



Planning and Zoning Board

City of St. Augustine, Florida

Regular Meeting Agenda

Tuesday, January 2, 2024, 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. November 7, 2023, Regular Meeting minutes.
- b. December 5, 2023, Regular Meeting minutes.

4. Modification and Approval of Agenda

5. Variance

- a. 2023-0099 James St. George – Applicant
James St. George & Sonya Casey – Owners
[144 Dr. Martin Luther King Jr. Avenue](#)
To approve a variance to the side yard setback requirement for an addition on a property with a Residential Single-Family-Two: RS-2 zoning designation.

6. Use by Exception

- a. 2023-0098 Kevin Carr – Applicant
c/o Carr Property Group, LLC
Carr Property Group, LLC – Owner
[54 Carrera Street](#)
To approve off-site parking for a property with a Residential General-One: RG-1 zoning designation within the Municipal Parking Garage as a permitted use by exception.

- b. 2023-0100 Lisa Ferringo – Applicant
Lisa Ferringo & James Johnson – Owners
[56 Saragossa Street](#)
To approve off-site parking for a property with a Residential General-One: RG-1 zoning designation within the Municipal Parking Garage as a permitted use by exception.

7. Conservation Overlay Zone Development

- a. 2023-0095 Ryan Carter – Applicant
c/o Carter Environmental Services
Carter Bayly – Owner
[97 Coquina Avenue](#)
Continued from the December 5th Regular Meeting
To approve the construction of a bulkhead replacement within Conservation Overlay Zones 1 & 2.

- b. 2023-0096 Ryan Carter – Applicant
c/o Carter Environmental Services
Carter Bayly – Owner
[99 Coquina Avenue](#)
Continued from the December 5th Regular Meeting
To approve the construction of a bulkhead replacement within Conservation Overlay Zones 1 & 2.

8. Comprehensive Plan Amendment and Rezoning

- a. 2023-0101 Todd DeClemente – Applicant
c/o St. Joseph Academy
Bishop Erik Pohlmeier – Owner
c/o Diocese of St. Augustine
[155 State Road 207 / PID 128640-0000](#)
[Sidney Street / PID 128450-0000](#)
[155 State Road 207 128460-0000](#)
[1200 S Whitney Street / PID 128590-0000](#)
[535 Thomas Street / PID 128660-0000](#)
[975 S Rodriquez Street / PID 128835-0000](#)
To amend the current land use of Residential-D (St. Johns County) to Institutional (City of St. Augustine) and to rezone the approximately 39.8-acre property from Residential, Single family-three (RS-3) and Open Rural (OR) (St. Johns County zoning designations) to Open Land (OL) (City of St. Augustine zoning designation).

9. Other Business

- a. Board discussion regarding boat lift size limits for commercial uses and an update on the City's floodplain management initiatives going into 2024.

10. Adjournment

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

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

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting November 7, 2023

The Planning and Zoning Board met in formal session Tuesday, November 7, 2023, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Charles Pappas, Chairperson and the following were present:

1. Roll Call:

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

City Staff:

Amy Skinner, Director, Planning & Building Department
Jacob Fredriksson, Planning & Building Planner
Kelly Trainor, Assistant City Attorney
Jamie D. Perkins, Manager, Neighborhood Services & Community
Redevelopment Agency
Michele Fudo, Recording Secretary

2. General Public hearings for Items Not on the Agenda

(none)

3. Approval of Minutes

MOTION

Mr. Blow MOVED to APPROVE the September 5, 2023, minutes as presented. The motion was SECONDED by Mr. DePreter.
Motion PASSED by UNANIMOUS voice vote.

Mr. DePreter MOVED to APPROVE the September 19, 2023, minutes as presented. The motion was SECONDED by Mr. Blow.
Motion PASSED by UNANIMOUS voice vote.

Mr. Davis MOVED to APPROVE the October 3, 2023, minutes as presented.

The motion was SECONDED by Ms. Tucker.
Motion PASSED by UNANIMOUS voice vote.

4. Modification and Approval of Agenda

(none)

5. Appeal of a Staff Determination and Variance

**5. (a) 2023-0088 – James G. Whitehouse, Esq. – Applicant c/o St. Johns Law Group
Ryan Rice – Owner c/o Ryan Rice Industries, LLC 111 Colon Avenue**

To appeal staff's determination that an accessory dwelling unit is not an allowed use at this location within the Residential Single-Family-One (RS-1) zoning district. To approve a variance to reduce the side and rear setback requirements for an accessory structure including a guesthouse.

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

Mr. Whitehouse reviewed the application.

The board provided their ex parte communication.

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

Public hearing was opened.

Steve Petersen noticed a trend in the city that properties were being rented out by the day. He said he had contacted Code Enforcement several times and nothing had been done. He was concerned that the neighborhood was being degraded. He added that the Board was in place to protect the community and work with code enforcement.

BJ Kalaidi wanted to clarify who owned the property when an application was filed with Planning and Zoning in April of 2019. She pointed out that the work on the accessory building had not been permitted. She asked the Board to deny the appeal and the variance.

Public hearing was closed.

Mr. Whitehouse presented his rebuttal.

The Board discussed:
Mr. Shaffer asked if just the appeal was under consideration.

Ms. Skinner advised the Board that Planning and Zoning did not consider the accessory structure a second dwelling unit. She said

that the additional structure could be used as a guest house but could not have a kitchen or exceed five-hundred square feet. She said the variance would allow for the structure to be within the setbacks.

Board discussion continued:

- Supported the City staff recommendation
- There were no drawings for the second structure
- Certificate of completion recognized the work was done but did not determine compliance
- The Zoning Department did not review the application initially
- It appeared that there were no mistakes made from the standpoint of the City

Ms. Tucker questioned the purpose of the second structure and if the Board denied the appeal what the structure would become.

Mr. Fredrikkson advised the structure would be used as a storage building.

Mr. Whitehouse felt that there was sufficient evidence to allow the building to remain and be used as a guest house.

The Board continued:

- Not enough evidence to show the building was previously used as an additional dwelling unit
- There was no basis for approval as an accessory building
- If variance was approved footprint of structure would have to be reduced and kitchen removed

MOTION

Mr. DePreter MOVED to support the staff recommendation for 2023-0088 to DENY the appeal for the accessory structure and APPROVE the variance for the structure as it meets compliance as a guest house. The motion was SECONDED by Mr. Shaffer

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Variance

6. (a) 2023-0085 – Thomas “Nick” Lee – Applicant c/o T.N. Lee Services, LLC Gary Northrup – Owner c/o Komorebi Bonsai Garden 550 West King Street

To reduce the building size and required glazing amount required under the King Street Design Standards for Entry Corridors for the proposed building within the King Street Entry Corridor.

Nick Lee reviewed the application.

The Board provided their ex parte communication.

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

Public Hearing was opened.

BJ Kalaidi wanted to know if a wall would be built next to the building.

Public hearing was closed.

Mr. Lee advised the Board that the Corridor Review Committee (CRC) had suggested a masonry knee wall be placed on the property to increase the building frontage. He said that no wall had been included in the plans and the CRC had approved the plan.

The Board discussed:

- The application met the criteria for the variance
- CRC had already approved the application
- Property had some disadvantages, irregular shaped lot, drainage ditch, parking

- Applicant had made an effort to increase frontage by adding a sign
- Reduced glazing was acceptable

MOTION

Mr. Davis MOVED to APPROVE variance 2023-0085 at 550 West King Street to reduce the building size and required glazing amount required under the King Street Design Standards for Entry Corridors for the proposed building within the King Street Entry Corridor. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) 2023-0089 – Shane Jackson – Applicant and Owner 75 Dr. Martin Luther King Jr. Avenue PID# 207310-0000

To approve a variance to the maximum height of a fence on the perimeter of the property in the front yard within the Residential Single-Family-Two (RS-2) zoning district.

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

Shane Jackson reviewed the application.

The Board provided their Ex Parte Communication:

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

Mr. Pappas asked for clarification of the maximum height allowed for the fence.

Mr. Fredrikkson advised that the applicant was allowed a maximum height of eight feet.

Public hearing was opened.

BJ Kalaidi asked the Board to follow the rules that were already in place. She said that people needed to continue to contact Code Enforcement until results were obtained.

Lauren Giber suggested landscaping the front of the property for more privacy.

Public hearing was closed.

Mr. Jackson provided his rebuttal.

The Board discussed:

Ms. Tucker asked for a recommendation to address the problems with the neighboring property.

Mr. Fredrikkson said that the applicant would have had to file a complaint with Code Enforcement, which would then investigate.

Mr. Jackson advised that he had been in contact with the code enforcement office many times over the last several years.

Board discussion continued:

- Felt there were public safety issues with the neighboring property
- Suggested a vegetation barrier
- Felt that the variance request did not meet the criteria
- Felt that the applicant met the requirements of a unique situation
- Code had no avenue to address a building that was constantly in disrepair

Mr. Blow questioned what the City code was, when a building had fallen in to disrepair.

Ms. Skinner advised that the building was protected by the fact that it was in the

Lincolnville National Register District and a Community Redevelopment Agency area. She said that if the building was secure and not open to trespass, code enforcement would not pursue the issue.

Ms. Trainor advised the Board that if the variance was not approved, the option for the applicant was to use a natural barrier.

MOTION

Mr. Davis MOVED to APPROVE variance 2023-0089 as it meets the criteria in the code and will be six feet six-inch fence for the length of the property and no farther towards the street than what is currently installed. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: DePreter

MOTION CARRIED

7. Use by Exception

7. (a) 2023-0082 – Bryan & Theresa Polleschultz – Applicant and Owner c/o Sweetlife 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.

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

Theresa Polleschultz reviewed the application.

The Board presented their Ex Parte Communication:

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

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

The Board discussed:

Mr. Pappas asked if there had been any communication with the neighboring church regarding the parking issue.

Ms. Polleschultz said that she had sent a letter to the church, and they denied a request to allow parking.

Mr. Davis did not have a site plan to verify that there were no other options for parking. He asked if there was any way to double park on the site. He said that he would rather see the site plan and did not want to approve variance without verification.

Mr. Fredrikkson said that a site plan had been reviewed by Code Enforcement and they had determined that there was no room for a fourth car at the site. He advised the Board that he will include site plans going forward for these types of requests.

Discussion continued:

-
- All advertisements should be specific about available parking.
- Needed to provide a letter from the neighboring property that there was an agreement in place to provide an additional parking space
- Agreed that the site plans needed to be evaluated before a decision could be made
- Would like to see more due diligence on the part of the applicant.

MOTION

Mr. Blow MOVED to CONTINUE application 2023-0082 to the December 5,

2023, meeting. The applicant should provide a site plan showing the amount of parking that could be obtained using a stacked method and in addition provide evidence of attempts to secure offsite parking. The motion was SECONDED by Mr. Pappas

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Conservation Overlay Zone Development

**8. (a) 2023-0077 – Ryan Carter – Applicant
c/o Carter Environmental Services Inc
Robert Finvarb – Manager/Owner
c/o Windward Shipyard Land Holdings
LLC 255 Diesel Road**

Continued from the October 3 rd Regular Meeting

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

Mr. Fredrikkson read the staff report and said Review of Section 11-29, specifically the evaluation of the 17 criteria for Conservation Overlay Zone Development, is the responsibility of the Planning and Zoning Board for the proposed construction at 255 Diesel Road. The requested review is for the:

- proposed construction of approximately 10,680 square foot dockage facility, including the thirty-six (36) wet slips,
- the advertised 563 foot retaining wall (indicated in red on the Figure 3B visual aid) sections to serve as shoreline stabilization,
- proposed salt marsh dredging,

- and proposed upland excavation

The Board's review must determine that this proposal is to be to the benefit of the public as a whole and as having no significant negative impact on natural systems, by either individual or cumulative effect. Review of the 556-foot retaining wall (indicated in green on the Figure 3B visual aid) will take place at a future public hearing once it has been properly noticed and advertised.

Mr. Carter reviewed the application.

The Board provided their Ex Parte Communication.

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

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

The Board discussed:

- Reviewed the criteria to verify that the application fit
- Appreciated the presentation of the mitigation on the property
- Appeared to meet the criteria
- Proper permits were in place
- Public walkway would be extended to go past the travel lift basin
- No plan for kayak launching
- No issue with navigation lane
- No plan for boat lifts

MOTION

Mr. DePreter MOVED to APPROVE application PZB2023-0077 as it meets, per Board discussion and staff review and applicant presentation, meets the seventeen criteria with a note that the review of the 556-foot retaining wall will take place at a future meeting. The motion was SECONDED by Mr. Davis

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) 2023-0083 – Ryan Carter – Applicant c/o Carter Environmental Services Inc Jonathan Wasson – Owner 25 Dolphin Drive

To modify an existing dock by constructing a 160 square foot floating dock, a 60 square foot gangway, and two (2) 60 square foot cantilevered decks within Conservation Overlay Zone 1.

Mr. Fredriksson read the staff report and said Review of Section 11-29, specifically the evaluation of the 17 criteria for Conservation Overlay Zone Development, is the responsibility of the Planning and Zoning Board for the proposed construction at 25 Dolphin Drive. The Board's review must determine that this proposal is to be to the benefit of the public as a whole as well as having no significant negative impact on natural systems, by either individual or cumulative effect.

Ex Parte Communication: none

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

Mr. Carter reviewed the application.

Public hearing was opened.

Judith Lennon said that there was concern in the neighborhood regarding the cantilever style of dock. She felt that the application should be clarified and resubmitted. She did not object to the extension of the dock, however she was concerned that the proposed cantilevered style dock would encroach on her yard.

Public hearing was closed.

Mr. Carter provided his rebuttal

The Board discussed:

Mr. Davis asked if the Board had previously approved a cantilevered deck in the past.

Mr. Blow said that an approval was issued in the past with similar circumstances.

Discussion continued:

- Property line was where the sea wall was and that would put it on the cities property
-
- Cantilevered dock was described as a floating deck hanging off of the sea wall
- Supports dock and gangway not new deck

MOTION

Mr. DePreter MOVED to APPROVE PZB2023-0083 for the floating dock and gangway, and to NOT APPROVE the cantilevered structures that have been proposed specifically on criteria eleven, impact of development on shoreline by linear feet and percent of sight and criteria twelve, impact of development on vistas and scenic opportunities by linear feet, height, mass, and percent of sight, and as the Board has discussed the scenic view is the view from the river back to public access. The motion was SECONDED by Mr. Shaffer

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (c) 2023-0084 – Ricky Garmon – Applicant and Owner 515 Arricola Avenue

To remove a significant Cedar tree within Conservation Overlay Zone 3.

Mr. Fredriksson read the staff report and said Review of Section 11-29 staff finds that the Board may APPROVE a request for Conservation Overlay Zone 3 development to remove a significant Cedar tree at 515 Arricola Avenue to allow for the construction of a new single-family home. Approval of a future building permit application will require the replanting of two (2) Cedar trees to meet the requirements of Section 25-56. – Tree removal and replacement.

Rick Garmon reviewed the application.

Ex Parte Communication: none

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

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

Public hearing was closed.

The Board discussed:

- House had been demolished, however tree still remained
- Needed location of the new cedar trees
- Plenty of room for new trees
- There was a fifteen-foot set back variance on this property
- Did not support removal of the current cedar tree
- Wanted to see a site plan
- Arborist report indicating the tree was in bad shape
- Wanted to see more information either to continue or deny
- Burden of proof was on the applicant
- Needed more information to justify tree removal

Ms. Skinner explained that this applicant was part of the flood mitigation grant and funds

had been received for this project. She said the applicant may not have much flexibility.

The Board continued:

- Could the house be closer to the tree since it was going to be on piers
- Lowest house on the street
- Had experienced repeated flooding
- Neighboring houses were raised and house was in a valley
- If tree was left in current position, it would create a problem with insurance
- Did not want the tree removed, however, after a review of the site plan, did not think it could be saved.

MOTION

Mr. Davis MOVED to APPROVE item 2023-0084 to remove a significant Cedar Tree within Conservation Overlay Zone three, provided that the owner put back four three-inch cedar trees not the required two. Referencing Criteria G; Ease with which the property owner can alter or revise the purpose of development and Criteria B the necessity of removing the tree to allow reasonable economic use of the property. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

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

NAYES: Tucker

MOTION CARRIED¹

9. Other Business

9. a. Discussion and Recommendation regarding the proposed Parking Code update.

Public comment was opened.

Melinda Reconcay asked the Board to not lessen the business requirements for parking

until other downtown parking issues had been solved, this would continue to drive parking into the local neighborhoods. She asked if there were any numbers showing if the use of the shuttle had increased. She said she would like to see those numbers. If parking requirement was lowered, would the businesses start charging for parking. Many people did not feel that paying for parking in front of their homes was fair. She felt that special pricing for the garage during the week and for special events would help to fill the spaces there.

BJ Kalaidi said she was concerned about allowing businesses to go beyond the 400 feet for parking. She said that there were businesses on King Street that had painted over the American Disability Act (ADA) or handicap parking. She felt that the city needed to be careful to avoid a suit regarding the ADA.

Public hearing was closed.

The Board discussed:

- Felt that the business owners did not fully understand the proposed changes
- Liked shared parking
- Supported multi modal transportation uses
- Thought that infrastructure needed to be upgraded before the parking could be updated
- Needed to address the mobility issues in the city
- Ideally there would be parking garages on the perimeter of the city with adequate shuttled services
- Supported moving the ordinance to the commission with a disclaimer, stating the Board did not know the impact this would have on the neighborhoods in the near term
- Felt that there had been a lot of work done for this ordinance
- Suggested a wording change in Section 28-368 item C; lighting shall be installed to minimize glare, change to minimize

¹ Break 4:04 – 4:22 pm

light pollution and add including but not limited to adjacent properties

- Requested the commission do an outreach to the business engagement
- Policy for fees needed to be addressed separately
- Ordinance would help with the use of property that was dormant
- Encouraged people to walk or bike if possible
- Needed a dedicated bike lane
- Option for the Board to approve additional parking if needed for businesses
- Agreed this was a good start to address parking problems
- There could be changes that would need to be addressed in the future
- Needed clarification on the way the fee in lieu of parking would be charged
- Revisit the fees at a later date
- Proper messaging to businesses as well as residents was important

Motion

Mr. Blow made a motion to move the ordinance to the commission with a disclaimer indicating that the Board did not know the impact this would have on neighborhoods in the near term. Motion was seconded by Mr. Davis.

VOTE ON MOTION:

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

NAYS: Shaffer

MOTION CARRIED

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

Mr. Blow asked to be excused from the remainder of the meeting.

Jamie D. Perkins reviewed the recommendation.

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

The Board discussed:

Mr. Shaffer questioned redevelopment of surface lots. He asked if this meant that parking would be reduced.

Ms. Perkins advised that the plan had been left flexible so that changes could be made as needed. She said there were no plans to reduce parking.

Mr. DePreter asked if the word schools be added to page 71 number three.

Ms. Perkins asked if instead of schools, the word institutions would be acceptable.

Motion

Mr. Davis moved to recommend moving the Historic Area Community Redevelopment Area (HACRA) to the City Commission. The motion was seconded by Mr. DePreter.

VOTE ON MOTION:

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

NAYS: NONE

MOTION CARRIES UNANIMOUSLY

Ms. Skinner wanted to give an update to the Board regarding the new format for the Board packets for the staff reports and get their feedback.

Ms. Skinner presented the meeting schedule for 2024. The Board accepted the schedule as presented.

10. Adjournment

Having no further business, Mr. Pappas
adjourned the meeting at 5:18 P.M.²

Charles Pappas, Chairperson

² Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting December 5, 2023

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

1. Roll Call: Charles Pappas, Chairperson
Christine Tucker, Vice- Chairperson
Mike Davis
Jon DePreter
Carl Blow
Matthew Shaffer
Ashleigh Barnes

City Staff: Amy Skinner, Director, Planning & Building Department
Jacob Fredriksson, Planning & Building Planner
Isabelle Lopez, City Attorney
Michele Fudo, Recording Secretary

2. General Public hearings for Items Not on the Agenda

none

3. Approval of Minutes

none

4. Modification and Approval of Agenda

MOTION

Mr. Davis **MOVED** to postpone agenda item 5.a. to allow the applicant time to arrive. The motion was **SECONDED** by Mr. DePreter.

MOTION CARRIED by UNANIMOUS VOICE VOTE

5. Preliminary Plat Approval

5. (a) 2023-0090 Brandon Shugart – Applicant 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.

Item 5.a. heard after item 6.a.

Mr. Fredriksson read the staff report and said 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.

William Deese reviewed the application

The Board presented their ex parte communication.

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

Public hearing was opened.

John McLain advised the Board that the wall on Whitney Street was not a historical wall.

Public hearing was closed.

The Board discussed:

- Property was replatted in 2015
- The wall was a major issue because of historical significance
- Was the information provided correct
- Would like to see something in writing stating that the owners' claims were legitimate

Ms. Lopez suggested that the planning staff clarify why the wall was considered historic. She asked if it was because of its placement or the materials used to build it. She referenced the inventory form that identified the wall as a fence of locally produced rusticated concrete block. She said that the wall could be made of a material other than coquina and still have historic significance.

Ms. Tucker felt that the applicant had conveyed that because of the due diligence they had conducted, they had been advised that the wall was not of historical significance. She asked if the HARB Board could provide information to clarify.

- If recommendation goes to the commission, needed to save as much of the wall as possible
- Did not agree that drainage plans met the city's requirements
- Were there any plans to remove any trees on the property that would be considered significant
- Reluctant to overturn a previous board's decision
- Felt the wall needed to stay in place to preserve the history of the neighborhood
- Did not support the replatting of the property
- No evidence or proof to contradict the City on the wall
- Did not want to see three more curb cuts

MOTION

Mr. DePreter MOVED to DENY a recommendation for application 2023-0090. The decision is based on no new evidence presented since 2015, staff report advised a conflict with the historical significance of the site, and Board discussion. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Variance

6. (a) 2023-0093– Scott & Mary Siefken – Applicant and 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.

Mr. Fredriksson read the staff report and said 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.

Scott Siefken reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

Barbara Tanner stated that she lives on the east side of the house. She told the Board that the house was in disrepair, and she felt that the changes would be an invasion of the privacy of her home. She added that the house had not been touched since she

moved into her home. She asked the Board to deny the application.

David Sellers advised the board that he had been in the neighborhood for many years. He said that the current owner had owned the home for 5 years and had never maintained the property properly. Mr. Sellers also asked the Board to deny the application.

Public hearing was closed.

The applicant presented his rebuttal.

The Board discussed:

Mr. Pappas asked if the property was listed as a contributing building in the area.

Mr. Fredriksson advised the Board that this was a contributing building.

- Plans that were submitted to the Board show that some walls may be load bearing
- Applicant may not be able to achieve what was presented in the drawings
- Needed to engage an architect

Ms. Skinner advised that the applicant, if approved, would have one year to act upon the variance.

Discussion continued:

- Board has been lenient in the past with variances
- Elevator could be placed at the rear of the building, eliminating the need for a variance
- Opposed the application as it was contrary to the public interest
- Elevator footprint would be approximately twenty-five square feet
- Understood neighbors concerns, however, the board had no purview
- If application was approved, it gave a chance for the home to be improved
- Wanted to see architectural drawings before an approval was granted

- Advised applicant that an elevator added at the rear of the building would be easier
- Setbacks would remain the same
- Other options exist for the owner to accomplish their goals
- Property not suffering a unique disadvantage
- Not enough information at this time to approve

MOTION

Mr. Shaffer MOVED to Deny without prejudice the application for variance 2023-0093 for the reasons stated. The motion was SECONDED by Mr. DePreter

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) 2023-0094 – Coastal Getaway Homes, LLC – Applicant and 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.

Mr. Fredriksson read the staff report and said 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.

Carolyn Haslam reviewed the application

Scott Branscom and Patrick Barker builder and developer were present as well.

Ex Parte Communication: none

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

Public hearing was opened; however, there was no response

The Board discussed:

- Deck had already been constructed
- No significant trees were removed
- Noted the size of the lot compared to the size of the home as well as the patio, pool deck and the viewing deck
- There was Water Management District approval
- Reviewed the criteria
- Did not want to create a precedent for residents to start putting cantilevered decks on their property
- Not on a navigable waterway
- Conditions for the variance are cumulative
- City had already approved a larger cantilevered deck in a different area on the property

Mr. Blow wanted to talk about the retaining wall and asked Ms. Lopez if that would be appropriate.

Ms. Lopez told the Board that it had not been noticed for this hearing; however, if the applicant wanted to bundle the two, it could be continued to a later date. She said the applicant had the right to go forward with the current application as it had been noticed. She added that the Board could request clarification if it was difficult to read the exhibits presented.

Mr. Blow asked if the initial drawing, that was approved, included a retaining wall.

Mr. Fredriksson advised that the approved site plan in the packet did not show a retaining wall. Mr. Blow asked the applicant for clarification if the original plan included a retaining wall as it appeared that there was none.

Ms. Skinner advised the Board that when the original site plan was reviewed, there was not an understanding that there was a retaining

wall in place, the rear setback would have been measured to the property line so there was no setback issue for the rear deck. She explained that when a separate permit was submitted for the pool, there was an indication of a retaining wall, and the planning staff became aware of it at that time that a significant retaining wall bulkhead had been built. She said that the retaining wall, bulkhead, and rip rap would come before the board on January 2, 2024, if the application was submitted in a timely manner.

Mr. Blow asked if the current site plan had been approved by the St. Johns River Water Management District.

Ms. Haslam advised the Board that the retaining wall was not within the conservation district, and they did not have to go back to the Water Management District.

Mr. Shaffer asked that the variance be made as specific as possible.

MOTION

Mr. Davis MOVED to APPROVE variance 2023-0094 at 214 Pelican Reef Drive as per the as built drawing that was submitted to the Board, that the setback and variance are allowed to be exactly what was on the as built drawing. Specifically the sundeck and the pergola sitting on top of the sundeck. The motion was SECONDED by Mr. Blow.

Mr. Blow commented that it was very difficult to work outside of your own area and he did not feel that this was an attempt to skip any steps with the city and the requirements that were in place.

VOTE ON MOTION:

AYES: Davis, Blow, Shaffer, Barnes, Pappas

NAYES: DePreter, Tucker

MOTION CARRIED

7. Use by Exception

7.(a) 2023-0082- Bryan & Theresa Polleschultz – Applicant and Owner 120 Twine Street

Continued from the November 5th Regular Meeting

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

Mr. Fredrikkson read the staff report and said 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.

Ex Parte Communication: none

Ms. Polleschultz reviewed the application

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

The Board discussed:

- The Board had requested more due diligence from the applicant
- Continuance was to give the applicant time to provide documentation
- Asked the applicant to use caution when renting so that others in the

neighborhood would not be inconvenienced

- Needed to clarify that the advertisement for the rental should include the actual parking available
- Did not see the parking structure as a viable option
- Code Enforcement had demonstrated that if parking was added at the site, many of the trees would be lost

MOTION

Mr. DePreter MOVED to APPROVE application 2023-0082 as had been demonstrated by the applicants' actions, Board discussion, and staff analysis, that the applicant had in fact tried four options and the only one that fit was the municipal parking garage, also any advertising for the site would state that the fourth parking spot would be in the municipal parking garage. The motion was SECONDED by Mr. Davis

VOTE ON MOTION:

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

NAYES: Shaffer

MOTION CARRIED

8. Conservation Overlay Zone Development

8.(a) 2023-0097- Ryan Carter – Applicant Robert Finvarb - Owner 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.

Mr. Fredrikkson read the staff report and said 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.

Mr. Masters reviewed the application for the Board.

Ex Parte Communication: none

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

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

The Board discussed:

There was consensus with the Board that the application met all the required criteria.

Mr. Davis asked about the size of the boats and was advised that the city maximum was twelve thousand pounds and thirty-two feet in length.

Mr. Blow suggested that bigger slips should be considered for future use and could possibly be handled by a variance.

Ms. Lopez advised the applicant that if approval was granted, to be sure to have the proper submerged land lease for any modified areas.

MOTION

Mr. DePreter MOVED to APPROVE application 2023-0097 as through Board discussion and previous review of this application it conforms to the seventeen criteria. The motion was SECONDED by Ms. Tucker.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8.(b) 2023-0091- Travis Smith – Applicant and Owner 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.

Mr. Fredriksson read the staff report and said 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.

Travis Smith reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed:

Mr. Davis asked for an explanation of where the bulkhead would be in relation to the neighboring properties.

Mr. Travis explained to the Board where the bulkhead would be located and also how drainage would flow off of the property.

Ms. Tucker asked about the tree requirement. She noted that none of the trees being removed were significant.

Mr. Travis said that three cypress trees were in the footprint of the house and the four feet of fill being brought in would destroy them as well as the cabbage palms.

Ms. Tucker continued saying that the requirements of the criteria was that at least twenty-five percent of the trees on site and all healthy trees larger than twelve inches in diameter or fifty percent of the trees on site should be kept. She asked if there was a possibility of placing a condition in the application to replace trees as part of the plan.

Mr. Travis advised that he had a landscape plan.

Mr. Blow asked staff about the requirement of the Pelican Reef area to plant cedar trees and how it impacted this application.

Mr. Fredriksson advised that Board that the applicant would have to plant ten cedar trees before the permit would be approved.

MOTION

Mr. DePreter MOVED to APPROVE application 2023-0091 as with Board discussion and the applicant's discussion that it meets the seventeen criteria. The motion was SECONDED by Mr. Davis

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8.(c) 2023-0095- Ryan Carter – Applicant – Carter Bayly - Owner 97 Coquina Street
To approve the construction of a bulkhead replacement within Conservation Overlay Zones 1 & 2.

Mr. Fredriksson read the staff report and said 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.

Mike Carpenter reviewed the application

The Board provided their ex parte communication.

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

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

The Board discussed:

Mr. Shaffer asked how the height of the bulkhead related to the neighboring property to the north.

Mr. Carpenter explained that the property to the north did not have a bulkhead, and this would tie into a retaining wall that existed two feet off the property line.

- No issue with the bulkhead, however, the lot was problematic
- Noted the following criteria: the sites relationship to adjacent properties, bodies of water and surrounding conservation zones; natural and proposed drainage patterns and; impact on flood plains

Mr. DePreter asked staff what the process was, related to fill on the property.

Ms. Skinner had no recommendation regarding limiting fill. She said that she walked through the property with a building inspector and there were questions about the weeping holes in the wall and concerns whether that would cause flooding on the adjacent property. She said the final grading

would have to allow for the water to be retained on the property.

