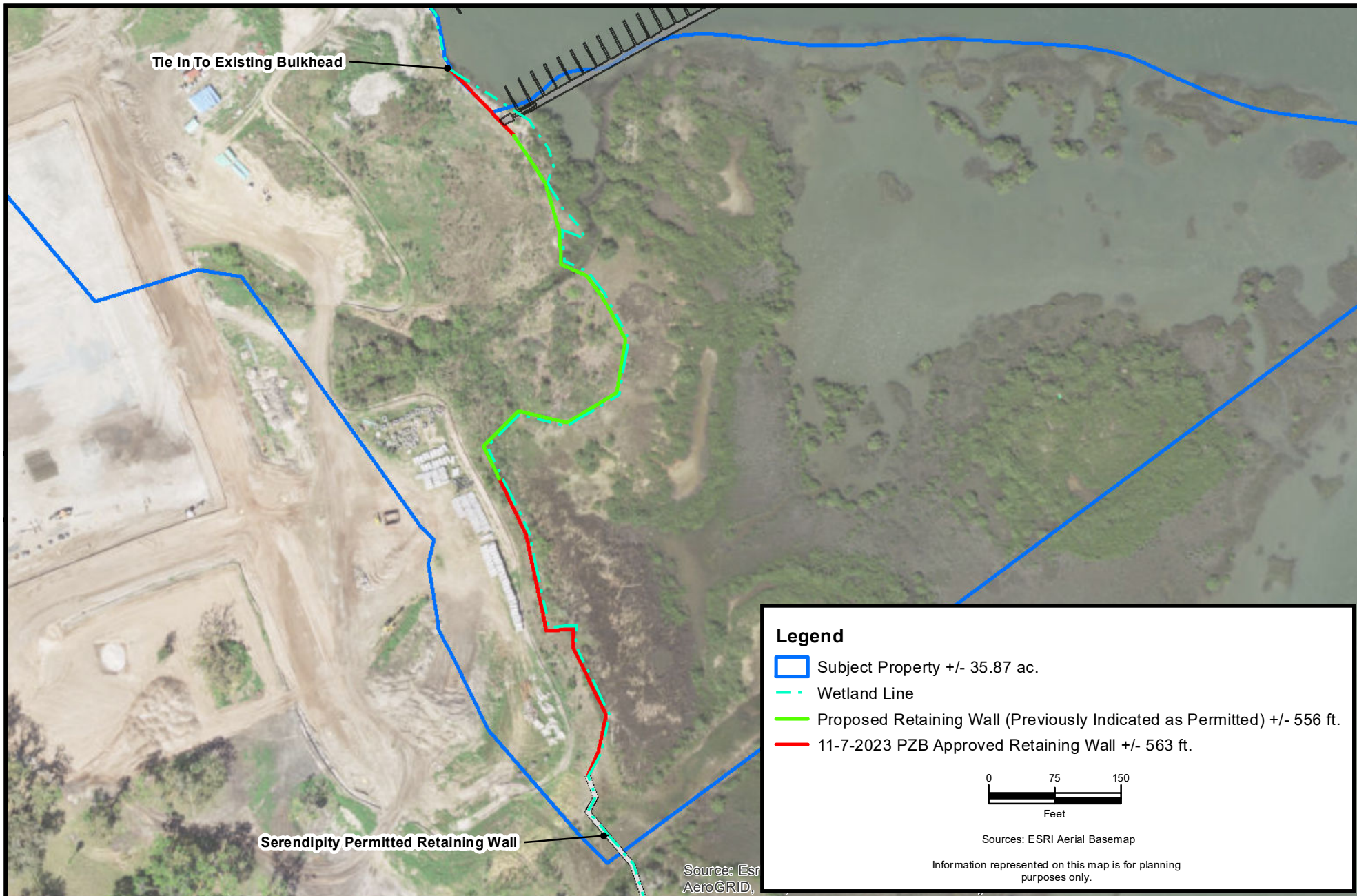
As you know, most of this project was approved during the 11-7-23 PZB meeting. However, it was erroneously indicated that a section of bulkhead had been permitted in the application. This section had only been permitted with SJRWMD and the US Army Corps, not the City. Sorry for that confusion. Thus, we are submitting this supplemental request seeking City approval for the remainder of the retaining wall (Figure 1) and to have the option to install lift slips along with the previously approved in-water slips (Figure 2).

We trust that this submission is sufficient to accomplish this request. If you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Spontak", written over a light blue horizontal line.

Michael Spontak
Senior Project Scientist
michael@carterenv.com
904-540-1786



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed Shoreline Stabilization Overview

