



**CITY OF ST. AUGUSTINE CITY COMMISSION
REGULAR MEETING AGENDA
MONDAY, JANUARY 22, 2024 - 5:00 PM**

ALCAZAR ROOM

1. CALL TO ORDER

- ◆ Roll Call
- ◆ Invocation and Pledge of Allegiance

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

- 3.A. Certificate of Recognition 2024-02CR:** Recognizing the 150th anniversary of the St. Augustine Yacht Club. *(C. Garris, Commissioner)*

4. PUBLIC COMMENTS FOR GENERAL PUBLIC COMMENTS OR FOR AGENDA ITEMS NOT REQUIRING A SEPARATE PUBLIC HEARING

- ◆ 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

7. GENERAL PUBLIC PRESENTATIONS, ITEMS OF GREAT PUBLIC IMPORTANCE, AND OTHER ITEMS REQUIRING PUBLIC HEARINGS

(PRESENTATIONS (MAXIMUM OF **10** MINUTES PER PRESENTATION). PRESENTATIONS FOR COMMISSION MEETINGS MUST BE PRESENTED TO THE CITY MANAGER FOR APPROVAL NO LATER THAN TEN (10) WORKING DAYS PRIOR TO THE NEXT CITY COMMISSION MEETING. A PRESENTATION SUPPORT SERVICES REQUEST (AVAILABLE ON THE CITY'S WEBSITE) MUST ACCOMPANY ALL PRESENTATIONS.

7.A. General Public Presentations

- 7.A.1. Presentation by J. W. Brinkley requesting approval of his offer to purchase, construct and operate a carousel at Davenport Park. *(C. Sakryd, Director General Services)*

7.B. Items of Great Public Importance

7.C. Other Items Requiring Public Hearing

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

8.B. Ordinances - First Reading (only if required by law)

8.C. Resolutions - Public Hearing (only if required by law)

- 8.C.1. **Resolution 2024-02**: Review of the recommendation by the Historic Architectural Review Board and Resolution granting an ad valorem tax exemption for a historic property located at 30 Sanford Street. *(J. Courtney, Historic Preservation Officer)*

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

9.B. Resolutions

- 9.B.1. **Resolution 2024-03**: Amends the Order of Business for City Commission meetings. *(I. Lopez, City Attorney)*
- 9.B.2. **Resolution 2024-04**: Modifies the policy for the presentation of certain awards by the City Commission. *(M. Wissel, Director Communications)*

10. STAFF REPORTS AND PRESENTATIONS

- 10.A. Discussion regarding selecting, acquiring and managing properties in the Conservation Acquisition Program. *(R. Franklin, Assistant City Manager)*
- 10.B. Presentation of a proposed 90-day pedestrian pilot project for Spanish Street. *(R. Franklin, Assistant City Manager)*
- 10.C. Discussion of the results of the 2023 Citizen Survey. *(M. Wissel, Director Communications)*
- 10.D. Presentation to review and discuss updating the City's parking code including recommendations by the Planning and Zoning Board. *(A. Skinner, Director Planning and Building)*
- 10.E. **Petition for Voluntary Annexation and Pre-Annexation Agreement** - for three parcels of land: Fish Island Marina and adjacent marsh pieces north of West Marina Cove Drive (PID1622010000, PID1622000000, PID1622050000). *(A. Skinner, Director Planning and Building)*

11. ITEMS BY CITY ATTORNEY

12. ITEMS BY CITY CLERK

12.A. Notification of one vacancy and two term expirations on the Code Enforcement, Adjustment and Appeals Board. (*D. Galambos, City Clerk*)

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

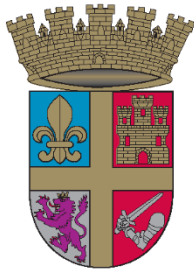
15. ADJOURN

NOTICES: In accordance with Florida Statute 286.0105: "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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 (TDB) or 1-800-955-8770 (V) via Florida Relay Services. ***The City of St. Augustine encourages anyone wishing to present the invocation at city commission meetings to contact the City Clerk's office, to be placed on the rotation list, and encourages people of all religious affiliations or of no religious affiliation to present a non-denominational invocation to inspire us in the work of the City Commission. 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.

CONSENT AGENDA - JANUARY 22, 2024

- CA.1.** Preview of upcoming Commission meetings.
- CA.2.** **THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON FEBRUARY 12, 2024: NONE.**
- CA.3.** **Reminder of Upcoming Meetings:**
- February 12, 2024, 4:30pm, presentation of the deAviles Award
 - February 12, 2024, 5:00pm, Regular City Commission Meeting
 - February 26, 2024, 5:00pm, Regular City Commission Meeting
 - March 11, 2024, 5:00pm, Regular City Commission Meeting
- CA.4.** **APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS: NONE.**
- CA.5.** **RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S): NONE.**
- CA.6.** **PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING).**
- Proclamation 2024-03: Proclaiming February 16-19, 2024 as Great Backyard Bird Count Week
 - Certificate of Recognition to James Hill for helping to secure the Robert B. Hayling Freedom Park as a site on the Great Florida Birding and Wildlife Trail
- CA.7.** **NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED:**
- **Proclamation 2024-02:** Proclaiming January 19, 2024 as Arbor Day in the City of St. Augustine. *(N. Sikes-Kline, Mayor)*
 - Certificate of Recognition to Gina Burrell for over 19 years of volunteer service on the City's Street Tree Advisory Committee
- CA.8.** Approval for the St. Augustine Police Department to donate eight ballistic helmets, five communications headsets and two ballistic shields to the Welaka Police Department. *(J. Michaux, Chief of Police)*
- CA.9.** Final subdivision plat approval of Phase 2A Unit 2 Madeira at St. Augustine. *(A. Skinner, Director Planning and Building)*
- CA.10.** Legal department quarterly report. *(I. Lopez, City Attorney)*

End Consent Agenda



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

❧ CERTIFICATE OF RECOGNITION *❧*

Whereas, during the post-Civil War Era, a group of yachtsmen formed a club in St. Augustine to promote and enjoy their common interest of sailing. The St. Augustine Yacht Club was formally established in 1874 with bylaws and a Commodore election, thus making it the first yacht club in Florida.; and,

Whereas, the club's purpose was the promotion of yachting, yacht racing, and cruising. In addition, under Ulysses S. Grant's presidency, the War Department chartered the Club with defending the St. Augustine Inlet during times of war; and,

Whereas, by 1892, yacht racing had become a very popular sport and attracted several notable members such as Major General Gordon Granger, Henry Flagler, Andrew S. Carnegie, and Louis Comfort Tiffany. The crash of the stock market in 1929 began a slow decline in participation and membership, ending with the club's decommissioning in 1939; and

Whereas, thirty-nine years later, the building of a new marina brought St. Augustine yachtsmen together once again. This resulted in a successful effort to activate the old charter of the club and in the Spring of 1978, the St. Augustine Yacht Club was recommissioned; and

Whereas, today, the purpose of the St. Augustine Yacht Club is the same as it was in 1873, to promote boating and water related activities, cruising, sailing, and racing. The SAYC's Burgee, a white fortress on a red field, flies aboard all members yachts and high above the clubhouse of one of the oldest yacht clubs in America.

*Now, Therefore, the City Commission of the City of St. Augustine does hereby recognize **the 150th Anniversary of St. Augustine Yacht Club** and calls upon all citizens to join in the many special events and activities planned throughout the year.*

IN WITNESS WHEREOF I hereunto set my hand and do cause the Seal of the City of St. Augustine, Florida, to be affixed this 22nd day of January in the year of our Lord two thousand and twenty-four, in the four hundred and fifty-eighth year of the founding of St. Augustine, the Nation's Oldest City.

CITY OF ST. AUGUSTINE

M E M O R A N D U M

TO: David Birchim
City Manager

DATE: January 11, 2024

RE: Agenda Item: Davenport Park Carousel

Staff have been diligently working with Mr. J. W. Brinkley and his offer to purchase, construct, and operate a carousel at Davenport Park since last May's City Commission Meeting. Following multiple in-person meetings and site inspections he has prepared a brief presentation and requested the opportunity to address City Commissioners seeking their approval to proceed. Attached for your review is a copy of his Old Town Merry-Go-Round presentation and amended lease agreement.

If you concur, please place this item on the Agenda for the Commission meeting scheduled for Monday, January 22, 2024, under item 7.A General Public Presentations for consideration and potential approval. As always, do not hesitate to contact me if you have any questions. Thank you for your assistance.



Corey L. Sakryd
Director, General Services

CLS

Encl: J.W. Brinkley, Old Town Merry-Go-Round Presentation
Lease Agreement

xc: Darlene Galambos, City Clerk
file

Old Town Merry-Go-Round





Layout



LEASE AGREEMENT

THIS LEASE is made and entered into by and between **CITY OF ST. AUGUSTINE, FLORIDA**, a municipal corporation organized and existing under and by virtue of the laws of the State of Florida (hereinafter referred to as "LESSOR"), whose mailing address is P.O. Box 210, St. Augustine, Florida 32085, and **ATM Solutions Investments LLC** (hereinafter referred to as "LESSEE"), whose mailing address is 2716 Lois Lane, Jacksonville Beach, Florida 32250.

WITNESSETH:

That in consideration of the covenants herein contained and the Rent to be paid, LESSOR and LESSEE hereby agree as follows:

(1) **LEASED PREMISES:** LESSOR does hereby rent, lease and demise unto LESSEE, and LESSEE does take from LESSOR, for a Term hereinafter provided, and in all instances in the condition as presented as of the date of this Lease, the following described premises located in St. Augustine, St. Johns County, Florida (hereinafter referred to as "Leased Premises"), to-wit:

A portion of Davenport Park as designated by the LESSOR,
which allows for the sitting of a carousel near the southeast portion of the park
and two (2) ATM machines, one (1) at the Historic Downtown Parking Facility
and one (1) at the Municipal Marina.

(2) **TERM:** The Term of this Lease shall commence January 23, 2024 at 12:01 a.m. and expiring September 30, 2027 at 11:59 p.m., and will be automatically renewed for a term of three (3) years following the initial term and following each successive term absent written notice, subject to the terms and conditions set forth herein.

(3) **RENTAL:** The rental of the Leased Premises shall be in the amount of fifteen (15) percent of total gross sales of the carousel, not including state sales tax, and shall be due and payable monthly, commencing on the first day of March 2024, and on the first day of each consecutive month thereafter during the Term of this Lease.

In addition, the LESSEE agrees to pay to LESSOR a fee per transaction as shown in Exhibit A. LESSEE shall pay the fee monthly, on the first day of each month in commencing of the first day of March 2024, and on the first day of each consecutive month thereafter during the Term of this Lease.

The Rent shall be payable the month following the month of occupancy and shall be payable to LESSOR at:

**CITY OF ST. AUGUSTINE
FINANCE DEPARTMENT
P.O. Box 210
ST. AUGUSTINE, FLORIDA 32085-0210**

A penalty of fifteen (15%) percent of the monthly lease will be assessed for any late payment received after the tenth day of each month. Failure to pay rent, in total, before the end of the tenth day shall be a default of the Terms of this Rental Agreement.

The LESSOR has the right to audit the accounting records and tax returns of the LESSEE. The LESSEE must produce the records within five (5) days of notification from the LESSOR.

In addition to the Rent payable hereunder, LESSEE shall be responsible, as Additional Rent, for the payment of any real estate taxes assessed during the Term of this Lease by any governmental agency having taxing authority. Real estate taxes shall be paid within thirty (30) days of the date an invoice for such taxes is transmitted to LESSEE by LESSOR.

LESSEE shall be responsible for timely payment of all personal property taxes, excise, use, sales or other taxes which may be levied for or on account of LESSEE'S occupancy or rental of the Leased Premises now or at any time during the Term of this Agreement.

(4) **UTILITIES:** LESSEE shall have exclusive responsibility for the monthly payment of all utilities as described herein and all costs pertaining to said utilities directly relating to the operation of its' business. These utilities expressly include water, sewer, electricity and trash and garbage removal. Any utility not described also shall be the responsibility of the LESSEE. LESSEE shall make all responsible efforts to limit utilization to those levels necessary to operate the business by observing normal conservation guidelines. LESSOR shall not be responsible or liable for any interruption or failure of utility service.

(5) **LICENSES:** LESSEE shall be responsible for obtaining and maintaining at LESSEE'S expense all licenses necessary and required for the operation of the business or businesses conducted by the LESSEE on the Leased Premises.

(6) **MAINTENANCE:** LESSEE shall keep and maintain the carousel & Leased Premises at Davenport Park and ATM locations in good condition, operation, and order and remove all trash on a constant basis. LESSOR shall not be required to replace, renew or repair any depreciation or damage caused by the negligence of LESSEE or LESSEE'S employees, agents or guests. At the sole option of LESSOR, LESSOR may undertake or contract for the renewal or repair of any damage or electrical failure caused by the negligence of LESSEE or LESSEE'S employees, agents or guests and may charge LESSEE for the reasonable cost of such renewal or repair.

(7) **INDEMNIFICATION:** LESSEE agrees, to the extent allowed by law and except and to the extent caused by the LESSOR'S gross negligence or intentional misconduct, to protect, defend, reimburse, indemnify and hold the LESSOR, its agents, employees and officers and each of them forever, free and harmless at all times from and against any and all claims, liability, expenses, losses, costs, fines and damages, including reasonable attorney fees, and causes of action of every kind and character by reason of any damage to property, or the environment, including, without limitation, any contamination of the Leased Premises, such as the soil or storm water, or by fuel, gas, chemicals or any hazardous substances, or bodily injury, including death, incurred or sustained by any party to this Rental Agreement, any agent or employee of any party to this Rental Agreement or any other person or any governmental agency arising out of or incident to or in connection with the LESSEE'S performance under this Rental Agreement, the LESSEE'S use or occupancy of the Leased Premises, the LESSEE'S acts, omissions or operations hereunder or the performance, non-performance or purported performance of this Rental Agreement or any breach of the terms of this Rental Agreement. LESSEE recognizes the broad nature of this indemnification and hold harmless clause and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the LESSOR in support of this indemnification in accordance with laws of the State of Florida. This clause shall survive the termination of this Rental Agreement. Compliance with the insurance requirements described in paragraph 8, below, shall not relieve the LESSEE of its liability or obligation to indemnify the LESSOR as set forth in this paragraph. Notwithstanding anything to the contrary in the foregoing or within this Rental Agreement, the LESSOR shall not relinquish or waive any of its rights as a sovereign local government and the LESSOR reserves all rights and defenses under applicable sovereign immunity law.

(8) **HOLD HARMLESS; INSURANCE:** LESSEE agrees that LESSEE will at all times indemnify and save and keep LESSOR harmless from any and all claims for damage and liability to persons or property occasioned, either directly or indirectly, by the use and occupancy of the Leased Premises by the LESSEE and the LESSEE'S invitees, guests, agents and employees, including any court costs and attorney's fees, including any appeals, and shall defend the LESSOR against any such claims. LESSEE, at LESSEE'S expense, shall provide policies of insurance generally known as public liability and property damage insurance and/or "Owner's Landlord and Tenant Insurance" insuring LESSOR and LESSEE against all claims and demands made by any persons whomsoever for injuries of any type and/or kind to persons or property incurred in connection with the operation and/or maintenance of the Leased Premises in a coverage amount of not less than \$1,000,000 for each occurrence for damages to persons or property and \$500,000 for damages to the Leased Premises. **LESSEE shall obtain and deliver to LESSOR prior to or at commencement of this Lease a copy of the original policy showing the LESSOR as a named insured along with a corresponding certificate of insurance and thereafter shall provide copies of all renewals of said policy.** Failure to so provide such a policy or renewals shall constitute a default hereunder. The LESSEE also shall provide to the LESSOR proof of current Worker's Compensation coverage to the extent such coverage is required by law.

(9) **NO WAIVER OF SOVEREIGN IMMUNITY:** Nothing in this Agreement shall be construed as a waiver of sovereign immunity beyond that provided in Section 768.28, Florida Statutes, nor shall anything in this Agreement be construed as increasing the limits of the sovereign immunity of the LESSOR as provided in Section 768.28, Florida Statutes.

(10) **USE OF PREMISES:**

- (a) LESSEE shall use the Leased Premises for the purpose of operating a carousel and ATMs consistent with the terms described in the in this RENTAL Agreement attached hereto and incorporated herein.

LESSEE may have the premises open for the transaction of business seven (7) days a week between the hours of 10:00 a.m. and 8:00 p.m.

LESSEE agrees that should LESSOR cause to have installed a public restroom facility within Davenport Park during the Term of the Lease, LESSEE shall provide opening, closing, monitoring and routing daily cleaning of such facility. LESSOR to provide utilities and supplies and LESSOR shall also be responsible for repairs and maintenance to any building, structure, and plumbing on the leased premises. LESSEE shall provide prompt notice of any damage or malfunction of such structure and/or plumbing to the LESSOR.

LESSEE shall install, maintain, and manage the ATMs as outlined in Exhibit A, including management of all ongoing off-site computer and network work and off-site payment processing through participating banks and networks and provide limited ATM signage to be displayed at the Site. LESSEE will, from time to time and as needed, be present at the Site during regular business hours for purposes of loading money in the ATM and resolving technical issues with the ATM.

- (b) At no time will the LESSEE allow the sale, purchase, or consumption of alcohol.
- (c) LESSOR reserves the right to require LESSEE to remove any item, either displayed, for sale, or consumption that LESSOR finds is objectionable or not compatible with Schedule "B". Upon written notification to LESSEE by LESSOR, the objectionable item(s) will be immediately removed from the Leased Premises with no recourse by LESSEE. Failure to remove the items constitutes a default of this Lease and will result in termination of this Lease. LESSEE agrees and understands that LESSOR has the discretion to make its determination binding on LESSEE.
- (d) LESSEE will not, nor will LESSEE allow anyone to, reside in the Leased Premises.
- (e) LESSEE shall not be permitted to:

- (1) Use said Leased Premises in any manner that will obstruct or interfere with or encroach on the walks or approaches to said Leased Premises.
 - (2) Make or suffer any waste or unlawful, improper or offensive use of said Leased Premises, permit or suffer any noise, disturbances or nuisance on the Leased Premises detrimental to or annoying to LESSEE'S neighbors or allow any use not approved by the LESSOR.
 - (3) Hold or conduct any type of auction sales on said Leased Premises.
 - (4) Perform any type of excavation on the Leased Premises without the prior, express written permission of LESSOR and only in compliance with applicable city codes relating to protection of archaeological resources.
 - (5) If applicable, permit the electrical panel located in the Leased Premises to be obstructed in any way. The LESSEE shall ensure the existence of at least three (3) feet of unobstructed space and access to the panel at all times; or
 - (6) If applicable, ignite or fail to extinguish immediately any fire located in the fireplaces located within the Leased Premises.
- (f) **HOURS OF OPERATION (Minimum):** The LESSEE may open the Leased Premises to the public for business, during the following hours:
- (1) Seven (7) days per week between the hours of 10:00 a.m. and 8:00 p.m.
 - (2) LESSEE shall not be closed for vacations or any purpose during the hours set forth herein without the prior express written consent of LESSOR, which consent will not be unreasonably withheld. In the event LESSEE closes the Leased Premises due to an emergency, LESSEE shall notify LESSOR of such closure within twenty-four (24) hours. If the emergency is not due to the fitness or habitability of the Leased Premises, the Leased Premises shall not be closed due to an emergency for longer than forty-eight (48) hours without the written consent of LESSOR, which consent will not be unreasonably withheld.
- (g) LESSOR shall allow LESSEE or its designee's access to the Site for purposes of fulfilling LESSEES obligations. LESSOR shall allow LESSEE access to and use of an appropriately located electrical outlet at the sites as described in Exhibit A. LESSOR understands that there might be an increase in the power bill resulting from the use of the ATM. LESSEE shall provide ATM internet connection. Any installation of wiring or cable not readily available at the site for use by the LESSEE, will be at the sole expense of the LESSEE.
- (h) LESSEE shall install the ATMs in a mutually agreed upon area at the Site which is in plain view and readily accessible to the public. The charge to

the user will be as described in Exhibit A and may be modified by the LESSEE at its discretion with prior approval in writing from the LESSOR.

(11) INSPECTION AND REPAIRS:

- (a) LESSOR and LESSOR'S agents shall have the right to make such inspection of the Leased Premises as LESSOR may from time to time desire, such inspection to be at reasonable times. LESSEE acknowledges and agrees to allow LESSOR the right of access to the Leased Premises at any time during the Hours of Operation described in paragraph 10(f), and at any other time in the case of an emergency as determined by LESSOR. LESSEE must provide LESSOR with an emergency contact number or an authorized representative of LESSEE to provide access as requested by LESSOR. In addition to all other remedies available under this Agreement or available to law, if emergency access is delayed or denied, and LESSOR determines that delay would cause a threat to public safety, damage LESSOR's property, or affect adjacent property, LESSEE agrees to be solely responsible for the costs of emergency entry not the Leased Premises. The right of entry and inspection found in the section is critical term and any violation or breach of this right by LESSEE may be deemed an immediate default of the Agreement and subject to the LESSOR's termination of the Lease pursuant to paragraph 21 of this Agreement.
- (b) If LESSOR or LESSOR'S agents find that the Leased Premises are not in good order and repair and in order to protect and preserve said Leased Premises, LESSOR may serve written notice upon LESSEE notifying LESSEE to make the desired repairs within fifteen (15) days after receipt of said notice. Upon the failure of LESSEE to make all such repairs within said fifteen (15) days, LESSOR may enter upon the Leased Premises and make repairs at LESSEE'S expense, and the costs of same shall be due and payable to LESSOR upon written demand. Failure to immediately pay for repairs made by LESSOR at LESSEE'S expense shall constitute a default hereunder.
- (c) LESSEE shall have the duty to notify LESSOR of any defect in the Leased Premises for which the LESSOR owes a duty pursuant to the Terms of this Lease Agreement to maintain, repair or replace immediately upon LESSEE becoming aware of such defect. If LESSEE fails to immediately notify LESSOR of any such defect, LESSOR shall not be responsible for damage to LESSEE'S property which may be caused by said defect which could have been prevented by LESSEE'S prompt action, and LESSEE shall be responsible for any consequential damages which may arise as a proximate cause of LESSEE'S failure to notify LESSOR of such defect.

(12) SIGNS, ADVERTISING AND OTHER ITEMS: No interior or exterior window signs, advertising, painting on the interior or exterior of the carousel or ticket booth shall be

permitted without the prior written approval of the LESSOR. Any such signs, advertising or painting shall conform to all existing laws and ordinances, including the Code of the City of St. Augustine relating to zoning in the Historic Districts. The LESSEE shall not place any items, furniture, fixtures, merchandise or other items of any description at any location other than inside the Leased Premises.

(13) **ALTERATIONS, REPAIRS:** LESSEE shall not make changes to the Leased Premises without prior written consent of LESSOR. Any approved changes, additions, alterations, improvements or repairs shall be made at the sole cost of LESSEE. Any such changes, additions, alterations, improvements or repairs shall immediately become part of the realty and the property of LESSOR and shall remain upon said Leased Premises and be surrendered therewith upon expiration or other termination of this Lease without any reimbursement being due LESSEE for same.

(14) **ITEMS FURNISHED BY LESSEE:** LESSEE will furnish all equipment, fixtures, furnishings, supplies, decoration and all other items as necessary to operate LESSEE'S business on the Leased Premises

(15) **ABANDONED PROPERTY:** BY SIGNING THIS RENTAL AGREEMENT, THE LESSEE AGREES THAT UPON SURRENDER OR ABANDONMENT, AS DEFINED BY FLORIDA STATUTES, THE LESSOR SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE LESSEE'S PERSONAL PROPERTY AND MAY EXERCISE ALL RIGHTS OF A LESSOR AS PROVIDED BY FLORIDA LAW REGARDING DISPOSITION OF ABANDONED PROPERTY.

(16) **ASSIGNING AND SUBLETTING:**

(a) LESSEE shall not assign said Lease, or any part thereof, or mortgage this Lease or any interest therein, or, if LESSEE is a corporation, LESSEE'S shareholders shall not transfer a majority interest in the company to any party or parties, except upon the prior written approval of LESSOR, which approval shall not be unreasonably withheld. Any assignment shall include payment of a fee, as follows:

- (1) Twenty-five percent (25%) of the annual Lease payment if the Lease is assigned during the first (1st) year of this Agreement.
- (2) Fifteen percent (15%) of the annual Lease payment if the Lease is assigned during the second (2nd) year of this Agreement; or
- (3) Ten percent (10%) of the annual Lease payment if the Lease is assigned during the third (3rd) year of this Agreement.

(b) Subleasing of the Leased Premises is strictly prohibited under this Lease. Any subleasing of the Leased Premises will be considered a violation of the Lease and considered a default for purposes of paragraph 21 on this Lease.

(17) **FORCE MAJEURE:** In the event the Leased Premises shall be damaged or rendered untenable in whole or in part as a result of the consequences of fire or other casualty, including all weather events and acts of God, during the term hereof, LESSOR at LESSOR'S option shall:

- (a) Restore same to tenantable condition within a reasonable period of time; or
- (b) Terminate this Lease without liability of any kind to LESSEE. In the event LESSOR elects to restore the Leased Premises, the Rent shall abate pro rata during the untenability of the Leased Premises. If only a portion of the Leased Premises is deemed untenable, the Rent shall abate pro rata based on square footage deemed untenable until same shall be restored to a tenantable condition.

(18) **COVENANT TO OCCUPY:** LESSEE hereby covenants and agrees to continue in occupancy of said Leased Premises and to pay the Rent as agreed during the entire Term of the Lease and hereby expressly covenants to be and remain liable for all damages sustained by LESSOR by virtue of the LESSEE'S failure to continue occupancy of said Leased Premises and failure to pay the Rent as required.

(19) **RESPONSIBILITY FOR DAMAGE TO CONTENTS:** LESSEE covenants and agrees to assume full responsibility for all damage to the personal property and contents of the Leased Premises, whether such personal property is owned by LESSEE or in possession of LESSEE, and agrees to hold LESSOR harmless for any damage to said personal property and contents from any cause whatever. LESSEE shall be responsible for all costs necessary to procure and maintain insurance coverage for the personal property and contents.

(20) **LESSEE'S CANCELLATION RIGHT:** Provided no event of default exists when Lessee delivers the Cancellation Notice, Lessee may cancel the Lease upon ninety (90) days notice to Lessor, by delivering to Lessor written notice thereof.

(21) **DEFAULT:**

Rent:

- (a) If the Rent herein reserved for LESSOR, or any part thereof, or any other moneys due LESSOR hereunder, shall not be paid when due or should LESSEE be in default under any other provision of this Lease and should remain in default after written notice to LESSEE of said non-payment or for other default, then in such event LESSOR, without further notice, may at any time thereafter:
 - (1) Terminate this Lease, reenter the Leased Premises and hold LESSEE liable in damages; or
 - (2) Reenter the Leased Premises and rent same, with or without the fixtures, furniture and equipment that may be therein, for the account of LESSEE,

at such price and on such terms and for such duration of time as LESSOR may determine and shall receive the rent, applying same to the payment of rent or other moneys due hereunder, and LESSEE shall be liable for any deficiency incurred; or

- (3) Utilize any and all other remedies now or hereafter existing under the common and statutory laws of the State of Florida. All remedies granted hereunder are deemed cumulative and not exclusive.

Other Breach:

- (a) Breach – If LESSEE violates any of the terms and conditions of this Agreement, other than those described in Section (a), Rent, LESSOR will provide LESSEE notice of the breach consistent with Section (b), Notice, below.
- (b) Notice – For the purposes of any notices regarding a breach to LESSEE, LESSOR shall mail same, via regular U.S. Mail to the address provided by LESSEE herein. LESSOR may also provide notices to LESSEE via email at Jwsaltwater@yahoo.com. LESSEE agrees that notice shall be deemed completed upon LESSOR transferring the notice correspondence to the United States Postal Service or by electronic mail exchange.
- (c) Default – LESSEE shall have fifteen (15) days from the date of the notice in section (b) above, to cure the breach identified in the notice. Failure to cure the breach timely shall have the effect of LESSEE acknowledging the breach by default, and LESSOR may then utilize any and all other remedies now or hereafter existing under the common and statutory laws of the State of Florida, including by not limited to, termination of the Lease or non-renewal of the Lease.

(22) **ATTORNEY'S FEES AND COURT COSTS:** In the event LESSOR incurs any expense in collecting any sum of money due under this Lease for Rent or otherwise, in the event the LESSOR shall bring legal action for the purpose of evicting or ejecting LESSEE from the Leased Premises or if the LESSOR shall bring legal action for the purpose of enforcing performance by LESSEE of any of the several agreements, conditions and covenants contained herein, LESSEE, should the LESSOR prevail in such legal action, covenants and agrees to pay to LESSOR all such expenses and all expenses and costs of litigation, including any appeals, and including a reasonable attorney's fee for LESSOR'S attorney.

(23) **CHOICE OF LAW; VENUE:** This Lease shall be interpreted according to the laws of the State of Florida, and venue for any action regarding this Lease shall lie in a court of competent jurisdiction located in St. Johns County, Florida.

(24) **LEASE NOT RECORDABLE:** This Lease shall not be recorded in the public records of St. Johns County, Florida, and in the event that such Lease is recorded contrary

to this provision, the Lease shall terminate and LESSEE shall be responsible for all attorney's fees and court costs incurred by LESSOR in removing said Lease from said public records.

(25) **NOTICES:** Any notices called for hereunder that are required to be delivered to LESSOR shall be mail to LESSOR, postage prepaid, certified mail, return receipt requested, at the following address:

**CITY OF ST. AUGUSTINE
GENERAL SERVICES DEPARTMENT
ATTN: COREY SAKRYD
P.O. Box 210
ST. AUGUSTINE, FLORIDA 32085-0210**

For purposes of any notices or correspondence to LESSEE, LESSOR shall mail same, postage prepaid, certified mail, return receipt requested, to the following address:

**ATM SOLUTIONS INVESTMENTS, LLC.
ATTN: MR. J. W. BRINKLEY
2716 LOIS LANE
JACKSONVILLE BEACH, FLORIDA 32250**

(26) **NO DISCRIMINATION:** The LESSEE shall not discriminate against employees, applicants for employment, or the public because of age, race, religion, creed, color, handicap, national origin, marital status, or sex.

(27) **SUCCESSORS AND ASSIGNS:** The terms, covenants, conditions, provisions and agreements contained in this Lease shall in every case apply to, be binding upon, and inure to the benefit of the parties herein and their respective successors and assigns; it being agreed, however, that no assignment in violation of the provisions of this Lease shall vest any right or title in or to this Lease or to the leasehold estate thereby created.

(28) **PARTIAL INVALIDITY:** If any term or provision of this Lease or the application thereof to any person or circumstance to any extent, shall be held invalid or unenforceable, the remainder of this Lease shall not be affected thereby, and all other terms or provisions of this Lease shall be deemed valid and enforceable to the extent permitted by law.

(29) **NON-WAIVER:** No waiver or any covenants or condition of this Lease by either party shall be deemed to imply or constitute a further waiver of the same covenants or condition or any other covenants or condition of this Lease.

(30) **ENTIRE AGREEMENT:** This Lease is the entire agreement between the parties, and no amendment or modification to this Lease shall be effective unless made in writing and signed by all parties.

IN WITNESS WHEREOF, LESSOR has caused this Lease to be executed in its name by its duly authorized officers, and its corporate seal to be hereunto fixed, and LESSEE has hereunto set his hand and seal, this 11th day of December, 2023.

* * * **SIGNATURES APPEAR ON THE FOLLOWING PAGE** * * *

“LESSOR”

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

ATTEST:

Darlene Galambos, City Clerk
(SEAL)

BY: _____
David Birchim, City Manager

“LESSEE”

ATM Solutions Investments, LLC.

Signed, sealed and delivered in the
presence of:

Witness

Print: _____

Witness

Print: _____

BY: _____

Print: _____

Title: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CITY ATTORNEY

SCHEDULE "B" FOR RETAIL OR SERVICES

APPROVED RETAIL MERCHANDISE OR SERVICES

LESSEE acknowledges and agrees that changes to the approved retail merchandise list or approved list of services are material to this Agreement and must be pre-approved in writing by LESSOR. LESSEE further acknowledges and agrees that LESSOR has relied on LESSEE'S agreement to avoid selling to the public merchandise and/or services in conflict with or duplicative of LESSOR'S adjacent tenants, and that these terms are also material to this Agreement. In the event of a dispute between adjacent tenants of LESSOR, regarding compliance with this section, LESSEE agrees to be bound by the decision of the City Manager, and this decision shall be final.

EXHIBIT A

LESSOR agrees to allow LESSEE to install two (2) ATM's. One each at the locations:
Visitor's Center Parking Garage located at 1 Cordova St. St. Augustine, FL
St. Augustine Municipal Marina located at 111 Avenida Menendez St. Augustine, FL

Installation date of ATM's will coincide with the installation of the Carousel located at
Davenport Park St. Augustine, FL

LESSEE shall limit the Cardholder Surcharge to \$3.50 per transaction.

LESSOR shall receive \$1.00 per transaction on the first 100 transactions and \$1.50 per
transaction after 101 transactions, per month and location.

LESSOR may use the ATM fees received to assist in the maintenance of Davenport Park
and other parks and recreation within the City of St. Augustine.

LESSEE will hold harmless LESSOR in the event of damage or theft of the Carousel and
ATM's located on Leased premises.

CITY OF ST. AUGUSTINE

MEMORANDUM

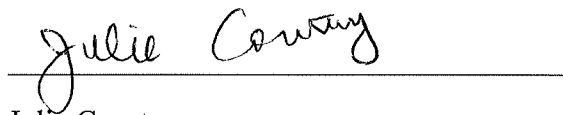
TO: David Birchim, City Manager

DATE: January 22, 2024

RE: **Request for Resolution 2024-02 FOR THE CITY OF ST. AUGUSTINE, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR A HISTORIC PROPERTY LOCATED AT 30 SANFORD STREET; AND PROVIDING AN EFFECTIVE DATE.**

The HARB reviewed an application for a historic preservation property tax exemption on the subject property and recommended that the Commission approve the exemption. Attached is the resolution to formally approve the exemption along with the required covenant.

Please place this resolution on the agenda for the January 22, 2024 City Commission meeting. If you have any questions or need additional information, please let me know.

A handwritten signature in cursive script, reading "Julie Courtney", is written over a horizontal line.

Julie Courtney
Historic Preservation Officer
Planning and Building Department

RESOLUTION NO. 2024-02

A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR A HISTORIC PROPERTY LOCATED AT 30 SANFORD STREET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission for the City of St. Augustine, Florida, is the local governing authority as prescribed by s. 196.1997, Florida Statutes, to approve an ad valorem tax exemption for a historic property; and

WHEREAS, the City Commission finds that the property located at 30 Sanford Street is owned by Sanford Cedar LLC pursuant to O.R. 5679 / PG 935, also known as Parcel Number 2031400000; and

WHEREAS, the property is designated as a historic property because it is a contributing property in a National Register-listed historic district; and

WHEREAS, on September 21, 2023, the Historic Architectural Review Board (HARB) for the City of St. Augustine reviewed and approved applications for work to be completed at 30 Sanford Street; and

WHEREAS, on January 5, 2024, the City of St. Augustine Building Official issued a Certificate of Completion for a complete historic renovation at 30 Sanford Street recorded as Building Permit BP2023-0132, noting the final inspection was passed on August 17, 2023; and

WHEREAS, on December 21, 2023, the HARB for the City of St. Augustine reviewed the work completed at 30 Sanford Street, approved a certificate of completeness, and recommended the property located at 30 Sanford Street for a historic property tax exemption; and

WHEREAS, the City Commission for the City of St. Augustine has reviewed and approved the associated Historic Preservation Property Tax Exemption Covenant and hereby determines that it is in the best interest of public health, safety, and general welfare to grant a historic preservation property tax exemption;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Historic Preservation Property Tax Exemption. The City Commission for the City of St. Augustine, Florida, finds that the historic property located at 30 Sanford Street meets the requirements of s. 196.1977, Florida Statutes, and hereby grants an ad valorem property tax exemption for the improvements made at 30 Sanford Street subject to the recordation of a Historic Preservation Property Tax Exemption Covenant consistent with the requirements of s. 196.1977, Florida Statutes. The property tax exemption begins January 1, 2024 and expires on December 31, 2033.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida, this 22nd day of January 2024.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 22 day of January, 2024, by
Sanford Cedar LLC (hereinafter referred to as the Owner)
and in favor of the City of St. Augustine
(hereinafter referred to as the Local Government) for the purpose of the restoration,
renovation or rehabilitation of a certain Property located at 30 Sanford Street,
St. Augustine, FL 32084

which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as identified in the National Register nomination or local designation report for the property or the district in which it is located, are ☒ architecture, ☒ history, ☐ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers): PID: 2031400000
CITY OF ST AUG PART OF LOTS 13 & 14 BLK 46-I - 75.3FT FRONT ON SANFORD ST OR5679/935

In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption which is from January 1, 2024 to December 31, 2033:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the ☐ Division of Historical Resources ☒ Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office, if one exists in the jurisdiction, is:

Name of Office/Agency: City of St. Augustine - Historic Preservation Division
Address: P.O. Box 210, 75 King Street
City: St. Augustine Zip: 32085
Telephone: 904.209.4283

The address of the Division of Historical Resources is:

Bureau of Historic Preservation
Division of Historical Resources
R. A. Gray Building, 500 South Bronough Street
Tallahassee, Florida 32399-0250
Telephone Number: (850) 245-6333 or (800) 847-PAST (7278)

3. *[Only for properties of archaeological significance]* The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the ☐ Division of Historical Resources ☒ Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of this Covenant by the Owner or any successor-in-interest during the term of the Covenant, the ☐ Division of Historical Resources ☒ Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the ☐ Division of Historical Resources ☒ Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the ☐ Division of Historical Resources ☒ Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the ☐ Division of Historical Resources ☒ Local Historic Preservation Office in writing of the loss. The ☐ Division of Historical Resources ☒ Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the

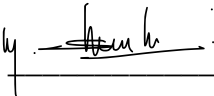
☐ Division of Historical Resources ☒ Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the ☐ Division of Historical Resources ☒ Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means the omission of care, which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the ☐ Division of Historical Resources ☒ Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the ☐ Division of Historical Resources ☒ Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

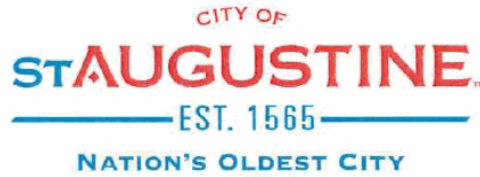
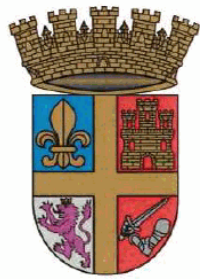
This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

OWNER

Sanford Cedar LLC, Shankar Thayver, Manager		01/11/2024
Name	Signature	Date

LOCAL GOVERNMENT: City of St. Augustine

_____ Name of Authorized Local Official	_____ Signature	_____ Date
_____ Title		



CERTIFICATE OF COMPLETION

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

Permit Number: BP2023-0132
Property Address: 30 Sanford St, Saint Augustine, Florida, 32084
Parcel Number: 2031400000
Owner: Sanford Cedar LLC
6817 SOUTHPOINT PKWY UNIT 2304
JACKSONVILLE, FL 32216-0000

Project Description: Remove and Replace toilets, insert showers, and vanities and replace with new. Remove and replace existing kitchen cabinets, sink and appliance and replace with new. Remove old flooring and replace with new. Remove all interior trim and interior doors and replace with new. Paint interior. Remove any damaged siding and replace with new. Repair any damaged deck boards. Paint exterior of the house.

Contractor: JOHN VALDES & ASSOCIATES INC / JVA PLUMBING LLC

Special Conditions: The final inspection was passed on August 17, 2023.

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

Date of Issuance: January 05, 2024

Historic Preservation Property Tax Exemption Application
Part 3 – Request for Review of Completed work

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number: 203140000

Address of property: 30 Sanford Street

City St. Augustine County St. Johns Zip Code 32084

2. Data on restoration, rehabilitation, or renovation project:

Project starting date 03/15/2023 Project completion date: 08/30/23

Estimated cost of entire project: \$ 308000

Estimated costs attributed solely to work on historic buildings or archaeological site: \$ 308000

3. Owner Attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Shankar Tavver

Name

Signature

Date

Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Owner

Sanford Cedar, LLC

Title

Organization name

Mailing Address 6817 Southpoint Parkway

City Jacksonville State FL Zip Code 32216

Daytime Telephone Number (904) 3273329

Page Eleven – Request for Review of Completed Work

List Additional Owners:

Name _____

Street _____

City _____ State _____ Zip Code _____

Name _____

Street _____

City _____ State _____ Zip Code _____

Name _____

Street _____

City _____ State _____ Zip Code _____

If there are additional owners, provide the indicated information for each on a separate sheet of paper.

REVIEW OF COMPLETED WORK
For Local Historic Preservation Office or Division Use Only

Property Identification Number 2031400000

Property Address 30 Sanford Street

The ☒ Local Historic Preservation Office ☐ Division has reviewed Part 3 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☒ Determines that the completed improvements to the property **are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends approval** of the requested historic preservation tax exemption.

☐ Determines that the completed improvements to the above referenced property **are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends denial** of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments: Please see the Historic Architectural Review Board (HARB) order dated December 21, 2023 and staff report.

Page Twelve – Request for Review of Completed Work

Additional Review Comments attached? Yes ☒ No ☐

Signature Julie E. Courtney

Typed or printed name Julie E. Courtney

Title Historic Preservation Officer

Date December 21, 2023

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☐ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☒ Certificate of Appropriateness for
Preservation Approach for Ad Valorem Tax
Exemption

☐ Certificate of Completeness and
Recommendation for Historic Property Tax
Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.: HP2023-0034
Applicant: Historic Property Associates, Inc.
Owner: Sanford Cedar LLC
Address: 30 Sanford Street
Parcel Number: 2031400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to review Part III of a Historic Preservation Ad Valorem Tax Exemption application, to certify the completion of rehabilitation work for a contributing building to the Lincolnville National Register Historic District, constructed c. 1880, relocated to its present site c. 1917, and recorded in the Florida Master Site File

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON DECEMBER 21, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the December 21, 2023 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of RS-2.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to review Part III of a Historic Preservation Ad Valorem Tax Exemption application, to certify the completion of rehabilitation work for a contributing building to the Lincolnville National Register Historic District, constructed c. 1880, relocated to its present site c. 1917, and recorded in the Florida Master Site File.

Subject to the following conditions:

- Finding that the renovations do meet SOIS for rehabilitation
- _____
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 21 day of December, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0034

REQUEST **APPROVED / DENIED / CONTINUED**



Sign Name

Catherine Duncan

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [☒] physical presence or [☐] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 21st day of December, A.D., 2023.



Michele Fudo

Notary Public, State of Florida

30 SANFORD STREET – Ad Valorem Tax Exemption

The following items were not included in this supporting documentation packet, due to the number of pages. They are available on the City's website by clicking on the links below:

[Part II Application Photos](#) (Reviewed at the September 21, 2023 HARB meeting but also included in the Part III application photos that are attached to this resolution packet)

[Staff Report, photos, and attachments for HARB's review of Part I and II on September 21, 2023](#)

[Staff Report, photos, and attachments for HARB's review of Part III on December 21, 2023](#)

These documents are also on file with this application (HP2023-0034) and available to view by contacting harb@citystaug.com, Historic Preservation Officer Julie Courtney of the Historic Preservation Division at 904.209.4283, or the Planning and Building Department at 904.825.1065.

Interior	\$141,819.77
Exterior	\$61,338.82
Plumbing, Electrical, Mechanical Systems & Utilities	\$78,031.00
Debris Removal	\$1,066.40
Engineering, Arcitecture, Permits etc.	\$25,841.00
Total	\$308,096.99

Demo - Factory Direct Kitchen	\$8,740.00	2021
Superior Home Designs - Engineering & Architecture	\$10,400.00	2022
Historic Property Associates, Inc.	\$1,000.00	10/28/2022
SWANSON STRUCTUR SAL - Architecture	\$1,350.00	2022
Historic Property Associates, Inc.	\$1,000.00	12/23/2022
J&J Painting- Exterior Prep	\$3,475.00	2/2023
	\$125.00	
J&J Painting- Exterior Prep - Lifestyles Debit	\$3,600.00	2/27/2023
Kings Properties - Fence Demolition - New Fence installed by JV	\$350.00	2/28/2023
Euphoria Vacation Homes - Temporarry tenant Accomodation	\$1,631.84	3/16/2023
Kings Properties - Haul Junk	\$250.00	3/9/2023
J&J Painting- Exterior Prep	\$1,675.00	3/16/2023
Les Thomas Architect, Inc. - Floor Plan Drawing	\$1,000.00	3/29/2023
Ferrell Electric - Exterior Lights	\$1,297.00	04/03/2023
Florida Empire Plumbing, Inc - HOUSE TO CITY LINE	\$5,500.00	04/07/2023
Avigna Granite World - Kitchen Cabinets	\$15,277.50	4/18/2023
HOME DEPOT CREDIT CARD - FANS & LIGHT FIXTURES	\$1,587.41	04/25/2023
EAST COAST WELL - WELL SHUTOFF	\$295.00	04/25/2023
J&J Painting- Exterior Prep	\$7,250.00	4/28/2023
Floor & Decor - Flooring Material	\$4,188.59	5/10/2023
Historic Property Associates, Inc.	\$3,716.00	5/17/2023
J&J Painting- 1st floor interior paint	\$3,275.00	6/7/2023
Zina Corporation - Labor cost Floor, Trims & Doors install	\$15,000.00	6/27/2023
J&J Painting- Exterior Paint	\$7,250.00	7/5/2023
J&J Painting- 1st floor interior paint	\$2,750.00	7/5/2023
J&J Painting- Exterior Paint	\$725.00	7/20/2023
Zina Corporation - Bathrooms Lay Tiles and floor	\$15,000.00	7/26/2023
Ferrell Electric	\$5,000.00	8/25/2023
Zina Corporation - Bathrooms Lay Tiles and floor	\$6,546.17	8/31/2023
Construction Debris Removal	\$466.40	9/18/2023
Floor & Decor - Wall Tiles	\$3,078.72	
Contractors Discount - Trims & Doors materials cost. Installed missing a	\$2,863.36	
Arnett AC	\$2,932.00	9/25/2023
John Valdez Invoice	\$169,502.00	
Total	\$308,096.99	

From: [Shankar Thayver](#)
To: [Julie Courtney](#)
Subject: Re: 30 Sanford Street – Ad Valorem Tax Exemption application for the December 21, 2023 HARB meeting
Date: Thursday, December 14, 2023 12:22:21 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

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

Julie, new flooring cost was \$15,388. Most of it was labor as the floor was not even and they had to do a lot of floor underlayment. Let me know if you have any questions. Thanks



"It's not that I'm smart, it's just that I stay with problems longer."

Shankar M Thayver,
Broker Associate,
The Thayver Group
904-327-3329
6817 SOUTHPOINT PKWY U#: 2304, Jacksonville, FL 32216

On Tue, Dec 12, 2023 at 7:31 PM Julie Courtney <jcourtney@citystaug.com> wrote:

Received the updated spreadsheet on expenses, Mr. Thayver. It would be helpful to have an additional dollar amount for the item listed below:

ADDITIONAL DETAILS ON EXPENSES

- An overall breakdown of costs divided into the following categories:
 - **New flooring (please verify what part of expenses listed is for new simulated wood vinyl flooring)**

I also listed this in my Nov 30 email, but have not received anything further. It may help answer questions that the HARB will have and assist them in their review.

ADDITIONAL PHOTOS AND DOCUMENTATION

- **Additional *after* photos that match corresponding views of photos submitted for Parts I & II. As noted in the instructions for Part III, these should be the same views as the *before* photos and the photographs must provide a comprehensive description of the completed work.**
- **A written summary of the work would be helpful to accompany especially the Part III photos where photographs were not provided before work was**

Received 11/20/2023
Planning and Building Department



30 SANFORD STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT

Received 11/20/2023
Planning and Building Department

Main Floor Finished Area 1452.49 sq ft



0 4 8 ft

PREPARED: 2022/12/10



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

30 SANFORD STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT
SECOND FLOOR INTERIOR

Received 11/20/2023
Planning and Building Department



0 3 6
ft

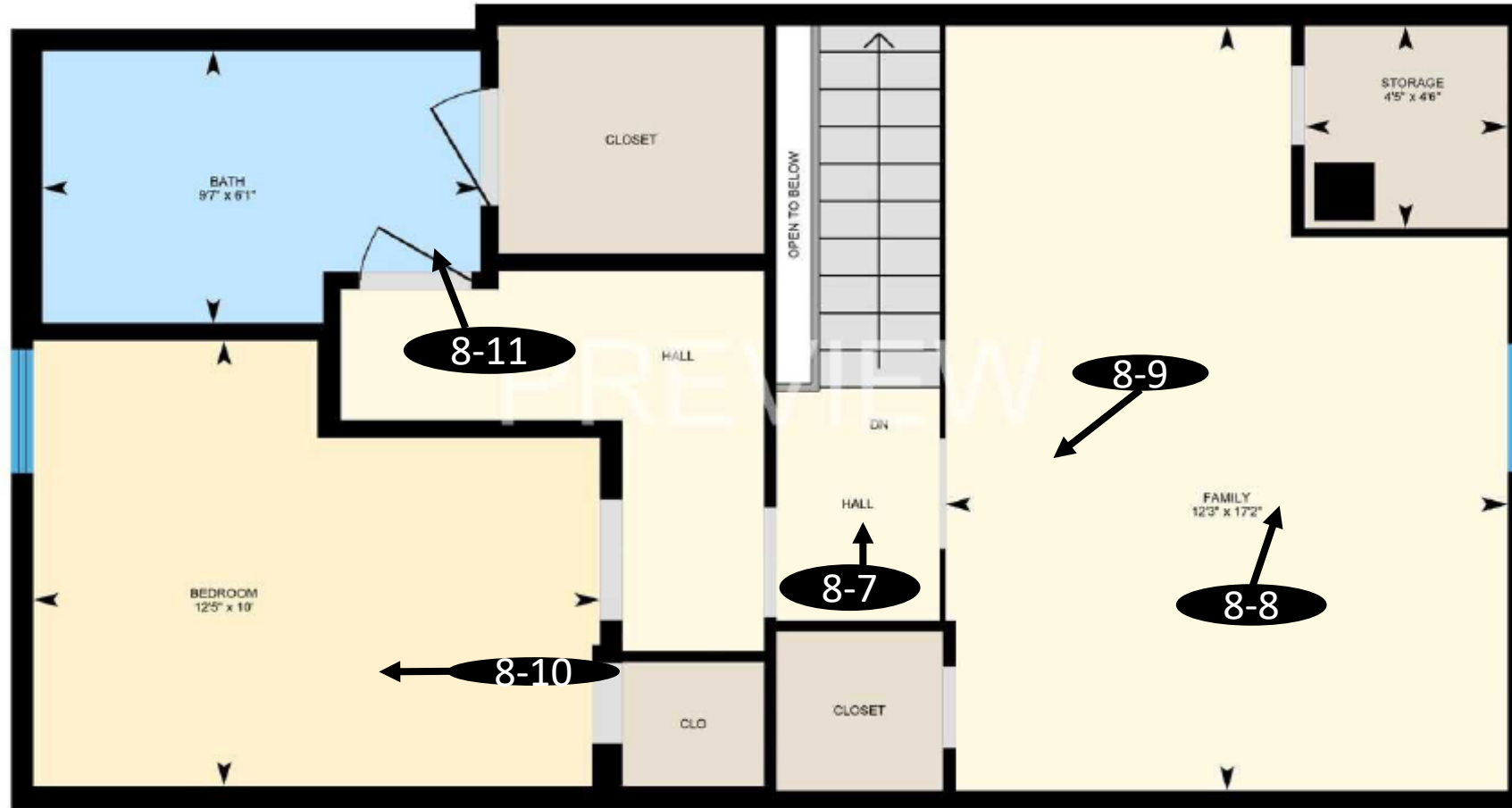
PREPARED: 2022/12/10



30 SANFORD STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT
THIRD FLOOR INTERIOR

Received 11/20/2023
Planning and Building Department

3rd Floor Finished Area 587.67 sq ft



0 2 4 ft

PREPARED: 2022/12/10



1930 SANFORD STREET, PART 3 AFTER PHOTOGRAPHS

- PRESERVE CHARACTER DEFINING FEATURES
- EXTERIOR: REPAIR/PAINT PORCH, WOOD SIDING, REPAIR, TRANSOM AND SIDELIGHTS, WINDOWS, REPAIR CORNICE RETURNS
- ALTERATIONS: REPAIR/REPLACE DETERIORATED DROP SIDING ON WEST FAÇADE/ENCLOSE REDUNDANT DOOR OPENING ON SOUTH FAÇADE
- NO FOUNDATION WORK WAS UNDERTAKEN

30 SANFORD STREET

1. Site, Sanford Street, facing south, no changes
- 2 Photo 1-1



1. Site, Corner, Sanford/Cedar Street, facing west, no changes
- 2 Photo 1-2



30 SANFORD STREET

1. Main (east) facade, facing west from Sanford Street,
Preserved porch
- 2 Photo 2-1



1. Main (east) façade, preserved transom, sidelights, facing west
- 2 Photo 2-2



30 SANFORD STREET

1. Main (east) facade, preserved shutters/siding, window, facing west from Sanford Street

2 Photo 2-3



1. Main (east) façade, preserved concrete block, foundation, facing west

2 Photo 2-4



30 SANFORD STREET

1. Main (east) façade/south facade, no changes, facing northwest from Sanford Street
2. Photo 3-1



1. South facade, enclosed door opening, facing north
2. Photo 3-2



30 SANFORD STREET

1. South facade, facing north, incised porch, preserved windows, cornice return

2 Photo 3-3



1. South facade, facing north, preserved historic windows

2 Photo 3-4



30 SANFORD STREET

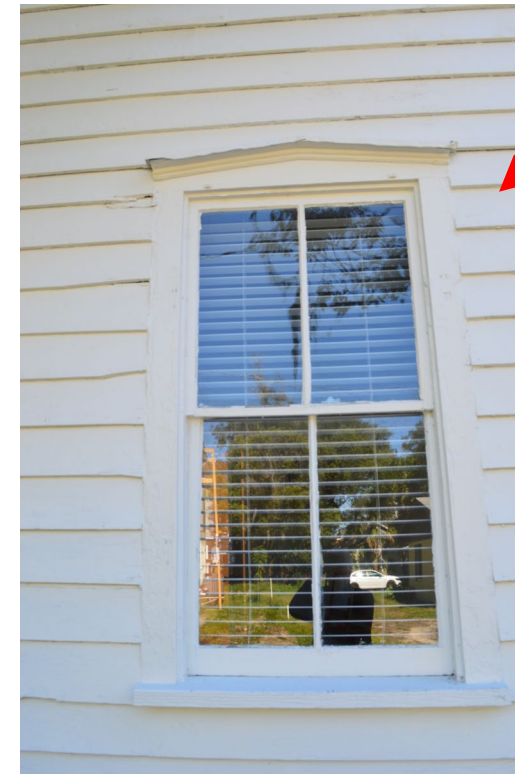
1. West/north facades, no major changes, facing east

2 Photo 4-1



1. North facade, repaired historic windows, facing south

2 Photo 4-2



30 SANFORD STREET

1. North facade, preserved windows, facing south

2 Photo 4-3



1. North facade, cornice return, preserved windows, facing south

2 Photo 4-4



30 SANFORD STREET

1. West facade, no major changes, facing east

2 Photo 5-1



1. West facade, stairs, deteriorated wood replaced, facing east

2 Photo 5-2



30 SANFORD STREET

1. West facade, roof, architectural shingles, facing south

2 Photo 6-1



1. West facade, roof, architectural shingles, facing south

2 Photo 6-2



- PRESERVE CHARACTER DEFINING FEATURES
- INTERIOR: FLOOR PLAN DATES TO C. 1950 WHEN BUILDING WAS CONVERTED TO TRI-PLEX
- ALTERATIONS: 1ST FLOOR, ENCLOSE DOOR OPENINGS IN PARLOR/FRONT BEDROOM FOR ADDITIONAL FLOOR SPACE
- NO CHANGES TO EXISTING FLOOR PLAN
- PRESERVE PINE FLOORS 1ST FLOOR
- ADD NEW FLOORING TO 2ND AND ATTIC STORIES
- ADD CABINETS TO 2ND FLOOR KITCHEN, PRESERVE EXTERIOR OPENING



PHOTO 7-2: APARTMENT 1-LIVING ROOM: FACING EAST
PRESERVED PINE FLOORS, ARCHED OPENINGS, BASEBOARDS

Updated version Received December 13, 2023
Planning & Building Department



PHOTO 7-3: APARTMENT 1-LIVING ROOM: FACING NORTH
PRESERVED PINE FLOORS/ARCHED OPENINGS, BASEBOARDS

Updated version Received December 13, 2023
Planning & Building Department



PHOTO 7-4: APARTMENT 1-LIVING ROOM, PRESERVED FEATURES: FACING WEST

Updated version Received December 13, 2023
Planning & Building Department

















PHOTO 8-1: APARTMENT 2-HALLWAY, PRESERVED STAIRS, DOORS, NEW FLOORING : FACING EAST







PHOTO 8-4: APARTMENT 2-LIVING ROOM, NEW FLOORS: FACING EAST

Updated version Received December 13, 2023
Planning & Building Department









PHOTO 8-8: APARTMENT 2-BEDROOM, NEW FLOORS, PRESERVED WINDOWS. FACING WEST

Updated version Received December 13, 2023
Planning & Building Department







- PRESERVE CHARACTER DEFINING FEATURES
- EXTERIOR: REPAIR/PAINT PORCH, WOOD SIDING
- ALTERATIONS: REPAIR/REPLACE DETERIORATED DROP SIDING ON WEST FAÇADE/ENCLOSE REDUNDANT DOOR OPENING
- NO FOUNDATION WORK TO BE UNDERTAKEN

PRESERVE CHARACTER DEFINING FEATURES

MAIN PORCH



PRESERVE CHARACTER DEFINING FEATURES TRANSOM AND SIDELIGHTS



PRESERVE CHARACTER DEFINING FEATURES
ROOF PROFILE INCLUDING EXTENSION OVER PORCH
CORNICE RETURNS/HISTORIC WINDOWS



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

Res 2024-02 PACKET, Page 55

Received December 13, 2023
Application no 46
Planning & Building Department Page 80 of 382

PRESERVE CHARACTER DEFINING FEATURES
ROOF PROFILE INCLUDING EXTENSION OVER PORCH
CORNICE RETURNS/HISTORIC WINDOWS



REPLACE DETERIORATED DROP SIDING ON REAR FACADE TO MATCH EXISTING



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

Res 2024-02 PACKET, Page 57

Received December 13, 2023
Application no 48
Planning & Building Department Page 82 of 382

30 SANFORD STREET AD VALOREM EXEMPTION APPLICATION

- PRESERVE CHARACTER DEFINING FEATURES
- INTERIOR: FLOOR PLAN DATES TO C. 1950 WHEN BUILDING WAS CONVERTED TO TRI-PLEX
- ALTERATIONS: 1ST FLOOR, ENCLOSE DOOR OPENINGS IN PARLOR/FRONT BEDROOM FOR ADDITIONAL FLOOR SPACE
- NO CHANGES TO EXISTING FLOOR PLAN
- PRESERVE OAK FLOORS 1ST FLOOR
- ADD NEW FLOORING TO 2ND AND ATTIC STORIES