Discussion continued:

- The wall built to contain the fill dirt interrupted the flow of the neighborhood
- Project did not take into consideration neighboring properties
- The water displacement would be profound
- A crawl space would help to relieve the possibility of flooding on neighboring properties
- Current design would interrupt the natural drainage pattern
- Water would spill into the street
- Needed to find ways to assist applicants to point them in the right direction
- Supported raising houses
- Supported giving relief to homeowners, however, there needed to be some type of limitation in order to protect other homeowners that were not able to do the same to their own property
- Felt that certain areas should be treated separately because of known existing flood problems
- Would like to see more buildings on piers

Mr. Blow asked if the applicant was able to appeal to the City Commission depending on what the Board decided.

Ms. Lopez advised the Board that the applicant was able to appeal, but also, they needed to have an opportunity to present a rebuttal.

The applicant requested a continuance.

MOTION

Mr. Davis MOVED to CONTINUE application 2023-0095 97 Coquina Drive to the January 2, 2024, meeting with the option to move it to the February 6, 2024, meeting. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8.(d) 2023-0096- Ryan Carter – Applicant Carter Bayly - Owner 99 Coquina Street

To approve the construction of a bulkhead replacement within Conservation Overlay Zones 1 & 2.

Mr. Fredriksson read the staff report and said 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.

Ex Parte Communication: none

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

Public hearing was opened.

BJ Kalaidi asked how the applicant would be able to return to subsequent meetings if they did not remove some of the fill on the property. She felt that when it came to some of the projects in the area, the people that the owners hire to do the work should provide better guidance to their clients.

Public hearing was closed.

The applicant requested a continuance.

MOTION

Mr. Davis MOVED to CONTINUE application 2023-0096 to either January 2, 2024, or the February 6, 2024, meeting depending on the applicant's ability to respond to the questions that the Board had. The motion was SECONDED by Ms. Barnes

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Other Business

Mr. Pappas had been asked to review the size of boat lifts approved in the city. He said that the code currently was specific to residential.

Mr. Blow was concerned primarily with a commercial marina and possibly at a condominium location. He asked if changes could be made by variance.

Ms. Lopez was not sure if a variance would be the right way to approach this topic. She asked the Board to allow time to see if a variance would help on a case-by-case basis. She said that she and the staff would take a look at the subject and come back with some recommendations for discussion.

Ms. Lopez provided a legislative update for Short Term Rentals. She highlighted Senate Bill 280 and advised that it was filed and voted on in its first committee. She noted the new proposed bill would continue to grandfather in RS-1, RS-2 and HP-1 limitations on frequency of rental, allow for continued registration of short-term rentals. She said parking could not be regulated differently than regular residential and enforcement of existing short-term rental occupancy would no longer be permitted. She advised that rules could not be imposed on short-term rentals that were not consistent with rules for regular residential homes.

Board discussion followed:

Mr. Davis asked if this would create the need to update residential parking requirements.

Mr. Fredrikkson advised that the single-family home parking requirements had not

been changed; however, they were exploring the residential parking program as an option.

Ms. Barnes asked for clarification of the occupancy rules, as well as changes to the parking program.

Mr. Fredrikkson advised that the City was exploring ways to make the residential parking program more robust.

Ms. Skinner told the Board that the parking requirement for a single-family residence was two. She said the parking code update reduced the multifamily parking code requirements.

Mr. Davis spoke regarding an overlay for South Davis Shores, and volunteered to sit with staff and others to discuss how to allow for some fill on the properties where homes were to be raised. He asked for an update on the Florida Avenue property.

Ms. Lopez advised the Board that the City had purchased the property at the Florida Avenue location. She also told the Board that the Detra PUD had filed for an appeal and she asked the Board not to discuss the matter.

Ms. Skinner advised the Board that there were two new staff members coming on board for the department. They will start employment on December 11, 2023.

10. Adjournment

Having no further business, Mr. Pappas adjourned the meeting at 3:51 P.M.¹

Charles Pappas, Chairperson

¹ Transcribed by Michele Fudo

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
January 2, 2024	5.a.	PZB2023-0099
Request	Address	Parcel ID
Variance	144 Dr. Martin Luther King Jr. Avenue	211720-0000



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 Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	0.08
Applicant & Owner:	James St. George
Owner:	James St. George & Sonya Casey

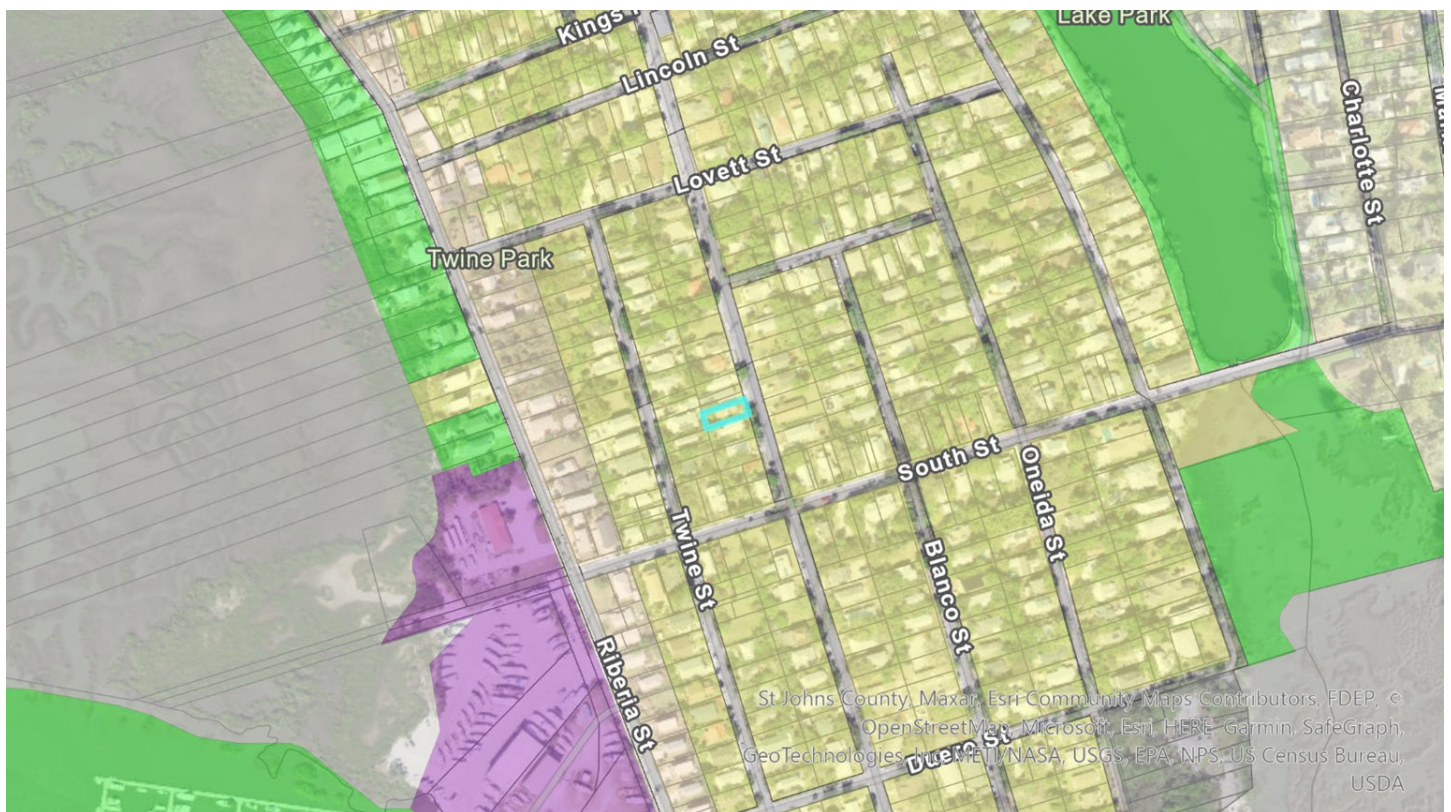


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

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	7100 – Churches	Residential Low Density	RS-2
West	0100 – Single Family	Residential Low Density	RS-2

Request Summary

This is a [variance](#) request to reduce the required side [yard](#) setback requirement of the RS-2 zoning designation which would allow for an addition to the existing structure, originally constructed in 1920. The property at 144 Dr. Martin Luther King Jr. Avenue is approximately thirty-four (34) feet in width; this makes it a [non-conforming lot](#) with [required side yards of four \(4\) feet](#). The proposed addition to the rear of the home provides side yard setback of three (3) feet six (6) inches in efforts to continue the existing exterior wall line. The applicant has stated in their application that the reason for not complying with the required four-foot side yard requirement is due to the cost associated with that effort.

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 2.16.11	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 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.

According to the Florida Master Site File's Historic Properties Inventory Form the structure at 144 Dr. Martin Luther King Jr. Avenue, formally 144 Central Avenue, was constructed "between 1904 and 1910" which is approximately sixty-five (65) years prior to the adoption of the City's zoning code. This structure is currently setback under one (1) foot from the northern property line; this physical condition proves to be a disadvantage when constructing an addition complementary to the existing home while also meeting the current zoning requirements of the RS-2 zoning designation. The applicant states in their application that in order to make reasonable use of the property at 144 Dr. Martin Luther King Jr. Avenue a "modest rear addition" is necessary to mitigate the "severe deterioration of the building structure." The physical location of the existing building, the singular disadvantage at this property, is not a condition created by the 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 a 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 for non-conforming RS-2 lots of four (4) feet to three (3) feet six (6) inches at 144 Dr. Martin Luther King Jr. Avenue / PID 211720-0000.



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



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: James St George Contact Number: 321-432-4329

Business (if applicable): _____

Address: 46 Weeden St City: St Augustine State: FL Zip: 32084

E-Mail Address: weeden2022@gmail.com

2. NAME OF PROPERTY OWNER: James St George & Sonya C Contact Number: 321-432-4329

Business (if applicable): _____

Address: 46 Weeden St City: St Augustine State: FL Zip: 32084

E-Mail Address: weeden2022@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: BLK 2 OR5850/33 Block: CITY S31.5 FT OF LOT 10

Subdivision: Buena Esperanza Subdivi Parcel Number: 2117200000

4. PROJECT STREET ADDRESS: 144 Martin Luther King Ave

5. SPECIFIC PROPOSED USE: Residential; renovation & restoration

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: 432

7. DESCRIPTION OF ACTION REQUESTED: The initial 25' of the South exterior wall of the existing home
side setback of only 2.3' from the South property line; this tapers to only 0.5' side setback (see boundary survey.) The existing building subsequently
indents North 3' from the property line for the remaining structure. A building permit application has been submitted for renovation and restoration
of the home. Plans include a rear extension (addition) of the existing building. This addition would continue from the existing South exterior building
wall and therefore would only have a 3' side setback identical to the existing home.

8. JUSTIFICATION FOR ACTION REQUESTED: Relocation of the existing building to change th
setback from 3' to 4' to accomplish the rear addition would be costly. The plans cannot l
This would also change the location of the original home's footprint.

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, see above

- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes, severe deterioration of the building structure along with the need to renovate the home for reasonable use requires a modest rear addition.

- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Yes; original home location and setback predate current zoning requirements

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

Signature of Applicant _____ 12-01-2023
Date

Signature of Property Owner _____ 12-01-2023
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.

James St George

Print name of applicant

Signature of applicant

12-01-2023

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

144 Martin Luther King Ave

Project Address: _____

James St George

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

James St George ‡

Owner's Name: Sonya Casey Owner's Signature: _____

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2117200000
Location Address	144 MARTIN LUTHER KING AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA SUB CITY S31.5 FT OF LOT 10 BLK 2 OR5850/33 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.080
Homestead	N

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



Owner Information

Owner Name	St George James Et AL 100%
	Casey Sonya 100%
Mailing Address	46 WEEDEN ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	\$58,948
Extra Features Value	\$0
Total Land Value	\$116,480
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$175,428
Total Deferred	\$0
Assessed Value	\$175,428
Total Exemptions	\$0
Taxable Value	\$175,428

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	\$58,948	\$0	\$116,480	\$0	\$0	\$175,428	\$148,020	\$27,408	\$148,020
2022	\$41,603	\$0	\$110,889	\$0	\$0	\$152,492	\$134,564	\$17,928	\$134,564
2021	\$27,691	\$0	\$94,640	\$0	\$0	\$122,331	\$122,331	\$0	\$122,331
2020	\$26,962	\$0	\$75,712	\$0	\$0	\$102,674	\$89,448	\$13,226	\$89,448
2019	\$24,383	\$0	\$75,712	\$0	\$0	\$100,095	\$81,316	\$18,779	\$81,316
2018	\$23,897	\$0	\$69,888	\$0	\$0	\$93,785	\$73,924	\$19,861	\$73,924
2017	\$23,897	\$0	\$62,899	\$0	\$0	\$86,796	\$67,204	\$19,592	\$67,204
2016	\$23,897	\$0	\$54,600	\$0	\$0	\$78,497	\$61,095	\$17,402	\$61,095
2015	\$23,897	\$0	\$43,680	\$0	\$0	\$67,577	\$55,541	\$12,036	\$55,541
2014	\$18,820	\$0	\$34,944	\$0	\$0	\$53,764	\$50,492	\$3,272	\$50,492
2013	\$18,820	\$0	\$27,082	\$0	\$0	\$45,902	\$45,902	\$0	\$45,902

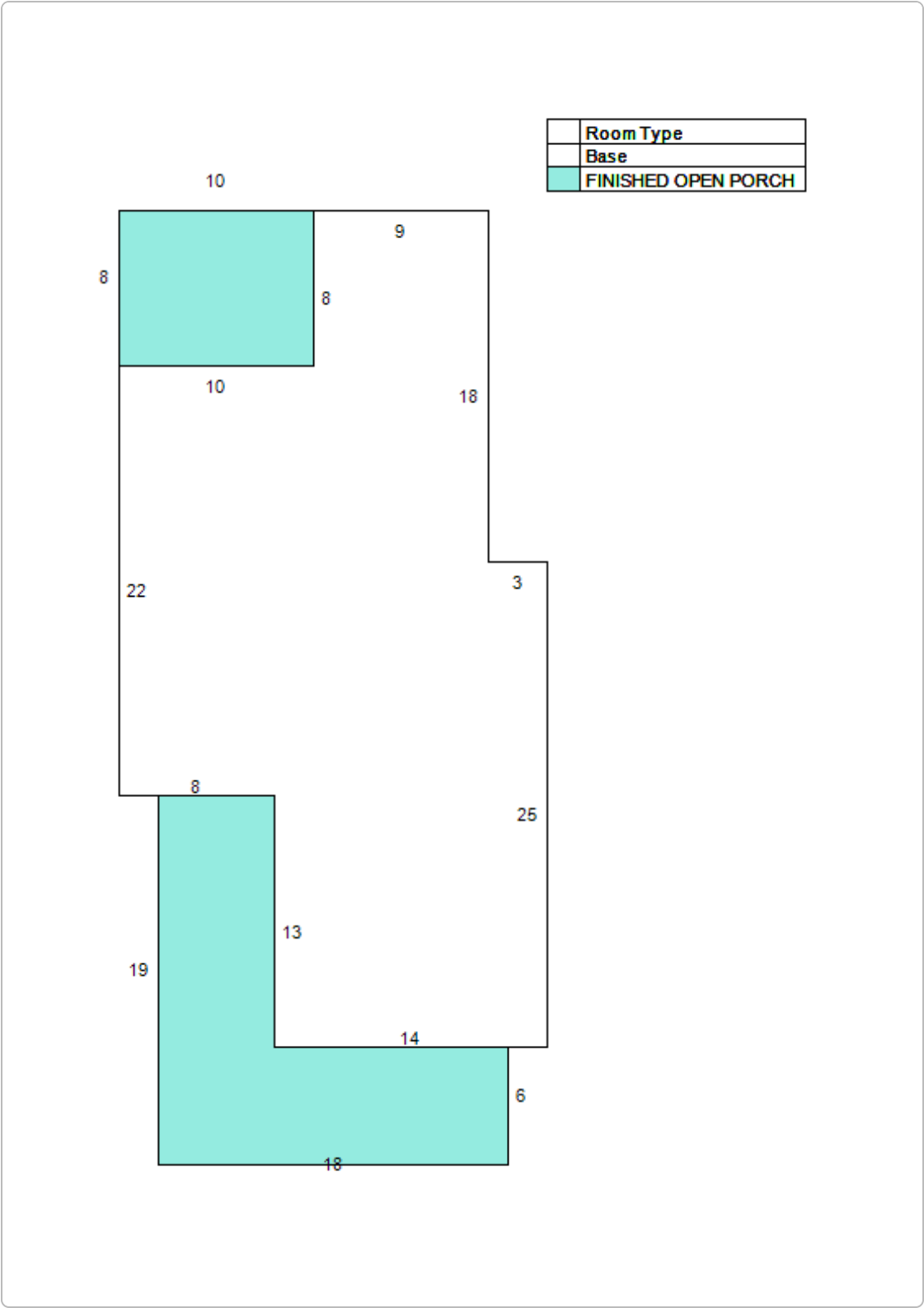
Building Information

Building1
Building Value\$58,948
Year Built1920
Actual Area974
Conditioned Area708
UseSingle Family Residence
Style01
Exterior WallAluminum Vinyl

Roof CoverMetal
Roof StructureGable Hip
Interior FlooringPine Wood
Interior WallDrywall
Heating TypeForced Air
Air ConditioningNone
Bedrooms0
Baths

Description	Square Footage
BASE AREA	708
FINISHED OPEN PORCH	80
FINISHED OPEN PORCH	186
Total SqFt	974

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	32	100	32	EF	\$116,480

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/1/2023	10/25/2023	\$0.00	WARRANTY DEED	5850	33	U	I	JAX IVC REAL ESTATE HOLDINGS LLC	ST GEORGE JAMES ET AL
8/3/2023	7/28/2023	\$224,500.00	WARRANTY DEED	5804	166	Q	I	H&H REAL ESTATE INVESTING LLC	JAX IVC REAL ESTATE HOLDINGS LLC
12/3/2020	11/30/2020	\$123,000.00	WARRANTY DEED	5114	1925	U	I	RE PROPERTY HOLDINGS LLC	H&H REAL ESTATE INVESTING LLC
12/3/2020	11/30/2020	\$92,500.00	WARRANTY DEED	5114	1923	U	I	SMITH DOROTHY L	RE PROPERTY HOLDINGS LLC
	4/5/1993	\$100.00	QUIT CLAIM DEED	986	318	U	I	LOVETTE CARRIE B	SMITH DOROTHY L

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

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

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[Last Data Upload: 12/28/2023, 1:07:59 AM](#)

Contact Us

Developed by





www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 144 MARTIN LUTHER KING AVENUE, SAINT AUGUSTINE, FLORIDA 32084

SURVEY NUMBER: FL2011.2145

FL2011.2145
BOUNDARY SURVEY
ST. JOHNS COUNTY

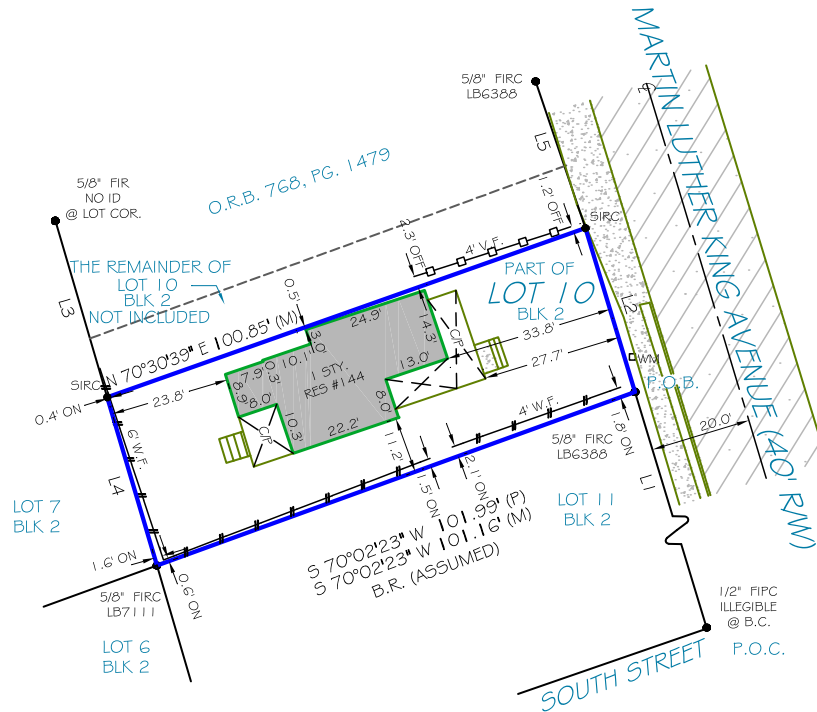


TABLE:

L1	204.60' (D)
	N 16°52'05" W 204.10' (M)
L2	±31.42' (D)
	S 16°52'05" E 34.04' (M)
L3	31.1' (D)
	S 16°25'18" E 36.58' (M)
L4	±31.42' (D)
	N 16°25'38" W 34.89' (P)
L5	31.1' (D)
	S 18°43'32" E 30.81' (M)

SURVEYOR'S NOTES:
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
FENCE OWNERSHIP NOT DETERMINED.

NOTE:
THE MORE PARTICULARLY PORTION OF THE
LEGAL DESCRIPTION PREPARED BY THE
UNDERSIGN AND IS BASED ON THIS SURVEY.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number 6132

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:
NONE VISIBLE



**AFFILIATE
MEMBERS**



LB# 8291
Office: 866.735.1916 | Fax: 866.744.2882
11940 Fairway Lakes Drive, Suite 111 Fort Myers, FL 33913

DATE OF SURVEY: 11/18/20
FIELD WORK DATE: 11/13/2020
REVISION DATE(S): (REV.2 11/25/2020) (REV.1 11/18/2020)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF NORTH 70 DEGREES 02 MINUTES 23 SECONDS EAST IS BASED ON THE SOUTHERLY PROPERTY LINE OF LOT THE SOUTH 31 FEET 5 INCHES MORE OR LESS, OF LOT 10, BLOCK 2, LOCATED WITHIN BUENA ESPERANZA SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK , PAGE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LEGAL DESCRIPTION:

THE SOUTH 31 FEET 5 INCHES MORE OR LESS, OF LOT 10 OF BLOCK 2 OF THE BUENA ESPERANZA SUBDIVISION OF THE CITY OF ST. AUGUSTINE AS PER OFFICIAL MAP OF SAID CITY DATED, JANUARY 1, 1905.

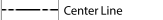
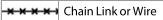
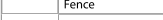
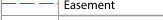
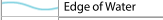
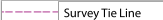
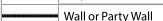
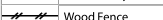
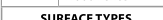
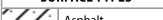
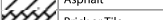
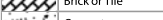
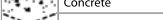
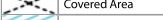
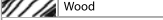
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SOUTH STREET AND THE WESTERLY RIGHT OF WAY LINE OF MARTIN LUTHER AVENUE AVENUE; THENCE NORTH 16°52'05" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID MARTIN LUTHER AVENUE, A DISTANCE OF 204.60 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 10, BLOCK 2, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 70°02'23" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 10, BLOCK 2, A DISTANCE OF 101.16 FEET; THENCE NORTH 16°28'38" WEST, ALONG THE WESTERLY LINE OF SAID LOT 10, BLOCK 2 AS ESTABLISHED, A DISTANCE OF 34.89 FEET; THENCE NORTH 70°30'39" EAST, ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 768, PAGE 1479, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, A DISTANCE OF 100.85 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID MARTIN LUTHER AVENUE; THENCE SOUTH 16°7652'05" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 34.04 FEET TO THE POINT OF BEGINNING.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described in the legal description provided and to depict the visible improvements thereon. This survey only shows improvements found aboveground. Underground footings, utilities and encroachments where not located on this survey map.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to Exacta Land Surveyors, LLC, by a third party or it was estimated by visual above ground inspection only. No excavation was performed to determine the location.
- This survey is exclusively for the use of the parties to whom it is certified.
- Additions or deletions to this Survey Map and Report by other than the signing surveyor is prohibited without written consent of the signing surveyor.
- Dimensions are in feet and decimals thereof.
- Any FEMA food zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted SIRC indicates a minimum 1/2" diameter, 18" long iron rebar with a cap stamped LB#8291.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximant center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are selected above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logo's or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, house dimensions are approximate and should not be used for new construction or planning. All measurements should be verified prior to such activity.

SURVEYOR'S LEGEND

LINETYPES	 Elevation	C/S - Concrete Slab	FIR - Found Iron Rod	ORB - Official Records Book	S/W - Sidewalk
 Boundary Line	 Fire Hydrant	CATV - Cable TV Riser	FIRC - Found Iron Rod & Cap	ORV - Official Record Volume	SBL - Setback Line
 Center Line	 Find or Set Monument	CB - Concrete Block	FN - Found Nail	O/A - Overall	SCL - Survey Closure Line
 Chain Link or Wire Fence	 Guywire or Anchor	CH - Chord Bearing	FN&D - Found Nail & Disc	O/S - Offset	SCR - Screen
 Easement	 Manhole	CHIM - Chimney	FRRSRK - Found Rail Road Spike	OFF - Outside Subject Property	SEC - Section
 Edge of Water	 Tree	CLF - Chain Link Fence	GAR - Garage	OH - Overhang	SEP - Septic Tank
 Iron Fence	 Utility or Light Pole	CME - Canal Maintenance Easement	GM - Gas Meter	OHL - Overhead Utility Lines	SEW - Sewer
 OHL - Overhead Lines	 Well	CO - Clean Out	ID - Identification	ON - Inside Subject Property	SIRC - Set Iron Rod & Cap
 Structure		CONC - Concrete	IE/EE - Ingress/Egress Easement	P/E - Pool Equipment	SMWE - Storm Water Management Easement
 Survey Tie Line		COR - Corner	ILL - Illegible	PB - Plat Book	SN&D - Set Nail and Disc
 Vinyl Fence		CS/W - Concrete Sidewalk	INST - Instrument	PC - Point of Curvature	SQFT - Square Feet
 Wall or Party Wall		CUE - Control Utility Easement	INT - Intersection	PCC - Point of Compound Curvature	STL - Survey Tie Line
 Wood Fence		CVG - Concrete Valley Gutter	IRRE - Irrigation Easement	PCP - Permanent Control Point	STY - Story
SURFACE TYPES		D/W - Driveway	L - Length	PI - Point of Intersection	SV - Sewer Valve
 Asphalt	ABBREVIATIONS	DE - Drainage Easement	LAE - Limited Access Easement	PLS - Professional Land Surveyor	SWE - Sidewalk Easement
 Brick or Tile	(C) - Calculated	DF - Drain Field	LB# - License No. (Business)	PLT - Planter	TBM - Temporary Bench Mark
 Concrete	(D) - Deed	DH - Drill Hole	LBE - Limited Buffer Easement	POB - Point of Beginning	TEL - Telephone Facilities
 Covered Area	(F) - Field	DUE - Drainage & Utility Easement	LE - Landscape Easement	POC - Point of Commencement	TOB - Top of Bank
 Water	(M) - Measured	ELEV - Elevation	LME - Lake/Landscape Maintenance Easement	PRC - Point of Reverse Curvature	TUE - Technological Utility Easement
 Wood	(P) - Plat	EM - Electric Meter	LS# - License No. (Surveyor)	PRM - Permanent Reference Monument	TWP - Township
SYMBOLS	(S) - Survey	ENCL - Enclosure	MB - Map Book	PT - Point of Tangency	TX - Transformer
 Benchmark	A/C - Air Conditioning	ENT - Entrance	ME - Maintenance Easement	PUE - Public Utility Easement	TYP - Typical
 Center Line	AE - Access Easement	EOP - Edge of Pavement	MES - Mitered End Section	R - Radius or Radial	UE - Utility Easement
 Central Angle or Delta	ANE - Anchor Easement	EOW - Edge of Water	MF - Metal Fence	R/W - Right of Way	UG - Underground
 Common Ownership	ASBL - Accessory Setback Line	ESMT - Easement	MH - Manhole	RES - Residential	UP - Utility Pole
 Control Point	B/W - Bay/Box Window	EUB - Electric Utility Box	NR - Non-Radial	RGE - Range	UR - Utility Riser
 Catch Basin	BC - Block Corner	F/DH - Found Drill Hole	NTS - Not to Scale	ROE - Roof Overhang Easement	VF - Vinyl Fence
	BFP - Backflow Preventer	FCM - Found Concrete Monument	NAVD88 - North American Vertical Datum 1988	RP - Radius Point	W/C - Witness Corner
	BLDG - Building	FF - Finished Floor	NGVD29 - National Geodetic Vertical Datum 1929		W/F - Water Filter
	BLK - Block	FIP - Found Iron Pipe	OG - On Ground		WF - Wood Fence
	BM - Benchmark	FIPC - Found Iron Pipe & Cap			WM - Water Meter/Valve Box
	BR - Bearing Reference				WV - Water valve
	BRL - Building Restriction Line				
	BSMT - Basement				
	C - Curve				
	C/L - Center Line				
	C/P - Covered Porch				

CERTIFIED TO:

H&H REAL ESTATE INVESTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY; GIANNELL TITLE LLC; WESTCOR LAND TITLE INSURANCE; GROUNDLOOR REAL ESTATE 1, A GEORGIA LIMITED LIABILITY COMPANY;

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X SHADED & AE (WITH A BASE FLOOD ELEVATION OF 7'). THIS PROPERTY WAS FOUND IN THE CITY OF ST AUGUSTINE, COMMUNITY NUMBER 125145, PANEL NUMBER 0314 DATED 12/07/18.

DATE OF SURVEY: 11/18/20

BUYER: H&H REAL ESTATE INVESTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SELLER:

CLIENT FILE NO: FL20-M1125

TITLE COMMITMENT:

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



LB# 8291
Office: 866.735.1916 | Fax: 866.744.2882
11940 Fairway Lakes Drive, Suite 111 Fort Myers, FL 33913

ELEVATION CERTIFICATE

FL2011.2145EC

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name H&H REAL ESTATE INVESTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 144 MARTIN LUTHER KING AVENUE				Company NAIC Number:	
City SAINT AUGUSTINE		State FLORIDA		ZIP Code 32084	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) THE SOUTH 31 FEET 5 INCHES MORE OR LESS, OF LOT 10 OF BLOCK 2 OF THE BUENA ESPERANZA SUBDIVISION OF THE CITY OF ST. AUGUSTINE AS PER OFFICIAL MAP OF SAID CITY DATED, JANUARY 1, 1905.					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>29° 52' 58.6</u> Long. <u>81° 18' 49.6</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>5</u>					
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u> c) Total net area of flood openings in A8.b <u>N/A</u> sq in d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage: a) Square footage of attached garage <u>N/A</u> sq ft b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u> c) Total net area of flood openings in A9.b <u>N/A</u> sq in d) Engineered flood openings? ☐ Yes ☒ No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number THE CITY OF ST AUGUSTINE 125145			B2. County Name ST. JOHNS		B3. State FLORIDA
B4. Map/Panel Number 12109C - 0314	B5. Suffix J	B6. FIRM Index Date 12/7/2018	B7. FIRM Panel Effective/ Revised Date 12/07/18	B8. Flood Zone(s) X SHADED & AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 7 FEET
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
FL2011.2145EC Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 144 MARTIN LUTHER KING AVENUE			Policy Number:
City SAINT AUGUSTINE	State FLORIDA	ZIP Code 32084	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☒ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: R722 ; DM2648 ; 5.71' Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

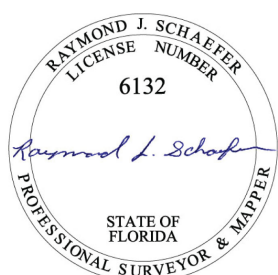
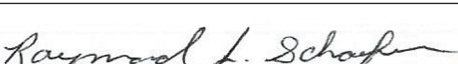
Check the measurement used.