St. Augustine Shipyard

Project: 5.13125

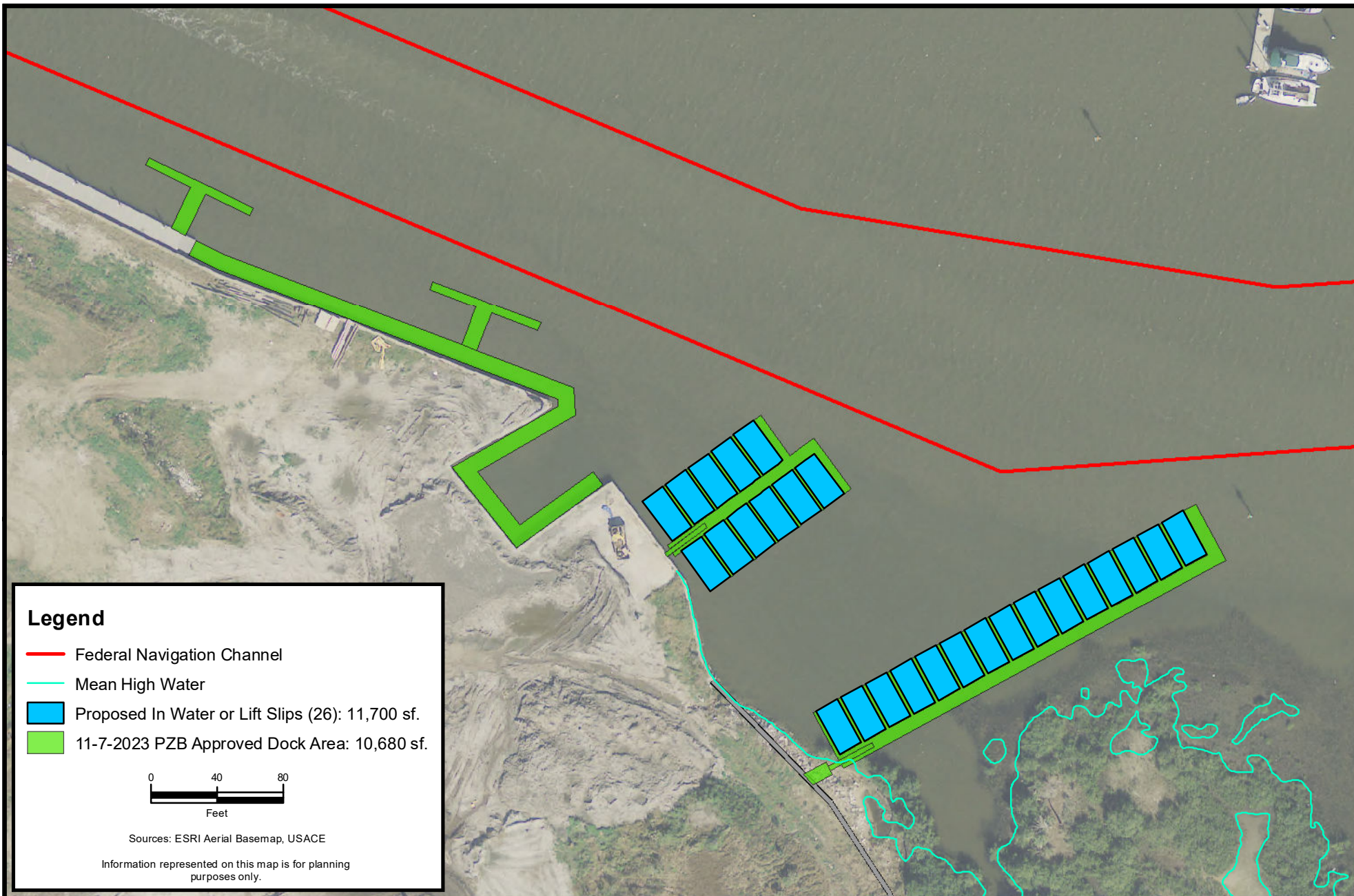
St. Augustine, FL

Date: Nov 16 2023

Figure:

1





**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed Lift Slips

St. Augustine Shipyard

Project: 5.13125

St. Augustine, FL

Date: Nov 16 2023

Figure:

2





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 5, 2023	8.b.	PZB2023-0091
Request	Address	Parcel ID
Conservation Overlay Zone Development	180 Spartina Avenue	158571-1130



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: 0000 – Vacant Residential
(St. Johns County Property Appraiser)

Future Land Use Designation: Residential Low Density

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

Acreage: 1.13

Applicant & Owner: Travis Smith
c/o River City Construction Group LLC

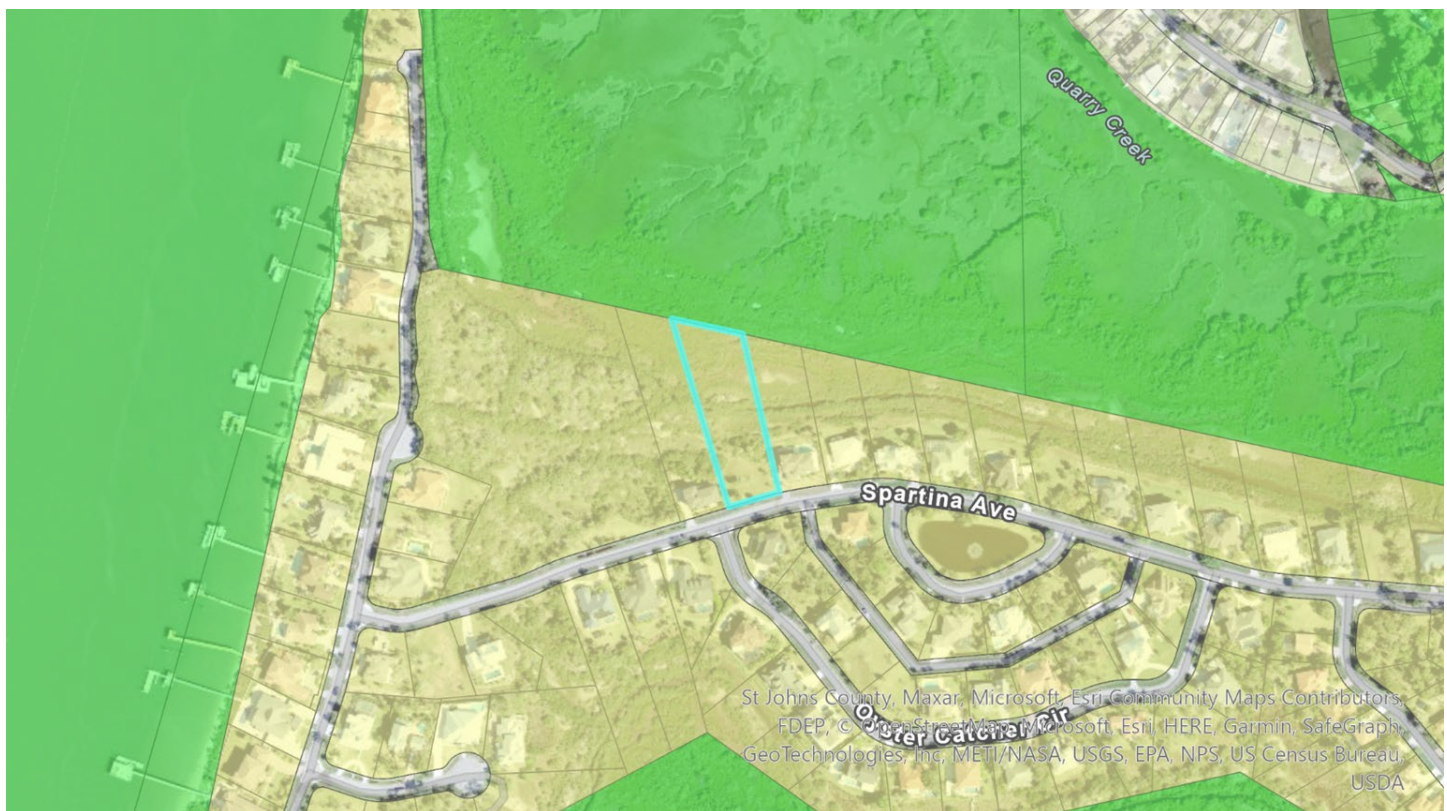


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	9600 – Marshes, Wetlands, Waste Lands	Open Land	OL
South	0100 – Single Family	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 for [Conservation Overlay Zone \(COZ\) development](#) to remove existing trees within [COZ 3](#) and construct a retaining wall within [COZ 1 & 2](#) on a property at 180 Spartina Avenue. An approval of this request would allow for the construction of a new single-family home on a property with an [RS-2 zoning designation](#). The applicant has stated in their application that the reason for this request is to increase the “site elevation to 11 for FEMA” as well as to prevent “wash out-erosion.”

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		Policy 1.5.4 Policy 2.1.2
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 COZ 1](#). The planning and building division is authorized to [issue permits for development](#) within COZ 2 in certain instances, the request made in this application however [exceeds these allowances](#) and warrants 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.