PHOTO 7-1: APARTMENT 1-LIVING ROOM: FACING WEST

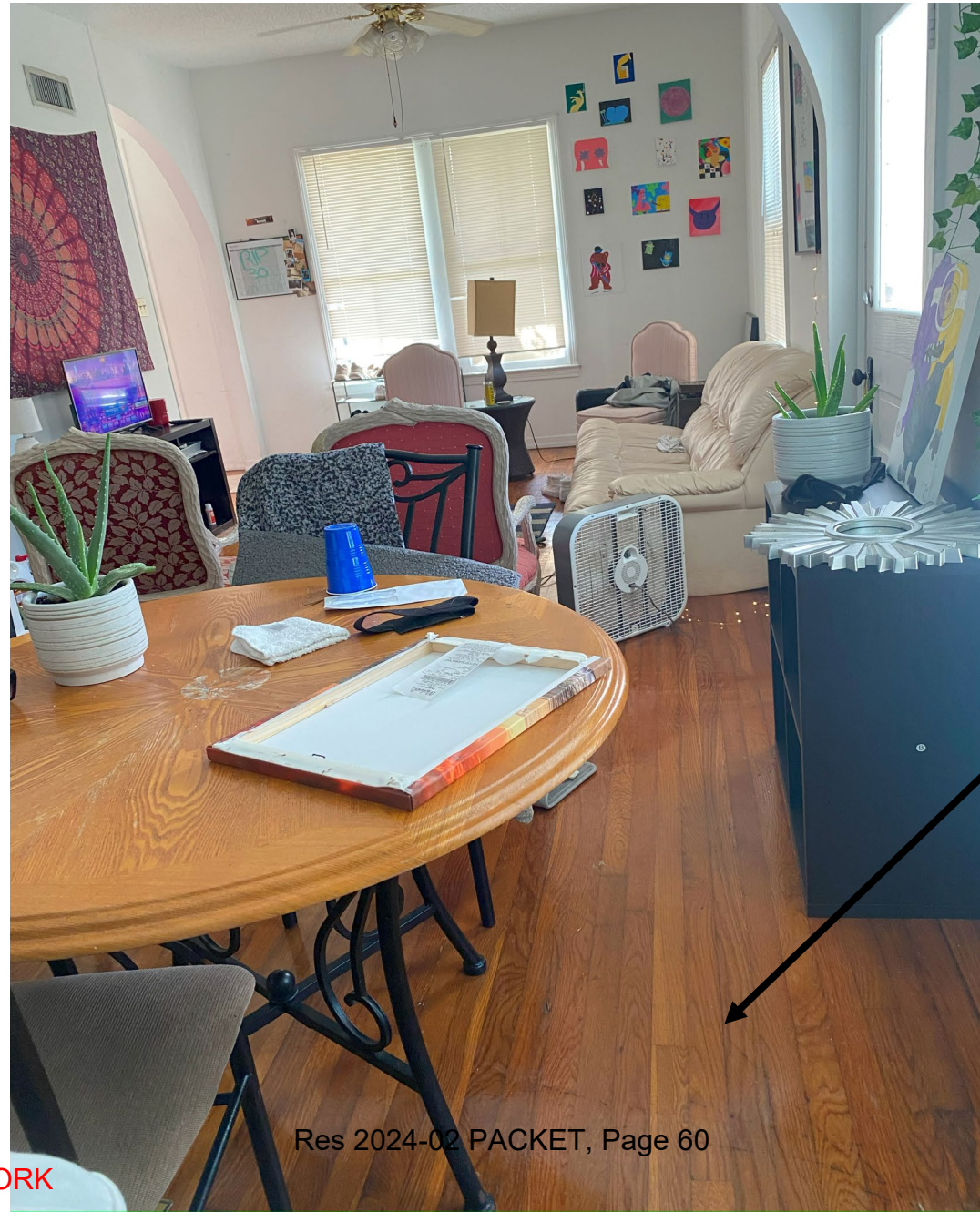


PRESERVE ARCHED
OPENINGS

REPAIR EXISTING
WALLS/CEILING
FINISHES

PRESERVE OAK
FLOORS/BASEBOARDS

PHOTO 7-2: APARTMENT 1-LIVING ROOM: FACING EAST



PRESERVE OAK
FLOORS/BASEBOARDS

PHOTO 7-3: APARTMENT 1-LIVING ROOM: FACING NORTH



PRESERVE OAK
FLOORS/BASEBOARDS

PHOTO 7-4: APARTMENT 1-HALLWAY/CLOSET: FACING WEST
TO REMAIN



MAINTAIN TILE
FLOORS/TRIM

PHOTO 7-5: APARTMENT 1-KITCHEN: FACING WEST



PAINT/REPAIR WALL
CEILING FINISHES

MAINTAIN TILE
FLOORS/CABINETS

PHOTO 7-6: APARTMENT 1-BEDROOM: FACING WEST



REPAIR/PAINT WALLS
AND CEILINGS

MAINTAIN TILE
FLOORS/BASEBOARDS

PHOTO 7-7: APARTMENT 1-FORMER HALLWAY: FACING EAST
BLOCK GLASS TO BE PRESERVED



PRESERVE BLOCK
GLASS

APARTMENT 2-FRONT ROOM: FACING NORTH
WOOD FLOORS TO BE PRESERVED/
OPENING BETWEEN ROOMS TO BE ENCLOSED



CLOSE OPENING
BETWEEN ROOMS

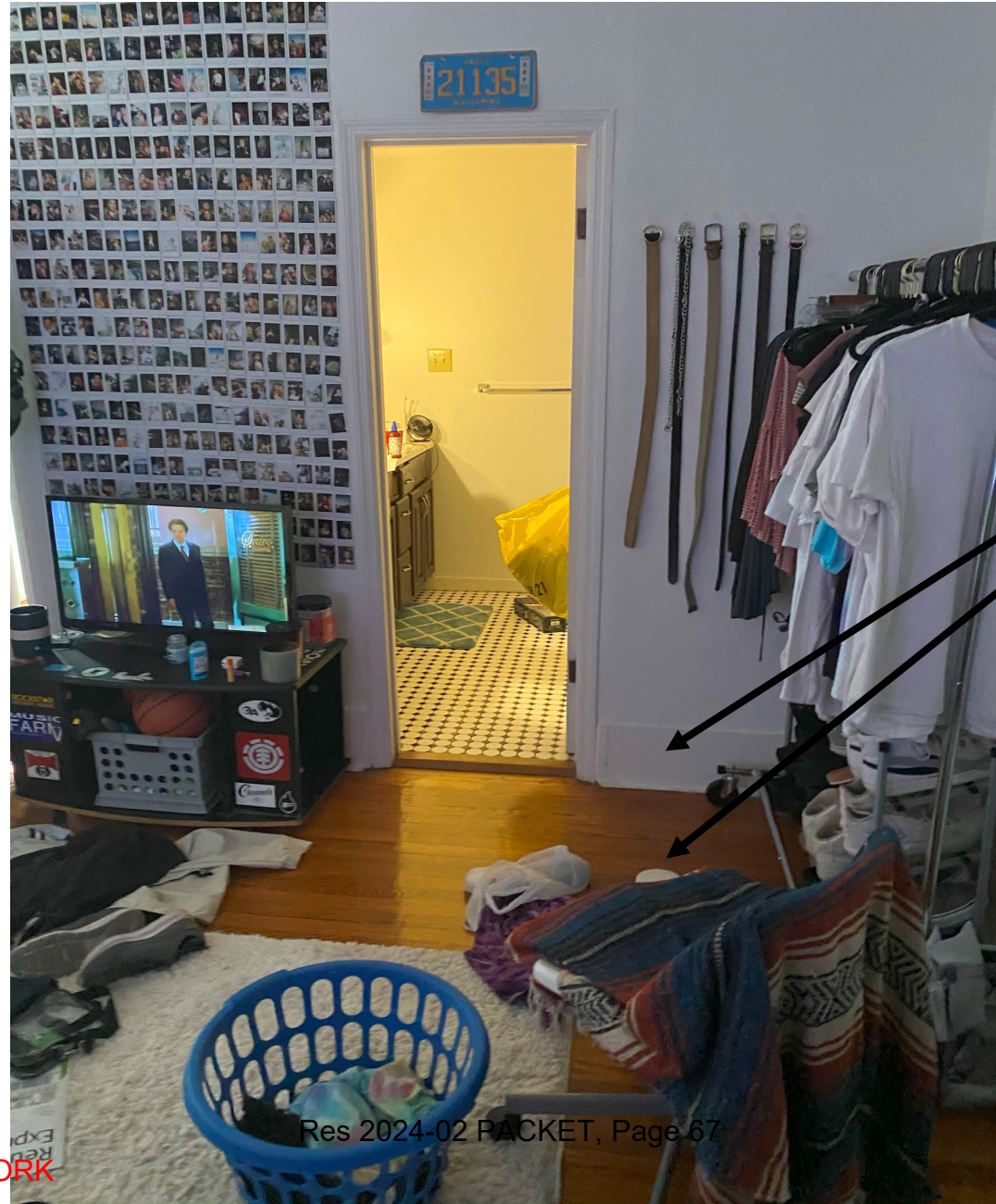
PRESERVE OAK
FLOORS

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

Res 2024-02 PACKET, Page 66

Received December 13, 2023
Application no 57
Planning & Building Department Page 91 of 382

APARTMENT 2-FRONT ROOM: FACING SOUTH
WOOD FLOORS TO BE PRESERVED



PRESERVE OAK
FLOORS/BASEBOARDS

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

Res 2024-02 PACKET, Page 67

Received December 13, 2023
Application no 58
Planning & Building Department Page 92 of 382

APARTMENT 2-REAR BEDROOM: FACING SOUTH
WOOD FLOORS TO BE PRESERVED



PRESERVE OAK
FLOORS

APARTMENT 2-REAR BEDROOM: FACING NORTH
WOOD FLOORS TO BE PRESERVED



PRESERVE OAK
FLOORS

APARTMENT 2-BATHROOM: FACING SOUTH
TILE FLOORS TO BE PRESERVED



UPGRADE
PLUMBING/NEW
FIXTURES/TILE
FLOORS

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

Res 2024-02 PACKET, Page 70

Received December 13, 2023
Application no 01
Planning & Building Department Page 95 of 382

APARTMENT 3-STAIR HALL: FACING EAST
SUBFLOOR CONDITION/ANTIQUATED HVAC SYSTEM
ORIGINAL STAIRS TO BE RETAINED



REPLACE DUCTWORK/
BUILD CHASE FOR
NEW DUCT WORK

PRESERVE
STAIR/STAIRHALL

ADD SIMULATED
WOOD VINYL
FLOORING

APARTMENT 3-STAIR HALL: FACING EAST
SUBFLOOR CONDITION/ANTIQUATED HVAC SYSTEM
DOOR TO BALCONY TO BE RETAINED



PRESERVE DOOR

ADD SIMULATED
WOOD VINYL
FLOORING

APARTMENT 3-STAIR HALL: FACING EAST
SUBFLOOR CONDITION/ANTIQUATED HVAC SYSTEM
ORIGINAL STAIRS TO BE RETAINED



PRESERVE DOOR

ADD SIMULATED
WOOD VINYL
FLOORING

APARTMENT 3: BEDROOM: FACING NORTH
SUBFLOOR CONDITION



REPAIR/PAINT WALLS
AND
CEILINGS/PRESERVE
BASEBOARDS

ADD SIMULATED
WOOD VINYL
FLOORING

APARTMENT 3-BEDROOM: FACING EAST
SUBFLOOR CONDITION



REPAIR/PAINT WALLS
AND
CEILINGS/PRESERVE
BASEBOARDS

ADD SIMULATED
WOOD VINYL
FLOORING

APARTMENT 3-BEDROOM: FACING NORTH
SUBFLOOR CONDITION



REPAIR/PAINT WALLS
AND
CEILINGS/PRESERVE
BASEBOARDS

ADD SIMULATED
WOOD VINYL
FLOORING

APARTMENT 3-BATHROOM: FACING SOUTH
ANTIQUATED PLUMBING TO BE UPGRADED/
BROUGHT UP TO CODE



UPGRADE
PLUMBING/REMOVE/
REPLACE FIXTURES

ADD TILE FLOORING

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK



ENCLOSE DOOR
OPENING
ON INTERIOR
FOR CABINET SPACE

UPGRADE
PLUMBING/REMOVE/
REPLACE FIXTURES

ADD
SUBFLOORING/TILE
FINISH FLOORING

APARTMENT 3-LIVING ROOM: FACING EAST
ASBESTOS FLOORING TO BE REMOVED



PRESERVE
DOORS/REPAIR/PAINT
WALLS AND
CEILINGS/PRESERVE
BASEBOARDS

REMOVE ASBESTOS
FLOORING/ADD
SIMULATED WOOD
VINYL FLOORING

APARTMENT 3-LIVING ROOM: FACING NORTH
ASBESTOS FLOORING TO BE REMOVED



REPAIR/PAINT WALLS
AND
CEILINGS/PRESERVE
BASEBOARDS

REMOVE ASBESTOS
FLOORING/ADD
SIMULATED WOOD
VINYL FLOORING



PRESERVE STAIRS

APARTMENT 3: 3rd floor, bedroom, facing north



RENEW
WALLS/CEILINGS
WITH DRYWALL

ADD PLYWOOD
SUBFLOOR/ ADD
SIMULATED WOOD
VINYL FLOORING



RENEW
WALLS/CEILINGS
WITH DRYWALL

ADD PLYWOOD
SUBFLOOR/ ADD
SIMULATED WOOD
VINYL FLOORING

APARTMENT 3: 3rd floor, bedroom, window to be restored, facing south



PRESERVE
WINDOW/RENEW
WALLS/CEILINGS
WITH DRYWALL

APARTMENT 3: 3rd floor, bathroom, facing west



UPGRADE
PLUMBING/REMOVE/
REPLACE FIXTURES

ADD
SUBFLOORING/TILE
FINISH FLOOR

Prepared by & Return to:

Jay B. Watson, Esq.

4655 Salisbury Road, Ste 200

Jacksonville, Florida 32256

File Number: 2022-05

Property Appraiser's Parcel I.D. (folio) Number(s):

203140-0000/203130-0120/203150-0000

*Documentary Stamp have been paid in
amount of \$.70*

Quit Claim Deed

Made this 7th day of December, 2022, by **Thayver Holdings LLC, a Florida limited liability company and Rangukumar Rengarajan, also known as Rengarajan Rangukumar, a married man, conveying non-homestead property**; whose mailing address is 137 Bear Pen Road, Ponte Vedra Beach, Florida 32082; hereinafter referred to as "Grantor"; to **Sanford Cedar LLC, a Florida limited liability company**, whose mailing address is 6817 Southpoint Pkwy, Unit 2304, Jacksonville, Florida 32216; hereinafter referred to as "Grantee";

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in **St. Johns** County, Florida, viz:

A part of lots 12, 13 and 14 of Block 46 I, of the City of St. Augustine, as shown on the Official Map, City of St. Augustine, dated June 22, 1923 of the Public Records of St. Johns County, Florida, being more particularly described as follows: Begin at an iron pipe found at the northeast corner of said block and the intersection of the south Right-of-Way line of Cedar Street and the West Right-of-Way line of Sanford Street and run Thence South 17 degrees 30 minutes 17 seconds East along the West Right-of-Way line of Sanford Street, 125.05 Feet to an Iron Pipe found at the Southeast corner of said Lot 12; Thence South 74 degrees 50 minutes 16 seconds West along the South boundary of said Lot 12, a distance of 48.03 feet to an Iron Pipe; Thence South 82 degrees 36 minutes 00 Seconds West 48.47 feet to a Re-Bar and Cap; Thence South 88 degrees 48 minutes 23 seconds West, 12.84 feet to a Re-Bar and Cap; Thence North 15 degrees 56 minutes 13 seconds West, 34.42 feet to a Re-Bar and Cap on the South Boundary of said Lot 14; Thence South 74 degrees 19 minutes 37 seconds West, along said South Boundary, 66.00 feet to a Re-Bar and Cap at the Southwest corner of said Lot 14; Thence North 15 degrees 56 minutes 13 seconds West, along the West boundary of said Lot 14, a distance of 102.50 feet to a Re-Bar and Cap at the Northwest corner of said Lot 14 and the South Right-of-Way line of Cedar Street; Thence North 81 degrees 50 minutes 00 seconds East along the South boundary of Cedar Street 172.54 feet to the POINT OF BEGINNING.

A parcel of land being a port of Lot 9 and Lot 10, Block 46 I, City of St. Augustine, St. Johns County, Florida and being more fully described as follows:

For a point of reference commence at the Northwest corner of Lot 14, Block I, said City of St. Augustine, said point also being on the Southerly Right of Way line of Cedar Street; Thence South 15 degrees 56 minutes 13 seconds East departing the Southerly Right of Way Line of said Lot 14, Block 46 I, a distance of 102.50 feet to the Southwest corner of said Lot 14, Block 46 I and the North line of Lot 9, Block 46 I, said City of St. Augustine; Thence North 74 degrees 19 minutes 37 seconds East along the South line of said Lot 14, and the North line of said Lot 9 and the North line of lot 10, Block 46 I, said City of St. Augustine, a distance of 66 feet to a point on the Westerly line of Lot 12, Block 46 I, said City of St. Augustine, Thence South 15 degrees 56 minutes 13 seconds East departing the South line of said lot 14 and the North line of said Lot 10, and along the Westerly line of said Lot 12, a distance of 34.42 feet; Thence South 79 degrees 13 minutes 20 seconds West departing the Westerly line of said Lot 12, a distance of 36.60 feet; Thence South 88 degrees 05 minutes 11 seconds West a distance of 28.51 feet; Thence North 20 degrees 21 minutes 05 seconds West a distance of 24.60 feet to the POINT OF BEGINNING.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any. However, this reference does not operate to reimpose same; subject to Zoning Ordinances that may affect subject property.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Preparer has not examined title to the lands described herein and no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the land, the condition of its title, its quality, the location of its boundaries, or the existence of liens, unpaid taxes, or other encumbrances affecting it.

PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR ATTORNEY'S OPINION OF TITLE

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in our presence:

Thayver Holdings LLC, a Florida Limited Liability Company

By: [Signature]
Sankar Thayver, Manager

By: [Signature]
Sudha B. Thayver, Manager

Witness #1 [Signature]

Witness #2 [Signature]
Jaime Stokes

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 14th day of December, 2022, by Sankar Thayver and Sudha B. Thayver, Managers of Thayver Holdings LLC, a Florida limited liability company, who appeared before me in their physical presence, and, who produced a Driver's Licenses as identification.

(NOTARY SEAL)

[Signature]
Notary Public

[TWO DIFFERENT NON-RELATED WITNESSES MUST SIGN AND PRINT NAMES BELOW]

SIGN: [Signature]
Witness #1 PRINT: KARTHIK ETAN KIRUBAKARAN
3025 WOODS WAY, SAN JOSE, CA

SIGN: [Signature]
Witness #2 PRINT: Matt Dullaghan
262 E Hamilton Ave Ste A
Campbell CA 95008

State of California
County of Santa Clara

Ranghukumar Rengarajan, also known as Rengarajan Ranghukumar

The foregoing instrument was acknowledged before me this 7th day of December, 2022, by Ranghukumar Rengarajan, also known as Rengarajan Ranghukumar, who appeared before me in his physical presence, and, who produced a Driver's Licenses as identification.

[Signature]
Notary Public

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	2031400000
Location Address	30 SANFORD ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (0800) (609.98)
Tax Description*	CITY OF ST AUG PART OF LOTS 13 & 14 BLK 46-I - 75.3FT FRONT ON SANFORD ST OR5679/935 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.140
Homestead	N

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



Owner Information

Owner Name	Sanford Cedar LLC 100%
Mailing Address	6817 SOUTHPOINT PKWY UNIT 2304 JACKSONVILLE, FL 32216-0000

Map



Valuation Information

	2024
Building Value	\$415,855
Extra Features Value	\$0
Total Land Value	\$252,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$667,855
Total Deferred	\$0
Assessed Value	\$667,855
Total Exemptions	\$0
Taxable Value	\$667,855

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

Historical Assessment Information

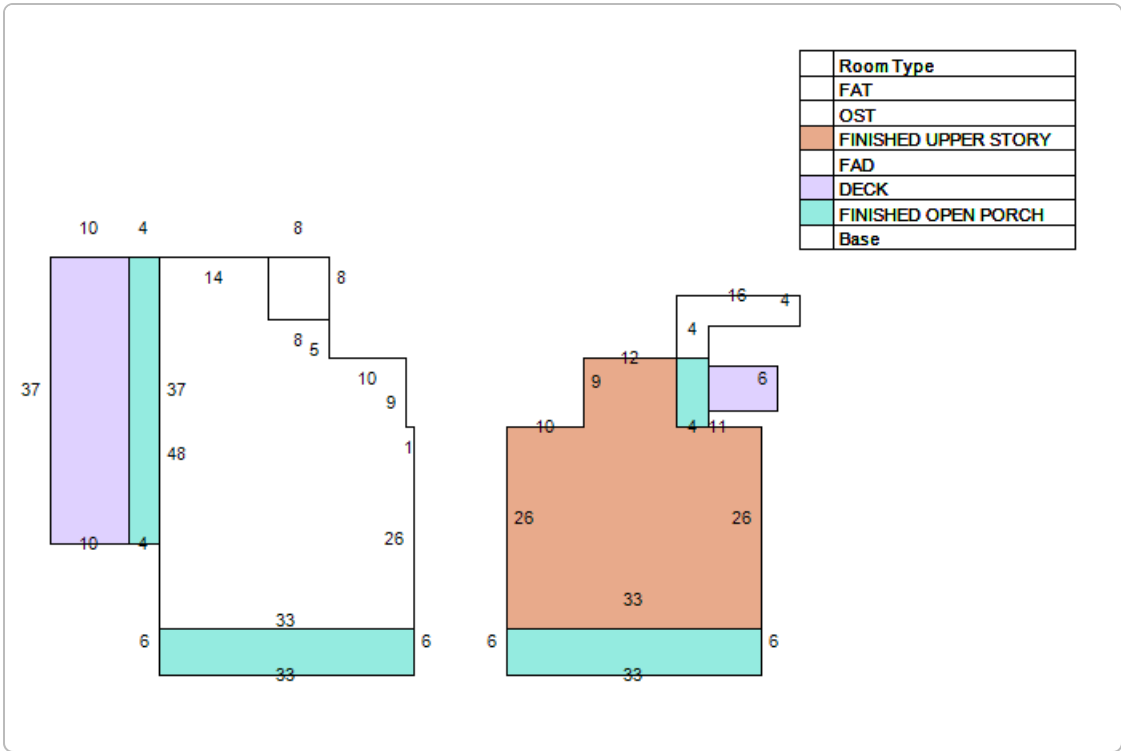
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$429,253	\$0	\$252,000	\$0	\$0	\$681,253	\$681,253	\$0	\$681,253
2022	\$361,977	\$0	\$234,360	\$0	\$0	\$596,337	\$596,337	\$0	\$596,337
2021	\$262,546	\$0	\$181,350	\$0	\$0	\$443,896	\$443,896	\$0	\$443,896
2020	\$271,108	\$0	\$163,912	\$0	\$0	\$435,020	\$435,020	\$0	\$435,020
2019	\$271,684	\$0	\$151,706	\$0	\$0	\$423,390	\$423,390	\$0	\$423,390
2018	\$277,261	\$0	\$132,525	\$0	\$0	\$409,786	\$409,786	\$0	\$409,786
2017	\$286,183	\$592	\$132,525	\$0	\$0	\$419,300	\$384,417	\$34,883	\$384,417
2016	\$290,440	\$592	\$120,319	\$0	\$0	\$411,351	\$349,470	\$61,881	\$349,470
2015	\$269,054	\$592	\$92,419	\$0	\$0	\$362,065	\$317,700	\$44,365	\$317,700
2014	\$204,526	\$592	\$83,700	\$0	\$0	\$288,818	\$288,818	\$0	\$288,818
2013	\$180,024	\$592	\$64,868	\$0	\$0	\$245,484	\$245,484	\$0	\$245,484

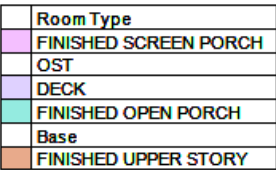
Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$308,737	Roof Structure	Gable Hip
Year Built	1900	Interior Flooring	Carpet, Hardwood
Actual Area	3711	Interior Wall	Drywall
Conditioned Area	2570	Heating Type	Air Duct
Use	Duplex	Air Conditioning	Central
Style	01	Bedrooms	4
Exterior Wall	Wood	Baths	3
Description		Square Footage	
BASE AREA		1368	
FINISHED OPEN PORCH		198	
FINISHED OPEN PORCH		148	
FINISHED DECK		370	
ADDITION		64	
FINISHED UPPER STORY		966	
FINISHED OPEN PORCH		36	
FINISHED DECK		54	
OUTSIDE STAIRS		80	
FINISHED OPEN PORCH		198	
FINISHED ATTIC		229	
Total SqFt		3711	
Building	2	Roof Cover	Composite Shingle
Building Value	\$107,118	Roof Structure	Gable Hip
Year Built	1958	Interior Flooring	Carpet, Pine Wood
Actual Area	1591	Interior Wall	Drywall
Conditioned Area	1218	Heating Type	Air Duct
Use	Duplex	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Cement Fiber, Concrete Block	Baths	2
Description		Square Footage	
FINISHED UPPER STORY		618	
BASE AREA		600	
FINISHED OPEN PORCH		112	
FINISHED DECK		144	

Description	Square Footage
OUTSIDE STAIRS	45
FINISHED SCREEN PORCH	72
Total SqFt	1591

Sketch Information





Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	74	82.5	75	EF	\$252,000

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/14/2022	12/7/2022	\$100.00	QUIT CLAIM DEED	5679	935	U	I	THAYVER HOLDINGS LLC ETAL	SANFORD CEDAR LLC
10/5/2021	9/30/2021	\$1,350,000.00	WARRANTY DEED	5386	1667	Q	I	SIANO LIVING TRUST	THAYVER HOLDINGS LLC ETAL
4/30/2015	4/29/2015	\$100.00	WARRANTY DEED	4020	1810	U	I	SIANO GREG,ELAINE	SIANO LIVING TRUST
9/3/2013	8/30/2013	\$720,000.00	WARRANTY DEED	3784	860	Q	I	SHIELDS DANIEL,LYNN	SIANO GREG,ELAINE
5/2/2011	4/25/2011	\$0.00	CORRECTIVE DEED	3432	452	U	I	ABELL DAVID & MEREDITH L	SHIELDS DANIEL,LYNN
4/15/2011	4/14/2011	\$663,000.00	WARRANTY DEED	3428	340	Q	I	ABELL DAVID,MEREDITH L	SHIELDS DANIEL,LYNN
	9/15/2003	\$672,000.00	WARRANTY DEED	2046	1811	Q	I	RUSSELL PHILIP M & ANGELL HELENA M	ABELL DAVID & MEREDITH L
	1/30/1998	\$100.00	WARRANTY DEED	1294	699	U	I	RUSSELL PHILIP M & ANGELL HELENA M	RUSSELL PHILIP M & ANGELL HELENA M (JTRS)

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	7/6/1993	\$125,000.00	WARRANTY DEED	1000	1693	U	I	BARNETT BANK OF THE ST JOHNS	RUSSELL PHILIP M ETAL
	10/20/1992	\$1,000.00	CERTIFICATE OF TITLE	961	1824	U	I	TREKELL JOHN T	BARNETT BANK OF THE ST JOHNS
	12/1/1989	\$0.00		847	659	U	I		TREKELL JOHN T
	9/1/1985	\$0.00		684	1252	U	I		
	9/1/1985	\$0.00		684	1251	U	I		

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.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 12/12/2023, 11:52:11 PM](#)

Contact Us





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

Detail by Entity Name

Florida Limited Liability Company
SANFORD CEDAR LLC

Filing Information

Document Number L22000469463
FEI/EIN Number 92-0892525
Date Filed 11/01/2022
Effective Date 11/01/2022
State FL
Status ACTIVE

Principal Address

6817 SOUTHPOINT PKWY
U#: 2304
JACKSONVILLE, FL 32216

Mailing Address

6817 SOUTHPOINT PKWY
U#: 2304
JACKSONVILLE, FL 32216

Registered Agent Name & Address

THAYVER, SHANKAR M
6817 SOUTHPOINT PKWY
U#: 2304
JACKSONVILLE, FL 32216

Authorized Person(s) Detail

Name & Address

Title MGR

THAYVER, SHANKAR M
6817 SOUTHPOINT PKWY U#: 2304
JACKSONVILLE, FL 32216

Title MGR

THAYVER, SUDHA B
6817 SOUTHPOINT PKWY U#: 2304
JACKSONVILLE, FL 32216

Title MGR

RENGARAJAN, RAGHUKUMAR
37379 INGRAHAM STREET
NEWARK, CA 94560

Annual Reports

Report Year	Filed Date
2023	01/30/2023

Document Images

01/30/2023 -- ANNUAL REPORT	View image in PDF format
11/01/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 8 SJ 1988 1009==
Site Name: 30 Sanford Street 830== Survey Date: 7807 820==
Address: 30 Sanford Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 46I 13, pt. 14 868==
(subdivision) (block) (lot)
multist 5J3248 868==
Owner of Site: Name: Olson, Ruth Schill ;
Address: 30 Sanford Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: CBD
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469360 3306400 890== Location: T07S R30E S18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

() Excellent 863==
(x) Good 863==
() Fair 863==
() Deteriorated 863==

Integrity of Site:

(x) Altered 858==
() Unaltered 858==
(x) Original Site 858==
() Restored - Date: 858==
() Moved - Date: 858==

Threats to Site:

() Zoning 878==
() Development 878==
() Deterioration 878==
() Borrowing 878==
() Transportation 878==
() Fill 878==
() Dredge 878==
() Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1917 844== Period: 20th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: L-shape 966==
Exterior Fabrics: Wood, weatherboard, with cornerboards, dropsiding
_____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS 942==
Foundation: Brick piers 942==
Roof Type: Gable 942==
Secondary Roof Structures: Porches 942==
Porches & Balconies: 2 story porch on front; enclosed on 1st and
open on second; one story on E side 942==
Chimney Location: Offset, slope 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Metal, 5-v crimp 882==
Ornament Exterior: Square wood posts
_____ 882==
Quantitative Data: (950-954)
Chimneys: 2 952== Dormers: _____ 954== Stories: 2½ 950==
Other: _____ 956==
Surroundings: Mixed Residential/Commercial/Industrial 864==
Relationship to Surroundings: Corner lot

_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

The two and one-half story Frame Vernacular residence at 30 Sanford Street was constructed between 1910 and 1917 and is one of the later houses built in this neighborhood. It has square wood columns on the two-story porch, enclosed on the first floor and open on the second, and is situated on a corner lot.

The area roughly bounded by Central Avenue, Bridge, Riberia and Cedar Streets is one of St. Augustine's consistent late 19th century Victorian neighborhoods. It includes houses on both small and large scales, and is notable for the fact that, except along Riberia Street, there is no later development in the area to clash with the Victorian buildings. There is a problem, however, of the modernization of older buildings out of harmony with their origins. The area was adjacent to the great Victorian sawmills along Riberia Street. It provided a home for some of the pioneer Victorian builders of St. Augustine and some of the houses show their handiwork in interesting gingerbread patterns. There is a row of Victorian duplex townhouses on Weeden Street unlike anything else in the city. There is some problem of housing deterioration in the area, though several houses have also been fixed up in recent years. The division of some of the houses into apartments has created population density and parking problems. There is also traffic pressure from Bridge and Riberia Streets. It is a tree-shaded neighborhood within walking distance from downtown and with a view of the San Sebastian River.

HISTORY

This neighborhood evolved out of the late 18th century Spanish land grant to Pedro Garcia, a local tavern owner, who developed his property into one of the first commercial orange groves in Florida. The southern limit of the tract, Bridge Street, was a colonial thoroughfare leading to one of three late 18th century ferry crossings across the San Sebastian River. (1) Frederick Weeden, mayor of St. Augustine in 1835 who also served as Osceola's physician, acquired the grove in 1835 and built the family homestead in the southwest corner. Benjamin Putnam, major in the Seminole War, two-time mayor and local magistrate, bought "Weeden's Grove" in 1855, but the property was confiscated by Union occupation forces in 1863. John Hay, Abraham Lincoln's
(over)

V. BIBLIOGRAPHY

1. Mariano de la Rocque, "Plano General de la Plaza de San Agustín de la Florida", December 24, 1791; Benjamin Clements, "Plan of the City of St. Augustine, 1834-35"; Biographical File, St. Augustine Historical Society.
2. St. Johns County Court House, Deed Records, Book L, p. 139; Book P, pp. 441, 447, 457, 464, 476; Book R, pp. 68, 69, 75; Book S, p. 364; Book Z, p. 352; 1885 and 1894 Birds-Eye View of St. Augustine; See Dumas Tract, Blocks A-E; Biographical File, SAHS.

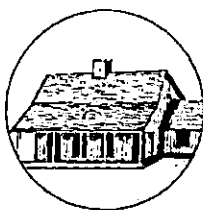
secretary and later U. S. Secretary of State, bought the tract for speculative purposes in 1864 and Henry Sanford bought it three years later. Sanford, a former American minister to Belgium, was Florida's most prominent land developer before the arrival of Henry Flagler. He founded the central Florida community of the same name and established the British-based Florida Land and Colonization Company, Ltd., in 1880 in order to promote his extensive real estate holdings in the state. "Fountain City," as the tract was called, was developed over the next fifteen years and became one of the most densely populated late 19th century neighborhoods outside the old city area. Development along Sanford and Weeden Streets south of Bridge Street was within Dumas Tract Subdivision and was promoted by local realtor, J. H. Slater, a decade later.(2)

In 1905 the property at 30 Sanford Street was owned by the heirs of George Burt. Burt was one of the most significant businessmen and land developers in St. Augustine before the turn of the century and was mayor of the city in 1867.(3) In 1924-25 the house was occupied by Hervey W. McElroy, manager of the Money Saver store.(4)

3. C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1905), p. 38; Thomas Graham, The Awakening of St. Augustine: The Anderson Family 1821-1924 (St. Augustine, 1978), pp. 31, 108, 128, 267.

4. St. Augustine City Directory, 1924-25.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **SJ01988**

Field Date: 11-20-2020

Form Date: 1-1-2020

Recorder# AWS

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

Site Name(s) (address if none) 30 Sanford Street Multiple Listing (DHR only) _____
 Survey Project Name St. Augustine Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 30 Direction _____ Street Name Sanford Street Type Street Suffix/Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1992 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7N Range 18W Section 97 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 2031400000 Landgrant _____
 Subdivision Name City of St. Augustine Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1917 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use: Private Residence (House/Cottage/Ca From (year): 1917 To (year): _____
 Current Use: Duplex From (year): _____ To (year): 2020
 Other Use: _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☒ no ☐ unknown Date: _____ Nature: _____
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature: rear addition
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
Siano Living Trust

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2.5
 Exterior Fabric(s) 1. Wood siding 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. Shed 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.)
2/2 wood sash, 6/6 wood sash, 2/1 wood sash

Distinguishing Architectural Features (exterior or interior ornaments)

2 story frame vernacular w/ side gable roof & wood siding, eave returns, recessed 2 story porch, dentil frieze board, corner brackets, symmetrical

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

corner lot, wooden back yard fence, parking on Cedar Street, paved walkway

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Wood frame 2. _____ 3. _____Foundation Type(s): 1. Piers 2. _____Foundation Material(s): 1. Brick 2. _____

Main Entrance (stylistic details)

centered on porch, 1 wood panel door with 5 lite, side lites and 3 lite transom, pedimented decorative wood surround

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

2 story recessed, concrete steps, wood deck, square supports, turned spindle railing, decorative knee brackets

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource

This 1917 Frame Vernacular style building is 2.5 stories with Wood siding exterior and a Gable roof. It appears to be in good condition.

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

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

OPINION OF RESOURCE SIGNIFICANCEAppears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient informationAppears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

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

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the district.

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

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATIONRecorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/
(address / phone / fax / e-mail)**Required Attachments**

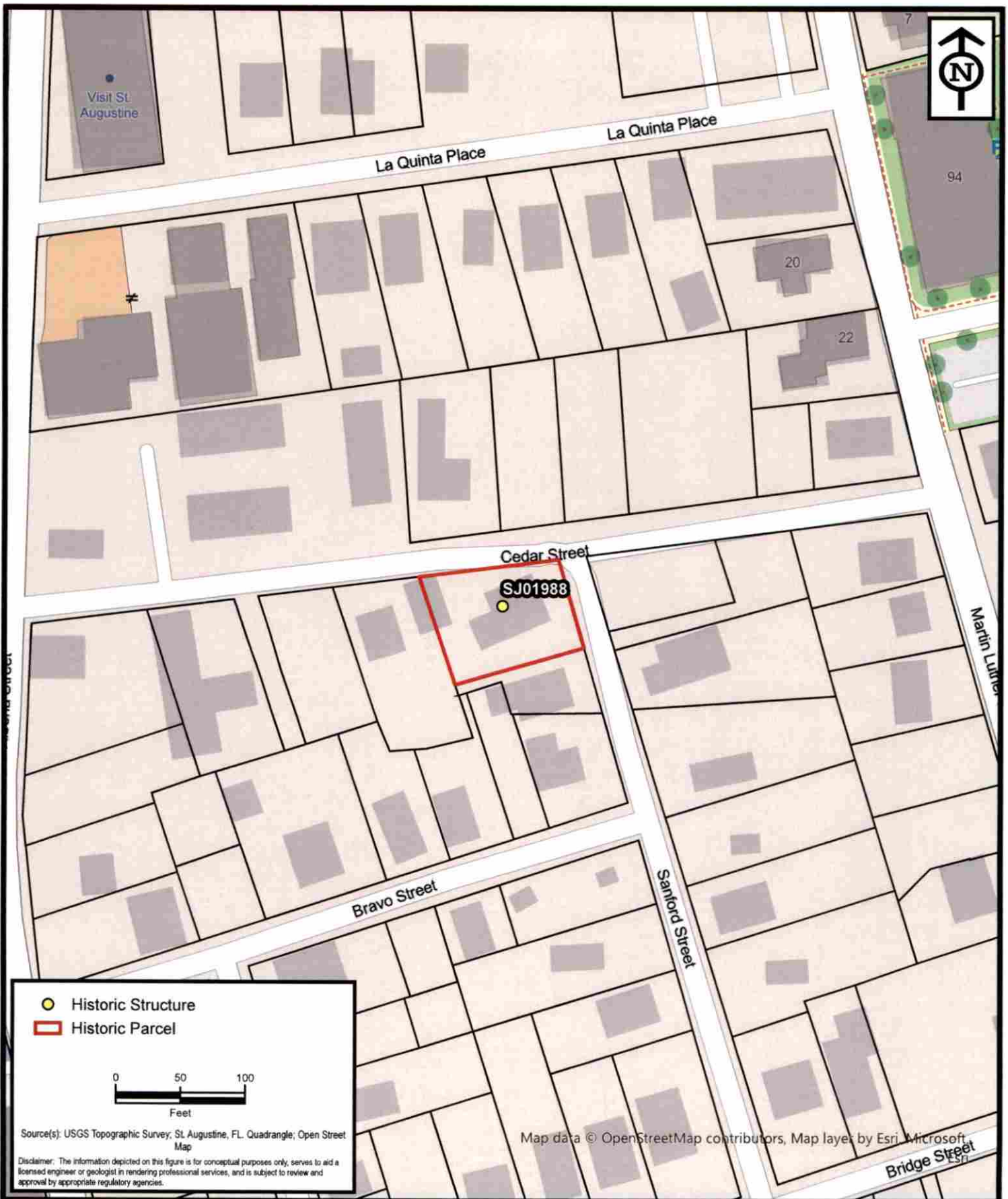
① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).

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



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

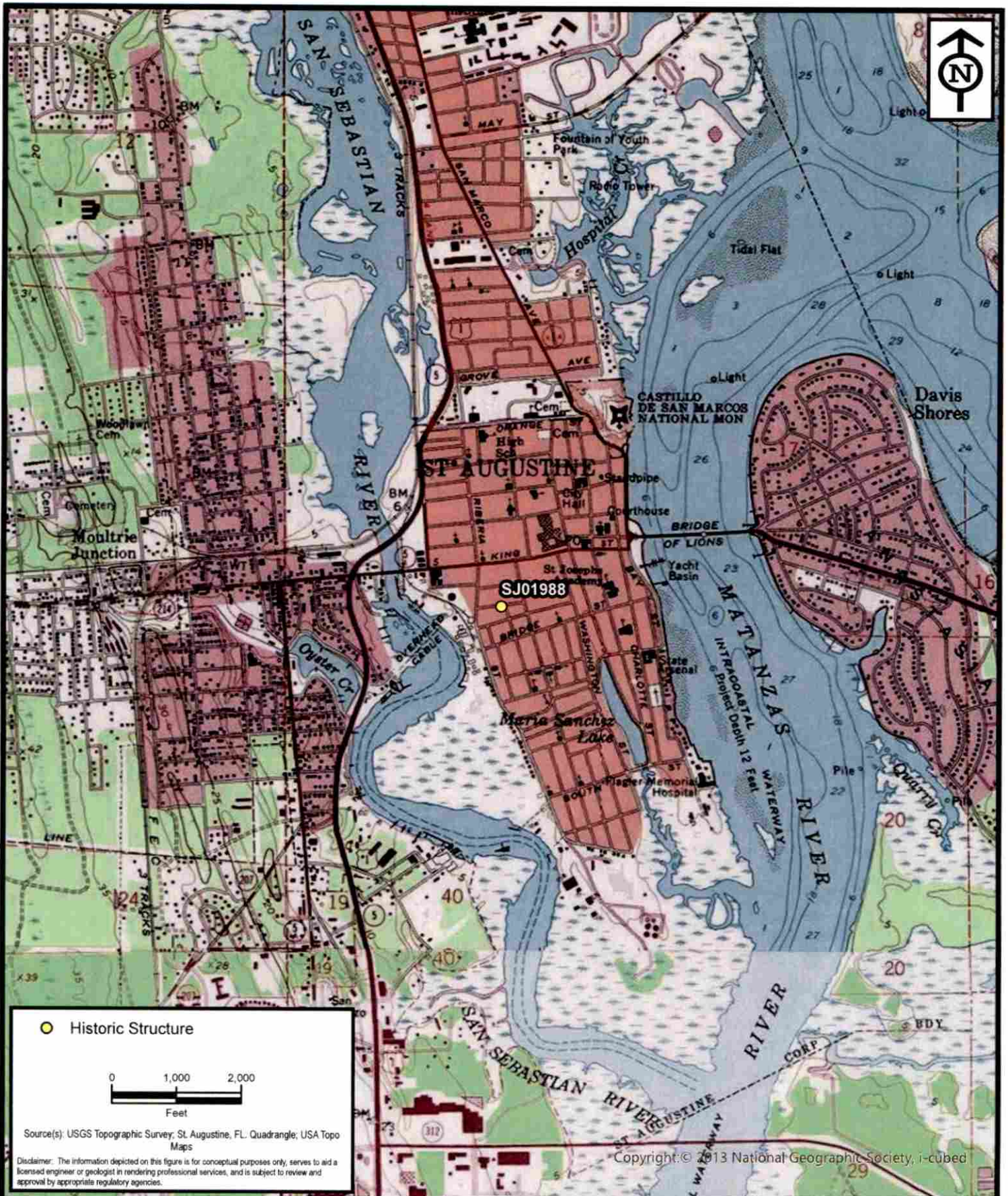
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Parcel Location - SJ01988

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2



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

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

Project Location - SJ01988

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No. HK207093

Date Jan 2021

Drawn By AA

Checked By JRN

Approved By PDJ

Figure No. 1









United States Department of the Interior
National Park Service

JUL 1 1991

National Register of Historic Places
Continuation SheetSection number 7 Page 26

Building List

Pomar Street

117	1888-1894	Frame Vernacular
118	1899-1904	Frame Vernacular
119	1924-1930	Frame Vernacular
120	1888-1894	Frame Vernacular
124	1888-1894	Frame Vernacular
129	1888-1894	Frame Vernacular
132	1888-1894	Frame Vernacular

Riberia Street

110	1917-1924	Mediterranean Revival
121	1885-1894	Frame Vernacular
165	1924-1930	Frame Vernacular
169 A	1924-1930	Frame Vernacular
169 B	1924-1930	Frame Vernacular
171 A	1924-1930	Frame Vernacular
171 B	1924-1930	Frame Vernacular
173 A	1924-1930	Frame Vernacular
173 B	1924-1930	Frame Vernacular
177	1924-1930	Frame Vernacular
218	1894-1899	Masonry Vernacular
222	1894-1899	Masonry Vernacular
222 A	1924-1930	Masonry Vernacular
224	1924-1930	Frame Vernacular
226	1917-1924	Frame/Masonry Vernacular
227	1917-1924	Frame/Masonry Vernacular
235	1904-1910	Frame Vernacular
242	1917-1924	Frame Vernacular
244	1924-1930	Frame Vernacular
247	1904-1910	Frame Vernacular
249	1917-1924	Frame Vernacular
250	1924-1930	Frame Vernacular
267	1924-1930	Frame Vernacular
269	1917-1924	Frame Vernacular
303	1924-1930	Frame Vernacular
307	1924-1930	Frame Vernacular

Sanford Street

30	1910-1917	Frame Vernacular
31	1885-1893	Frame Vernacular
32	c.1884	Frame Vernacular

LINCOLN HISTORIC DISTRICT

KEY:

- CONTRIBUTING BUILDING
- NON-CONTRIBUTING BUILDING
- DISTRICT BOUNDARY

SCALE: 1" = 200'

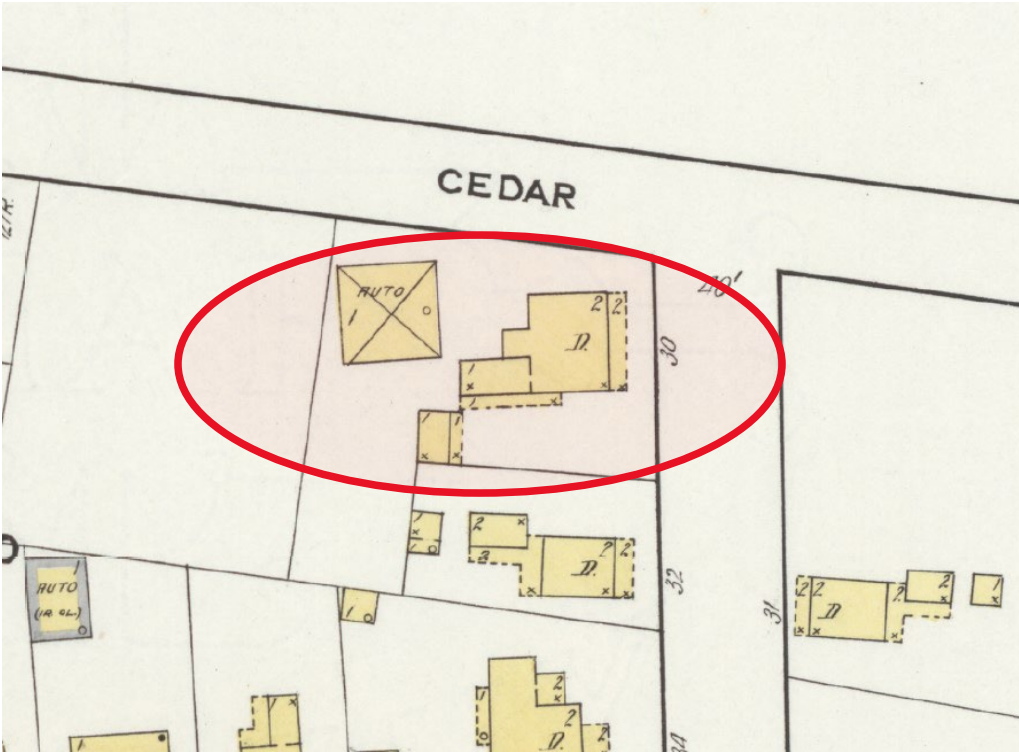
MAP PREPARED BY
HISTORIC PROPERTY AS
ST. AUGUSTINE, FLORIDA

30 Sanford Street

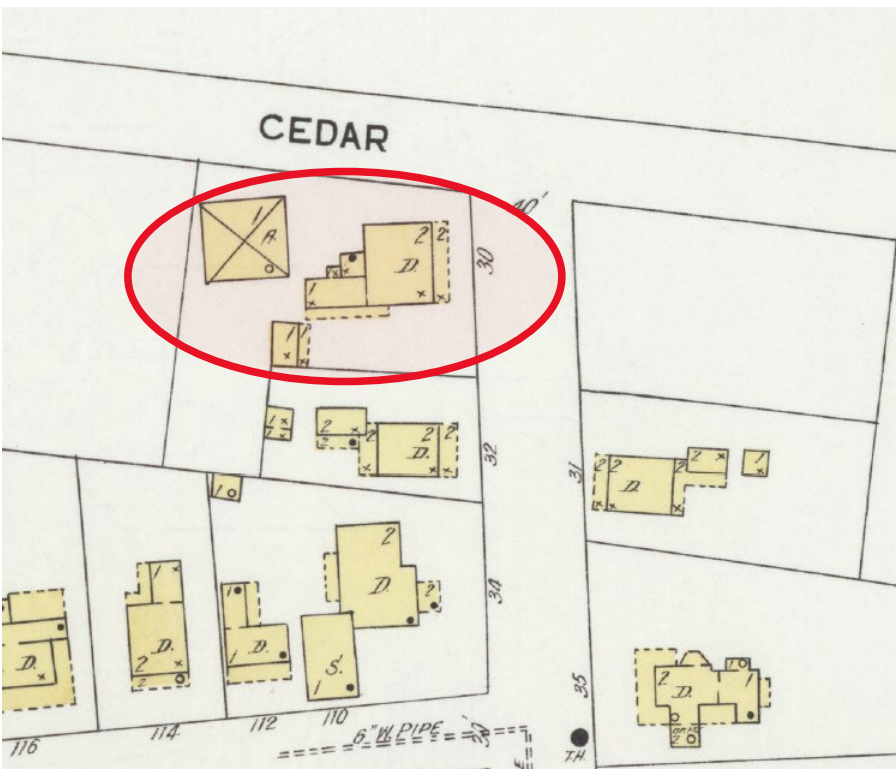


SANBORN MAPS

30 Sanford Street



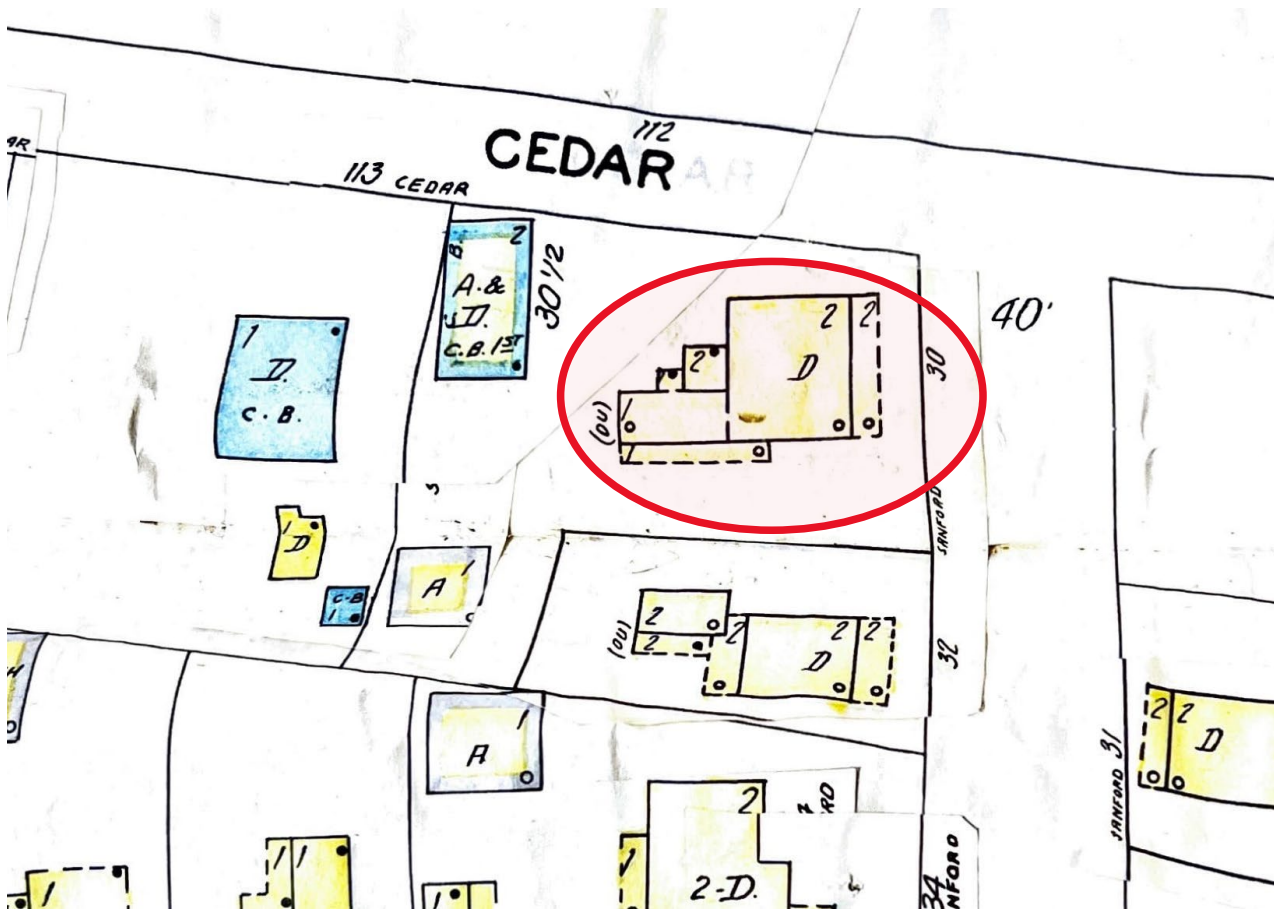
1917



1924

SANBORN MAPS

30 Sanford Street



1930 updated to 1965

30 Sanford Street (c. 1910-1917)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1914/15	W. Royce Burton		Gas fitter
1916/17	W.R. Burton	Boarder	Gas fitter
1920/21	Wellington R. Burton		Foreman, St. Augustine Gas & Electric Light Company
1927	W. H. McElroy (Wife: Franklin R.)		Manager, Market Basket
1930	Mrs. Done V. Sykes		Widow, Teab
1940	Gus J. Olson (Wife: Ruth)	(o)	Shrimper
1949	Gus J. Olson (Wife: Ruth)	(o)	Fisherman
	Roland T. Murphy (Wife: Martha)		Station foreman, Florida Power & Light Company
1951	Thomas Lewis		Not listed
1954	Gus J. Olsen (Wife: Ruth S)	(o)	Shrimper
1960	Gus J. Olson (Wife: Ruth S)	(o)	Shrimper
1970	Mrs. Ruth S. Olson	(o)	Widow, Gus J
1979/80	Mrs. Ruth S. Olson	(o)	Not listed
	¹ Jack Robinett (Wife: Jenise)		Custodian, Flagler Hospital
1984/85	Deloris Bosich		Not listed
	¹ Vacant		
1995	Kevin E. Rich	New Resident	Not listed
	¹ Margo J. Celano	New Resident	Not listed

+ First entry found for this address

(o) Owner

¹ Resident at 30-1/2 Sanford Street

Page Eight – Historic Preservation Property Tax Exemption Application

PART 1 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 2031400000

Property Address 30 Sanford Street

The ☒ Local Preservation Office ☐ Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☒ Certifies that the above referenced property _____ is _____ consistent with the provisions of s. 196.1997 (11), F.S.

☐ Certifies that the above referenced property _____ consistent with the provisions of s. 196.1997 (11), F.S.

☐ Certifies that the above referenced property _____ provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.

☐ Certifies that the above referenced property _____ provided under s. 196.1998, F.S.

Review Comments: Please see the Historic Architectural Review Board (HARB) order dated September 21, 2023 and staff report.

Additional Review Comments attached? Yes ☒ No ☐

Signature _____

Typed or printed name Julie E. Courtney

Title Historic Preservation Officer

Date September 21, 2023

PART 2 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 2031400000

Property Address 30 Sanford Street

The ☒ Local Preservation Office ☐ Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☒ Determines that improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

☐ Determines that improvements to the above referenced property **are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*

Review Comments: Please see the Historic Architectural Review Board (HARB) order dated September 21, 2023 and staff report.

Additional Review Comments attached? Yes ☒ No ☐

Signature

Julie E. Courtney

Typed or printed name Julie E. Courtney

Title Historic Preservation Officer

Date September 21, 2023



September 21, 2023

Historic Property Associates, Inc.
PO Box 1002
St Augustine, FL 32085

cc: Sanford Cedar LLC

Re: Certificate of Appropriateness – 30 Sanford Street – HP2023-0034

Dear Mr. Weaver,

On September 21, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1880 and relocated to its present site c. 1917, is recorded in the Florida Master Site File, and is a contributing building to the Lincolnville National Register Historic District.

Specifically, based upon evidence presented, the HARB **APPROVED** your application as described in the attached copy of the executed Order.

Please contact the Planning and Building Department at (904) 825-1065 with any questions and for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and applications must meet all city standards prior to permit issuance.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|--|--|
| ☐ Certificate of Appropriateness | ☐ Certificate of Completeness and |
| ☐ Certificate of Demolition | Recommendation for Historic Property Tax |
| ☐ Certificate of Relocation | Exemption |
| ☒ Certificate of Appropriateness for | ☐ Opinion of Appropriateness |
| Preservation Approach for Ad Valorem Tax | |
| Exemption | |

IN THE MATTER OF:

Case No.: HP2023-0034
Applicant: Historic Property Associates, Inc.
Owner: Sanford Cedar LLC
Address: 30 Sanford Street
Parcel Number: 2031400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1880 and relocated to its present site c. 1917, is recorded in the Florida Master Site File, and is a contributing building to the Lincolnville National Register Historic District.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 21, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the September 21, 2023 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of RS-2.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS** / **DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES** / **DENIES** / **CONTINUES** the Applicant's request to review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1880 and relocated to its present site c. 1917, is recorded in the Florida Master Site File, and is a contributing building to the Lincolnville National Register Historic District.

Subject to the following conditions:

- - That where applicant has provided for wood-look vinyl, an alternative be used, such as another design of vinyl or composite wood, for the second and third floors
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21st day of September, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0034

REQUEST **APPROVED** / DENIED / CONTINUED

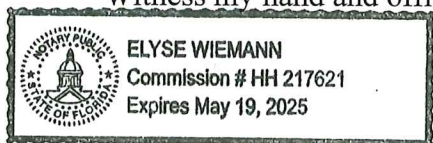
Catherine Duncan
Sign Name

Catherine Duncan
Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [] physical presence or [] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 21 day of September, A.D., 2023.



Elyse Wiemann
Notary Public, State of Florida

Historic Preservation Property Tax Exemption Application Part 1 – Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 2031400000 _____ Attach legal description of property

Address of property: Street 30 Sanford Street

City St. Augustine County St. Johns Zip Code 32084

() Individually National Register listed

() Locally designated historic property or landmark*

(x) In a National Register district

() In a locally designated district

* For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.

Name of historic district Lincolville Historic District

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office City of St. Augustine

Mailing Address 75 King Street

City St. Augustine State FL Zip Code 32084

Telephone Number (904) 209-4326

2. Type of request:

(x) Exemption under 196.1997, F.S. (standard exemption)

() Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public) If applying under s. 196.1998, F.S., complete Question 9 on page five.