- | | | | |
|---|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 9. 8 | ☒ feet | ☐ meters |
| b) Top of the next higher floor | N/A. | ☒ feet | ☐ meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A. | ☒ feet | ☐ meters |
| d) Attached garage (top of slab) | N/A. | ☒ feet | ☐ meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 9. 8 | ☒ feet | ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 6. 7 | ☒ feet | ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 7. 2 | ☒ feet | ☐ meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | N/A. | ☒ feet | ☐ meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No ☐ Check here if attachments.

Certifier's Name RAYMOND SCHAEFER	License Number 6132	
Title PROFESSIONAL SURVEYOR AND MAPPER		
Company Name EXACTA LAND SURVEYORS, LLC		
Address 11940 FAIRWAY LAKES DRIVE SUITE 1		
City FT. MYERS	State FL	
Signature 	Date 11/16/2020	Telephone P: (866)735-1916
		11/16/2020

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

NOTE: C2.E) IS THE WATER HEATER LOCATED INSIDE THE RESIDENCE. NOTE: THIS ELEVATION CERTIFICATE IS ONLY VALID FOR THE PERSON OR PERSONS NAMED ON THIS CERTIFICATE. THIS CERTIFICATE IS FOR FLOOD INSURANCE PURPOSES ONLY.

CENTERLINE ROAD ELEVATION: 7.54

ELEVATION CERTIFICATE

FL2011.2145EC

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 144 MARTIN LUTHER KING AVENUE			Policy Number:
City SAINT AUGUSTINE	State FLORIDA	ZIP Code 32084	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ N/A . _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ N/A . _____ ☒ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ N/A . _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ N/A . _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ N/A . _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
FL2011.2145EC Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 144 MARTIN LUTHER KING AVENUE			Policy Number:
City SAINT AUGUSTINE	State FLORIDA	ZIP Code 32084	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____
- G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6. FL2011.2145EC

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 144 MARTIN LUTHER KING AVENUE			Policy Number:
City SAINT AUGUSTINE	State FLORIDA	ZIP Code 32084	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



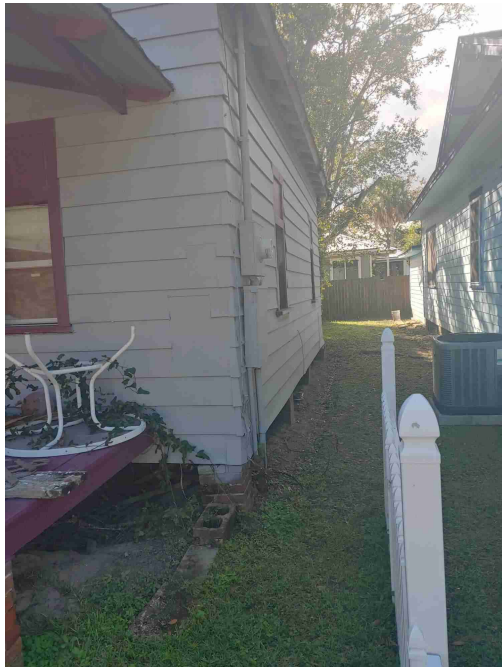
Front View

Front View Date: 11/18/2020



Rear View

Rear View Date: 11/18/2020



Right Side View

Right Side View: 11/18/2020



Left Side View

Left Side View: 11/18/2020

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

FL2011.2145EC

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

144 MARTIN LUTHER KING AVENUE

City

State

ZIP Code

SAINT AUGUSTINE

FLORIDA

32084

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

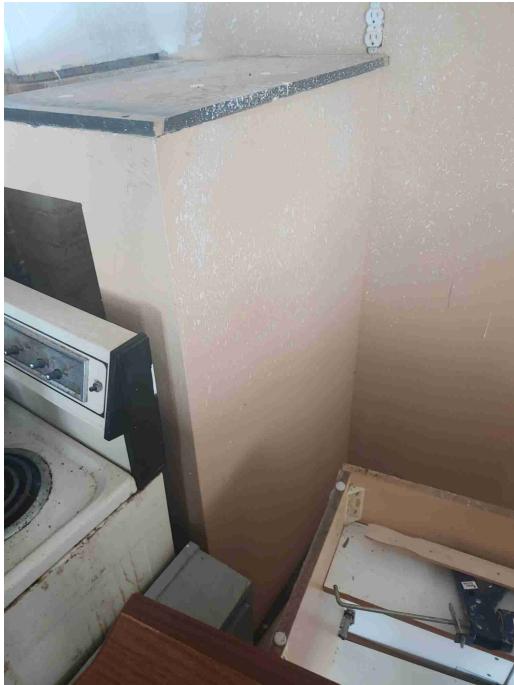


Photo One

Photo Two

WATERHEATER

Photo Three

Photo Four

ST. JOHNS COUNTY – RESIDENTIAL COVER SHEET
STRUCTURAL ENGINEERING

DESIGN SPECIFICATIONS

- DESIGN CODES:
2020 FLORIDA BUILDING CODE (FBC) – EXISTING RESIDENTIAL, ASCE 7–10,
2015 NDS, AOI, ATIC, AWP/A, APA, ICC 600–08
- OCCUPANCY: RESIDENTIAL GROUP R–3 (ONE– AND TWO–FAMILY DWELLINGS)
- DESIGN LOADS:

ROOF CONVENTIONAL FRAMING:
LL 20 PSF RAFTERS
LL 20 PSF CEILING JOISTS
DL 10 PSF RAFTERS
DL 10 PSF CEILING JOISTS
DL 30 PSF ATTICS WITH STORAGE
DL 10 PSF ATTICS W/O STORAGE

WIND ZONE INFORMATION

NOTE: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH,
AND MEETS THE REQUIREMENTS OF SECTION 1609 OF THE 2020
EDITION OF THE FLORIDA BUILDING CODE

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION

- BUILDING: ENCLOSED STRUCTURE
- ULTIMATE DESIGN WIND SPEED (MPH – V_{ult})
- NOMINAL DESIGN WIND SPEED (MPH – V_{asd})
- BUILDING RISK CATEGORY
- WIND EXPOSURE CATEGORY
- INTERNAL PRESSURE COEFFICIENT GC_{pi} (+/-)

STRUCTURE HEIGHT & NO. OF STORIES

- MAXIMUM HEIGHT OF STRUCTURE (FT)
- NUMBER OF STORIES

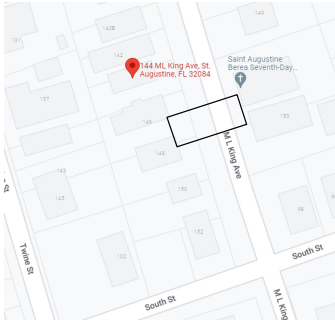
TYPE OF CONSTRUCTION

- TYPE V–B
(PSF)
- UNPROTECTED
- UNSPRINKLERED

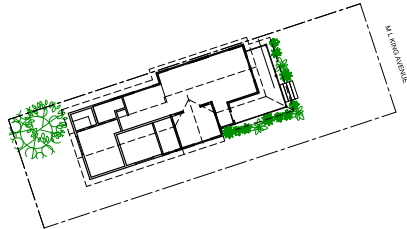
COMPONENTS & CLADDING PRESSURES

COMPONENTS & CLADDING PRESSURES (PSF)				
SIZE	INTERIOR ZONES	END ZONES		
0–20 sf	17.4	19.0	17.4	22.8
21–50 sf	16.3	17.9	16.3	20.6
51–100sf	15.5	17.0	15.5	19.0
> 100 sf	13.6	15.1	13.6	15.1

DIMENSION OF END ZONE IN FT. 4.0
END ZONE IS LOCATED AT BUILDING CORNERS



LOCATION PLAN
RHS



SITE PLAN
LHS

- 1.0 GENERAL NOTES
- A. It is the intent of the Engineer of Record that his work be in conformance with all requirements of the authoritative having jurisdiction over this type of construction and occupancy. All contractors are responsible for the means and methods of constructing and shall do their work in conformance with all applicable codes and regulations.
- B. The contractor shall verify all conditions and dimensions at the job site prior to commencing work.
- C. Contractor shall supply, locate, and build into the work all inserts, anchors, angles, plates, openings, sleeves, hangers, slab depressions, and pitches as may be required to attach and accommodate other work.
- D. These documents, as instruments of service, are the property of the Engineer of Record and may not be used or reproduced without expressed written consent by the Engineer of Record.
- E. All details shall be in accordance with instructions from manufacturer or designer.
- F. The owner shall provide contractor with a soil investigation report and analysis. All requirements for site preparation and soil compaction specified in the soil report shall be followed unless additional more stringent requirements are specified. Notify Engineer of Record if foundation conditions encountered differ from soil exploration information made available to the contractor.
- G. It is the contractor's sole responsibility to determine erection procedure and sequence to ensure the safety of the building and its component parts during erection. H. Contractors shall be responsible for all temporary bracing that is required during construction to keep structure safe and plumb until the entire structure is in place. Bracing shown on structural plans is for completed structure only.
- I. Design is valid after one year from original date.
- J. Do not scale. Use dimensions from architectural plan.
- K. Submittals for this project are reviewed only for general conformance with the design concept and general compliance with the information given in the Contract Documents. It shall not include review of quantities, dimensions, weights or gauges, fabrication processes, construction methods, coordination of the work with other trades, or construction safety precautions, all of which are the sole responsibility of the Contractor. Review of a specific item shall not indicate acceptance of an assembly of which the item is a component. The Engineer shall not be responsible for any deviations from the Contract Documents not clearly noted by the Contractor.
- 2.0 MATERIAL SPECIFICATIONS
- CAST-IN-PLACE CONCRETE: shall have a minimum design compressive strength (f'_c) of 2500 psi at 28 days unless noted otherwise. All footings shall have a minimum design compressive strength of 2500 psi at 28 days. All concrete operations, including but not limited to mix design, mixing, transporting, placing, reinforcing, detailing and placing, curing, and testing shall be done in accordance with the requirements and application of ACI 301–05, "Specifications for Structural Concrete for Buildings". CONCRETE MASONRY UNITS: shall be hollow unit masonry in accordance with ASTM C 90–08 "Hollow Load-Bearing Concrete Masonry Units" and shall have a minimum net area compressive strength of 2000 psi when using Type M or S mortar (ASTM C 270–08). In accordance with ACI 530–08 "Building Code Requirements and Specifications for Masonry Structures", the 2000 psi block in combination with Type M or S mortar provides a design compressive strength (f'_m) of 1500 psi. GROUT: shall be in accordance with ASTM C 478–08 and shall have a maximum coarse aggregate size of 3/8" placed at an 8" to 11" slump and have a minimum specified compressive strength of 2500 psi at 28 days when tested in accordance with ASTM C 1018–06.
- REINFORCING STEEL: shall be in accordance with ASTM A615–08 minimum Grade 40, and conforming to ACI 301–05, ACI 315 "Manual of Concrete Practice", ACI 318–08 "Building Code Requirements for Structural Concrete", and CRS Manual of Standards Practice, 2008.
- STRUCTURAL STEEL: ASTM A36–08 and conform to AISI "Specifications for Design, Fabrication, and Erection of Structural Steel for Buildings".
- STRUCTURAL PIPE AND STRUCTURAL TUBING: shall be ASTM A500–07 (Grade B).
- WELDED WIRE FABRIC (WWF): shall be ASTM A185–07.
- ANCHOR BOLTS AND THREADED RODS: shall be in accordance with ASTM A 307–07 or ASTM F 1554–07 Grade 36.
- WASHERS: shall be in accordance with ASTM F 436–09 Grade 36.
- NUTS: shall be in accordance with ASTM A 563 Grade A Hex.
- ANCHORING ADHESIVE: shall be one of the following products (DUAL CARTRIDGE INSTALLATION ONLY):
Simpson Strong-Tie Co. Product: Epox-Tie SET
Simpson Strong-Tie Co. Product: Acryl-Tie AT
- METAL CONNECTORS: All metal connectors which are exposed to moisture shall be galvanized (ASTM A 153–05), Z–MAX, or stainless steel.
- 2.2.33 WOOD
- A. All wood members exposed to weather or in contact with masonry, concrete, or soil shall be pressure-treated.
- B. All framing anchors and connectors shall be Simpson or equal.
- C. All prefabricated structural trusses shall be certified by the truss manufacturer's registered engineer.
- 2.2.32.4 FASTENINGS
- All framing anchors and connectors shall be manufactured by Simpson or equal unless otherwise noted. All metal connections and fabrications shall comply with AISI specifications. No fasteners shall be corner nuts UNO.
- 2.2.32.1.1 SLEDS ON CONCRETE
- Where slabs or concrete are used, typical anchor bolts shall have a minimum diameter of 1/2" x 2x23/16 minimum washer and a minimum embedment of 7" in concrete. Anchor bolts are required at the following locations:
A. Minimum of (1) anchor bolt per 12 inches of wall and a minimum of (2) anchor bolts per plate.
Anchor bolts shall be located within 12" of corners and openings & at minimum spacings of 48" oc.
- 2.2.32.4.2 SUBFLOORING
- Where subflooring is indicated in these plans use 3/4" T&G plywood glued with a construction adhesive and fastened per FBC – Residential Chapter 5.
- 3.0 CONSTRUCTION SPECIFICATIONS
- 3.19 FOOTINGS AND FOUNDATIONS
- A. Footings and Foundations shall be in accordance with FBC – Residential Chapter 4. This design has been completed in accordance with pertinent standards and accepted engineering design procedures, and is based on the best available information at the time of completion. The design is intended to minimize differential movement resulting from the heaving of expansive soils or settling of subsurface soils. It must be recognized that foundation components will undergo movement. Any subsequent owners shall be apprised of the soil condition and advised to maintain good practices in the future with regard to surface and subsurface drainage, framing of partitions above floor slabs, finish work above floor slabs, etc.
- B. Footings shall bear upon undisturbed soil or upon soil compacted to a minimum of 95% of Modified Proctor Maximum Dry Density for a depth of at least (2) feet below footing.
- C. Fill under concrete slabs shall be clean, free of debris and other deleterious materials. Fill shall be compacted to a minimum of 95% of Modified Proctor Maximum Dry Density (ASTM D1557–07).
- D. Fill shall be treated with lime protection before slab is placed or Barite applied to wood framing above slab.
- E. A concrete slab-on-grade used in conjunction with the exterior stemwall foundation, shall have minimum 6x6 W1.4xW1.4 welded wire fabric (WWF) or fiber reinforcement in the slab and the slab shall be keyed into or tied into the foundation.
- F. The top of a monolithic slab-on-grade shall be at least 8 inches above finished grade. The slab shall have minimum 6x6 W1.4xW1.4 WWF at mid-height or synthetic fiber reinforcement. A double layer of WWF 3 feet wide shall be provided around the perimeter of the slab for no synthetic fiber reinforcement.
- G. Vapor barrier shall consist of minimum 6 mil. polyethylene.
- H. Where subsurface soil condition information is not available, foundations have been designed for a 2000 psi soil bearing capacity. Contractor shall report any differing conditions to the Engineer of Record prior to commencing work.
- 3.19 CONCRETE
- A. Concrete and Steel Reinforcement shall be in accordance with FBC–Building Chapter 19.
- Minimum concrete cover shall be as follows:
Concrete cast against and permanently exposed to earth: 3"
Concrete exposed to earth or weather: #6 – #8 bars: 2"; #9 bars or smaller: 1 1/2"
Concrete not exposed to weather or earth: primary reinforcement for beams and columns: 1 1/2"
B. All continuous reinforcing steel in beams, columns, and footings shall be lappped a minimum of 36 bar diameters or 25", whichever is greater.
C. Horizontal bars and footing bars shall be bent 25" around corners or corner bars with a minimum 25" lap (UNO).
- 3.21 MASONRY
1. Masonry construction shall be in accordance with FBC–Building Chapter 21 and in accordance with the Specifications for Masonry Structures ACI 530.1–08. ACI limits the gross RH height to 12 ft and requires a 1-hour initial set time between lifts.
2. For masonry construction, provide pre-cast concrete lintels over all openings (UNO). Lintels shall be of sufficient size and reinforcement for the given span loading conditions.
- 3.2308 VERTICAL FRAMING WOOD
- Use 2x studs for all exterior and interior walls UNO. In these plans, Space studs @ 16" o.c. at all exterior, interior bearing walls, interior shear walls, and @ 16" o.c. at all exterior non-bearing walls.
Use SPF #2 (or better) top plates and PT SPF #2 (or better) all plates.
Wall sheathing shall be min 7/16" APA rated sheathing.
- 3.2308.2.2.1 INTERIOR SHEARWALL SHEATHING
- GENERAL
- EDGE NAILING is required at the bottom and side edges of the sheathing.
- RAISED SHEATHING
- Where interior shearwall indicated, underlaid with 7/16" Rated Sheathing fastened with 8d nails. Unless noted as above, space nails @ 6" o.c. edges, and 12" o.c. intermediate.
- 3.2319 ROOF AND CEILING FRAMING
1. Roof and Ceiling Framing shall be in accordance with FBC – Residential Chapter 8. Prefabricated structural trusses shall comply with NFPA National Design Specifications for Wood Construction, IP Design Specifications for Metal Plate Connected Wood Trusses, and ATC. All prefabricated wood trusses shall be fastened to their supporting walls or beams with hurricane ties or anchors.
2. Contractor shall coordinate with truss manufacturer to ensure adequate bearing is provided at end reactions of all girder trusses.
3. The contractor shall prepare fabrication and installation drawings showing size, shape, and layout.
- 3.2322 ROOF SHEATHING
- Use 7/16" (specific gravity 0.49 (Douglas-Fir, Southern Pine)) Rated Structural Sheathing (or 4-ply 15/32" CDX She Roofs) with fastening schedule as follows:
Use 8d rephurk nails @ 6" o.c. edges and 12" o.c. field interior zone, uni.
Use 8d rephurk nails @ 6" o.c. edges and 12" o.c. field perimeter zone within 4 feet of roof edges & either side roof peak;
Use 8d rephurk nails @ 6" o.c. edges and 4" o.c. field at gable ends.
- 3.2313.4 GABLE ENDWALLS
- Provide platform framing in attic or balloon frame wall studs at all gable ends.



Bruce D. Amalfitano, A.I.A.

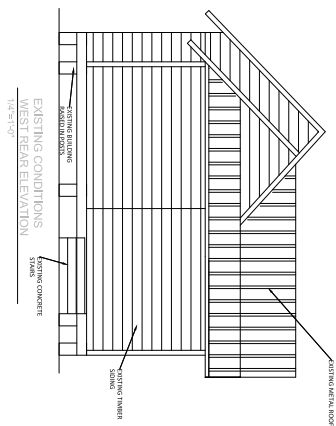
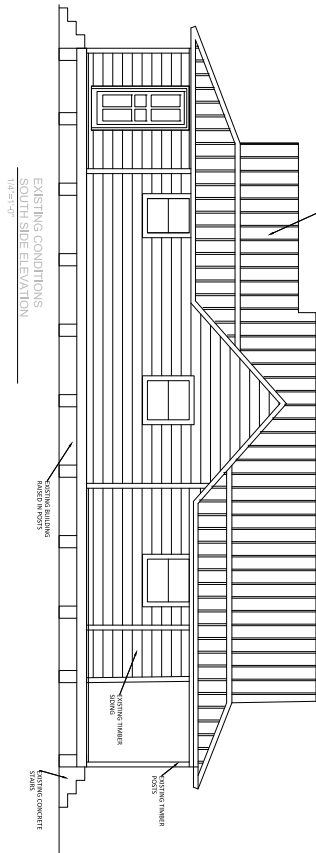
architect
5461 Springbrook Road, Suite 200, Ft. Lauderdale, FL 33327
954.262.9558
blamalfi@amainc.com

#AR 0009774
3 FEBRUARY 2023

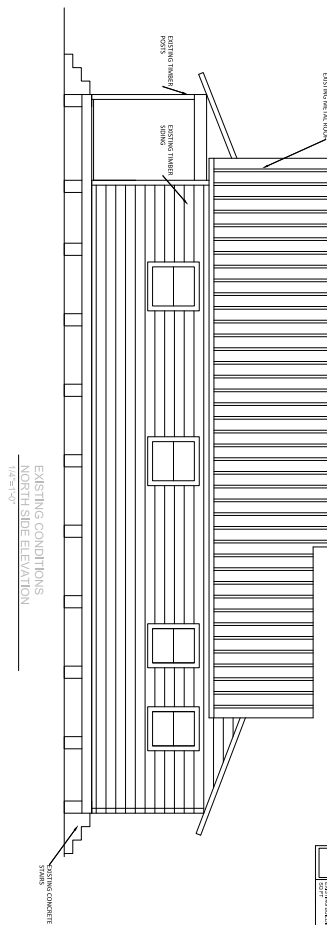
MLK RESIDENCE
St. Augustine, Florida

DATE: 02/03/23
DESIGNED BY: BDA
REVIEWED BY: A
A
A

A1.0



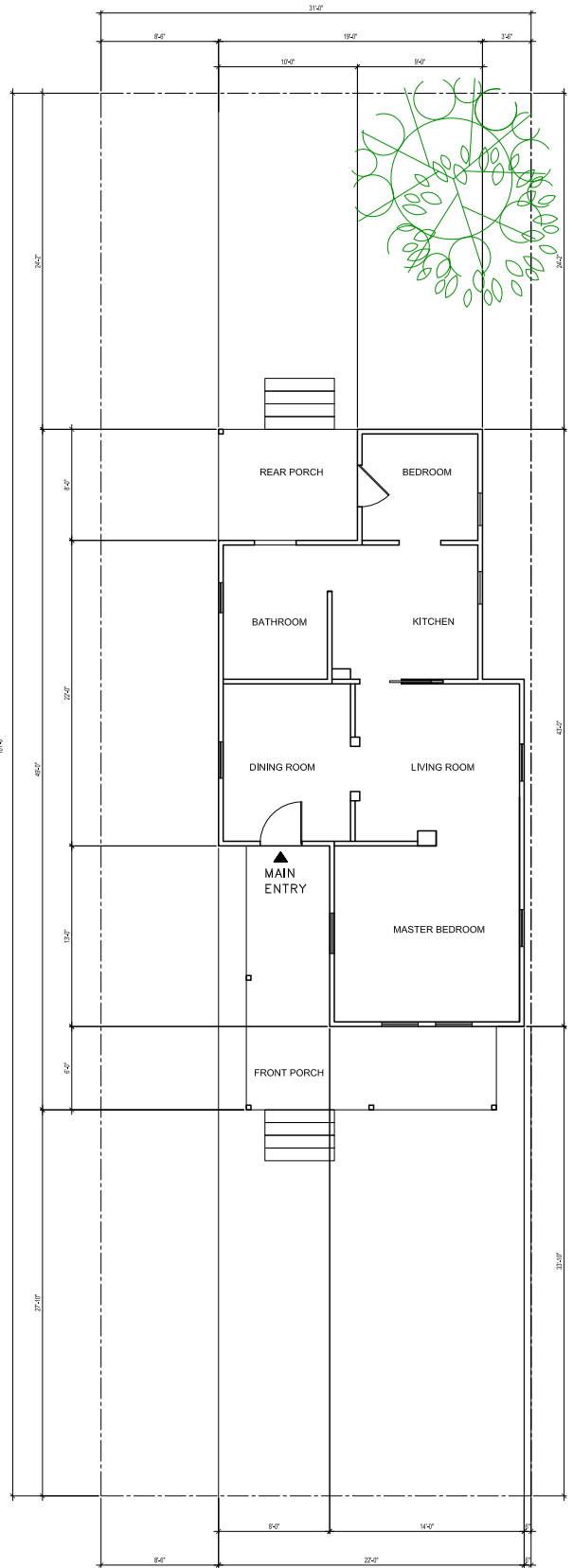
EXISTING CONDITIONS
ELEVATIONS
1/4" = 1'-0"



EXISTING CONDITIONS
ELEVATIONS
1/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	EXISTING PLAN	1/4" = 1'-0"
2	EXISTING PLAN	1/4" = 1'-0"

2
FIRST FLOOR 700 SQ. FT. ±
EXISTING PLAN
1/4" = 1'-0"



A1.1

DATE
12-02-21
DRAWN BY:
BDA
REVISIONS
▲
▲
▲

MLK RESIDENCE
St. Augustine, Florida

PAK 0005774
3 FEBRUARY 2023

Bruce D. Amalfitano, A.I.A.
architect
5461 Spring Brook Road, Jacksonville, Florida 32277
904 262 9558 BAmalfi1@aia.com 904 228 9337





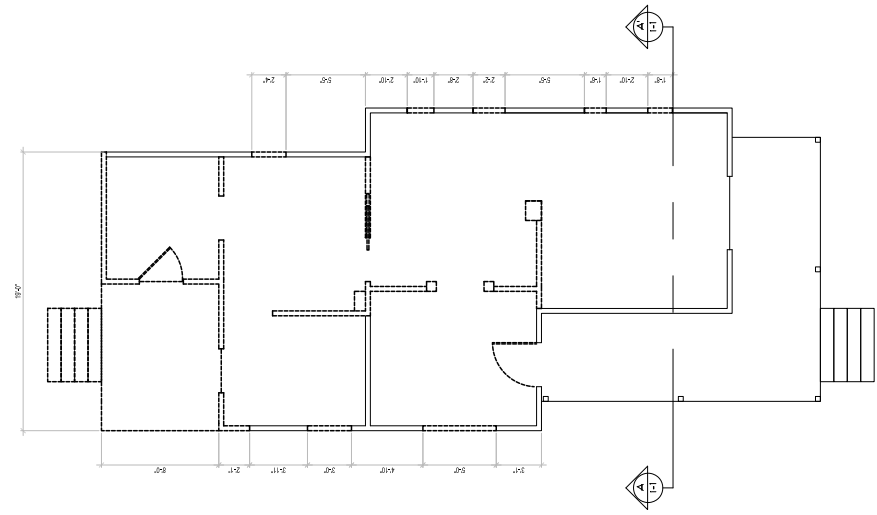
Bruce D. Amalfitano, A.I.A.
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#AR 0009774
3 FEBRUARY 2023

MLK RESIDENCE
St. Augustine, Florida

DATE	REVISION
DESIGNED BY	REVIEWED BY
ISSUED BY	DATE
BY	DATE

A1.2



DEMOLITION PLAN
1/4"=1'-0"

SYMBOL LEGEND	
	EXISTING BUILDING
	TO BE DEMOLISHED
	WALLS TO BE DEMOLISHED

144 MARTIN LUTHER KING AVE
ST. JOHNS County, Florida

GENERAL NOTES

1. It is the intent of the Designer that all be in accordance with all requirements of the building authorities having jurisdiction over this type of construction and occupancy.
2. The Contractor shall verify all conditions and dimensions at the job site prior to commencing work. The Contractor shall report all discrepancies between the drawings and existing conditions to the Designer prior to commencing work.
3. The Contractor shall supply, locate, and build into the work all inserts, anchors, angles, plates, openings, sleeves, hangers, bracing, slab depressions, and and pitches as may be required to attach and accommodate other work.
4. All details and sections shown on the drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere in the work, except where a different detail is shown. (Any details provided by the Engineer and/or Contractor to supersede those provided by the Designer).
5. Roof ventilation to be provided per FBC sections R806.

DESIGN SPECIFICATIONS

Design Code: The 2020 Florida Building Code (FBC) – Residential Occupancy: Residential Group R-3 (One and Two Family Dwellings) Construction: Type V, Unprotected
Note: Any design Specifications provided by the Engineer and/or Contractor supersede those provided by the Designer.

AUTOMATIC FIRE DETECTION

1. Smoke Detectors/Carbon Monoxide detectors to be located per FBC section R314 & R315.

EGRESS OPENING COMPLIANCE

1. See Floor Plan for egress window and door locations "this sheet".
2. All window and door openings labeled "egress" to comply with FBC section R310 & R311.

ALL APPLICABLE BUILDING CODES APPLY

(Including but not limited to):

- FBC-R302.5.1: This door min. 3/8" thick solid wood, or min. 1 Honeycomb core steel, or 20 minute fire-rated. Requires doors connecting a garage to the house have some type of closure.
- FBC-R302.5.2: Ducts in garage shall be min. 26ga. sheet metal, or Owens coming min. 1" thick Endura gold duct board.
- FBC-R302.1: Structures set back 5' or less from the property line may be required to have fire rated overhangs and no projections closer than two feet from the property line. Please review complete code section.
- FBC-R302.6: Garge wall shall be separated from residence and it's attic with min. 1/2" gyp. bd. applied to garage side. Garages beneath habitable rooms shall be separated from rooms above with min. 5/8" type "X" gyp. bd. where the separation is a floor-ceiling assembly, any structure supporting the assembly shall be protected with min. 1/2" gyo. bd.
- FBC-R1601.4.7: Min. 4" clearance required around all sides ormech. equipment and componets, including ducts.
- FBC-R, M1307.2: Ground-mounted mech. units shall be anchored in accordance with this section.

- FBC-R303: Revises glazing requirements around wet surfaces.
- FBC-R402.4.1.2: Florida Building Code – Energy Conservation requires blower door testing to confirm air leakage not greater than 5 air changes per hour. Testing must be done by an approved third party and a report is to be provided to the building official.
- FBC-R303.4: Requires a whole house ventilation system meeting M1507.3 requirements when the air infiltration rate is less than 5 air changes per hour. (Which is what R402.4.1.2 above requires, thus all houses must have a whole house ventilation system).
- FBC-R312: Changes requirements for guards and window fall protection.
- FBC-R806: Changes attic ventilation requirements.
- FBC-R905: Changes installation and type of roofing underlayment (similar to present re-roofing requirements).
- FBC-R703.6.3: Where stucco is applied to lathe over wood frame construction, a bond – breaker is required between the water – resistive barrier and the stucco per one of the following methods" 2 layers of approved water– resistive barrier material, or 1 layer of approved water–resistive barrier over an approved plastic house wrap, or other approved method in accordance with the manufactures installation instructions.
- FBC-703.6.5: While previous codes have referenced that the exterior plaster shall comply with ASTM C926 and ASTM C1063, this section specifically states minimum curing time between coats.
- FBC-M1506: Has added minimum clearance distances between air exhaust (bathroom, kitchen, etc.) and building openings.