As it pertains to the tree removal request, permits for structures and uses [located within COZ 3](#) shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or [tree canopy cover](#). In determining whether or not a permit required by this section should be issued, the PZB shall [consider and base all decisions on the following](#):

- a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

- c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
- e. Whether the tree has been designated a significant tree.
- f. Impact upon the urban and natural environment, including:
 1. Ground and surface water stabilization.
 2. Water quality and aquifer recharge.
 3. Ecological impacts.
 4. Noise pollution.
 5. Air movement.
 6. Air quality.
 7. Wildlife habitat.
- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

Policy 2.1.2 of the Conservation and Coastal Management Element states that development within COZ 3 must retain either:

1. At least twenty-five (25) percent of the trees on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh); or
2. Fifty (50) percent of the trees on site, unless approved via a public hearing.

There are no significant trees that are proposed to be removed, but the proposal includes that all eleven (11) trees on-site will be removed, therefore, PZB review is required.

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 retaining wall construction and tree removal at 180 Spartina Avenue / PID 158571-1130. The requested review is for the:

- Proposed construction of a retaining wall, and
- removal of eleven (11) trees comprised of three (3) Cedar trees, seven (7) Palm trees, and one (1) unidentified 4" tree.



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



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$105 (plus advertising costs) Project Number: 2023-0091

Receipt Number: 2749945 Meeting Date: 12/15/23

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

1. NAME OF APPLICANT: TRAVIS Smith Contact Number: 904-236-1455

Business (if applicable): River City Construction Group LLC

Address: 115 NASS CIR City: St. Augustine State: FL Zip: 32095

E-Mail Address: rccgjax@me.com

2. NAME OF PROPERTY OWNER: TRAVIS Smith Contact Number: 904-236-1455

Business (if applicable): _____

Address: 115 NASS CIR City: St. Augustine State: FL Zip: 32095

E-Mail Address: rccgjax@me.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 13 Block: 1

Subdivision: Pelican Rect Parcel Number: 1585711130

4. PROJECT STREET ADDRESS: 180 Spartina Ave. St. Augustine FL 32080

5. SPECIFIC PROPOSED USE: Residences

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☒ Other: TREE REMOVAL & RETAINING WALLS/BULKHEAD

7. DESCRIPTION OF ACTION REQUESTED: removing existing trees that are in area of building (building structure). increasing site elevation to 11 for FEMA. Retaining wall/Bulkhead to prevent wash out - Erosion.

8. JUSTIFICATION FOR ACTION REQUESTED: FEMA, NEW HOME

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.

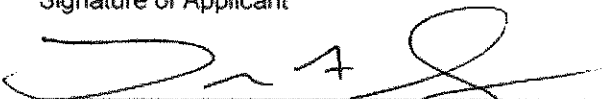
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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.

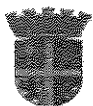
IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided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

11/1/2023
Date


Signature of Property Owner

11/1/2023
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.

TRAVIS A. Smith

Print name of applicant

[Handwritten Signature]

Signature of applicant

11/1/2023

Date

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

Parcel ID	1585711130
Location Address	180 SPARTINA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	49/55-59 PELICAN REEF IV BLK 1 LOT 13 OR5775/1272 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Pelican Reef IV
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	1.130
Homestead	N

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

Owner Information

Owner Name	Smith Travis A, Erin M 100%
	Smith Erin M 100%
Mailing Address	115 NESS CIR SAINT AUGUSTINE, FL 32095-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$245,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$245,000
Total Deferred	\$0
Assessed Value	\$245,000
Total Exemptions	\$0
Taxable Value	\$245,000

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$0	\$245,000	\$0	\$0	\$245,000	\$245,000	\$0	\$245,000
2022	\$0	\$0	\$229,600	\$0	\$0	\$229,600	\$225,500	\$4,100	\$225,500
2021	\$0	\$0	\$205,000	\$0	\$0	\$205,000	\$205,000	\$0	\$205,000
2020	\$0	\$0	\$175,000	\$0	\$0	\$175,000	\$175,000	\$0	\$175,000
2019	\$0	\$0	\$175,000	\$0	\$0	\$175,000	\$175,000	\$0	\$175,000
2018	\$0	\$0	\$170,000	\$0	\$0	\$170,000	\$170,000	\$0	\$170,000
2017	\$0	\$0	\$170,000	\$0	\$0	\$170,000	\$170,000	\$0	\$170,000
2016	\$0	\$0	\$170,000	\$0	\$0	\$170,000	\$170,000	\$0	\$170,000
2015	\$0	\$0	\$140,000	\$0	\$0	\$140,000	\$121,000	\$19,000	\$121,000
2014	\$0	\$0	\$140,000	\$0	\$0	\$140,000	\$110,000	\$30,000	\$110,000
2013	\$0	\$0	\$100,000	\$0	\$0	\$100,000	\$100,000	\$0	\$100,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$245,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/15/2023	6/15/2023	\$390,000.00	WARRANTY DEED	5775	1272	Q	V	QUICK KRISTI MEISTER, CHARLES LOUIE JR	SMITH TRAVIS A, ERIN M
6/3/2022	6/3/2022	\$300,000.00	WARRANTY DEED	5572	158	Q	V	MUCK JACOB, TARA	QUICK KRISTI MEISTER, CHARLES LOUIE JR
8/4/2020	7/31/2020	\$239,900.00	WARRANTY DEED	5005	1107	Q	V	KLEIN ANDREW M, ELIZABETH H	MUCK JACOB, TARA
11/30/2016	11/30/2016	\$225,000.00	WARRANTY DEED	4293	599	Q	V	WINTON HERSHEL B, DENISE J	KLEIN ANDREW M, ELIZABETH H
9/8/2015	9/4/2015	\$205,000.00	WARRANTY DEED	4081	1889	Q	V	ST JOHNS RIVER WATER MANAGEMENT DIST	WINTON HERSHEL B, DENISE J
10/14/2011	10/11/2011	\$100,000.00	WARRANTY DEED	3483	1601	U	V	DAVANI MANDANA & BATA AHMED R TRUSTEES	MANTINEO JOSEPH & JIAYUN CHEN
	1/6/2006	\$365,000.00	WARRANTY DEED	2636	1813	Q	V	FARMER JEFFREY SCOTT, DONNA	BATA AHMED R & DAVANI MANDANA TRUSTEES
	4/7/2004	\$229,000.00	WARRANTY DEED	2174	791	Q	V	THOMPSON BROS REALTY INC & PIERRE D THOMPSON	FARMER JEFFREY SCOTT & DONNA
	10/7/1991	\$0.00	CONSERVATION EASEMENT	924	296	U	V	PIERRE D THOMPSON	ST JOHNS RIVER WATER MANAGEMENT DIST

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

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

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

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Contact Us

Developed by




Overview



Legend

Parcels

Parcel ID	1585711130	Physical Address	180 SPARTINA AVE	Building Value	N/A	Last 2 Sales			
Property Class	0000 - Vacant	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	SMITH TRAVIS A,ERIN M	Total Land Value	\$245,000	6/15/2023	\$390000	01	Q
Acres	1.13		115 NESS CIR	Just Value	\$245,000	6/3/2022	\$300000	01	Q
			SAINT AUGUSTINE FL	Total Deferred	N/A				
			32095-0000	Assessed Value	\$245,000				
				Total	N/A				
				Exemptions					
				Taxable Value	\$245,000				