3. Owner information:

Name of individual or organization owning the property Sanford Cedar, LLC

Mailing address 6817 Southport Parkway

City Jacksonville State FL Zip code 32216

Daytime Telephone Number (904) 327-3329

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

Page Two – Historic Preservation Property Tax Exemption Application

Property Identification Number 203140000

Property Address 30 Sanford Street

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Name Shankar M Thayer Signature [Signature] Date 04/13/2023

Complete the following if signing for an organization or multiple owners:

Owner Sanford Cedar, LLC
Title Organization name

EVALUATION OF PROPERTY ELIGIBILITY

(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

30 Sanford Street is a Frame Vernacular residence constructed c. 1880 and located on its present site since c. 1917. It rises two-and-a-half stories in height. Its foundation is brick piers, and its structural system is wood, likely balloon frame. It has an ell-shaped ground plan, and a side facing gable roof surfaced with asphalt shingles. Currently, it is used a three-unit apartment building and is in fair condition.

Date of Construction c. 1880 Date(s) of Alteration(s) 1917

Has building been moved? (X)Yes ()No If so, when? 1917

6. Statement of Significance: Located on its present site since c. 1917, 30 Sanford Street is a contributing building in the Lincolnville Historic District. Although the Florida Master Site File indicates 30 Sanford Street was built on the site, local historian David Nolan, who prepared the form, has provided documentation that the building dates to c. 1880 and was moved to its present site between 1910 and 1917. The building was originally built c. 1880 at Treasury and Cordova Street in the Colonial City of St. Augustine. It was originally owned by J.C. Thomas, a close relative of Theodore Thomas (1835-1905), conductor of the New York Philharmonic, Chicago Symphony, and musical director of the 1893 World's Columbian Exposition. In 1889, the St. Augustine Weekly News reported that McGuire and McDonald, Henry Flagler's contractors who built the Ponce de Leon and Alcazar Hotels, relocated the building from Treasury Street to 122 Riberia Street. The building is shown at that location on the 1904 Sanborn Map. Between 1910 and 1917 the building was relocated to its present location at 30 Sanford, one block to the east of the Riberia Street site.

Page Three – Historic Preservation Property Tax Exemption Application

Property Identification Number 2031400000

Property Address 30 Sanford Street

7. Photographs and maps:

Attach photographs and maps to application.

Historic Preservation Property Tax Exemption Application
Part 2 – Description of Improvements

(To be completed by all applicants):

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 2031400000

Property Address 30 Sanford Street

Feature 1

Feature <u>Site</u> Approx. date of feature <u>1917</u> Describe existing feature and its condition: 30 Sanford Street is located on a prominent lot at the southwest corner of the intersection of Sanford and Cedar streets. The site is .14 acres. 32 Sanford Street, a separate historic building, is located south of 30 Sanford Street, and a non-historic garage apartment is located at 301/2 Sanford Street beyond the current tax parcel. The site has high archaeological potential and is protected by City of St. Augustine ordinance from unregulated ground disturbing activities. Photo no. 1-1-1-2 Drawing no. Site Plan	Describe work and impact on existing feature: No major site work is anticipated. Site will be assessed by the COSA archaeologist and any ground disturbing will be mitigated by professional excavation and recovery of cultural material.
---	--

Feature 2

Feature <u>East Elevation</u> Approx. date of feature <u>1880, 1917</u> Describe existing feature and its condition: East façade is most prominent. It faces Sanford Street and features a 3 bay wide, 2-story entrance porch. Porch is incised within building structure and thus is covered by main, side-facing gable roof. Main elevation is symmetrically organized with a centrally placed entrance featuring a historic paneled door, transom and sidelights. Porch is accessed by cast concrete steps, features square wood posts and is enclosed with wood balustrades with turned wood balusters. Second-floor openings feature a similar balustrade and jig-sawn brackets at porch-ceiling juncture. A photograph from 1980 indicates upper story porch was enclosed. It has been restored to its historic open configuration since that time. Windows are double-hung sash with triangular window headers, a detail indicating c. 1880 construction of building. Photo no. 2-1-2-4 Drawing no. <u>A4</u>	Describe work and impact on existing feature: Features on east elevation will be retained and selectively repaired. Foundation/porch deck will be stabilized with spot repairs (see attached foundation proposal). Masonry work will done in accordance with National Park Service Historical Preservation – Technical Procedures. Balustrade on both levels will be repaired. Entrance door and sidelights will be retained with minor repairs and repainted. Wooden posts on both levels are sound and will be repaired in their original location. Wooden features including siding, decorative brackets and shutters will be selectively repaired, loose paint will be removed and features will be primed and repainted. Windows will be repaired, loose paint removed, primed and repainted.
--	---

DOS Form No. HR3E101292
Revised 09/03/00

Feature 3	
Feature South Elevation _____ Approx. date of feature <u>1880,1917</u> Describe existing feature and its condition: South facade features a one-story, four bay wide porch. It has wooden steps with wooden handrails accessing second bay from east. It is enclosed with wooden balustrade. First-floor level of building enclosed by the porch has two paneled entrance doors, an original 2/2 light DHS window and a smaller fixed window which provides light to an interior bathroom. At second floor level there are two singly placed DHS windows with a 2/2 light configuration. Both windows have operable wooden shutters. In upper ½ story is a single DHS window with 6/6 lights. 6/6 light window is likely original c. 1880. 2/2 light windows are historic and probably were added c. 1900. Façade terminates with cornice returns in gable ends. Photo no.3-1-3-4 Drawing no. A4 _____	Describe work and impact on existing feature: Features on south elevation will be retained and selectively repaired. Foundation/porch deck will be stabilized with spot repairs. Wooden posts are sound and will be repaired in their original location. Porch roof will be repaired and finished with a 40 year architectural shingle. Windows will be repaired, loose paint removed, primed and repainted.

Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number 2031400000

Property Address 30 Sanford Street

Feature 4

Feature North Elevation _____ Approx. date of feature <u>1880, 1917</u> Describe existing feature and its condition: North façade faces Cedar Street. It has regular fenestration with two singularly placed 2/2 light DHS windows at both the first and second floor levels. In the upper ½ story is a single DHS window with 6/6 lights. Façade terminates with cornice returns in gable ends. All windows on the north façade have wooden operable shutters. Photo no.4-1-4-4 _____ Drawing no. <u>A4</u>	Describe work and impact on existing feature: Features on north facade will be retained and selectively repaired. Wooden features including siding and shutters will be selectively repaired, loose paint will be removed and features will be primed and repainted. Windows will be repaired, loose paint removed, primed and repainted.
---	--

Feature 5

Feature West Elevation _____ Approx. date of feature <u>1917/1980</u> Describe existing feature and its condition: West façade features a one-story wing that wraps around main building. Main bay of wing is unrelieved and has a side facing gable roof. On north side of wing is a one bay extension with a non-historic bay window and a shed roof. At the second-floor level there are two singly placed DHS windows with a 2/2 light configuration. Both windows have operable wooden shutters. A non-historic two-story wooden stair with a wooden rail system provides access to a second-floor apartment. A small portion of siding at NW corner is in deteriorated condition due to water damage and in need of replacement. Photo no.5-1-5-4 _____ Drawing no. <u>A4</u>	Describe work and impact on existing feature: Wooden features including siding and shutters will be selectively repaired, loose paint will be removed and features will be primed and repainted. Windows will be repaired, loose paint removed, primed and repainted. Stairs will be retained and repaired. Damaged drop siding at NW corner will be replaced with wooden siding to match existing.
--	---

Feature 6

Feature Roof _____ Approx. date of feature <u>1917, 2018</u> Describe existing feature and its condition: Main roof is a side facing gable type and is finished with composition shingles. Main roof shingles are only a few years old. Some aged roll roofing is evident on south porch roof. Leaks have caused damage around the fringes of roof but historic roof structure is sound. Photo no. 6-1-6-2 _____ Drawing no. <u>A4</u>	Describe work and impact on existing feature: Existing roof material will be selectively repaired, particularly on south porch roof. New roof surfacing will be 40 year architectural shingle over a ice and water membrane(Peel and stick) with stainless steel fasteners. This roof surfacing will best conform with the anomalies in the existing historic roof while giving good wind load characteristics.
---	--

Property Address 30 Sanford Street

Feature 7

Feature Interior, 1st Floor_____

Approx. date of feature 1880, 1980_____

Describe existing feature and its condition: First floor is divided into two, one-bedroom apartments. There is an entrance foyer which provides access to the apartments. Each apartment has a living room, dining room/kitchen and single bedroom and bathroom. The original flooring remains in the living rooms of both apartments. Walls are a combination of plaster and drywall and ceilings appear to be original plaster.

Photo no.7-1-7-7Drawing no. A1

Describe work and impact on existing feature:
Non-historic partitions will be removed and the first floor will be restored to a single unit. Floor plan will be retained in present configuration, including kitchen and bathroom locations. Existing non-historic kitchen and bathroom fixtures will be removed. Damaged sub-floors will be repaired. Floors in kitchen will be vinyl, and walls and ceilings will be drywall. Floors and walls in bathroom will be tile and ceilings drywall. Compatible modern kitchen cabinetry and bathroom fixtures will be installed. Interior electrical, plumbing and HVAC systems will be inspected by licensed journeyman and brought up to code (see attached scope of work for more details).

Feature 8

Feature Interior, 2nd Floor_____

Approx. date of feature 1880, 1960_____

Describe existing feature and its condition:

Upper floor and half floor is a second apartment. Apartment is accessed by a stair from the rear (west) side of the property. Apartment has combination of floor finishes, including natural and painted wood and plywood. Ceiling and wall finishes are plaster. Apartment is currently in poor condition and not suitable for occupancy. All kitchen and bathroom fixtures have been removed and sub-flooring is exposed.

Photo no.8-1-8-11 Drawing no. A2-3

Describe work and impact on existing feature:

Floor plan will be retained in present configuration, including kitchen and bathroom location. Damaged sub-floors will be repaired. Floors in kitchen will be vinyl, and walls and ceilings will be drywall. Floors and walls in bathroom will be tile and ceilings drywall. Compatible modern kitchen cabinetry and bathroom fixtures will be installed. Interior electrical, plumbing and HVAC systems will be inspected by licensed journeyman and brought up to code (see attached scope of work for more details).

Feature 9

Feature
Approx. date of feature

Describe existing feature and its condition:

Photo no. Drawing no.

Describe work and impact on existing feature:

Page Seven – Historic Preservation Property Tax Exemption Application

Property Identification Number 2031400000

Property Address 30 Sanford Street

Property Use (To be completed by all applicants):

1. Use(s) before improvement: Apartments

2. Proposed use(s) after improvement: Apartments

Special Exemption (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:

2. How often does this organization or agency use the building or archaeological site? _____

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres) _____ square feet () acres ()

4. How much area does the organization or agency use? _____ square feet () acres ()

5. What percentage of the usable area does the organization or agency use? _____ %

6. Is the property open to the public () Yes () No If so, when? _____

7. Are there regular hours? () Yes () No If so, what are they? _____

8. Is the property also open by appointment? () Yes () No

9. Is the property open only by appointment? () Yes () No

ATTACHMENTS:

Signed copy of Ad Valorem Application
Rehabilitation plans for the property.
Photographs of proposed work areas
Floor plans with photo location key
Supplemental documentation supporting the application

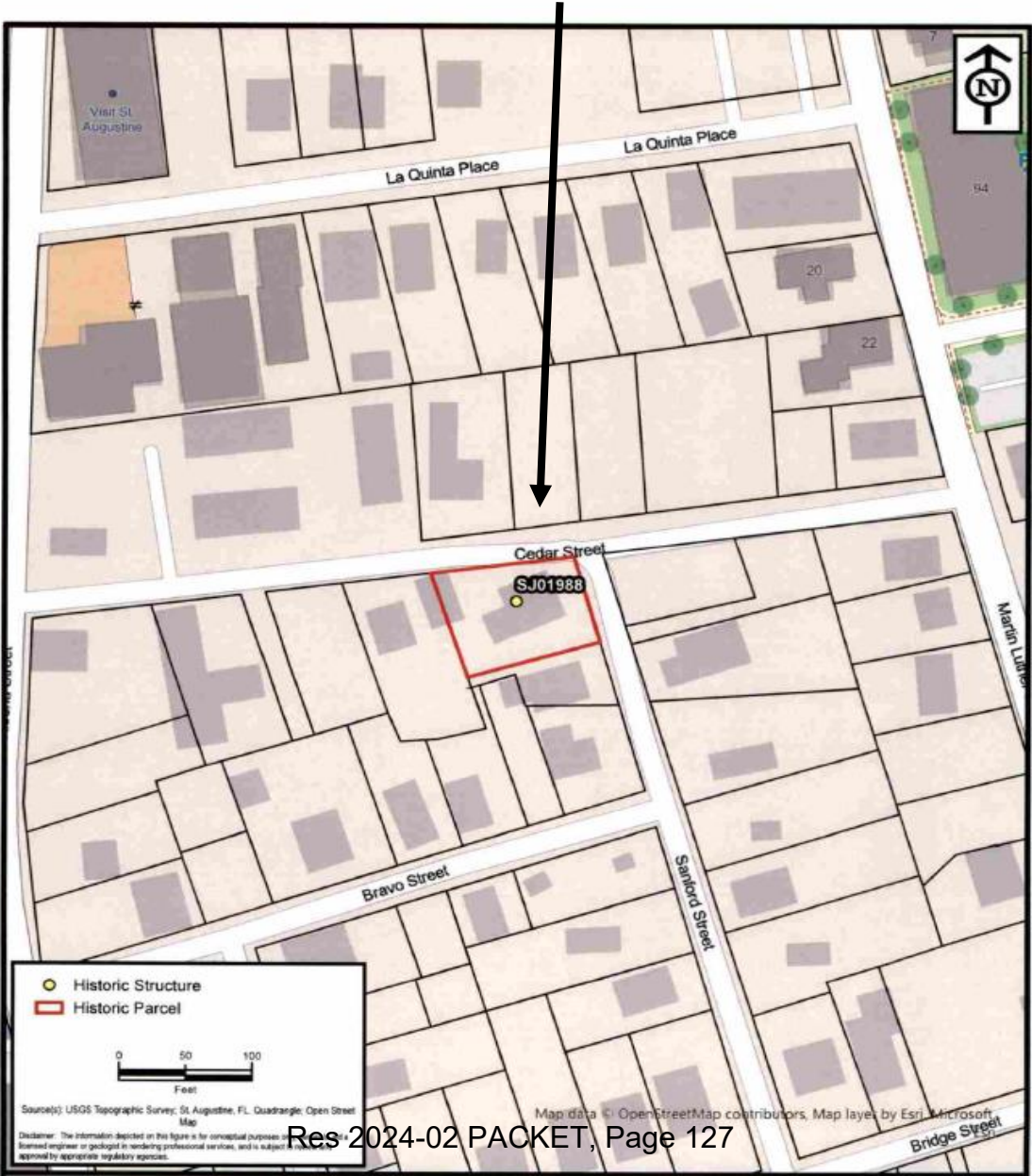
30 SANFORD STREET
LINCOLNVILLE HISTORIC DISTRICT

Received 05/16/2023
Planning and Building Department



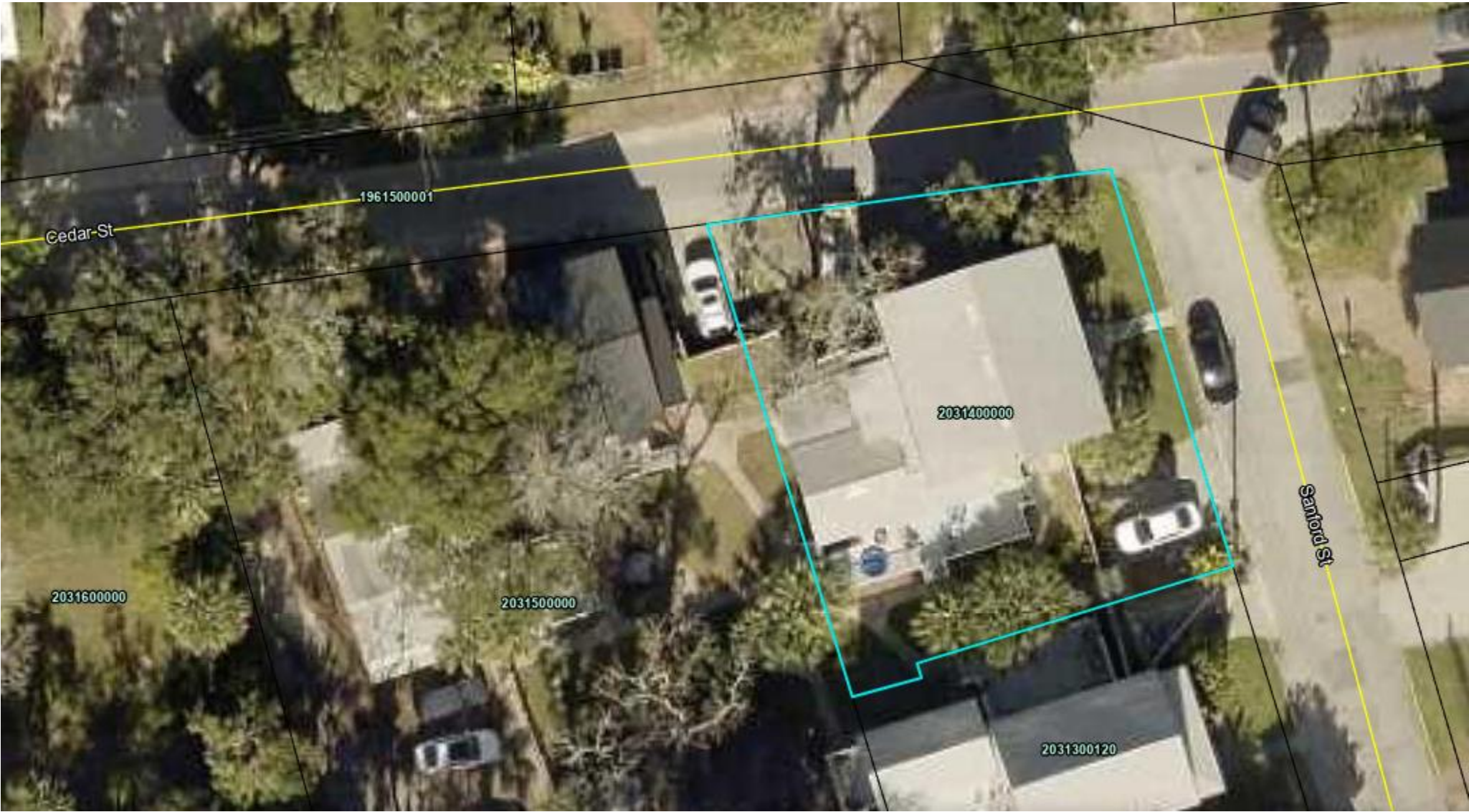
30 SANFORD STREET
LINCOLNVILLE HISTORIC DISTRICT

Received 05/16/2023
Planning and Building Department



30 SANFORD STREET/SITE PLAN
LINCOLNVILLE HISTORIC DISTRICT

Received 05/16/2023
Planning and Building Department



Summary

Parcel ID	2031400000
Location Address	30 SANFORD ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (0800) (609.98)
Tax Description*	CITY OF ST AUG PART OF LOTS 13 & 14 BLK 46-I - 75.3FT FRONT ON SANFORD ST OR5386/1667 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.140
Homestead	N



Owner Information

Owner Name	Thayver Holdings LLC Etal 100%
	Ranghukumar Rengarajan 100%
Mailing Address	137 BEAR BEN RD PONTE VEDRA BEACH, FL 32082-0000

MAP SHOWING SURVEY OF

DESCRIPTION AS FURNISHED

PARCEL 1

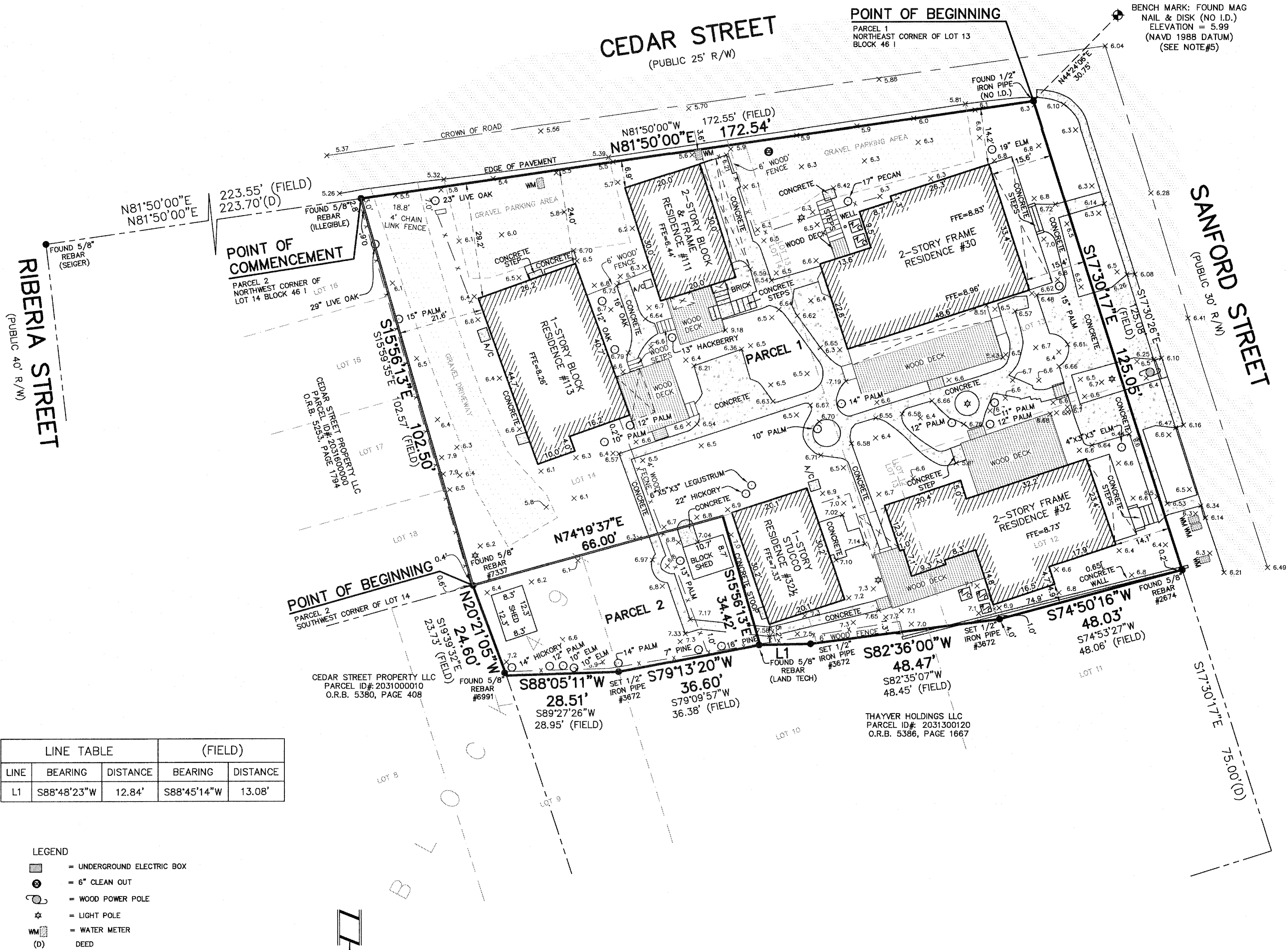
A PART OF LOTS 12, 13 AND 14 OF BLOCK 46 I, OF THE CITY OF ST. AUGUSTINE, AS SHOWN ON THE OFFICIAL MAP, CITY OF ST. AUGUSTINE, DATED JUNE 22, 1923 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID BLOCK AND THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CEDAR STREET AND THE WEST RIGHT-OF-WAY LINE OF SANFORD STREET AND RUN THENCE SOUTH 17 DEGREES 30 MINUTES 17 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SANFORD STREET, 125.05 FEET TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 74 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 12, A DISTANCE OF 48.03 FEET TO AN IRON PIPE; THENCE SOUTH 82 DEGREES 36 MINUTES 00 SECONDS WEST 48.47 FEET TO A RE-BAR AND CAP; THENCE SOUTH 88 DEGREES 48 MINUTES 23 SECONDS WEST, 12.84 FEET TO A RE-BAR AND CAP; THENCE NORTH 15 DEGREES 56 MINUTES 13 SECONDS WEST, 34.42 FEET TO A RE-BAR AND CAP ON THE SOUTH BOUNDARY OF SAID LOT 14; THENCE SOUTH 74 DEGREES 19 MINUTES 37 SECONDS WEST, ALONG SAID SOUTH BOUNDARY, 66.00 FEET TO A REBAR AND CAP AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 15 DEGREES 56 MINUTES 13 SECONDS WEST, ALONG THE WEST BOUNDARY OF SAID LOT 14, A DISTANCE OF 102.50 FEET TO A RE-BAR AND CAP AT THE NORTHWEST CORNER OF SAID LOT 14 AND THE SOUTH RIGHT-OF-WAY LINE OF CEDAR STREET: THENCE NORTH 81 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE SOUTH BOUNDARY OF CEDAR STREET 172.54 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND, BEING A PORTION OF LOT 9 AND POT 10, BLOCK 46 I, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 14, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CEDAR STREET: THENCE SOUTH 15 DEG 56'13" EAST DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF SAID CEDAR STREET AND ALONG THE WEST LINE OF SAID LOT 14, BLOCK 46 I, A DISTANCE OF 102.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 46 I AND THE NORTH LINE OF LOT 9, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE; THENCE NORTH 74 DEG 19'37" EAST, ALONG THE SOUTH LINE OF SAID LOT 14, AND THE NORTH LINE OF SAID LOT 9 AND THE NORTH LINE OF LOT 10, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE, A DISTANCE OF 66.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 12, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE; THENCE SOUTH 15 DEG 56'13" EAST DEPARTING THE SOUTH LINE OF SAID LOT 14 AND THE NORTH LINE OF SAID LOT 10, AND ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 34.42 FEET; THENCE SOUTH 79 DEG 13'20" WEST, DEPARTING THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 36.60 FEET; THENCE SOUTH 88 DEG 05' 11" WEST, A DISTANCE OF 28.51 FEET; THENCE NORTH 20 DEG 21' 05" WEST, A DISTANCE OF 24.60 FEET TO THE POINT OF BEGINNING.



- NOTES
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
 - BEARINGS ARE BASED ON THE SOUTHERLY R/W LINE OF CEDAR STREET BEING N81°50'00"E PER DEED.
 - THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
 - UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
 - BENCHMARK BASED ON LEVEL LOOP RAN FROM ST JOHNS COUNTY BENCHMARK "FOUND COPPER DISK STAMPED 'S 332" AT THE NE CORNER OF POST OFFICE AT THE INTERSECTION OF KING STREET AND CENTRAL AVENUE, ELEVATION = 6.96" (NAVD 88) TO THE SITE BENCHMARK AS SHOWN HEREON.
 - THE TREES SHOWN HEREON WERE NOT IDENTIFIED BY A CERTIFIED ARBORIST.

0 10 20 40
SCALE: 1" = 20'

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "AE" (EL 7) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0314J, REVISED DECEMBER 12, 2018 FOR DUVAL COUNTY, FLORIDA.

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CHECKED BY: FILE: 2022-280 DRAWN BY: JAH BOATWRIGHT LAND SURVEYORS, Inc. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA (904)241-8550 DATE: 04-11-2022 SHEET 1 OF 1

L:\D\Shared\JEREMY\2022\2022-280 11330 CEDAR-SANFORD STREET\2022-280 11330 CEDAR-SANFORD STREET.dwg

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

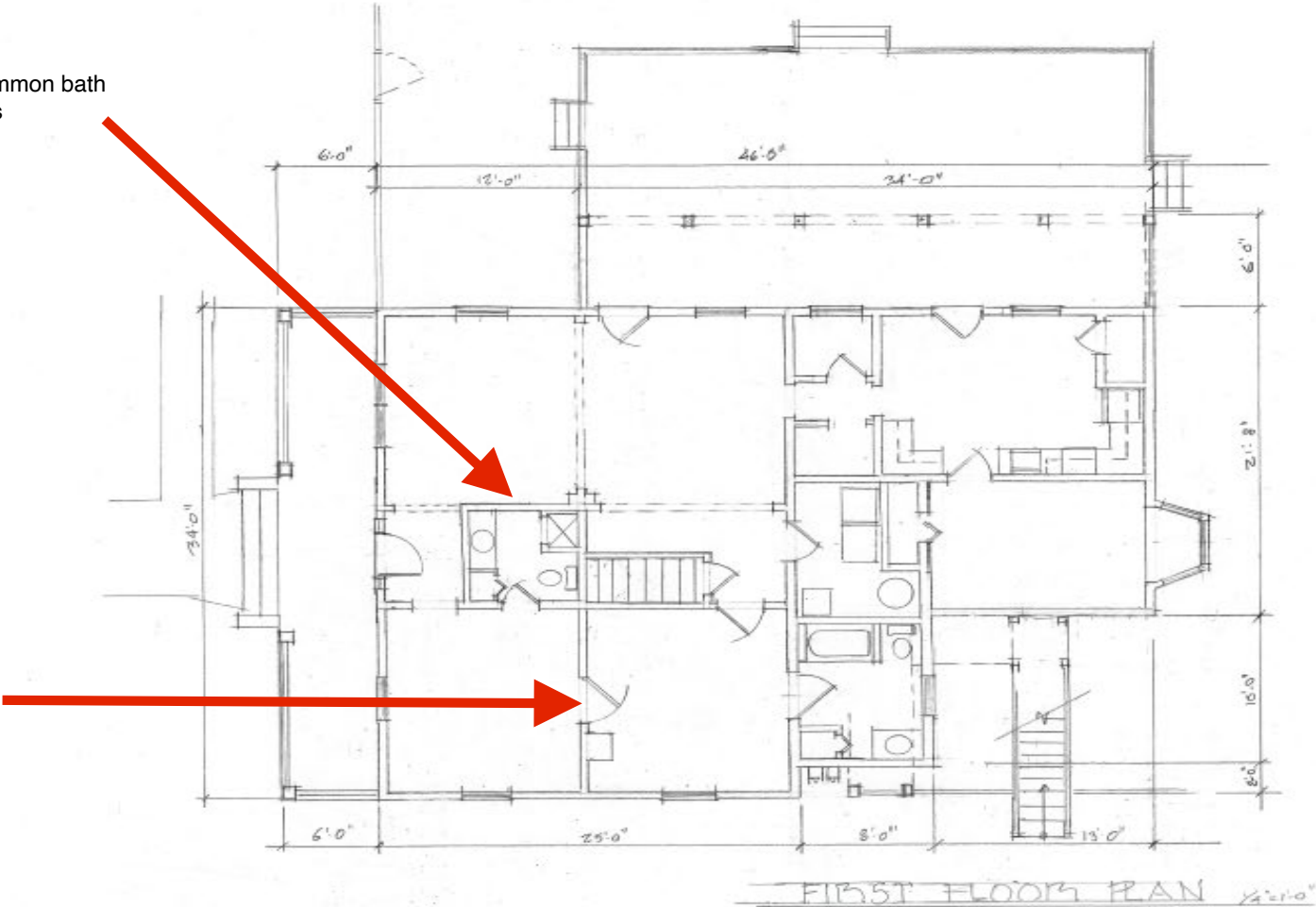
BUILDING RENOVATION
30 SANFORD STREET
ST. AUGUSTINE BEACH, FLORIDA

Date: 2-20-23
Revised: AS NOTED
Drawn:
File:

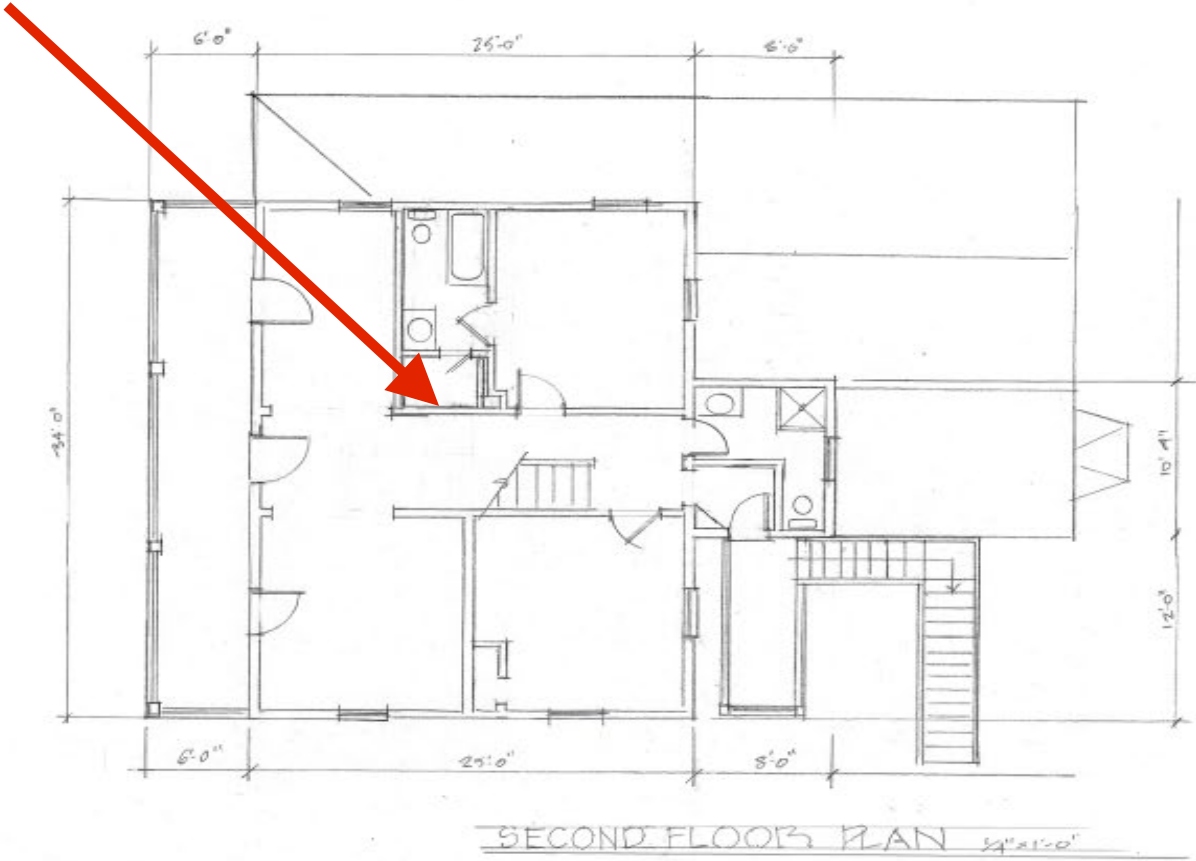
SHEET
A1

New door for common bath
access

Wall closed for privacy



New door for common bath
access



LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
30 SANFORD STREET
ST. AUGUSTINE BEACH, FLORIDA

Date: 2-20-23
Notes: AS NOTED
Drawn: [Signature]
Rev:

SHEET
A2



LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
30 SANFORD STREET
ST. AUGUSTINE BEACH, FLORIDA

Date: 2-20-23
Drawn: AS NOTED
Check:
Rev:

SHEET
A3

LES THOMAS
ARCHITECT

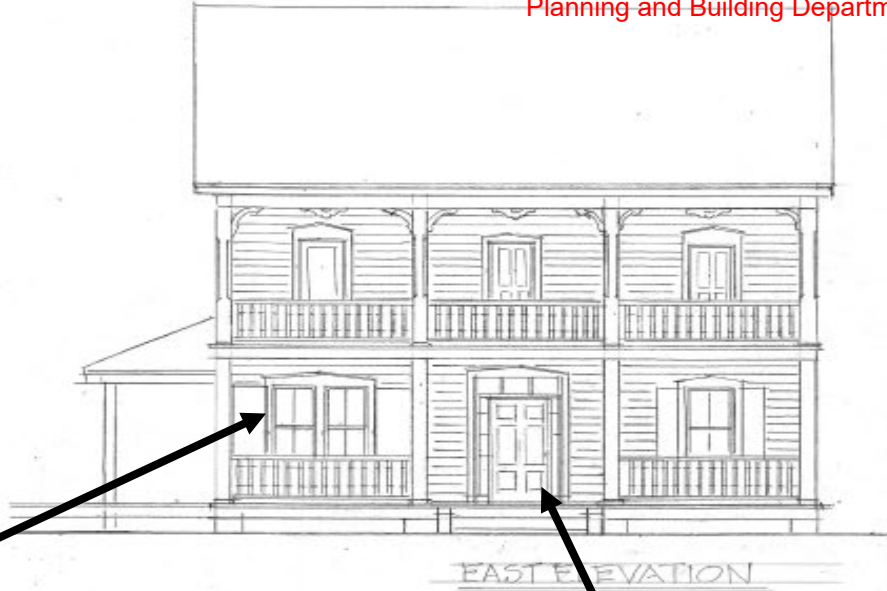
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 324-9508

BUILDING RENOVATION
30 SANFORD STREET
ST. AUGUSTINE BEACH, FLORIDA

Date: 2-20-25
Owner: AS NOTED
Drawn:
File:

SHEET

A4



Replace
detrirorated
wood

Repair
wood
windows

Preserve
transom
sidelights



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: January 11, 2024

RE: **RESOLUTION 2024-03: AMENDMENT TO ORDER OF BUSINESS**

Pursuant to the City Commission's direction at its January 8, 2024 meeting, please find enclosed Resolution 2024-03 amending the Order of Business for City Commission meetings.

Please place Resolution 2024-03 on the agenda for adoption at the January 22, 2024 City Commission meeting.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk (*with original*)

Agenda Title:

Resolution 2024-03: Amending the Order of Business for City Commission meetings.

RESOLUTION NO. 2024-03

A RESOLUTION OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA AMENDING THE ORDER OF BUSINESS OF THE AGENDA FOR PUBLIC MEETINGS OF THE ST. AUGUSTINE CITY COMMISSION; PROVIDING FOR USE BY OTHER CITY BOARDS AND COMMITTEES; PROVIDING FOR AMENDMENT, REPEAL OR SUSPENSION BY MAJORITY VOTE OF THE CITY COMMISSION; AND PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS.

WHEREAS, the City Charter provides for regular meetings, as well as, special meetings of the City Commission; and

WHEREAS, the City Charter provides that the City Commission may adopt a resolution to prescribe the rules, procedures and policies related to the conduct of its meetings; and

WHEREAS, the City Commission adopted Resolution 2022-40 on December 5, 2022 establishing the rules, procedures, and policies of its public meetings; and

WHEREAS, the City Commission finds that adoption of the following amendment to the Order of Business will further the public health, safety, and welfare, as well as, the good governance of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Order of Business. The format and order of the Agenda of the St. Augustine City Commission is hereby amended, adopted, and incorporated herein as Exhibit "A" *Order of Business*.

Section 2. Other City Boards and Committees. Meetings of the City's boards and committees may provide for variations to reflect the work of their board or committee but should generally follow the format of the amended Order of Business.

Section 3. Amendments. The Order of Business may be amended, repealed, or suspended by a majority vote of the City Commission.

Section 4. Intent. It is the intent of the City Commission to adopt the amendment found herein, to confirm the use of the Order of Business as it may be amended from time to time, and to repeal any conflicting provisions in prior resolutions.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida this _____ day of _____, 2024.

CITY OF ST. AUGUSTINE, FLORIDA

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(Seal)

EXHIBIT “A”

ORDER OF BUSINESS

CITY OF ST. AUGUSTINE CITY COMMISSION REGULAR MEETING AGENDA

**[DATE], 5:00PM
ALCAZAR ROOM**

- 1. CALL TO ORDER**
 - ❖ Roll Call
 - ❖ Moment of Silence and Pledge of Allegiance
- 2. ADMINISTRATIVE ITEMS**
 - A. Modification and Approval of **Regular Agenda**
- 3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS**
- 4. PUBLIC COMMENTS FOR GENERAL PUBLIC COMMENTS OR FOR AGENDA ITEMS NOT REQUIRING A SEPARATE PUBLIC HEARING**
 - ❖ 3 minutes per individual
- 5. CONSENT AGENDA – Modification(s); Motion to Approve**
- 6. APPEALS**
- 7. GENERAL PUBLIC PRESENTATIONS, ITEMS OF GREAT PUBLIC IMPORTANCE, AND OTHER ITEMS REQUIRING PUBLIC HEARINGS**
 - A. General Public Presentations
 - B. Items of Great Public Importance
 - C. Other Items Requiring Public Hearing
- 8. ORDINANCES AND RESOLUTIONS – PUBLIC HEARING REQUIRED**
 - A. Ordinances – Second Reading
 - B. Ordinances – First Reading (*only if required by law*)
 - C. Resolutions – Public Hearing (*only if required by law*)
- 9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED**
 - A. Ordinances – First Reading
 - B. Resolutions
- 10. STAFF REPORTS AND PRESENTATIONS**
- 11. ITEMS BY CITY ATTORNEY** (*See Consent Agenda also*)
- 12. ITEMS BY CITY CLERK** (*See Consent Agenda also*)
- 13. ITEMS BY CITY MANAGER** (*See Consent Agenda also*)
- 14. ITEMS BY MAYOR AND COMMISSIONERS**
- 15. ADJOURN**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners

DATE: January 10, 2024

RE: Resolution 2024-04 Modifying the Presentation of Certain Awards by the City Commission

Resolution 2022-11 was adopted to consolidate and establish policies and procedures for the nomination, selection, and presentation of certain awards by the City Commission. Since its adoption, it has been determined that due to the number of award ceremony attendees, it is more efficient to hold the ceremonies prior to the Commission meetings. This will not only allow for a more intimate award ceremony for the recipient, it will also assist with maintaining ease of order during the regular Commission meeting. This resolution will formally adopt the process.

Attached is Resolution 2024-04 for your consideration.

A handwritten signature in dark ink, appearing to read "Melissa Wissell", with a stylized flourish at the end.

Melissa Wissell
Director, Communications

RESOLUTION 2024-04

A RESOLUTION OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA UPDATING RESOLUTION 2022-11; MODIFYING THE PRESENTATION OF CERTAIN AWARDS BY THE CITY COMMISSION.

WHEREAS, the St. Augustine City Commission, from time to time, recognizes individuals and institutions for their service to the community with the presentation of awards, and

WHEAREAS, the Commission currently presents four awards: Order of la Florida, de Aviles Award, Adelaide Sanchez Award, and Citizenship Award; and

WHEREAS, the four awards were created over a period of many years by separate acts of the Commission, and

WHEREAS, each award carries distinct criteria for its recipients and the presentation of each award is unique, and

WHEREAS, each award has a slightly different process for nomination and selection of recipients that would benefit by having a simplified and scheduled process; and

WHEREAS, bringing the criteria and process of the Commission's four awards together by resolution will serve to increase an understanding of the significance of each award and each and every recipient;

THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, THAT THE FOLLOWING BE ADOPTED, CONFIRMED, AND RATIFIED:

Section 1. Nominations for Order of la Florida, de Aviles Award, Adelaide Sanchez Award, and Citizenship Award shall be as follows:

- A. Nominations for Order of La Florida, de Aviles Award, and Adelaide Sanchez Award will be:
 - 1. Made by a member of the City Commission, filed with the City Manager in writing and include nominee's name, address, age and biographical background showing qualifications;
 - 2. Placed by the City Manager on the next City Commission meeting agenda,

3. Determined by majority vote approval of the City Commission.

Award recipients will be notified by the City Manager or designee concerning the award and the presentation ~~will be scheduled for a future regular City Commission meeting.~~

In the event the City Manager receives more than one nomination; the same procedure shall be followed for each one. The City Manager shall note the order in which the nominations were received.

B. Nominations for Citizenship Awards will be:

1. Made by the school administration of each St. Johns County High School in writing at the request of the City of St. Augustine's Communications Department. Each school will nominate one graduating high school student by name, address and include a supporting letter from the administration of the school administration.
2. The City Manager shall place the nominations on the Consent Agenda in a Memorandum for approval by the City Commission prior to the scheduled award presentation.
3. Awards are determined by majority vote approval of the City Commission.

Award recipients will be notified by the Communications Department concerning the award and the presentation will be scheduled for a future regular City Commission meeting.

Section 2. Order of la Florida, de Aviles Award, Adelaide Sanchez Award, and Citizenship Award each have specific criteria for recipients and award presentations as follows:

A. Order of La Florida

1. Recipient: Persons who have, over a long period of time, unselfishly devoted their time and talent to the welfare and betterment of our citizens and heritage and who have exemplified the finest qualities of citizenship and have contributed extraordinary services to the community.
2. Qualifications: Must be at least 55 years of age. Membership limited to ten living persons at any one time (dual recipients are considered one award).
3. Award: Distinctive, traditional framed certificate presented by the Commission ~~in~~ during a ceremony ~~at~~ prior to one of its regular meetings.

B. de Aviles Award

1. Recipient: Those identified in the field of public service (elected, appointed, or employed) or those (resident or non-resident) well- known and respected by the citizenry who have dedicated and honorable service to the community of St. Augustine and St. Johns County. The award may be presented posthumously.

2. Qualifications: The number of awards is limited to one per year.
 3. Award: Distinctive, traditional framed certificate presented by the Commission ~~in~~ during a ceremony ~~at~~ prior to one of its regular meetings.
- C. Adelaide Sanchez Award for Historic Preservation, Restoration, Education, and Interpretation
1. Recipient: Persons who are recognized by the City Commission for significant achievement in the restoration, preservation, education, and interpretation of historic resources in the City of St. Augustine.
 2. Qualifications: Two awards are presented annually, one recognizing achievement in restoration and/or preservation of historic resources, and the other for education and interpretation of historic resources.
 3. Award: Limited edition statuette of a lion from the Bridge of Lions, with customized, engraved name plate presented by the Commission ~~in~~ during a ceremony ~~at~~ prior to one of its regular meetings.
- D. Citizenship Awards
1. Recipient: A graduating high school senior based on his or her leadership and service to school, to community and to other students.
 2. Qualifications: They must be a resident of St. Johns County.
 3. Award: A commemorative plaque, city lapel pin, and \$200 scholarship award presented by the Commission ~~in~~ during a ceremony at one of its regular meetings prior to high school graduation.

Section 3. The nomination, selection and presentation of the Order of la Florida, de Aviles Award, Adelaide Sanchez Award, and Citizenship Award are presented on the following schedule:

- A. de Aviles Award
1. Nominations: November
 2. Selection: December
 3. Presentation: February, second meeting, near February 15, the birth anniversary of Pedro Menendez de Aviles.
- B. Citizenship Awards
1. Nominations: February
 2. Selection: March
 3. Presentation: April meeting to coincide with end-of-year awards in area schools.
- C. Adelaide Sanchez Award

1. Nominations: February
2. Selections: March
3. Presentation: May, first meeting to coincide with Historic Preservation Month.

D. Order of la Florida

1. Nominations: June, if a vacancy exists.
2. Selection: July
3. Presentation: September, first meeting, near September 8, the anniversary of the city's founding.

Section 4. The City Commission may vary the schedule for the nomination, selection, or presentation of any award as determined by a majority of the City Commission.

Section 5. Rules and procedures for the Order of la Florida, de Aviles Award, Adelaide Sanchez Award, and Citizenship Award previously adopted as resolutions by the City Commission are superseded by this resolution, including 1975-14, 1977-02, 2000-25, 2013-03, 2013-40, 2017-08, and 2022-11.

Section 6. This resolution shall become effective immediately upon adoption by the City Commission.

ADOPTED in Regular Session of the City Commission for St. Augustine, Florida this _____ day of _____, 2024.

CITY OF ST. AUGUSTINE, FLORIDA

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(Seal)

CITY OF ST. AUGUSTINE

MEMORANDUM

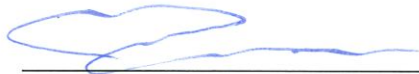
TO: David Birchim, AICP
City Manager

DATE: January 11, 2024

RE: Conservation Program Presentation Follow Up

Please find attached the updated Conservation Program Presentation for the City Commission Meeting on January 22, 2024. The update includes input staff received from the November 13, 2023, Special City Commission Meeting. Staff are also prepared to discuss the proposed programs process for selecting, acquiring, and managing properties.

I'm available to answer any questions or concerns regarding the proposed program. Please let me know if you have any questions.



Reuben C. Franklin Jr., P.E.
Assistant City Manager

cc: City Attorney & Department Heads

Attachment: Conservation Program Presentation



CITY OF
ST. AUGUSTINE.
EST. 1565

City of St. Augustine

Conservation Program Presentation

City Commission
January 22, 2024



Agenda

- Proposed Mission Statement & Goals for the City's Program
- Proposed Selection Matrix
- Next Steps



ST AUGUSTINE
CITY OF
EST. 1565

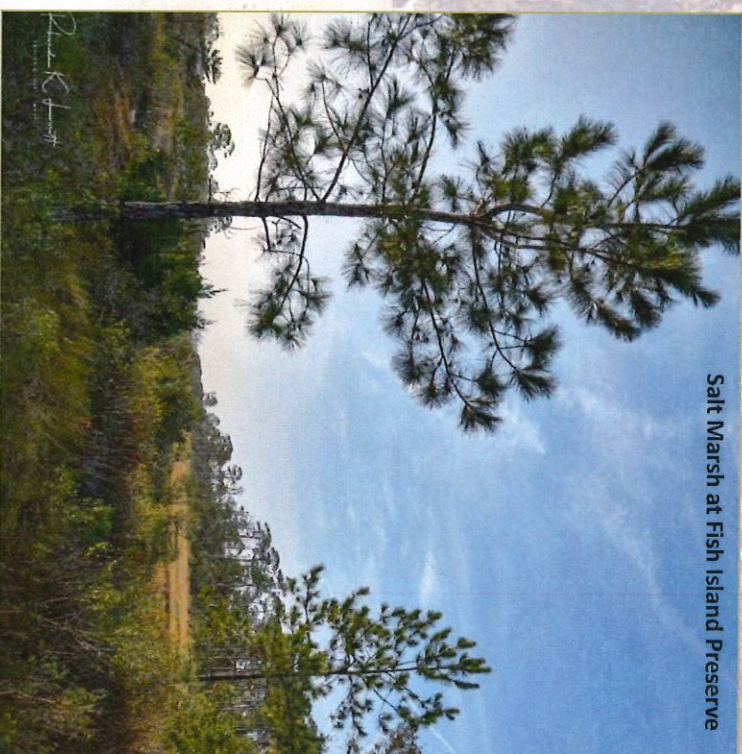
Proposed Mission Statement & Goals

Proposed Mission Statement

To acquire, improve, and manage lands that protect the City's natural and cultural resources, and improve the community's health and resiliency.

Proposed Goals

- To be accountable to the taxpayers and to treat partners, landowners and sellers with respect.
- Protect and preserve the City's natural resources, including water quality.
- Preserve archaeological & historical resources, including cultural landscapes.
- Bolster resiliency and reduce losses and impacts from floods by preserving floodplains and vulnerable areas.
- To protect and enhance ecosystem services for the benefit of the community.
- Conserve, maintain and restore the natural environment to facilitate adaptation to climate change, including sea level rise.
- To promote passive recreation by providing community-based parks and open space throughout the City.
- Preserve & maintain scenic landscapes.
- To encourage a community land ethic.



Salt Marsh at Fish Island Preserve

Photo Credit: Rhonda Lovett

City of St. Augustine Conservation Program Selection Matrix

Owner	Parcel ID #	Neighborhood	Acres
CATEGORY	CRITERIA		SCORE (0-5)
Resiliency	Provides flood protection and/or floodplain management benefits.		
Ecosystem Services	Provides ecosystem services for the community.		
Natural Resources	Preserves/protects ecological diversity and habitat.		
	Preserves/protects hydrological resources.		
Cultural Resources	Preserves/protects cultural resources.		
Open Space/Recreation	Provides passive, resource-based recreation opportunities.		
	Provides water access.		
Acquisition	Listed on other acquisition priority lists (potential cost share).		
	Likelihood for grant funding.		
Management/Maintenance	Level of non-native invasive plant species infestation (5 = no infestation).		
	Operational costs (5 = low cost).		
Special Value	Exceptional uniqueness or quality.		
TOTAL SCORE			



ST AUGUSTINE.
CITY OF
EST. 1565

Next Steps

- Finalize Mission Statement and Goals.
- Finalize Selection Matrix.
- Establish Ranking Committee.
- Develop the nomination form.
- Develop Conservation Program web content that will include the nomination form for download and a list (and map) of the properties that have been ranked.
- Establish the launch date of the program.
- Through outreach and social media, explain the program and solicit nominations.



CITY OF
ST AUGUSTINE.
— EST. 1565 —

Q & A

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: January 9, 2023

RE: Staff Report: Proposed Spanish Street Pedestrian 90 Day Pilot Project

Residents that live on Spanish St have requested the City to look at traffic pattern alternatives to reduce the amount of vehicular traffic on the section of Spanish St between Cuna St and Orange St. Staff has evaluated three (3) options that can be implemented on this section of Spanish St at the end of the construction project. The construction project is expected to be completed at the end of February 2024.

Staff are recommending Option 3 for a 90-day pilot project that will begin March 2024 and end in June 2024. Option 3 proposes the following changes:

- Spanish St is one way north from Treasury St to Cuna St.
- Cuna St is one way west from Spanish St to Cordova St.
- Tolomato Ln is one way west from Spanish St to Cordova St.
- Trucks will enter Tolomato Lot to access Spanish St and turn left on Spanish St to get to the loading zone and then exist via Tolomato Ln.
- Residents and businesses that have parking along Spanish St will access their parking through the Tolomato Lot and exit via Tolomato Ln.
- Spanish St is pedestrian only from Tolomato Ln to Orange St.
- Spanish St is pedestrian and local traffic only between Cuna St and the Tolomato Lot driveway access. Local traffic only means residents and businesses will be able to drive to their house or parking lot in this section.

In June 2024, staff will present the commission with findings of the pilot project and seek input on whether to make the changes permanent. The attached presentation provides information on existing and proposed traffic changes for the City Commission's consideration.

Please let me know if you have any questions.



Reuben C. Franklin Jr., P.E.
Assistant City Manager

cc: City Attorney & Department Heads
Attachments: Spanish Street Traffic and Pedestrian Pilot Project Presentation



CITY OF
ST. AUGUSTINE
— EST. 1565 —

City of St. Augustine

Spanish Street Traffic and Pedestrian Pilot Project

City Commission
January 22, 2024



Agenda

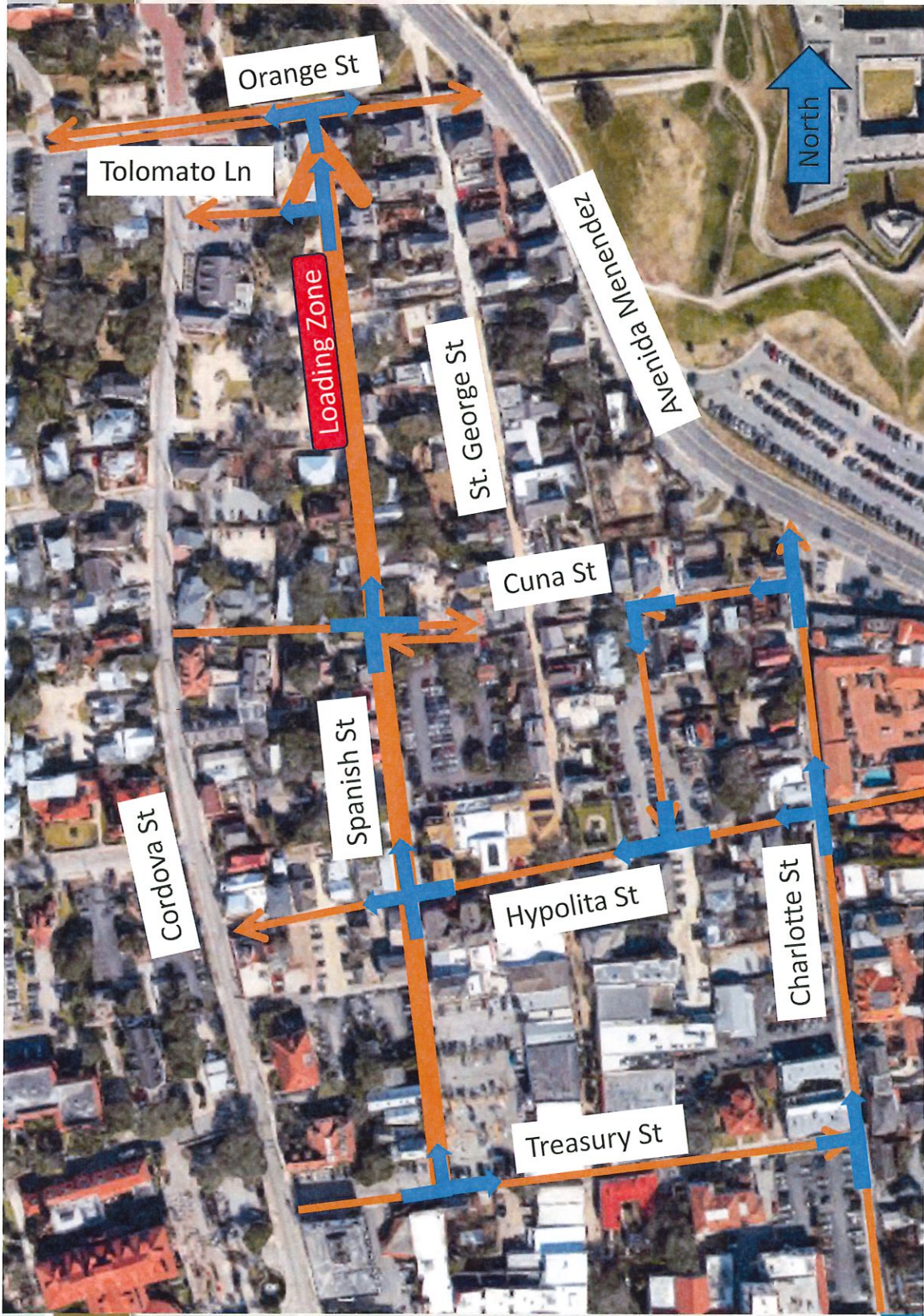
- Existing Conditions
- Option 1
- Option 2
- Option 3 (Staff Recommended)
- Next Steps / Q&A



CITY OF
STAUGUSTINE
—EST. 1565—

Existing

- Spanish St is one way north from Treasury St to Orange St
- Cuna St is one way east from Cordova St to Spanish St
- Tolomato Ln is one way west from Spanish St to Cordova St





CITY OF
ST. AUGUSTINE
—EST. 1565—

Option 1

- Spanish St is one way north from Treasury St to Tolomato Ln
- Cuna St is one way west from Spanish St to Cordova St
- Tolomato Ln is one way west from Spanish St to Cordova St
- Spanish St is pedestrian only from Tolomato Ln to Orange St



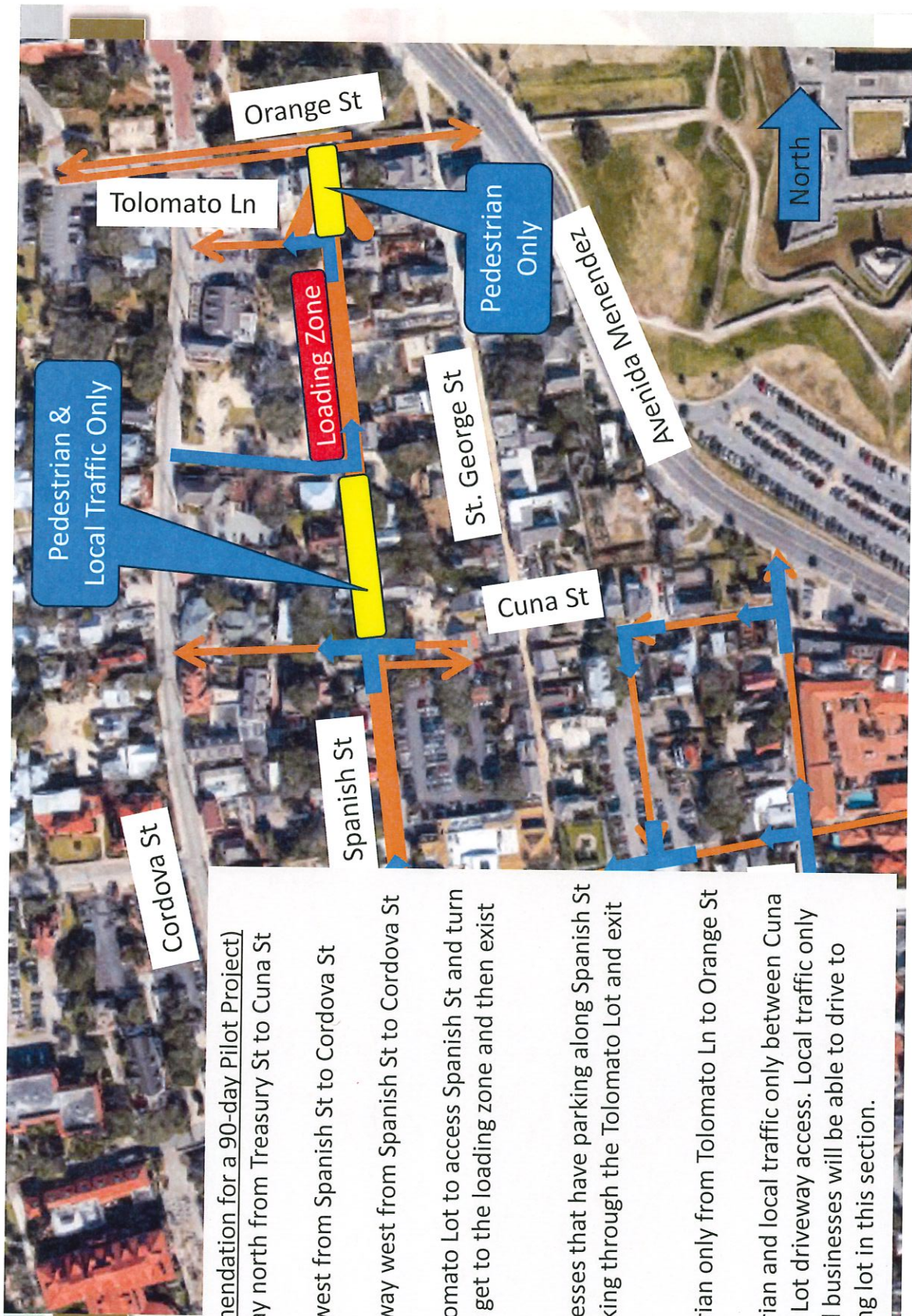


CITY OF
ST. AUGUSTINE
EST. 1565

Option 2

- Spanish St is one way north from Treasury St to Cuna St and one way south from Tolomato Ln to Cuna St
- Tolomato Ln is one way east from Cordova St to Spanish St
- Cuna St is one way west from Spanish St to Cordova St
- Spanish St is pedestrian only from Tolomato Ln to Orange St





Option 3 (Staff Recommendation for a 90-day Pilot Project)

- Spanish St is one way north from Treasury St to Cuna St
- Cuna St is one way west from Spanish St to Cordova St
- Tolomato Ln is one way west from Spanish St to Cordova St
- Trucks will enter Tolomato Lot to access Spanish St and turn left on Spanish St to get to the loading zone and then exist via Tolomato Ln
- Residents and businesses that have parking along Spanish St will access their parking through the Tolomato Lot and exit via Tolomato Ln
- Spanish St is pedestrian only from Tolomato Ln to Orange St
- Spanish St is pedestrian and local traffic only between Cuna St and the Tolomato Lot driveway access. Local traffic only means residents and businesses will be able to drive to their house or parking lot in this section.