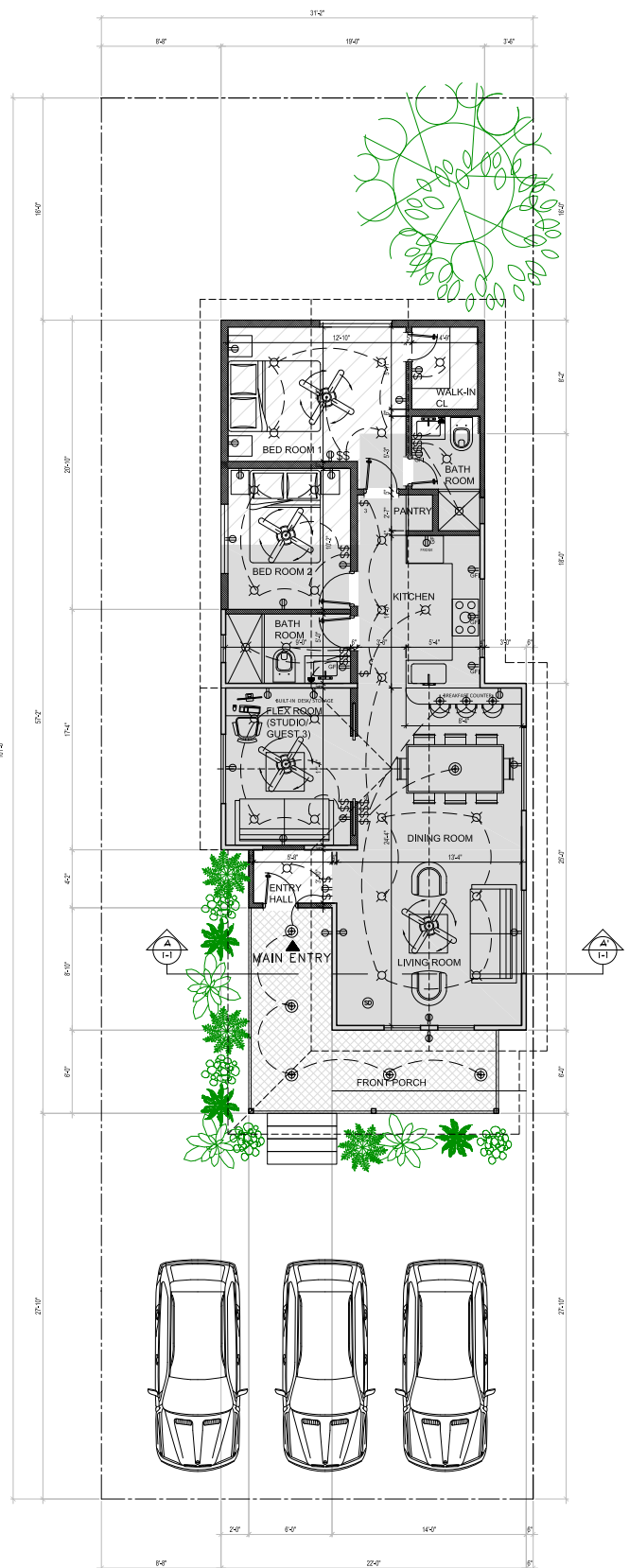
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MLK RESIDENCE
St. Augustine, Florida

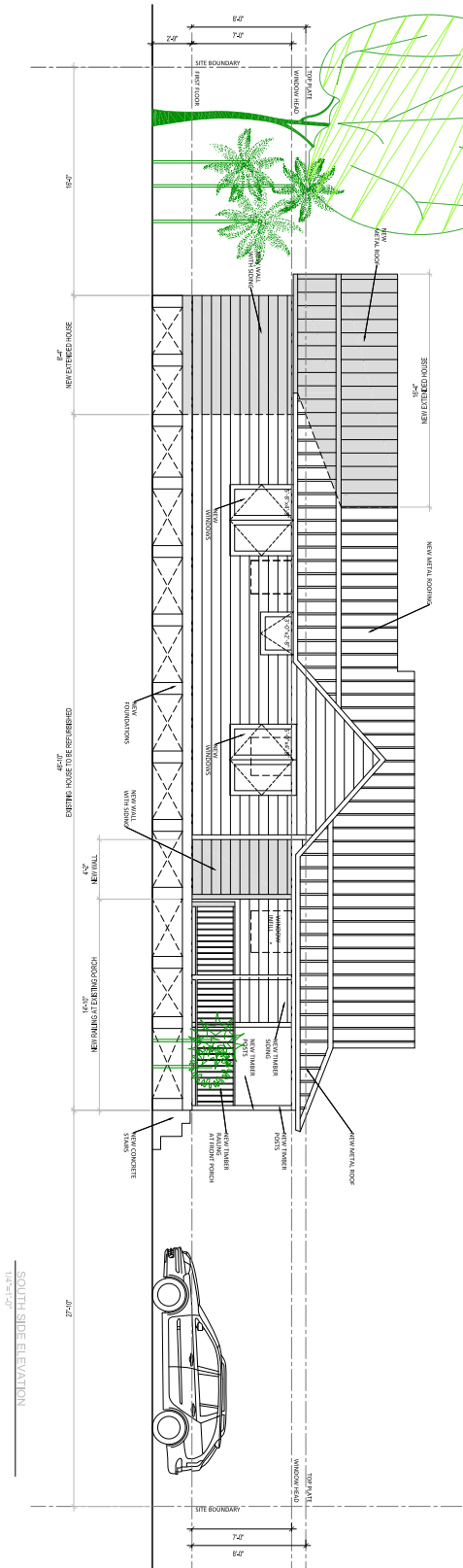
Bruce D. Amalfitano, A.I.A.
architect
 5461 Spring Brook Road, Jacksonville, Florida 32277
 904 262 9558 *BAmalf1@aim.com* 904 228 9337



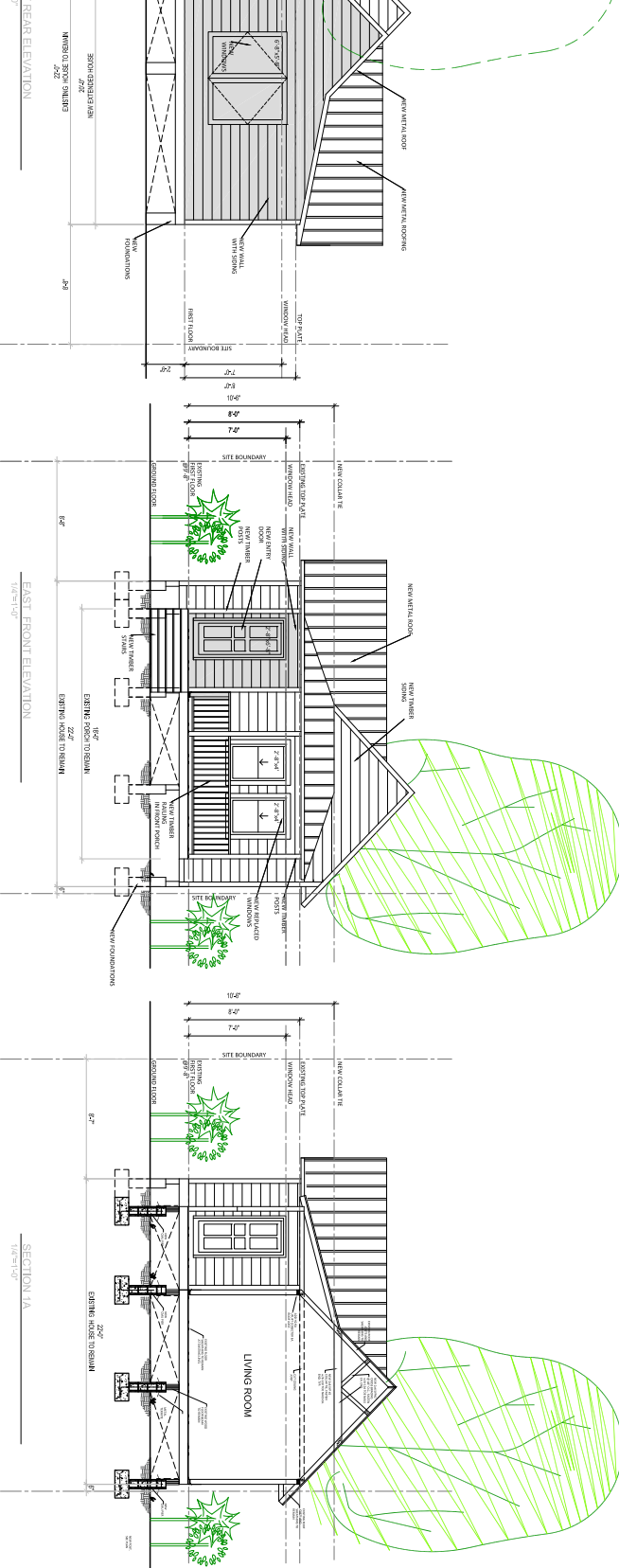
Page 46 of 188



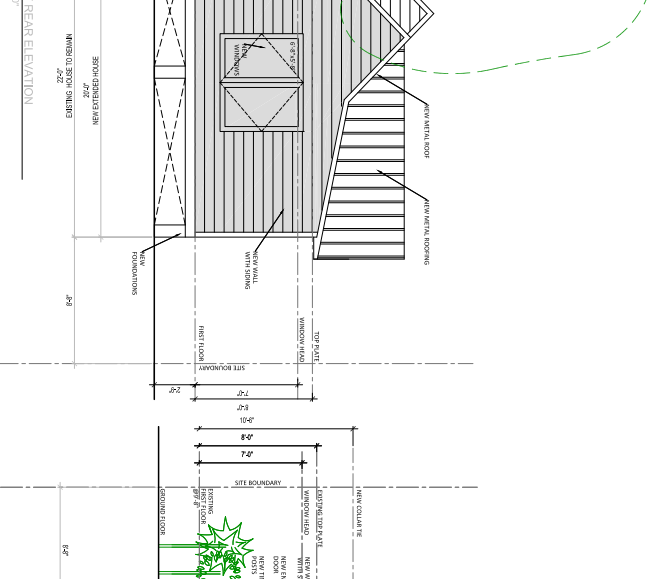
SOUTH SIDE ELEVATION



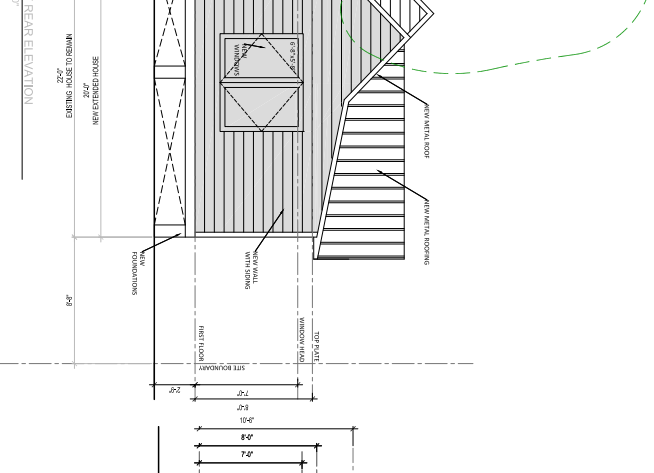
SECTION 1A



EAST FRONT ELEVATION



WEST REAR ELEVATION

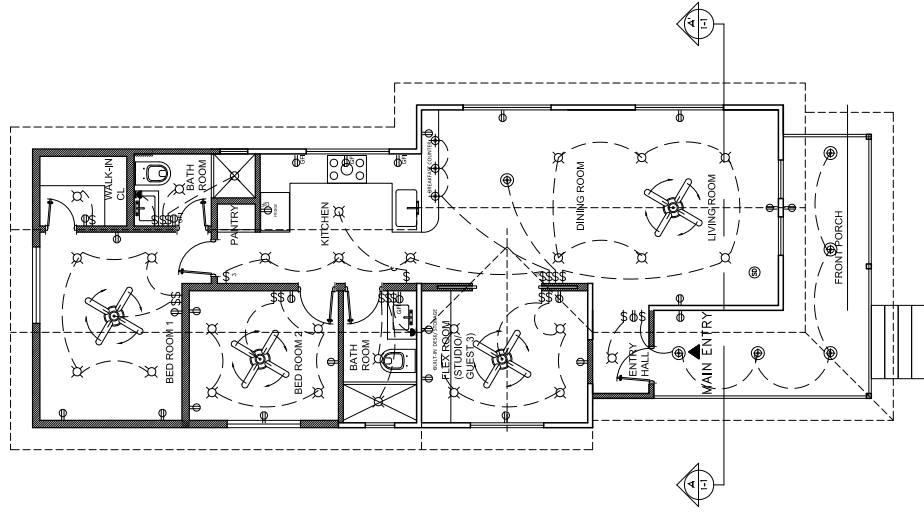


ELECTRICAL LEGEND



CEILING MOUNTED LIGHT
WALL MOUNTED LIGHT
CEILING LIGHT W/
BRACE FOR FAN
RECESSED CAN LIGHT
SMOKE DETECTOR
CARBON MONOXIDE DETECTOR
SINGLE LIGHT SWITCH
2-WAY LIGHT SWITCH
3-WAY LIGHT SWITCH
110V OUTLET
220V OUTLET
WATERPROOF OUTLET
DIRECT GROUNDED OUTLET
AFI DIRECT GROUNDED OUTLET
SMOKE DETECTOR
ELECTRIC SERVICE PANEL

ELECTRIC PLAN
1/8"=1'-0"



- ELECTRICAL NOTES:
- 1) WIRE ALL APPLIANCES HVAC UNITS AND OTHER EQUIPMENT PER MANUFACTURE SPECIFICATIONS.

2) CONSULT THE OWNER FOR THE NUMBER OF SEPARATE TELEPHONE LINES TO BE INSTALLED AND LOCATIONS.

3) ALL INSTALLATIONS SHALL BE PER NATIONAL ELECTRIC CODE.

4) ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

5) TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE INTERLOCKED TOGETHER. INSIDE AND NEAR ALL BEDROOMS.

6) ELECTRIC CONTRACTORS SHALL BE RESPONSIBLE FOR THE DESIGN AND SIZING OF ELECTRICAL SERVICE AND CIRCUITS.

7) ENTRY OF SERVICE (UNDERGROUND OR OVERHEAD) TO BE DETERMINED BY POWER COMPANY.

8) WORK COMPLIANCE WITH HIGH-EFFICIENCY LIGHTING
- THE REQUIRE OF/CI OUTLETS (DWELLING UNITS) BATHROOMS, KITCHEN, CLOSETING, OUTLETS WITHIN APT. OF LAUNDRY, UTILITY NET BAR-DRINKS ACCORDING TO NEC-30
 - FOR ATTIC, PROVIDE AT LEAST ONE LIGHTING OUTLET CONTAINING A SWITCH OR CONTROLLED BY A WALL SWITCH SHALL BE INSTALLED AT LEAST ONE POINT OF CONTROL SHALL BE AT THE USUAL POINT OF ENTRY TO THESE SPACES. NEC-30.2.2 (4) (5)
 - AFCI PROTECTION - 2020 (B) DWELLING UNITS ALL 120V, SINGLE PHASE, 15 & 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNITS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLOUS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED AFCI CANNOTATION TYPE. INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT FROM R. E. 2020.14
 - ALL OUTLETS ARE TAMPER RESISTANT
 - RCMs - SMOKE ALARMS INSTALL IN THE FOLLOWING LOCATIONS
 - EACH SLEEPING ROOM
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - INSTALLED NOT LESS THAN 8 FT. HORIZONTALLY FROM THE DOOR OR OPENING OF A BEDROOM THAT CONTAINS A DETECTOR OR SMOKE UNLESS THIS WOULD PREVENT PLACEMENT PER SECTION RCM.3



Bruce D. Amalfitano, A.I.A.

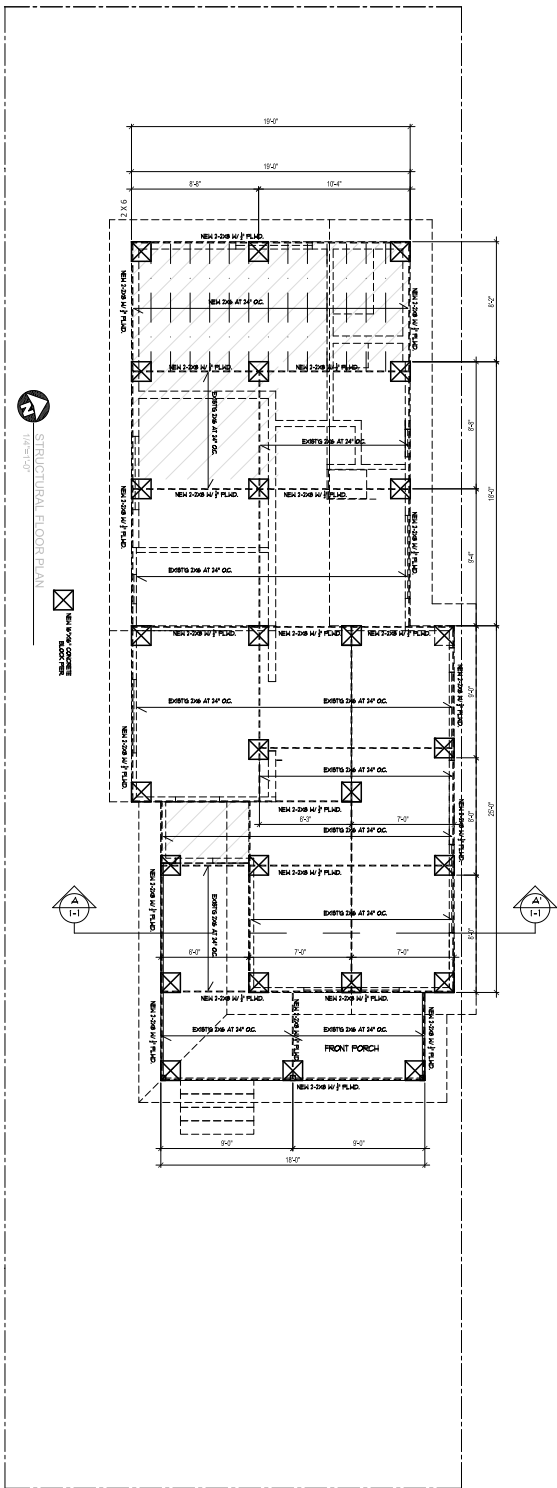
architect
5461 Springbrook Road Jacksonville, Florida 32277
904.262.9558
BAmalfi@ajaint.com 904.228.9337

#AR 0009774
3 FEBRUARY 2023

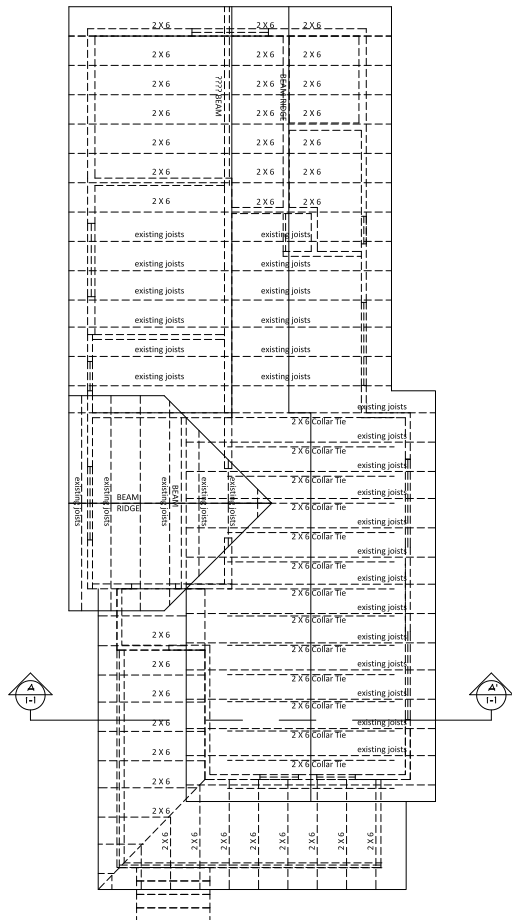
MLK RESIDENCE
St. Augustine, Florida

DATE	____
DESIGNED	____
PERMANENT	____
BY	____
REVIEWED	____
____	____
____	____

A1.5



ROOF PLAN
1/8" = 1'-0"



Wind engineering general notes & design criteria

1. CODES: Florida building code (2020 7th edition), ASCE 7-16, ASCE 9-16 (latest editions)
2. LIVE LOADS: live load = 30 psf
3. WIND LOADS: basic wind speed (V) = 130 mph
importance factor (I) = 1.0, building category 2
pressure on components and cladding: see structural notes
4. Materials: concrete: normal weight, min 3000 psi
steel: A36, 50 ksi yield strength
lumber: wood construction in accordance with chapter 23 of the FBC
stud: spruce, pine, fir, mdf #2
exterior sheat wall sheathing of exterior walls are sheat walls
7/16" thick gpd approved for at roof sheathing and wall panels
for wall and floor deck: fasten 7/16" thick sheathing 24" @ 6"
on intermediate supports (see field, rafter and joist details)
splicing to "x" on centers, around openings and along double cap plate
for roof: fasten 7/16" thick sheathing w/ 3d nailing @ 6" oc & 8" field

THE FOLLOWING INFORMATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE INFORMATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE INFORMATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

FOOTING DEPTHS SHOWN REPRESENT THE MINIMUM DEPTH TO WHICH FOOTINGS SHALL BE CARRIED. FOOTINGS SHALL BE CARRIED AS REQUIRED TO OBTAIN SATISFACTORY BEARING. UNLESS OTHERWISE SHOWN OR INDICATED

5 FEBRUARY 2023

Bruce D. Amalfitano, A.I.A.
architect
5461 Spring Brook Road, Jacksonville, Florida 32277
904 262 9558 BAmalfit1@aia.com 904 228 9337



A1.6

2023-04-12
DRAWN BY: BDA
REVISIONS

MLK RESIDENCE
St. Augustine, Florida



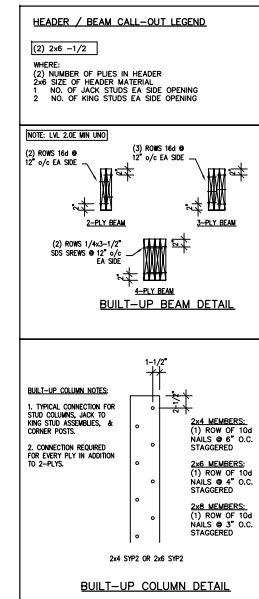
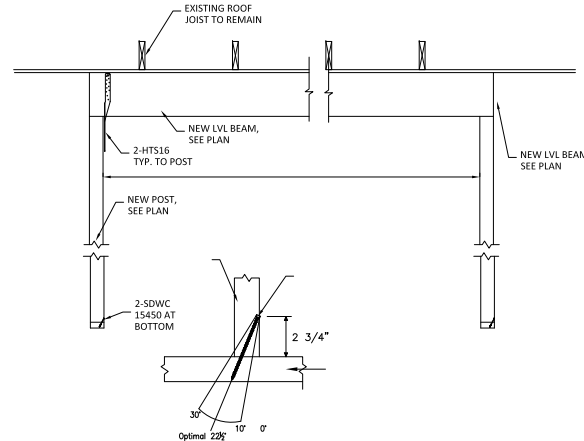
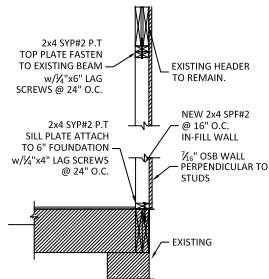
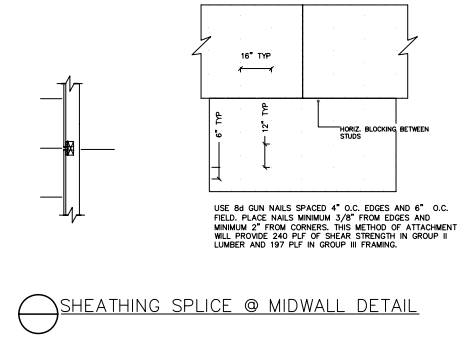
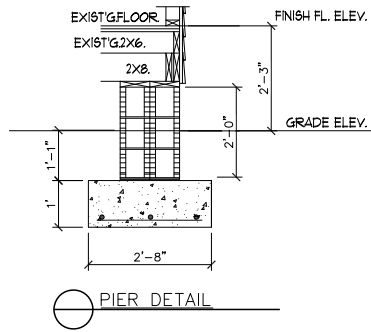
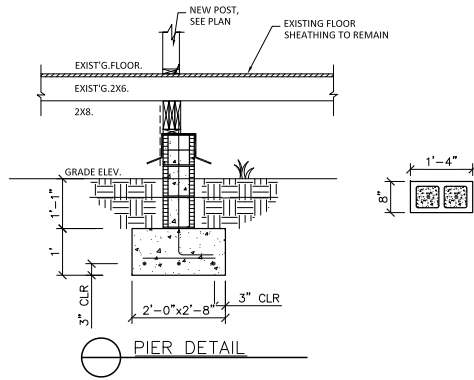
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 904.262.9558 BAmalfi@aiac.com 904.228.9337

#AR 0009774
 3 FEBRUARY 2023

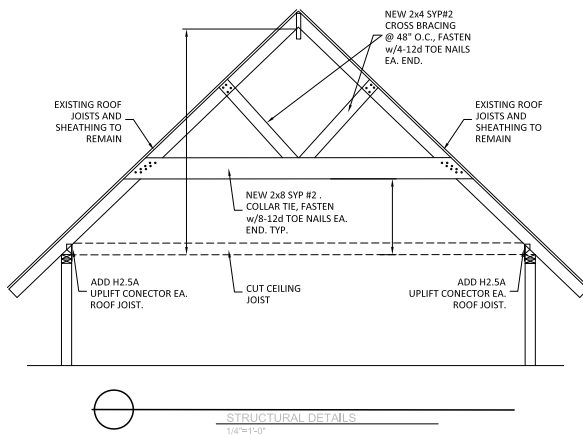
MLK RESIDENCE
 St. Augustine, Florida

DESIGNED BY: BDA
 DRAWN BY: BDA
 REVIEWED BY: BDA
 APPROVED BY: BDA

A1.7



- SCOPE OF JOB:**
1. REPLACE INTERIOR LOAD BEARING WALLS w/ NEW BEAMS TO CREATE OPEN SPACES
 2. REPLACE SHEATHING WALLS AND SOING TO MATCH EXISTING.
 3. ADD FOOTINGS TO RECEIVED THE POINT LOADS OF NEW BEAMS, SEE 105
 4. ADD HEADERS BEAMS OVER NEW WINDOWS.
 5. CREATED A VAULTED CEILING, SEE 9/52
- IMPORTANT EXISTING STRUCTURE NOTES:**
1. EXISTING STRUCTURES ARE SHOWN ON DRAWINGS FOR CLARITY ONLY.
 2. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING/SUPPORTS, TEMPORARY SUPPORTS AND OTHER EACH ITEMS OR OTHER MEASURES NECESSARY TO PROTECT THE STRUCTURE AND ANY PERSONNEL DURING CONSTRUCTION
 3. THE DESIGN ADEQUACY AND SAFETY OF ABOVE ITEMS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR
 4. NOTIFY ENGINEER ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
January 2, 2024	6.a.	PZB2023-0098
Request	Address	Parcel ID
Use by Exception	54 Carrera Street	204080-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	0800 – Multi-Family (Less than 10 Units)
Future Land Use Designation:	Residential Medium Density
Zoning Designation:	Residential General-One: RG-1
Acreage:	0.16
Applicant:	Kevin Carr c/o Carr Property Group, LLC
Owner:	Carr Property 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	0100 – Single Family	Residential Medium Density	RG-1
South	0800 – Multi-Family (Less than 10 Units)	Residential Medium Density	RG-1
East	0800 – Multi-Family (Less than 10 Units)	Residential Medium Density	RG-1
West	0800 – Multi-Family (Less than 10 Units)	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 54 Carrera Street.

There are a total of three (3) dwelling units divided between two (2) structures on the property at 54 Carrera Street; one structure with two dwelling units and the other with one dwelling unit. To provide parking for the total of eight (8) bedrooms divided between the three (3) dwelling units the applicant has maximized on-site parking with a total of five (5) stabilized parking spaces. With a deficit of three (3) parking spaces the applicant has approached six (6) separate commercial businesses within four hundred (400) feet of the subject property but was unable to secure a lease to use any of their parking.

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.

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 21 instances previously amounting in a total of 40 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.

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 54 Carrera Street.

Staff Recommendation

Based on a review of Section 28-29, staff finds that the Board can **APPROVE** a use by exception request for three (3) parking spaces within the Municipal Parking Garage at 54 Carrera Street / PID 204080-0000 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 three (3) parking spaces within the Municipal Parking Garage is contingent upon providing proof of parking pass renewal at the time of vacation rental registration.
2. When registering the short-term rentals at 54 Carrera Street, proof of purchase of a parking pass for the duration of the vacation rental registration period is to be paid in full and 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: Kevin Carr Contact Number: 304.389.8026

Business (if applicable): Carr Property Group, LLC

Address: 59 Seamount Way City: St. Augustine State: FL Zip: 32092

E-Mail Address: kevinlcarr@gmail.com

2. NAME OF PROPERTY OWNER: Carr Property Group, LLC Contact Number: 304.389.8026

Business (if applicable): _____

Address: 59 Seamount Way City: St. Augustine State: FL Zip: 32092

E-Mail Address: kevinlcarr@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 8

Block: E

Subdivision: _____

Parcel Number: 2040800000

4. PROJECT STREET ADDRESS: 54 Carrera St.

5. SPECIFIC PROPOSED USE: Short-term rental

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☒ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: 389

7. DESCRIPTION OF ACTION REQUESTED: Respectfully request approval for a use by exception of 3

offsite parking spaces at the St. Augugstine Municipal Garage.