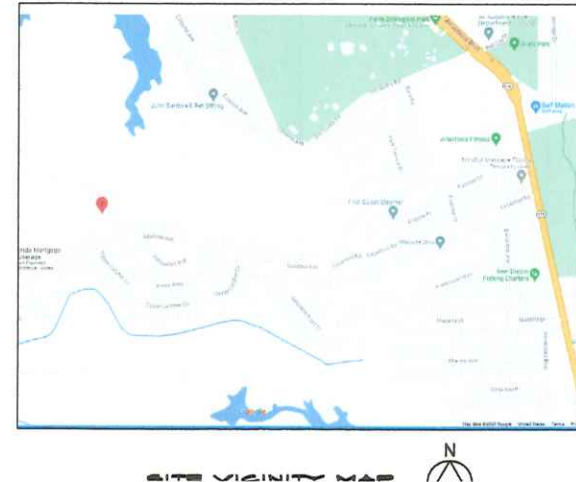
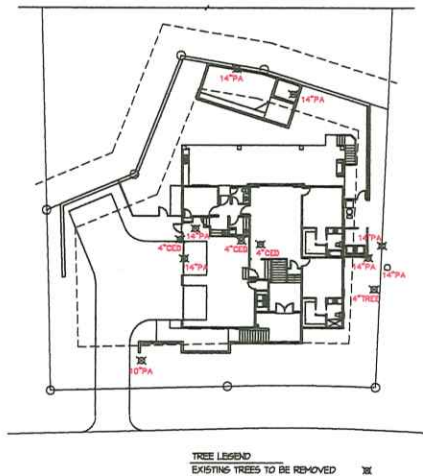
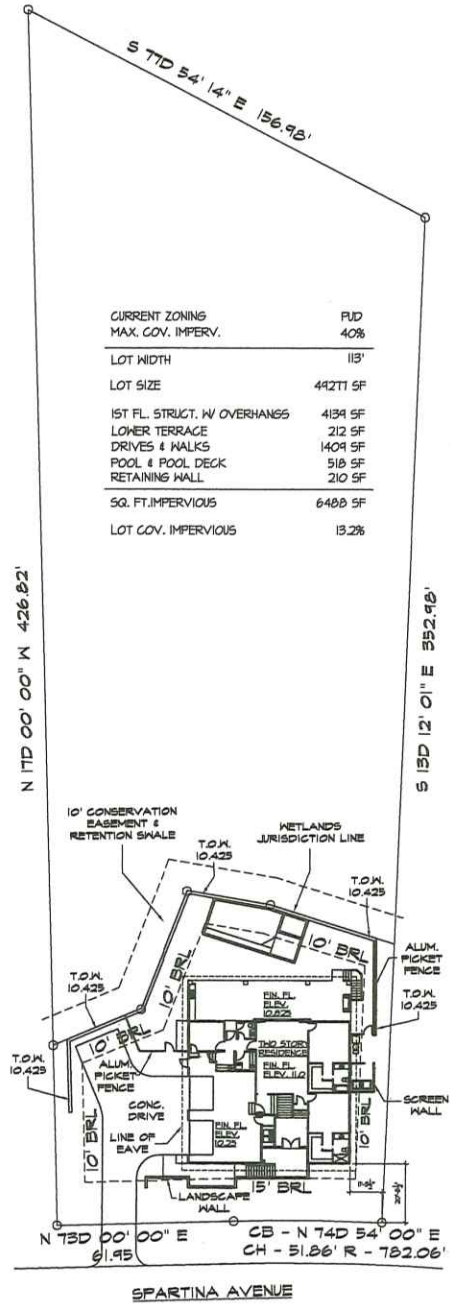
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Date created: 11/2/2023

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Developed by  Schneider
GEOSPATIAL

TRAVIS & ERIN SMITH
180 SPARTINA AVE.
ST. AUGUSTINE, FLORIDA



- ### **SYMBOL LEGEND**
- | | |
|---|---|
|  | BUILDING SECTION DESIGNATION - SHEET WHERE SECTION IS 1 |
|  | DETAIL DESIGNATION - SHEET WHERE DETAIL IS FOUND |
|  | WALL SECTION OR ELEVATION DESIGNATION - SHEET WHERE IS |
|  | ROOM DESIGNATION - SEE FINISH SCHEDULE |
|  | DOOR NUMBER DESIGNATION - SEE DOOR SCHEDULE |
|  | WINDOW NUMBER DESIGNATION - SEE WINDOW SCHEDULE |
|  | DATUM POINT FROM EXISTING FINISH FLOOR LEVEL, UNLESS C |

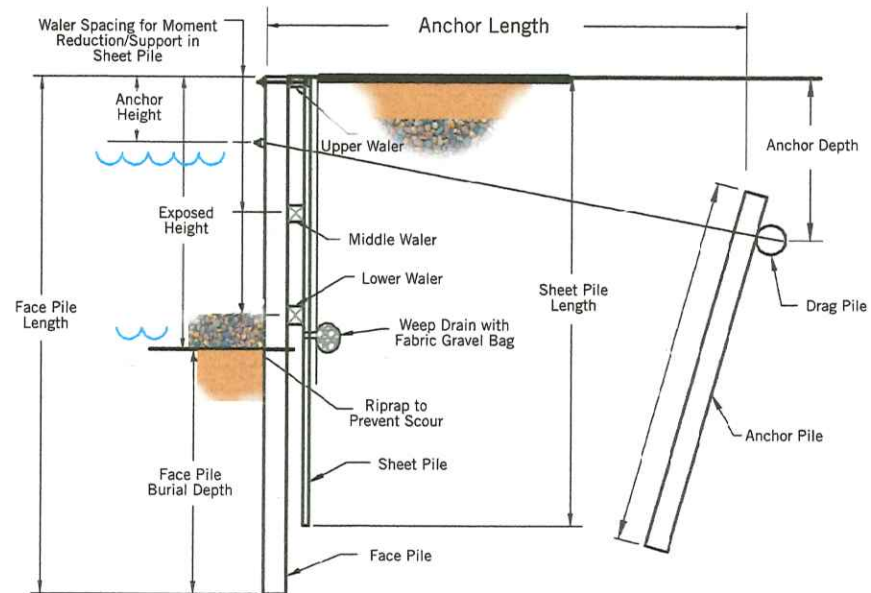
LIST OF DRAWING

- | | |
|-----|--------------------|
| C1 | COVER SHEET / SITI |
| A1 | FIRST FLOOR PLAN |
| A2 | SECOND FLOOR PL |
| A3 | EXTERIOR ELEVATIC |
| A4 | EXTERIOR ELEVATIC |
| A5 | FOUNDATION PLAN |
| A6 | FLOOR FRAMING PL |
| A7 | ROOF FRAMING PL |
| A8 | SECTIONS & DETAIL |
| A9 | SECTIONS & DETAIL |
| A10 | FLASHING DETAILS |