CITY OF
ST AUGUSTINE
EST. 1565

Next Steps....

Q & A

Digital References: State Archives of Florida

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: January 22, 2024

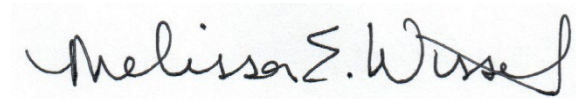
RE: 2023 Citizen Survey Findings Report

The City of St. Augustine Communications Department conducted a citizen survey in 2023 using the National Community Survey as the survey instrument with its contracted vendor, Polco.

The results of the survey have been compiled into a 121-page report, in which it summarizes the findings.

I would like to make a brief presentation of the results and ask the commission's input for any additional surveys in 2024.

Respectfully,

A handwritten signature in black ink, reading "Melissa E. Wissel". The signature is written in a cursive style with a large, stylized 'M' and 'W'.

Melissa Wissel
Communications Director



Citizen Survey Results Presentation

Melissa Wissel
Communications Director

City Commission Meeting
January 22, 2024



CITY OF
ST AUGUSTINE
EST. 1565

Page 185 of 382

Citizen Survey 2023

Polco administered the National Community Survey

- Invitations mailed to 3,000 randomly selected households
- Complete the survey online
- Same participants mailed a paper version of the survey
- Open invitations to the community at large to participate in the survey

Purpose of the survey

- Measure community livability
- Assess residents' needs
- Evaluate the impacts of governmental programs
- Gauge resident sentiment and satisfaction with key service areas and programs.



Citizen Survey 2023

Key Findings

- High quality of life
- Arts and cultural opportunities
- Mobility
- Residents value safety, feel safe

Areas for Improvement

- Mobility
- Infrastructure
- Transparency
- Engagement



Citizen Survey 2023

What's Next?

- Survey(s) in 2024
- Communications/Outreach
- Conservation



St. Augustine, FL

The National Community Survey

Report of Results
2023

Report by:



Visit us online!
www.polco.us



National Research Center at Polco is a charter member of the AAPOR Transparency Initiative, providing clear disclosure of our sound and ethical survey research practices.

About The NCS™

The National Community Survey™ (The NCS™) report is about the “livability” of St. Augustine. A livable community is a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live. The survey was developed by the experts from National Research Center at Polco.

Great communities are partnerships of the government, private sector, community-based organizations and residents, all geographically connected. The NCS captures residents’ opinions considering ten central facets of a community:

- Economy
- Mobility
- Community Design
- Utilities
- Safety
- Natural Environment
- Parks and Recreation
- Health and Wellness
- Education, Arts, and Culture
- Inclusivity and Engagement

The report provides the opinions of a representative sample of 609 residents of the City of St. Augustine collected from July 12th, 2023 to August 23rd, 2023. The margin of error around any reported percentage is 4% for all respondents and the response rate for the 2023 survey was 22%. Survey results were weighted so that the demographic profile of respondents was representative of the demographic profile of adults in St. Augustine.

How the results are reported

For the most part, the percentages presented in the following tabs represent the “percent positive.” Most commonly, the percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, etc.). On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in the tab “Complete data.” However, these responses have been removed from the analyses presented in most of the tabs. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Comparisons to benchmarks

NRC’s database of comparative resident opinion is comprised of resident perspectives gathered in surveys from over 600 communities whose residents evaluated the same kinds of topics on The National Community Survey. The comparison evaluations are from the most recent survey completed in each community in the last five years. NRC adds the latest results quickly upon survey completion, keeping the benchmark data fresh and relevant. The communities in the database represent a wide geographic and population range. In each tab, St. Augustine’s results are noted as being “higher” than the benchmark, “lower” than the benchmark, or “similar” to the benchmark, meaning that the average rating given by St. Augustine residents is statistically similar to or different (greater or lesser) than the benchmark. Being rated as “higher” or “lower” than the benchmark means that St. Augustine’s average rating for a particular item was more than 10 points different than the benchmark. If a rating was “much higher” or “much lower,” then St. Augustine’s average rating was more than 20 points different when compared to the benchmark.

The survey was administered after the COVID-19 pandemic, a time of challenge for many local governments. While we provide comparisons to national benchmarks, it is important to note that much of the benchmark data was collected prior to or during the pandemic. This may impact how your City’s 2023 ratings compare to other communities’ ratings from the past five years.



Trends over time

Trend data for St. Augustine represent important comparison data and should be examined for improvements or declines*. Deviations from stable trends over time represent opportunities for understanding how local policies, programs, or public information may have affected residents' opinions. Changes between survey years have been noted with an arrow and the percent difference. If the difference is greater than five percentage points between the 2019 and 2023 surveys, the change is statistically significant.

* In 2020, The NCS survey was updated to include new and refreshed items. Consequently, some of the trends may be impacted due to wording modifications that could have potentially altered the meaning of the item for the respondent.

Methods

Selecting survey recipients

All households within the City of St. Augustine were eligible to participate in the survey. A list of all households within the zip codes serving St. Augustine was purchased from Go-Dog Direct based on updated listings from the United States Postal Service. Since some of the zip codes that serve the City of St. Augustine households may also serve addresses that lie outside of the community, the exact geographic location of each housing unit was compared to community boundaries using the most current municipal boundary file. Addresses located outside of the City of St. Augustine boundaries were removed from the list of potential households to survey. Each address identified as being within city boundaries was further identified as being within one of the 5 areas. From that list, addresses were randomly selected as survey recipients, with multi-family housing units (defined as those with a unit number) sampled at a rate of 5:3 compared to single family housing units.

An individual within each household was selected using the birthday method. The birthday method selects a person within the household by asking the “person whose birthday has most recently passed” to complete the questionnaire. The underlying assumption in this method is that day of birth has no relationship to the way people respond to surveys. This instruction was contained in the introduction of the survey.

Conducting the survey

The 3,000 randomly selected households received mailings beginning on July 12th, 2023 and the survey remained open for 6 weeks. The first mailing was a postcard inviting the household to participate in the survey. The next mailing contained a cover letter with instructions, the survey questionnaire, and a postage-paid return envelope. The final mailing was a postcard reminding the household to take the survey. All mailings included a web link to give residents the opportunity to respond to the survey online. All follow-up mailings asked those who had not completed the survey to do so and those who had already done so to refrain from completing the survey again.

The survey was available in English and Spanish. All mailings contained paragraphs in both languages instructing participants on how to complete the survey in their preferred language.

About 9% of the 3,000 mailed invitations or surveys were returned because the household address was vacant or the postal service was unable to deliver the survey as addressed. Of the remaining 2,744 households that received the invitations to participate, 609 completed the survey, providing an overall response rate of 22%. The response rate was calculated using AAPOR’s response rate #2* for mailed surveys of unnamed persons.

It is customary to describe the precision of estimates made from surveys by a “level of confidence” and accompanying “confidence interval” (or margin of error). A traditional level of confidence, and the one used here, is 95%. The 95% confidence interval can be any size and quantifies the sampling error or imprecision of the survey results because some residents’ opinions are relied on to estimate all residents’ opinions. The margin of error for the City of St. Augustine survey is no greater than plus or minus four percentage points around any given percent reported for all respondents (609 completed surveys).

In addition to the randomly selected “probability sample” of households, a link to an online open participation survey was publicized by the City of St. Augustine. The open participation survey was identical to the probability sample survey with two small updates; it included a map at the beginning asking where the respondent lives and a question about where they heard about the survey. The open participation survey was open to all city residents and became available on August 9th, 2023. The survey remained open for 2 weeks. The data presented in the following tabs exclude the open participation survey data, but a tab at the end provides the complete frequency of responses to questions by the open participation respondents.

Analyzing the data

Responses from mailed surveys were entered into an electronic dataset using a “key and verify” method, where all responses are entered twice and compared to each other. Any discrepancies were resolved in comparison to the original survey form. Range checks as well as other forms of quality control were also performed. Responses from surveys completed on Polco were downloaded and merged with the mailed survey responses.

The demographics of the survey respondents were compared to those found in the 2020 Census and 2022 American Community Survey estimates for adults in the City of St. Augustine. The primary objective of weighting survey data is to make the survey

respondents reflective of the larger population of the community. The characteristics used for weighting were age, sex, race, Hispanic origin, housing type, housing tenure, and area. No adjustments were made for design effects. Weights were calculated using an iterative, multiplicative raking model known as the ANES Weighting Algorithm.* The results of the weighting scheme for the probability sample are presented in the following table.

NRC aligns demographic labels with those used by the U.S. Census for reporting purposes, when possible. Some categories (e.g., age, race/Hispanic origin, housing type, and length of residency) are combined into smaller subgroups.

		Unweighted	Weighted	Target*
Age	18-34	4%	21%	32%
	35-54	20%	26%	22%
	55+	76%	53%	45%
Area	Area 1	14%	7%	9%
	Area 2	14%	10%	11%
	Area 3	33%	38%	33%
	Area 4	19%	18%	18%
	Area 5	19%	28%	30%
Hispanic origin	No, not of Hispanic, Latino/a/x, or Spanish ..	93%	94%	93%
	Yes, I consider myself to be of Hispanic, La..	7%	6%	7%
Housing tenure	Own	83%	66%	66%
	Rent	17%	34%	34%
Housing type	Attached	34%	36%	36%
	Detached	66%	64%	64%
Race & Hispanic origin	Not white alone	13%	15%	16%
	White alone, not Hispanic or Latino	87%	85%	84%
Sex	Man	38%	40%	43%
	Woman	62%	60%	57%
Sex/age	Man 18-34	1%	6%	14%
	Man 35-54	6%	12%	10%
	Man 55+	31%	22%	19%
	Woman 18-34	3%	15%	18%
	Woman 35-54	14%	14%	12%
	Woman 55+	45%	31%	27%

The survey datasets were analyzed using all or some of a combination of the Statistical Package for the Social Sciences (SPSS), R, Python and Tableau. For the most part, the percentages presented in the reports represent the “percent positive.” The percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, essential/very important, etc.), or, in the case of resident behaviors/participation, the percent positive represents the proportion of respondents indicating “yes” or participating in an activity at least once a month.

On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in the tab “Complete data”. However, these responses have been removed from the analyses presented in the reports. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Contact

The City of St. Augustine funded this research. Please contact Melissa Wissel of the City of St. Augustine at mwissel@citystaug.com if you have any questions about the survey.

Study Limitations

All public opinion research is subject to unmeasured error. While the methodologies employed for this survey were designed to minimize this error as much as possible, these other sources of potential error should be acknowledged, and can include non-response error, coverage error, recall bias and social desirability bias. Non-response error arises when those who were selected to participate in the survey did not do so, and may have different opinions or experiences than survey responders. For general resident surveys, where the results are meant to be generalized to the entire adult population living in households, the mailing lists based on the Delivery Sequence File from the United States Post Office may exclude certain types of housing units, such as those in multi-family buildings where mail is addressed to a named resident at the address rather than to a specific unit or where residents only receive their mail at a post office box and the geographic location of a residence cannot be determined, there may be a coverage error, although for most locations, this is minimal. Respondents may not perfectly remember their experiences in the past year (such as participation in social or civic events), and for some survey items they may answer in ways they think cast their responses in a more favorable light (recall bias and social desirability bias).

Survey Validity

See the Polco Knowledge Base article on survey validity at <https://info.polco.us/knowledge/statistical-vali>

* See AAPOR's Standard Definitions for more information at <https://aapor.org/standards-and-ethics/standard-definitions/>

* Pasek, J. (2010). ANES Weighting Algorithm. Retrieved from <https://surveyinsights.org/wp-content/uploads/2014/07/Full-anesrake-paper.pdf>

* Targets come from the 2020 Census and 2022 American Community Survey

Key Findings

St. Augustine residents experience a high quality of life and enjoy arts and cultural opportunities in the city.

Around 8 in 10 residents offered excellent or good ratings of St. Augustine as a place to live and as a place to raise children, the overall quality of life in the city, the overall image or reputation of the city, and also planned to remain in St. Augustine for the next five years. These ratings were similar to those given in other communities across the nation. A similar proportion of residents applauded opportunities to attend special events and festivals in St. Augustine, opportunities to attend cultural/arts/music activities, and the community's support for the arts, all of which were higher than national benchmark comparisons. Likewise, 9 in 10 residents highlighted St. Augustine as an excellent or good place to visit, and three-quarters praised the vibrancy of the downtown/commercial area, both higher than national averages. When compared to 2019, ratings in 2023 remained stable for all of these aspects with the exception of opportunities to attend cultural/arts/music activities, which decreased, and opportunities to attend special events and festivals, which increased.

Mobility continues to be a potential area of focus for the City as residents emphasize its importance.

Ranking among the highest priorities listed by residents and representing an above-average level of importance when compared to national benchmarks, 88% of residents categorized the facet of Mobility as an essential or very important area of focus for the City in the coming two years. Only 27% of residents rated the overall quality of the transportation system as excellent or good, while an additional 38% rated this as fair. Individual areas of concern related to mobility were ease of travel by car (27% excellent or good), traffic flow on major streets (16%), and ease of public parking (10%), all of which were much lower than national comparisons. It is noteworthy, however, that most City services related to Mobility (including street cleaning, street lighting, and traffic signal timing) were rated positively by at least half of respondents, and that these scores were on par with the national benchmarks.

Notably, the ease of walking was well received by over half of residents, a rating that was similar to national benchmarks. A higher-than-average proportion of residents in the last 12 months also had carpooled with other adults or children instead of driving alone (57%), as well as walked or biked instead of driving (72%). Most ratings within this facet in 2023 remained stable with those observed in 2019. These relatively higher levels of usage and importance within Mobility, along with relatively lower scores in quality, may indicate a potential need for focus in this area.

Residents value safety and report feeling safe in St. Augustine.

St. Augustine residents rated safety as both high in quality and in importance, signifying this facet as a strength of the community. Around three-quarters of respondents praised the overall feeling of safety in the city as excellent or good, similar to 2019 survey results. Nearly all residents felt very or somewhat safe in their neighborhood during the day, and around 9 in 10 felt safe in St. Augustine's downtown/commercial area during the day. Around 8 in 10 residents felt safe from both violent crime and property crime. Only 43% of residents felt safe from fire, flood, or other natural disaster, the only rating relating to safety that was below national benchmark averages (though this is to be expected in coastal communities, given the higher likelihood of hurricanes, flooding, etc.). With this in mind, it is notable that 76% of respondents offered high ratings for emergency preparedness.

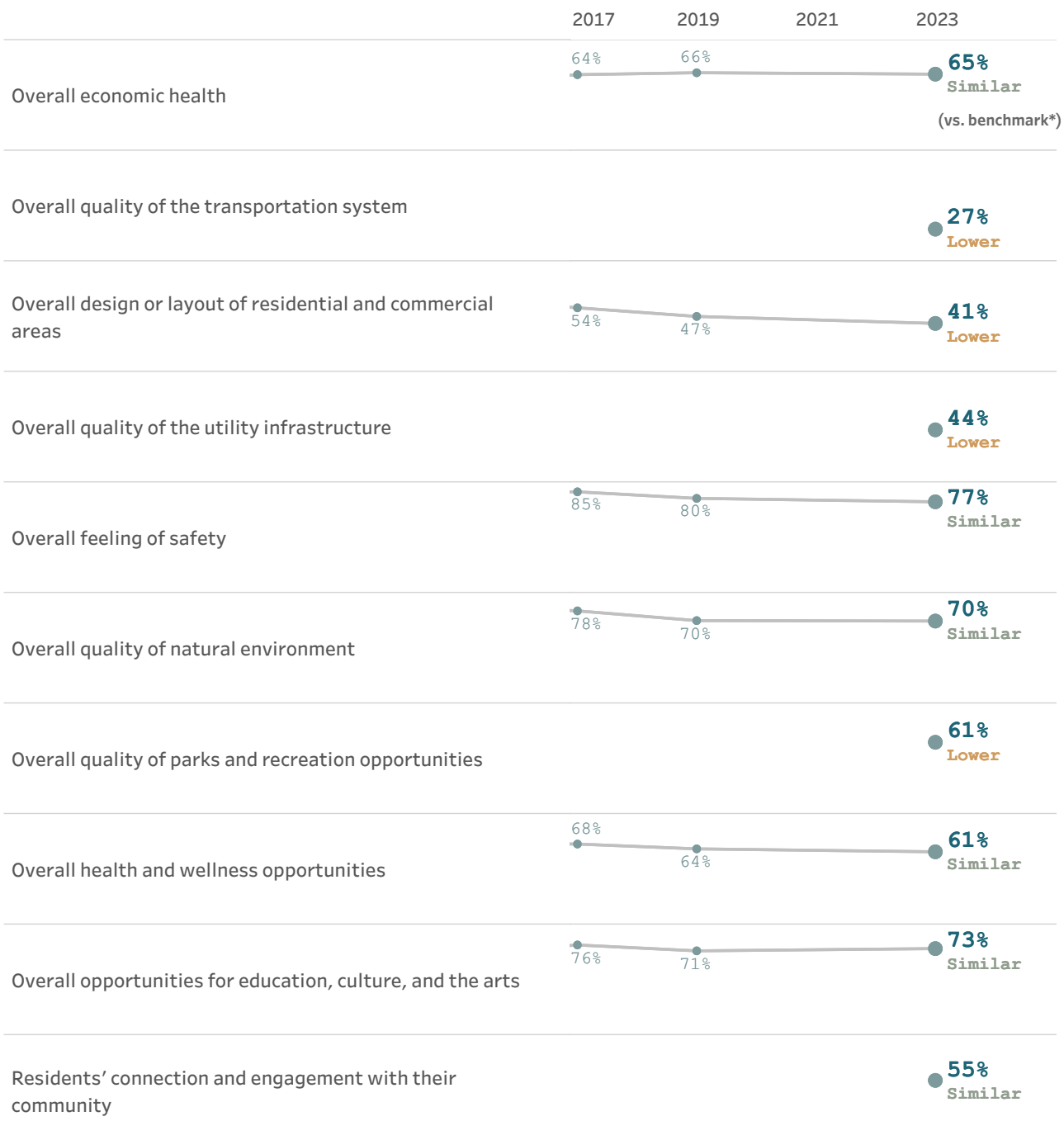
Safety-related services in St. Augustine also received high marks: around 9 in 10 provided excellent or good ratings to fire services and ambulance or emergency medical services, and about three-quarters gave favorable scores to the City of St. Augustine Police Department as well as fire prevention and education. Where trends over time were available, 2023 ratings in this category remained stable with those given in 2019 with the exception of animal control services, which increased, and the St. Augustine Police Department and ambulance/EMS services, which decreased.

Facets of livability

Resident perceptions of quality and importance for each of the facets of community livability provide an overview of community strengths and challenges that are useful for planning, budgeting and performance evaluation.

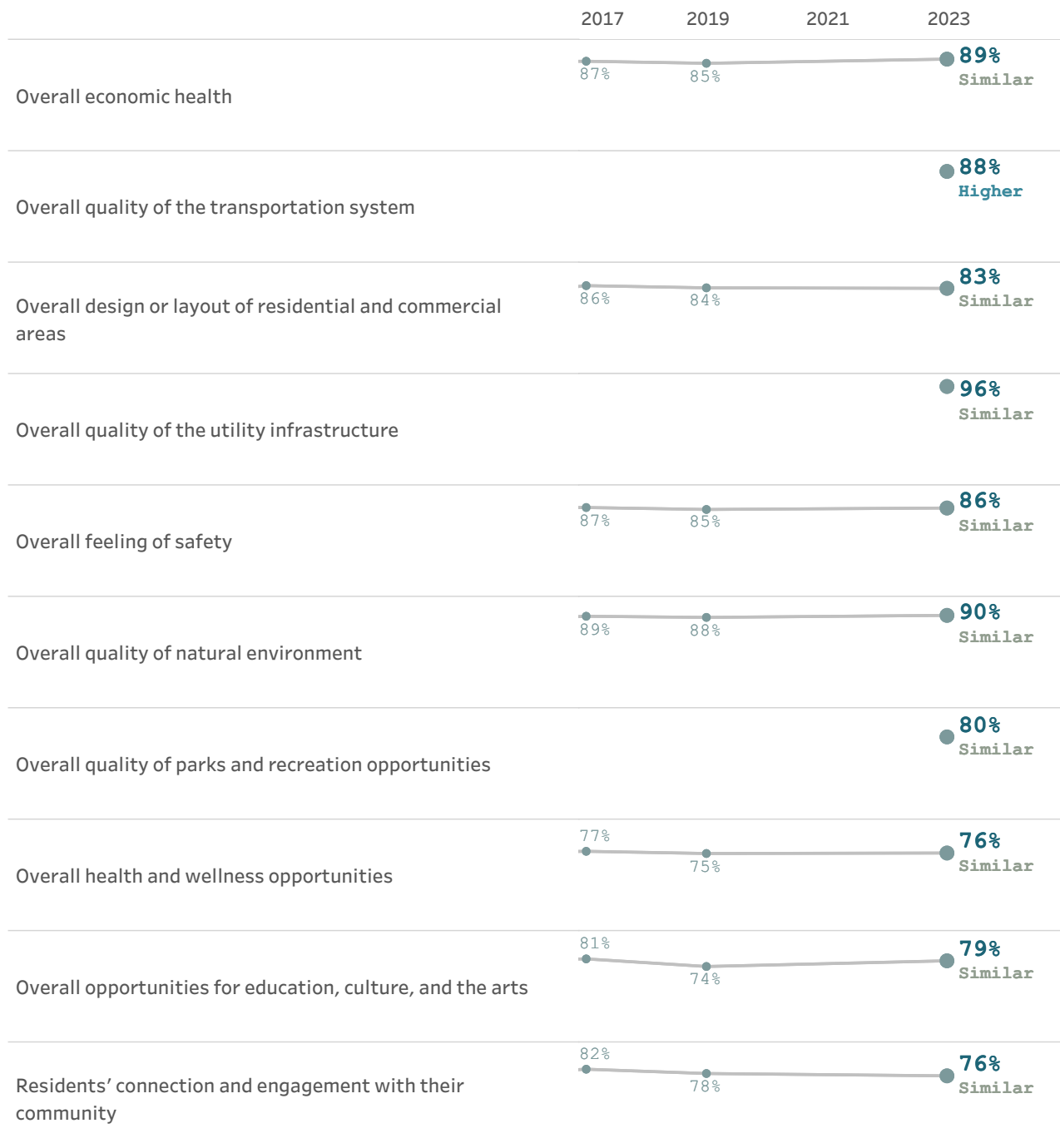
The charts below show the proportion of residents who rated the community facets positively for quality and the priority (importance) placed on each. Also displayed is whether local ratings were lower, similar, or higher than communities across the country (the national benchmark).

Please rate each of the following characteristics as they relate to St. Augustine as a whole.
(% excellent or good)



Please rate how important, if at all, you think it is for the St. Augustine community to focus on each of the following in the coming two years.

(% essential or very important)



* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

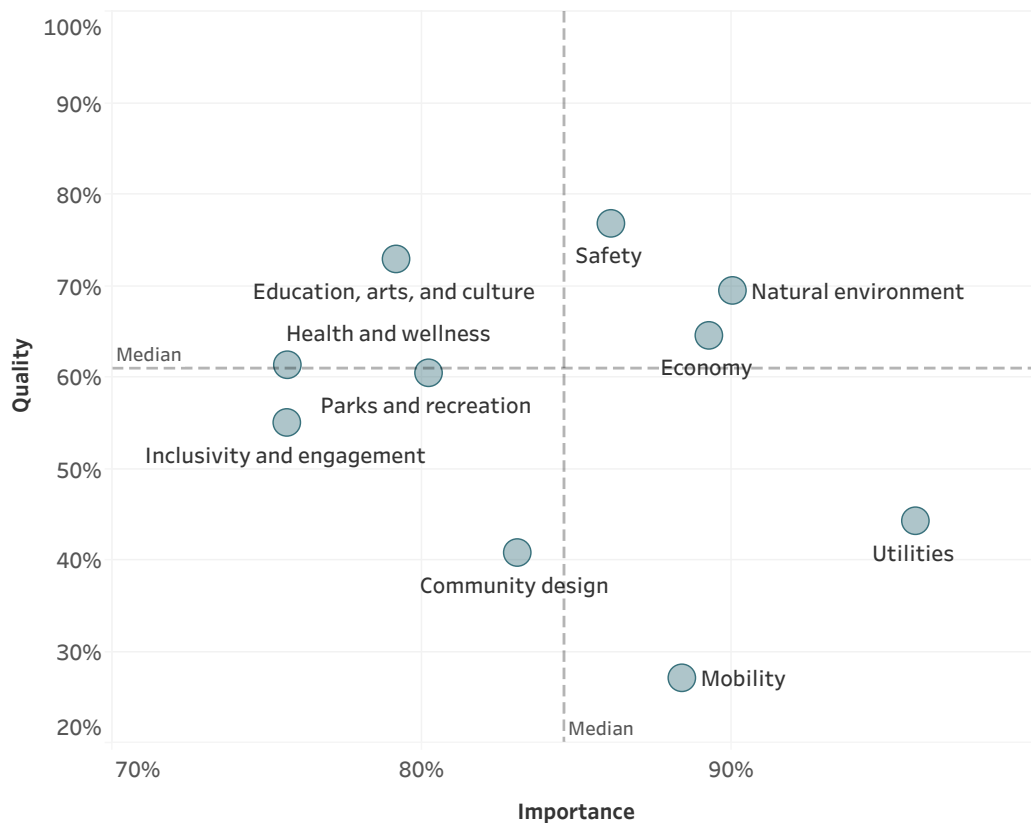
Balancing performance and importance

Every jurisdiction must balance limited resources while meeting resident needs and striving to optimize community livability. To this end, it is helpful to know what aspects of the community are most important to residents and which they perceive as being of higher or lower quality. It is especially helpful to know when a facet of livability is considered of high importance but rated as lower quality, as this should be a top priority to address.

To help guide City staff and officials with decisions on future resource allocation, resident ratings of the importance of services were compared to their ratings of the quality of these services. To identify the services perceived by residents to have relatively lower quality at the same time as relatively higher importance, all services were ranked from highest perceived quality to lowest perceived quality and from highest perceived importance to lowest perceived importance. Some services were in the top half of both lists (higher quality and higher importance); some were in the top half of one list but the bottom half of the other (higher quality and lower importance or lower quality and higher importance); and some services were in the bottom half of both lists.

Services receiving quality ratings of excellent or good by 61% or more of respondents were considered of “higher quality” and those with ratings lower than 61% were considered to be of “lower quality.” Services were classified as “more important” if they were rated as essential or very important by 85% or more of respondents. Services were rated as “less important” if they received a rating of less than 85%. This classification uses the median ratings for quality and importance to divide the services in half.

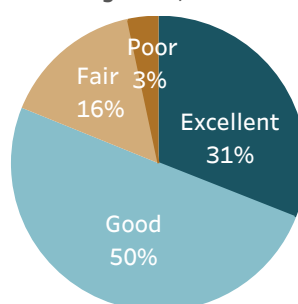
The quadrants in the figure below show which community facets were given higher or lower importance ratings (right-left) and which had higher or lower quality ratings (up-down). Facets of livability falling closer to a diagonal line from the lower left to the upper right are those where performance ratings are more commensurate with resident priorities. Facets scoring closest to the lower right hand corner of the matrix (higher in importance and lower in quality) are those that may warrant further investigation to see if changes to their delivery are necessary to improve their performance. This is the key part of this chart on which to focus. Facets falling in the top left hand corner of the chart (lower in importance but higher in quality) are areas where performance may outscore resident priorities, and may be a consideration for lower resource allocation.



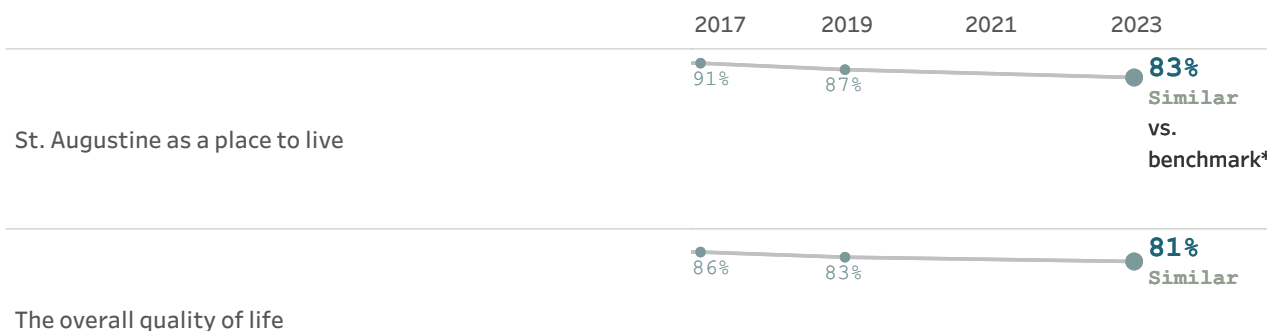
Quality of life

Measuring community livability starts with assessing the quality of life of those who live there, and ensuring that the community is attractive, accessible, and welcoming to all.

The overall quality of life in St. Augustine, 2023



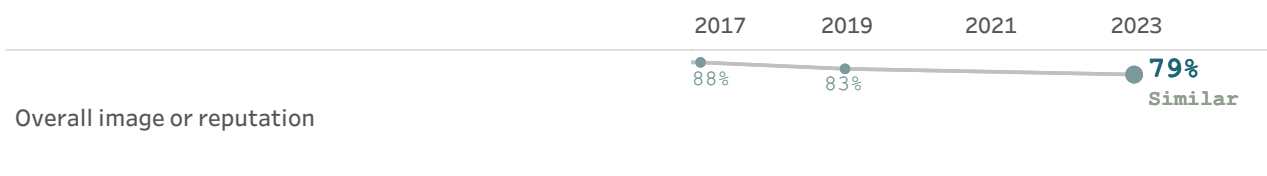
Please rate each of the following aspects of quality of life in St. Augustine.
(% excellent or good)



Please indicate how likely or unlikely you are to do each of the following.
(% very or somewhat likely)



Please rate each of the following in the St. Augustine community.
(% excellent or good)

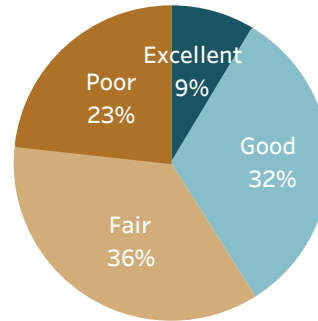


* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

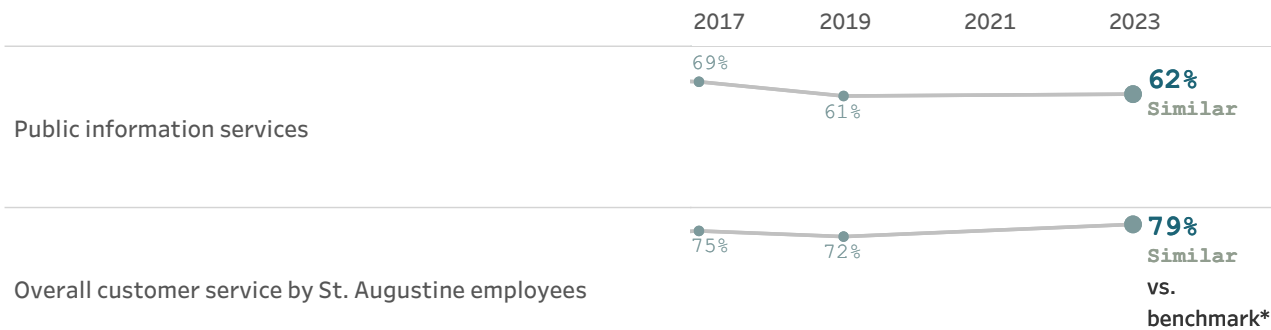
Governance

Strong local governments produce results that meet the needs of residents while making the best use of available resources, and are responsive to the present and future needs of the community as a whole.

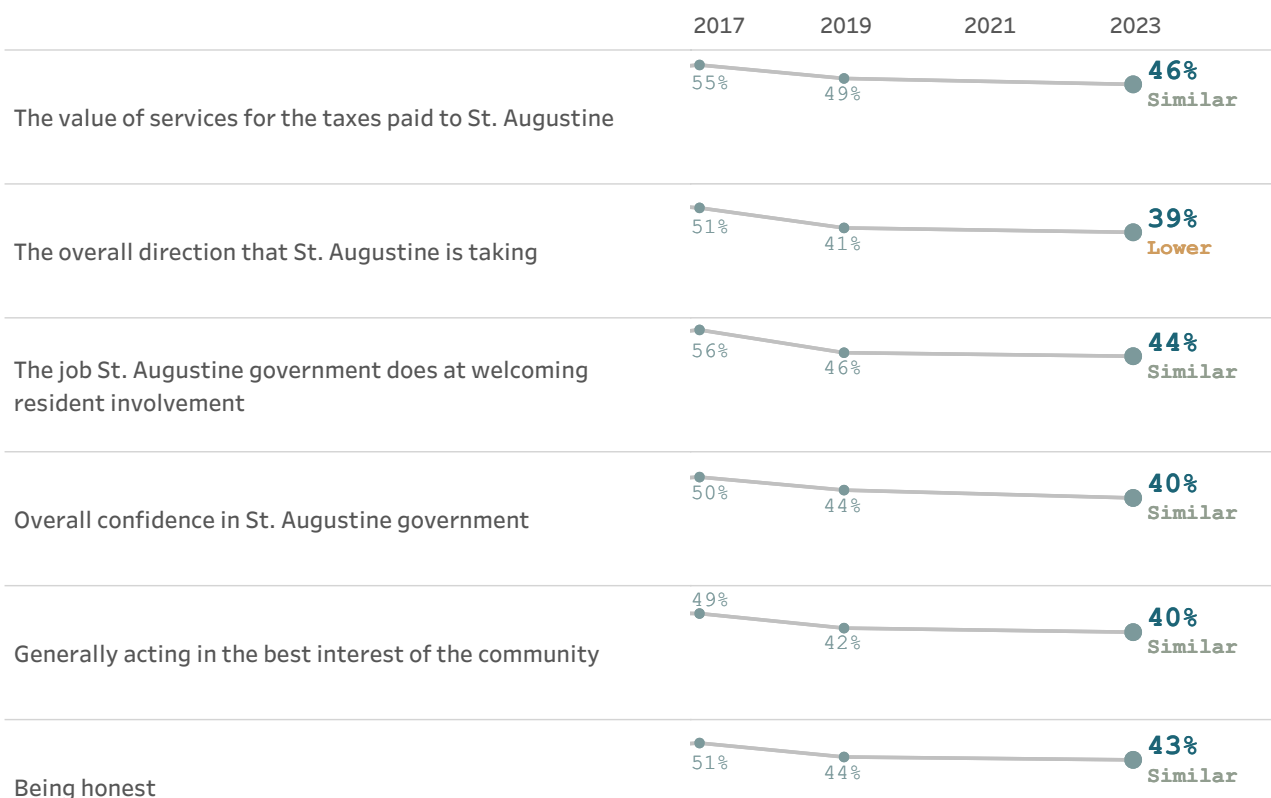
Overall confidence in St. Augustine government, 2023



Please rate the quality of each of the following services in St. Augustine.
(% excellent or good)

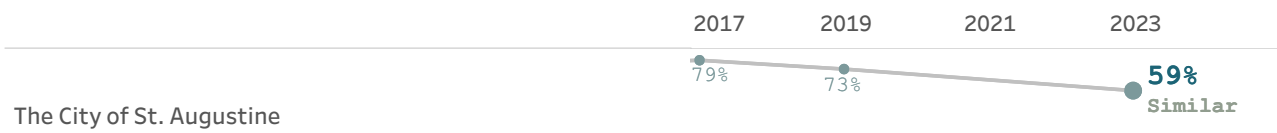


Please rate the following categories of St. Augustine government performance.
(% excellent or good)





Overall, how would you rate the quality of the services provided by each of the following?
(% excellent or good)

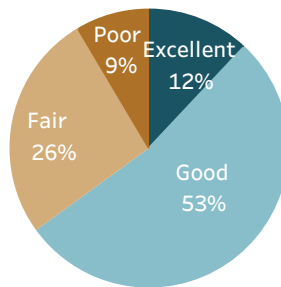


* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

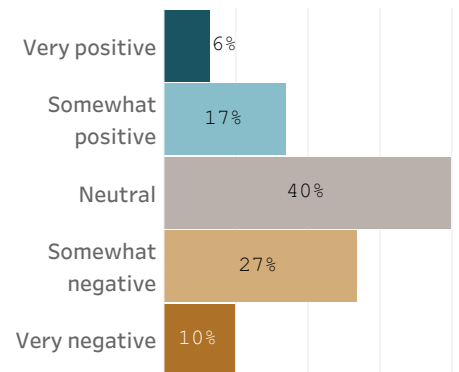
Economy

Local governments work together with private and nonprofit businesses, and with the community at large, to foster sustainable growth, create jobs, and promote a thriving local economy.

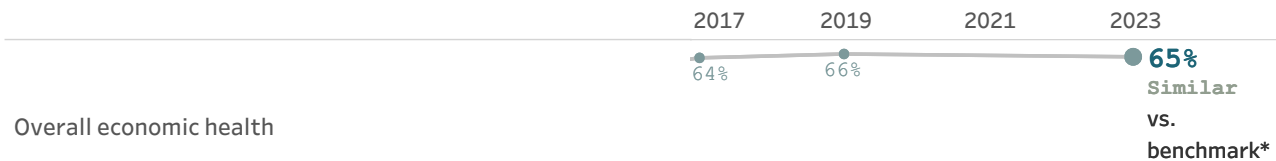
Overall economic health of St. Augustine, 2023



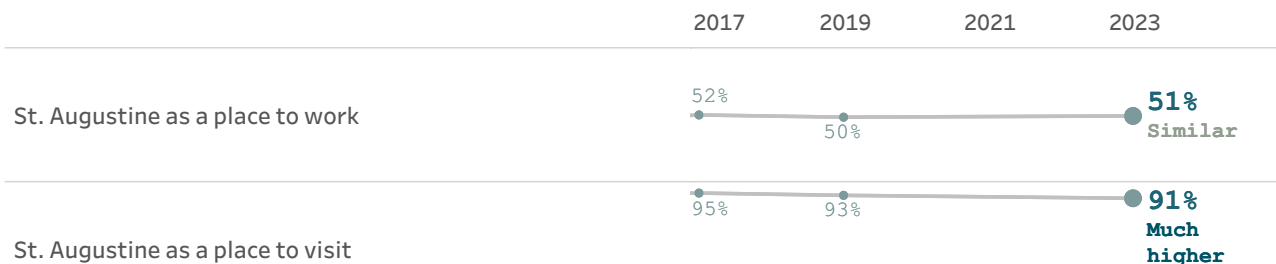
What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:



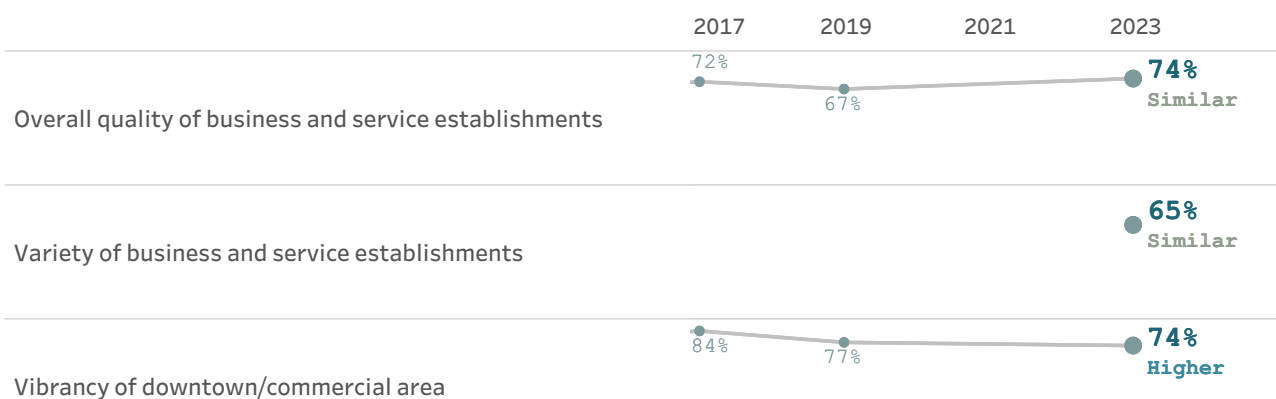
Please rate each of the following characteristics as they relate to St. Augustine as a whole.
(% excellent or good)



Please rate each of the following aspects of quality of life in St. Augustine.
(% excellent or good)

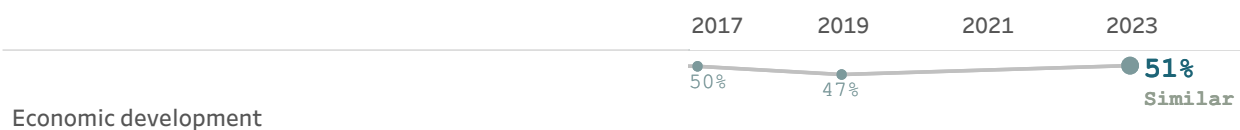


Please rate each of the following in the St. Augustine community.
(% excellent or good)

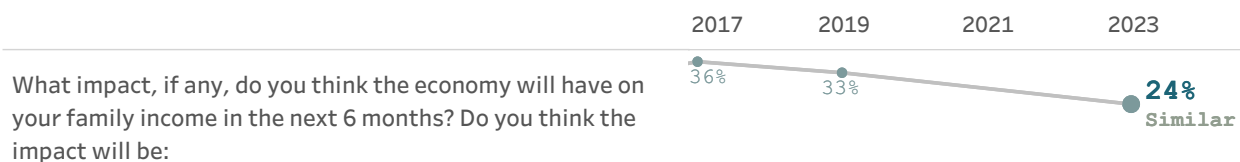




Please rate the quality of each of the following services in St. Augustine.
(% excellent or good)



What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:
(% very or somewhat positive)

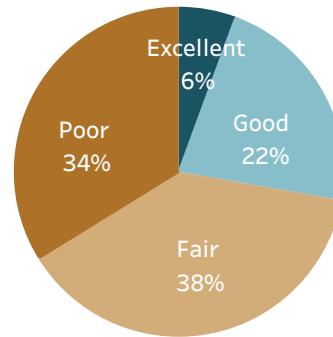


* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

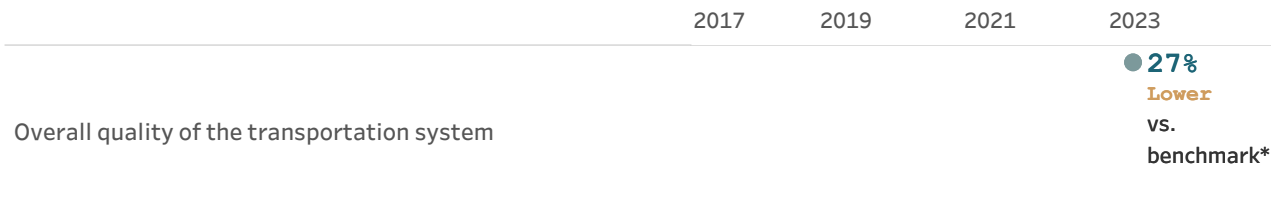
Mobility

The ease with which residents can move about their communities, whether for commuting, leisure, or recreation, plays a major role in the quality of life for all who live, work, and play in the community.

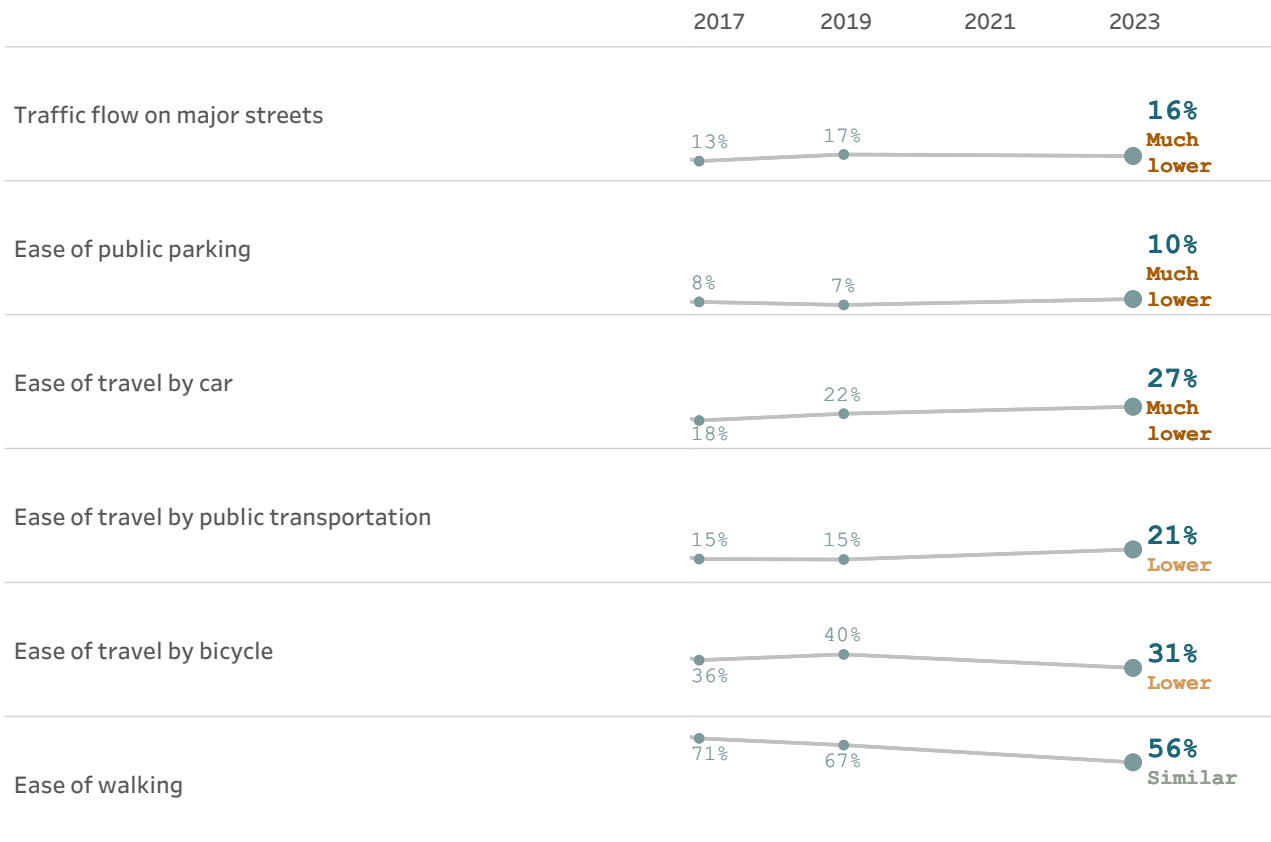
Overall quality of the transportation system in St. Augustine, 2023



Please rate each of the following characteristics as they relate to St. Augustine as a whole.
(% excellent or good)

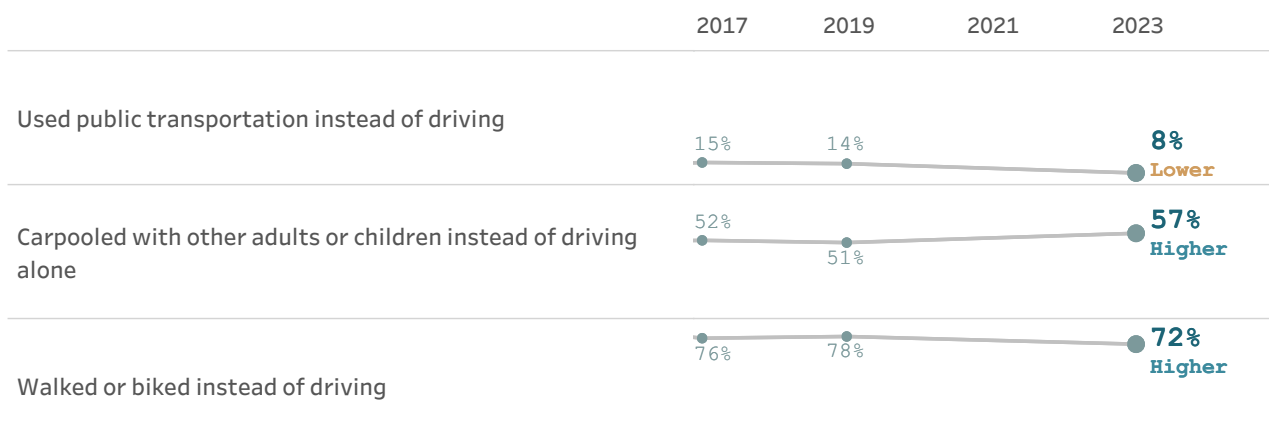


Please also rate each of the following in the St. Augustine community.
(% excellent or good)



Please indicate whether or not you have done each of the following in the last 12 months.

(% yes)



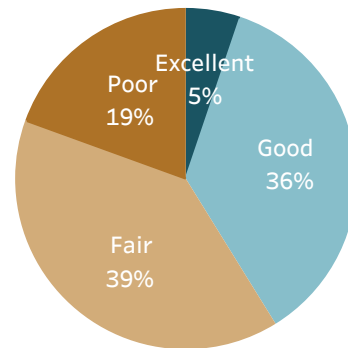
Please rate the quality of each of the following services in St. Augustine.

(% excellent or good)



* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

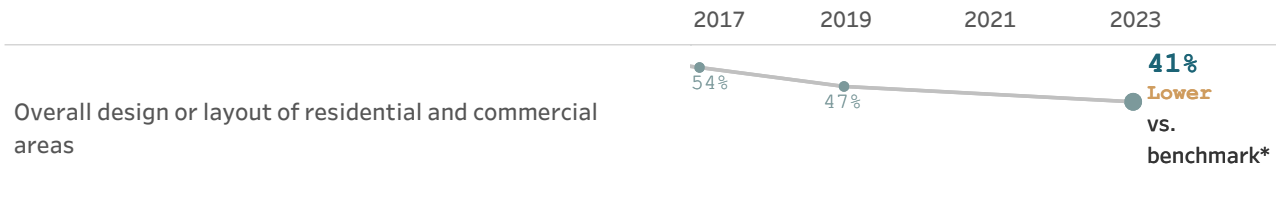
Overall design or layout of St. Augustine's residential and commercial areas, 2023



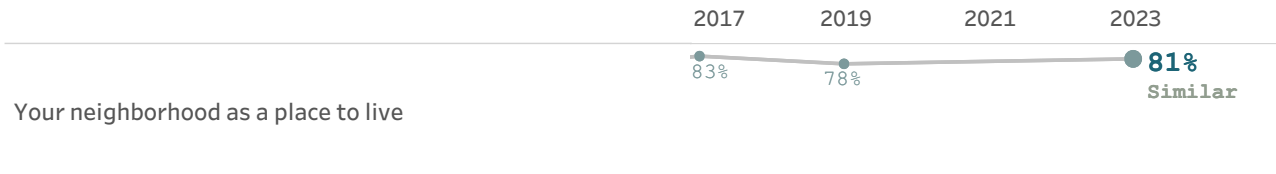
Community design

A well-designed community enhances the quality of life for its residents by encouraging smart land use and zoning, ensuring that affordable housing is accessible to all, and providing access to parks and other green spaces.

Please rate each of the following characteristics as they relate to St. Augustine as a whole.
(% excellent or good)



Please rate each of the following aspects of quality of life in St. Augustine.
(% excellent or good)

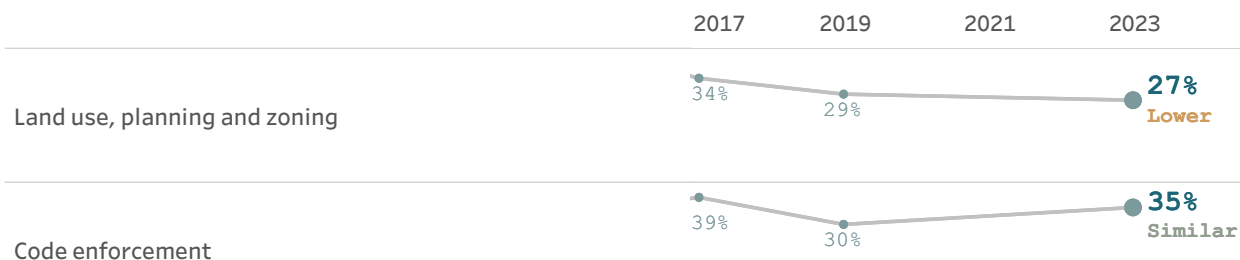


Please also rate each of the following in the St. Augustine community.
(% excellent or good)





Please rate the quality of each of the following services in St. Augustine.
 (% excellent or good)

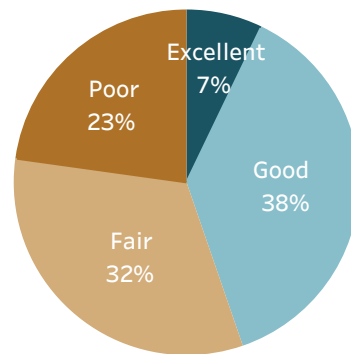


* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

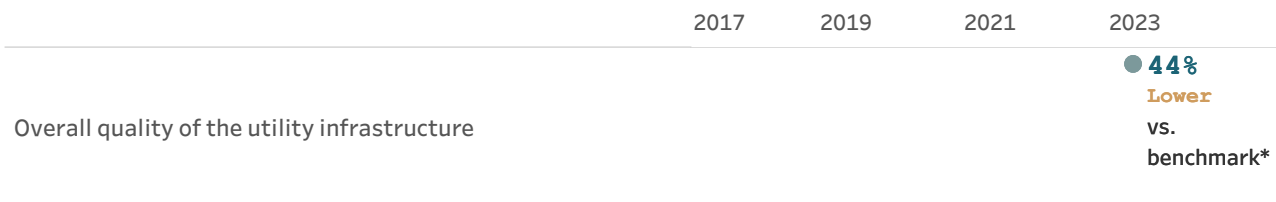
Utilities

Services such as water, gas, electricity, and internet access play a vital role in ensuring the physical and economic health and well-being of the communities they serve.