8. JUSTIFICATION FOR ACTION REQUESTED: See attached

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

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

Signature of Applicant

Rachel M. Carr

11/21/2023

Date

Signature of Property Owner

Rachel M. Carr

11/21/2023

Date

04/18/2019

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

54 Carrera St., St. Augustine, FL 32092

Project Address: _____

Carr Property Group

Applicant's Name: _____

Kevin Carr

Applicant's Signature: _____

Owner's Name: _____

Owner's Signature: _____

[Handwritten signatures of Rachel H. Carr and Kevin Carr]



**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.

Kevin L. Carr

Print name of applicant



Signature of applicant

11/21/2023

Date

MEMO

To: Honorable Members of the St. Augustine Planning and Zoning Board

From: Kevin Carr
304.389.8026
kcarr@spilmanlaw.com

Date: November 21, 2023

Re: Application for Use by Exception for Offsite Parking – 54 and 54.5 Carrera St.

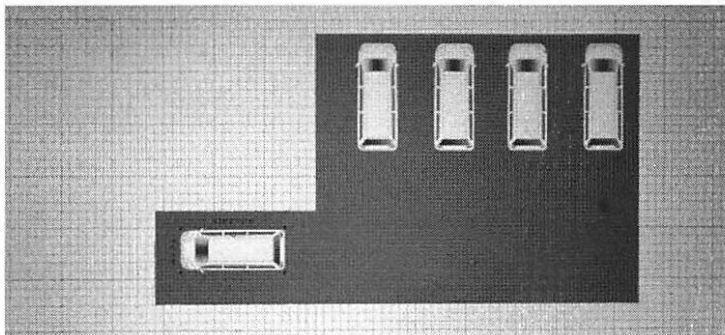
I. Introduction

In September, 2023, Carr Property Group, LLC (“CPG”) purchased property identified as 54 and 54.5 Carrera Street, in St. Augustine, Florida (the “Property”). CPG is owned equally by Rachel Carr, a retired elementary school teacher and now property manager, and Kevin Carr, a business labor and employment lawyer. Mr. and Mrs. Carr have owned a home in St. Augustine for nearly 8 years and recently moved to town permanently from West Virginia in June, 2023.

In September, CPG purchased 54 and 54.5 Carrera Street. There are two structures on the parcel: A 4-unit dwelling (2 X 2BR/2BA and 2 X 1BR/1BA) and a separate 2BR/2BA cottage. They plan to operate all 5 units (with a total of 8 bedrooms in the aggregate) as short-term rentals. The parcel is zoned RG-1.

II. On-site Parking

CPG has maximized on-site parking. There are 5 stabilized parking spaces on the property.



Each of the spaces is situated on pavers which meet the definition of “Stabilized” in Sec. 28-151 of the Code of the City of St. Augustine (the “City Code”). More than 75% of the real estate is occupied by the dwellings and current parking spaces. See attached letter from Inshore Landscaping.

III. Exploration of Other Parking Options

During the period of October 31 – November 1, 2023, Kevin Carr identified and met with the owner and/or property manager of each commercial establishment within 400 feet of the Property; none had any spaces available to rent for parking. Details of those meetings are as follows:

Date	Business Name	Agent	Space Available
10/31/2023	Alsop Center ¹	Shantel D Tarasenko	N
10/31/2023	EPPG Law ²	Heather Maltby	N
10/31/2023	Shoemaker Law	Office Manager	N
11/1/2023	Pilates Yoga Loft	Office Manager	N
11/1/2023	LAN Associates, Inc.	Julie Kirkland	N
11/1/2023	Estate Title of St. Augustine ³	Marlene Lagasse	N

Succinctly, there are no viable parking options at any businesses within 400 feet of the Property.

IV. Request for Use by Exception for Offsite Parking

There are a total of 8 bedrooms among the 5 short-term rental units at the Property. Accordingly, pursuant to Section 28-151(i) of the City Code, CPG must provide a total of 8 stabilized parking spaces (one per bedroom offered for rent). Accordingly, CPG is required to provided 3 additional parking spaces (to meet the required 8 spaces) but has no room to do so on its property or on nearby on-street parking spaces.

Sec. 28-151 provides:

(iii) Vacation rentals in all zoning districts that otherwise have on-site parking requirements will provide stabilized parking on the site of their rental property. If on-site parking is not feasible, the owner may make an application to the Planning and Zoning Board for a use by exception for offsite parking. The application to the Planning and Zoning Board for a use by exception for offsite parking may include in the alternative, parking permits to the municipal parking garage, or, if on-street parking permits for vacation rentals are provided pursuant to City regulations, residential street parking permits. Issuance of the necessary permits will meet the required parking for the vacation rentals.

¹ Alsop Center operates a strip mall at the southerly corner of Carrera St. and Route 1. Tenants include Cat Café, The Vault & Co., and the corporate offices of Alsop Property Management. Alsop Property Management owns the Alsop Center and, based on anti-subleasing language in the leases with its tenants, controls access to – and use of – the parking spaces. Alsop Property Management has no parking spaces for rent.

² EPPG Law, Shoemaker Law, LAN Associates, and Pilates Yoga Loft are businesses located in a commercial strip mall located at the northerly corner of Carrera St. and Route 1.

³ Estate Title of St. Augustine operates a commercial office located at 71 Carrerra Street in St. Augustine.

Here, the Property has dedicated well over 75%.of its property to dwelling and parking space. The only remaining unimproved portion of the property is to the west of the 4-unit structure and it is not accessible from Carrera Street (or from any other means of access), unless CPG would have to remove approximately 10 feet of an old, coquina wall and obtain permission from the City to install curb cuts and move 3 water meters which are currently in the sidewalk directly in front of the coquina wall. CPG does not want to remove the coquina wall and, even if it did, it is unlikely that the City would approve of the removal, curb cuts, and expenses associated with relocating 3 subterranean water meters. For all of these reasons, it is unfortunately not feasible to add any additional on-site parking at the Property.

Accordingly, pursuant to Section 28-151(iii) of the City Code, CPG respectfully requests that the Planning and Zoning Board issue such permits as are necessary for 3 parking permits to the municipal parking garage and deem those two spaces sufficient to satisfy the requirement for the 3 additional parking spaces at the Property.

CPG thanks the members of this Board for their consideration of this application. If you have any questions or need any additional information prior to the public hearing in this matter, please do not hesitate to contact me at 304.389.8026 or kcarr@spilmanlaw.com.

K.L.C.

A handwritten signature in black ink, appearing to be 'K.L.C.', with a long horizontal flourish extending to the right.

INSHORE LANDSCAPING LLC



**November 17, 2023
Planning and Zoning Board
St Augustine, Florida**

Work:

904-679-9778

Personal:

252-290-1611

**INSHORELANDSCAPINGLLC
@GMAIL.COM**

**143 MARTELLO DRIVE
ST AUGUSTINE, FL
32092**

Dear Sir or Madam:

I am the managing member of Inshore Landscaping, LLC, a hardscaping, landscaping, and property improvement company in St. Augustine, Florida. On November 1, 2023, I inspected that certain property located at 54 and 54.5 Carrera Street in St. Augustine, owned by Carr Property Group, LLC (the "Property"). There is sufficient off-street parking on the Property for four full-sized vehicles. Currently, more than 75% of the parcel is utilized for the two dwellings and parking. There is less than 25% of the parcel available for additional parking. Moreover, to even access the small, remaining property for parking, the homeowner would have to remove a portion of an old coquina wall and ask the city to move several water mains from their location on the sidewalk immediately in front of that wall. Succinctly, there is no real viable option to add any additional off-street/on-site parking at the Property.

Please feel free to contact me with any questions,

Sincerely,

**Spencer Cannon, Managing Member
Inshore Land Works, LLC**

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	2040800000
Location Address	54 CARRERA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (0800) (610.31)
Tax Description*	2-39 MODEL LAND CO SUB CITY LOT 8 BLK E OR5832/1464 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Model Land Co.'s Subdivision Of Blocks E
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.160
Homestead	N

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



Owner Information

Owner Name	Carr Property Group LLC 100%
Mailing Address	59 SEAMOUNT WAY SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2024
Building Value	\$465,033
Extra Features Value	\$265
Total Land Value	\$254,800
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$720,098
Total Deferred	\$0
Assessed Value	\$720,098
Total Exemptions	\$0
Taxable Value	\$720,098

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

Historical Assessment Information

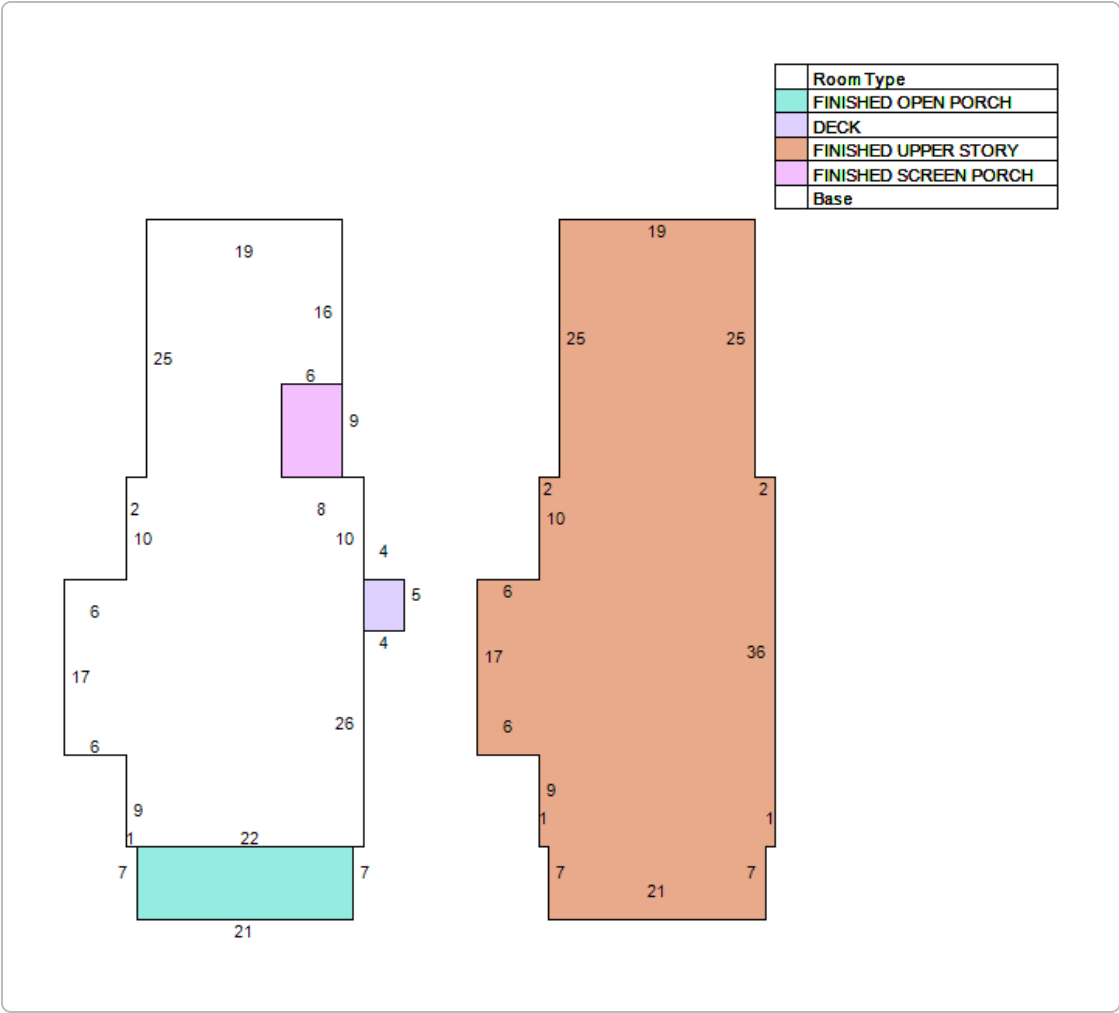
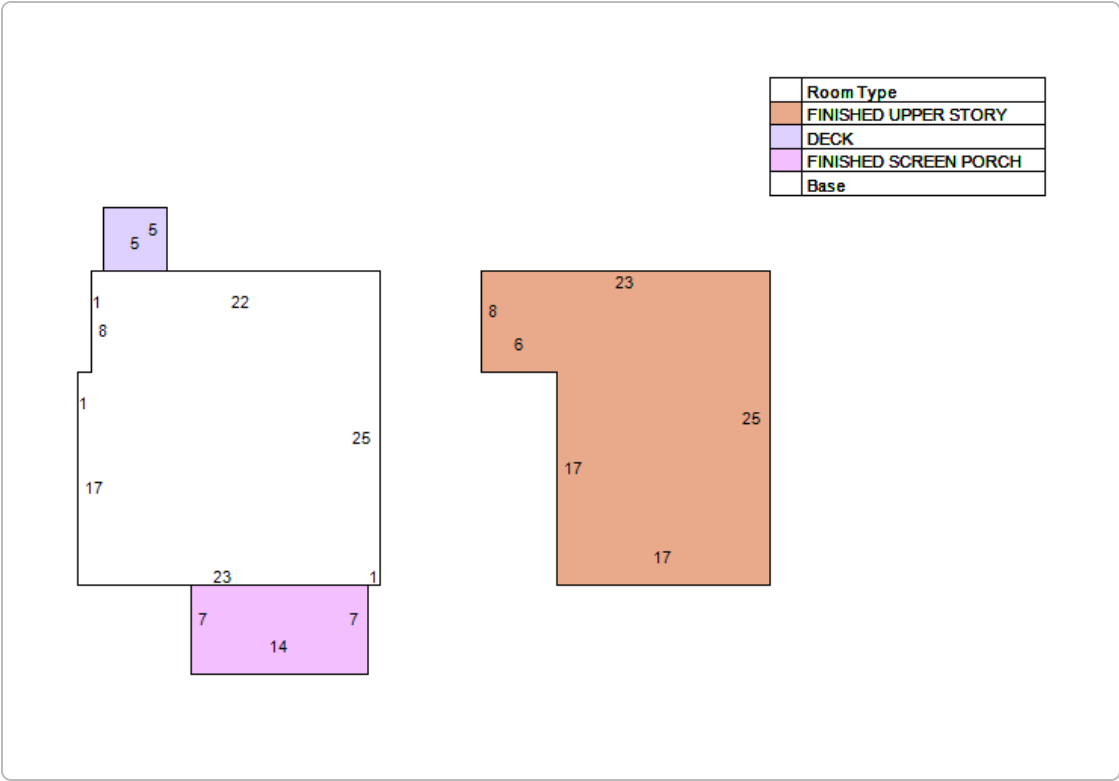
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$354,871	\$265	\$254,800	\$0	\$0	\$609,936	\$589,132	\$20,804	\$589,132
2022	\$370,621	\$627	\$214,032	\$0	\$0	\$585,280	\$535,575	\$49,705	\$535,575
2021	\$304,714	\$627	\$181,545	\$0	\$0	\$486,886	\$486,886	\$0	\$486,886
2020	\$329,566	\$627	\$181,545	\$0	\$0	\$511,738	\$511,738	\$0	\$511,738
2019	\$319,484	\$627	\$181,545	\$0	\$0	\$501,656	\$501,656	\$0	\$501,656
2018	\$267,732	\$627	\$181,545	\$0	\$0	\$449,904	\$449,904	\$0	\$449,904
2017	\$273,980	\$785	\$181,545	\$0	\$0	\$456,310	\$446,889	\$9,421	\$446,889
2016	\$251,569	\$785	\$157,658	\$0	\$0	\$410,012	\$406,263	\$3,749	\$406,263
2015	\$229,333	\$811	\$143,325	\$0	\$0	\$373,469	\$369,330	\$4,139	\$369,330
2014	\$197,476	\$838	\$143,325	\$0	\$0	\$341,639	\$335,755	\$5,884	\$335,755
2013	\$201,085	\$864	\$143,325	\$0	\$0	\$345,274	\$305,232	\$40,042	\$305,232

Building Information

Building	1	Roof Cover	Metal
Building Value	\$340,569	Roof Structure	Gable Hip
Year Built	1917	Interior Flooring	Carpet, Pine Wood
Actual Area	3124	Interior Wall	Drywall
Conditioned Area	2903	Heating Type	Air Duct
Use	Multi-Family less than 10 units	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Aluminum Vinyl	Baths	
Description		Square Footage	
BASE AREA		1351	
FINISHED SCREEN PORCH		54	
FINISHED UPPER STORY		1552	
FINISHED DECK		20	
FINISHED OPEN PORCH		147	
Total SqFt		3124	

Building	2	Roof Cover	Metal
Building Value	\$124,464	Roof Structure	Gable Hip
Year Built	1917	Interior Flooring	Carpet, Pine Wood
Actual Area	1188	Interior Wall	Drywall
Conditioned Area	1065	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Aluminum Vinyl, Wood Shingle	Baths	
Description		Square Footage	
BASE AREA		592	
FINISHED SCREEN PORCH		98	
FINISHED DECK		25	
FINISHED UPPER STORY		473	
Total SqFt		1188	

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		265

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	70	96	70	EF	\$254,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/29/2023	9/28/2023	\$1,150,000.00	WARRANTY DEED	5832	1464	Q	I	16 PAWS REALTY MGMT LLC	CARR PROPERTY GROUP LLC
3/19/2018	3/16/2018	\$660,000.00	WARRANTY DEED	4517	1487	Q	I	J&M FAITH ENTERPRISES INC	16 PAWS REALTY MGMT LLC
	4/28/1998	\$0.00	CORRECTIVE DEED	1319	1788	U	I	BAKER FLORENCE M TRUSTEE & INDIV	J&M FAITH ENTERPRISES INC
	4/28/1998	\$202,000.00	WARRANTY DEED	1316	926	Q	I	BAKER FLORENCE M TRUSTEE & INDIV	J&M FAITH ENTERPRISES INC
	11/15/1995	\$100.00	TRUST AGREEMENT	1139	1663	U	I	BAKER ROBERT SR (DECEASED 3/22/84), FLORENCE	BAKER FLORENCE M TRUSTEE
	1/1/1977	\$45,800.00		329	102	U	I		BAKER ROBERT SR (DECEASED 3/22/84), FLORENCE

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.

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Planning and Zoning Board

Code Enforcement Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: January 2, 2024

RE: Use by Exception – Item 6.a. 2023-0098

City staff visited the site at 54 Carrera Street on December 19th, 2023 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 five (5) parking spaces that measure at eight (8) foot by eighteen (18) foot. This was validated with measurements to include accurate space for maneuverability, after the owner had the existing space designed by a parking lot engineering company. It was determined on-site that there is no additional space large enough to accommodate any of the other three spaces, with maneuverability, needed for the required on-site short-term rental parking.

If the owner were to install any further impervious surface materials, it is of the opinion of staff that they would be in violation of the maximum Impervious Surface Ratio for a residential property.

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.


Morganne 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
January 2, 2024	6.b.	PZB2023-0100
Request	Address	Parcel ID
Use by Exception	56 Saragossa Street	203670-0120



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:	0.09
Applicant:	Lisa Ferringo
Owner:	Lisa Ferringo & James Johnson

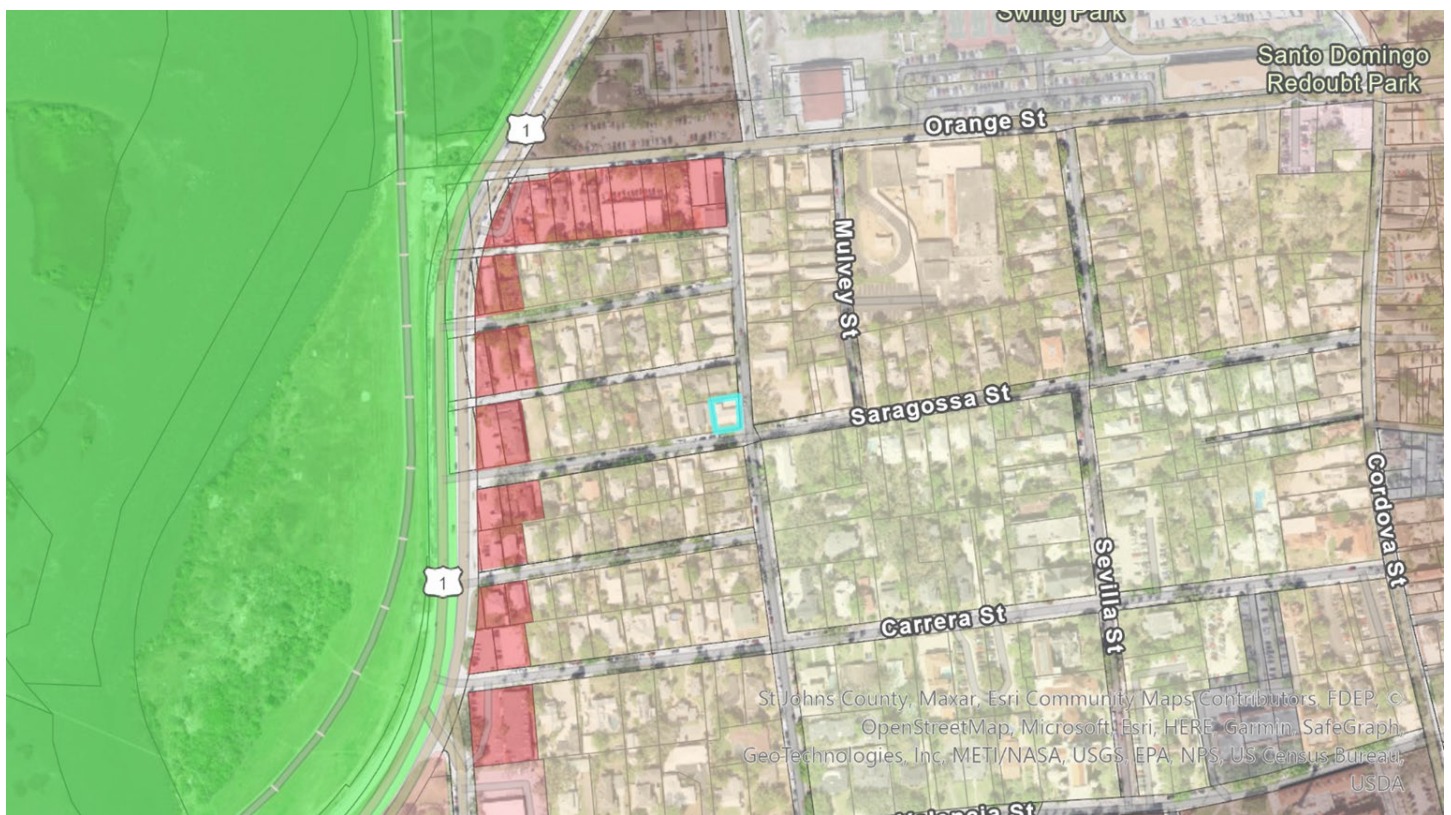


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

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	0800 – Multi-Family (Less than 10 Units)	Residential Medium Density	RG-1
East	1705 – Office Buildings (1 Story) (Owner Occupied)	Residential Medium Density	RG-1
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 be used by a [vacation rental](#) at 56 Saragossa Street.

There appears to be one (1) structure on the property with an unknown number of bedrooms, there also appears to be at least two (2) on-site parking spaces with access from Riberia Street.

City staff sent the applicant an email on December 18th, 2023, requesting that evidence of attempts to find commercial parking in the vicinity be provided; City staff has not received a response to this request. Additionally, a call made on December 27th, 2023, was unanswered by the applicant.

The reason for the request for off-site parking within the Municipal Parking Garage is unknown due to the limited correspondence with the applicant.

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

The submitted Planning and Zoning Board application provides “Parking Permits” for the Description of Action Requested and “Previous seller had 2 approved parking spaces” for the Justification for Action Requested. Besides the contact information, the two responses are the only information included in the application request.

City staff is unsure of both the total number of bedrooms to be used as a vacation rental and the reason for not making use of what appears to be available on-site parking.

Staff Recommendation

Based on a review of Sec. 28-29 staff recommends that the Board **CONTINUE** the use by exception request for two (2) parking spaces within the Municipal Parking Garage at 56 Saragossa Street / PID 203670-0120 until an adequate amount of information is provided. Staff requests that the information to be provided by the applicant include the following:

1. Documentation of evidence in trying to obtain parking within 400 feet at a commercial parking lot,
2. A floor plan, and
3. A site plan.



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: LISA Ferringo Contact Number: 305-797-1221

Business (if applicable): _____

Address: 651 Patton Dr City: Cudjoe Key State: FL Zip: 33042

E-Mail Address: LISA Ferringo@Icloud.com

2. NAME OF PROPERTY OWNER: LISA Ferringo Contact Number: 305-797-1221

Business (if applicable): _____

Address: 651 Patton Dr City: Cudjoe Key State: FL Zip: 33042

E-Mail Address: LISA Ferringo@Icloud.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 12

Block: A

Subdivision: 2-44 Model Land Co sub Parcel Number: 2036700120

4. PROJECT STREET ADDRESS: 56 Saragossa St St Augustine FL 32084

5. SPECIFIC PROPOSED USE: Parking Permit

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Parking Permits

8. JUSTIFICATION FOR ACTION REQUESTED: previous seller had 2 approved parking spaces.

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

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

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

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

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

10. **PREVIOUS APPPLICATIONS:**

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

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

11. **AGREEMENT:**

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

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

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

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


Signature of Applicant

12/16/2023
Date


Signature of Property Owner

12/16/23
Date

Owner's Authorization For Agent

Natasha Ladrado is/are hereby authorized TO ACT ON BEHALF
OF Lisa Ferringo - James Johnson 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: Lisa Ferringo /s/ _____
Signature of Owner

Lisa Ferringo - James Johnson
Print Name of Owner

305-797-1221 305-304-4402
Telephone Number

State of Florida

County of Monroe

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

By Lisa Ferringo

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

My Commission expires: 1/20/25



**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.

LISA FERRINGO

Print name of applicant

Lisa Ferringo

Signature of applicant

12/6/2023

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 56 Saragossa St St Augustine FL 32084

Applicant's Name: LISA Ferrigno Applicant's Signature: Lisa Ferrigno

Owner's Name: LISA Ferrigno Owner's Signature: Lisa Ferrigno
James Johnson H

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	2036700120
Location Address	56 SARAGOSSA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (610.3)
Tax Description*	2-44 MODEL LAND CO SUB CITY LOT 12 BLK A (EX N68FT) AKA S1/2 OF LOT 12 BLK A OR5816/235 <i>*The Description above is not to be used on legal documents.</i>
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	0.090
Homestead	N

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



Owner Information

Owner Name	Ferringo Lisa H Etal 100%
	Johnson James Jason 100%
Mailing Address	651 PATTISON DR CUDJOE KEY, FL 33042-0000

Map



Valuation Information

	2024
Building Value	\$294,537
Extra Features Value	\$0
Total Land Value	\$172,480
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$467,017
Total Deferred	\$0
Assessed Value	\$467,017
Total Exemptions	\$0
Taxable Value	\$467,017

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	\$298,413	\$0	\$172,480	\$0	\$0	\$470,893	\$427,359	\$43,534	\$427,359
2022	\$243,625	\$0	\$144,883	\$0	\$0	\$388,508	\$388,508	\$0	\$388,508
2021	\$237,883	\$0	\$98,952	\$0	\$0	\$336,835	\$336,835	\$0	\$336,835
2020	\$257,488	\$0	\$98,952	\$0	\$0	\$356,440	\$356,440	\$0	\$356,440
2019	\$155,036	\$0	\$98,952	\$0	\$0	\$253,988	\$208,925	\$95,063	\$158,925
2018	\$159,063	\$0	\$98,952	\$0	\$0	\$258,015	\$205,029	\$102,986	\$155,029
2017	\$161,077	\$603	\$98,952	\$0	\$0	\$260,632	\$200,812	\$109,820	\$150,812
2016	\$147,549	\$669	\$85,932	\$0	\$0	\$234,150	\$196,682	\$87,468	\$146,682
2015	\$133,648	\$736	\$78,120	\$0	\$0	\$212,504	\$195,315	\$67,189	\$145,315
2014	\$114,843	\$802	\$78,120	\$0	\$0	\$193,765	\$193,765	\$50,000	\$143,765
2013	\$103,774	\$869	\$78,120	\$0	\$0	\$182,763	\$182,763	\$0	\$182,763

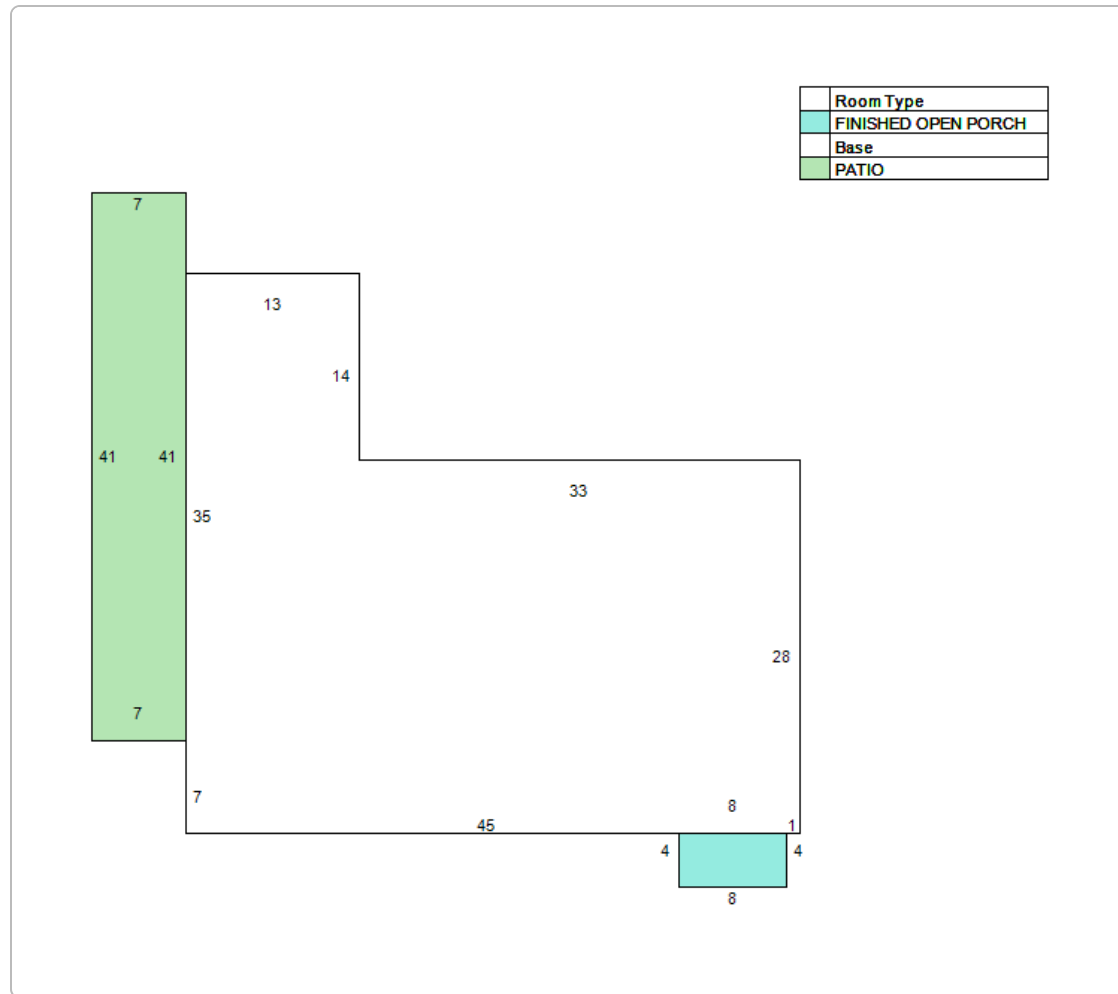
Building Information

Building	1
Building Value	\$294,537
Year Built	1960
Actual Area	1789
Conditioned Area	1470
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Block

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Ceramic Tile, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
PATIO/SLAB	287
BASE AREA	1470
FINISHED OPEN PORCH	32
Total SqFt	1789

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	56	67	56	EF	\$172,480

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/28/2023	8/10/2023	\$615,000.00	WARRANTY DEED	5816	235	Q	I	MASONY DAVID BRIAN, MEREDITH LEE	FERRINGO LISA H ETAL
3/1/2021	3/1/2021	\$399,000.00	WARRANTY DEED	5193	500	Q	I	FORREST ANASTASIA, SEAN	MASONY DAVID BRIAN, MEREDITH LEE
2/27/2020	2/25/2020	\$100.00	WARRANTY DEED	4890	1980	U	I	FORREST SEAN M	FORREST ANASTASIA, SEAN
2/28/2018	2/27/2018	\$100.00	QUIT CLAIM DEED	4509	146	U	I	DENT SIDNEY	FORREST SEAN M
11/20/2017	11/20/2017	\$0.00	MARRIAGE CERTIFICATE	4465	149	U	I	FORREST SEAN MICHAEL	SPIECKER ANASTASIA LOUISE
11/24/2015	11/20/2015	\$0.00	FINAL JUDGMENT	4115	701	U	I	FORREST SEAN M, SIDNEY E	FORREST SEAN M &
6/12/2013	6/10/2013	\$260,000.00	WARRANTY DEED	3745	19	Q	I	MAURO JASON I, AMY A	FORREST SEAN M, SIDNEY E
	2/12/2007	\$100.00	LIFE ESTATE	2871	739	U	I	MAURO JASON I & AMY A	MAURO JASON I, AMY A ***

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

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

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
January 2, 2024	7.a.	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: (St. Johns County Property Appraiser)	0000 – Vacant Residential
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.