Guidelines

- Piles used on the face or for anchoring should meet ASTM D7258.
- Plastic lumber sheet piles with our “V” tongue & groove are recommended.
- There should be a hot-dipped galvanize coating on all rods, anchor hardware, and fasteners.
- Weep holes should be no smaller than 1.5” in diameter. The filter fabric and gravel filter material should be installed no more than 5’ from the center, at roughly 6” above the berm line or 6” above the Mean Low Water. Weep holes will need outlet protection if they are exposed to

GENERAL ARRANGEMENT THROUGH BULKHEAD (NO SCALE)





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 5, 2023	8.c.	PZB2023-0095
Request	Address	Parcel ID
Conservation Overlay Zone Development	97 Coquina Avenue	223370-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: 0000 – Vacant Residential
(St. Johns County Property Appraiser)

Future Land Use Designation: Residential Low Density

Zoning Designation: [Residential Single-Family-One: RS-1](#)

Acreage: 0.17

Applicant: Ryan Carter
c/o Carter Environmental Services

Owner: Carter Bayly



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	0000 – Vacant Residential	Residential Low Density	RS-2
South	Quarry Creek		
East	0000 – Vacant Residential	Residential Low Density	RS-1
West	0100 – Single Family	Residential Low Density	RS-1

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to construct a bulkhead replacement at an elevation of eight (8) feet within [COZ 1 & 2](#) and eighteen (18) inches waterward of the existing bulkhead at 97 Coquina Avenue.

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		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 COZ 1](#). The planning and building division is authorized to [issue permits for development](#) within COZ 2 in certain instances, the request made in this application however [exceeds these allowances](#) which warrants 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.
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- (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 first six (6) criteria above as part of their application, these responses are also 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 bulkhead replacement at 97 Coquina Avenue / PID 223370-0000.

A handwritten signature in cursive script, appearing to read "J. Fredriksson".

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



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: 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: Carter Bayly Contact Number: 904-233-3944
Business (if applicable): _____
Address: 18 Teal Cir City: St. Augustine State: FL Zip: 32080
E-Mail Address: carterbayly@yahoo.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 5 Block: BLK 61 OR5280/1891
Subdivision: Davis Shores Ocean View Parcel Number: 2233700000

4. PROJECT STREET ADDRESS: 97 Coquina Ave

5. SPECIFIC PROPOSED USE: Proposed Bulkhead Modification

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

8. JUSTIFICATION FOR ACTION REQUESTED: 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.

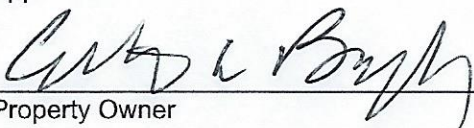
IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided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

11-6-23

Date



Signature of Property Owner

11-6-2023

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.

Ryan Carter

Print name of applicant

A handwritten signature in black ink, appearing to read "R. A. Carter".

Signature of applicant

11-6-23

Date



Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF OF Carter Bayly, 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: *Carter R. Bayly*
Signature of Owner
CARTER R. BAYLY
Print Name of Owner
904 233 3944
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 6 day of November, 2023

By Carter Bayly

Identification verified: N/A personally known

Oath sworn: Yes ☒ No ☐

Notary Signature: *Heather Carre*

My Commission expires: Apr 14, 2027



Attachment 1
Overlay Zone Application Narrative

**97 Coquina Ave.
Overlay Zone Development Application Supplement
November 8, 2023**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a bulkhead replacement at the parcels located at 97 Coquina Ave. The proposed bulkhead will be 18" waterward of the existing bulkhead and be raised to an elevation of 8' NAVD '88. The parcels will be graded from the front of the lot toward the bulkhead where stormwater will be allowed to drain toward the marsh on the South side of the property, like it does in the pre development condition. The height of the bulkhead will be approximately 6.3' above Mean High Water. Please see attached plans for detailed dimensions.

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

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

This is a private bulkhead. Public benefits may be economically-related through construction activities.

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.*

Not applicable.

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

Not applicable.

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

Not applicable.

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

1. *Site specific conditions.*

This property has approximately 50.5 feet of Quarry Creek frontage. There is salt marsh vegetation and oyster colonies present.

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

The properties are adjacent to other single-family homes along Coquina Ave.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

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

Point and non-point discharge will not be altered.

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

Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary, and no long-term erosional impacts will take place.

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

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

Vegetative impacts: Not applicable.

Lighting of the open water areas at night: Not applicable.

Increased noise from day users: Not applicable.

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

Not applicable.

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

Not applicable.

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: Not applicable.

Negative: Not applicable.

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

Positive: Not applicable.

Negative: Not applicable.

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

Positive: Not applicable.

Negative: Not applicable.

17. Dock specifications:

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

Not applicable.

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

Not applicable.

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

Not applicable.

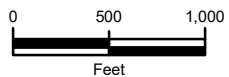
Attachment 2

Overlay Zone Application Graphics

F:\CES Projects\Project Files\Active\Projects\Files\2022\5.22009 Andrews Coquina Dr\GISMXD\bulkhead 2023\9701_Location_97_Coquina_11-8-23.mxd

Legend

 Subject Parcel +/- 0.15 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Location Map

97 Coquina Ave.

Project: 5.22009

St. Augustine, FL

Date: Nov 08 2023

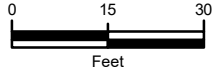
Figure:

1



Legend

 Subject Parcel +/- 0.15 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
97 Coquina Ave.

Project: 5.22009

St. Augustine, FL

Date: Nov 08 2023

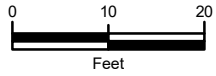


Figure:

2

Legend

-  Subject Parcel +/- 0.15 ac.
-  Existing Bulkhead +/- 49.3 lf.
-  Proposed Bulkhead +/- 49.3 lf.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