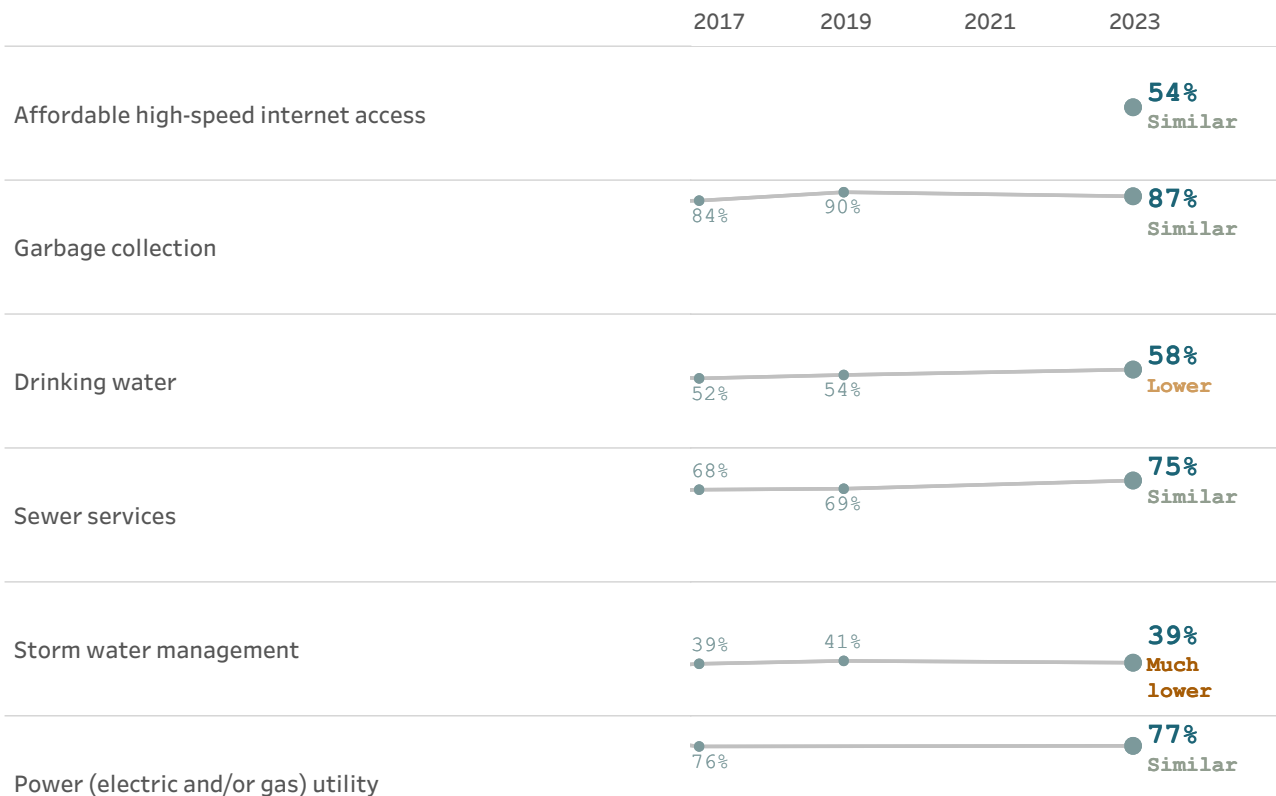
Overall quality of the utility infrastructure in St. Augustine, 2023

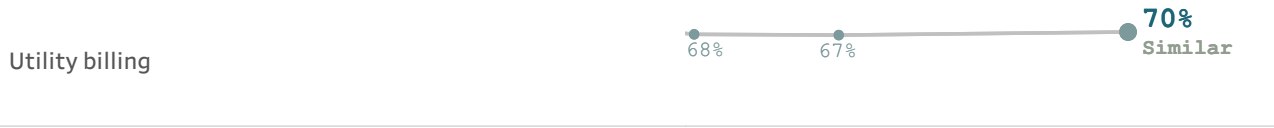


Please rate each of the following characteristics as they relate to St. Augustine as a whole.
(% excellent or good)



Please rate the quality of each of the following services in St. Augustine.
(% excellent or good)



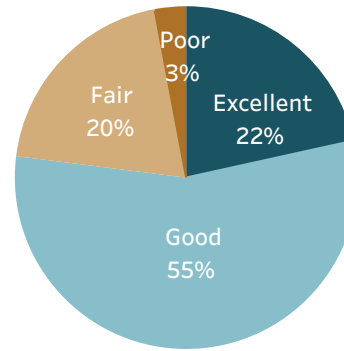


* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

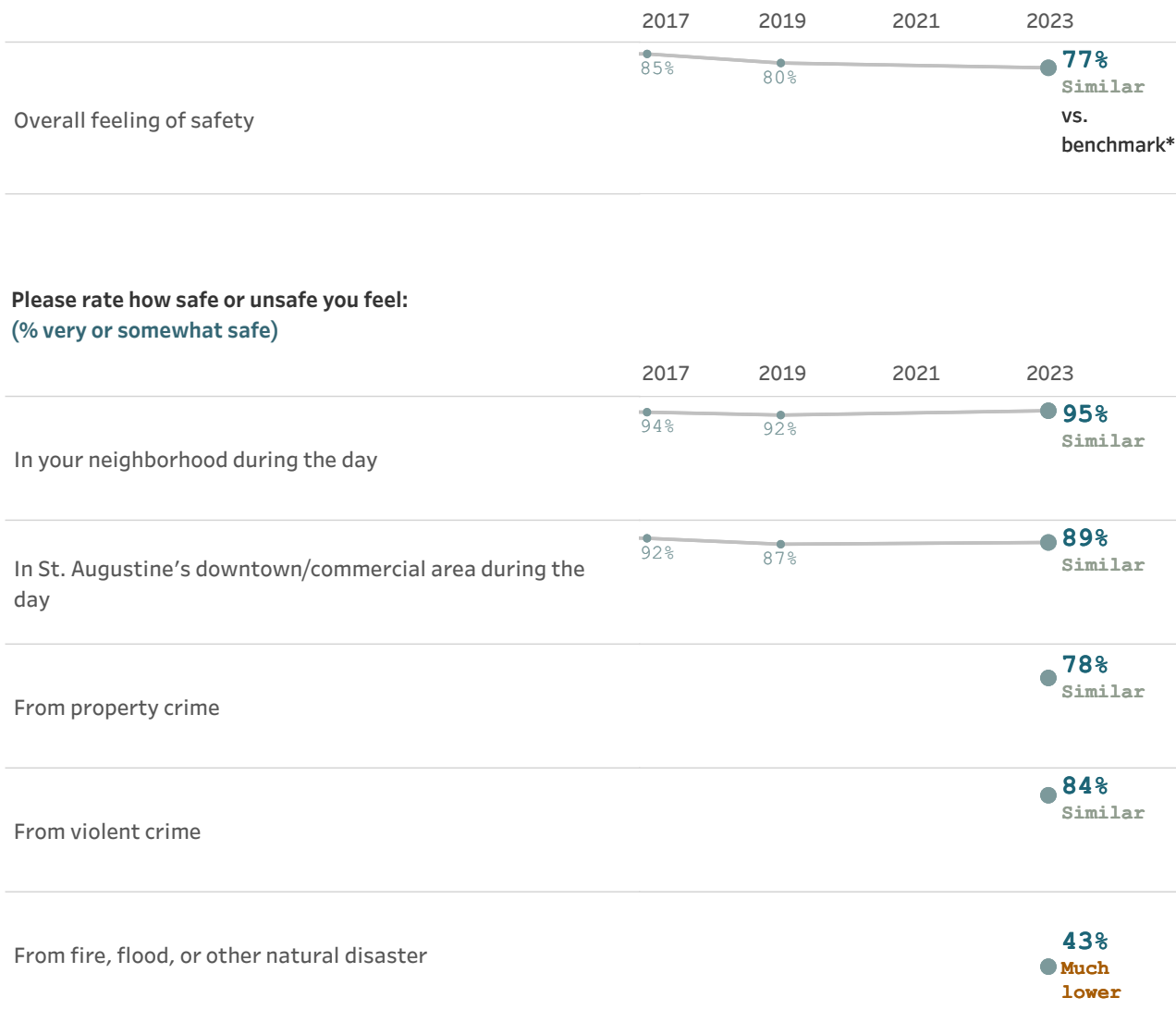
Safety

Public safety is often the most important task facing local governments. All residents should feel safe and secure in their neighborhoods and in the greater community, and providing robust safety-related services is essential to residents' quality of life.

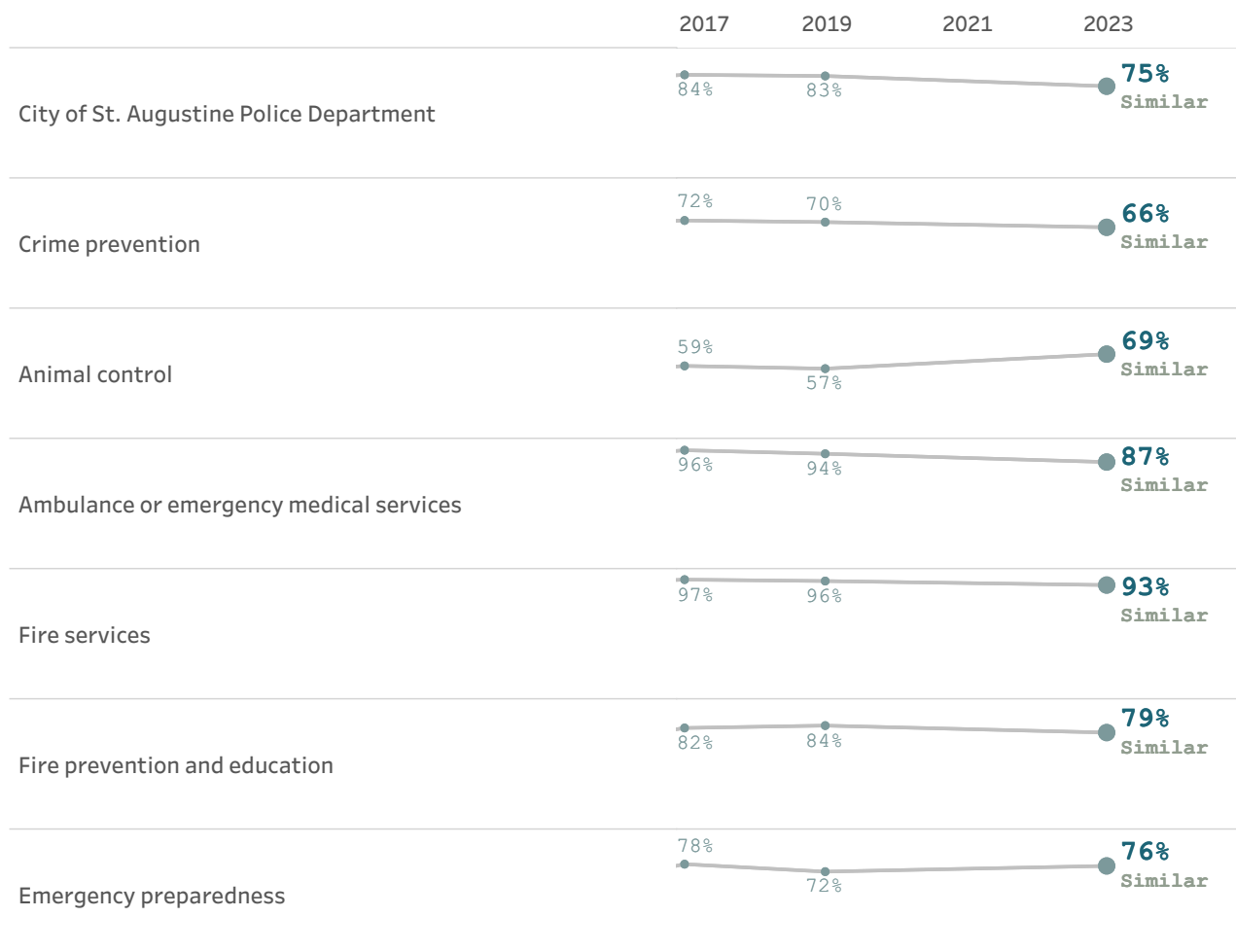
Overall feeling of safety in St. Augustine, 2023



Please rate each of the following characteristics as they relate to St. Augustine as a whole.
(% excellent or good)

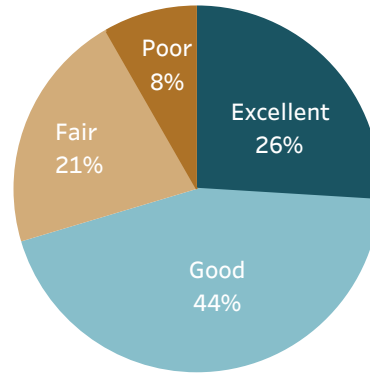


Please rate the quality of each of the following services in St. Augustine.
(% excellent or good)



* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

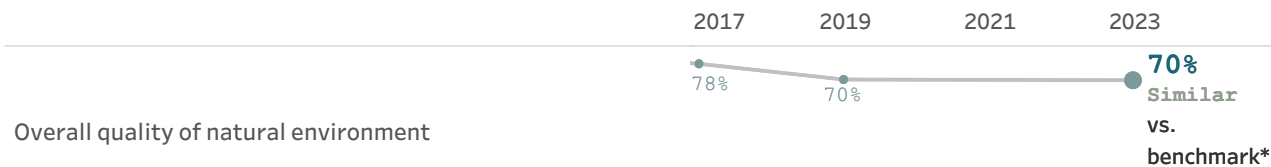
Overall quality of natural environment in St. Augustine, 2023



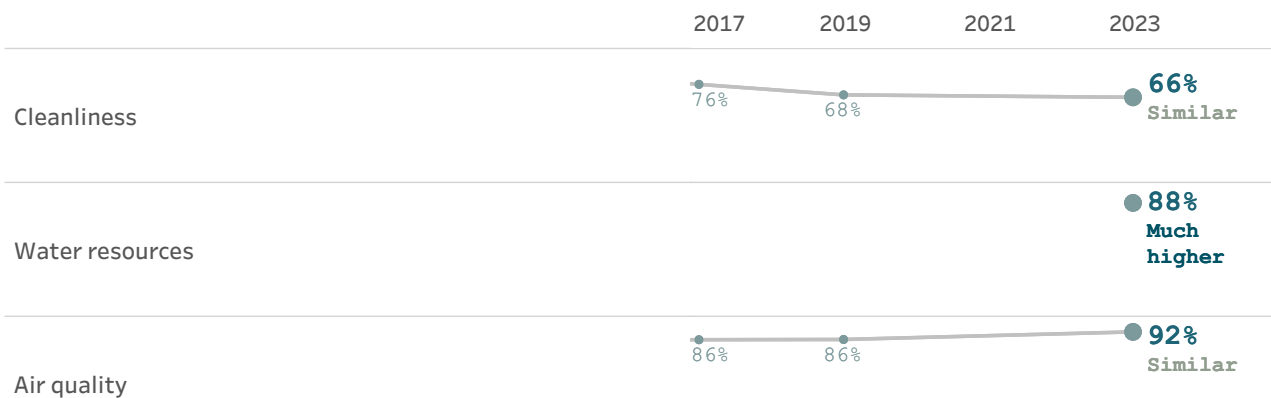
Natural environment

The natural environment plays a vital role in the health and well-being of residents. The natural spaces in which residents live and experience their communities has a direct and profound effect on quality of life.

Please rate each of the following characteristics as they relate to St. Augustine as a whole.
(% excellent or good)

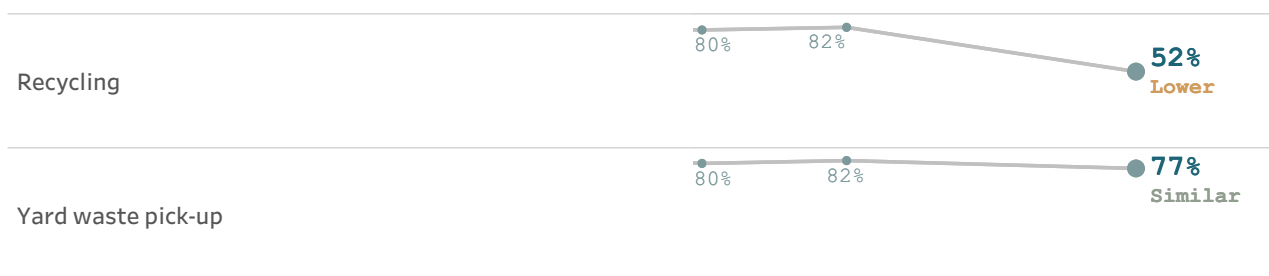


Please also rate each of the following in the St. Augustine community.
(% excellent or good)



Please rate the quality of each of the following services in St. Augustine.
(% excellent or good)





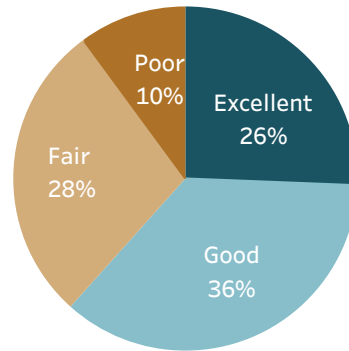
* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Overall quality of parks and recreation opportunities, 2023

Parks and recreation

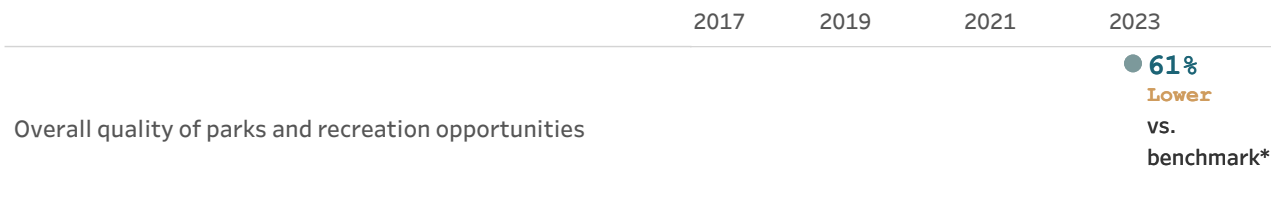
"There are no communities that pride themselves on their quality of life, promote themselves as a desirable location for businesses to relocate, or maintain that they are environmental stewards of their natural resources, without such communities having a robust, active system of parks and recreation programs for public use and enjoyment."

- National Recreation and Park Association



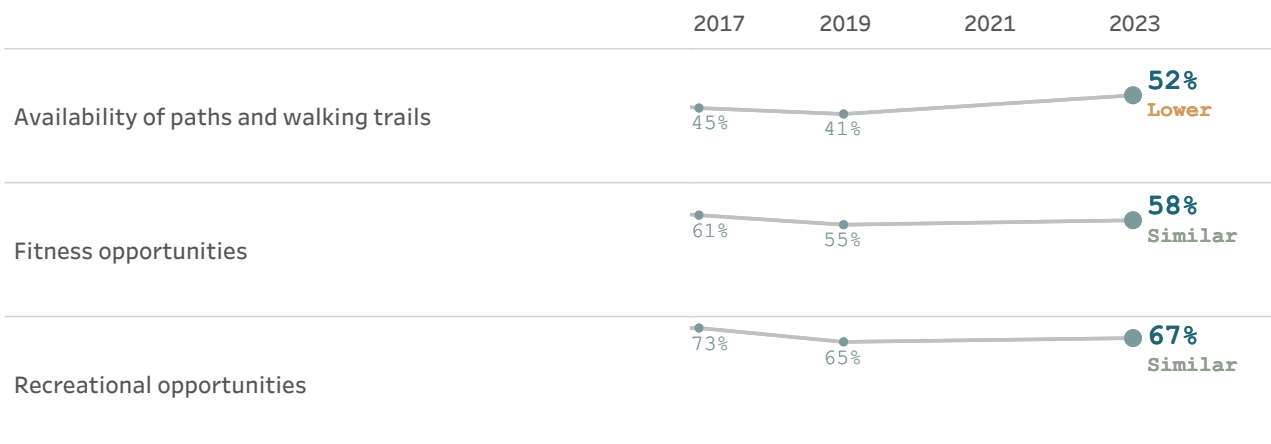
Please rate each of the following characteristics as they relate to St. Augustine as a whole.

(% excellent or good)



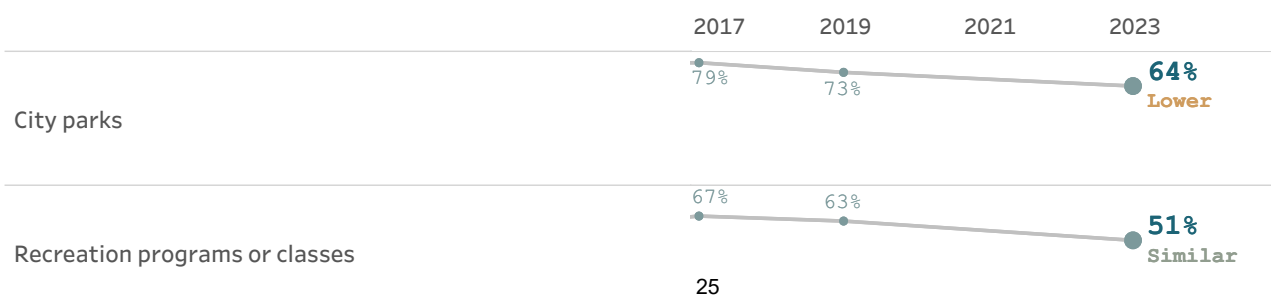
Please also rate each of the following in the St. Augustine community.

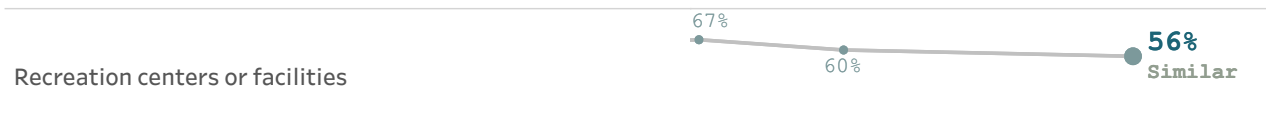
(% excellent or good)



Please rate the quality of each of the following services in St. Augustine.

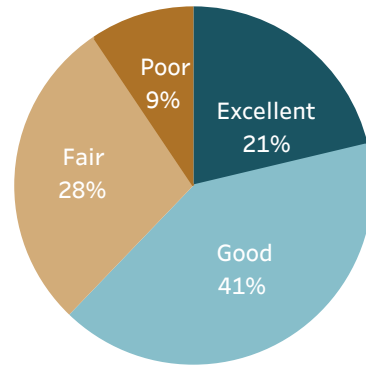
(% excellent or good)





* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

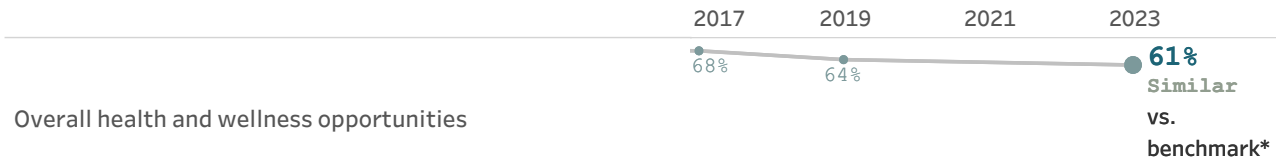
Overall health and wellness
opportunities in St. Augustine, 2023



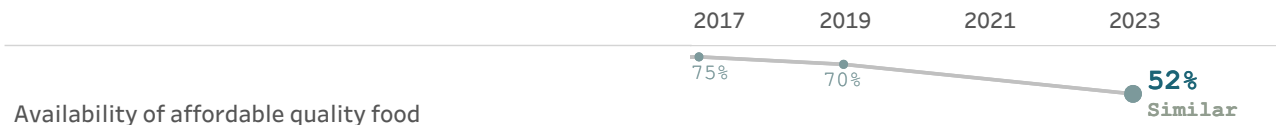
Health and wellness

The characteristics of and amenities available in the communities in which people live has a direct impact on the health and wellness of residents, and thus, on their quality of life overall.

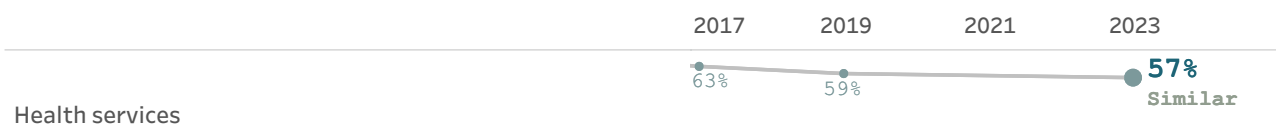
Please rate each of the following characteristics as they relate to St. Augustine as a whole.
(% excellent or good)



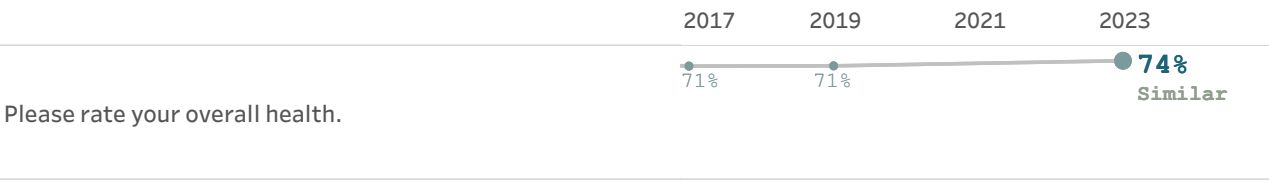
Please also rate each of the following in the St. Augustine community.
(% excellent or good)



Please rate the quality of each of the following services in St. Augustine.
(% excellent or good)



Please rate your overall health.
(% excellent or very good)

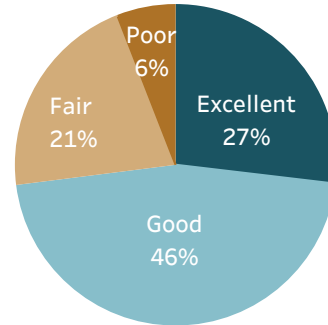


* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

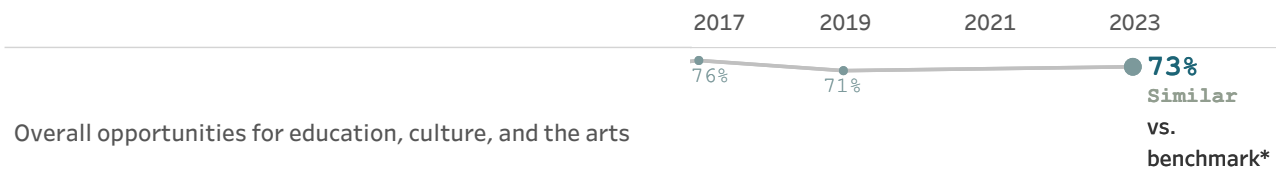
Education, arts, and culture

Participation in the arts, in educational opportunities, and in cultural activities is linked to increased civic engagement, greater social tolerance, and enhanced enjoyment of the local community.

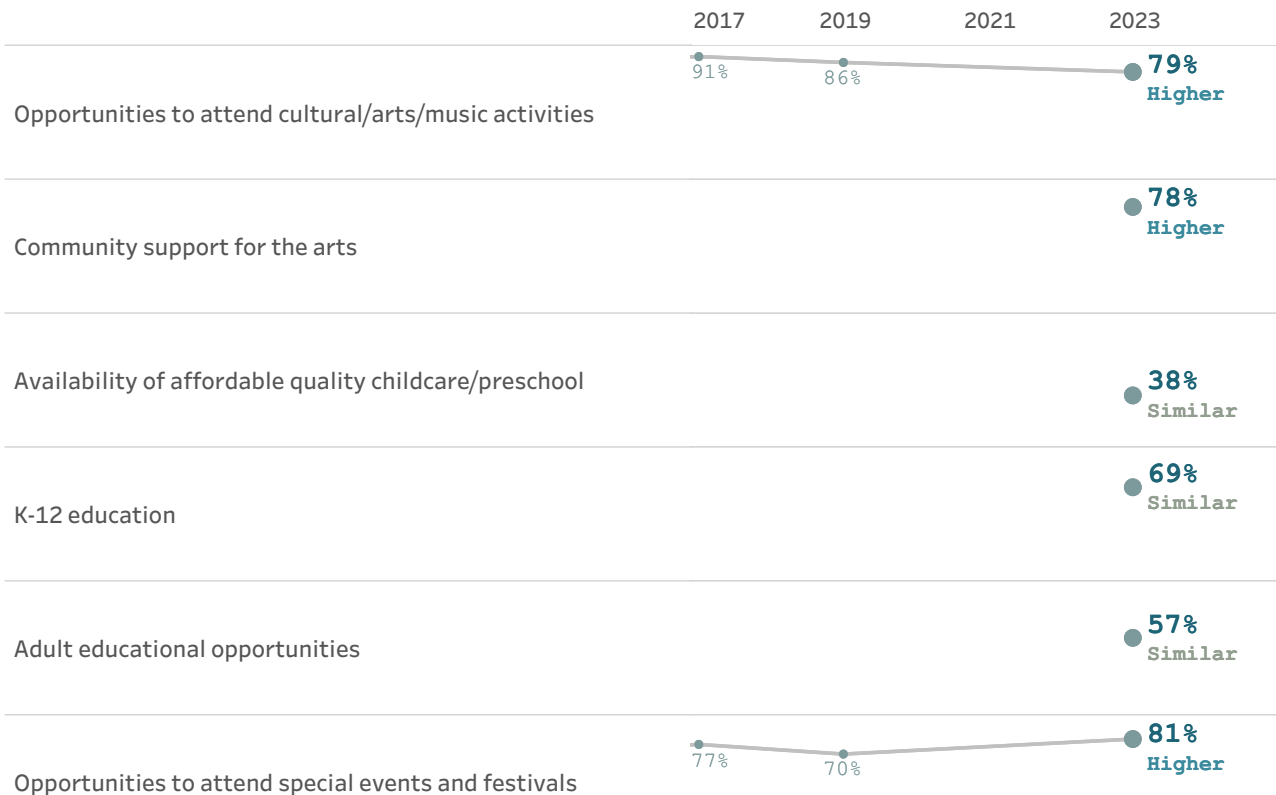
Overall opportunities for education, culture and the arts, 2023



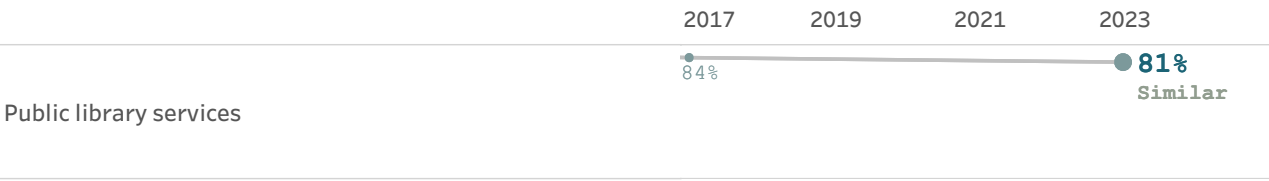
Please rate each of the following characteristics as they relate to St. Augustine as a whole.
(% excellent or good)



Please also rate each of the following in the St. Augustine community.
(% excellent or good)

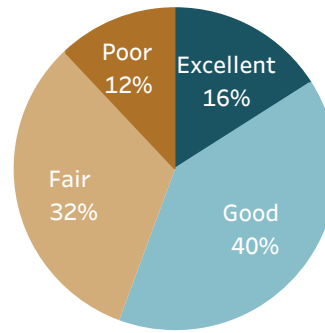


Please rate the quality of each of the following services in St. Augustine.
(% excellent or good)



* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

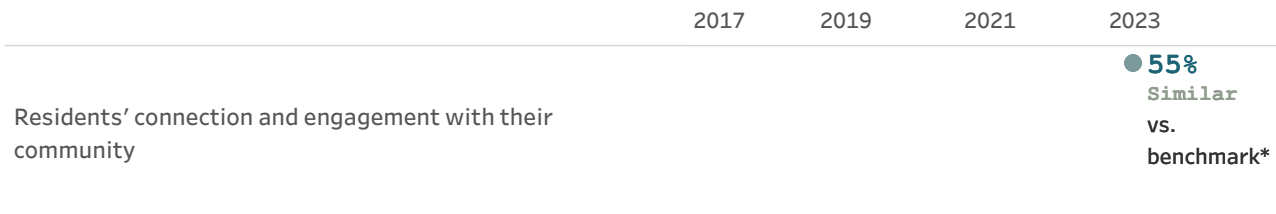
Residents' connection and engagement with their community, 2023



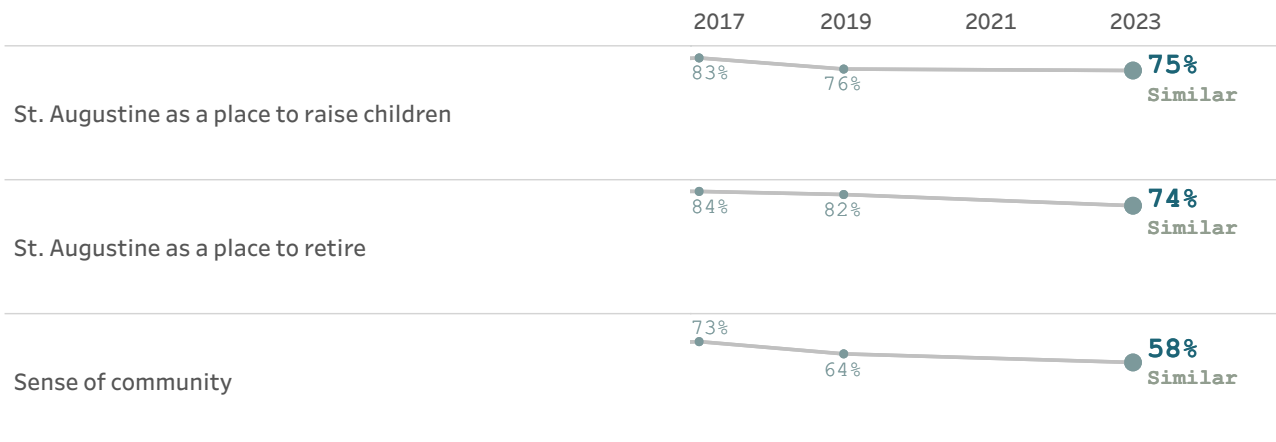
Inclusivity and engagement

Inclusivity refers to a cultural and environmental feeling of belonging; residents who feel invited to participate within their communities feel more included, involved, and engaged than those who do not.

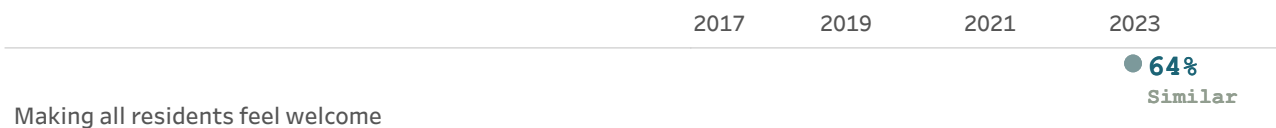
Please rate each of the following characteristics as they relate to St. Augustine as a whole.
(% excellent or good)

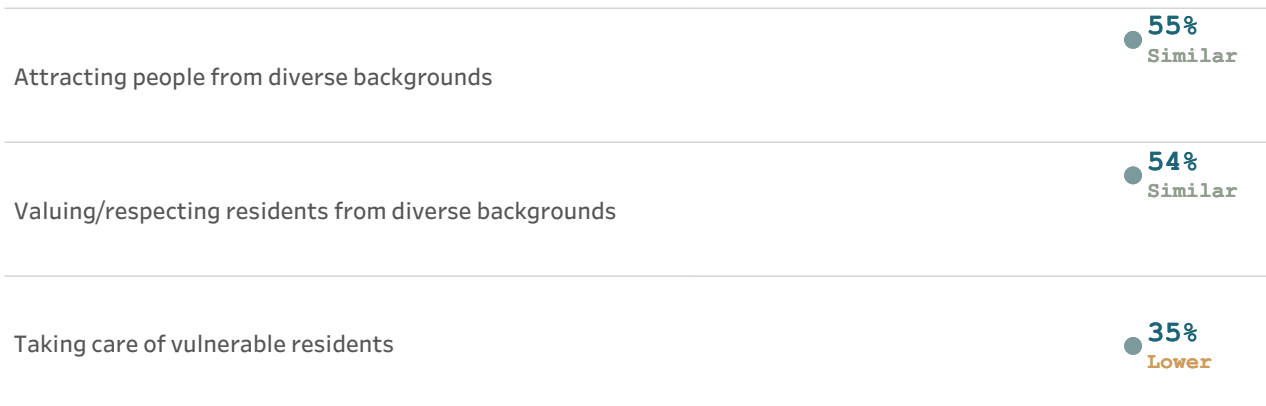


Please rate each of the following aspects of quality of life in St. Augustine.
(% excellent or good)

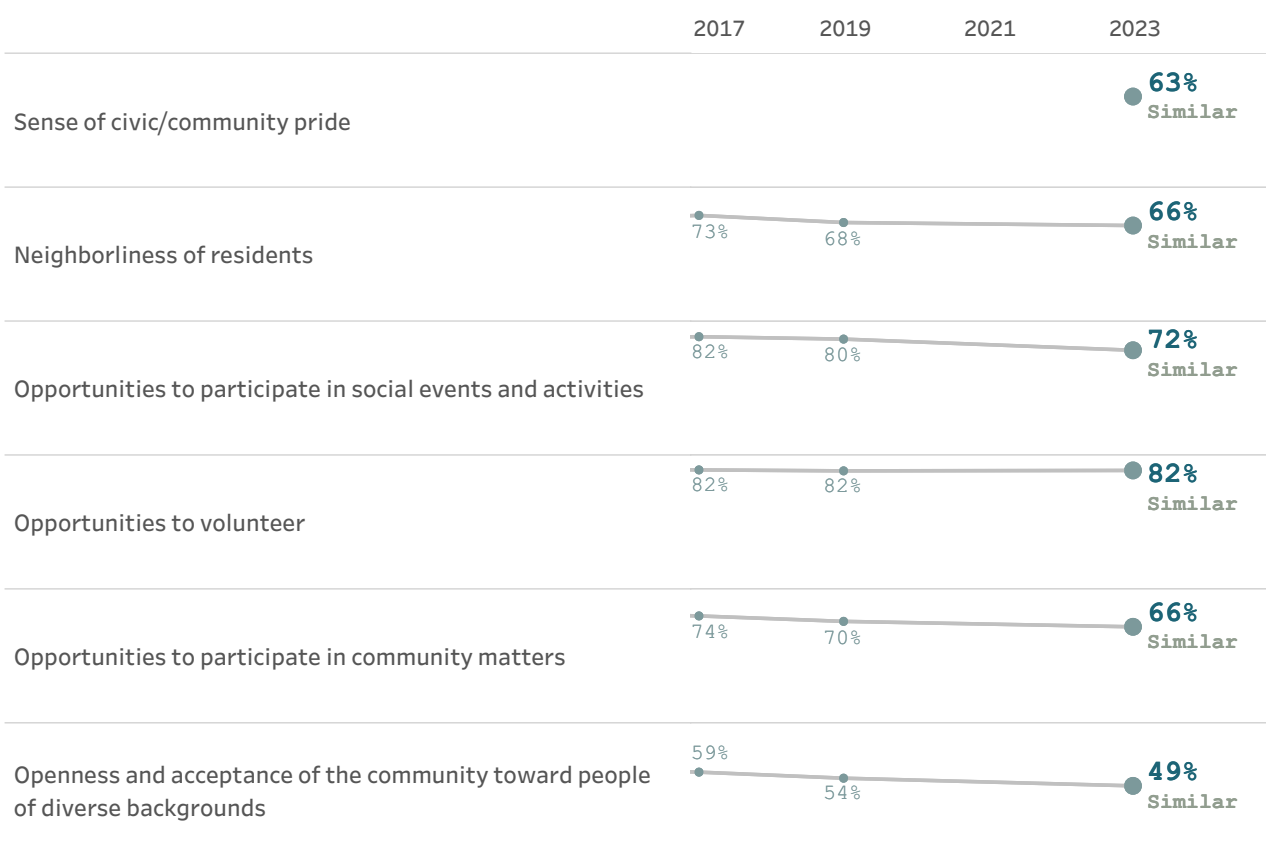


Please rate the job you feel the St. Augustine community does at each of the following.
(% excellent or good)





Please also rate each of the following in the St. Augustine community.
(% excellent or good)

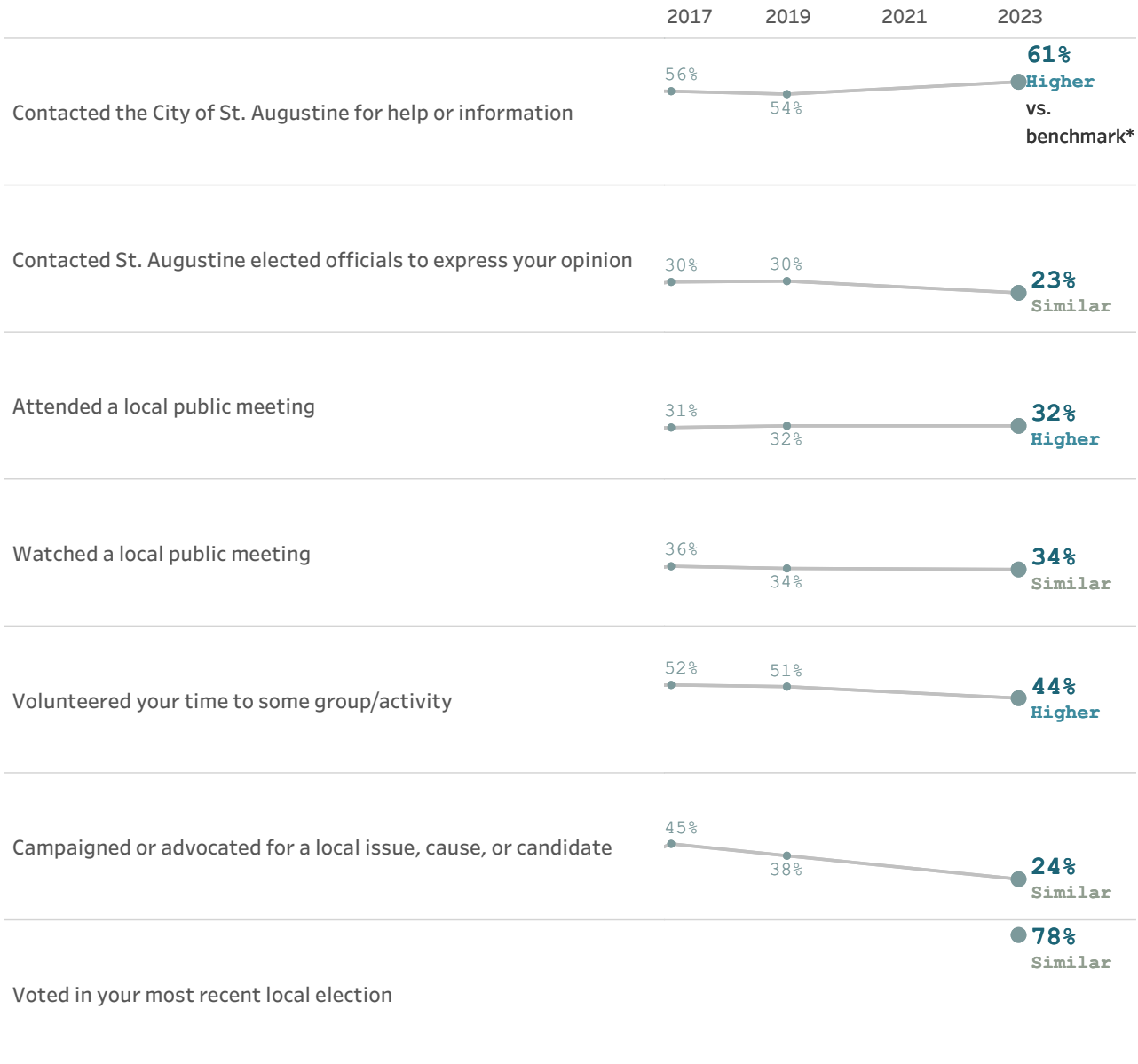


* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Residents' participation levels

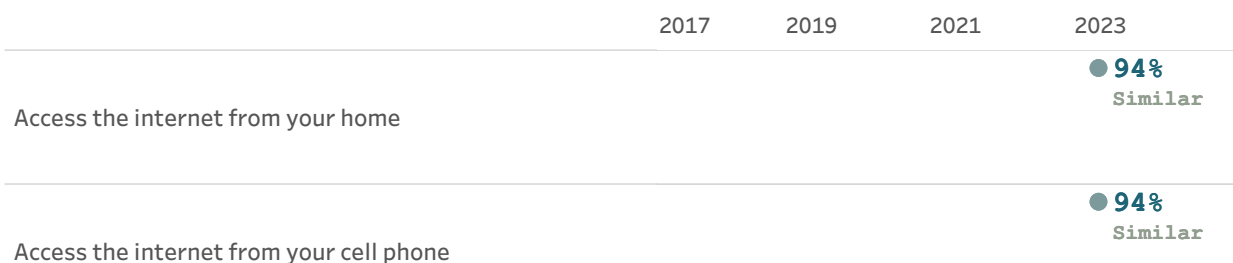
Please indicate whether or not you have done each of the following in the last 12 months.

(% yes)



In general, how many times do you:

(% a few times a week or more)



Visit social media sites	
Use or check email	
Share your opinions online	
Shop online	

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: January 11, 2024

RE: **Staff Report and Presentations - Parking Code Update**

Please place this item for discussion regarding the parking code update recommended by the Planning and Zoning Board (PZB) on the January 22, 2024, City Commission Agenda under Staff Reports and Presentations.

As we know the city of St. Augustine is a unique city with its Spanish heritage going back to 1565. The historic Town Plan as laid out by the Spanish is a colonial street pattern and is listed as a Historic National Landmark. Modern conveniences, vehicles, and standards naturally conflict with this narrow small and old town center. The city has struggled to balance being an actual living city in a modern age with respecting the historic nature and value of the built environment and pattern. Recognition of the importance of St. Augustine and preservation efforts have developed over the last nearly 100 years or more.

Policy decisions implemented by the Comprehensive Plan and land development codes have been made over time. All in an effort at the time to promote overall goals.

There are several major long-term policies that the city has implemented in the land development code that impact parking in the downtown core area.

1. Parking and off-street loading are not required for uses and structures in historic zoning districts 1, 2, 3, and 4 (See attached map).

The idea to not require parking and off-street loading in these areas was to minimize demolition of structures in order to have to provide parking in a historic compact space.

2. If parking is provided in the downtown area, it is small, limited in size and scattered.

The idea is that in an urban area, especially a historic area parking lots are considered a blight to the urban fabric, and the city “wants to encourage” infill development consistent with the documented architectural styles and historic town plan.

3. Encouraging infill development and a pedestrian friendly atmosphere promotes economic development. This has been part of the city's preservation efforts for the last 60 years.
4. The city parking garage and visitor complex improvements with the existing Visitor Information Center was built around 2006 to provide parking for the downtown area.

Over the last several years the city has worked diligently to develop and promote a multi-modal plan, and alternative transportation options including shuttling and requirements for special events. More recently adopting an actual Mobility Plan, updated Transportation and Mobility Element of the Comprehensive Plan, and a Mobility Fee ordinance to develop the funding to provide mobility and transportation improvements based on the impacts of development, and to achieve the goals of reducing traffic impacts, and improving quality of life.

One of the next steps to implement the Mobility Plan is to update the city's existing parking code. This has not been done since 1988. The city initiated this process last year by engaging the same Mobility Consultant that helped the city develop the city's Mobility Plan. The current code is outdated, suburban in nature, and is limited regarding creative options.

Over the course of the last year, the Planning and Zoning Board (PZB) held several Special Meetings as well as discussion items at regular meetings regarding this subject. Updating the parking code to be consistent with the city's Mobility Planning effort is critical to the ultimate success of the Mobility Plan. The PZB made their final recommendations in November 2023. These recommendations generally expand many of the concepts already promoted in the downtown core to other areas of the city.

The parking code is enforced on a daily basis through the development review process. If it is contrary to the goals of the Mobility Plan it would be very difficult to achieve the benefits of the Plan over time.

The PZB also recognized that this is an important topic and requested staff to solicit as much feedback and input as possible and encourage public participation as much as possible. There were over 1900 responses to a survey that was available for the public to respond to in March and April 2023. The PZB considered these responses when reviewing proposed changes. A summary memorandum dated April 2023 is attached for your review.

This staff presentation is intended to inform the City Commission and the public of the discussions held by the PZB and the topical rationale related to the recommended code updates before the proposed ordinance is formally brought to the City Commission.

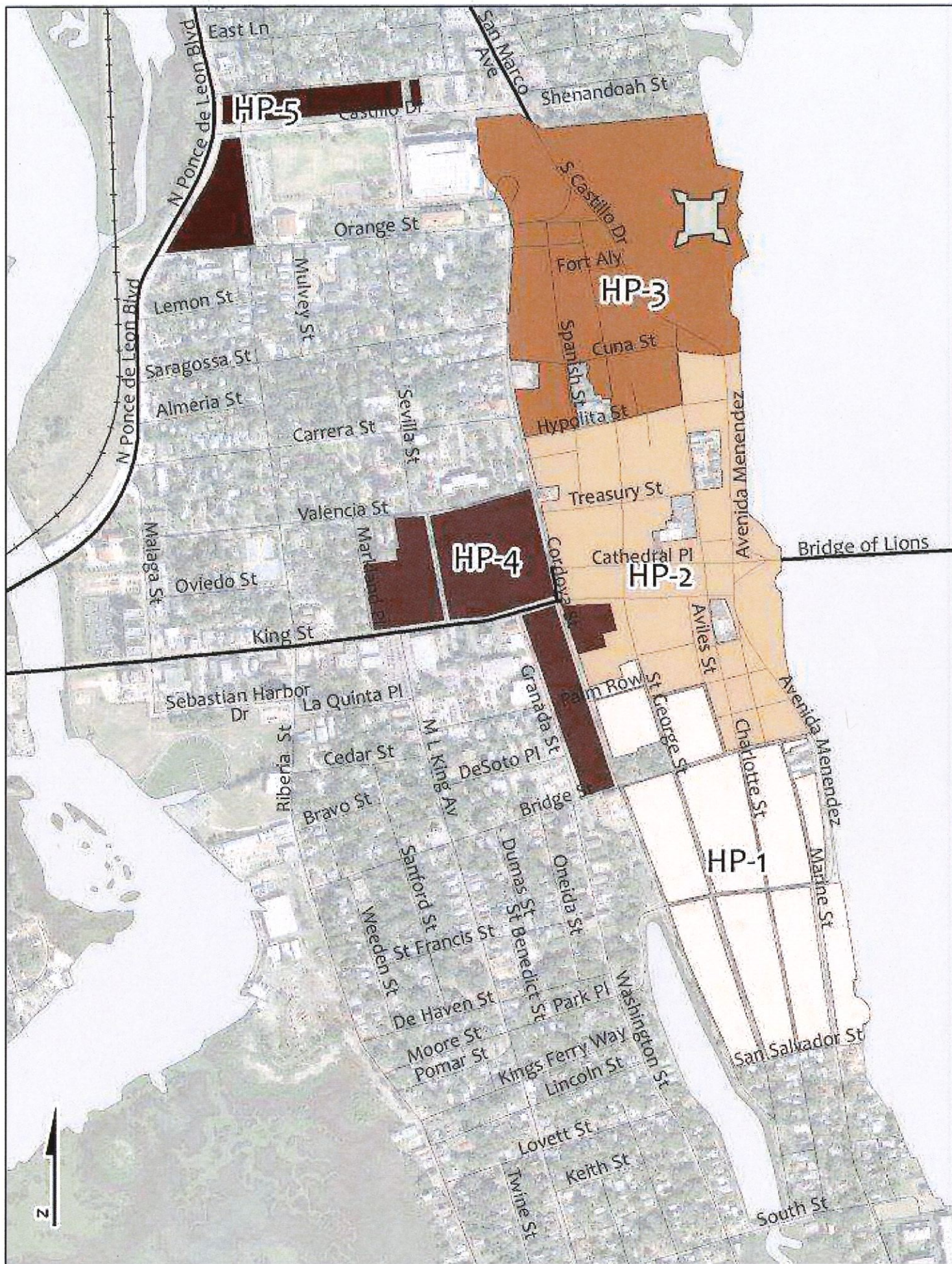
Please find attached a map of the city's historic districts, National Register Districts, and Entry Corridor Overlay areas, a memorandum to the PZB summarizing the 2023 survey response, a presentation for the City Commission and a list of relevant Goals, Objectives and Policies from the city's 2040 Comprehensive Plan.

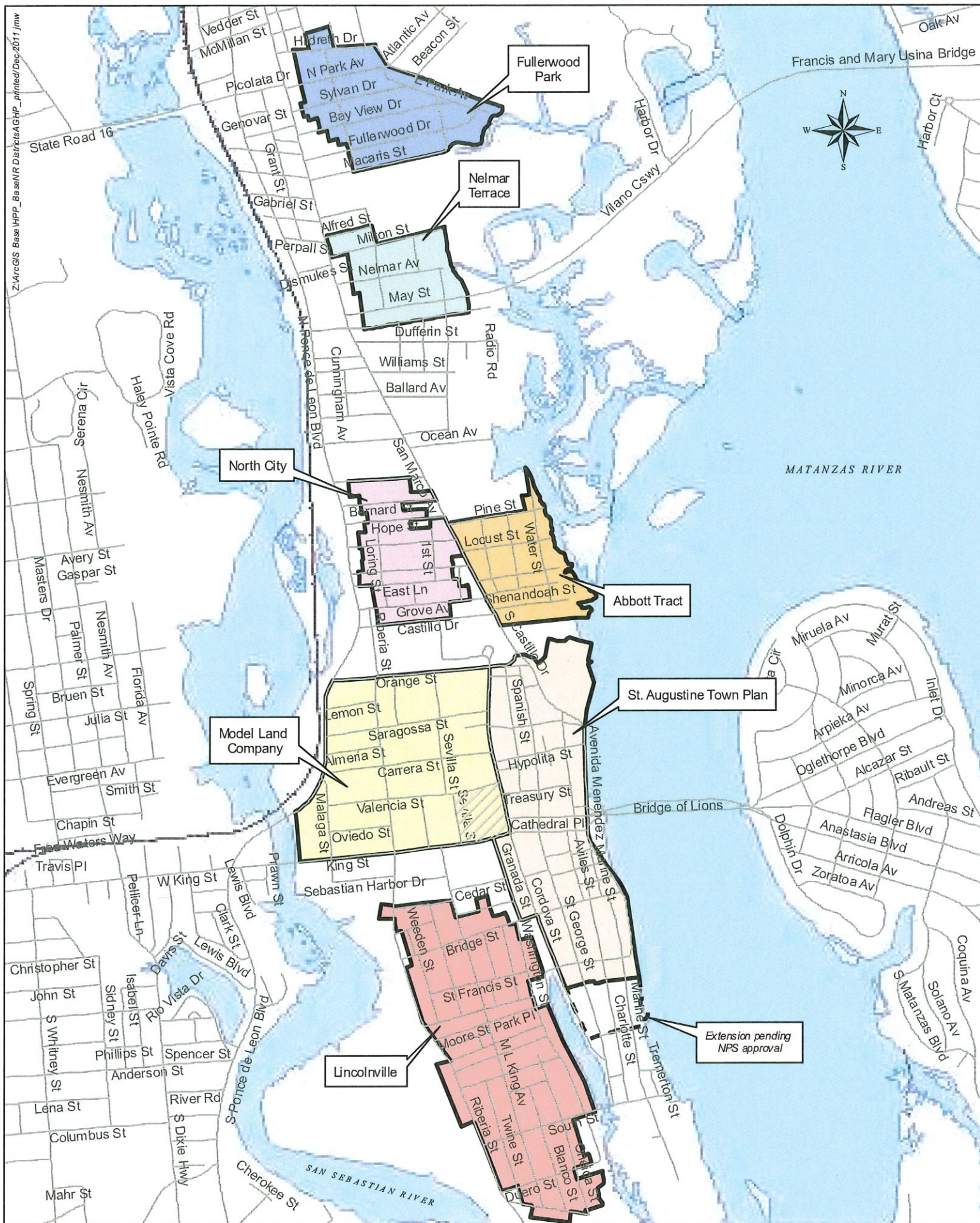
These additional maps are provided to illustrate a broader perspective and recognition of the historic nature of the city beyond the core downtown. And further, that the impacts of traffic are now felt throughout the city's historic neighborhoods and main corridors.

If you have any questions, please let me know.



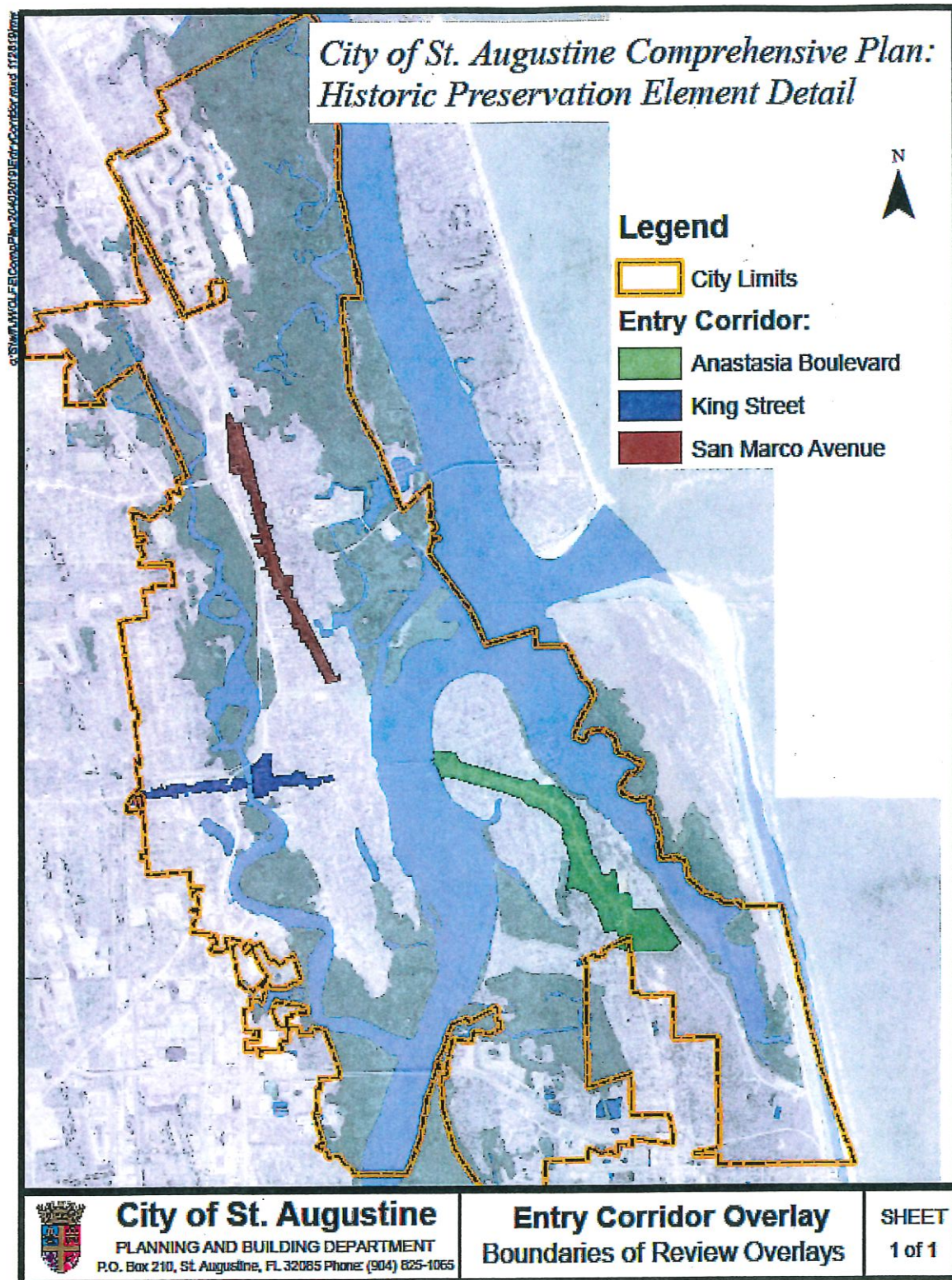
Amy McClure Skinner, AICP
Director
Planning and Building Department





St. Augustine National Register Historic Districts

Figure 7. Entry Corridor Map



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: April 25, 2023

RE: **Item 3(a)**

Presentation regarding the results of the recently conducted Parking Code Survey

This Special Meeting of the Planning and Zoning Board (PZB) provides an opportunity for the Board to discuss and eventually recommend the adoption of an Ordinance to update the city's existing parking code to be more consistent with the city's recently adopted Mobility Plan.