This application appeared on the December 5th, 2023, Planning and Zoning Board agenda and was continued to the January 2, 2024, regular meeting at the request of the applicant. The main direction from the Board was to provide a “better and a more thought-out plan” for the proposal at 97 Coquina Avenue.

There has been no additional material provided by the applicant as of December 27th, 2023.

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 1.7.9 Policy 1.8.7 Policy 2.4.1
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](#). Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is [authorized to impose limitations](#) in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

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

Based on a review of Section 11-29, specifically the 17 criteria for Conservation Overlay Zone Development, staff finds that the Board should either **DENY** this application or **CONTINUE** this application until a detailed explanation of the impacts to Conservation Overlay Zone 1 are documented and a mitigation plan describing the proposals adherence to the City's no net loss of wetlands Comprehensive Plan policy at 97 Coquina Avenue / PID 223370-0000.



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



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: 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.

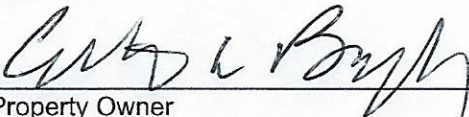
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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



Signature of Property Owner

11-6-23

Date

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

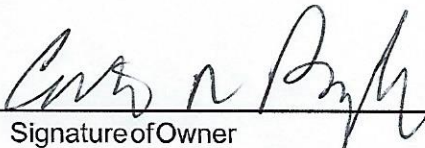
11-6-23

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: 
Signature of Owner
CARTER R. BAYLY
Print Name of Owner
904 233 3944
Telephone Number

State of Florida

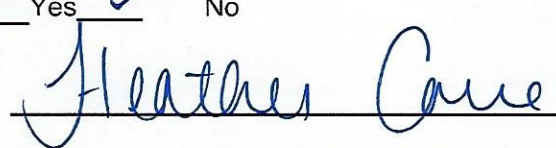
County of St Johns

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: 

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.

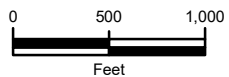
Attachment 2

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

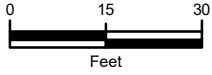
Figure:

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

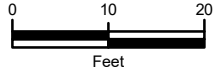


Figure:

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

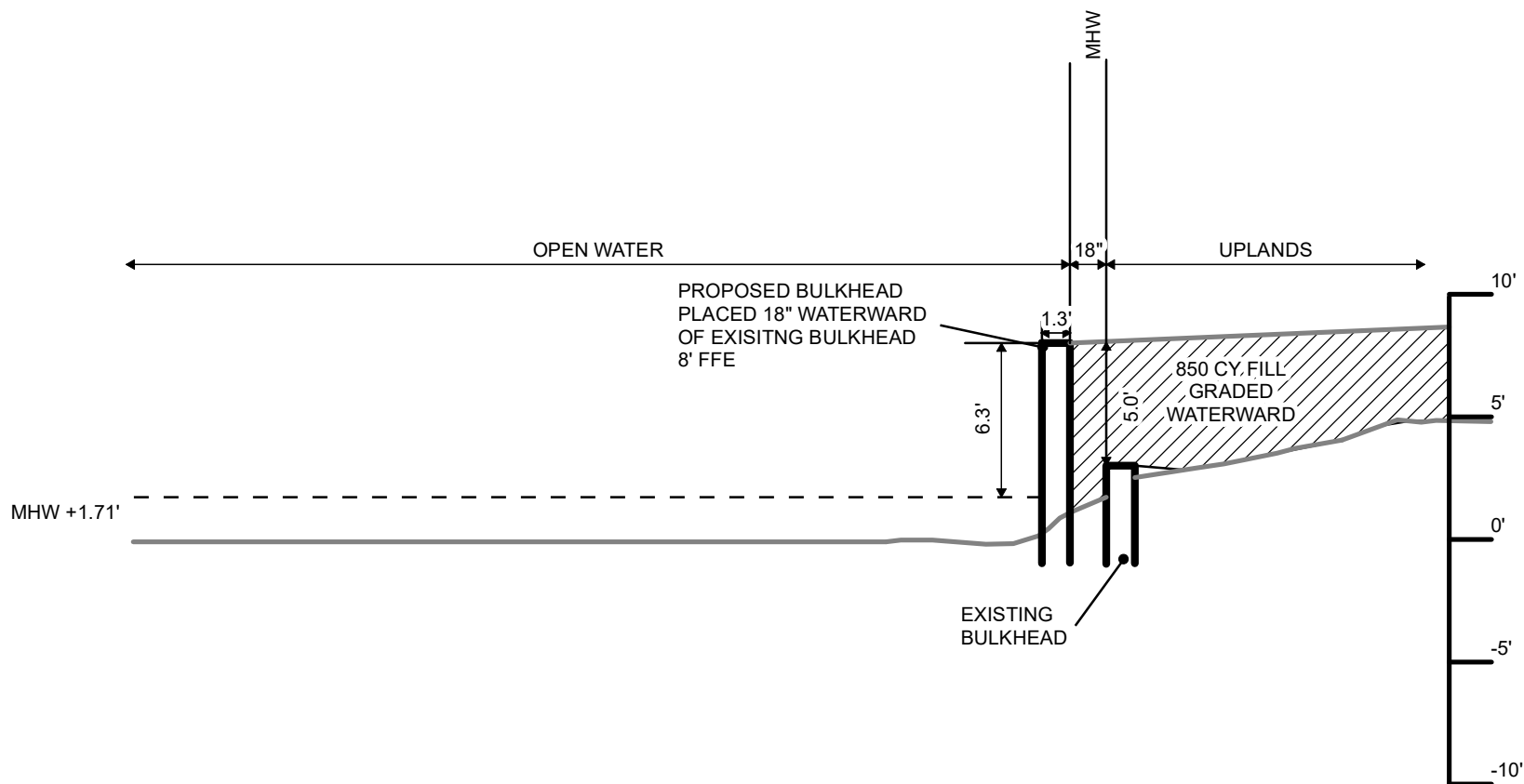
St. Augustine, FL

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.

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

[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
January 2, 2024	7.b.	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.

This application appeared on the December 5th, 2023, Planning and Zoning Board agenda and was continued to the January 2, 2024, regular meeting at the request of the applicant. The main direction from the Board was to provide a “better and a more thought-out plan” for the proposal at 99 Coquina Avenue.

There has been no additional material provided by the applicant as of December 27th, 2023.

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 1.7.9 Policy 1.8.7 Policy 2.4.1
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

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- (6) Impact on floodplain.
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- (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

Based on a review of Section 11-29, specifically the 17 criteria for Conservation Overlay Zone Development, staff finds that the Board should either **DENY** this application or **CONTINUE** this application until a detailed explanation of the impacts to Conservation Overlay Zone 1 are documented and a mitigation plan describing the proposals adherence to the City's no net loss of wetlands Comprehensive Plan policy at 99 Coquina Avenue / PID 223370-0060.



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.

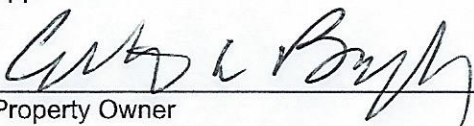
IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided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

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.

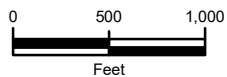
Attachment 2

Overlay Zone Application Graphics

F:\CES Projects\Project Files\Active\Projects\Map\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

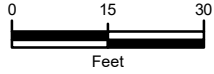
Figure:

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
SERVICES, INC.**



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

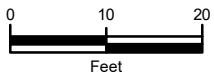


Figure:

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

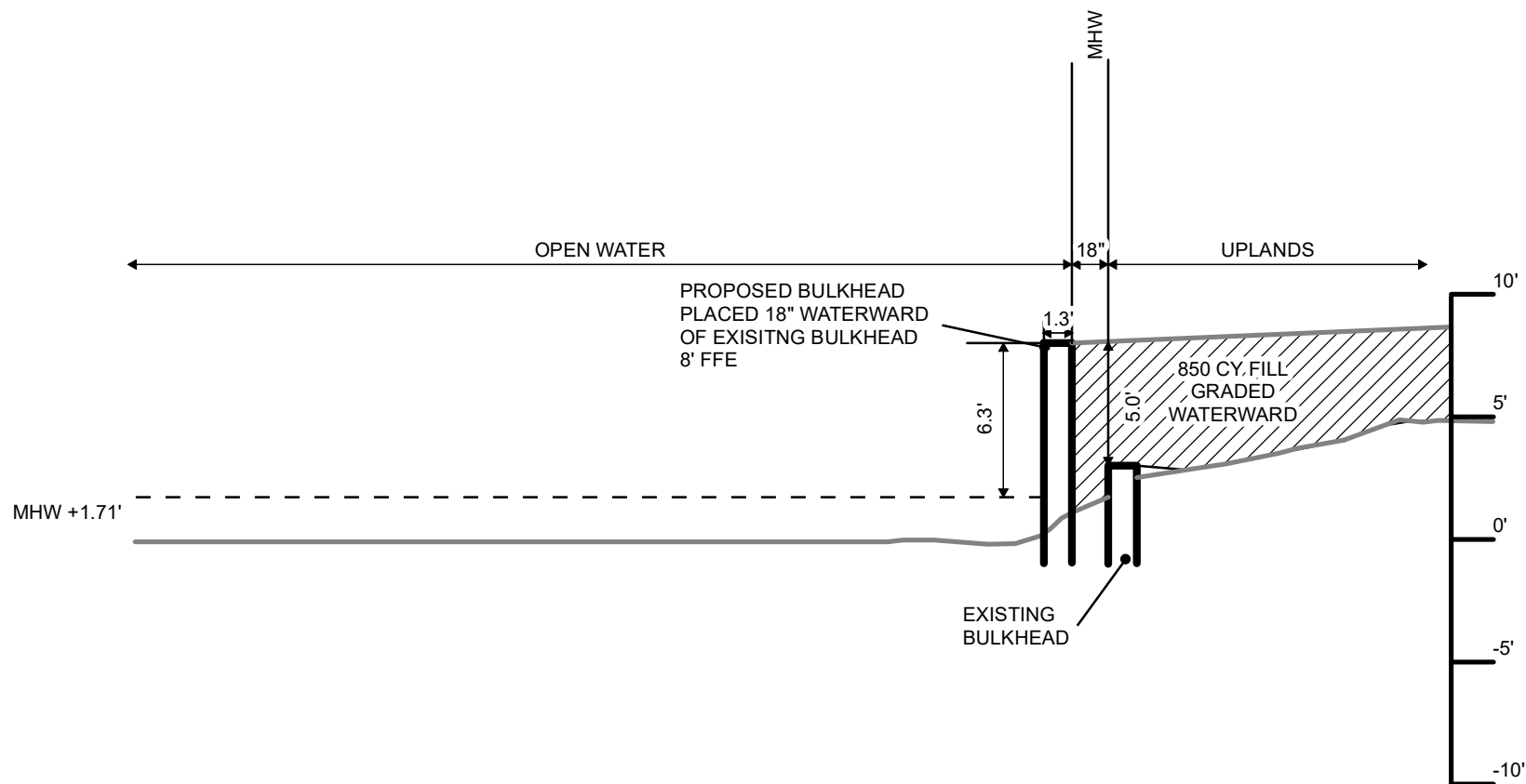
St. Augustine, FL

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.

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: 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
January 2, 2024	8.a.	PZB2023-0101
Request	Address	Parcel ID
Comprehensive Plan	155 State Road 207	128640-0000
Amendment and Rezoning	Sidney Street	128450-0000
	155 State Road 207	128460-0000
	1200 S Whitney Street	128590-0000
	535 Thomas Street	128660-0000
	975 S Rodriquez Street	128835-0000



Figure 1. Aerial photograph of the subject properties with 155 SR 207 outlined in blue.

Site & Background Information

Current and Proposed Use:	Private Education
Proposed Future Land Use Designation:	Institutional
Proposed Zoning Designation:	Open Land: OL
Acreage:	39.8
Applicant:	Todd DeClemente c/o St. Joseph Academy
Owner:	Bishop Erik Pohlmeier c/o Diocese of St. Augustine

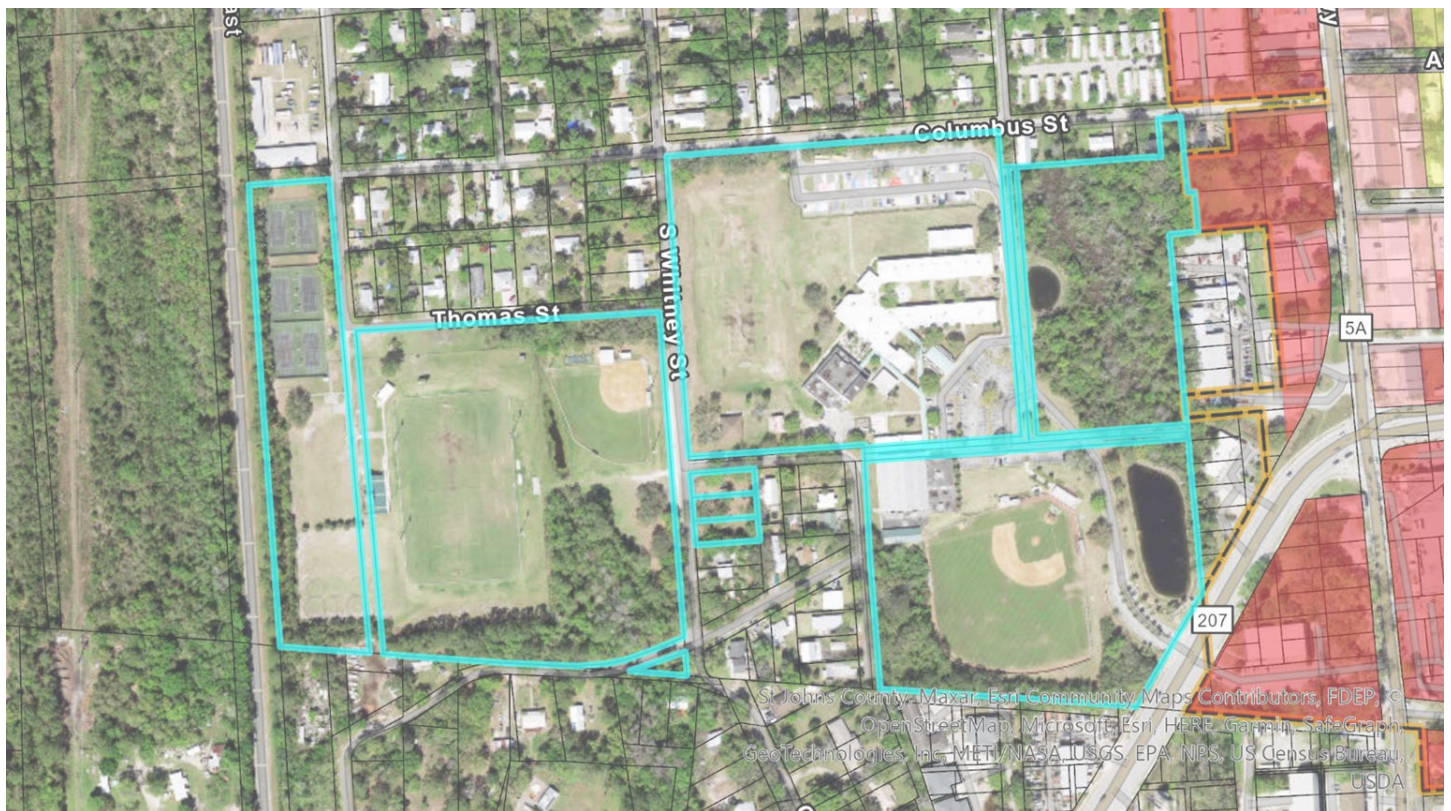


Figure 2. The City of St. Augustine's zoning map highlighting the subject properties.

Adjacent Properties				
	Future Land Use Designation (City)	Zoning Designation (City)	Future Land Use Designation (County)	Zoning Designation (County)
North	N/A	N/A	Residential-D	IW and RS-3
South	N/A	N/A	Mixed Use District and Residential-D	CI, IW and RS-3
East	Commercial Medium Intensity	CM-2	Mixed Use District	IW and CG
West	N/A	N/A	Residential-D	OR and WH

Table 1. City zoning districts: Commercial medium-two (CM-2). County zoning district: Industrial, Warehousing (IW); Residential, Single Family (RS-3); Commercial, Intensive (CI); Commercial, General (CG); Workforce Housing (WH).

Request Summary

The request from St. Joseph Academy (SJA) is two-fold:

1. obtain a future land use designation of Institutional as well as
2. rezone approximately 39.8 acres from Residential, Single family-three (RS-3) and Open Rural (OR), St. Johns County zoning designations, to the City of St. Augustine's Open Land (OL) zoning designation.

A petition for voluntary annexation and a pre-annexation agreement was reviewed, and accepted, by the City Commission on August 14, 2023.

The main reason for this request is to assist in formalizing an agreement between the school and the City's Police Department in providing a resource officer on campus. SJA explored the option of having a resource officer provided by St. Johns County but was unsuccessful in obtaining an agreement.

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use	Policy 6.2.1 Policy 6.8.2	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

SJA began teaching classes in the fall of 1866 and was located within the historic district of St. Augustine on St. George Street. SJA would continue for over one hundred (100) years until 1980 when the school relocated to its current location along SR 207. Approval of this request would allow for SJA to once again be located within the City of St. Augustine.

As stated in the City's Comprehensive Plan the intention of the future land use designation of [Institutional](#) is to use that land for "private institutional uses" and to be used for a purpose which is "beneficial to the public, such as nursing homes, community centers, religious institutions and similar uses."

The Open Land (OL) zoning designation is suggested for this property because it is a use by right in the district and not a use by exception. In addition, the lot coverage maximum within the OL zoning district is twenty (20) percent, this would limit the intensity of development for a property that would now make up the southwestern limits of St. Augustine.

Staff Recommendation

City staff does not make recommendations concerning comprehensive plan amendments or the rezoning of land. The Board is responsible for making a recommendation based on the following;

- (1) The need and justification for the change.
- (2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans may from time to time be adopted by the city commission.
- (3) Consistency with the Comprehensive Plan.

If the PZB chooses to make a recommendation to the City Commission regarding a proposed land use and compatible zoning district an individual motion is required for each recommendation.



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: Todd DeClemente Contact Number: 904-824-0431

Business (if applicable): St. Joseph Academy

Address: 155 SR 207 City: St. Augustine State: FL Zip: 32084

E-Mail Address: todd.declemente@sjaweb.org

2. NAME OF PROPERTY OWNER: Bishop Erik Pohlmeier Contact Number: 904-262-3200

Business (if applicable): Diocese of St. Augustine

Address: 11625 Old St. Augustine Rd. City: Jacksonville State: FL Zip: 32258

E-Mail Address: bishopsoffice@dosafll.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: 1284600000

4. PROJECT STREET ADDRESS: 155 SR 207; St. Augustine, FL; 32084

5. SPECIFIC PROPOSED USE: Educational

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☒ Other: Voluntary Annexation

7. DESCRIPTION OF ACTION REQUESTED: St. Joseph Academy wishes to voluntarily annex its main campus property, as well as connected parcels, into the City of St. Augustine.

8. JUSTIFICATION FOR ACTION REQUESTED: _____

Historically, St. Joseph Academy maintained its property within city limits. At it's present location, the school borders the city in multiple areas. Annexation into the city will enable us to continue our partnership with the City of St. Augustine for law enforcement support.

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

11/8/23

Date

Signature of Property Owner

11/27/23

Date



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

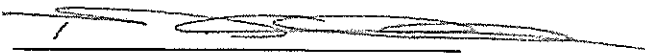
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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

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

Todd DeClemente

Print name of applicant



Signature of applicant

11/8/23

Date



Owner's Authorization For Agent

Todd DeClemente is/are hereby authorized TO ACT ON BEHALF OF Bishop Erik Pohlmeier, the owner(s) of those lands described within

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

BY: [Signature]
Signature of Owner
Bishop Erik Pohlmeier

Print Name of Owner
904-262-3200

Telephone Number

State of Florida

County of Duval

Signed and sworn before me on this 22nd day of November, 2023

By Mary Kathryn Nedrich

Identification verified:

Oath sworn: Yes No

Notary Signature:

[Signature]

My Commission expires:

7/31/26



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.

155 State Road 207; St. Augustine, FL; 32084

Project Address: _____

Applicant's Name: TODD DELLEMENTE Applicant's Signature: [Signature]

Owner's Name: ERIK T. PALMEIER Owner's Signature: [Signature]

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID

Location

Address

Neighborhood

Tax Description*

Property Use

Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

1286400000

155 STATE ROAD 207

SAINT AUGUSTINE 32084-0000

Private Schools/Colleges (COM) (686.03)

2 E1/2 HUERTAS GRANT SUB LOT 6 BLK 24 (EX E3.25 AC & R/W RD 207 DB234/140 & EX PT TO DOT IN OR1121/593)

*The Description above is not to be used on legal documents.

Private Schools/Colleges (Owner Occupied) (7205)

Huertas Grant, East 1/2

45-7-29

South Ponte Vedra & US 1 North Area (District 450)

12.7533

8.440

N



Owner Information

Owner Name

Mailing Address

[Roman Catholic Church](#) 100%
[Chancery Diocese Of St Aug](#) 100%

CHANCERY DIOCESE OF ST AUG
11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$337,600

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$337,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$337,600
Total Deferred	\$0
Assessed Value	\$337,600
Total Exemptions	\$337,600
Taxable Value	\$0

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	\$337,600	\$0	\$0	\$337,600	\$337,600	\$337,600	\$0
2022	\$0	\$0	\$337,600	\$0	\$0	\$337,600	\$337,600	\$337,600	\$0
2021	\$0	\$0	\$337,600	\$0	\$0	\$337,600	\$337,600	\$337,600	\$0
2020	\$0	\$0	\$337,600	\$0	\$0	\$337,600	\$337,600	\$337,600	\$0
2019	\$0	\$0	\$337,600	\$0	\$0	\$337,600	\$337,600	\$337,600	\$0
2018	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2017	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2016	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2015	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2014	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2013	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Schools	0	0	8.44	AC	\$337,600

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

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 1284500000
Location Address SIDNEY ST
 SAINT AUGUSTINE 32084-0000
Neighborhood South Dixie (COM) (686.01)
Tax Description* (10) E1/2 HUERTAS GRANT SUB LOT 7 BLK 22
**The Description above is not to be used on legal documents.*
Property Use Code Vacant Commercial (1000)
Subdivision Huertas Grant, East 1/2
Sec/Twp/Rng 45-7-29
District South Ponte Vedra & US 1 North Area (District 450)
Millage Rate 12.7533
Acreage 4.740
Homestead N

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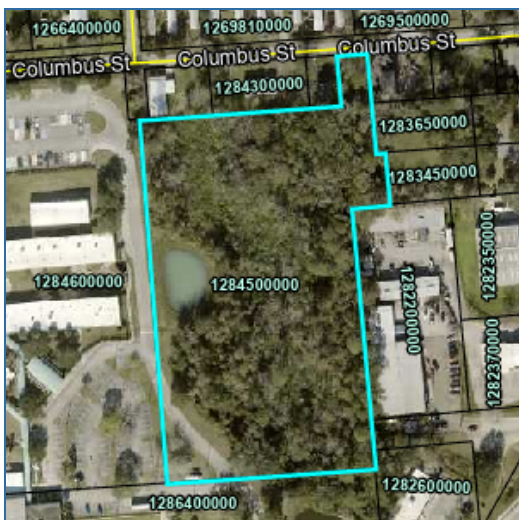

Owner Information

Owner Name [Roman Catholic Church](#) 100%
Mailing Address CATHOLIC CENTER
 11625 OLD ST AUGUSTINE RD
 JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$95,494

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$189,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$189,600
Total Deferred	\$94,106
Assessed Value	\$95,494
Total Exemptions	\$95,494
Taxable Value	\$0

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	\$189,600	\$0	\$0	\$189,600	\$86,813	\$189,600	\$0
2022	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2021	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2020	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2019	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2018	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2017	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2016	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2015	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2014	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2013	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	575	330	4.74	AC	\$189,600

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1284600000
Location Address	155 STATE ROAD 207 SAINT AUGUSTINE 32084-0000
Neighborhood	Private Schools/Colleges (COM) (686.03) E12 HUERTAS GRANT SUB BLK 23 (EX S15 OF W385FT ADD'L R/W TO SJC IN OR1653/289)
Tax Description*	Private Schools/Colleges (Owner Occupied) (7205) *The Description above is not to be used on legal documents.
Property Use	Code Subdivision Huertás Grant, East 1/2 45-7-29 South Ponte Vedra & US 1 North Area (District 450)
District	Millage Rate 12.7533
Acreage	10.800
Homestead	N

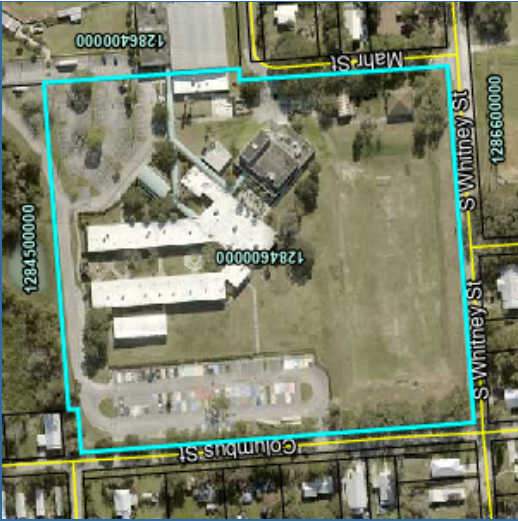
Owner Information

Owner Name	Roman Catholic Church 100% Chancery Diocese Of St Aug 100%
Mailing Address	CHANCERY DIOCESE OF ST AUG 11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Church/Religious
Status	
Amount	\$2,756,862

Map



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Valuation Information

	2024
Building Value	\$7,607,381
Extra Features Value	\$157,442
Total Land Value	\$432,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$8,196,823
Total Deferred	\$5,439,961
Assessed Value	\$2,756,862
Total Exemptions	\$2,756,862
Taxable Value	\$0

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	\$7,819,527	\$162,982	\$432,000	\$0	\$0	\$8,414,509	\$2,506,238	\$8,414,509	\$0
2022	\$6,635,157	\$276,844	\$432,000	\$0	\$0	\$7,344,001	\$2,278,398	\$7,344,001	\$0
2021	\$6,774,373	\$277,227	\$432,000	\$0	\$0	\$7,483,600	\$2,071,271	\$7,483,600	\$0
2020	\$6,948,610	\$277,610	\$432,000	\$0	\$0	\$7,658,220	\$1,882,974	\$7,658,220	\$0
2019	\$6,018,287	\$268,417	\$432,000	\$0	\$0	\$6,718,704	\$1,711,795	\$6,718,704	\$0
2018	\$4,222,937	\$273,706	\$179,820	\$0	\$0	\$4,676,463	\$4,676,463	\$4,676,463	\$0
2017	\$4,401,870	\$249,956	\$179,820	\$0	\$0	\$4,831,646	\$4,831,646	\$4,831,646	\$0
2016	\$4,517,317	\$254,593	\$179,820	\$0	\$0	\$4,951,730	\$4,951,730	\$4,951,730	\$0
2015	\$4,631,666	\$259,229	\$179,820	\$0	\$0	\$5,070,715	\$5,070,715	\$5,070,715	\$0
2014	\$4,480,786	\$255,294	\$179,820	\$0	\$0	\$4,915,900	\$4,915,900	\$4,915,900	\$0
2013	\$4,589,355	\$193,971	\$179,820	\$0	\$0	\$4,963,146	\$4,963,146	\$4,963,146	\$0

Building Information

Building	1	Roof Cover	Built Up
Building Value	\$7,442,581	Roof Structure	Rigid Frame
Year Built	1980	Interior Flooring	Sheet Vinyl
Actual Area	84539	Interior Wall	Drywall
Conditioned Area	64218	Heating Type	Air Duct
Use	Public Schools	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Stucco, Stucco	Baths	