PROPOSED BULKHEAD PLACED
18" WATERWARD OF EXISTING BULKHEAD

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

**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed Site Conditions

97 Coquina Ave.

Project: 5.22009

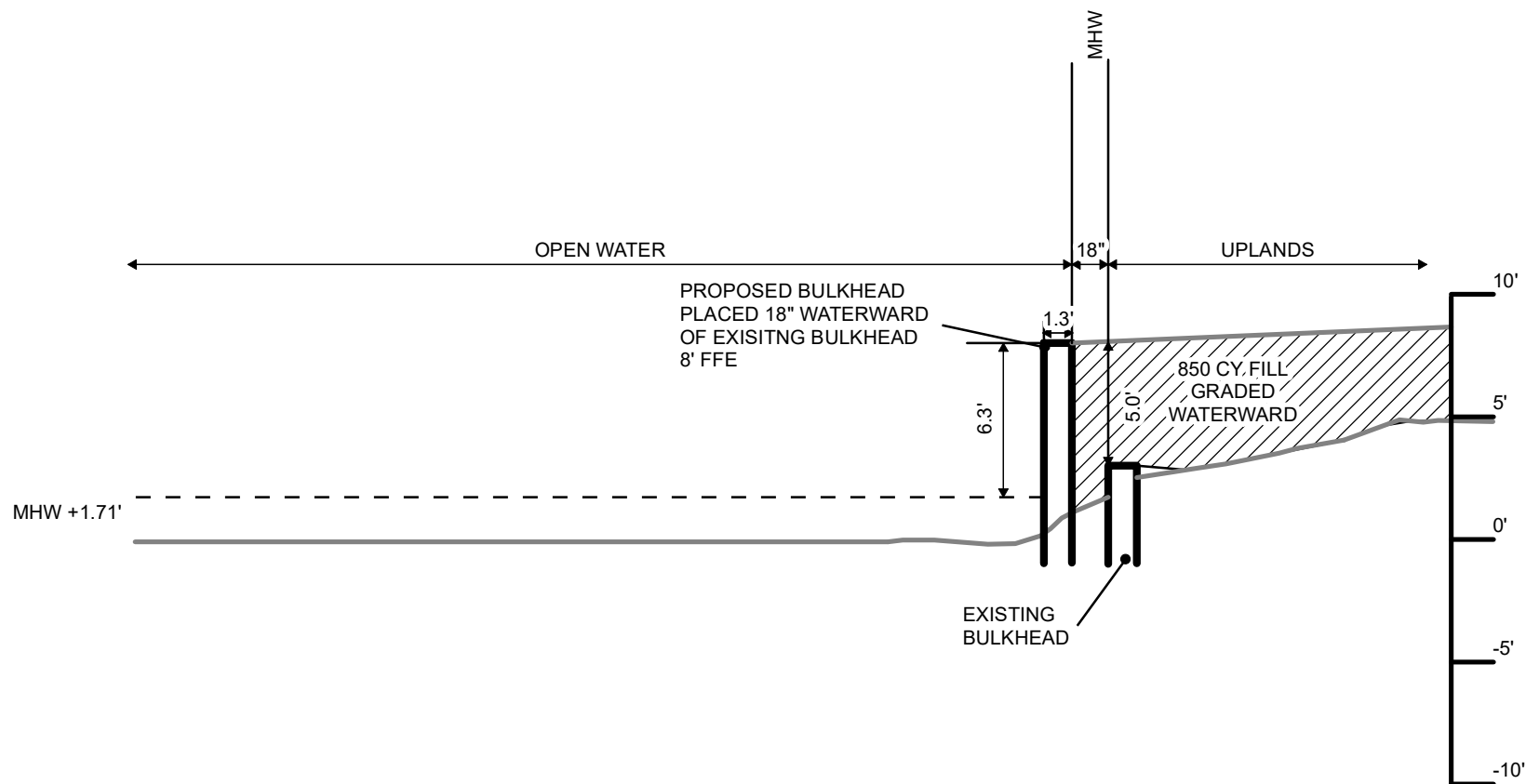
St. Augustine, FL

Date: Nov 08 2023

Figure:

3





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Bulkhead Profile

97 Coquina Ave.

Project: 5.22009

St. Augustine, FL

Date: Nov 08 2023



Figure:

4



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](#)

2021 TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Summary

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



Parcel ID	2233700000
Location Address	97 COQUINA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-102 DAVIS SHORES LOT 5 BLK 61 OR5280/1891 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.170
Homestead	N

Owner Information

Owner Name	Andrews John II 100%
Mailing Address	18931 CANOE LANDING CT LESSBURG, VA 20176-0000

Map



Valuation Information

	2022
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$150,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$150,000
Total Deferred	\$0
Assessed Value	\$150,000
Total Exemptions	\$0
Taxable Value	\$150,000

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$0	\$1,250	\$150,000	\$0	\$0	\$151,250	\$151,250	\$0	\$151,250
2020	\$0	\$3,770	\$140,625	\$0	\$0	\$144,395	\$144,395	\$0	\$144,395
2019	\$0	\$2,975	\$140,625	\$0	\$0	\$143,600	\$143,600	\$0	\$143,600
2018	\$0	\$2,975	\$138,750	\$0	\$0	\$141,725	\$141,725	\$0	\$141,725
2017	\$0	\$2,975	\$138,750	\$0	\$0	\$141,725	\$141,725	\$0	\$141,725
2016	\$0	\$1,728	\$138,750	\$0	\$0	\$140,478	\$140,478	\$0	\$140,478
2015	\$0	\$1,728	\$138,750	\$0	\$0	\$140,478	\$140,478	\$0	\$140,478
2014	\$0	\$1,728	\$138,750	\$0	\$0	\$140,478	\$140,478	\$0	\$140,478
2013	\$0	\$1,729	\$138,750	\$0	\$0	\$140,479	\$140,479	\$0	\$140,479
2012	\$0	\$2,047	\$138,750	\$0	\$0	\$140,797	\$140,797	\$0	\$140,797
2011	\$0	\$7,745	\$162,000	\$0	\$0	\$169,745	\$169,745	\$0	\$169,745
2010	\$0	\$7,991	\$180,000	\$0	\$0	\$187,991	\$187,991	\$0	\$187,991

Extra Feature Information

Code Description	Status	Value
Bulkhead (Low)		0
Boat Dock (Low)		0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	50	120	50	FF	\$150,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/2/2021	6/2/2021	\$520,000.00	WARRANTY DEED	5280	1891	Q	V	DIAZ LARRY ET AL	ANDREWS JOHN II

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/15/2019	11/15/2019	\$375,000.00	WARRANTY DEED	4832	407	Q	V	AKRAS ALFRED,TERESA	DIAZ LARRY ET AL
9/8/2011	9/7/2011	\$100.00	WARRANTY DEED	3472	644	U	V	CREATIVE HOME CONCEPTS LLC	AKRAS ALFRED,TERESA
9/8/2011	9/7/2011	\$135,000.00	WARRANTY DEED	3472	642	U	V	CREATIVE HOME CONCEPTS LLC	AKRAS ALFRED,TERESA
4/21/2011	4/19/2011	\$0.00	LIS PENDENS	3429	1724	U	V	BRANCH BANKING & TRUST COMPANY	CREATIVE HOME CONCEPTS LLC
	8/10/2005	\$450,000.00	WARRANTY DEED	2506	1202	Q	I	REIGLE CHARLU TRUSTEE	CREATIVE HOME CONCEPTS LLC
	5/17/2004	\$554,000.00	WARRANTY DEED	2202	1028	Q	I	GIL DE RUBIO ELSIE TRUSTEE	REIGLE CHARLU TRUSTEE
	3/3/1997	\$100.00	WARRANTY DEED	1225	958	U	I	GIL DE RUBIO ELSIE	GIL DE RUBIO ELSIE TRUSTEE
	10/17/1996	\$100.00	TRUSTEES DEED	1209	1388	U	I	GIL DE RUBIO ELSIE TRUSTEE	GIL DE RUBIO ELSIE
	1/4/1994	\$100.00	WARRANTY DEED	1038	882	U	I	GIL DE RUBIO ELSIE	GIL DE RUBIO
	3/1/1982	\$70,000.00		531	771	U	I		GIL DE RUBIO ELSIE

No data available for the following modules: Exemption Information, Building Information, Sketch 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: 3/5/2022, 12:00:50 AM](#)

Developed by



Version 2.3.177



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 5, 2023	8.d.	PZB2023-0096
Request	Address	Parcel ID
Conservation Overlay Zone Development	99 Coquina Avenue	223370-0060



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class:	0000 – Vacant Residential
(St. Johns County Property Appraiser)	
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.16
Applicant:	Ryan Carter c/o Carter Environmental Services
Owner:	Carter Bayly



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	0000 – Vacant Residential	Residential Low Density	RS-2
South	Quarry Creek		
West	0000 – Vacant Residential	Residential Low Density	RS-1
East	0100 – Single Family	Residential Low Density	RS-1

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to construct a bulkhead replacement at an elevation of eight (8) feet within [COZ 1 & 2](#) and eighteen (18) inches waterward of the existing bulkhead at 99 Coquina Avenue.