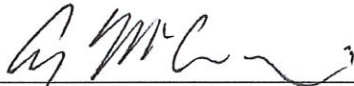
As suggested in February by the PZB the city launched a simple survey to begin the discussion on potential parking code updates and possible solutions and preferences regarding parking in the city. For all of those that took the time to participate in the survey it is greatly appreciated the insight and feedback is extremely important.

The survey was available from Monday, March 27, 2023, through Sunday, April 16, 2023. This provided three (3) weeks for people to participate, **1,954** surveys were completed.

Attached you will find the results of the survey as shown by SurveyMonkey, and all the written comments provided by the participants. The written comments are very inciteful and provide a lot of input and context regarding concerns, tolerances, and potential options.

This item provides some thoughts and feedback from the survey participants for the PZB to consider and discuss and eventually help set the direction moving forward, but also to garner public comment, and provide an opportunity for staff to respond to any questions and concerns.

Thank you for your attention to this matter. If you have any questions, please call me at (904) 209-4320 or email at askinner@citystaug.com.



Amy McClure Skinner, AICP
Director
Planning and Building Department

In summary according to the responses:

Most respondents (57%) live outside of the city limits of St. Augustine, only 43% of the respondents live within the city limits.

Of those who participated living outside of the city limits 73% live in St. Johns County.

What is lacking are:

- downtown parking lots (54%),
- parking next to small businesses (53%),
- downtown street parking (50%),
- parking garages [satellite and downtown (46%)], and
- satellite parking lots (42%).

Parking lots are not necessarily blighted, but they do contribute to congestion and could be improved with landscaping and other design improvements.

Participants ranked alternatives and indicated that they were willing to use them in the same order of preference –

- Satellite parking within walking distance to downtown (58% avg)
- Satellite parking with shuttle drop-off (50% avg)
- Satellite parking with an organized and timely circulator (47% avg)
- Riding a bike (31% avg)

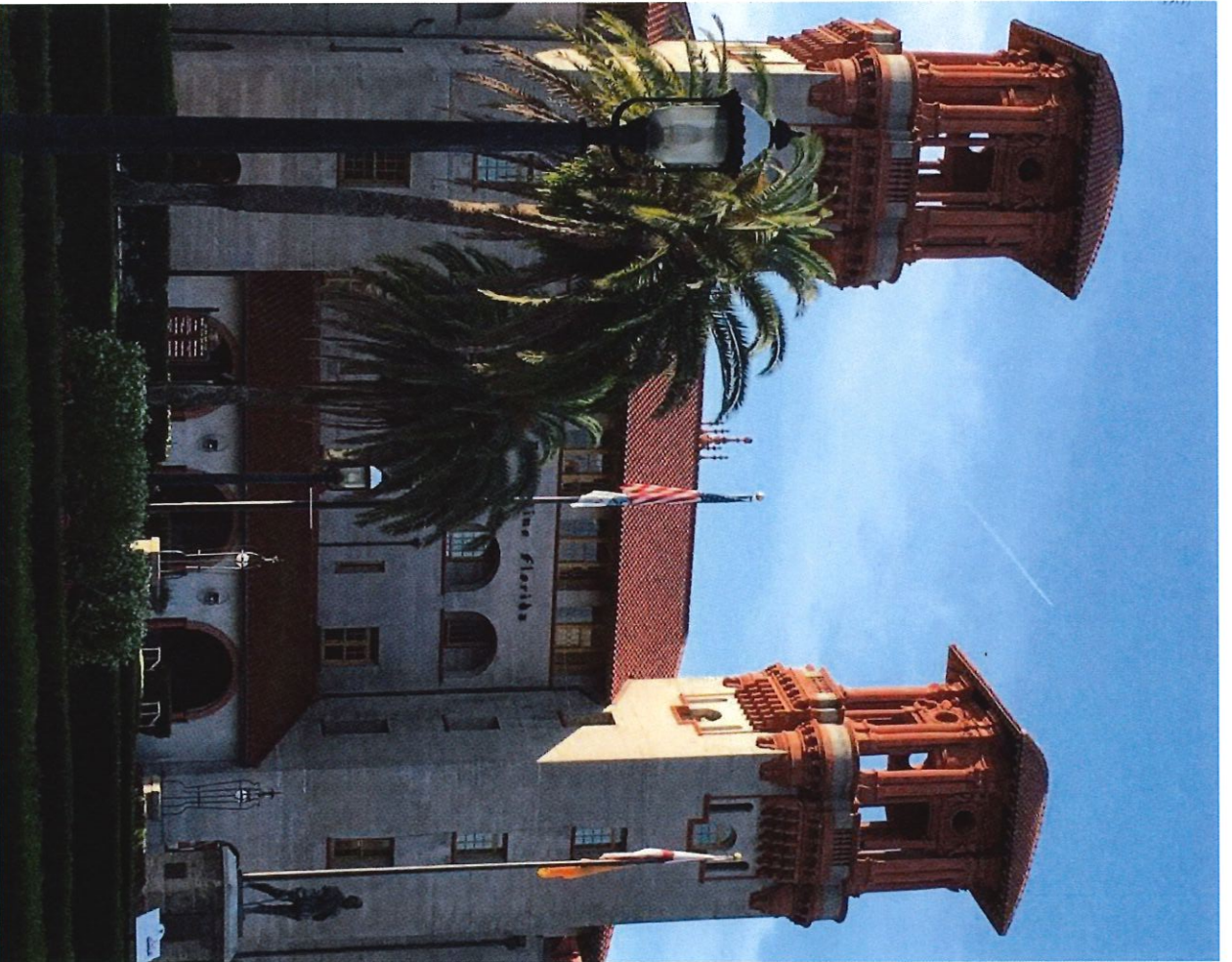
Conclusions that are consistent with the Mobility Plan:

On-street parking can be better controlled and managed to encourage timely turnover, notification, and encourage availability for ease and accessibility.

Improvements can be made to direct people to available parking.

Pedestrian improvements are a priority for walkability; and

Bicycle improvements are a priority for biking safety, accessibility, and bike parking at or near destinations.



Parking Code Update

Staff Presentation
City of St. Augustine

Meeting
January 22, 2024



CITY OF
ST. AUGUSTINE
EST. 1565

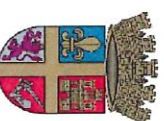
Currently in St. Augustine

- **City's Mission:** "To provide exceptional service that meets the expectations of our residents and cultivates civic engagement and proactive planning that preserves and enriches our community's character for generations to come."
- **Vision Statement:** "St. Augustine will be a diverse, livable, authentic waterfront city that builds upon its rich history and environment to create a distinctive community character founded on a healthy and vibrant economy, a diverse mix of people and experiences and a valuing of its natural assets."
- **Development:** Policies from the City's Future Land Use Element of the Comprehensive Plan prioritize infill, redevelopment and mixed-use developments.
- **Traffic:** High levels of automobile traffic and congestion negatively impact one's quality of life perception. The two main contributing factors of traffic are the design of roadways and distance between destinations.



Plans used to Achieve Goals

- **2014 Vision Plan:** The community's desire was to be vibrant and dynamic, with the top priority being livability. The lack of mobility was the single identified barrier to achieving the goal of livability. The lack of mobility warranted a holistic solution to this problem.
- **Mobility Plan:** This plan, adopted in February of 2022, takes a multimodal approach to improving mobility. By providing the freedom in being able to choose how to travel about the City, issues of traffic and vehicle congestion will be addressed.



Plans used to Achieve Goals

- **Comprehensive Plan Elements:**
 - **Future Land Use**
 - Goal 1 Natural Resources, Goal 2 Facilities and Services, Goal 3 Historic Resources, Goal 4 Hazard Planning, Goal 5 Urban Sprawl, Goal 6 Plan Implementation, Goal 8 Preserving Sense of Place, Goal 9 Economic Development
 - **Transportation and Mobility**
 - Goal 1 Transportation, Goal 2 Mobility, Goal 3 Mobility Planning
 - **Housing**
 - Goal 1 Housing Supply, Goal 2 Housing Demand, Goal 3 Historic Preservation
 - **Conservation and Coastal Management**
 - Overall Goal and Coastal Management Goal
 - **Historic Preservation**
 - Goal 3 Preserving Historic Structures, Goal 5 Preserving Community Character, Goal 6 Economic Incentives, Goal 10 Balance



Updating the Code as a Strategy

- **1975:** Introduction of the contemporary zoning ordinance which introduced the requirement of off-street automobile parking provisions.
- **1988:** Last update to the code not only modified ratios of different uses but also introduced new uses and requirements.
- **1995:** Vision Plan which had a recommendation to solve how to bring travelers “to and not through” the historic downtown.
- **2014:** Vision Plan that called for parking solutions, alternative means of transportation, creative use of existing assets, and accessibility.
- **2022:** Current parking code is not only dated but also actively discourages compact, mixed-use development and exacerbates affordability issues for those most vulnerable.
- **2023:** Update Efforts include five (5) Planning and Zoning Board meetings as well as a public survey which returned over 1,900 responses.
- **2024:** An updated draft code, which has a positive recommendation from the Planning and Zoning Board will be presented to the City Commission in February. This draft code includes updated ratios, modifications to shared parking regulations, multimodal considerations, and the introduction of neighborhood development standards for specific areas.



Questions?



Comprehensive Plan Cited

FLUE Goal 1 Natural Resources

Preserve and protect the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment.

FLUE Policy 1.1.9

All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

FLUE Policy 1.2.1

The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- Limitations on development density and intensity;
- Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site; Limitations on building coverage or impervious surface coverage;
- Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts;
- Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources;
- Minimize land use conflicts;
- Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and
- Reduce natural hazard risks to life and property.

FLUE Goal 2 Facilities and Services

Maintain City facilities and services by providing established levels of service for development.

FLUE Policy 2.1.3

The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.

FLUE Policy 2.2.1

The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.

FLUE Goal 3 Historic Resources

Promote St. Augustine's distinct character and authenticity by preserving and protecting the City's historic resources including cultural and archaeological resources including identification of new resources and to encourage public and private preservation efforts in the City.

FLUE Objective 3.2

The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable.

FLUE Policy 3.2.6

The City shall encourage economic development in all areas within the city limits by establishing standards in the LDC to:

- Provide a variety of uses in close proximity;
- Increase activity and community involvement;
- Create a pleasant ambiance through design standards and scale; and,
- Improve mobility for alternative modes of transportation and pedestrians.

FLUE Policy 3.2.9

The City shall support and encourage multimodal forms of transportation in and through the city including the use of a water taxi, circulators and other forms of mobility consistent with the City's mobility plan.

FLUE Goal 4 Hazard Planning

Coordinate evacuation and mitigation planning with appropriate federal, state and local agencies.

FLUE Objective 4.3

The City will assess its land development code to ensure that it recognizes the adverse impacts of sea level rise and as rainfall and storm patterns intensify.

FLUE Goal 5 Urban Sprawl

Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.

FLU Objective 5.1

The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximizes efficiency.

FLUE Objective 5.2

New development in the City shall encourage principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl.

FLUE Policy 5.2.1

Mixed use developments shall provide pedestrian-friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).

FLUE Policy 5.2.2

New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, and other forms of mobility and walking as daily transportation; connectivity; and a land use mix that demonstrates reduced dependence on vehicles.

FLUE Policy 5.2.3

New Development in commercial and mixed-use areas is encouraged to provide a mix of pedestrian scale commercial activities, shops, offices, apartments, multi-family units and homes on site and provide mixed-uses within neighborhoods, within blocks and within buildings.

FLUE Policy 5.4.2

Mixed-use, infill and redevelopment will be encouraged to potentially reduce greenhouse gases. The effectiveness will be evaluated as baseline data becomes available.

FLUE Objective 5.5

The City has established three (3) forms of energy conservation/greenhouse gas reduction strategies: carbon sequestration, preserving the environment, and alternative transportation and mobility improvements.

FLUE Policy 5.5.2

The City's mobility plan encourages alternative forms of transportation including public, and other lower emissions forms of mobility by encouraging the development of bicycle and pedestrian ways.

FLUE Policy 5.5.3

The City's infill, mixed-use and redevelopment policies will increase densities, proximity and diversity of land uses in an effort to encourage efficient land use patterns and reduce greenhouse gases.

FLUE Goal 6 Plan Implementation

Create a regulatory system which supports the desired land use pattern.

FLUE Objective 6.1

Future growth and development will be managed through the preparation, adoption, implementation and enforcement of the land development code.

FLUE Policy 6.1.1

The City shall maintain land use and development regulations to address issues identified in this and other plan element goals, objectives and policies.

FLUE Policy 6.1.8

The implementation of the future land use plan by the City through the adoption of the City's Comprehensive Plan Map Series and subsequent Land Development Code intends to encourage an efficient, viable and sustainable land use pattern within the City of St. Augustine.

FLUE Goal 8 Preserving Sense of Place

The City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas, as well as, protect its natural, environmentally

sensitive marsh and riverine environs, and significant tree canopy to preserve its sense of place that promotes the city's authentic character.

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

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

FLUE Objective 8.1

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

FLUE Policy 8.1.1

Promote the community vision through adoption of an updated comprehensive plan, and its elements, and subsequent update to the land development code.

FLUE Policy 8.1.2

Continue to support design standards that define authentic characteristics and promote better development for Anastasia Boulevard, San Marco Avenue, King Street including West King Street to the city limits, and potentially West Castillo Drive, US Highway 1, SR 16, SR 207, Masters Drive, South Dixie Highway and May Street.

FLUE Policy 8.1.3

Develop protection mechanisms to protect the historic skyline, view sheds and view corridors, and character defining features that make St. Augustine unique.

FLUE Policy 8.1.4

Develop mitigation measures that protect the city from the impacts of tourism and growth in St. Johns County that threaten to overwhelm the historic nature and charm of the City.

FLUE Goal 9 Economic Development

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

FLUE Policy 9.1.1

The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage a diverse economy that supports the local market within the City and surrounding area.

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

FLUE Policy 9.1.2

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

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

H Goal 1 Housing Supply

Encourage and promote quality housing through new construction, maintenance, rehabilitation and preservation of safe and sanitary housing for the present and future residents of the city.

H Policy 1.1.4

The city shall promote mixed-use developments that include provisions for a wide variety of housing types and prices in close proximity to support facilities.

H Policy 1.4.3

The city's land development code shall encourage that mixed use projects include affordable housing, and that other affordable housing projects are located with access to a collector roadway and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes and transit stops and amenities, where feasible:

- Employment centers;
- Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and
- Public parks, recreation areas, and/or open space.

H Policy 1.7.1

The city shall encourage the development of facilities, which would allow residents to age-inplace and transition from single-family residential structures to assisted living and then to a nursing home within the same development site. This can be provided through a variety of potential mechanisms including, but not limited to, the following:

- Expedited plan review;
- Density bonuses;
- Specify Continuum of Care Facilities as an allowable use within multi-family, mixed use, and commercial low districts;
- Provide for innovative development standards in the land development code; and
- Other regulations intended to reduce building and development costs.

H Goal 2 Housing Demand

Promote and assist in the provision of an ample housing supply, with a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

H Policy 2.1.2

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

H Policy 2.2.3

To encourage workforce housing, the city should consider exempting workforce housing units from mobility fees related to vehicles and parking requirement reductions in the land development code.

H Policy 2.2

The City shall promote energy conservation by supporting compact neighborhood design with alternative transportation systems consistent with the City's Mobility Plan.

H Goal 3 Historic Preservation

Encourage and promote quality housing through maintenance, rehabilitation and preservation of historic properties and neighborhood character.

H Policy 3.2.1

The city shall continue to support compatible infill development in existing neighborhoods.

Overall Conservation and Coastal Management Goal

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

CCM Policy 1.1.3

The City shall promote the reduction of fossil fuel emissions by considering adoption of the following concepts:

- a. Encourage developments such as infill, redevelopment, clustered and mixed-use developments;
- b. Require vegetative and landscape buffers, and where appropriate, street trees along transportation corridors to buffer land uses;
- c. Encourage non-motorized, and alternative forms of transportation by establishing and maintaining a multi-modal Mobility Plan including bicycle paths, trails, sidewalks and pedestrian ways, and alternative forms of transportation where feasible; and
- d. Establish policies that promote interconnectivity via safe pedestrian crossings, bicycle and walkable complete streets, including encouraging grid patterns, multiuse paths and trails in existing and new development.

CCM Policy 1.14.5

The City's land development regulations shall encourage all new development to be designed in accordance with the limitations of the natural environment and the conservation of water resources including the use of infill, redevelopment, clustered development, attached dwelling units and other innovative land development techniques to decrease water use. These techniques may include, but not be limited to the following:

- a. preservation of native vegetation on site;
- b. use of xeriscaping and/or drought resistant plant materials (including preservation of existing native vegetation) for new development and redevelopment;
- c. limitation of the amount of impervious surface (such as paving and parking areas);
- d. using shallow wells or recycling for irrigation purposes;
- e. use of water saving devices and plumbing fixtures including encouraging retrofitting of water saving devices and ultra-low flow fixtures within existing structures;
- f. implementation of water loss prevention programs;
- g. encourage the use of lower quality sources of water first including recycled water and stormwater, if feasible;
- h. maintain a base rate for water usage, as well as, a conservation billing rate structure; and,
- i. developing other innovative techniques that create incentives to conserve.

CCM Objective 1.15

The City shall increase its efforts toward sustainable development by developing strategies to reduce greenhouse gas (GHGs) emissions and to implement energy-efficiency measures, where feasible.

CCM Policy 1.15.5

The City will encourage redevelopment throughout the city to retrofit buildings to be more energy efficient, and to encourage new development and infill development to be compact and walkable, as per the future land use plan, goals, objectives and policies and future land use map series.

Coastal Management Goal

To prevent loss of life and damage to property in the coastal areas from the effects of natural disasters, including sea level rise and intense rain events, while encouraging appropriate public access to and use of coastal areas.

CCM Objective 2.4

Protect coastal wetlands, coastal barriers, estuaries, tidal marshes, wildlife habitat, marine habitat and living marine resources. The City will continue to enforce all City development regulations related to development in or adjacent to environmentally sensitive areas.

CCM Policy 2.4.6

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

CCM Policy 2.5.1

When reviewing development proposals for public or private development, the City shall take into account the following strategies:

- a. When planning for a larger parcel or contiguous smaller parcels, emphasize a compact, clustered development pattern over a sprawling one;
- b. Preserve water body and riverine green edges in order to conserve an upland buffer that links the water to larger habitat areas;
- c. Where possible do not subdivide properties in a manner that creates multiple lots to the water's edge; instead, maintain a common community shoreline corridor with an upland component that links to larger habitat areas;
- d. Preserve native vegetation and habitat types;
- e. Preserve forested areas, the understory and native soil associations; and
- f. Avoid activities that dehydrate landscape features or alter the seasonal water flows or duration of inundation to wetlands, hammocks or water bodies.

CCM Policy 2.16.11

The City shall utilize tools, site development techniques and strategies for development or redevelopment within any Adaptation Action Area, including but not limited to the following in order to mitigate flooding and effects of sea level rise and storm surge to protect property:

1. Green street techniques to divert, capture or absorb water in a way to reduce flood impacts on private property, including, but not limited to street trees, landscaped areas and vegetative curb extensions, bioswales, vernacular streetscapes, and roadway redesign;
2. Hybrid stormwater master plan to integrate a combination of green and gray infrastructure, including but not limited to bioretention, increasing pipe capacity, stormwater parks, rain garden/bioswales, pumps, and water flow diversion strategies;
3. Underground utilities in vulnerable and feasible areas;
4. Assess parking standards and redesign parking lots with greater water capture techniques;
5. Comprehensive planning;
6. Land development regulations;

7. Increases of setback lines;
8. Natural shoreline restoration;
9. Permeable pavement;
10. Dry and wet flood proofing of structures; and
11. Green/open space.

CCM Policy 2.16.13

Development and redevelopment in the City shall utilize strategies, site development techniques, engineering solutions, and best practices to reduce the flood risk and losses due to flooding in the City, including but not limited to:

1. Green street techniques to divert, capture or absorb water in a way to reduce flood impacts on private property, including, but not limited to street trees, landscaped areas and vegetative curb extensions, bioswales, vernacular streetscapes, and roadway redesign;
2. Hybrid stormwater master plan to integrate a combination of green and gray infrastructure, including but not limited to bioretention, increasing pipe capacity, stormwater parks, rain garden/bioswales, pumps, and water flow diversion strategies;
3. Underground utilities in vulnerable and feasible areas;
4. Assess parking standards and redesign parking lots with greater water capture techniques;
5. Comprehensive planning;
6. Land development regulations;
7. Increases of setback lines;
8. Natural shoreline restoration;
9. Permeable pavement;
10. Dry and wet flood proofing of structures; and
11. Green/open space.

TME Goal 1 Transportation

To maintain a coordinated multimodal transportation system which provides for the safe, efficient, and economical movement of people, goods, and services, which is consistent with the Future Land Use Plan, recognizes the impact resulting from sea level rise and higher, more intense rainfall, conserves energy, and protects the City's natural, cultural, and historical resources.

TME Objective 1.1

The City shall provide a safe, convenient and efficient motorized and nonmotorized transportation system. (Adopted June 2011 Ord. #2011-02)

TME Policy 1.1.1

The city may, as appropriate, encourage and incorporate policies as part of its transportation and mobility planning including, but not limited to the following:

- Transportation demand management programs;
- Transportation systems management programs;
- Revised parking standards and regulations;
- Transit services that may include community circulators, buses, autonomous transit vehicles and rail;
- Community bike share programs;
- Alternative vehicle shared-use paths for low speed vehicle types;
- Parking facilities, that also safely and conveniently accommodate pedestrian, bicycle, and transit accessibility and connectivity;
- “Complete streets” policies that consider all users of the transportation system by providing choices to make walking, bicycling, and riding transit, convenient, safe and attractive;
- Transit and pedestrian-oriented site design standards and regulations; and,
- Pedestrian, bicycle, and transit facility amenities and enhancements, such as landscaped and shaded routes and shelters

TME Policy 1.3.3

The City shall continue to discourage urban sprawl and encourage efficient, compact, infill and redevelopment within the existing “urban” area of the city including existing commercial corridors.

TME Policy 1.3.4

The City recognizes that certain roadway corridors will be congested, and that congestion will be addressed by means other than solely considering adding capacity for single occupant automobiles.

TME Policy 1.3.6

The City may require new development and redevelopment to support alternative modes of transportation through such measures including, but not limited to, the provision of sidewalks, bikeways, transit stops or other facilities that support alternative modes of transportation, such as parking management systems and park-and-ride facilities.

TME Policy 1.3.7

The City may require developers of commercial property to provide for convenient and safe access to bicyclists and pedestrians and may provide a secure location for the storage of bicycles on-site.

TME Policy 1.3.8

The City shall revise its Land Development Code to ensure consistency with the policies contained in this Plan. Development review will ensure predictable evaluation criteria for assessing site plan design.

TME Policy 1.3.9

The City shall ensure that all new development and redevelopment is designed and required to: safely promote increased walking, bicycling, low speed alternative vehicles and a circulator or community transit use while reducing vehicle trip lengths and vehicle miles of travel, as outlined in the Future Land Use and Transportation and Mobility Elements of the Comprehensive Plan. This will also be implemented in the Land Development Code, and potentially funded through either collection of fees or improvements to the multi-modal transportation system that further the achievement of multi-modal performance measures established by the City's Mobility Plan.

TME Policy 1.4.4

Appropriate conservation, arboricultural, and horticultural standards shall be used in the design, construction, and maintenance of transportation facilities in order to promote energy conservation, reduce heat-island effect, enhance the creation of corridors by connecting habitats, and providing the safe passage of wildlife, and improve scenic quality consistent with the Conservation and Coastal Management Element and the Recreation and Open Space Element of this Comprehensive Plan.

TME Policy 1.4.8

Future development or redevelopment shall make provisions for safe, convenient on-site traffic flow, adequate parking shall be provided and designed so as not to be a detriment to pedestrian, bicycle and circulator or transit access.

TME Objective 1.6

The City recognizes that the use of gasoline creates a large portion of the greenhouse gas emissions and shall incorporate transportation strategies to address the reduction of these greenhouse gas emissions. The City shall identify and pursue strategies to reduce the vehicle miles traveled.

- A) Establish locations for compact mixed-use development.
- B) Increase opportunities for job creation proximate to higher density residential.
- C) Facilitate future opportunities for transit-oriented developments.
- D) The City shall encourage existing and new developments to be connected by roadways, bikeways, and pedestrian systems that encourage travel between neighborhoods and access

to transit without requiring use of the major thoroughfare system. (Adopted June 2011 Ord. #201102)

TME Goal 2 Mobility

Establish a coordinated multimodal transportation system that provides mobility for pedestrians, bicyclists, circulator and transit users, motorized vehicle users, rail and trail users, and is sensitive to the City of St. Augustine's natural, cultural, and historical resources.

TME Goal 3 Mobility Planning

To enhance the quality of life for City residents and reduce congestion by (1) making it safer and more convenient for people to walk and bicycle, (2) creating a park once environment within the multimodal district for longer duration visits, and (3) developing innovative parking management strategies that improve access to local businesses and reduce the impact of non-city resident traffic on residential streets.

TME Policy 3.1.1

The City will promote an interconnected, multimodal transportation system that transitions from a system focused on quickly moving motor vehicles toward a system that emphasizes the movement of people of all ages and abilities, whether those people choose to walk, bicycle, ride transit, drive a motor vehicle or use a new transportation mobility technology.

TME Policy 3.1.17

The City shall require all comprehensive plan amendments, rezonings, final development engineering plans and changes of land uses evaluate the impacts to and opportunities to coordinate with the Mobility Plan, Complete Street, safety, and parking management multimodal projects.

TME Policy 3.1.21

A Mobility Fee is one source of revenue to fund the projects identified in the Mobility Plan. Gas, property and sales tax, CRA, County, State and Federal grants and funds, special assessments, higher education student fees, user fees, private party contributions, and parking revenues are all additional sources of revenue that are available to fund projects identified in the Mobility Plan. The City should consider opportunities to combine revenue sources, to the extent permissible, to advance the Mobility Plan, Complete Street, safety and parking management multimodal projects.

TME Policy 3.1.24

The Mobility Fee may include provisions to encourage and incentivize new development, infill and redevelopment within the multimodal district and targeted areas of the City. The Mobility Fee may also include provisions to encourage affordable, workforce housing, mixed-use, multimodal supportive development and desired land uses that increase employment and attract economic development consistent with Florida Statutes.

TME Objective 3.3

The City will seek to improve the safety of the multimodal transportation system and reduce the number of traffic fatalities and severe injuries for all users of the transportation system on City streets, and County and State Roads within the City by 2040.

TME Objective 3.4

The City shall develop parking management strategies in the Land Development Code (LDC) that encourages park once environments, protect residential neighborhoods and provides sufficient on-site parking and maneuvering to meet the travel demands of the land-use for which the on-site parking is provided.

TME Policy 3.4.1

The City will establish parking requirements for new development and redevelopment based on industry standards and the latest edition of the Institute of Transportation Engineers Trip Generation Manual.

TME Policy 3.4.2

The City will establish policies that allow for a private development to conduct a shared parking plan and program for mixed-use development and redevelopment.

TME Policy 3.4.3

The City shall encourage on-street parking on residential streets, collectors and arterials, where adequate right-of-way exists, to slow down traffic, provide greater separation between sidewalks and travel lanes, encourage infill and redevelopment, and accommodate new growth.

TME Policy 3.4.4

The City shall continue to acquire and require smaller emergency vehicles and sanitation vehicles to service residential neighborhoods to better navigate neighborhood streets with on street parking on one or both sides of the street.

TME Policy 3.4.5

The City shall establish a program that permits a development to make a payment to in-lieu-of fee to the City instead of providing on-site parking once parking garages have been constructed that provide adequate parking to accommodate a fee in-lieu of program.

TME Policy 3.4.6

The City shall establish policies in the Land Development Code that encourage park once environments within the multimodal district and mixed-use developments.

TME Policy 3.4.8

The City shall establish landscape requirements and green infrastructure requirements to address heat island impacts and stormwater run-off for private developments that construct parking lots that serve an attraction or a transit or tram service or for lease or fee payment parking.

TME Policy 3.4.9

The City shall establish access, design, circulation, landscape, buffering, screening, lighting, pavement, pervious pavement, and stormwater management design standards. The standards shall allow for innovations such as tandem parking, podium parking, compact parking and efficient drive aisle width requirements.

TME Policy 3.4.10

The City shall establish bicycle parking requirements for development and redevelopment. The City shall consider establishing scooter, moped and motorcycle parking requirements. The City may consider allowances for parking reductions for developments that provide bicycle, scooter and car sharing programs.

TME Policy 3.4.11

The City shall consider establishing drop-off, pick-up and loading requirements for deliveries, ride hailing services, shared mobility services and transit.

TME Policy 3.4.15

The City shall consider the development of mobility hubs that help create park once environments and provide shared parking spaces for a variety of land uses that may not have available land to provide on-site parking to encourage infill, redevelopment and increased residential densities. Mobility hubs also serve as locations to provide pick-up and drop-off locations for transit, carpool and ride-hailing services and centralized areas to provide shared mobility programs such as car sharing, bicycles, electric bicycles and electric scooters. The City will evaluate multiple funding sources including the leasing of spaces by private development, federal and state grants, CRA funds, mobility fees and fees assessed on shared mobility programs.

HP Goal 3 Preserving Historic Structures

Preserve and protect the historic and authentic character of St. Augustine to minimize the demolition of older, historic buildings and structures.

HP Goal 5 Preserving Community Character

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

HP Objective 5.2

Encourage the preservation and protection of the overall character of older and historic areas by maintaining visual continuity along streetscapes and scenic vistas.

HP Objective 5.4

Integrate preservation into the commercial thoroughfares and nodes which already includes King Street, San Marco Avenue and Anastasia Boulevard as important commercial and transportation thoroughfares through the city identified in the Design Standards.

HP Goal 6 Economic Incentives

Provide financial tools and economic incentives to encourage more voluntary participation in preservation and rehabilitation of cultural resources.

HP Policy 6.2.1

Reducing development and permit fees is an incentive that should be considered to encourage redevelopment of distressed historic properties or to simply reward compatible rehabilitation work. A fund may need to be established to offset building permit fees for projects that take advantage of the city's financial incentive programs.

HP Policy 6.2.3

Any new incentives should be focused to address specific areas so that they serve to generate private growth and investment in the surrounding area in a manner that fits the larger planning goals of the city.

HP Goal 10 Balance

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

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: January 9, 2024

RE: **Petition for Voluntary Annexation and Pre-Annexation Agreement for three (3) Parcels of Land including the Fish Island Marina and Adjacent Marsh Pieces North of West Marina Cove Drive – Commonly known as 650 SR 312**

Please place the attached Petition for Voluntary Annexation and Pre-Annexation Agreement on the January 22, 2024, City Commission Agenda under Staff Reports and Presentations.

The property in total is approximately 18.95 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its north, east, west and south boundaries depending on the parcel (See attached map). The owner(s) of the property are petitioning to annex. It is our understanding that the owners plan to redevelop the property at 650 SR 312 as a residential project within the city.

The parcels included are:	#1622010000	7.94 acres	650 SR 312
	#1622000000	6.36 acres	Marsh SR 312
	#1622050000	<u>4.65 acres</u>	Marsh Pelican Reef Dr
		18.95 acres total	

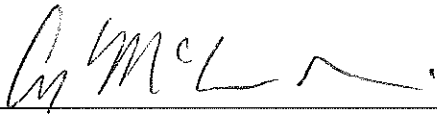
St. Johns County has assigned the Conservation future land use designation to all of the properties. The county zoning district for 650 SR 312 is Commercial Highway Tourist (CHT). The county zoning district for the two (2) marsh properties is Open Rural (OR). These parcels are the last three (3) parcels remaining in St. Johns County in this area north of SR 312.

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(s) 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.

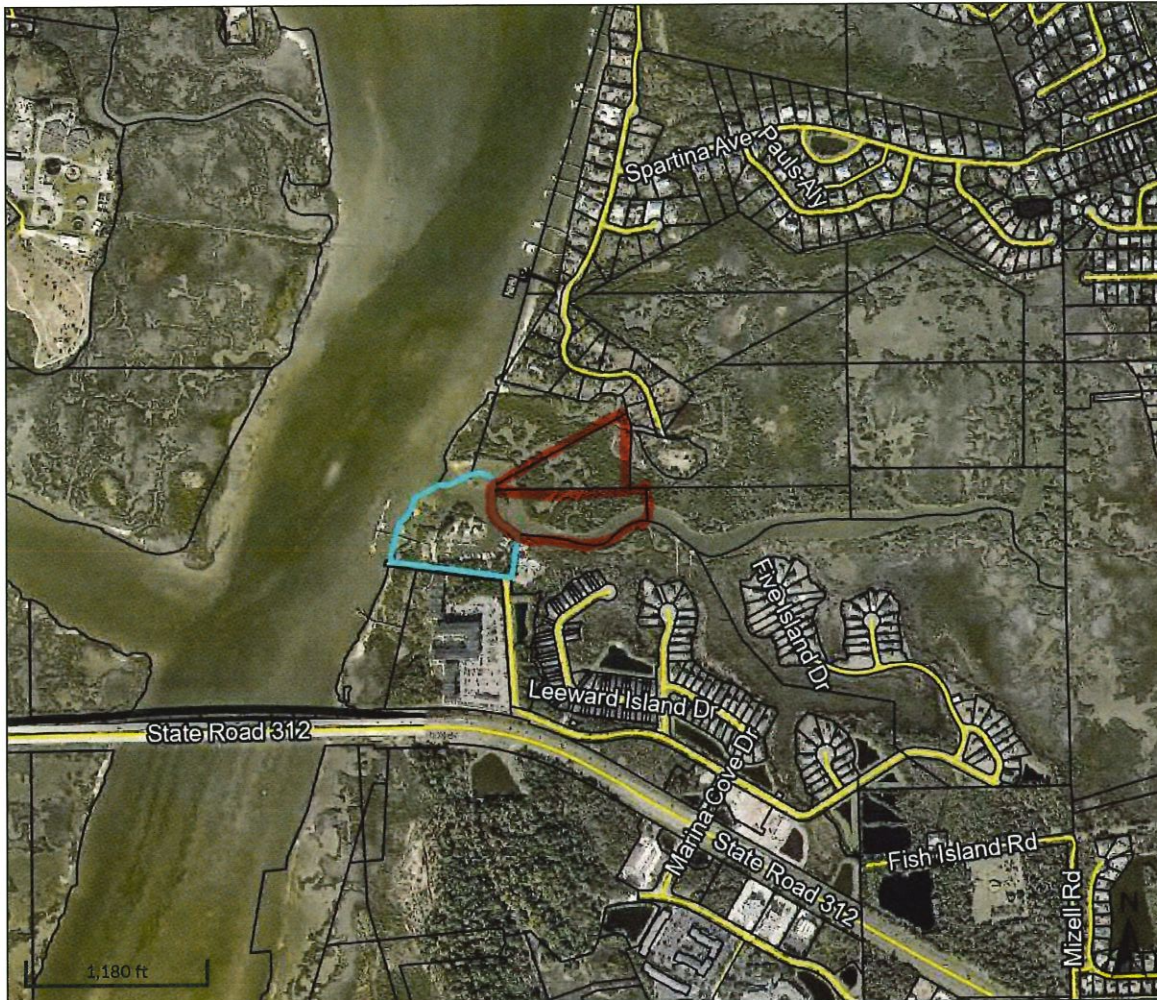
Staff would suggest a city future land use of Residential Medium Density and a compatible zoning designation of Residential General-One (RG-1) for the upland property at 650 SR 312 and Open Land land use with the compatible Open Land (OL) zoning district for the two (2) marsh parcels, which is consistent with the surrounding areas already within the city.

City staff will review the legal descriptions to confirm that they are complete. Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff requested that an economic analysis be completed by the applicant and submitted to the city prior to any scheduled City Commission review. The applicant has submitted the analysis, and it is attached for your information.

If you have any questions, please let me know.

A handwritten signature in black ink, appearing to read 'A McClure', written over a horizontal line.

Amy McClure Skinner, AICP
Director
Planning and Building Department



Overview



Legend

□ Parcels

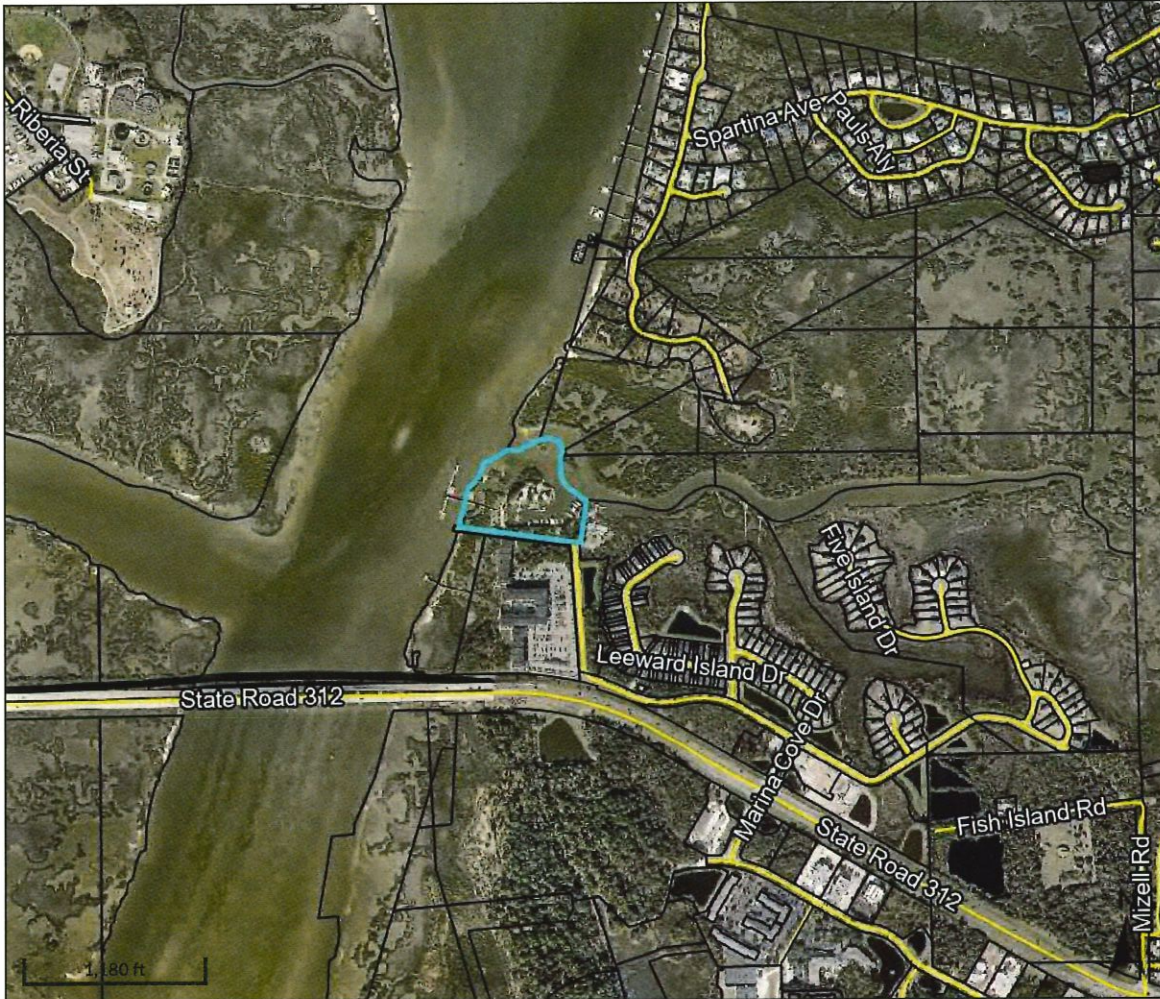
Parcel ID	1622010000	Physical Address	650 STATE ROAD 312	Building Value	\$40,725	Last 2 Sales			
Property Class	2000 - Transit Terminals	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$40,216	Date	Price	Reason	Qual
Taxing District	St Augustine Beach Area	Address	FISH ISLAND MARINA			1/1/1977	\$100000	11	U
Acres	7.94		INC			1/1/1977	\$75000	11	U
			PO BOX 3186	Total Land Value	\$264,048				
			SAINT AUGUSTINE FL	Just Value	\$344,989				
			32085-3186	Total	N/A				
				Deferred Assessed Value	\$344,989				
				Total	N/A				
				Exemptions					
				Taxable Value	\$344,989				

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: 7/13/2023

Last Data Uploaded: 7/12/2023 11:44:14 PM

Developed by  Schneider
GEOSPATIAL



Overview



Legend

□ Parcels

Parcel ID	1622010000	Physical Address	650 STATE ROAD 312	Building Value	\$40,725	Last 2 Sales			
Property Class	2000 - Transit Terminals	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$40,216	Date	Price	Reason	Qual
Taxing District	St Augustine Beach Area	Address	FISH ISLAND MARINA INC	Total Land Value	\$264,048	1/1/1977	\$100000	11	U
Acres	7.94		PO BOX 3186	Just Value	\$344,989	1/1/1977	\$75000	11	U
			SAINT AUGUSTINE FL	Total	N/A				
			32085-3186	Deferred Assessed Value	\$344,989				
				Total	N/A				
				Exemptions					
				Taxable Value	\$344,989				

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: 7/12/2023

Last Data Uploaded: 7/11/2023 11:40:38 PM

Developed by  Schneider
GEOSPATIAL



Overview



Legend

□ Parcels

Parcel ID	1622010000	Physical Address	650 STATE ROAD 312	Building Value	\$40,725	Last 2 Sales			
Property Class	2000 - Transit Terminals	Mailing Address	SAINT AUGUSTINE FISH ISLAND MARINA INC	Extra Feature Value	\$40,216	Date	Price	Reason	Qual
Taxing District	St Augustine Beach Area Outside City Limits	Address	PO BOX 3186 SAINT AUGUSTINE FL 32085-3186	Total Land Value	\$264,048	1/1/1977	\$100000	11	U
Acres	7.94			Just Value	\$344,989	1/1/1977	\$75000	11	U
				Total	N/A				
				Deferred Assessed Value	\$344,989				
				Total	N/A				
				Exemptions					
				Taxable Value	\$344,989				

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: 7/12/2023

Last Data Uploaded: 7/11/2023 11:40:38 PM

Developed by  Schneider
GEOSPATIAL

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	1622010000
Location Address	650 STATE ROAD 312 SAINT AUGUSTINE 32080-0000
Neighborhood	Anastasia Island (COM) (2650.01)
Tax Description*	2-1 PT OF GL 2 600FT ON MATANZAS RIVER OR349/407 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Transit Terminals (2000)
Subdivision	N/A
Sec/Twp/Rng	29-7-30
District	St Augustine Beach Area Outside City Limits (District 550)
Millage Rate	12.8576
Acreage	7.940
Homestead	N

Owner Information

Owner Name	Fish Island Marina Inc 100%
Mailing Address	PO BOX 3186 SAINT AUGUSTINE, FL 32085-3186

Map



Valuation Information

	2023
Building Value	\$40,725
Extra Features Value	\$40,216
Total Land Value	\$264,048
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$344,989
Total Deferred	\$0
Assessed Value	\$344,989
Total Exemptions	\$0
Taxable Value	\$344,989

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	\$34,948	\$71,873	\$238,698	\$0	\$0	\$345,519	\$345,519	\$0	\$345,519
2021	\$15,133	\$71,873	\$238,698	\$0	\$0	\$325,704	\$325,704	\$0	\$325,704
2020	\$15,546	\$71,873	\$238,698	\$0	\$0	\$326,117	\$326,117	\$0	\$326,117
2019	\$23,765	\$70,235	\$238,698	\$0	\$0	\$332,698	\$332,698	\$0	\$332,698
2018	\$24,494	\$70,235	\$238,698	\$0	\$0	\$333,427	\$333,427	\$0	\$333,427
2017	\$24,921	\$47,892	\$238,698	\$0	\$0	\$311,511	\$311,511	\$0	\$311,511
2016	\$25,678	\$47,892	\$238,698	\$0	\$0	\$312,268	\$312,268	\$0	\$312,268
2015	\$26,462	\$47,892	\$238,698	\$0	\$0	\$313,052	\$313,052	\$0	\$313,052
2014	\$28,519	\$47,681	\$238,698	\$0	\$0	\$314,898	\$314,898	\$0	\$314,898
2013	\$29,128	\$47,681	\$238,698	\$0	\$0	\$315,507	\$315,507	\$0	\$315,507
2012	\$29,922	\$47,681	\$238,698	\$0	\$0	\$316,301	\$316,301	\$0	\$316,301
2011	\$30,766	\$47,681	\$264,948	\$0	\$0	\$343,395	\$343,395	\$0	\$343,395
2010	\$31,375	\$47,681	\$352,448	\$0	\$0	\$431,504	\$431,504	\$0	\$431,504

Building Information

Building	1	Roof Cover	Modular Metal
Year Built	1979	Roof Structure	Wood Truss
Actual Area	840	Interior Flooring	Pine Wood
Conditioned Area	400	Interior Wall	Minimum
Use	Office Class C	Heating Type	Forced Air
Style	04	Air Conditioning	Window
Class	N	Bedrooms	
Exterior Wall	Wood	Baths	

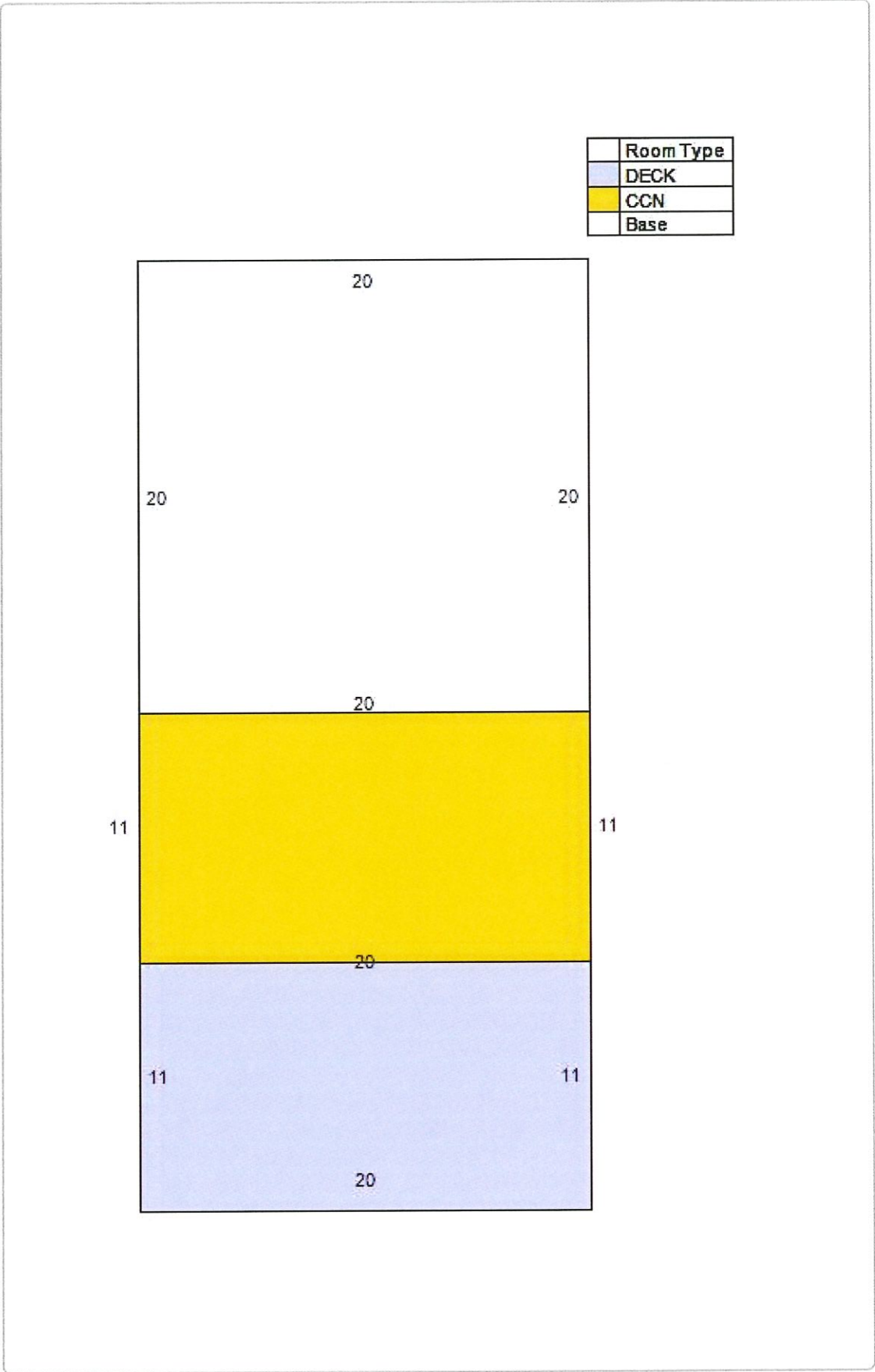
Description	Square Footage
BASE AREA	400
FINISHED CANOPY	220
FINISHED DECK	220
Total SqFt	840

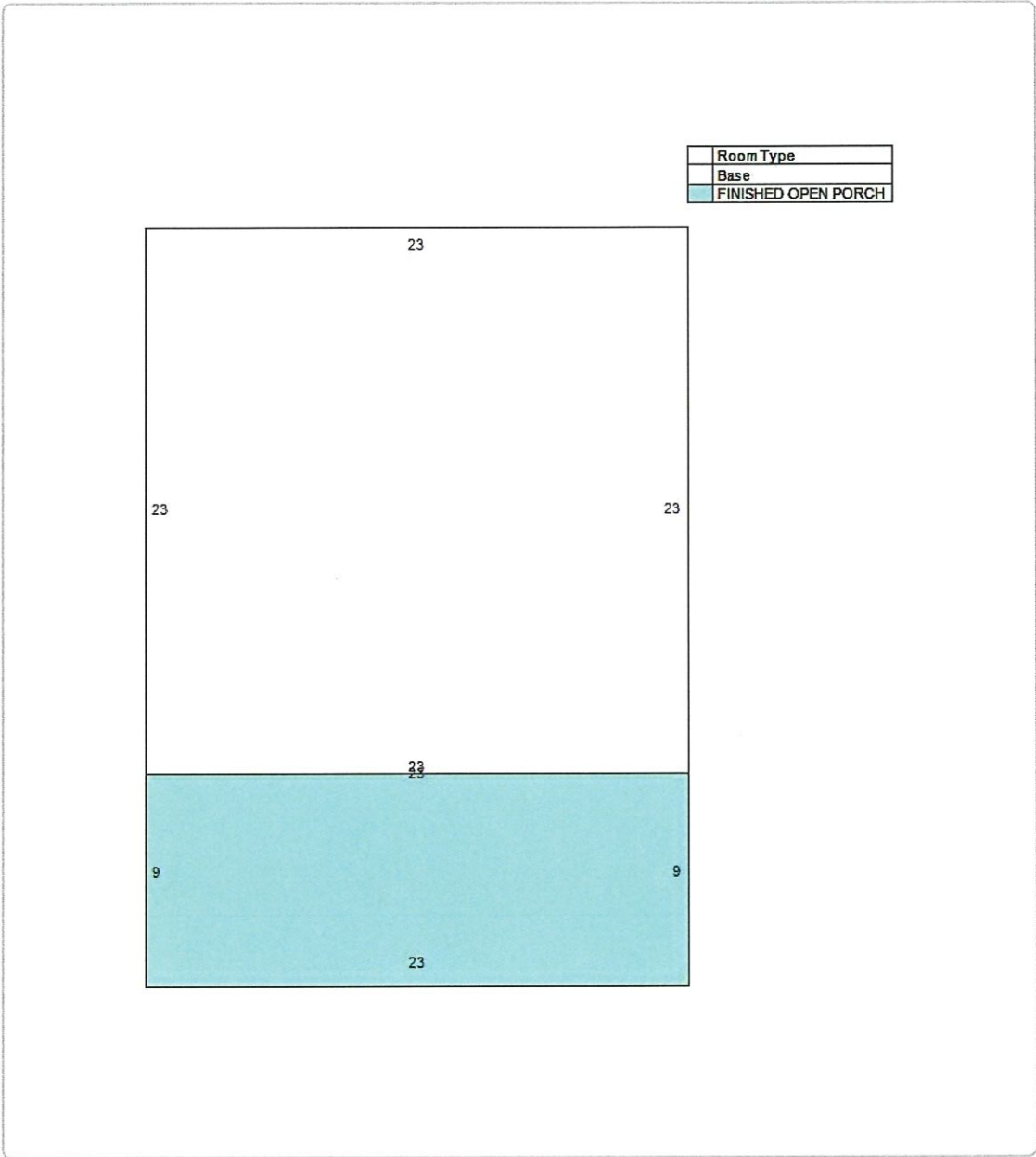
Building 3
Year Built 1988
Actual Area 736
Conditioned Area 529
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood

Roof Cover Corrugated Steel
Roof Structure Gable Hip
Interior Flooring Hardwood
Interior Wall Wood Paneling
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
FINISHED OPEN PORCH	207
BASE AREA	529
Total SqFt	736

Sketch Information





Extra Feature Information

Code Description	Status	Value
Restroom - Average (COM)		1500
Metal Fence - 6' (COM)		845
Boat Dock - Average (Mix)		31871
Steel Door (COM)		200
Wood Fence - 6' and Above (COM)		2300
Gate - Average (Mix)		216
Concrete Paving - Under 8" (COM)		134
Storage Building (Mix)		3150

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Transit Terminals	0	0	1.75	AC	\$262,500
Marshes & Tidal Lands	0	0	2.59	AC	\$648
Rivers, Lakes & Submerged Lands	0	0	3.6	AC	\$900

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/1/1977	\$100,000.00		349	407	U	V		FISH ISLAND MARINA INC
	1/1/1977	\$75,000.00		338	175	U	V		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 7/11/2023, 11:40:38 PM](#)

Contact Us



2022 NOTICE OF PROPOSED PROPERTY TAXES

DO NOT PAY. THIS IS NOT A BILL.

Deadline to file a petition with the Value Adjustment Board is 09/13/2022
Homestead Exemption Applications & TPP Returns can now be filed online
at www.sjcpa.us

Real Estate

Parcel ID: 1622010000



FISH ISLAND MARINA INC
PO BOX 3186
SAINT AUGUSTINE FL 32085-3186



ST JOHNS COUNTY TAXING AUTHORITIES

4030 Lewis Speedway, Suite 203

Saint Augustine, FL 32084

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 550

Legal Desc: 2-1 PT OF GL 2 600FT ON
MATANZAS RIVER OR349/407

PROPERTY APPRAISER VALUE INFORMATION

	LastYear (2021)			ThisYear (2022)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	325,704	325,704	325,704	345,519	345,519	345,519
Schools	325,704	325,704	325,704	345,519	345,519	345,519
Municipality	N/A	N/A	N/A	N/A	N/A	N/A
Other	325,704	325,704	325,704	345,519	345,519	345,519

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	1,515.73	4.1201	1,423.57	4.6537	1,607.94	9/06/22 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	275.02	0.7459	257.72	0.8444	291.76	
County: Health Unit	0.0160	5.21	0.0141	4.87	0.0160	5.53	
County: Fire District	1.3813	449.89	1.2202	421.60	1.3813	477.27	
Public Schools: Local	2.2480	732.18	1.8978	655.73	2.2480	776.73	9/13/22 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.5640	1,160.81	3.0089	1,039.63	3.2350	1,117.75	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/12/22 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	10.42	0.0287	9.92	0.0320	11.06	9/08/22 5:05 PM 221 SW 3rd Ave, Ft. Lauderdale, FL
Mosquito	0.2000	65.14	0.1767	61.05	0.1900	65.65	9/15/22 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0598	19.48	0.0530	18.31	0.0598	20.66	9/15/22 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2189	71.30	0.1974	68.21	0.1974	68.21	9/13/22 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	13.2181	4,305.18	11.4628	3,960.61	12.8576	4,442.56	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value

EXEMPTIONS

Exemptions	Applies to	Value

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer or other governmental services and facilities which may be levied by your county, city or any special district.

If you feel that the market value of your property is inaccurate or does not reflect fair market value or if you are entitled to an exemption or classification that is not reflected above, contact your County Property Appraiser at:

**4030 Lewis Speedway, Suite 203
Saint Augustine, Florida 32084
(904) 827-5500
www.sjcpa.us**

If the Property Appraiser's Office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the **Value Adjustment Board**. Petitions may be filed online at the County Clerk of Courts website (www.sjccoc.us) or are available upon request. All petitions must be filed **on or before September 13, 2022**.

EXPLANATION

***Column 1-"LAST YEAR'S PROPERTY TAXES"**

This column shows the taxes and tax rates that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***Column 2-"YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE"**

This column shows what your taxes and tax rates will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***Column 3-"YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE"**

This column shows what your taxes and tax rates will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

NOTE: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS

Your tax collector will be including non-ad valorem assessments on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

PROPERTY APPRAISER VALUE INFORMATION

Market Value:

Market value is the most probable sale price for your property in a competitive, open market.

Assessed Value:

Assessed value is the value of your property after those reductions to market value are subtracted from market value. The value of each assessment reduction that applies to your property and the reason for that reduction are listed separately in the third box. The assessed value may be different for levies by different taxing authorities.

Taxable Value:

Taxable value is the value against which the tax rate is applied to calculate the tax due on your property. Taxable value is calculated by subtracting the value of your exemptions from the assessed value of your property.

ASSESSMENT REDUCTIONS

Reductions to Market Value:

Your market value can be decreased for a number of reasons. These include assessment increase limitations such as Save Our Homes and the 10% assessment increase cap for non-homestead property. Property may also be assessed for property tax purposes on a basis other than market value. For example, land used for commercial agricultural purposes and land used for certain conservation purposes may be assessed based on its use rather than its market value. If such reductions apply to your property, they are listed in the third box on the front page along with the reduction in market value. Some reductions to market value apply only to the levies of certain governments.

EXEMPTIONS

Exemptions:

Exemptions are specific dollar or percentage amounts that reduce assessed value. These are usually based on certain characteristics of the property owner. Examples include homestead exemptions, veterans' disability exemptions and charitable exemptions. Many exemptions apply only to tax levies by the taxing authority granting the exemption.

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: Fish Island Marina, Inc., a Florida corporation, hereinafter referred to as "Petitioner" whose address is 303 Anastasia Blvd., Suite B #2750, St. Augustine, FL, 32080; 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 deed 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 residential lots.
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.

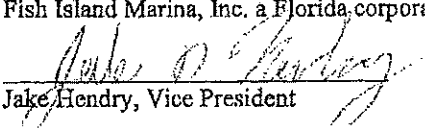
DATED this ____ day of _____, 2023.

Respectfully Submitted,

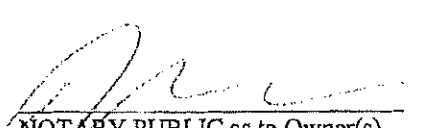
Owner/Petitioner
Fish Island Marina, Inc. a Florida corporation

Harold Hendry, III, President

Owner/Petitioner
Fish Island Marina, Inc. a Florida corporation



Jake Hendry, Vice President



NOTARY PUBLIC as to Owner(s)
My Commission Expires: 3/13/2026



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 28 day of JUNE, 2023.