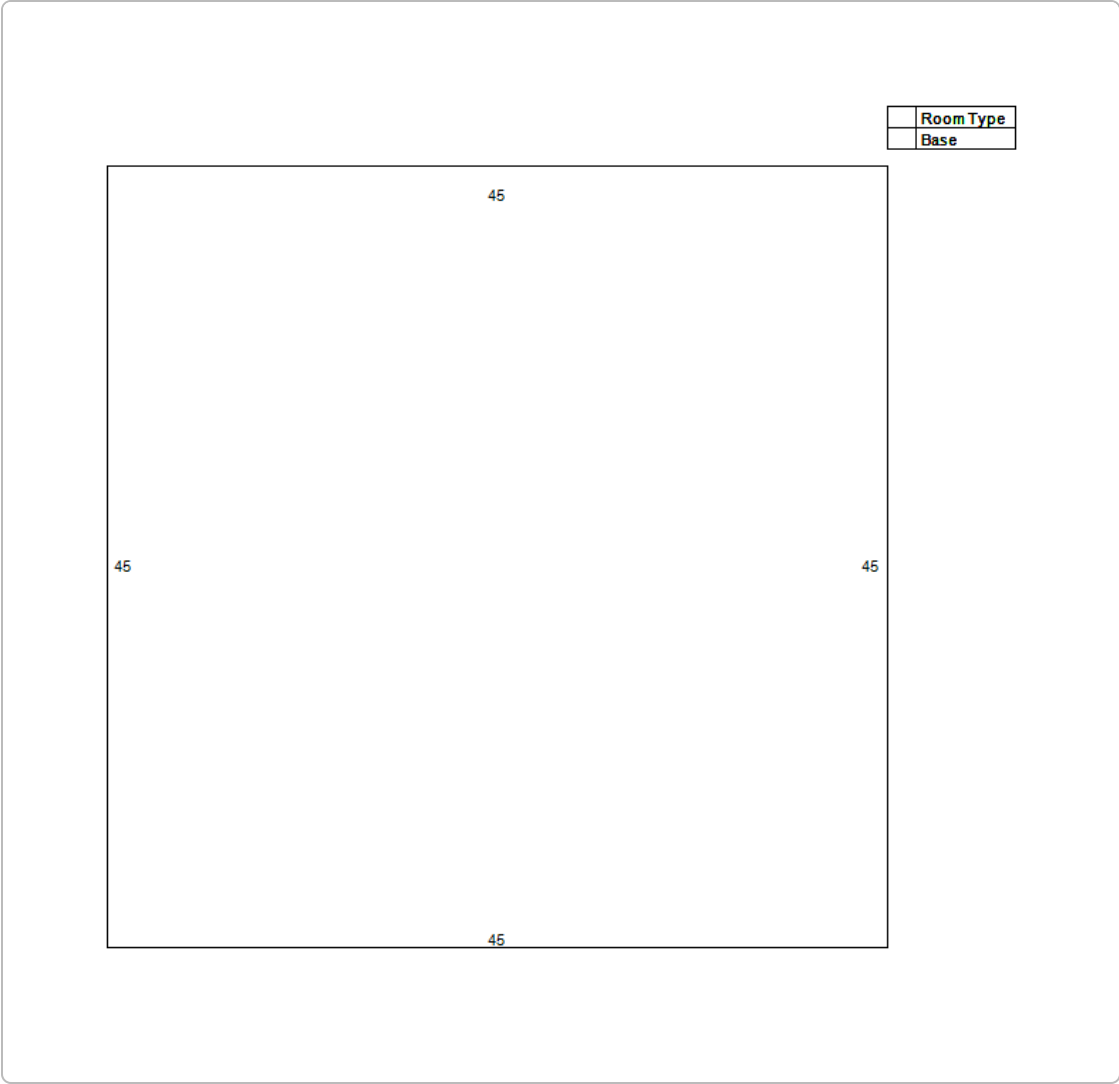
Description	Square Footage
BASE AREA	10144
FINISHED CANOPY	141
UNFINISHED CANOPY	80
BASE AREA	1520
UNFINISHED CANOPY	952
BASE AREA	7162
FINISHED CANOPY	10208
UNFINISHED CANOPY	2004
BASE AREA	7647
UNFINISHED CANOPY	360
BASE AREA	6478
FINISHED CANOPY	1004
FINISHED CANOPY	1815
BASE AREA	2660
FINISHED CANOPY	2646
UNFINISHED CANOPY	88
BASE AREA	1584
FINISHED CANOPY	330
BASE AREA	26213
FINISHED CANOPY	182
FINISHED CANOPY	48
FINISHED CANOPY	50
FINISHED CANOPY	78
FINISHED CANOPY	78
BASE AREA	810
FINISHED CANOPY	90
FINISHED CANOPY	90

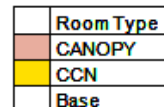
Description	Square Footage
FINISHED CANOPY	77
Total SqFt	84539

Building	19	Roof Cover	Composite Shingle
Building Value	\$164,800	Roof Structure	Wood Truss
Year Built	1980	Interior Flooring	Carpet
Actual Area	2025	Interior Wall	Drywall
Conditioned Area	2025	Heating Type	Air Duct
Use	Public Schools	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Stucco	Baths	

Description	Square Footage
BASE AREA	2025
Total SqFt	2025

Sketch Information





St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID 1285900000
Location Address 1200 S WHITNEY ST
SAINT AUGUSTINE 32084-0000
Neighborhood Lynnwood (517)
Tax Description* 8-7 LYNNWOOD SUB OF LOTS 2 3 4 & 5 BLK 24 E 1/2 HUERTAS
GRANT LOTS 14 15 & 16 OR3032/357
**The Description above is not to be used on legal documents.*
Property Use Vacant Residential (0000)
Code
Subdivision Lynnwood Subdivision
Sec/Twp/Rng 45-7-29
District South Ponte Vedra & US 1 North Area (District 450)
Millage Rate 12.7533
Acreage 0.500
Homestead N

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Owner Information

Owner Name [Diocese Of St Augustine](#) 100%
Mailing Address 11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$65,806

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$139,230
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$139,230
Total Deferred	\$73,424
Assessed Value	\$65,806
Total Exemptions	\$65,806
Taxable Value	\$0

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	\$139,230	\$0	\$0	\$139,230	\$59,824	\$139,230	\$0
2022	\$0	\$0	\$96,314	\$0	\$0	\$96,314	\$54,385	\$96,314	\$0
2021	\$0	\$0	\$85,995	\$0	\$0	\$85,995	\$49,441	\$85,995	\$0
2020	\$0	\$0	\$45,045	\$0	\$0	\$45,045	\$44,946	\$45,045	\$0
2019	\$0	\$0	\$45,045	\$0	\$0	\$45,045	\$40,860	\$45,045	\$0
2018	\$0	\$0	\$45,045	\$0	\$0	\$45,045	\$37,145	\$45,045	\$0
2017	\$0	\$798	\$33,579	\$0	\$0	\$34,377	\$34,377	\$34,377	\$0
2016	\$0	\$798	\$33,579	\$0	\$0	\$34,377	\$32,409	\$34,377	\$0
2015	\$0	\$798	\$28,665	\$0	\$0	\$29,463	\$29,463	\$29,463	\$0
2014	\$0	\$798	\$28,665	\$0	\$0	\$29,463	\$29,463	\$29,463	\$0
2013	\$0	\$798	\$28,665	\$0	\$0	\$29,463	\$29,463	\$0	\$29,463

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	156	140	156	EF	\$139,230

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/11/2008	\$103,000.00	WARRANTY DEED	3032	357	Q	V	MC DANIEL CONNIE E ETAL	DIOCESE OF ST AUGUSTINE
11/8/2007	11/6/2007	\$0.00	SUMMARY ORDER ADMIN	3005	292	U	I	EISON PAUL E ESTATE	MC DANIEL CONNIE E ETAL
	1/1/1979	\$0.00		423	218	U	I		EISON PAUL E ESTATE

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

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

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 Last Data Upload: 12/28/2023, 1:07:59 AM

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St. Johns County, FL

Apply for Exemptions

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2022 TRIM Notice

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

Summary

Parcel ID 1286600000
Location 535 THOMAS ST
Address SAINT AUGUSTINE 32084-0000
Neighborhood Private Schools/Colleges (COM) (686.03)
Tax Description* E1/2 HUERTAS GRANT SUB S1/2 OF BLK 25 (EX ANY PT OF RD SJC RES #2002-261 IN OR1867/752)
**The Description above is not to be used on legal documents.*
Property Use Code Private Schools/Colleges (Owner Occupied) (7205)
Subdivision Huertas Grant, East 1/2
Sec/Twp/Rng 45-7-29
District South Ponte Vedra & US 1 North Area (District 450)
Millage Rate 12.7533
Acreage 11.000
Homestead N

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Owner Information

Owner Name [Roman Catholic Church](#) 100%
Mailing Address C/O BISHOP J P HURLEY
 11625 OLD ST AUGUSTINE RD
 JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$375,847

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$47,637
Total Land Value	\$360,500
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$408,137
Total Deferred	\$32,290
Assessed Value	\$375,847
Total Exemptions	\$375,847
Taxable Value	\$0

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	\$48,222	\$360,500	\$0	\$0	\$408,722	\$341,679	\$408,722	\$0
2022	\$0	\$131,992	\$360,537	\$0	\$0	\$492,529	\$310,617	\$492,529	\$0
2021	\$0	\$131,992	\$150,387	\$0	\$0	\$282,379	\$282,379	\$282,379	\$0
2020	\$0	\$131,992	\$150,387	\$0	\$0	\$282,379	\$282,379	\$282,379	\$0
2019	\$0	\$129,057	\$150,387	\$0	\$0	\$279,444	\$279,444	\$279,444	\$0
2018	\$0	\$129,057	\$150,387	\$0	\$0	\$279,444	\$279,444	\$279,444	\$0
2017	\$0	\$139,939	\$150,387	\$0	\$0	\$290,326	\$290,326	\$290,326	\$0
2016	\$0	\$140,127	\$150,387	\$0	\$0	\$290,514	\$290,514	\$290,514	\$0
2015	\$0	\$141,311	\$150,387	\$0	\$0	\$291,698	\$291,698	\$291,698	\$0
2014	\$0	\$142,495	\$150,387	\$0	\$0	\$292,882	\$292,882	\$292,882	\$0
2013	\$0	\$143,680	\$150,387	\$0	\$0	\$294,067	\$294,067	\$294,067	\$0

Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		13455
Concrete Paving - Under 8" (COM)		1
Storage Building (Mix)		108
Metal Fence - 4' (COM)		2181
Metal Fence - 6' (COM)		10715
Pole Light (COM)		8625
Gate - Average (Mix)		173
Handicap Ramp (COM)		1308
Concrete Paving - Under 8" (COM)		989
Concession Stand (COM)		1500
Steel Door (COM)		54
Concession Stand (COM)		1500
Steel Door (COM)		64
Storage Building (Mix)		3510
Storage Building (Mix)		1890
Steel Door (COM)		64
Restroom - Average (COM)		1500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Schools	660	725	9	AC	\$360,000
Marshes & Tidal Lands	0	0	1.85	AC	\$462
Rivers, Lakes & Submerged Lands	0	0	0.15	AC	\$38

No data available for the following modules: Sales Questionnaire Form, Building Information, Sketch Information, Sale Information.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID 1288350000
Location Address 975 S RODRIQUEZ ST
SAINT AUGUSTINE 32084-0000
Neighborhood South Dixie (COM) (686.01)
Tax Description* E1/2 HUERTAS GRANT SUB ALL BLK 26 LYING E OF FEC RY
OR1080/1257
*The Description above is not to be used on legal documents.
Property Use Vacant Commercial (1000)
Code
Subdivision Huertas Grant, East 1/2
Sec/Twp/Rng 45-7-29
District South Ponte Vedra & US 1 North Area (District 450)
Millage Rate 12.7533
Acreage 4.320
Homestead N

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



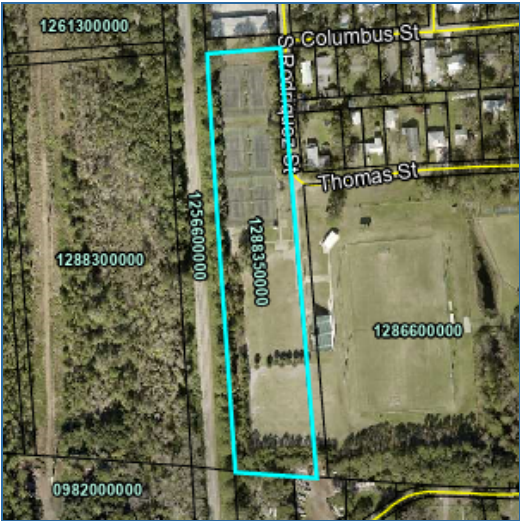
Owner Information

Owner Name [Bishop Of The Diocese St Aug](#) 100%
Mailing Address SNYDER JOHN J
11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$281,778

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$282,268
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$282,268
Total Deferred	\$490
Assessed Value	\$281,778
Total Exemptions	\$281,778
Taxable Value	\$0

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	\$282,268	\$0	\$0	\$282,268	\$256,162	\$282,268	\$0
2022	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2021	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2020	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2019	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2018	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2017	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2016	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2015	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2014	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2013	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	1010	190	188179	SF	\$282,268

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/9/1994	\$50,000.00	WARRANTY DEED	1080	1257	U	V	SUTTLE ROBERT L,MILDRED M	DIOCESE OF ST AUGUSTINE
	7/23/1993	\$35,000.00	WARRANTY DEED	1004	7	U	V	OLD STONE CREDIT CORP OF FLA	SNYDER JOHN J,BISHOP DIOCESE ST AUGUSTINE
	4/1/1991	\$0.00		890	372	U	V		OLD STONE CREDIT CORP OF FLA
	4/1/1991	\$0.00		890	370	U	V		

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

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: August 4, 2023

RE: **Petition for Voluntary Annexation and Pre-Annexation Agreement for Parcels of Land including the St. Joseph Academy Catholic High School at 155 State Road 207**

Please place the attached Petition for Voluntary Annexation and Pre-Annexation Agreement on the August 14, 2023, City Commission Agenda under Staff Reports and Presentations.

The property is approximately 39.8 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its east and southeast boundaries. The current use of the property is a private high school including athletic fields and school facilities. The school is St. Joseph Academy Catholic High School. The owner(s) of the property (The Roman Catholic Church, and The Diocese of St Augustine) is petitioning to annex.

St. Johns County has assigned a future land use designation for all of the property as Residential-D and the county zoning is Residential, Single family-three (RS-3) and Open Rural (OR).

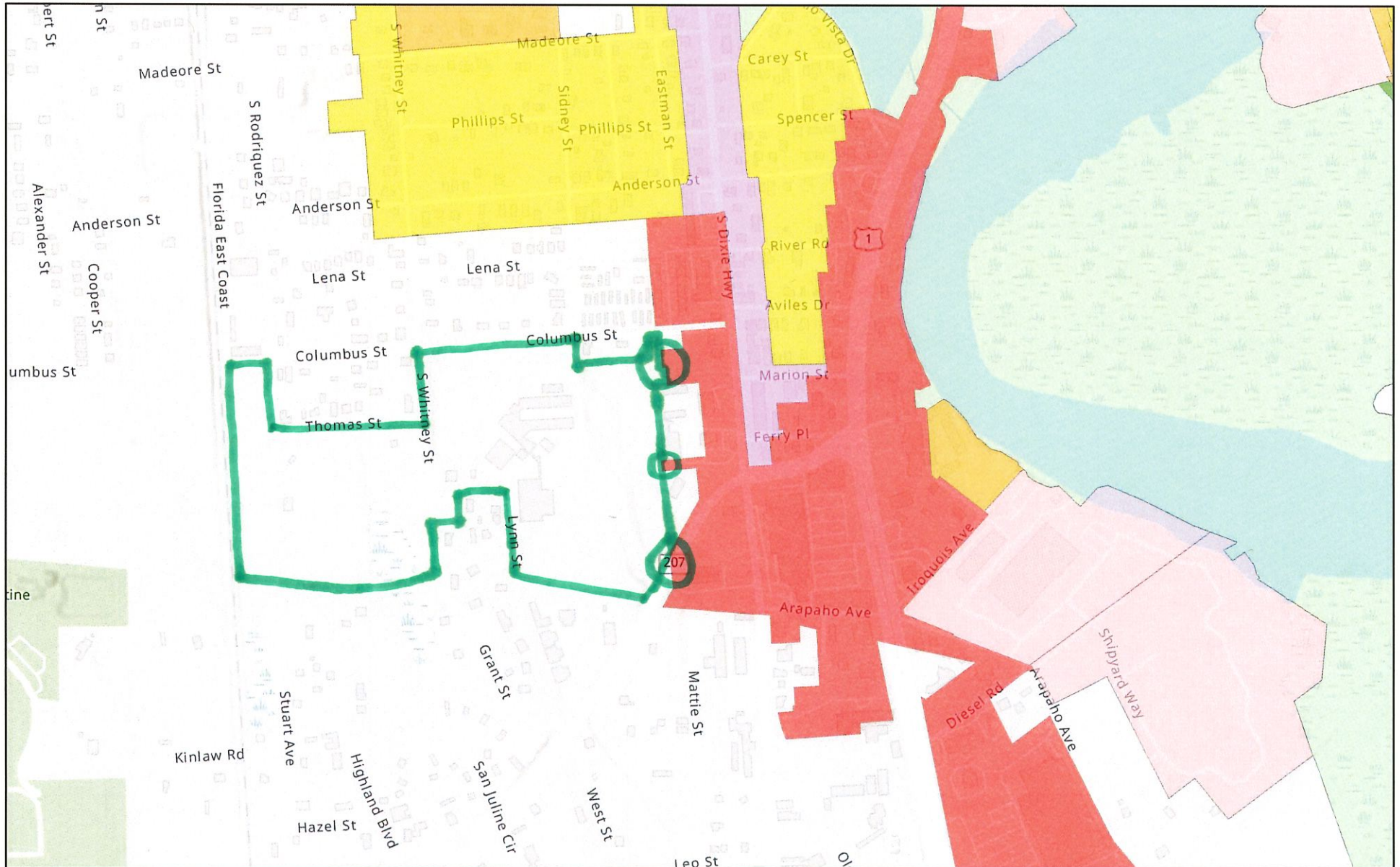
If the City Commission accepts the Petition for Voluntary Annexation and approves the Pre-Annexation Agreement, then the petitioner will appear before the city's Planning and Zoning Board with an application to assign a city future land use designation to the property and to amend the county zoning designation to a city zoning designation. The specific city land use designation and city zoning designation that the petitioner will apply for will be outlined in the application to the Planning and Zoning Board.

Also attached are maps illustrating the location of the property in relation to the city land use map, a map showing the parcels, and a map illustrating the existing St. Johns County zoning districts. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department

ArcGIS Web Map



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Future Land Use

COMMERCIAL LOW INTENSITY

COMMERCIAL MEDIUM INTENSITY

MARINE INDUSTRIAL

OPEN LAND

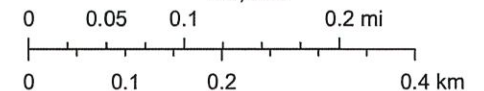
RECREATION / OPEN SPACE

RESIDENTIAL LOW DENSITY

RESIDENTIAL MEDIUM DENSITY

RESIDENTIAL MEDIUM DENSITY / MIXED USE

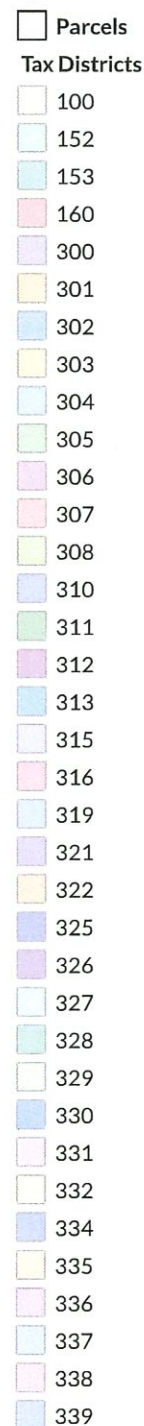
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ArcGIS Web AppBuilder

Parcel	PID Number	Address	Acres	County Zoning
#1	1286400000	155 State Road 207	8.44	RS-3
#2	1284500000	Sidney Street	4.74	RS-3
#3	1284600000	155 State Road 207	10.80	RS-3
#4	1285900000	1200 S. Whitney St	0.50	RS-3
#5	1286600000	535 Thomas Street	11.00	OR
#6	1288350000	975 S. Rodriquez St	<u>4.32</u>	OR
			39.80	



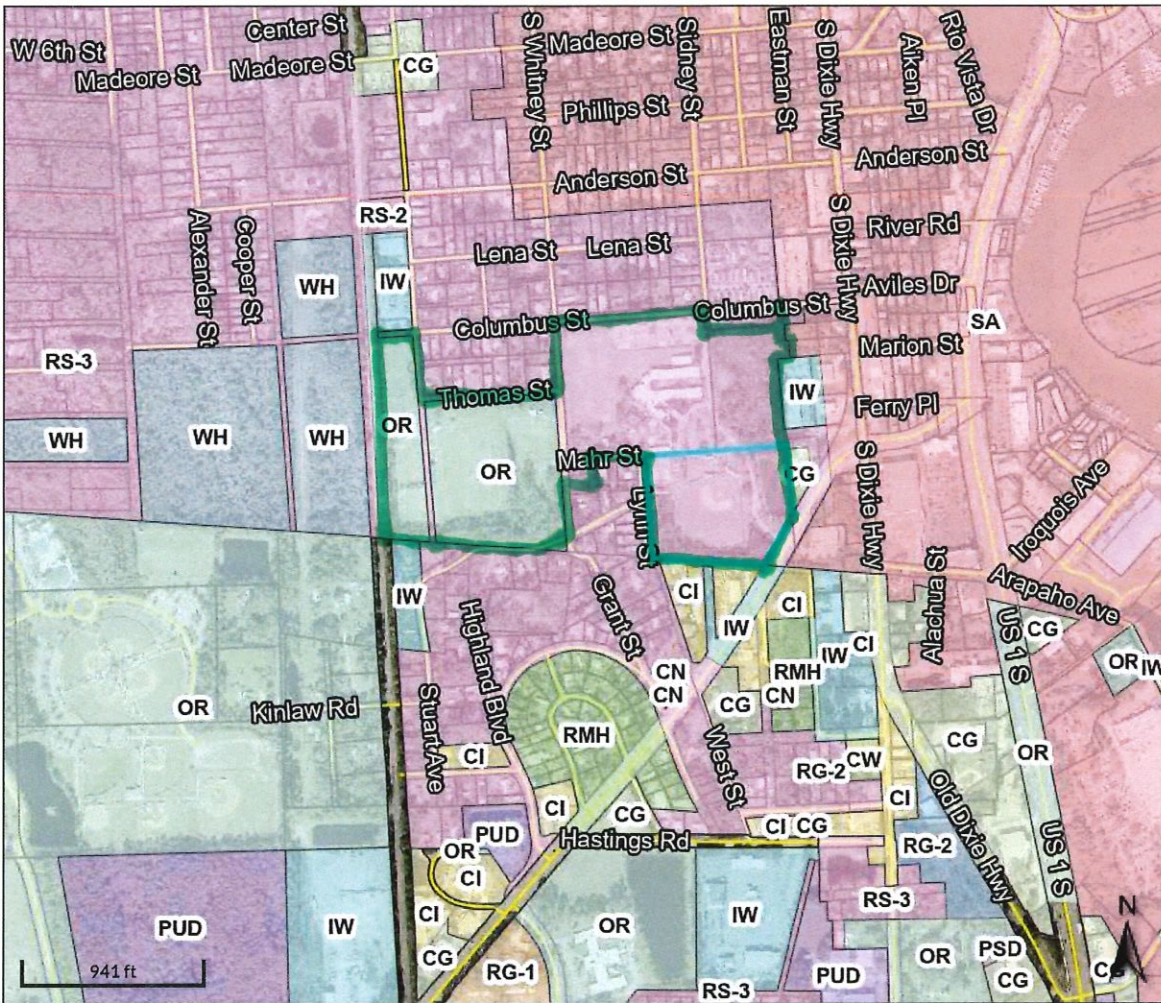
- 340
- 401
- 402
- 450
- 451
- 452
- 454
- 457
- 460
- 461
- 463
- 464
- 465
- 466
- 500
- 550
- 551
- 600
- 601
- 603
- 604
- 713
- 714
- 814
- 914
- 915

Parcel ID	1286400000	Physical Address	155 STATE ROAD 207	Building Value	N/A	Last 2 Sales			
Property Class	7205	Mailing Address	SAINT AUGUSTINE ROMAN CATHOLIC CHURCH	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	South Ponte Vedra & US 1 North Area	Address	CHANCERY DIOCESE OF ST AUG	Total Land Value	\$337,600	n/a	0	n/a	n/a
Acres	8.44		11625 OLD ST AUGUSTINE RD	Just Value	\$337,600	n/a	0	n/a	n/a
			JACKSONVILLE FL 32258-0000	Total Deferred Assessed Value	N/A				
				Total Exemptions	\$337,600				
				Taxable Value	N/A				

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

Date created: 8/4/2023
Last Data Uploaded: 8/3/2023 11:53:25 PM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

□ Parcels

Parcel ID	1286400000	Physical Address	155 STATE ROAD 207	Building Value	N/A	Last 2 Sales			
Property Class	7205	Mailing Address	SAINT AUGUSTINE ROMAN CATHOLIC CHURCH	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	South Ponte Vedra & US 1 North Area	Address	CHANCERY DIOCESE OF ST AUG 11625 OLD ST AUGUSTINE RD JACKSONVILLE FL 32258-0000	Total Land Value	\$337,600	n/a	0	n/a	n/a
Acres	8.44			Just Value	\$337,600	n/a	0	n/a	n/a
				Total Deferred	N/A				
				Assessed Value	\$337,600				
				Total	\$337,600				
				Exemptions					
				Taxable Value	N/A				

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

Date created: 8/4/2023

Last Data Uploaded: 8/3/2023 11:53:25 PM

Developed by  Schneider
GEOSPATIAL

PRE-ANNEXATION AGREEMENT

THIS AGREEMENT, made and entered into this 18th day of July, 2023, between CITY OF AUGUSTINE, FLORIDA ("City"), a municipal corporation, Post Office Drawer 210, St. Augustine, Florida 32085-0210, and the Bishop of the Diocese of St. Augustine, a corporation sole c/o St. Joseph Academy, 155 SR 207, St. Augustine, FL 32084, collectively, ("Owner").

RECITALS

1. Owner is the fee simple owner of certain real property described on Exhibit "A", located in St. Johns County, Florida, contiguous to, but outside of, the corporate limits of City (the "Property").
2. Owner has filed a petition with City seeking to have the Property voluntarily annexed to the City.
3. As a condition to such annexation, Owner requires that City diligently and expeditiously process certain zoning and Comprehensive Plan amendment applications and Owner shall provide for payment of water/sewer connection fees and stormwater fees at the time of issuance of a building permit.
4. Owner understands and agrees the Property shall be subject to all laws, ordinances, and regulations in force in City and that any existing or proposed uses or structures on the Property shall be a lawfully permissible use and/or structure upon the effective date of the annexation.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein set forth, the parties mutually agree as follows:

1. **Recitals.** The foregoing recitals are true and correct in all respects.

2. **Zoning Application.** City shall diligently and expeditiously process, to conclusion, at the Owner's expense, the Owner's application for zoning classification applicable to the Property. City does not warrant any particular outcome of the public hearing.

3. **Payment of Water/Sewer Connection/Stormwater Fees and other Permit Fees and Costs of Infrastructure.** The Owner or developer of the property shall pay water/sewer connection/tap and stormwater fees for lots, units or structures within the project at the time of issuance of a building permit for the particular improvement. Any cost incurred to extend municipal services to the project will be paid for by the Owner or developer. Owner/developer shall be responsible for payment of all other fees and costs at the time of permitting. Owner may contribute in kind improvements, as approved in advance and found compliant for acceptance by the City's Public Works Department, in lieu of payment for fees and costs of infrastructure improvements. Each request for contribution of in kind improvements shall be reviewed and approved or disapproved on a case-by-case basis by the City. Owner/developer may be required to provide supplemental documentation, to include but not limited to, performance and maintenance bonds for any in kind contribution in a form acceptable to the City.

4. **Comprehensive Plan Amendments.**

A. City will diligently and expeditiously process, to conclusion, at the Owner's expense, appropriate amendments to the City's Comprehensive Plan, to make the project use a conforming use under the City's land use designation and to establish a future land use designation(s) for any undeveloped land within the Property which would allow development consistent with the project. City shall also process at the Owner's expense, additional future Comprehensive Plan amendments as necessary, to permit the relocation of uses within the Property as may be permitted. City does not warrant any particular outcome of the public hearing.

5. **Assessment.** The Owner/developer will comply with and pay any non-ad valorem assessment adopted by the City for this Property.

6. **Applicable Law.** This agreement shall be governed and construed under the laws of the State of Florida.

7. **Effective Agreement.** This agreement shall run with the Property and all of its terms and conditions shall be binding upon the respective successors and assigns of the parties hereto and this agreement shall be recorded in the public records of St. Johns County, Florida.

8. **Entire Agreement.** No prior or present agreements or representations shall be binding upon the parties unless included in this agreement. No modification or change in this agreement shall be valid or binding upon the parties unless in writing and executed by the party or parties to be bound thereby.

9. **Waiver.** The failure of either party to take any action with respect to any breach of any term, covenant or condition contained herein, or any instance of default shall not be deemed to be a waiver of any default or breach.

10. **Notices.** Any notice necessary under this agreement shall be in writing and sent by U.S. or express mail or hand delivered to the parties at the following addresses and shall be deemed given upon receipt:

CITY: John P. Regan, P.E.,
City Manager
P.O. Box 210
St. Augustine, FL 32085-0210

OWNER: Erik Pohlmeier, as Bishop of the
Diocese of St. Augustine, a corporation sole
11625 Old St. Augustine Rd.
Jacksonville, FL 32258

11. **Binding Effect.** This agreement shall be binding upon and inure to the benefit of the heirs, successors and assigns of the respective parties.

12. **Section Headings.** The Section Headings in this agreement are intended for convenience only and shall not be taken into consideration in any construction or interpretation of this agreement or any of its provisions.

13. **Judicial Interpretation.** Should any of the provisions of this agreement require judicial interpretation, the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agents prepared the same, it being agreed that the agents of all parties have participated in the preparation hereof.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on the dates set forth below.