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		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 COZ 1](#). The planning and building division is authorized to [issue permits for development](#) within COZ 2 in certain instances, the request made in this application however [exceeds these allowances](#) which warrants 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 first six (6) criteria above as part of their application, these responses are also 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 bulkhead replacement at 99 Coquina Avenue / PID 223370-0060.

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

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



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Ryan Carter Contact Number: 904-540-1786
Business (if applicable): Carter Environmental Services
Address: 42 Masters Drive City: St. Augustine State: FL Zip: 32084
E-Mail Address: Ryan@carterenv.com

2. NAME OF PROPERTY OWNER: Carter Bayly Contact Number: 904-233-3944
Business (if applicable): _____
Address: 18 Teal Cir City: St. Augustine State: FL Zip: 32080
E-Mail Address: carterbayly@yahoo.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 6 Block: BLK 61 OR5280/1891
Subdivision: Davis Shores Ocean View Parcel Number: 2233700060

4. PROJECT STREET ADDRESS: 99 Coquina Ave

5. SPECIFIC PROPOSED USE: Proposed Bulkhead Modification

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

8. JUSTIFICATION FOR ACTION REQUESTED: 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.

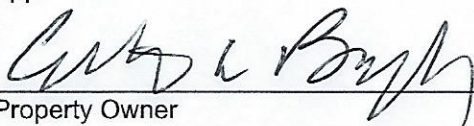
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Signature of Applicant

11-6-23

Date



Signature of Property Owner

11-6-2023

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.

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Ryan Carter

Print name of applicant

A handwritten signature in black ink, appearing to read "R. A. Carter".

Signature of applicant

11-6-23

Date



Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF OF Carter Bayly, 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: *Carter R. Bayly*
Signature of Owner
CARTER R. BAYLY
Print Name of Owner
904 233 3944
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 6 day of November, 2023

By Carter Bayly

Identification verified: N/A personally known

Oath sworn: Yes ☒ No ☐

Notary Signature: *Heather Carre*

My Commission expires: Apr 14, 2027



Attachment 1
Overlay Zone Application Narrative

**99 Coquina Ave.
Overlay Zone Development Application Supplement
November 8, 2023**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a bulkhead replacement at the parcels located at 99 Coquina Ave. The proposed bulkhead will be 18" waterward of the existing bulkhead and be raised to an elevation of 8' NAVD '88. The parcels will be graded from the front of the lot toward the bulkhead where stormwater will be allowed to drain toward the marsh on the South side of the property, like it does in the pre development condition. The height of the bulkhead will be approximately 6.3' above Mean High Water. Please see attached plans for detailed dimensions.

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

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

This is a private bulkhead. Public benefits may be economically-related through construction activities.

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.*

Not applicable.

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

Not applicable.

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

Not applicable.

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

1. *Site specific conditions.*

This property has approximately 50.5 feet of Quarry Creek frontage. There is salt marsh vegetation and oyster colonies present.

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

The properties are adjacent to other single-family homes along Coquina Ave.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

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

Point and non-point discharge will not be altered.

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

Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary, and no long-term erosional impacts will take place.

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

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

Vegetative impacts: Not applicable.

Lighting of the open water areas at night: Not applicable.

Increased noise from day users: Not applicable.

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

Not applicable.

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

Not applicable.

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: Not applicable.

Negative: Not applicable.

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

Positive: Not applicable.

Negative: Not applicable.

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

Positive: Not applicable.

Negative: Not applicable.

17. Dock specifications:

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

Not applicable.

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

Not applicable.

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

Not applicable.

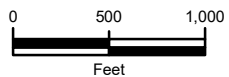
Attachment 2

Overlay Zone Application Graphics

F:\CES Projects\Project Files\Active\Projects\Files\2022\5.22009 Andrews Coquina Dr\GISMXD\bulkhead 2023\9901_Location_99_Coquina_11-8-23.mxd

Legend

 Subject Parcel +/- 0.15 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Location Map

99 Coquina Ave.

Project: 5.22009

St. Augustine, FL

Date: Nov 08 2023

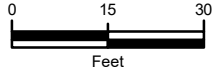
Figure:

1



Legend

 Subject Parcel +/- 0.15 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
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42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Current Aerial
99 Coquina Ave.

Project: 5.22009

St. Augustine, FL

Date: Nov 08 2023

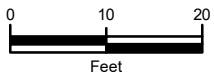


Figure:

2

Legend

-  Subject Parcel +/- 0.15 ac.
-  Existing Bulkhead +/- 51.6 lf.
-  Proposed Bulkhead +/- 51.6 lf.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