Respectfully Submitted,

Owner/Petitioner
Fish Island Marina, Inc. a Florida corporation

Harold Hendry, III
Harold Hendry, III, President

Owner/Petitioner
Fish Island Marina, Inc. a Florida corporation

Jake Hendry
Jake Hendry, Vice President

[Signature]
NOTARY PUBLIC as to Owner(s)
My Commission Expires: DEC 05 2024

06-28-2023

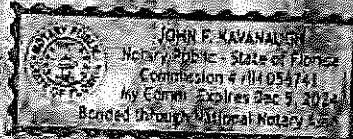


Exhibit "A"

(proof of ownership)

☐ Exhibit "B"

(legal description of the Real Property)

☐ Exhibit "C"

(composite legal notice, map & County notice)

2
Page 2 of 5

Pre-Annexation Agreement
(CA-002017)

Exhibit "A"
(proof of ownership)

77 30346

REC 349 PAGE 407

THIS QUIT-CLAIM DEED, Executed this 8th day of August, A.D. 1977, by Lawrence E. Dolan, As Trustee of the Harold Hendry, Jr., Trust dated May 7, 1973 first party, to Fish Island Marina, Inc., a Florida corporation, whose postoffice address is 39 Magnolia Avenue, St. Augustine, Florida second party:

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns State of Florida, to-wit:

PARCEL "A"

Parcel of land in Section 29, Township 7 South, Range 30 East, St. Johns County, Florida, more fully described as follows:

Commencing at the intersection of the survey center line of State Road No. 312, with the South line of Government Lot 2 of said Section 29; thence North 60 Degrees 01 minute 34 seconds West, on said survey center line, 354.99 feet; thence North 29 Degrees 58 Minutes 26 Seconds East 100 feet to a point on the Northeast Right of Way line of said State Road No. 312; thence continuing North 29 Degrees 58 Minutes 26 Seconds East 60 feet; thence North 60 Degrees 01 Minute 34 Seconds West, 60 feet Northeast from and Parallel with said Northeast Right of Way line, 203.72 feet to the Point of Tangency of a curve to the left with radius of 2,069.86 feet, said Point of Tangency being opposite D.O.T. Center Line Survey Station 85 plus 56.25; Thence on said curve to the left and continuing 60 feet Northeast from said Right of Way line, through central angle of 5 degrees 45 minutes 16 seconds, an arc distance of 207.88 feet; thence North 65 Degrees 46 Minutes 50 Seconds West 288.43 feet to a Point 180 feet, as measured radially, from D.O.T. Center Line Survey Station 81 plus 00; thence on a curve to the left with radius of 2,089.86 feet and continuing 180 feet Northeast from D.O.T. Survey Center Line, through a central angle of 2 Degrees 08 Minutes 18 Seconds, an arc distance of 78.00 feet; thence North 3 Degrees 52 Minutes 20 Seconds West 824.72 feet to The Point of Beginning at point "A" at the Southeast corner of the herein described parcel of land; thence North 82 Degrees 18 Minutes 04 Seconds West 580 feet more or less to the Northwesternly line of Upland; thence meander Northeasterly on said line of Upland, 340 feet more or less, thence Easterly on the Northerly line of said Upland 415 feet more or less to a Point bearing North 7 Degrees 41 Minutes 56 Seconds East from said Point "A", thence South 7 Degrees 41 Minutes 56 Seconds West 230 feet more or less to the Point of Beginning.

PARCEL "B"

QUIT-CLAIM DEED

349 PAGE 408

PAGE - 2 -

Right of Way line, 203.72 Feet to the Point of Tangency of a curve to the left with radius of 2,069.86 feet, said Point of Tangency being opposite D.O.T. Center Line Survey Station 85 plus 56.25; thence on said curve to the left and continuing 60 feet Northeast from said Right of Way line, through a central angle of 5 degrees 45 minutes 16 seconds, an arc distance of 207.88 feet; thence North 65 Degrees 46 Minutes 50 Seconds West 288.43 feet to a point 180 feet, as measured radially, from D.O.T. Center Line Survey Station 81 plus 00; thence on a curve to the left with radius of 2,089.86 feet and continuing 180 feet Northeast from said D.O.T. Survey Center Line, through a central angle of 2 Degrees 08 Minutes 18 Seconds, an arc distance of 78.00 feet; thence North 3 Degrees 52 Minutes 20 Seconds West 824.72 feet to Point "A"; thence North 82 Degrees 18 Minutes 04 Seconds West 580 feet more or less to the Point of Beginning of the herein described parcel of land at the Northwesterly line of Upland; thence continuing North 82 Degrees 18 Minutes 04 Seconds West 210 feet more or less to the East bank of the Matanzas River; thence meandering Northerly on said East bank of River 600 feet more or less to the center line of a creek, said creek being approximately 80 feet to 100 feet in width; thence meandering Easterly, Southerly and Easterly, on said center line of creek, 930 feet more or less to a Point bearing North 7 Degrees 41 Minutes 56 Seconds East from said Point "A"; thence South 7 Degrees 41 Minutes 56 Seconds East 48 feet more or less to the Northerly line of said Upland; thence meandering Westerly, on said Northerly line of Upland 415 feet more or less; thence meandering Southwesterly, on the Northwesterly line of said upland, 340 feet more or less to the Point of Beginning.

PARCEL "C"

A non-exclusive easement of ingress and egress by water from and to the Matanzas River via creek more particularly described as follows:

Parcel of land in Section 29, Township 7 South, Range 30 East, St. Johns County, Florida more fully described as follows:

Commencing at the Intersection of the Survey Center line of State Road No. 312 with the South line of Government Lot 2 of said Section 29; thence North 60 Degrees 01 Minute 34 Seconds West, on said survey center line, 354.99 feet; thence North 29 Degrees 58 Minutes 26 Seconds East 100 feet to a point on the Northeast Right of Way line of said State Road No. 312; thence continuing North 29 Degrees 58 Minutes of 26 Seconds East 60 feet; thence North 60 Degrees 01 Minute 34 Seconds West, 60 feet Northeast from and parallel with said Northeast Right of Way line, 203.72 feet to the Point of Tangency of a curve to the left with Radius of 2,069.86 feet, said Point of Tangency being opposite D.O.T. Center Line Survey Station 85 plus 56.25; thence on said curve to the left and continuing 60 feet Northeast from said Right of Way line, through a central angle of 5 Degrees 45 Minutes 16 Seconds, an arc distance of 207.88 feet; thence North 65 Degrees 46 Minutes 50 Seconds West 288.43 feet to a point 180 feet, as measured radially, from D.O.T. Center Line Survey Station 81 plus 00; thence on a curve to the left with radius of 2,089.86 feet and continuing 180 feet Northeast from said D.O.T. Survey Center Line, through a central angle of 2 Degrees 08 Minutes 18 Seconds, an arc distance of 78.00 feet; thence North 3 Degrees 52 Minutes 20 Seconds West 824.72 feet to Point "A";

QUIT-CLAIM DEED

PAGE - 3 -

thence meandering Easterly, Southerly and Easterly on the North bank of said creek to a point bearing North 7 Degrees 41 Minutes 56 Seconds East from said Point "A"; thence South 7 Degrees 41 Minutes 56 Seconds West 48 feet more or less to the Point of Beginning.

PARCEL "D"

Together with a non-exclusive easement for road purposes over the following described lands:

A strip of land in Section 29, Township 7 South, Range 30 East, St. Johns County, Florida, more fully described as follows:

Commencing at the intersection of the Survey Center Line of State Road No. 312 with the South line of Government Lot 2 of said Section 29; thence North 60 Degrees 01 Minute 34 Seconds West, on said Survey Center Line, 354.99 feet; thence North 29 Degrees 58 Minutes 26 Seconds East 100 feet to the Point of Beginning on the Northeast Right of Way line of said State Road No. 312; thence North 60 Degrees 01 Minute 34 Seconds West, on said Northeast Right of Way line, 203.72 feet to the Point of Tangency of a curve on said Right of Way line opposite Center Line Survey Station 85 plus 56.25; thence continuing on said Northeast Right of Way line and on a curve to the left with radius of 2,009.86 feet through a central angle of 13 Degrees 41 Minute 15 Seconds, an arc distance of 480.14 feet to a point on said Right of Way opposite Center Line Survey Station 81 plus 00; thence North 16 Degrees 17 Minutes 11 Seconds East, on said Right of Way line and on a radial line 20 feet; thence Northwesterly, on a curve to the left with radius of 2,029.86 feet, on said Northeast Right of Way line, 120 feet Northeast from and parallel with said Survey Center Line, through a central angle of 3 Degrees 21 Minutes 52 Seconds, an arc distance of 119.19 feet; thence North 3 Degrees 52 Minutes 20 Seconds West 881.07 feet; thence South 82 Degrees 18 Minutes 04 Seconds East 61.24 feet to a Point "A"; thence South 3 Degrees 52 Minutes 20 Seconds East 824.72 feet; thence Southeasterly on a curve to the Right with radius of 2,089.86 feet, parallel with and 180 feet Northeast from said Survey Center Line, through a central angle of 2 Degrees 08 Minutes 18 Seconds, an arc distance of 78.00 feet; thence South 65 Degrees 46 Minutes 50 Seconds East 288.43 feet; thence Southeasterly on a curve to the right with radius of 2,069.86 feet, parallel with and 160 feet Northeast from said Survey Center Line through a central angle of 5 Degrees 45 Minutes 16 Seconds, an arc distance of 207.88 feet; thence South 60 Degrees 01 Minute 34 Seconds East, tangent to said curve, 203.72 feet; thence South 29 Degrees 58 Minutes 26 Seconds West 60 feet to the Point of Beginning.

SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS, which shall run with the above-described lands and be binding on all parties having any right, title or interest in said lands, or any part Page 276 of 382

QUIT-CLAIM DEED

PAGE - 4 -

971349 PAGE 410

3. These Covenants and Restrictions are to run with the land and shall be binding on all parties and all persons claiming by, through or under them until June 8, 2017, at which time said Covenants and Restrictions shall terminate.

The Grantor, having full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise manage and dispose of the real property described herein.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of said first party, either in law or equity, to the only proper use, benefit and behoof of the said second part forever.

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

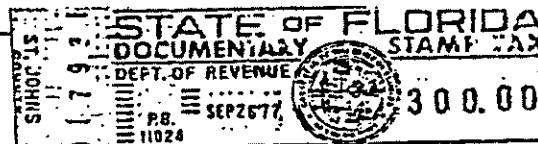
Signed, sealed and delivered in the presence of:

Orville L. Winfrey

Lawrence E. Dolan as Trustee (SEAL)

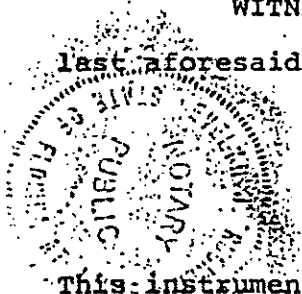
Charles J. Rucker

STATE OF FLORIDA
COUNTY OF ORANGE



I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared LAWRENCE E. DOLAN, as Trustee to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of August, A.D., 1977.



This instrument was prepared by: LAWRENCE E. DOLAN, ESQUIRE 7-7-78

ADDRESS:

255 S. Orange Avenue
Suite 1335, CNA TOWER
Orlando, Florida 32801

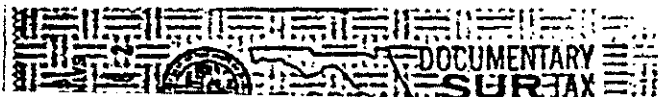


Exhibit "B"

(legal description of the Real Property)

PARCEL "A"

Parcel of land in Section 29, Township 7 South, Range 30 East, St. Johns County, Florida, more fully described as follows:

Commencing at the intersection of the survey center line of State Road No. 312, with the South line of Government Lot 2 of said Section 29; thence North 60 Degrees 01 minute 34 seconds West, on said survey center line, 354.99 feet; thence North 29 Degrees 58 Minutes 26 Seconds East 100 feet to a point on the Northeast Right of Way line of said State Road No. 312; thence continuing North 29 Degrees 58 Minutes 26 Seconds East 60 feet; thence North 60 Degrees 01 Minute 34 Seconds West, 60 feet Northeast from and Parallel with said Northeast Right of Way line, 203.72 feet to the Point of Tangency of a curve to the left with radius of 2,069.86 feet, said Point of Tangency being opposite D.O.T. Center Line Survey Station 85 plus 56.25; Thence on said curve to the left and continuing 60 feet Northeast from said Right of Way line, through central angle of 5 degrees 45 minutes 16 seconds, an arc distance of 207.88 feet; thence North 65 Degrees 46 Minutes 50 Seconds West 288.43 feet to a Point 180 feet, as measured radially, from D.O.T. Center Line Survey Station 81 plus 00; thence on a curve to the left with radius of 2,089.86 feet and continuing 180 feet Northeast from D.O.T. Survey Center Line, through a central angle of 2 Degrees 08 Minutes 18 Seconds, an arc distance of 78.00 feet; thence North 3 Degrees 52 Minutes 20 Seconds West 824.72 feet to The Point of Beginning at point "A" at the Southeast corner of the herein described parcel of land; thence North 82 Degrees 18 Minutes 04 Seconds West 580 feet more or less to the Northwesternly line of Upland; thence meander Northeasterly on said line of Upland, 340 feet more or less, thence Easterly on the Northerly line of said Upland 415 feet more or less to a Point bearing North 7 Degrees 41 Minutes 56 Seconds East from said Point "A", thence South 7 Degrees 41 Minutes 56 Seconds West 230 feet more or less to the Point of Beginning.

PARCEL "B"

Parcel of Land in Section 29, Township 7 South, Range 30 East, St. Johns County, Florida, more fully described as follows:

Commencing at the intersection of the Survey Center Line of State Road No. 312 with the South line of Government Lot 2 of said Section 29; thence North 60 Degrees 01 Minute 34 Sections West, on said Survey Center Line, 354.99 feet; thence North 29 Degrees 58 Minutes 26 Seconds East 100 feet to a point on the Northeast Right of Way line of said State Road No. 312; there continuing North 29 Degrees 58 Minutes 26 Seconds East 60 feet; thence North 60 Degrees 01 Minute 34 Seconds West, 60 feet Northeast from and parallel with said Northeast

Right of Way line, 203.72 Feet to the Point of Tangency of a curve to the left with radius of 2,069.86 feet, said Point of Tangency being opposite D.O.T. Center Line Survey Station 85 plus 56.25; thence on said curve to the left and continuing 60 feet Northeast from said Right of Way line, through a central angle of 5 degrees 45 minutes 16 seconds, an arc distance of 207.88 feet; thence North 65 Degrees 46 Minutes 50 Seconds West 288.43 feet to a point 180 feet, as measured radially, from D.O.T. Center Line Survey Station 81 plus 00; thence on a curve to the left with radius of 2,089.86 feet and continuing 180 feet Northeast from said D.O.T. Survey Center Line, through a central angle of 2 Degrees 08 Minutes 18 Seconds, an arc distance of 78.00 feet; thence North 3 Degrees 52 Minutes 20 Seconds West 824.72 feet to Point "A"; thence North 82 Degrees 18 Minutes 04 Seconds West 580 feet more or less to the Point of Beginning of the herein described parcel of land at the Northwesternly line of Upland; thence continuing North 82 Degrees 18 Minutes 04 Seconds West 210 feet more or less to the East bank of the Matanzas River; thence meandering Northerly on said East bank of River 600 feet more or less to the center line of a creek, said creek being approximately 80 feet to 100 feet in width; thence meandering Easterly, Southerly and Easterly, on said center line of creek, 930 feet more or less to a Point bearing North 7 Degrees 41 Minutes 56 Seconds East from said Point "A"; thence South 7 Degrees 41 Minutes 56 Seconds East 48 feet more or less to the Northerly line of said Upland; thence meandering Westerly, on said Northerly line of Upland 415 feet more or less; thence meandering Southwesterly, on the Northwesternly line of said upland, 340 feet more or less to the Point of Beginning.

PARCEL "C"

A non-exclusive easement of ingress and egress by water from and to the Matanzas River via creek more particularly described as follows:

Parcel of land in Section 29, Township 7 South, Range 30 East, St. Johns County, Florida more fully described as follows:

Commencing at the Intersection of the Survey Center line of State Road No. 312 with the South line of Government Lot 2 of said Section 29; thence North 60 Degrees 01 Minute 34 Seconds West, on said survey center line, 354.99 feet; thence North 29 Degrees 58 Minutes 26 Seconds East 100 feet to a point on the Northeast Right of Way line of said State Road No. 312; thence continuing North 29 Degrees 58 Minutes of 26 Seconds East 60 feet; thence North 60 Degrees 01 Minute 34 Seconds West, 60 feet Northeast from and parallel with said Northeast Right of Way line, 203.72 feet to the Point of Tangency of a curve to the left with Radius of 2,069.86 feet, said Point of Tangency being opposite D.O.T. Center Line Survey Station 85 plus 56.25; thence on said curve to the left and continuing 60 feet Northeast from said Right of Way line, through a central angle of 5 Degrees 45 Minutes 16 Seconds, an arc distance of 207.88 feet; thence North 65 Degrees 46 Minutes 50 Seconds West 288.43 feet to a point 180 feet, as measured radially, from D.O.T. Center Line Survey Station 81 plus 00; thence on a curve to the left with radius of 2,089.86 feet and continuing 180 feet Northeast from said D.O.T. Survey Center Line, through a central angle of 2 Degrees 08 Minutes 18 Seconds, an arc distance of 78.00 feet; thence North 3 Degrees 52 Minutes 20 Seconds West 824.72 feet to Point "A"; thence North 7 Degrees 41 Minutes 56 Seconds East 230 feet more or less to the North edge of Upland; thence continuing North 7 Degrees 41 Minutes 56 Seconds East 48 feet more or less to the Point of Beginning at the Center Line of a creek; thence meandering Westerly Northerly and Westerly, on said center line of creek, said creek being approximately 80 feet to 100 feet in width, 930 feet more or less; thence Northerly across the Mouth of said creek, on an extension of the East Bank of Matanzas River across said Mouth of creek, 60 feet more or less;

thence meandering Easterly, Southerly and Easterly on the North bank of said creek to a point bearing North 7 Degrees 41 Minutes 56 Seconds East from said Point "A"; thence South 7 Degrees 41 Minutes 56 Seconds West 48 feet more or less to the Point of Beginning.

PARCEL "D"

Together with a non-exclusive easement for road purposes over the following described lands:

A strip of land in Section 29, Township 7 South, Range 30 East, St. Johns County, Florida, more fully described as follows:

Commencing at the intersection of the Survey Center Line of State Road No. 312 with the South line of Government Lot 2 of said Section 29; thence North 60 Degrees 01 Minute 34 Seconds West, on said Survey Center Line, 354.99 feet; thence North 29 Degrees 58 Minutes 26 Seconds East 100 feet to the Point of Beginning on the Northeast Right of Way line of said State Road No. 312; thence North 60 Degrees 01 Minute 34 Seconds West, on said Northeast Right of Way line, 203.72 feet to the Point of Tangency of a curve on said Right of Way line opposite Center Line Survey Station 85 plus 56.25; thence continuing on said Northeast Right of Way line and on a curve to the left with radius of 2,009.86 feet through a central angle of 13 Degrees 41 Minute 15 Seconds an arc distance of 480.14 feet to a point on said Right of Way opposite Center Line Survey Station 81 plus 00; thence North 16 Degrees 17 Minutes 11 Seconds East, on said Right of Way line and on a radial line 20 feet; thence Northwesterly, on a curve to the left with radius of 2,029.86 feet, on said Northeast Right of Way line, 120 feet Northeast from and parallel with said Survey Center Line, through a central angle of 3 Degrees 21 Minutes 52 Seconds, an arc distance of 119.19 feet; thence North 3 Degrees 52 Minutes 20 Seconds West 881.07 feet; thence South 82 Degrees 18 Minutes 04 Seconds East 61.24 feet to a Point "A"; thence South 3 Degrees 52 Minutes 20 Seconds East 824.72 feet; thence Southeasterly on a curve to the Right with radius of 2,089.86 feet, parallel with and 180 feet Northeast from said Survey Center Line, through a central angle of 2 Degrees 08 Minutes 18 Seconds, an arc distance of 78.00 feet; thence South 65 Degrees 46 Minutes 50 Seconds East 288.43 feet; thence Southeasterly on a curve to the right with radius of 2,069.86 feet, parallel with and 160 feet Northeast from said Survey Center Line through a central angle of 5 Degrees 45 Minutes 16 Seconds, an arc distance of 207.88 feet; thence South 60 Degrees 01 Minute 34 Seconds East, tangent to said curve, 203.72 feet; thence South 29 Degrees 58 Minutes 26 Seconds West 60 feet to the Point of Beginning.

Exhibit "C"

(composite legal notice, map & County notice)

PRE-ANNEXATION AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2023 between CITY OF AUGUSTINE, FLORIDA ("City"), a municipal corporation, Post Office Drawer 210, St. Augustine, Florida 32085-0210, and Fish Island Marina, Inc., a Florida Corporation, ("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: David Birchim
City Manager
P.O. Box 210
St. Augustine, FL 32085-0210

OWNER: Fish Island Marina, Inc.
Harold Hendry, III, President
303 Anastasia Blvd, Suite B #2570
St Augustine, FL 32080

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.

Witness:

Lauren Duncan

Fish Island Marina, Inc., a Florida corporation

By: _____
Printed Name: Harold Hendry, III
Title: President

Date: _____

By: Jake Hendry
Printed Name: Jake Hendry
Title: Vice President

ATTEST:

City Clerk

(SEAL)

By: _____
City Manager

Date: _____

Approved as to Form and Content:

City Attorney

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

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.

Witness:

Laci S. Coome
Laci S. Coome

Fish Island Marina, Inc., a Florida corporation

By: Harold Hendry, III
Printed Name: Harold Hendry, III
Title: President

Date: _____

By: _____
Printed Name: Jake Hendry
Title: Vice President

ATTEST:

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

City Clerk

By: _____
City Manager

(SEAL)

Date: _____

Approved as to Form and Content:

City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "A"

Parcel of land in Section 29, Township 7 South, Range 30 East, St. Johns County, Florida, more fully described as follows:

Commencing at the intersection of the survey center line of State Road No. 312, with the South line of Government Lot 2 of said Section 29; thence North 60 Degrees 01 minute 34 seconds West, on said survey center line, 354.99 feet; thence North 29 Degrees 58 Minutes 26 Seconds East 100 feet to a point on the Northeast Right of Way line of said State Road No. 312; thence continuing North 29 Degrees 58 Minutes 26 Seconds East 60 feet; thence North 60 Degrees 01 Minute 34 Seconds West, 60 feet Northeast from and Parallel with said Northeast Right of Way line, 203.72 feet to the Point of Tangency of a curve to the left with radius of 2,069.86 feet, said Point of Tangency being opposite D.O.T. Center Line Survey Station 85 plus 56.25; Thence on said curve to the left and continuing 60 feet Northeast from said Right of Way line, through central angle of 5 degrees 45 minutes 16 seconds, an arc distance of 207.88 feet; thence North 65 Degrees 46 Minutes 50 Seconds West 288.43 feet to a Point 180 feet, as measured radially, from D.O.T. Center Line Survey Station 81 plus 00; thence on a curve to the left with radius of 2,089.86 feet and continuing 180 feet Northeast from D.O.T. Survey Center Line, through a central angle of 2 Degrees 08 Minutes 18 Seconds, an arc distance of 78.00 feet; thence North 3 Degrees 52 Minutes 20 Seconds West 824.72 feet to The Point of Beginning at point "A" at the Southeast corner of the herein described parcel of land; thence North 82 Degrees 18 Minutes 04 Seconds West 580 feet more or less to the Northwesternly line of Upland; thence meander Northeasterly on said line of Upland, 340 feet more or less, thence Easterly on the Northerly line of said Upland 415 feet more or less to a Point bearing North 7 Degrees 41 Minutes 56 Seconds East from said Point "A", thence South 7 Degrees 41 Minutes 56 Seconds West 230 feet more or less to the Point of Beginning.

PARCEL "B"

Parcel of Land in Section 29, Township 7 South, Range 30 East, St. Johns County, Florida, more fully described as follows:

Commencing at the intersection of the Survey Center Line of State Road No. 312 with the South line of Government Lot 2 of said Section 29; thence North 60 Degrees 01 Minute 34 Sections West, on said Survey Center Line, 354.99 feet; thence North 29 Degrees 58 Minutes 26 Seconds East 100 feet to a point on the Northeast Right of Way line of said State Road No. 312; there continuing North 29 Degrees 58 Minutes 26 Seconds East 60 feet; thence North 60 Degrees 01 Minute 34 Seconds West, 60 feet Northeast from and parallel with said Northeast

Right of Way line, 203.72 Feet to the Point of Tangency of a curve to the left with radius of 2,069.86 feet, said Point of Tangency being opposite D.O.T. Center Line Survey Station 85 plus 56.25; thence on said curve to the left and continuing 60 feet Northeast from said Right of Way line, through a central angle of 5 degrees 45 minutes 16 seconds, an arc distance of 207.88 feet; thence North 65 Degrees 46 Minutes 50 Seconds West 288.43 feet to a point 180 feet, as measured radially, from D.O.T. Center Line Survey Station 81 plus 00; thence on a curve to the left with radius of 2,089.86 feet and continuing 180 feet Northeast from said D.O.T. Survey Center Line, through a central angle of 2 Degrees 08 Minutes 18 Seconds, an arc distance of 78.00 feet; thence North 3 Degrees 52 Minutes 20 Seconds West 824.72 feet to Point "A"; thence North 82 Degrees 18 Minutes 04 Seconds West 580 feet more or less to the Point of Beginning of the herein described parcel of land at the Northwesternly line of Upland; thence continuing North 82 Degrees 18 Minutes 04 Seconds West 210 feet more or less to the East bank of the Matanzas River; thence meandering Northerly on said East bank of River 600 feet more or less to the center line of a creek, said creek being approximately 80 feet to 100 feet in width; thence meandering Easterly, Southerly and Easterly, on said center line of creek, 930 feet more or less to a Point bearing North 7 Degrees 41 Minutes 56 Seconds East from said Point "A"; thence South 7 Degrees 41 Minutes 56 Seconds East 48 feet more or less to the Northerly line of said Upland; thence meandering Westerly, on said Northerly line of Upland 415 feet more or less; thence meandering Southwesterly, on the Northwesternly line of said upland, 340 feet more or less to the Point of Beginning.

PARCEL "C"

A non-exclusive easement of ingress and egress by water from and to the Matanzas River via creek more particularly described as follows:

Parcel of land in Section 29, Township 7 South, Range 30 East, St. Johns County, Florida more fully described as follows:

Commencing at the Intersection of the Survey Center line of State Road No. 312 with the South line of Government Lot 2 of said Section 29; thence North 60 Degrees 01 Minute 34 Seconds West, on said survey center line, 354.99 feet; thence North 29 Degrees 58 Minutes 26 Seconds East 100 feet to a point on the Northeast Right of Way line of said State Road No. 312; thence continuing North 29 Degrees 58 Minutes of 26 Seconds East 60 feet; thence North 60 Degrees 01 Minute 34 Seconds West, 60 feet Northeast from and parallel with said Northeast Right of Way line, 203.72 feet to the Point of Tangency of a curve to the left with Radius of 2,069.86 feet, said Point of Tangency being opposite D.O.T. Center Line Survey Station 85 plus 56.25; thence on said curve to the left and continuing 60 feet Northeast from said Right of Way line, through a central angle of 5 Degrees 45 Minutes 16 Seconds, an arc distance of 207.88 feet; thence North 65 Degrees 46 Minutes 50 Seconds West 288.43 feet to a point 180 feet, as measured radially, from D.O.T. Center Line Survey Station 81 plus 00; thence on a curve to the left with radius of 2,089.86 feet and continuing 180 feet Northeast from said D.O.T. Survey Center Line, through a central angle of 2 Degrees 08 Minutes 18 Seconds, an arc distance of 78.00 feet; thence North 3 Degrees 52 Minutes 20 Seconds West 824.72 feet to Point "A"; thence North 7 Degrees 41 Minutes 56 Seconds East 230 feet more or less to the North edge of Upland; thence continuing North 7 Degrees 41 Minutes 56 Seconds East 48 feet more or less to the Point of Beginning at the Center Line of a creek; thence meandering Westerly Northerly and Westerly, on said center line of creek, said creek being approximately 80 feet to 100 feet in width, 930 feet more or less; thence Northerly across the Mouth of said creek, on an extension of the East Bank of Matanzas River across said Mouth of creek, 60 feet more or less;

thence meandering Easterly, Southerly and Easterly on the North bank of said creek to a point bearing North 7 Degrees 41 Minutes 56 Seconds East from said Point "A"; thence South 7 Degrees 41 Minutes 56 Seconds West 48 feet more or less to the Point of Beginning.

PARCEL "D"

Together with a non-exclusive easement for road purposes over the following described lands:

A strip of land in Section 29, Township 7 South, Range 30 East, St. Johns County, Florida, more fully described as follows:

Commencing at the intersection of the Survey Center Line of State Road No. 312 with the South line of Government Lot 2 of said Section 29; thence North 60 Degrees 01 Minute 34 Seconds West, on said Survey Center Line, 354.99 feet; thence North 29 Degrees 58 Minutes 26 Seconds East 100 feet to the Point of Beginning on the Northeast Right of Way line of said State Road No. 312; thence North 60 Degrees 01 Minute 34 Seconds West, on said Northeast Right of Way line, 203.72 feet to the Point of Tangency of a curve on said Right of Way line opposite Center Line Survey Station 85 plus 56.25; thence continuing on said Northeast Right of Way line and on a curve to the left with radius of 2,009.86 feet through a central angle of 13 Degrees 41 Minute 15 Seconds an arc distance of 480.14 feet to a point on said Right of Way opposite Center Line Survey Station 81 plus 00; thence North 16 Degrees 17 Minutes 11 Seconds East, on said Right of Way line and on a radial line 20 feet; thence Northwesterly, on a curve to the left with radius of 2,029.86 feet, on said Northeast Right of Way line, 120 feet Northeast from and parallel with said Survey Center Line, through a central angle of 3 Degrees 21 Minutes 52 Seconds, an arc distance of 119.19 feet; thence North 3 Degrees 52 Minutes 20 Seconds West 881.07 feet; thence South 82 Degrees 18 Minutes 04 Seconds East 61.24 feet to a Point "A"; thence South 3 Degrees 52 Minutes 20 Seconds East 824.72 feet; thence Southeasterly on a curve to the Right with radius of 2,089.86 feet, parallel with and 180 feet Northeast from said Survey Center Line, through a central angle of 2 Degrees 08 Minutes 18 Seconds, an arc distance of 78.00 feet; thence South 65 Degrees 46 Minutes 50 Seconds East 288.43 feet; thence Southeasterly on a curve to the right with radius of 2,069.86 feet, parallel with and 160 feet Northeast from said Survey Center Line through a central angle of 5 Degrees 45 Minutes 16 Seconds, an arc distance of 207.88 feet; thence South 60 Degrees 01 Minute 34 Seconds East, tangent to said curve, 203.72 feet; thence South 29 Degrees 58 Minutes 26 Seconds West 60 feet to the Point of Beginning.



Owner's Authorization For Agent

Gary B Davenport PA is/are hereby authorized TO ACT ON BEHALF
OF Fish Island Marina, Inc, 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: Harold Hendry
Signature of Owner

Harold Hendry, III and Jake Hendry
Print Name of Owner

(904) 788-2112
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 28th day of June, 2023

By HAROLD HENDRY III

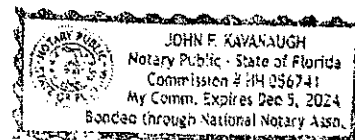
Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature:

My Commission expires:

DEC 05 2024





Owner's Authorization For Agent

Gary B Davenport PA is/are hereby authorized TO ACT ON BEHALF
OF Fish Island Marina, Inc, 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
Harold Hendry, III and Jake Hendry
Print Name of Owner

Telephone Number

State of Florida
County of St. Johns

Signed and sworn before me on this _____ day of _____, 20____.
By Jake Hendry

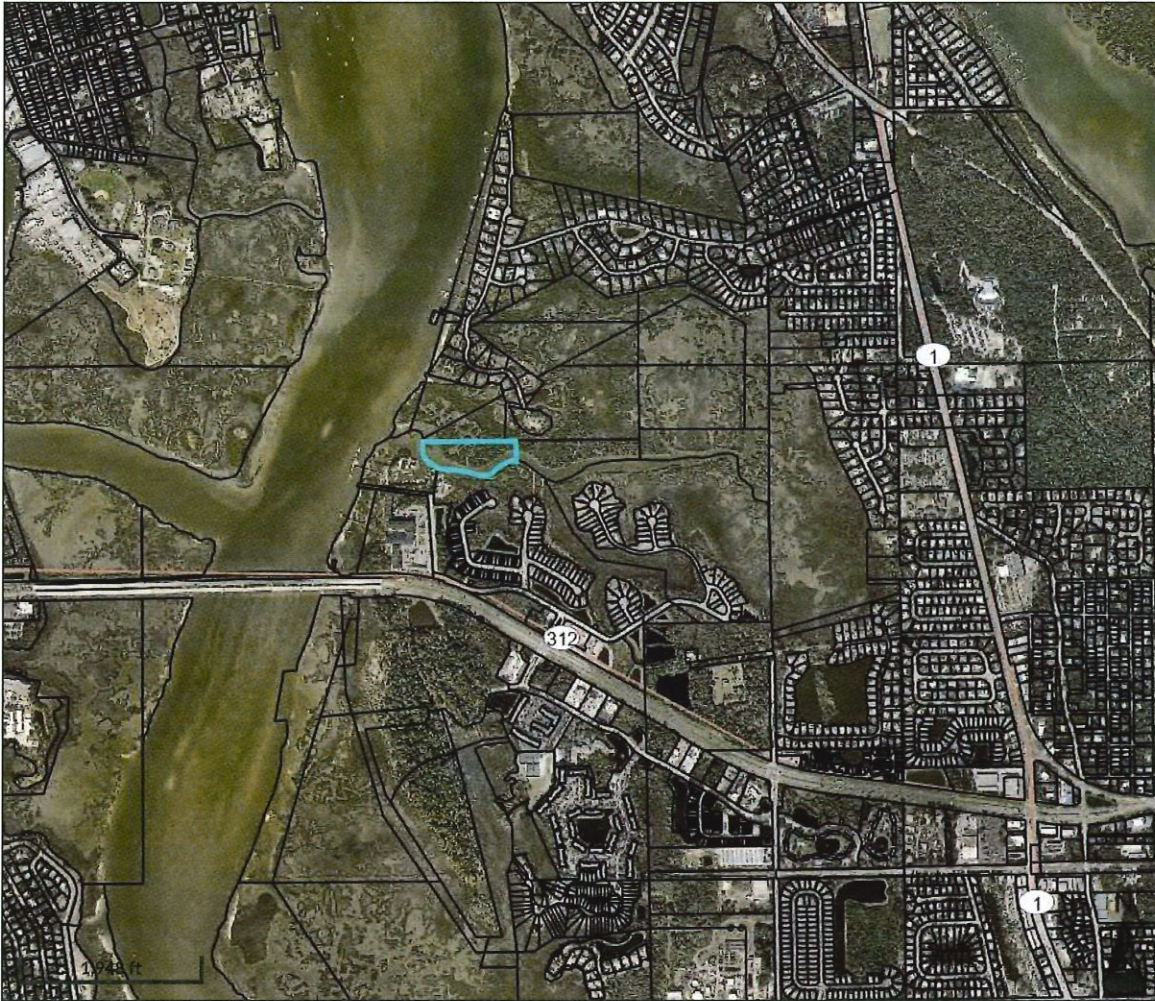
Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: [Signature]

My Commission expires: 3/13/2026





Overview



Legend



Parcel ID	1622000000	Physical Address	STATE ROAD 312	Building Value	N/A	Last 2 Sales			
Property Class	9600 - Marshes, Wetlands, Waste Lands	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	St Augustine Beach Area Outside City Limits	Address	TYD OF ST AUGUSTINE LLC ETAL	Total Land Value	\$1,590	n/a	0	n/a	n/a
Acres	6.36		PO BOX 70	Just Value	\$1,590	n/a	0	n/a	n/a
			SAINT AUGUSTINE FL 32085-0070	Total Deferred	N/A				
				Assessed Value	\$1,590				
				Total	N/A				
				Exemptions					
				Taxable Value	\$1,590				

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: 1/11/2024

Last Data Uploaded: 1/11/2024 1:24:27 AM

Developed by  Schneider
GEOSPATIAL

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1622000000	No Image Available
Location	STATE ROAD 312	
Address	SAINT AUGUSTINE 32080-0000	
Neighborhood	M&B Inlet to 312 east ICW area (6620)	
Tax	2 THAT PT OF GLS 1 & 2 (EX N700FT) LYING OUTSIDE ST AUG CITY	
Description*	LIMITS AS REVISED PER OR668/1313 & ORDS #'S 94-29 97-12 98-14 99-06 & 99-16 (EX R/W SR312 & PTS IN OR338/175 & 179 & 433/511) (EX PT IN OR2261/12) OR587/19 & 21 & 591/55 & 593/299 & 4638/1046(L/A) & 4915/238(P/R) & 5821/34(Q/C) <i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Marshes, Wetlands, Waste Lands (9600)	
Subdivision	N/A	
Sec/Twp/Rng	29-7-30	
District	St Augustine Beach Area Outside City Limits (District 550)	
Millage Rate	12.7533	
Acreage	6.360	
Homestead	N	

Owner Information

Owner Name	Tyd Of St Augustine LLC Etal 50% Thompson Brothers Realty Inc 50%
Mailing Address	PO BOX 70 SAINT AUGUSTINE, FL 32085-0070

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$1,590
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,590
Total Deferred	\$0
Assessed Value	\$1,590
Total Exemptions	\$0
Taxable Value	\$1,590

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	\$1,590	\$0	\$0	\$1,590	\$1,590	\$0	\$1,590
2022	\$0	\$0	\$1,590	\$0	\$0	\$1,590	\$1,590	\$0	\$1,590
2021	\$0	\$0	\$1,590	\$0	\$0	\$1,590	\$1,590	\$0	\$1,590
2020	\$0	\$0	\$1,590	\$0	\$0	\$1,590	\$1,590	\$0	\$1,590
2019	\$0	\$0	\$1,590	\$0	\$0	\$1,590	\$1,590	\$0	\$1,590
2018	\$0	\$0	\$1,590	\$0	\$0	\$1,590	\$1,590	\$0	\$1,590
2017	\$0	\$0	\$1,590	\$0	\$0	\$1,590	\$1,590	\$0	\$1,590
2016	\$0	\$0	\$1,590	\$0	\$0	\$1,590	\$1,590	\$0	\$1,590
2015	\$0	\$0	\$1,590	\$0	\$0	\$1,590	\$1,590	\$0	\$1,590
2014	\$0	\$0	\$1,590	\$0	\$0	\$1,590	\$1,590	\$0	\$1,590
2013	\$0	\$0	\$1,590	\$0	\$0	\$1,590	\$1,590	\$0	\$1,590

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Marshes & Tidal Lands	0	0	6.36	AC	\$1,590

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/6/2023	9/5/2023	\$100.00	QUIT CLAIM DEED	5867	1258	U	V	BAILEY JOHN D SR TRUST D: 7-1-2002	TYD OF ST AUGUSTINE LLC ETAL
9/6/2023	9/5/2023	\$100.00	QUIT CLAIM DEED	5821	34	U	V	BAILEY JOHN D SR TRUST D: 7-1-2002	TYD OF ST AUGUSTINE LLC ETAL
4/2/2020	3/16/2020	\$0.00	PERSONAL REP	4915	238	U	V	BAILEY JOHN D ESTATE	BAILEY JOHN D SR TRUST D: 7-1-2002 ETAL
11/7/2018	8/17/2018	\$0.00	LETTERS OF ADMN	4638	1046	U	V	BAILEY JOHN D (DECD)	BAILEY JOHN D ESTATE

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

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

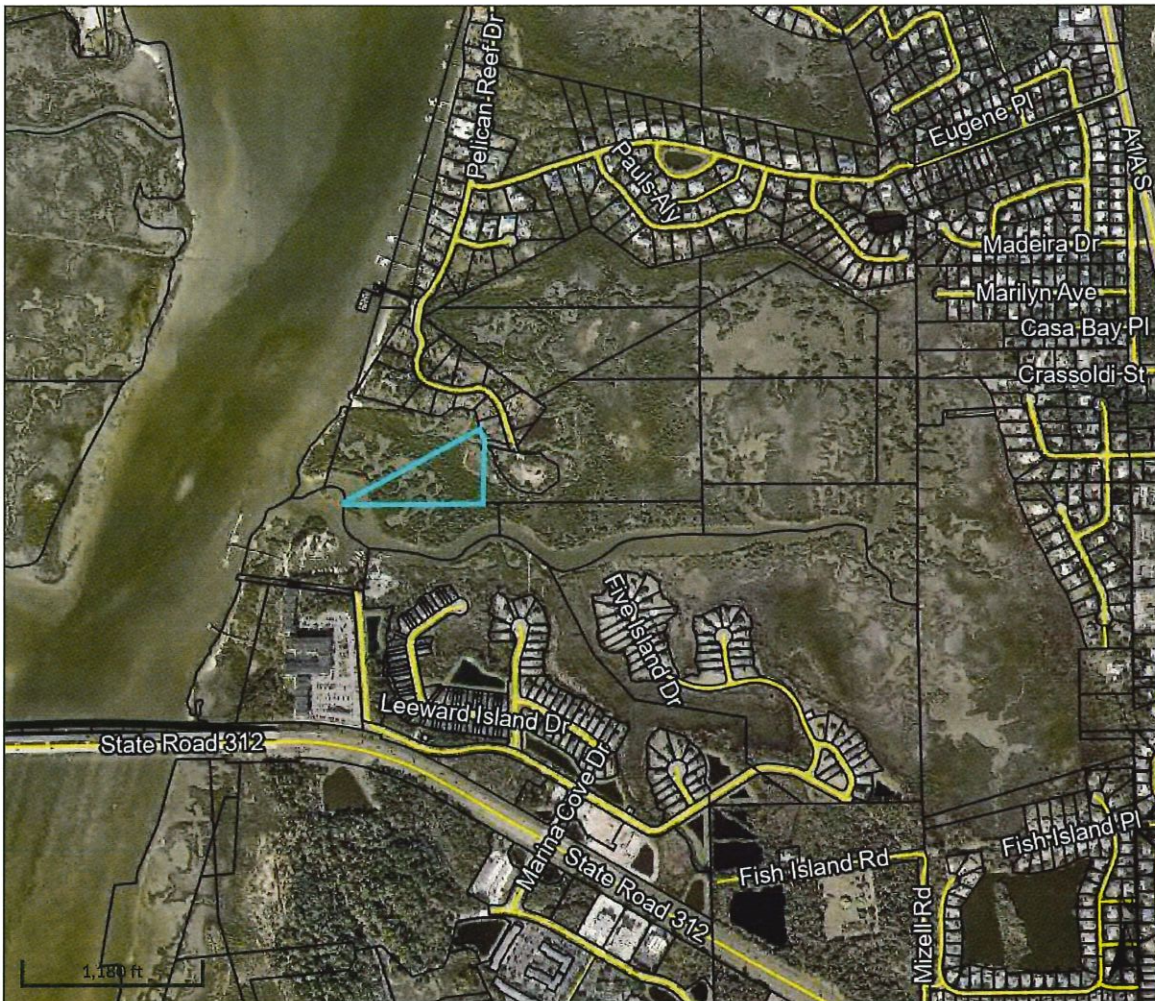
[User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 1/11/2024, 1:24:27 AM

Contact Us

Developed by





Overview



Legend



Parcel ID	1622050000	Physical	PELICAN REEF DR	Building Value	N/A	Last 2 Sales			
Property	9600 - Marshes, Wetlands,	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class	Waste Lands	Mailing	TYD OF ST AUGUSTINE	Value		3/15/1985	\$155	11	U
Taxing	St Augustine Beach Area	Address	LLC ETAL	Total Land	\$1,162	n/a	0	n/a	n/a
District	Outside City Limits		PO BOX 70	Value					
Acres	4.65		SAINT AUGUSTINE FL	Just Value	\$1,162				
			32085-0070	Total	N/A				
				Deferred					
				Assessed	\$1,162				
				Value					
				Total	N/A				
				Exemptions					
				Taxable Value	\$1,162				

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: 1/10/2024

Last Data Uploaded: 1/10/2024 1:19:57 AM

Developed by  Schneider
GEOSPATIAL

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

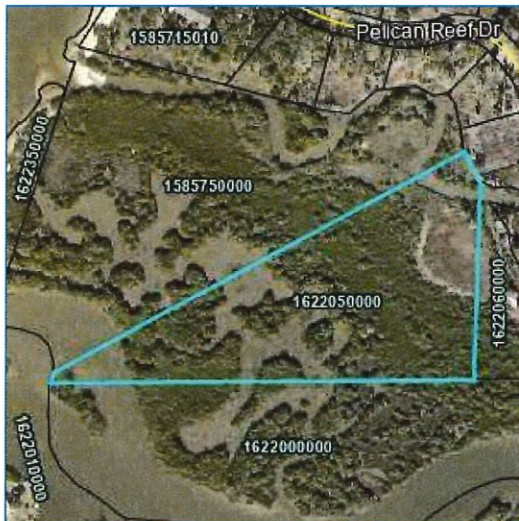
Parcel ID	1622050000
Location	PELICAN REEF DR
Address	SAINT AUGUSTINE 32080-0000
Neighborhood	M&B Inlet to 312 east ICW area (6620)
Tax	2-2 N700FT OF GLS 1 & 2 LYING OUTSIDE CITY LIMITS AS REVISED
Description*	PER OR668/1313 (EX E1420FT ANNEXED TO CITY BY ORD #94-29 IN OR1073/1584) OR84/5913 21/464 322/502 OR422/388 & 442/609 & 1466/1501(Q/C) & 3326/1403 & 5220/1925(T/R)
Property Use Code	Marshes, Wetlands, Waste Lands (9600)
Subdivision	N/A
Sec/Twp/Rng	29-7-30
District	St Augustine Beach Area Outside City Limits (District 550)
Millage Rate	12.7533
Acreage	4.650
Homestead	N

No Image Available

Owner Information

Owner Name	Tyd Of St Augustine LLC Etal 50%
	Thompson Bros Realty Inc 50%
Mailing Address	PO BOX 70
	SAINT AUGUSTINE, FL 32085-0070

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$1,162
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,162
Total Deferred	\$0
Assessed Value	\$1,162
Total Exemptions	\$0
Taxable Value	\$1,162

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	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2022	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2021	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2020	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2019	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2018	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2017	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2016	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2015	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2014	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2013	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Marshes & Tidal Lands	0	0	4.65	AC	\$1,162

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/29/2021	3/25/2021	\$100.00	TRUSTEES DEED	5220	1925	U	V	THOMPSON PIERRE D REV TRUST	TYD OF ST AUGUSTINE LLC ETAL
6/26/2020	2/8/2019	\$0.00	DEATH CERTIFICATE	4974	1752	U	V	THOMPSON PIERRE DUTASTA (DECD)	THOMPSON PIERRE D REV TRUST
	6/22/2010	\$100.00	WARRANTY DEED	3326	1403	U	V	THOMPSON PIERRE D(HIS 1/2 INT)	THOMPSON PIERRE D REV TRUST
	3/15/1985	\$155.00	QUIT CLAIM DEED	1466	1501	U	V	BAILEY JOHN D SR	THOMPSON PIERRE D

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 1/10/2024, 1:19:57 AM

Contact Us

Developed by
 Schneider
GEOSPATIAL



ST AUGUSTINE
EST 1565

Owner's Authorization For Agent

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

BY:

Paul J. Thompson

Signature of Owner

Paul J. Thompson

Print Name of Owner

904-540-2904

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 7th day of Sept., 2023

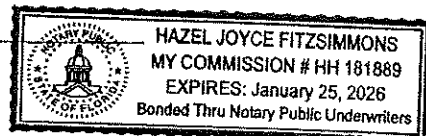
By Paul J. Thompson

Identification verified: Personally Known

Oath sworn: _____ Yes _____ No

Notary Signature: Hazel Joyce Fitzsimmons

My Commission expires: Jan 25, 2026





ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: _____

Signature of Owner

Print Name of Owner

Telephone Number

State of FLORIDA

County of St Johns

Signed and sworn before me on this 7th day of Sept., 2023

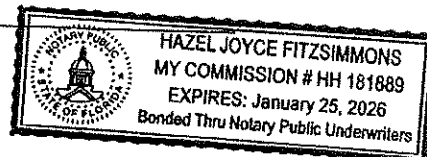
By [Signature]

Identification verified: personally known

Oath sworn: _____ Yes _____ No

Notary Signature: Hazel Joyce Fitzsimmons

My Commission expires: Jan 25, 2026



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: TYD of St. Augustine, LLC a Florida corporation whose address is P O Drawer 70, St. Augustine, FL, 32085, together with Thompson Bros Realty, Inc., a Florida corporation whose address is P O Drawer 70, St. Augustine, FL, 32085, , hereinafter referred to collectively as "Petitioner" 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 deed 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 ___improved, Xunimproved, and the proposed use of the Real Property is for open land..
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 7 day of September, 2023.

Respectfully Submitted,

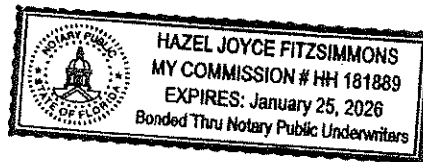
Owner/Petitioner

TYD of St. Augustine, LLC, a Florida limited liability company

Paul J. Thompson

Paul J. Thompson, Manager

Hazel Joyce Fitzsimmons
NOTARY PUBLIC as to Owner(s)
My Commission Expires: 01-25-2026



Thompson Bros Realty, Inc. a Florida corporation

Paul J. Thompson

Paul J. Thompson, President

Hazel Joyce Fitzsimmons
NOTARY PUBLIC as to Owner(s)
My Commission Expires: 01-25-2026

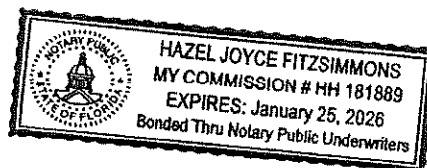


Exhibit “A”

(proof of ownership)

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
Christine M. King, Esquire
1515 Riverside Avenue, Suite A
Jacksonville, Florida 32204
(904) 353-5616

Notice to Clerk: This deed is made in connection with the transfer of unencumbered property from its sole owners (collectively, "Owners") to an entity solely owned by Owners in the same percentages as their respective percentage interests in the Property prior to the transfer into the such entity, and evidences the transfer of Grantor's percentage interest in the Property to such entity, absent an exchange of value, pursuant to Florida Statute, accordingly and pursuant to Florida Statute § 201.0201(3) and Florida Administrative Code 12B-4.014(2)(b), the parties are paying minimal documentary stamp tax upon this deed based upon the recited nominal consideration of \$10.00.

TRUSTEE'S DEED

THIS TRUSTEE'S DEED made the 25th day of March, A.D. 2021 by PAUL J. THOMPSON, a single person, both individually and as Trustee of the Pierre D. Thompson Revocable Trust UAD 01/11/2008, hereinafter called the grantor, whose post office address is P.O. Drawer 70, St. Augustine, Florida 32085, to TYD of St. Augustine, LLC, a Florida limited liability company, whose post office address is P.O. Drawer 70, St. Augustine, Florida 32085, hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties in this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee grantor's entire interest in and to all that certain land situate in St. Johns County, Florida, viz:

See Exhibit "A", attached hereto and by this reference incorporated herein.

Paul J. Thompson expressly warrants and represents that the none of the above described properties is his homestead property under the Constitution and laws of the State of Florida.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land

and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, covenants and restrictions of record and ad valorem taxes accruing subsequent to December 31, 2020.

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

Signed, sealed and delivered
in the presence of:

David L. Quackendorf
Print Name: DAVID L. QUACKENDORF

Paul J. Thompson (SEAL)
Paul J. Thompson, individually and
as Trustee of the Pierre D. Thompson
Revocable Trust UAD 01/11/2008

Hazel Joyce Fitzsimmons
Print Name: HAZEL JOYCE FITZSIMMONS

Witnesses

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 1st day of March, 2021, by PAUL J. THOMPSON, individually and as Trustee of the Pierre D. Thompson Revocable Trust UAD 01/11/2008, who is personally known to me or who has produced proper identification as identification.

NOTARY PUBLIC:

Hazel Joyce Fitzsimmons
Print Name: HAZEL JOYCE FITZSIMMONS
State of Florida at Large (Seal)
My Commission Expires: January 25, 2022

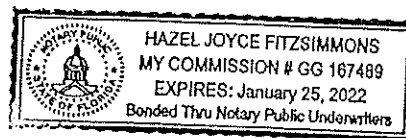


EXHIBIT "A"

RE #158575-0000:

ALL THAT PART OF THE SOUTH 500 FEET OF GOVERNMENT LOT 2, SECTION 20, TOWNSHIP 7 SOUTH, RANGE 30 EAST ST. JOHNS COUNTY, FLORIDA, LYING WITHIN THE CITY LIMITS OF THE CITY OF ST. AUGUSTINE, FLORIDA. EXCEPTING THEREFROM ANY PORTION WHICH LIES WITHIN PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91, OF THE PUBLIC RECORDS OF SAID COUNTY.

TOGETHER WITH:

ALL THAT PART OF THE NORTH 600 FEET OF GOVERNMENT LOTS 1 AND 2, SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, LYING WITHIN THE CITY LIMITS OF THE CITY OF ST. AUGUSTINE, FLORIDA. EXCEPTING THEREFROM ANY PORTION WHICH LIES WITHIN PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91, OF THE PUBLIC RECORDS OF SAID COUNTY. ALSO EXCEPTING THEREFROM ANY PART LYING WITHIN THE FISH ISLAND MARINA PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 349, PAGE 407, OF SAID PUBLIC RECORDS.

RE #158580-0000:

ALL OF GOVERNMENT LOT 2, SECTION 20, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA LYING SOUTH OF ESCOLATA CREEK AND LYING OUTSIDE THE CITY LIMITS OF THE CITY OF ST. AUGUSTINE, FLORIDA.

RE #161255-0020

THE EAST 260 FEET OF THE NORTH 660 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, WHICH WAS ANNEXED INTO THE CITY OF ST. AUGUSTINE, FLORIDA PER O.R. BOOK 778, PAGE 425, OF THE PUBLIC RECORDS OF SAID COUNTY.

RE #161255-0000

THE NORTH 660 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, EXCEPTING THE EAST 260 FEET OF THE ABOVE PARCEL WHICH WAS ANNEXED INTO THE CITY OF ST. AUGUSTINE, FLORIDA PER O.R. BOOK 778, PAGE 425, OF THE PUBLIC RECORDS OF SAID COUNTY.

RE #158570-0000

ALL OF GOVERNMENT LOT 2, SECTION 20, TOWNSHIP 7 SOUTH, RANGE 30 EAST, EXCEPT THE SOUTH 500 FEET THEREOF, ST. JOHNS COUNTY, FLORIDA. EXCEPTING THEREFROM ANY PORTION LYING WITHIN PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91, OF THE PUBLIC RECORDS OF SAID COUNTY.

RE #158571-0002

OUTLOT E, PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. EXCEPTING FROM AFORESAID PARCEL E, THE PROPERTIES DESCRIBED IN THE FOLLOWING DEEDS: O.R. 1122, PAGE 28 AND O.R. 1336, PAGE 1499, ALL BEING RECORDED IN SAID PUBLIC RECORDS.

TOGETHER WITH:

OUTLOT C, PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. EXCEPTING FROM AFORESAID OUTLOT C, LOTS 13 AND 14 BLOCK 1, AND ALSO EXCEPTING LOTS 1, 2 AND 3, BLOCK 10, ALL BEING PART OF PELICAN REEF IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 49, PAGES 55 THROUGH 59, OF SAID PUBLIC RECORDS.

TOGETHER WITH:

OUTLOT D, PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. EXCEPTING FROM AFORESAID OUTLOT C, LOTS 14 AND 15 BLOCK 3, PELICAN REEF III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 43, PAGES 85 THROUGH 90, OF SAID PUBLIC RECORDS. ALSO EXCEPTING THEREFROM LOTS 1, 2 AND 3, BLOCK 9.

PELICAN REEF IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 49, PAGE 55 THROUGH 59, OF SAID PUBLIC RECORDS. ALSO EXCEPTING THEREFROM LOTS 4 THROUGH 11, PELICAN REEF V, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 55, PAGES 31 THROUGH 32, OF SAID PUBLIC RECORDS.

RE #s 162206-0000 and 162205-0000:

The South 100 feet of the North 700 feet of Government Lots 1 and 2, Section 29, Township 7 South, Range 30 East, lying above the mean high water line of the

Matanzas River and south of the South line of the City limits of St. Augustine, St. Johns County, Florida.

RE # 158560-0000

ALL OF GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTH AND WEST OF ESCOLATA CREEK. EXCEPTING THEREFROM ANY PORTION, IF ANY, LYING WITHIN LOT 13, BLOCK 4, PELICAN REEF II, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 39, PAGES 91 THROUGH 98, OF THE PUBLIC RECORDS OF SAID COUNTY.

RE #087550-0390

A parcel of land in Section 7, Township 7 South, Range 29 East, St. Johns County, Florida, being more fully described as follows:

Commencing at the Southeast corner of Lot 9, Stage Coach Manor, as recorded in Map Book 14, Page 89 of the Public Records of St. Johns County, Florida; thence South 02 degrees 48 minutes 20 seconds East on the East line of land described in Official Records Book 2271, Page 1084, of the Public Records of said County, a distance of 1,358.29 feet; thence South 12 degrees 44 minutes 04 seconds East on said East line 458.12 feet to the point of beginning of the herein described parcel of land; thence South 47 degrees 28 minutes 32 seconds East 798.00 feet; thence South 15 degrees 30 minutes 06 seconds East 166.63 feet to the Northwest corner of land described as Official Records Book 2501, Page 137, Public Records of said County; thence South 10 degrees 01 minute 47 seconds East on the West line of Land described in Official Records Book 2501, Page 137, public records of said County, a distance of 1,546.97 feet; thence South 86 degrees 53 minutes 30 seconds West on North line of said land described in Official Records Book 2271, Page 1084, a distance of 395.37 feet; thence North 12 degrees 44 minutes 04 seconds West on East line of said land described in Official Records Book 2271, Page 1084, a distance of 2,301.31 feet to the point of beginning.

RE #166070-0000

LOT 11, BLOCK 20, MENENDEZ PARK SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 31, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (LESS AND EXCEPT THAT PART OF LOT 11 CONVEYED TO STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 85, PAGE 711, OF SAID PUBLIC RECORDS) AND THE NORTH 1/2 OF THAT PORTION OF VACATED CORTEZ STREET ADJACENT TO SAID LOT 11, BLOCK 20 SAID STREET BEING VACATED AND DESCRIBED IN OFFICIAL RECORDS BOOK 415, PAGE 806, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

RE # 185090-0000:

THAT PART OF SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

THAT PARCEL BEING BOUNDED ON THE NORTH BY THAT PROPERTY DESCRIBED IN O.R. BOOK 707, PAGE 1156; BOUNDED ON THE EAST BY THAT PROPERTY DESCRIBED IN O.R. 773, PAGE 1510; BOUNDED ON THE SOUTH BY THAT PROPERTY DESCRIBED IN O.R. 692, PAGE 1683; BOUNDED ON THE WEST BY THE WEST LINE OF SAID PROPERTY DESCRIBED IN O.R. 707, PAGE 1156, EXTENDED TO THE SOUTH. ALL OF THE ABOVE DEEDS BEING RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.