ATTEST:

Lauren Lizbeth Vincent

Secretary

Title: _



Date: 7/31/23

By: Erik T. Folmer

Printed Name: ERIK T. FOLMER

CITY OF ST. AUGUSTINE, FLORIDA,

ATTEST: a municipal corporation

City Clerk

By: _____

City Manager

(SEAL)

Date: _____

Approved as to Form and Content:

City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

St. Joseph Academy Catholic High School
Parcels and legal descriptions

Parcel	PID Number	Address	Acres	County Zoning
#1	1286400000	155 State Road 207	8.44	RS-3
2 E1/2 HUERTAS GRANT SUB LOT 6 BLK 24 (EX E3.25 AC & R/W RD 207 DB234/140 & EX PT TO DOT IN OR1121/593)				
#2	1284500000	Sidney Street	4.74	RS-3
(10) E1/2 HUERTAS GRANT SUB LOT 7 BLK 22				
#3	1284600000	155 State Road 207	10.80	RS-3
E1/2 HUERTAS GRANT SUB BLK 23 (EX S15 OF W385FT ADD'L R/W TO SJC IN OR1653/289)				
#4	1285900000	1200 S. Whitney St	0.50	RS-3
8-7 LYNNWOOD SUB OF LOTS 2 3 4 & 5 BLK 24 E1/2 HUERTAS GRANT LOTS 14 15 & 16 OR3032/357				
#5	1286600000	535 Thomas Street	11.00	OR
E1/2 HUERTAS GRANT SUB S1/2 OF BLK 25 (EX ANY PT OF RD SJC RES #2002-261 IN OR1867/752)				
#6	1288350000	975 S. Rodriquez St	4.32	OR
E1/2 HUERTAS GRANT SUB ALL BLK 26 LYING E OF FEC RY OR1080/1257				

PETITION FOR VOLUNTARY ANNEXATION

Pursuant to Section 171.044, Florida Statutes, the following identified owner or owners of real property in the unincorporated area of St. Johns County ("County"), Florida: St. Joseph Academy, hereinafter referred to as "Petitioner" whose address is 155 SR 207 St. Augustine, FL 32084, here now, respectfully petition the City Commission for the City of St. Augustine ("City"), Florida, to annex certain real property into the City and in support states:

1. Petitioner is the fee simple owner, as established in the deeds attached hereto and incorporated herein as Exhibit "A," of that certain property ("Real Property") in the unincorporated area of the County, described in Exhibit "B," attached hereto and incorporated herein by reference.
2. The Real Property is contiguous to the City and reasonably compact, and the annexation of the Real Property into the City will not result in the creation of an enclave or enclaves.
3. The Real Property is presently X improved, unimproved, and the proposed use of the Real Property is for Education.
4. Petitioner understands that upon annexation into the City a future land use designation and zoning category will be established by the City for the Real Property, and further understands that any future land use designation adopted by the City may be subject to the approval of the State of Florida. However, prior to the establishment of a future land use designation and zoning category by the City, Petitioner shall be entitled to use of the property under the future land use designation(s) and zoning in effect in the County immediately prior to the annexation, which will continue to be in effect as provided for in Section 171.062(2), Florida Statutes. Until such time as the City establishes a future land use designation and zoning category, Petitioner shall be allowed to develop the Real Property pursuant to any land development order or land development permit issued by the County and in effect at the time the annexation becomes final, provided said development order or development permit has not expired.
5. The Petitioner hereby consents to any non-ad valorem assessments adopted by the City.

NOW, THEREFORE, Petitioner requests the City Commission for the City of St. Augustine, Florida, to:

- A. Adopt a non-emergency ordinance at a regular meeting to annex the Real Property into the City and re-define the boundaries of the City to include the Real Property.
- B. Prior to adoption of said ordinance, publish notice of the annexation, at Petitioner's expense, at least once each week for two consecutive weeks as required by Section 171.044(2), Florida Statutes, and to provide notice to the County pursuant to the Annexation Interlocal Agreement and Section 171.044(6) (legal notice, map and County notice attached hereto and incorporated herein as composite Exhibit "C").
- C. Initiate proceedings within twelve (12) months, at Petitioner's expense, to designate the Real Property under the Future Land Use Element of the City Comprehensive Plan and to designate the zoning classification of the Real Property under the Code of the City. City does not warrant any particular outcome of the public hearings.

D. Upon adoption of said ordinance, file the annexation ordinance with the Clerk of the Circuit Court of St. Johns County, Florida; the Chief Administrative Officer of the County; and the Department of State of the State of Florida, within seven (7) days after the adoption of the annexation ordinance as required by Section 171.044(3), Florida Statutes.

DATED this _____ day of _____, 20__.

Respectfully Submitted,


Owner(s)

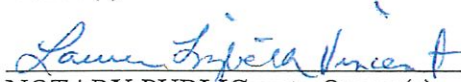

NOTARY PUBLIC as to Owner(s)
My Commission Expires: October 22, 2024



Exhibit "A"

(proof of ownership)

Exhibit “B”

(legal description of the Real Property)

Exhibit “C”

(composite legal notice, map & County notice)

St. Joseph Academy Catholic High School
Parcels and legal descriptions

Parcel	PID Number	Address	Acres	County Zoning
#1	1286400000	155 State Road 207	8.44	RS-3
2 E1/2 HUERTAS GRANT SUB LOT 6 BLK 24 (EX E3.25 AC & R/W RD 207 DB234/140 & EX PT TO DOT IN OR1121/593)				
#2	1284500000	Sidney Street	4.74	RS-3
(10) E1/2 HUERTAS GRANT SUB LOT 7 BLK 22				
#3	1284600000	155 State Road 207	10.80	RS-3
E1/2 HUERTAS GRANT SUB BLK 23 (EX S15 OF W385FT ADD'L R/W TO SJC IN OR1653/289)				
#4	1285900000	1200 S. Whitney St	0.50	RS-3
8-7 LYNNWOOD SUB OF LOTS 2 3 4 & 5 BLK 24 E1/2 HUERTAS GRANT LOTS 14 15 & 16 OR3032/357				
#5	1286600000	535 Thomas Street	11.00	OR
E1/2 HUERTAS GRANT SUB S1/2 OF BLK 25 (EX ANY PT OF RD SJC RES #2002-261 IN OR1867/752)				
#6	1288350000	975 S. Rodriquez St	4.32	OR
E1/2 HUERTAS GRANT SUB ALL BLK 26 LYING E OF FEC RY OR1080/1257				

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

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



Parcel ID 1286400000
Location Address 155 STATE ROAD 207
SAINT AUGUSTINE 32084-0000
Neighborhood Private Schools/Colleges (COM) (686.03)
Tax Description* 2 E1/2 HUERTAS GRANT SUB LOT 6 BLK 24 (EX E3.25 AC & R/W RD 207 DB234/140 & EX PT TO DOT IN OR1121/593)
**The Description above is not to be used on legal documents.*
Property Use Code Private Schools/Colleges (Owner Occupied) (7205)
Subdivision Huertas Grant, East 1/2
Sec/Twp/Rng 45-7-29
District South Ponte Vedra & US 1 North Area (District 450)
Millage Rate 12.8576
Acreage 8.440
Homestead N

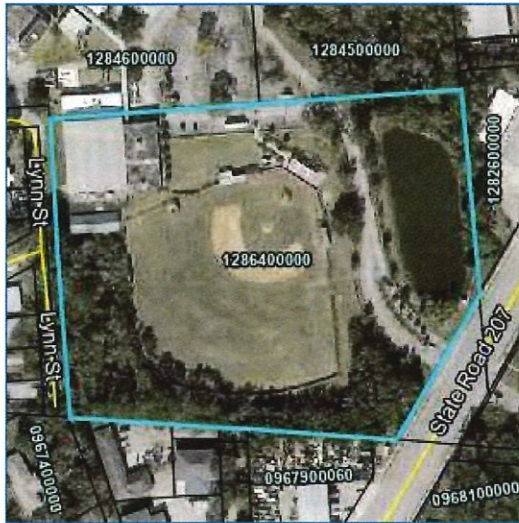
Owner Information

Owner Name [Roman Catholic Church](#) 100%
[Chancery Diocese Of St Aug](#) 100%
Mailing Address CHANCERY DIOCESE OF ST AUG
11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$337,600

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$337,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$337,600
Total Deferred	\$0
Assessed Value	\$337,600
Total Exemptions	\$337,600
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$337,600	\$0	\$0	\$337,600	\$337,600	\$337,600	\$0
2021	\$0	\$0	\$337,600	\$0	\$0	\$337,600	\$337,600	\$337,600	\$0
2020	\$0	\$0	\$337,600	\$0	\$0	\$337,600	\$337,600	\$337,600	\$0
2019	\$0	\$0	\$337,600	\$0	\$0	\$337,600	\$337,600	\$337,600	\$0
2018	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2017	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2016	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2015	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2014	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2013	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2012	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2011	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2010	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Schools	0	0	8.44	AC	\$337,600

No data available for the following modules: Sales Questionnaire Form, Building Information, Sketch Information, Extra Feature Information, Sale 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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Contact Us

Developed by



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

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

12/23/2022

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Parcel ID 1284500000
 Location Address SIDNEY ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood South Dixie (COM) (686.01)
 Tax Description* (10) E1/2 HUERTAS GRANT SUB LOT 7 BLK 22
 *The Description above is not to be used on legal documents.
 Property Use Code Vacant Commercial (1000)
 Subdivision Huertas Grant, East 1/2
 Sec/Twp/Rng 45-7-29
 District South Ponte Vedra & US 1 North Area (District 450)
 Millage Rate 12.8576
 Acreage 4.740
 Homestead N

Owner Information

Owner Name [Roman Catholic Church](#) 100%
 Mailing Address CATHOLIC CENTER
 11625 OLD ST AUGUSTINE RD
 JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$86,813

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$189,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$189,600
Total Deferred	\$102,787
Assessed Value	\$86,813
Total Exemptions	\$86,813
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2021	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2020	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2019	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2018	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2017	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2016	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2015	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2014	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2013	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2012	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2011	\$0	\$0	\$87,690	\$0	\$0	\$87,690	\$87,690	\$87,690	\$0
2010	\$0	\$0	\$165,900	\$0	\$0	\$165,900	\$165,900	\$165,900	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	575	330	4.74	AC	\$189,600

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

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Summary

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Parcel ID 1284600000
 Location Address 155 STATE ROAD 207
 SAINT AUGUSTINE 32084-0000
 Neighborhood Private Schools/Colleges (COM) (686.03)
 Tax Description* E1/2 HUERTAS GRANT SUB BLK 23 (EX S15 OF W385FT ADD'L R/W TO SJC IN OR1653/289)
 *The Description above is not to be used on legal documents.
 Property Use Code Private Schools/Colleges (Owner Occupied) (7205)
 Subdivision Huertas Grant, East 1/2
 Sec/Twp/Rng 45-7-29
 District South Ponte Vedra & US 1 North Area (District 450)
 Millage Rate 12.8576
 Acreage 10.800
 Homestead N

Owner Information

Owner Name [Roman Catholic Church](#) 100%
[Chancery Diocese Of St Aug](#) 100%
 Mailing Address CHANCERY DIOCESE OF ST AUG
 11625 OLD ST AUGUSTINE RD
 JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$2,506,238

Map



Valuation Information

	2023
Building Value	\$7,819,527
Extra Features Value	\$162,982
Total Land Value	\$432,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$8,414,509
Total Deferred	\$5,908,271
Assessed Value	\$2,506,238
Total Exemptions	\$2,506,238
Taxable Value	\$0

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	\$6,635,157	\$276,844	\$432,000	\$0	\$0	\$7,344,001	\$2,278,398	\$7,344,001	\$0
2021	\$6,774,373	\$277,227	\$432,000	\$0	\$0	\$7,483,600	\$2,071,271	\$7,483,600	\$0
2020	\$6,948,610	\$277,610	\$432,000	\$0	\$0	\$7,658,220	\$1,882,974	\$7,658,220	\$0
2019	\$6,018,287	\$268,417	\$432,000	\$0	\$0	\$6,718,704	\$1,711,795	\$6,718,704	\$0
2018	\$4,222,937	\$273,706	\$179,820	\$0	\$0	\$4,676,463	\$4,676,463	\$4,676,463	\$0
2017	\$4,401,870	\$249,956	\$179,820	\$0	\$0	\$4,831,646	\$4,831,646	\$4,831,646	\$0
2016	\$4,517,317	\$254,593	\$179,820	\$0	\$0	\$4,951,730	\$4,951,730	\$4,951,730	\$0
2015	\$4,631,666	\$259,229	\$179,820	\$0	\$0	\$5,070,715	\$5,070,715	\$5,070,715	\$0
2014	\$4,480,786	\$255,294	\$179,820	\$0	\$0	\$4,915,900	\$4,915,900	\$4,915,900	\$0
2013	\$4,589,355	\$193,971	\$179,820	\$0	\$0	\$4,963,146	\$4,963,146	\$4,963,146	\$0
2012	\$4,696,976	\$193,971	\$179,820	\$0	\$0	\$5,070,767	\$5,070,767	\$5,070,767	\$0
2011	\$6,488,289	\$236,402	\$199,800	\$0	\$0	\$6,924,491	\$6,924,491	\$6,924,491	\$0
2010	\$6,641,746	\$238,073	\$243,000	\$0	\$0	\$7,122,819	\$7,122,819	\$7,122,819	\$0

Building Information

Building	1
Building Value	\$7,646,487
Year Built	1980
Actual Area	84539
Conditioned Area	64218
Use	Public Schools
Style	04
Exterior Wall	Concrete Stucco, Stucco

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

Description	Square Footage
BASE AREA	10144
FINISHED CANOPY	141
UNFINISHED CANOPY	80
BASE AREA	1520

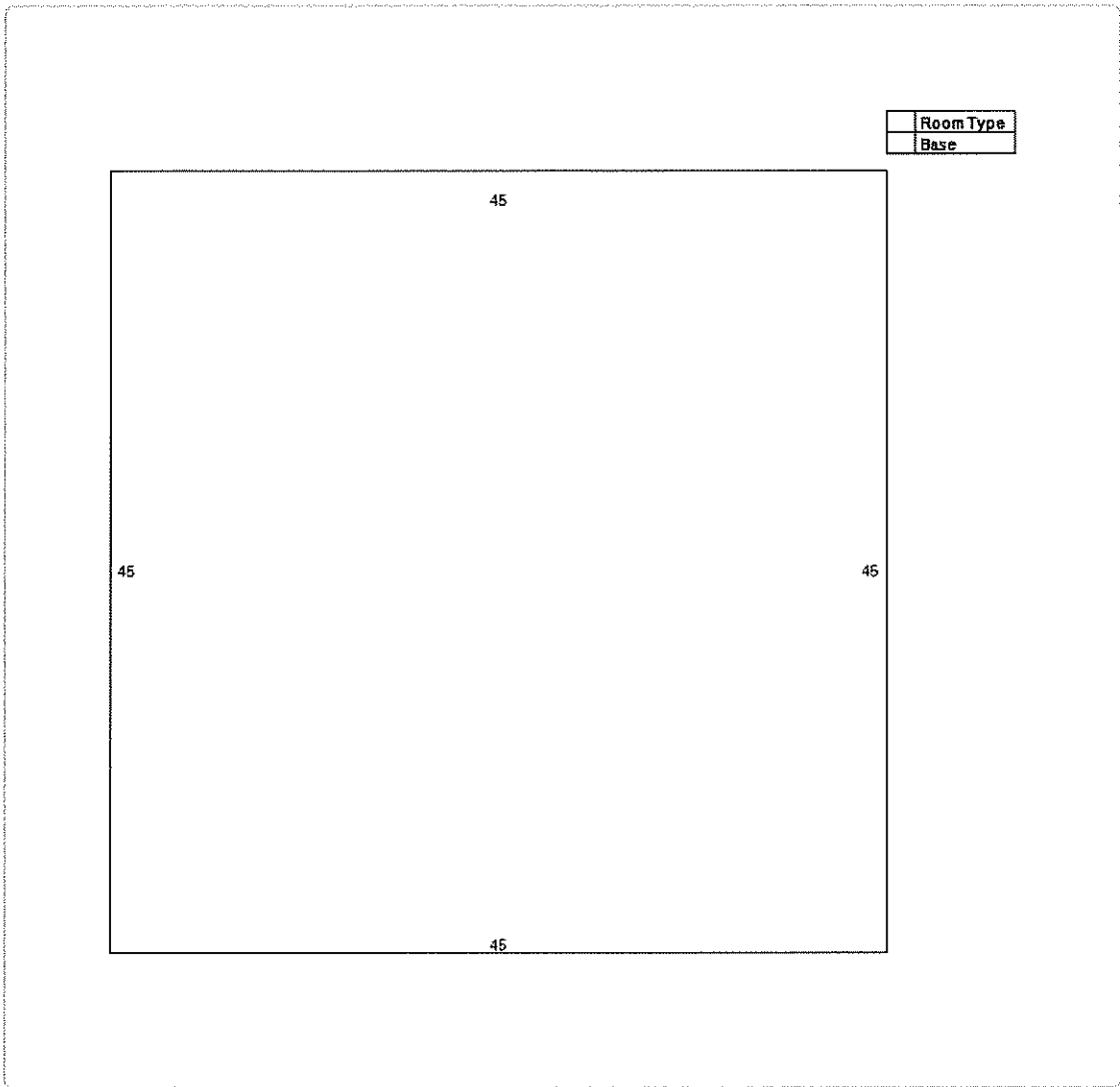
Description	Square Footage
UNFINISHED CANOPY	952
BASE AREA	7162
FINISHED CANOPY	10208
UNFINISHED CANOPY	2004
BASE AREA	7647
UNFINISHED CANOPY	360
BASE AREA	6478
FINISHED CANOPY	1004
FINISHED CANOPY	1815
BASE AREA	2660
FINISHED CANOPY	2646
UNFINISHED CANOPY	88
BASE AREA	1584
FINISHED CANOPY	330
BASE AREA	26213
FINISHED CANOPY	182
FINISHED CANOPY	48
FINISHED CANOPY	50
FINISHED CANOPY	78
FINISHED CANOPY	78
BASE AREA	810
FINISHED CANOPY	90
FINISHED CANOPY	90
FINISHED CANOPY	77
Total SqFt	84539

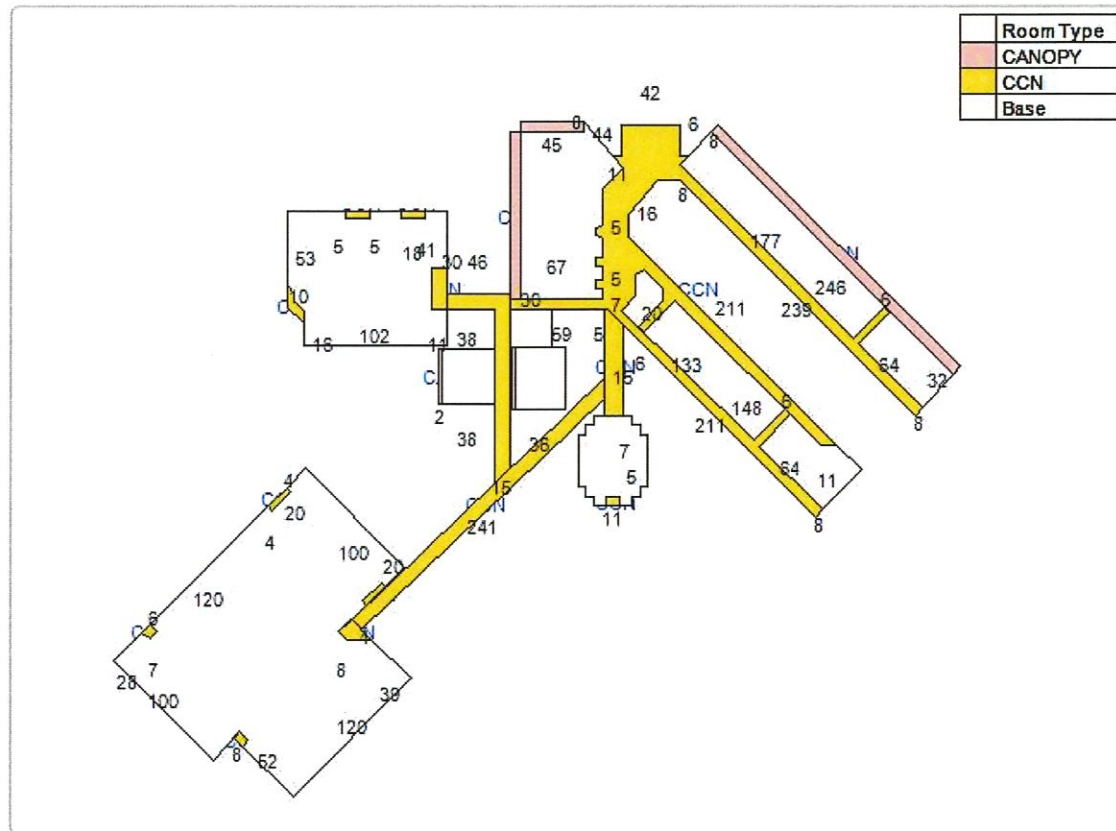
Building 19
 Building Value \$173,040
 Year Built 1980
 Actual Area 2025
 Conditioned Area 2025
 Use Public Schools
 Style 04
 Exterior Wall Concrete Stucco

Roof Cover Composite Shingle
 Roof Structure Wood Truss
 Interior Flooring Carpet
 Interior Wall Drywall
 Heating Type Air Duct
 Air Conditioning Central
 Bedrooms
 Baths

Description	Square Footage
BASE AREA	2025
Total SqFt	2025

Sketch Information





Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		23915
Concrete Paving - Under 8" (COM)		10320
Metal Fence - 4' (COM)		6403
Concession Stand (COM)		2250
Concrete Paving - Under 8" (COM)		8114
Metal Fence - 4' (COM)		2436
Steel Door (COM)		2079
Pole Light (COM)		15094
Metal Fence - 4' (COM)		360
Handicap Ramp (COM)		3971
Masonry Wall (Mix)		180
Curb (COM)		3948
Masonry Wall (Mix)		248
Portable Classroom (COM)		69552
Canopy (Mix)		14112

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Schools	385	645	10.8	AC	\$432,000

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

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Summary

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Parcel ID 1285900000
Location Address 1200 S WHITNEY ST
SAINT AUGUSTINE 32084-0000
Neighborhood Lynnwood (517)
Tax Description* 8-7 LYNNWOOD SUB OF LOTS 2 3 4 & 5 BLK 24 E1/2 HUERTAS GRANT LOTS 14 15 & 16 OR3032/357
**The Description above is not to be used on legal documents.*
Property Use Code Vacant Residential (0000)
Subdivision Lynnwood Subdivision
Sec./Twp/Rng 45-7-29
District South Ponte Vedra & US 1 North Area (District 450)
Millage Rate 12.8576
Acreage 0.500
Homestead N

Owner Information

Owner Name [Diocese Of St Augustine](#) 100%
Mailing Address 11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$59,824

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$139,230
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$139,230
Total Deferred	\$79,406
Assessed Value	\$59,824
Total Exemptions	\$59,824
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$96,314	\$0	\$0	\$96,314	\$54,385	\$96,314	\$0
2021	\$0	\$0	\$85,995	\$0	\$0	\$85,995	\$49,441	\$85,995	\$0
2020	\$0	\$0	\$45,045	\$0	\$0	\$45,045	\$44,946	\$45,045	\$0
2019	\$0	\$0	\$45,045	\$0	\$0	\$45,045	\$40,860	\$45,045	\$0
2018	\$0	\$0	\$45,045	\$0	\$0	\$45,045	\$37,145	\$45,045	\$0
2017	\$0	\$798	\$33,579	\$0	\$0	\$34,377	\$34,377	\$34,377	\$0
2016	\$0	\$798	\$33,579	\$0	\$0	\$34,377	\$32,409	\$34,377	\$0
2015	\$0	\$798	\$28,665	\$0	\$0	\$29,463	\$29,463	\$29,463	\$0
2014	\$0	\$798	\$28,665	\$0	\$0	\$29,463	\$29,463	\$29,463	\$0
2013	\$0	\$798	\$28,665	\$0	\$0	\$29,463	\$29,463	\$0	\$29,463
2012	\$0	\$798	\$28,665	\$0	\$0	\$29,463	\$29,463	\$0	\$29,463
2011	\$0	\$798	\$36,855	\$0	\$0	\$37,653	\$37,653	\$0	\$37,653
2010	\$0	\$798	\$54,873	\$0	\$0	\$55,671	\$55,671	\$0	\$55,671

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	156	140	156	EF	\$139,230

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/11/2008	\$103,000.00	WARRANTY DEED	3032	357	Q	V	MC DANIEL CONNIE E ETAL	DIOCESE OF ST AUGUSTINE
11/8/2007	11/6/2007	\$0.00	SUMMARY ORDER ADMIN	3005	292	U	I	EISON PAUL E ESTATE	MC DANIEL CONNIE E ETAL
	1/1/1979	\$0.00		423	218	U	I	EISON PAUL E ESTATE	

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

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Summary

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Parcel ID 1286600000
Location Address 535 THOMAS ST
SAINT AUGUSTINE 32084-0000
Neighborhood Private Schools/Colleges (COM) (686.03)
Tax Description* E1/2 HUERTAS GRANT SUB S1/2 OF BLK 25 (EX ANY PT OF RD SJC RES #2002-261 IN OR1867/752)
**The Description above is not to be used on legal documents.*
Property Use Code Private Schools/Colleges (Owner Occupied) (7205)
Subdivision Huertas Grant, East 1/2
Sec/Twp/Rng 45-7-29
District South Ponte Vedra & US 1 North Area (District 450)
Millage Rate 12.8576
Acreage 11.000
Homestead N

Owner Information

Owner Name [Roman Catholic Church](#) 100%
Mailing Address C/O BISHOP J P HURLEY
11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$341,679

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$48,222
Total Land Value	\$360,500
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$408,722
Total Deferred	\$67,043
Assessed Value	\$341,679
Total Exemptions	\$341,679
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$131,992	\$360,537	\$0	\$0	\$492,529	\$310,617	\$492,529	\$0
2021	\$0	\$131,992	\$150,387	\$0	\$0	\$282,379	\$282,379	\$282,379	\$0
2020	\$0	\$131,992	\$150,387	\$0	\$0	\$282,379	\$282,379	\$282,379	\$0
2019	\$0	\$129,057	\$150,387	\$0	\$0	\$279,444	\$279,444	\$279,444	\$0
2018	\$0	\$129,057	\$150,387	\$0	\$0	\$279,444	\$279,444	\$279,444	\$0
2017	\$0	\$139,939	\$150,387	\$0	\$0	\$290,326	\$290,326	\$290,326	\$0
2016	\$0	\$140,127	\$150,387	\$0	\$0	\$290,514	\$290,514	\$290,514	\$0
2015	\$0	\$141,311	\$150,387	\$0	\$0	\$291,698	\$291,698	\$291,698	\$0
2014	\$0	\$142,495	\$150,387	\$0	\$0	\$292,882	\$292,882	\$292,882	\$0
2013	\$0	\$143,680	\$150,387	\$0	\$0	\$294,067	\$294,067	\$294,067	\$0
2012	\$0	\$143,874	\$150,387	\$0	\$0	\$294,261	\$294,261	\$294,261	\$0
2011	\$0	\$145,058	\$167,037	\$0	\$0	\$312,095	\$312,095	\$312,095	\$0
2010	\$0	\$146,242	\$203,037	\$0	\$0	\$349,279	\$349,279	\$349,279	\$0

Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		14040
Concrete Paving - Under 8" (COM)		1
Storage Building (Mix)		108
Metal Fence - 4' (COM)		2181
Metal Fence - 6' (COM)		10715
Pole Light (COM)		8625
Gate - Average (Mix)		173
Handicap Ramp (COM)		1308
Concrete Paving - Under 8" (COM)		989
Concession Stand (COM)		1500
Steel Door (COM)		54
Concession Stand (COM)		1500

Code Description	Status	Value
Steel Door (COM)		64
Storage Building (Mix)		3510
Storage Building (Mix)		1890
Steel Door (COM)		64
Restroom - Average (COM)		1500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Schools	660	725	9	AC	\$360,000
Marshes & Tidal Lands	0	0	1.85	AC	\$462
Rivers, Lakes & Submerged Lands	0	0	0.15	AC	\$38

No data available for the following modules: Sales Questionnaire Form, Building Information, Sketch Information, Sale Information.

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Summary

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Parcel ID 1288350000
 Location Address 975 S RODRIQUEZ ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood South Dixie (COM) (686.01)
 Tax Description* E1/2 HUERTAS GRANT SUB ALL BLK 26 LYING E OF FEC RY OR1080/1257
 *The Description above is not to be used on legal documents.
 Property Use Code Vacant Commercial (1000)
 Subdivision Huertas Grant, East 1/2
 Sec/Twp/Rng 45-7-29
 District South Ponte Vedra & US 1 North Area (District 450)
 Millage Rate 12.8576
 Acreage 4.320
 Homestead N

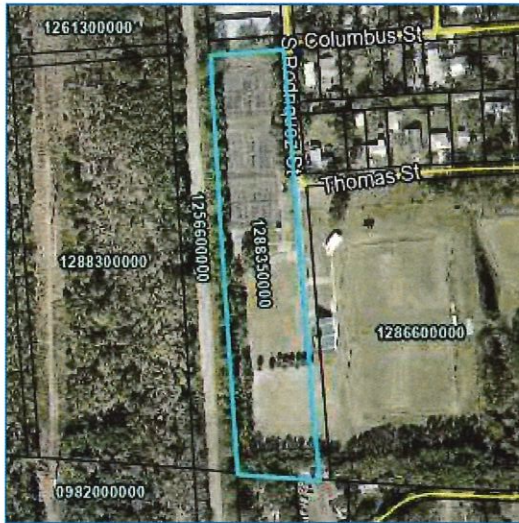
Owner Information

Owner Name [Bishop Of The Diocese St Aug](#) 100%
 Mailing Address SNYDER JOHN J
 11625 OLD ST AUGUSTINE RD
 JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$256,162

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$282,268
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$282,268
Total Deferred	\$26,106
Assessed Value	\$256,162
Total Exemptions	\$256,162
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2021	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2020	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2019	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2018	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2017	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2016	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2015	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2014	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2013	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2012	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2011	\$0	\$0	\$258,750	\$0	\$0	\$258,750	\$258,750	\$258,750	\$0
2010	\$0	\$0	\$287,500	\$0	\$0	\$287,500	\$287,500	\$287,500	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	1010	190	188179	SF	\$282,268

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/9/1994	\$50,000.00	WARRANTY DEED	1080	1257	U	V	SUTTLE ROBERT L, MILDRED M	DIOCESE OF ST AUGUSTINE
	7/23/1993	\$35,000.00	WARRANTY DEED	1004	7	U	V	OLD STONE CREDIT CORP OF FLA	SNYDER JOHN J, BISHOP DIOCESE ST AUGUSTINE
	4/1/1991	\$0.00		890	372	U	V		OLD STONE CREDIT CORP OF FLA
	4/1/1991	\$0.00		890	370	U	V		

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