PROPOSED BULKHEAD PLACED
18" WATERWARD OF EXISTING BULKHEAD

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

**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed Site Conditions

99 Coquina Ave.

Project: 5.22009

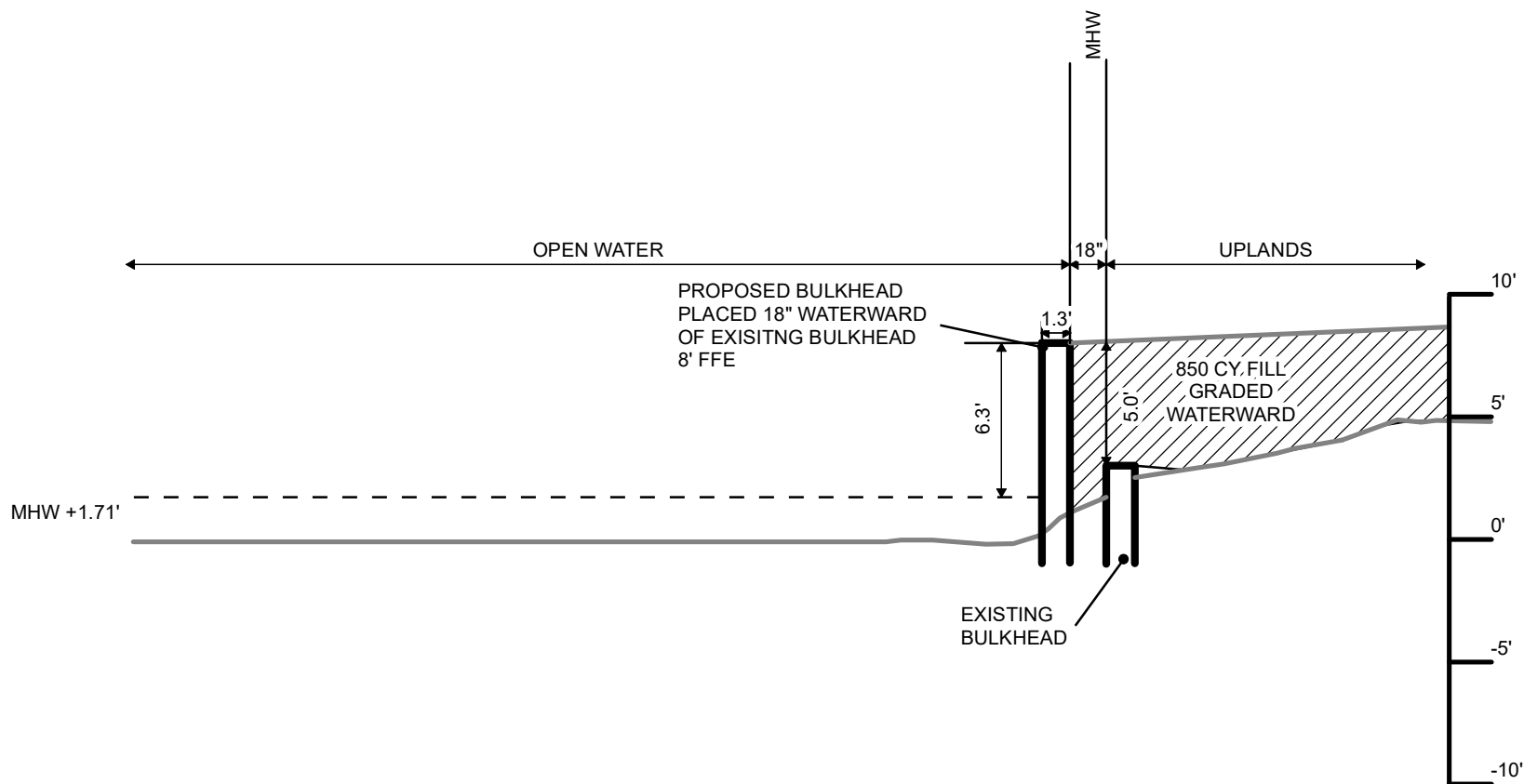
St. Augustine, FL

Date: Nov 08 2023

Figure:

3





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Bulkhead Profile

99 Coquina Ave.

Project: 5.22009

St. Augustine, FL

Date: Nov 08 2023

Figure:

4





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](#)

2021 TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Summary

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



Parcel ID	2233700060
Location Address	99 COQUINA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-102 DAVIS SHORES LOT 6 BLK 61 OR5280/1891 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Andrews John II 100%
Mailing Address	18931 CANOE LANDING CT LESSBURG, VA 20176-0000

Map



Valuation Information

	2022
Building Value	\$0
Extra Features Value	\$1,250
Total Land Value	\$150,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$151,250
Total Deferred	\$0
Assessed Value	\$151,250
Total Exemptions	\$0
Taxable Value	\$151,250

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$0	\$1,250	\$150,000	\$0	\$0	\$151,250	\$151,250	\$0	\$151,250
2020	\$0	\$1,250	\$140,625	\$0	\$0	\$141,875	\$141,875	\$0	\$141,875
2019	\$0	\$770	\$140,625	\$0	\$0	\$141,395	\$141,395	\$0	\$141,395
2018	\$0	\$770	\$138,750	\$0	\$0	\$139,520	\$139,520	\$0	\$139,520
2017	\$0	\$770	\$138,750	\$0	\$0	\$139,520	\$139,520	\$0	\$139,520
2016	\$0	\$770	\$138,750	\$0	\$0	\$139,520	\$139,520	\$0	\$139,520
2015	\$0	\$770	\$138,750	\$0	\$0	\$139,520	\$139,520	\$0	\$139,520
2014	\$0	\$770	\$138,750	\$0	\$0	\$139,520	\$139,520	\$0	\$139,520
2013	\$0	\$770	\$138,750	\$0	\$0	\$139,520	\$139,520	\$0	\$139,520
2012	\$0	\$770	\$138,750	\$0	\$0	\$139,520	\$139,520	\$0	\$139,520
2011	\$0	\$770	\$162,000	\$0	\$0	\$162,770	\$162,770	\$0	\$162,770
2010	\$0	\$770	\$180,000	\$0	\$0	\$180,770	\$180,770	\$0	\$180,770

Extra Feature Information

Code Description	Status	Value
Bulkhead (Low)		1250

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	50	120	50	FF	\$150,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/2/2021	6/2/2021	\$520,000.00	WARRANTY DEED	5280	1891	Q	V	DIAZ LARRY ET AL	ANDREWS JOHN II
11/15/2019	11/15/2019	\$375,000.00	WARRANTY DEED	4832	407	Q	V	AKRAS ALFRED,TERESA M	DIAZ LARRY ET AL

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/29/2009	10/20/2009	\$125,000.00	WARRANTY DEED	3253	1146	U	V	BRANCH BANKING AND TRUST COMPANY	AKRAS ALFRED, TERESA M
4/28/2009	3/6/2009	\$293,200.00	WARRANTY DEED	3187	1789	U	V	REIGLE CHARLU TRUST/BY TRUSTEE CHARLU L REIGLE	BRANCH BANKING AND TRUST COMPANY
	3/6/2009	\$100.00	WARRANTY DEED	3187	1794	U	V	REIGLE CHARLU (INDIV)	BRANCH BANKING AND TRUST COMPANY
	10/24/2005	\$100.00	QUIT CLAIM DEED	2568	584	U	I	REIGLE CHARLU	REIGLE CHARLU TRUSTEE
	3/30/2005	\$100.00	QUIT CLAIM DEED	2404	1204	U	I	REIGLE CHARLU TRUSTEE	REIGLE CHARLU (SEE NOTE)
	5/17/2004	\$554,000.00	WARRANTY DEED	2202	1028	Q	I	GIL DE RUBIO ELSIE TRUSTEE	REIGLE CHARLU TRUSTEE
	3/3/1997	\$100.00	WARRANTY DEED	1225	958	U	I	GIL DE RUBIO ELSIE	GIL DE RUBIO ELSIE TRUSTEE
	10/17/1996	\$100.00	TRUSTEES DEED	1209	1388	U	I	GIL DE RUBIO ELSIE TRUSTEE	GIL DE RUBIO ELSIE
	1/4/1994	\$100.00	WARRANTY DEED	1038	882	U	I	GIL DE RUBIO ELSIE	GIL DE RUBIO
	3/1/1982	\$70,000.00		531	771	U	I		GIL DE RUBIO ELSIE

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

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