TOGETHER WITH:

THAT PART OF SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

THAT PARCEL BEING BOUNDED ON THE NORTH BY THAT PROPERTY DESCRIBED IN O.R. 811, PAGE 429; BOUNDED ON THE EAST BY THAT PROPERTY DESCRIBED IN O.R. 1392, PAGE 1563 AND THAT PROPERTY DESCRIBED IN O.R. 3028, PAGE 47 AND A LINE CONNECTING THE SOUTHWEST CORNER OF SAID PROPERTY IN O.R. 1392, PAGE 1563 WITH THE NORTHWEST CORNER OF SAID PROPERTY DESCRIBED IN O.R. 3028, PAGE 47; BOUNDED ON THE SOUTH BY THAT PROPERTY DESCRIBED IN O.R. 692, PAGE 674, AND THAT PROPERTY DESCRIBED IN O.R. 1647, PAGE 1787; BOUNDED ON THE WEST BY THAT PROPERTY DESCRIBED IN O.R. 692, PAGE 1683. ALL OF THE ABOVE DEEDS BEING RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY. THE ABOVE PARCEL BEING SUBJECT TO 60 FOOT WIDE EASEMENT FOR MARINER HEALTH WAY.

RE # 086630-0090

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF VACATED GREEN ACRES SECTION ONE (AS RECORDED IN MAP BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA), SAID VACATION PER ST. JOHNS COUNTY RESOLUTION 2011-375, AS RECORDED IN OFFICIAL

RECORDS BOOK 3506, PAGE 1650, OF SAID PUBLIC RECORDS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF GREEN ACRES SECTION ONE, AS RECORDED IN MAP BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 76°59'50" EAST, ALONG THE NORTH LINE OF SAID LOT 14 AND THE NORTH LINE OF LOT 13 OF SAID GREEN ACRES SECTION ONE AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PARKER DRIVE (A 60.00 FOOT WIDE RIGHT AS DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 828, OF SAID PUBLIC RECORDS) A DISTANCE OF 654.68 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3538, PAGE 60, OF SAID PUBLIC RECORDS, SAID NORTHEAST CORNER BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 76°59'50" EAST, ALONG SAID NORTH LINE OF LOT 13, THE NORTH LINE OF LOTS 10, 11 AND 12 OF SAID GREEN ACRES SECTION ONE AND THE SOUTHERLY RIGHT OF WAY LINE OF PARKER DRIVE (A 60.00 FOOT RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 703, PAGE 583, OF SAID PUBLIC RECORDS), A DISTANCE OF 713.58 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3236, PAGE 1408 OF SAID PUBLIC RECORDS, SAID CORNER BEING ON THE WESTERLY RIGHT OF WAY LINE OF INMAN ROAD (A 60.00 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED) AS DESCRIBED IN OFFICIAL RECORDS BOOK 677, PAGE 713, OF SAID PUBLIC RECORDS; THENCE SOUTH 02°34'53" EAST, ALONG THE EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3236, PAGE 1408 AND SAID WESTERLY RIGHT OF WAY OF INMAN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 677, PAGE 713, A DISTANCE OF 1045.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 16 (A 200.00 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE NORTH 77°01'46" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 16, A DISTANCE OF 705.51 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3461, PAGE 1734, OF SAID PUBLIC RECORDS; THENCE NORTH 12°58'23" EAST, ALONG THE EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3461, PAGE 1734, A DISTANCE OF 335.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3461, PAGE 1734; THENCE NORTH 77°01'37" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3461, PAGE 1734 AND THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 1038, OF SAID PUBLIC RECORDS, A DISTANCE OF 420.32 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS

BOOK 3247, PAGE 1038; THENCE SOUTH $12^{\circ}58'23''$ WEST, ALONG THE WESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 1038, A DISTANCE OF 10.00 FEET TO THE NORTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3143, PAGE 1895, OF SAID PUBLIC RECORDS; THENCE NORTH $77^{\circ}01'42''$ WEST, ALONG THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3143, PAGE 1895, A DISTANCE OF 196.94 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 2 OF THOSE LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3538, PAGE 60; THENCE NORTH $01^{\circ}07'46''$ EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3538, PAGE 60, A DISTANCE OF 209.47 FEET TO A POINT ON THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2992, PAGE 496, OF SAID PUBLIC RECORDS; THENCE NORTH $03^{\circ}10'48''$ WEST, ALONG SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2992, PAGE 496, A DISTANCE OF 197.86 FEET; THENCE SOUTH $79^{\circ}11'33''$ EAST, CONTINUING ALONG SAID EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2992, PAGE 496, A DISTANCE OF 142.11 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3538, PAGE 60; THENCE SOUTH $78^{\circ}18'24''$ EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3538, PAGE 60, A DISTANCE OF 284.90 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3538, PAGE 60; THENCE NORTH $12^{\circ}58'23''$ EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3538, PAGE 60, A DISTANCE OF 275.94 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE APPURTENANT EASEMENT(S) AS SET FORTH IN THE EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3461, PAGE 1747, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

This Instrument Prepared By:
John D. Bailey, Jr., Esquire
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN: 5-18-328

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 5th day of September, 2023, by JOHN D. BAILEY, JR. AND JOAN B. THORNTON, INDIVIDUALLY AND AS SUCCESSOR CO-TRUSTEES OF THE "JOHN D. BAILEY, SR. TRUST AGREEMENT DATED JULY 1, 2002" ("Grantor") to TYD OF ST. AUGUSTINE, LLC, a Florida Limited Liability Company, whose post office address is PO Drawer 70, St. Augustine, Florida, 32085 ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of \$10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY
REFERENCE MADE A PART HEREOF (THE
"PROPERTY").**

**Parcel Identification Number: 162200-0010,
161255-0030, and 162200-0000**

**SAID PROPERTY IS NOT THE HOMESTEAD OF
THE GRANTOR UNDER THE LAW AND
CONSTITUTION OF THE STATE OF FLORIDA IN
THAT NEITHER GRANTOR NOR ANY MEMBER
OF GRANTOR'S HOUSEHOLD RESIDES OR HAS
EVER RESIDED THEREON.**

**THIS DEED IS NOT SUBJECT TO
DOCUMENTARY STAMP TAX BECAUSE IT IS
ONE OF A SERIES OF PARTITION DEEDS WHICH
PARTITION UNENCUMBERED REAL
PROPERTY, AND BECAUSE NONE OF THE
PARTIES ARE TAKING SHARES GREATER THAN
THEIR UNDIVIDED INTEREST AS PER RULE 12B-
4.014 (6), FLORIDA ADMINISTRATIVE CODE.**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

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

Signed, sealed and delivered
in the presence of:

Angela C Nesiba
Witness Angela C Nesiba
(type name of witness)

Paisley Fodor
Witness Paisley Fodor
(type name of witness)

Angela C Nesiba
Witness Angela C Nesiba
(type name of witness)

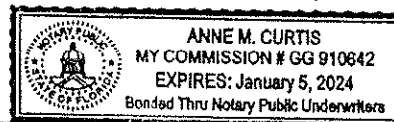
Paisley Fodor
Witness Paisley Fodor
(type name of witness)

John D. Bailey, Jr.
John D. Bailey, Jr., individually and as
successor co-trustee of the "John D.
Bailey, Sr. Trust Agreement dated July 1,
2002"

Joan B Thornton
Joan B. Thornton, individually and as
successor co-trustee of the "John D.
Bailey, Sr. Trust Agreement dated July 1,
2002"

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of September, 2023, by John D. Bailey, Jr., individually and as successor co-trustee of the "John D. Bailey, Sr. Trust Agreement Dated July 1, 2002", who ☒ is personally known to me or who ☐ has produced a valid driver's license as identification.



Anne M. Curtis
Notary Public

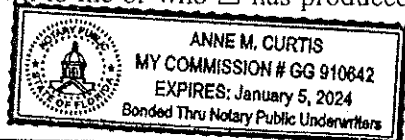
Notary Public
(Print/type name) ANNE M. Curtis
My commission expires 1/5/2024
My commission number GG910642

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of September, 2023, by Joan B. Thornton, individually and as successor co-trustee of the "John D. Bailey, Sr. Trust Agreement Dated July 1, 2002" who ☒ is personally known to me or who ☐ has produced a valid driver's license as identification.

Anne M. Curtis

Notary Public



Notary Public

(Print/type name) ANNE M. CURTIS

My commission expires 1/5/2024

My commission number GG 910642

EXHIBIT "A"**Parcel 1: 0 Pelican Reef Drive**

THE DECEDENT'S ENTIRE INTEREST IN AND TO:

ALL OF GOVERNMENT LOT 4, SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST; EXCEPTING THEREFROM THAT PART DEEDED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JULY 13, 1973, IN OFFICIAL RECORDS BOOK 235, PAGE 165, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND FURTHER EXCEPTING THEREFROM ANY PART LYING WITHIN THE RIGHT OF WAY OF FISH ISLAND ROAD, AS PRESENTLY ESTABLISHED, LYING NORTH OF STATE ROAD 312.

ALSO ALL OF THE DECEDENT'S ENTIRE INTEREST IN AND TO THE FOLLOWING DESCRIBED PARCELS OF LAND:

PARCEL I: GOVERNMENT LOTS 1 AND 2, SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST; EXCEPTING THEREFROM THE NORTH 660 FEET THEREOF; AND FURTHER EXCEPTING THEREFROM LANDS CONVEYED TO LAWRENCE E. DOLAN, AS TRUSTEE OF THE HAROLD HENDRY, JR., TRUST, BY VIRTUE OF DEEDS RECORDED IN OFFICIAL RECORDS BOOK 338, AT PAGES 175 AND 179; AND LANDS CONVEYED TO HAROLD HENDRY, JR., ET UX., BY VIRTUE OF DEEDS RECORDED IN OFFICIAL RECORDS BOOK 433, AT PAGES 511 AND 513, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND FURTHER EXCEPTING THEREFROM ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 312, AS PRESENTLY ESTABLISHED..

PARCEL II: WEST HALF (W-1/2) OF NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 30 EAST; EXCEPTING THEREFROM THE NORTH 660 FEET THEREOF.

ALSO EXCEPTING FROM PARCEL I AND PARCEL II ABOVE THOSE LANDS LYING SOUTH OF THE CENTER LINE OF A CREEK AND CONVEYED IN OFFICIAL RECORDS 2261, PAGE 12 AND IN OFFICIAL RECORDS 2261, PAGE 19, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Parcel Identification #: 162200-0010

Parcel 2: Fish Island Road (Marshes, Wetlands, Waste Lands)

THE DECEDENT'S ENTIRE INTEREST IN AND TO:

10-3 THAT PT OF W 1/2 OF NW 1/4 LYING S OF N 660 FT & NORTH OF CENTERLINE OF A CREEK BEING THOSE SAME LANDS CONVEYED AND DESCRIBED IN OFFICIAL RECORDS 591, PAGE 55, AND IN OFFICIAL RECORDS 593, PAGE 299, OFFICIAL RECORDS 587, PAGES 19 & 21 AND OFFICIAL RECORDS 778, PAGE 425 (ORD 88-16) (EXCEPT ANY PART CONVEYED IN OFFICIAL RECORDS 2261, PAGE 19) ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

Parcel Identification #: 161255-0030

Parcel 3: SR 312

THE DECEDENT'S ENTIRE INTEREST IN AND TO:

THAT PART OF GOVERNMENT LOTS 1 AND 2, SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST (EXCEPTING THE NORTH 700' THEREOF) LYING OUTSIDE OF THE CITY LIMITS OF THE CITY OF ST. AUGUSTINE, AS REVISED IN OFFICIAL RECORDS 668, PAGE 1313 AND IN ORDINANCES 94-29, 97-12, 98-14, 99-06 and 99-16, EXCEPTING THEREFROM ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 312 AS PRESENTLY ESTABLISHED AND FURTHER EXCEPTING THEREFROM LANDS CONVEYED TO LAWRENCE E. DOLAN, AS TRUSTEE OF THE HAROLD HENDRY, JR., TRUST, BY VIRTUE OF DEEDS RECORDED IN OFFICIAL RECORDS BOOK 338, AT PAGES 175 AND 179; AND LANDS CONVEYED TO HAROLD HENDRY, JR., ET UX., BY VIRTUE OF DEEDS RECORDED IN OFFICIAL RECORDS BOOK 433, AT PAGES 511 AND 513 AND THOSE LANDS CONVEYED IN OFFICIAL RECORDS 2261, PAGE 12, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; EXCEPTING THEREFROM ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 312, AS PRESENTLY ESTABLISHED.

Parcel Identification #: 162200-0000

Exhibit "B"

(legal description of the Real Property)

EXHIBIT "A"

Parcel 1: 0 Pelican Reef Drive

THE DECEDENT'S ENTIRE INTEREST IN AND TO:

ALL OF GOVERNMENT LOT 4, SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST; EXCEPTING THEREFROM THAT PART DEEDED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JULY 13, 1973, IN OFFICIAL RECORDS BOOK 235, PAGE 165, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND FURTHER EXCEPTING THEREFROM ANY PART LYING WITHIN THE RIGHT OF WAY OF FISH ISLAND ROAD, AS PRESENTLY ESTABLISHED, LYING NORTH OF STATE ROAD 312.

ALSO ALL OF THE DECEDENT'S ENTIRE INTEREST IN AND TO THE FOLLOWING DESCRIBED PARCELS OF LAND:

PARCEL I: GOVERNMENT LOTS 1 AND 2, SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST; EXCEPTING THEREFROM THE NORTH 660 FEET THEREOF; AND FURTHER EXCEPTING THEREFROM LANDS CONVEYED TO LAWRENCE E. DOLAN, AS TRUSTEE OF THE HAROLD HENDRY, JR., TRUST, BY VIRTUE OF DEEDS RECORDED IN OFFICIAL RECORDS BOOK 338, AT PAGES 175 AND 179; AND LANDS CONVEYED TO HAROLD HENDRY, JR., ET UX., BY VIRTUE OF DEEDS RECORDED IN OFFICIAL RECORDS BOOK 433, AT PAGES 511 AND 513, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND FURTHER EXCEPTING THEREFROM ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 312, AS PRESENTLY ESTABLISHED.

PARCEL II: WEST HALF (W-1/2) OF NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 30 EAST; EXCEPTING THEREFROM THE NORTH 660 FEET THEREOF.

ALSO EXCEPTING FROM PARCEL I AND PARCEL II ABOVE THOSE LANDS LYING SOUTH OF THE CENTER LINE OF A CREEK AND CONVEYED IN OFFICIAL RECORDS 2261, PAGE 12 AND IN OFFICIAL RECORDS 2261, PAGE 19, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Parcel Identification #: 162200-0010

Parcel 2: Fish Island Road (Marshes, Wetlands, Waste Lands)

THE DECEDENT'S ENTIRE INTEREST IN AND TO:

10-3 THAT PT OF W 1/2 OF NW 1/4 LYING S OF N 660 FT & NORTH OF CENTERLINE OF A CREEK BEING THOSE SAME LANDS CONVEYED AND DESCRIBED IN OFFICIAL RECORDS 591, PAGE 55, AND IN OFFICIAL RECORDS 593, PAGE 299, OFFICIAL RECORDS 587, PAGES 19 & 21 AND OFFICIAL RECORDS 778, PAGE 425 (ORD 88-16) (EXCEPT ANY PART CONVEYED IN OFFICIAL RECORDS 2261, PAGE 19) ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

Parcel Identification #: 161255-0030

Parcel 3: SR 312

THE DECEDENT'S ENTIRE INTEREST IN AND TO:

THAT PART OF GOVERNMENT LOTS 1 AND 2, SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST (EXCEPTING THE NORTH 700' THEREOF) LYING OUTSIDE OF THE CITY LIMITS OF THE CITY OF ST. AUGUSTINE, AS REVISED IN OFFICIAL RECORDS 668, PAGE 1313 AND IN ORDINANCES 94-29, 97-12, 98-14, 99-06 and 99-16, EXCEPTING THEREFROM ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 312 AS PRESENTLY ESTABLISHED AND FURTHER EXCEPTING THEREFROM LANDS CONVEYED TO LAWRENCE E. DOLAN, AS TRUSTEE OF THE HAROLD HENDRY, JR., TRUST, BY VIRTUE OF DEEDS RECORDED IN OFFICIAL RECORDS BOOK 338, AT PAGES 175 AND 179; AND LANDS CONVEYED TO HAROLD HENDRY, JR., ET UX., BY VIRTUE OF DEEDS RECORDED IN OFFICIAL RECORDS BOOK 433, AT PAGES 511 AND 513 AND THOSE LANDS CONVEYED IN OFFICIAL RECORDS 2261, PAGE 12, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; EXCEPTING THEREFROM ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 312, AS PRESENTLY ESTABLISHED.

Parcel Identification #: 162200-0000

*Thompson
Segal*

RE #158570-0000

ALL OF GOVERNMENT LOT 2, SECTION 20, TOWNSHIP 7 SOUTH, RANGE 30 EAST, EXCEPT THE SOUTH 500 FEET THEREOF, ST. JOHNS COUNTY, FLORIDA. EXCEPTING THEREFROM ANY PORTION LYING WITHIN PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91, OF THE PUBLIC RECORDS OF SAID COUNTY.

RE #158571-0002

OUTLOT E, PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. EXCEPTING FROM AFORESAID PARCEL E, THE PROPERTIES DESCRIBED IN THE FOLLOWING DEEDS: O.R. 1122, PAGE 28 AND O.R. 1336, PAGE 1499, ALL BEING RECORDED IN SAID PUBLIC RECORDS.

TOGETHER WITH:

OUTLOT C, PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. EXCEPTING FROM AFORESAID OUTLOT C, LOTS 13 AND 14 BLOCK 1, AND ALSO EXCEPTING LOTS 1, 2 AND 3, BLOCK 10, ALL BEING PART OF PELICAN REEF IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 49, PAGES 55 THROUGH 59, OF SAID PUBLIC RECORDS.

TOGETHER WITH:

OUTLOT D, PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. EXCEPTING FROM AFORESAID OUTLOT C, LOTS 14 AND 15 BLOCK 3, PELICAN REEF III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 43, PAGES 85 THROUGH 90, OF SAID PUBLIC RECORDS. ALSO EXCEPTING THEREFROM LOTS 1, 2 AND 3, BLOCK 9.

PELICAN REEF IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 49, PAGE 55 THROUGH 59, OF SAID PUBLIC RECORDS. ALSO EXCEPTING THEREFROM LOTS 4 THROUGH 11, PELICAN REEF V, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 55, PAGES 31 THROUGH 32, OF SAID PUBLIC RECORDS.

RE #s 162206-0000 and 162205-0000:

The South 100 feet of the North 700 feet of Government Lots 1 and 2, Section 29, Township 7 South, Range 30 East, lying above the mean high water line of the

Matanzas River and south of the South line of the City limits of St. Augustine, St. Johns County, Florida.

RE # 158560-0000

ALL OF GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTH AND WEST OF ESCOLATA CREEK. EXCEPTING THEREFROM ANY PORTION, IF ANY, LYING WITHIN LOT 13, BLOCK 4, PELICAN REEF II, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 39, PAGES 91 THROUGH 98, OF THE PUBLIC RECORDS OF SAID COUNTY.

RE #087550-0390

A parcel of land in Section 7, Township 7 South, Range 29 East, St. Johns County, Florida, being more fully described as follows:

Commencing at the Southeast corner of Lot 9, Stage Coach Manor, as recorded in Map Book 14, Page 89 of the Public Records of St. Johns County, Florida; thence South 02 degrees 48 minutes 20 seconds East on the East line of land described in Official Records Book 2271, Page 1084, of the Public Records of said County, a distance of 1,358.29 feet; thence South 12 degrees 44 minutes 04 seconds East on said East line 458.12 feet to the point of beginning of the herein described parcel of land; thence South 47 degrees 28 minutes 32 seconds East 798.00 feet; thence South 15 degrees 30 minutes 06 seconds East 166.63 feet to the Northwest corner of land described as Official Records Book 2501, Page 137, Public Records of said County; thence South 10 degrees 01 minute 47 seconds East on the West line of Land described in Official Records Book 2501, Page 137, public records of said County, a distance of 1,546.97 feet; thence South 86 degrees 53 minutes 30 seconds West on North line of said land described in Official Records Book 2271, Page 1084, a distance of 395.37 feet; thence North 12 degrees 44 minutes 04 seconds West on East line of said land described in Official Records Book 2271, Page 1084, a distance of 2,301.31 feet to the point of beginning.

Exhibit "C"

(composite legal notice, map & County notice)

PRE-ANNEXATION AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2023 between CITY OF AUGUSTINE, FLORIDA ("City"), a municipal corporation, Post Office Drawer 210, St. Augustine, Florida 32085-0210, and TYD of St. Augustine, LLC., a Florida limited liability company and Thompson Bros Realty, Inc, a Florida corporation, (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: David Birchim
City Manager
P.O. Box 210
St. Augustine, FL 32085-0210

OWNER: Paul J Thompson and
TYD of St. Augustine, LLC and
Thompson Bros Realty, Inc.
P.O. Drawer 70
St Augustine, FL 32085

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

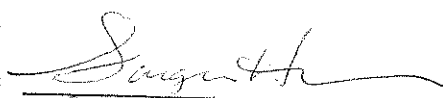
12. **Section Headings.** The Section Headings in this agreement are intended for convenience only and shall not be taken into consideration in any construction or interpretation of this agreement or any of its provisions.

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.

Witness:


Sara Jane Huebsch

TYD of St. Augustine, LLC., a Florida limited liability company

By: 
Printed Name Paul J Thompson
Title: Manager

Date: 9-7-23

Witness:


Sara Jane Huebsch

Thompson Bros Realty Inc., a Florida corporation

By: 
Printed Name Paul J Thompson
Title: President

Date: 9-7-23

ATTEST:

City Clerk

(SEAL)

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

By: _____
City Manager

Date: _____

Approved as to Form and Content:

City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "A"**Parcel 1: 0 Pelican Reef Drive**

THE DECEDENT'S ENTIRE INTEREST IN AND TO:

ALL OF GOVERNMENT LOT 4, SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST; EXCEPTING THEREFROM THAT PART DEEDED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JULY 13, 1973, IN OFFICIAL RECORDS BOOK 235, PAGE 165, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND FURTHER EXCEPTING THEREFROM ANY PART LYING WITHIN THE RIGHT OF WAY OF FISH ISLAND ROAD, AS PRESENTLY ESTABLISHED, LYING NORTH OF STATE ROAD 312.

ALSO ALL OF THE DECEDENT'S ENTIRE INTEREST IN AND TO THE FOLLOWING DESCRIBED PARCELS OF LAND:

PARCEL I: GOVERNMENT LOTS 1 AND 2, SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST; EXCEPTING THEREFROM THE NORTH 660 FEET THEREOF; AND FURTHER EXCEPTING THEREFROM LANDS CONVEYED TO LAWRENCE E. DOLAN, AS TRUSTEE OF THE HAROLD HENDRY, JR., TRUST, BY VIRTUE OF DEEDS RECORDED IN OFFICIAL RECORDS BOOK 338, AT PAGES 175 AND 179; AND LANDS CONVEYED TO HAROLD HENDRY, JR., ET UX., BY VIRTUE OF DEEDS RECORDED IN OFFICIAL RECORDS BOOK 433, AT PAGES 511 AND 513, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND FURTHER EXCEPTING THEREFROM ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 312, AS PRESENTLY ESTABLISHED.

PARCEL II: WEST HALF (W-1/2) OF NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 30 EAST; EXCEPTING THEREFROM THE NORTH 660 FEET THEREOF.

ALSO EXCEPTING FROM PARCEL I AND PARCEL II ABOVE THOSE LANDS LYING SOUTH OF THE CENTER LINE OF A CREEK AND CONVEYED IN OFFICIAL RECORDS 2261, PAGE 12 AND IN OFFICIAL RECORDS 2261, PAGE 19, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Parcel Identification #: 162200-0010

Parcel 2: Fish Island Road (Marshes, Wetlands, Waste Lands)

THE DECEDENT'S ENTIRE INTEREST IN AND TO:

10-3 THAT PT OF W 1/2 OF NW 1/4 LYING S OF N 660 FT & NORTH OF CENTERLINE OF A CREEK BEING THOSE SAME LANDS CONVEYED AND DESCRIBED IN OFFICIAL RECORDS 591, PAGE 55, AND IN OFFICIAL RECORDS 593, PAGE 299, OFFICIAL RECORDS 587, PAGES 19 & 21 AND OFFICIAL RECORDS 778, PAGE 425 (ORD 88-16) (EXCEPT ANY PART CONVEYED IN OFFICIAL RECORDS 2261, PAGE 19) ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

Parcel Identification #: 161255-0030

Parcel 3: SR 312

THE DECEDENT'S ENTIRE INTEREST IN AND TO:

THAT PART OF GOVERNMENT LOTS 1 AND 2, SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST (EXCEPTING THE NORTH 700' THEREOF) LYING OUTSIDE OF THE CITY LIMITS OF THE CITY OF ST. AUGUSTINE, AS REVISED IN OFFICIAL RECORDS 668, PAGE 1313 AND IN ORDINANCES 94-29, 97-12, 98-14, 99-06 and 99-16, EXCEPTING THEREFROM ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 312 AS PRESENTLY ESTABLISHED AND FURTHER EXCEPTING THEREFROM LANDS CONVEYED TO LAWRENCE E. DOLAN, AS TRUSTEE OF THE HAROLD HENDRY, JR., TRUST, BY VIRTUE OF DEEDS RECORDED IN OFFICIAL RECORDS BOOK 338, AT PAGES 175 AND 179; AND LANDS CONVEYED TO HAROLD HENDRY, JR., ET UX., BY VIRTUE OF DEEDS RECORDED IN OFFICIAL RECORDS BOOK 433, AT PAGES 511 AND 513 AND THOSE LANDS CONVEYED IN OFFICIAL RECORDS 2261, PAGE 12, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; EXCEPTING THEREFROM ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 312, AS PRESENTLY ESTABLISHED.

Parcel Identification #: 162200-0000

*Thompson
Segal*

RE #158570-0000

ALL OF GOVERNMENT LOT 2, SECTION 20, TOWNSHIP 7 SOUTH, RANGE 30 EAST, EXCEPT THE SOUTH 500 FEET THEREOF, ST. JOHNS COUNTY, FLORIDA. EXCEPTING THEREFROM ANY PORTION LYING WITHIN PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91, OF THE PUBLIC RECORDS OF SAID COUNTY.

RE #158571-0002

OUTLOT E, PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. EXCEPTING FROM AFORESAID PARCEL E, THE PROPERTIES DESCRIBED IN THE FOLLOWING DEEDS: O.R. 1122, PAGE 28 AND O.R. 1336, PAGE 1499, ALL BEING RECORDED IN SAID PUBLIC RECORDS.

TOGETHER WITH:

OUTLOT C, PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. EXCEPTING FROM AFORESAID OUTLOT C, LOTS 13 AND 14 BLOCK 1, AND ALSO EXCEPTING LOTS 1, 2 AND 3, BLOCK 10, ALL BEING PART OF PELICAN REEF IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 49, PAGES 55 THROUGH 59, OF SAID PUBLIC RECORDS.

TOGETHER WITH:

OUTLOT D, PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. EXCEPTING FROM AFORESAID OUTLOT C, LOTS 14 AND 15 BLOCK 3, PELICAN REEF III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 43, PAGES 85 THROUGH 90, OF SAID PUBLIC RECORDS. ALSO EXCEPTING THEREFROM LOTS 1, 2 AND 3, BLOCK 9.

PELICAN REEF IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 49, PAGE 55 THROUGH 59, OF SAID PUBLIC RECORDS. ALSO EXCEPTING THEREFROM LOTS 4 THROUGH 11, PELICAN REEF V, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 55, PAGES 31 THROUGH 32, OF SAID PUBLIC RECORDS.

RE #s 162206-0000 and 162205-0000:

The South 100 feet of the North 700 feet of Government Lots 1 and 2, Section 29, Township 7 South, Range 30 East, lying above the mean high water line of the

Matanzas River and south of the South line of the City limits of St. Augustine, St. Johns County, Florida.

RE # 158560-0000

ALL OF GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTH AND WEST OF ESCOLATA CREEK. EXCEPTING THEREFROM ANY PORTION, IF ANY, LYING WITHIN LOT 13, BLOCK 4, PELICAN REEF II, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 39, PAGES 91 THROUGH 98, OF THE PUBLIC RECORDS OF SAID COUNTY.

RE #087550-0390

A parcel of land in Section 7, Township 7 South, Range 29 East, St. Johns County, Florida, being more fully described as follows:

Commencing at the Southeast corner of Lot 9, Stage Coach Manor, as recorded in Map Book 14, Page 89 of the Public Records of St. Johns County, Florida; thence South 02 degrees 48 minutes 20 seconds East on the East line of land described in Official Records Book 2271, Page 1084, of the Public Records of said County, a distance of 1,358.29 feet; thence South 12 degrees 44 minutes 04 seconds East on said East line 438.12 feet to the point of beginning of the herein described parcel of land; thence South 47 degrees 28 minutes 32 seconds East 798.00 feet; thence South 15 degrees 30 minutes 06 seconds East 166.63 feet to the Northwest corner of land described as Official Records Book 2501, Page 137, Public Records of said County; thence South 10 degrees 01 minute 47 seconds East on the West line of land described in Official Records Book 2501, Page 137, public records of said County, a distance of 1,546.97 feet; thence South 86 degrees 53 minutes 30 seconds West on North line of said land described in Official Records Book 2271, Page 1084, a distance of 395.37 feet; thence North 12 degrees 44 minutes 04 seconds West on East line of said land described in Official Records Book 2271, Page 1084, a distance of 2,301.31 feet to the point of beginning.

*Fiscal Impact Analysis
Proposed Fish Island Development
City of St. Augustine, Florida*

*Submitted By
Alsop Companies, LLC
St. Augustine, Florida*

*Prepared By
URBANOMICS, Inc.
Ponte Vedra Beach, Florida*

Table of Contents

Section and Title	Page
1. Introduction and Summary	1
Introduction	1
Proposed Fish Island Project	1
Objectives and Scope of Analysis	1
Summary of Findings	1
City Revenues	1
City Expenditures	1
Charges for Service	2
Property Tax Base	2
Tax Contribution of Existing Housing	2
Tax Contribution of Proposed Development	2
Impact on City Services	2
2. City Revenues and Expenditures	5
Revenues	5
General Operations	5
Enterprise Operations	7
Expenditures	8
General Operations	8
Enterprise Operations	8
3. Real Estate Valuations and Tax Revenues	9
Comparable Developments	9
North River Island	9
Fish Island Development	11
Taxable Valuation Factors	11
Taxable Valuation and Tax Revenues	11

1. Introduction and Summary

INTRODUCTION

Proposed Fish Island Project

The project is located on the west side of the Matanzas River a short distance north of SR 312 and immediately north of the Fish Island Marina. It consists of 24 high-end waterfront homes in 12 attached duplex buildings. Access will be provided by a new extension of W. Marina Cove Drive. Connected deepwater boat docks will be provided for all homes, each of which will be priced in the \$2.5 million range.

Objectives and Scope of Analysis

This impact analysis addresses the interests and needs of the City of St. Augustine to be apprised of and understand the potential economic and fiscal impacts of proposed real estate development projects on City government finances. To this end, City revenues, expenditures, and services most affected by the proposed Fish Island project are analyzed in this report. In addition, other waterfront residential areas and projects in the City of St. Augustine and in St. Johns County that help illustrate the Fish Island project and its potential fiscal impacts on the City are identified and analyzed. Two basis questions are addressed in this analysis and report.

- ***Property Taxes.*** Are property taxes generated by the proposed development adequate to cover its share of the costs of needed City services financed in part by property tax revenues?
- ***Charges for Service.*** Are City services financed entirely by service charges adequate to cover the costs of needed services?

SUMMARY OF FINDINGS

City Revenues

The City of St. Augustine FY23-24 Budget shows total revenues of \$84,671,363. Charges for services are the largest source, accounting for 55 percent of total revenues, followed by various taxes with 33 percent of revenues. The remaining 12 percent of revenues come from permits and fees, intergovernmental revenues, fines and forfeitures, and miscellaneous sources. City property tax revenues (\$20,869,393) are only 25 percent of total budgeted revenues.

City Expenditures

The FY23-24 Budget also includes a balanced \$84,671,363 in expenditures. Physical environment is the largest category with 30 percent of total expenditures. This category includes water and sewer, stormwater management, and solid waster management service. Next is public

safety (22%). This category includes police, fire, and rescue services. Others are general government services (19%), transportation (12%), and culture and recreation (10 percent).

Charges for Service

Charges for service provide all the revenues (\$41,390,068) that finance water and sewer, solid waste management, and stormwater management services and operations of the City Marina and Visitor Information Center and parking facilities. Another \$4,981,344 of charges for services revenues help fund the City's public safety (police/fire/rescue), transportation (streets/traffic/transit), and community parks and recreation services and operations.

Property Tax Base

The City has a total property tax base of \$2,782,586,000 (\$2.78+ billion) based on budgeted revenues of \$20,869,393 and a current tax millage rate of 7.5. Florida Department of Revenue data shows that 64.8 percent of the City's FY22-23 tax levy was generated by properties occupied by existing housing units. This percentage of total property tax revenues equates to \$1,803,116,000 (\$1.80+ billion).

Tax Contribution of Existing Housing

There are an estimated 8,500 housing units in the City. The \$1.80+ billion dollars of tax revenues generated by these housing units average \$212,131 per unit and each would generate an average of \$1,591 in property tax revenues.

Tax Contribution of Proposed Development

The proposed Fish Island development will generate an average of \$11,625 in annual property tax revenues for each of the 24 proposed residential properties. This is more than seven times the amount of tax revenues generated by existing residential properties in the City. The total estimated taxable value of the Fish Island project is \$37,200,000. This would generate an estimated \$279,000 in annual tax revenues to the City.

Impacts on City Services

The proposed Fish Island development will have a very positive economic and fiscal impact on the City of St. Augustine for these reasons:

- Annual tax revenues generated are more than seven times the average generated by existing housing properties in the City.
- The City's tax millage rate has remained the same at 7.5 for many years, indicating that existing revenue sources, in combination, continue to be sufficient to cover the costs of all City services and obligations.

- The City continues to benefit from new development and annexations, as illustrated by annual increases in taxable real estate values and tax revenues, which have averaged 11.7 percent per year for the past five years (**Table 1**).
- Approximately half of the City's total annual revenues is generated by public facilities and services funded entirely by charges for services, including City water and sewer services, solid waste management services, the Visitor Information Center an associated parking, and the Municipal Marina. These services and facilities all generate surplus revenues, including a projected \$11.9+ million in FY23-24. These surplus revenues will continue to be available and sufficient to cover shortfalls that may occur in other areas of City government.

Table 1. City Property Tax Revenue Characteristics, FY18-19 to FY 23-24

Fiscal Year	Total Tax Revenues (\$)	New Developmt Share (%)	Housing Shares (%)		Millage Rate
			Homstead	Non Hmstd	
2023-2024	20,869,343	TBD	Assume same as 22-23 (64.8)		7.5
Increase (%)	11.3				
2022-2023	18,757,928	2.1	29.3	35.5	7.5
Increase (%)	15.2				
2021-2022	16,277,853	3.3	29.3	35.0	7.5
Increase (%)	8.2				
2020-20\211	15,050,551	4.4	27.3	34.6	7.5
Increase (%)	13.9				
2019-2020	13,764,060	2.0	28.8	32.1	7.5
Increase (%)	9.8				
2018-2019	12,030,138	1.0	29.0	32.0	7.5

TBD: To be determined

Sources: Florida Department of Revenue; and URBANOMICS, Inc.

2. City Revenues and Expenditures

REVENUES

The City of St. Augustine FY23-24 Budget shows balanced total revenues and expenditures of \$84,671,363. Functions and operations of local governments can be divided into two basis types: General Operations and Special Operations. General Operations include a number of functions and service areas and a number of funding sources that can be used in various combinations to provide financial support for a range of activities and needs.

Special Operations, often called Enterprise Operations, are specific services or facilities that are supported entirely by dedicated funding sources, including special earmarked taxes and charges for service, such as admission and user fees.

General Operations

City Functions and Services. General operation functions and services in the City's FY23-24 Budget include:

- General government services.
- Public safety (police protections and fire and rescue services).
- Physical environment (not defined in the City Budget document, but may include beach and waterway conservation and like programs).
- Transportation (not defined in the City Budget document, but may include street, traffic, and transit maintenance and management activities).
- Culture and Recreation (not defined in the City Budget document, but may include community recreation and park programs and maintenance).
- Debt service.

Funding Sources. Funding sources for these functions and services total \$41,750,790 as listed below and shown in **Table 2**.

- Taxes (all types)\$28,225,778
 - City property taxes: \$20,869,393
 - St. Johns County property taxes: ...\$1,553,946
- Permits and fees:\$1,180,750
- Intergovernmental revenues: \$2,272,493
- Charges for services: \$4,981,344
- Fines and forfeitures:\$181,200
- Miscellaneous revenues: \$4,909,233

Table 2. City of St. Augustine Budgeted Revenues and Expenditures, FY23-24

Revenues (1)		Expenditures (1)	
General Operations	Totals	General Operations	Totals
Taxes		General Government Services	15,757,395
City Advalorem Taxes	20,869,343	Public Safety (3)	18,267,454
St. Johns County Advalorem Taxes (2)	1,533,946	Physical Environment (4)	4,411,951
Sales and Gas Taxes	930,858	Transportation	10,546,535
Franchise Fees (Taxes)	2,121,000	Culture and Recreation (5)	3,002,795
Utility Service Taxes	1,640,000	Debt Service	1,590,881
Communication Service Taxes	1,130,631		
Subtotal: Tax Revenues	28,225,778		
Permits and Fees	1,180,750		
Intergovernmental Revenues (2)	2,272,495		
Charges for Services	4,981,344		
Fines and Forfeitures	181,200		
Miscellaneous Revenues	4,909,223		
Total General Operations	41,750,790	Total General Operations	53,577,011
Enterprise Operations	Totals	Enterprise Operations (6)	Totals
Water and Sewer Services	24,560,606	Water and Sewer Services	15,658,600
Stormwater Management Services	1,545,273	Stormwater Management Services	1,115,314
Solid Waste Management Services	5,836,594	Solid Waste Management Services	5,238,227
City Marina	4,070,432	City Marina	3,572,908
Visitor Information Center and Parking	7,003,061	Visitor Information Center and Parking	5,506,436
Total Enterprise Operations	43,015,966	Total Enterprise Operations	31,091,485
Total Budgeted Revenues	84,766,756	Total Budgeted Expenditures	84,668,496

- (1). The City Budget shows total revenues and expenditures of \$84,671,363. Information in this table is taken directly from the City Budget. Reasons for differences in totals shown, while minor, cannot be determined.
- (2). Revenues and expenses for the City's Historic Area and Lincolnville Community Redevelopment Areas (CRAs) are imbedded in the City Budget, including these property tax increment revenues from St. Johns County.
- (3). Public Safety includes police and fire protection and rescue services.
- (4). Physical Environment, in addition to utility, solid waste, and stormwater services shown in this table, this may also include beach and waterway-related and other conservation services.
- (5). Culture and Recreation, in addition to the City Marina and Visitor Information Center, this may also include general parks and recreation services.
- (6). Includes personnel, operations, capital expenses, and debt service

Sources: City of St. Augustine FY23-24 Budget document; and URBANOMICS, Inc.

Note: Budgeted county property taxes help fund the City's Historic Area and Lincolnville Community Redevelopment Areas (CRA) per state statute permitting establishment of CRAs and tax increment funding.

Property Tax Revenues. Property tax revenues of \$20,869,393 in the FY23-24 Budget are an important funding source for City government operations, police and fire/rescue services, transportation services, and parks and recreation services. The fact that the City tax millage rate has remained at 7.5 for a number of years is an indication that the other general funding sources continue to be adequate.

City property tax revenues are 74 percent of all tax revenues, 50 percent of General Operations revenue, and 25 percent of total General Operations and Enterprise Operations revenues.

Enterprise Operations

Services and Facilities. The following services and facilities are provided and operated entirely by charges for services and require no other types of funding support, including property tax revenues.

- Water supply and sewer disposal services
- Solid waste collection and disposal services.
- Stormwater management services
- Operation of the Municipal Marina
- Operation of the Visitor Information Center and associated parking operations

Funding Sources. Charges for services for each of these are intended and set at levels that cover all operating costs, capital expenses, and debt service costs. Their total combined revenues of \$43,015,966, as listed below and also shown in **Table 2**.

- Water and Sewer Services: \$24,560,606
- Stormwater Management Services: \$1,545,273
- Solid Waste Management Services: \$5,836,594
- Municipal Marina: \$4,070,432
- Visitor Information Center and Parking: . . \$7,003,061

Note: Total Enterprise Operation revenues are projected to exceed their combined operating, capital, and debt service expenditures by \$11.9 million in FY23-24, providing funding support for other City government operations, programs, and initiatives.

EXPENDITURES

The City's FY23-24 Budget also shows total expenditures of \$84,671,363, approximately 63 percent of which is incurred by General Operations functions and services. Enterprise Operations account for the other 37 percent of projected expenditures.

General Operations

Expenditures for the City's General Operations are a projected \$53,577,011 in the FY23-24 Budget (**Table 2**). The largest operational category is public safety (police/fire/rescue services) at \$18.3 million, followed by general government (\$15.7 million), transportation (\$10.5 million), physical environment (\$4.4 million), and culture and recreation (\$3.0 million). Expenditures include personnel costs (wages, salaries, and benefits), operating costs, and capital expenses.

Enterprise Operations

Budgered expenditures for Enterprise Operations total \$31,091,485 (**Table 2**). Expenditures include personnel costs (wages, salaries, and benefits), system and facility operating costs, capital expenses, and debt service costs. City water and sewer systems and services are the largest source of expenditures (\$15.7 million), followed by the Visitor Information Center and associated parking facilities (\$5.5 million), solid waste management services (\$5.2 million), and the Municipal Marina (\$3.6 million). Stormwater management facilities and services are the smallest with budgeted expenditures of \$1.1 million.

Note: Total Enterprise expenditures are only 72 percent of revenues generated by all these services and facilities and only 64 percent of water and sewer system revenues. Altogether, these Enterprise Operations cost \$11.9 million less than the revenues they generate. Budget surpluses generated by these Enterprise Operations will continue to support other City operations and services.

3. Real Estate Valuations and Tax Revenues

COMPARABLE DEVELOPMENT

A number of waterfront residential areas and developments with connected deep water boat docks in the St. Augustine area and coastal St. Johns County were identified and analyzed to establish relevant property valuation factors for the proposed Fish Island development. Data for these waterfront areas and developments was obtained from current property records on the website of the St. Johns County Property Appraiser, and included these factors:

- Relationships between just and taxable value for homesteaded and non-homesteaded properties. Just value is the Property Appraiser's interpretation of market value.
- Valuations of "land" (lots), "buildings" (homes), and "extra features," including boat docks.
- Sizes of lots and homes to help determine taxable values per square foot.
- Effects of building age on just and taxable valuations.

Properties in several waterfront areas and developments were researched, all high end properties all valued well over \$1 million, which is the expectation for the proposed Fish Island project. Data for 21 properties in seven different waterfront locations is presented in **Table 3**.

North River Island

This comparatively new development of eleven properties on the west side of the Tolomato River in Volano Beach is the most relevant comparable development. Eight of the 11 properties are listed in **Table 3**. Four of eight homes are new (built from 2021 to 2023) and homesteaded, but effects of tax exemptions and long term limitations on increased valuations are not evident.

North River Island has a total of eleven properties, two of which are vacant. Average current taxable valuations of developed properties include:

- **Land.** Eight of the 11 lots are small, averaging 0.23 acres, with current average taxable valuation of \$995,125 and averaging approximately \$100 per square foot.
- **Buildings.** Six homes either built or sold in the past two to three years have building taxable valuations ranging from \$296 per square foot for an existing home resold in 2021 up to \$378 per square foot for an existing home resold in 2022. Two new homes built in 2021 and 2022 have taxable valuations of \$360 and \$348 per square foot.
- **Extra Features.** Eight existing docks are included among or are the extra features that range in taxable value from \$96,863 to \$210,881, and averaging \$147,868.

Table 3. Current Valuations of Select Waterfront Residential Properties

Street Number	Valuations (\$) (1)		Percent Taxable (%)	Homestead Exemption	Last Sale	
	Just Value	Taxable Value			Date	Price \$)
Pelican Reef, Pelican Reef Drive, Matanzas River, St. Augustine						
120	1,825,275	1,730,228	94.8	No	10/20 4/21 7/21 Built in 2018	1,356,500 1,650,000 2,300,000
134	1,737,848	1,620,076	93.2	No		
144	1,755,541	1,623,001	92.5	Yes		
150	2,383,776	2,383,776	100.0	No		
178	3,201,849	2,671,266	83.4	Yes		
Avista Circle, Matanzas River, St. Augustine						
53	2,289,409	2,289,409	100.0	No	9/16	2,400,000
55	2,453,627	2,398,627	97.8	Yes		
North River Island, Rivershore Lane, Tolomato River, Vilano Beach						
217	2,978,040	2,978,040	100.0	No	8/22	3,650,000
221	2,375,083	2,011,917	84.7	Yes	12/18	1,715,000
225	2,400,817	2,350,817	97.9	Yes	7/21	2,850,000
233	2,228,872	1,812,437	81.3	Yes	4/21	1,815,800
237	1,966,372	1,916,272	97.5	Yes	Built in 2022	
241	2,166,419	2,066,409	95.4	Yes	Built in 2023	
245	3,850,269	3,800,269	98.7	Yes	Built in 2022	
249	4,306,628	4,220,713	98.0	Yes	Built in 2021	
Wahoo Drive, Tolomato River, Vilano Beach						
3813	2,626,189	2,571,189	97.9	Yes	4/18	2,265,000
3815	1,769,426	1,635,252	92.4	Yes	7/20	1,840,800
Surfside Avenue, Tolomato River, Vilano Beach						
191	1,568,005	1,568,005	100.0	No	8/21	1,525,000
North & South Harbor Lights Drive, Intercoastal Waterway, Ponte Vedra Beach Area						
329 North	2,733,743	2,683,743	98.2	Yes	7/22	3,250,000
708 South	2,304,250	2,001,981	86.9	Yes		
Canal Road, Intercoastal Waterway, Ponte Vedra Beach Area						
567	3,082,330	3,082,330	100.0	No	10/20	2,265,000

(1). Just value is the Property Appraiser's estimation of market value.

Sources: St. Johns County Property Appraiser website; and URBANOMICS, Inc.

FISH ISLAND DEVELOPMENT

Taxable Valuation Factors

Valuations of properties in the North River Island development provide a reasonable basis for estimating the initial taxable values of the proposed Fish Island development. These are:

- **Land:** \$100 per square foot.
- **Buildings (homes):** \$400 per square foot.
- **Extra Features** (including collected boat docks): \$100,000 per home. It is assumed that homes in each of the 12 proposed duplex buildings share a boat dock.

Taxable Valuation and Tax Revenues

The initial taxable valuation of each of the 24 units in the proposed Fish Island development is \$1,550,000 as itemized below.

- **Home:** 2,500 square feet @ \$400/square foot: . \$1,000,000
- **Lot:** 4,500 square feet @ \$100/square foot: \$450,000
- **Extra Features:** \$100,000
- **Total Taxable Value:** **\$1,550,000**

An average taxable value of \$1,550,000 for a proposed Fish Island home significantly exceeds the \$212,131 average value of all housing units in the City of St. Augustine. Likewise, annual tax revenues of \$11,625 from each proposed Fish Island home is in sharp contrast to average annual tax revenues of \$1,591 for existing housing units in the City.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners

DATE: January 9, 2024

RE: Notification of one (1) vacancy and two (2) term expirations – Code Enforcement, Adjustment & Appeals Board (CEAAB)

Notification is being made to the Commission regarding a vacancy and two term expirations on the CEAAB. The vacancy was created as the result of Irvin C. Rubin's resignation, whose term expires on December 27, 2024. An advertisement requesting applicants to fill the two (2) term expirations was placed in the St. Augustine Record on October 27, 2023, and posted on the City's website with no response. The terms expired on December 27, 2023.

A second advertisement requesting applications was placed in the St. Augustine Record on January 12, 2024, and posted on the City's website.

Attached is the current CEAAB roster, Board profile and responsibilities.



Darlene Galambos
City Clerk

xc: Clerk's Office

CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

Meets Monthly, 2nd Tuesday - 3:00 p.m.
Alcazar Room, City Hall

Board Member	Contact information	Appointment	3-Year Terms Expire
VACANT		fill vacancy	12/27/2024
Jan Marie Kelly Lawyer	174 Oneida Street, 32084 937-307-4493 Jan.elections@icloud.com	2/14/2022 fill vacancy	12/27/2024
VACANT			12/27//2023
Marilyn Meade Garrett	8 E. Park Ave., 32084 904-814-2199 merrilyn61@att.net	12/13/2021 fill vacancy 12/12/2022 1 st full term	12/27/2025
Karen Valachovic Realtor/Registered nurse	38 Carrera St., 32084 904-923-6053 karensells@gmail.com	2/10/2020 1 st full term 12/12/2022 2 nd full term	12/27/2025
Thomas Day Retired	19 Saragossa St. 32084 904-819-9711 tomday1@comcast.net	01/14/19 fill vacancy 12/14/20 1 st full term 12/11/23 2 nd full term	12/27/2026
VACANT			12/27/2023

CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

Authorization:	Chapter 2, Article V, Division 2, Code of the City of St. Augustine.
Number of Members:	Seven 7
Terms of Office:	To establish staggered terms, original appointments were two 2 for one 1 year; three 3 for two 2 years; and two 2 for three 3 years. Thereafter, all appointments are for three 3 years.
Appointment:	By City Commission.
Reappointment:	Normal appointments expire December 27 of each year. Members may serve two 2 consecutive full terms only.
Qualifications:	When possible, shall include: architect, businessperson, engineer, general contractor, subcontractor, and realtor. Resident of the city.
Duties:	Hear cases presented by the local governing body attorney or by a member of the administrative staff of the local governing body. At the conclusion of the hearing, the board shall issue findings of fact, based on evidence of record and conclusions of law, and shall issue an order affording the proper relief consistent with powers granted herein. The board shall have the power to: 1 Adopt rules for the conduct of its hearings, 2 Subpoena alleged violators and witnesses to its hearings, Subpoenas may be served by the Police Dept., 3 Subpoena evidence, 4 Take testimony under oath, 5 Issue orders having the force of law to command whatever steps are necessary to bring a violation into compliance.
Attendance:	Ordinance 2018-11 amended Sec. 2-191 to remove the language regarding meeting attendance and instead states <u>"Members of Boards may be removed by majority vote of the Commission, upon notice of the intent to remove the Board member mailed to the address on record at the office of the city clerk by certified U.S. mail, return receipt requested, and a hearing before the City Commission providing the member an opportunity to be heard"</u> .
Meetings:	Second Tuesday of each month, the Alcazar Room, 3:00 P.M.



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

***WHEREAS**, the Great Backyard Bird Count is a world-wide community science project that is held over four days each February sponsored by the National Audubon Society, The Cornell Lab of Ornithology, and Birds Canada; and*

***WHEREAS**, the objective of the Great Backyard Bird Count is to inspire people in communities around the world to spend these four days in their favorite places counting and reporting as many birds as they can to help scientists better understand global bird populations before the annual migrations begin; and*

***WHEREAS**, the City of St. Augustine has a splendid population of migratory and non-migratory birds, but scientists have recorded a significant decline of 3 billion birds for the North American continent since 1970, which indicates a general shift in our continent's ability to support basic birdlife; and*

***WHEREAS**, in recognition of its efforts to preserve bird and wildlife habitat, the City of St. Augustine's Dr. Robert B. Hayling Freedom Park was recently listed on the Florida Great Birding and Wildlife Trail; and*

***WHEREAS**, participating in the Great Backyard Bird Count for as little as 15 minutes per day will help scientists better understand global bird populations before annual migrations and will also help local scientists, public officials, and our community better document and monitor the City of St. Augustine's bird population on an on-going basis.*

***NOW, THEREFORE**, the City Commission of the City of St. Augustine does proclaim **February 16th -19th, 2024**, as "**Great Backyard Bird Count Week**" and urges all citizens to participate in the Great Backyard Bird Count to celebrate, document, and protect the birds of the City of St. Augustine.*

***IN WITNESS WHEREOF**, I hereunto set my hand and do cause the Seal of the City of St. Augustine to be affixed this 12th day of February in the year of our Lord two thousand twenty-four and the four hundred and fifty-eighth year of the founding of St. Augustine, the Nation's Oldest City.*

2024-03

Nancy Sikes-Kline, Mayor

"Most Loyal and Valorous"

Title conferred upon the Presidio of St. Augustine by King Philip V of Spain, November 26, 1715

City of St. Augustine
City Commission

Certificate of Recognition

In Acknowledgement of and

Presented In Honor to

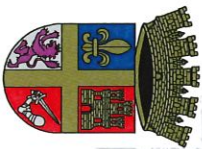
James Hill

In celebration of

Helping to secure the designation of the Robert B. Hayling Freedom Park as a site on the Great Florida Birding and Wildlife Trail. As a member of the St. Johns Regional Audubon, James organized a four-year effort of guided bird walks at the park collecting the needed data, which proved essential in the City of St.

Augustine securing this important designation.

Monday, February 12, 2024



Nancy Dikes-Rhine, Mayor



City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

WHEREAS, Arbor Day began in 1872 with the planting of more than one million trees in Nebraska, and is observed in St. Augustine as well as the rest of the state of Florida each year on the third Friday in January, and

WHEREAS, the planting and nurturing of trees cuts heating and cooling costs, moderates temperatures, cleans the air, produces oxygen, reduces erosion and provides habitat for wildlife, and

WHEREAS, trees are renewable resources as well as providing paper, wood for our homes, fuel for our fires and countless other products, and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community, and,

WHEREAS, St. Augustine has been recognized as a Tree City USA by the National Arbor Day Foundation for forty-one years, and is committed to continuing its tree planting program, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

*NOW, THEREFORE, the City Commission of the City of St. Augustine, does hereby proclaim Friday, January 19th, 2024, as **ARBOR DAY** in the City of St. Augustine, and urges all citizens to support efforts to protect our trees and woodlands, to support our City's urban forestry program, and to plant trees to bring joy to the heart and promote the well-being of present and future generations.*

IN WITNESS WHEREOF I hereunto set my hand and do cause the Seal of the City of St. Augustine, Florida, to be affixed this 19th day of January in the year of our Lord two thousand and twenty-four, in the four hundred and fifty-eighth year of the founding of St. Augustine, the Nation's Oldest City

Nancy Sikes-Kline, Mayor

City of St. Augustine
City Commission

Certificate of Recognition

In Acknowledgement of and

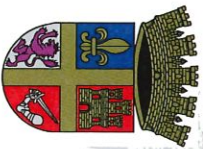
Presented In Honor to

Gina Burrell

In celebration of

Over 19 years of volunteer service on the city's Street Tree Advisory Committee and recognizing her advocacy for our trees and the overall environmental health our community.

Friday, January 19, 2024



Wendy Oliver-Kline, Mayor

CITY OF ST. AUGUSTINE, FLORIDA

M E M O R A N D U M

TO: David Birchim
City Manager

DATE: January 10, 2024

RE: Donation of Equipment

I have been contacted by Chief Mike Porath of the Welaka Police Department in reference to a possible donation of 8 Ballistic Helmets, 5 Communications Headsets and 2 Ballistic Shields. The St. Augustine Police Department recently replaced several of these items which were due for destruction. Due to the budgetary constraints of Welaka Police Department, we would like to donate these items to them, which could assist them during critical incidents.

If you concur, please place this matter on the next available consent agenda for the consideration and approval of the City Commission.

Thank you for your consideration in this matter.



Jennifer Michaux
Chief of Police

dt
cc: D. Galambos, City Clerk

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

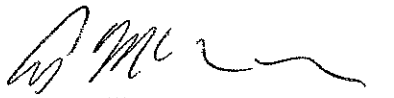
DATE: January 11, 2024

RE: **Consent Agenda Item – Madeira at St. Augustine Phase 2A Unit 2 Plat**

Find attached a copy of the plat for Madeira at St. Augustine Phase 2A Unit 2 Plat. This plat has been reviewed by the Planning and Zoning Board (PZB), all relevant city departments, and the City Attorney's Office and has been found to meet city standards and requirements for a subdivision plat within the planned community of Madeira at St. Augustine. The roads are proposed to be privately maintained by the community.

This item may be placed on the Consent Agenda for review and approval by the City Commission. The City Clerk's Office has the original for the Mayor-Commissioner to sign upon approval.

Thank you for your attention to this matter, please place this item on the Consent Agenda for the January 22, 2024 City Commission meeting. If you have any questions, contact me at (904) 209-4320 or askinner@citystaug.com.



Amy McClure Skinner, AICP
Director
Planning and Building Department

OPINION OF TITLE

VIA ELELTRONTIC AND OVERNIGHT MAIL:

City Attorney Isabelle Lopez
City of St. Augustine
75 King Street
St. Augustine, Florida 32084

**Re: Proposed Plat of Madeira at St. Augustine Phase 2A Unit 2
St. Johns County, Florida
Parcel ID Number: 073430-0000
CH23-25/113155351 (67292)**

Dear Ms. Lopez:

With the understanding that this Opinion of Title is furnished to the City of St. Augustine as an inducement for acceptance of a proposed Plat of Madeira at St. Augustine Phase 2A Unit 2, covering the real property more fully described in Exhibit "A" attached hereto and made a part hereof (the "Property"), it is hereby certified that I have examined Chicago Title Insurance Company's Plat Property Information Report, Order No. 11315535, dated with an effective date of December 18, 2023 which certified that Chicago Title Insurance Company has searched the records of St. Johns County, Florida through December 15, 2023 at 8:00 a.m.

Based solely upon the foregoing described title information provided by Chicago Title Insurance Company, it is our opinion that as of the date of December 18, 2023, fee simple title to the above-described real property was vested in:

Ponce Associates LLC, a Florida limited liability company, by virtue of the Special Warranty Deed recorded in Official Records Book 1836, Page 42, Public Records of St. Johns County, Florida, and the Madeira Community Development District, a local unit of special purpose government according to Chapter 190, Florida Statutes, by virtue of the Adoption and Dedication on the Plat of Madeira at St. Augustine Phase 2A Unit 1 recorded in Map Book 102, Pages 49 through 61, Public Records of St. Johns County, Florida.

Subject to the following encumbrances, liens and other exceptions:

1. **Filed Mortgages:**

(a) Amended and Restated Mortgage, Security Agreement and Financing Statement dated January 10, 2011 and recorded January 21, 2011 in Official Records Book 3400, Page 1381; and affected by the Subordination Agreements recorded in Official Records Book 4616, Page 1043 and Official Records Book 4692, Page 1940, with current mortgagee Faircrest Holdings, LLC, a Delaware limited liability company.

2. **Filed Construction Liens, Contract Liens and Judgments:** None.

3. **General Exceptions:**

(a) Taxes and assessments for the year 2024 and subsequent years.

4. **Special Exceptions:** See Exhibit "B" attached hereto.

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proposed Plat of Madeira at St. Augustine Phase 2A Unit 2.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this _____ day of January, 2024.

Very truly yours,

ROGERS TOWERS, P.A.

By: _____

Name: Ellen Avery-Smith

Florida Bar No. 122874

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of *(check one)* ☐ physical presence or ☐ online notarization this _____ day of January, 2024, by Ellen Avery-Smith, who is personally known to me.

Notary Public

Print Name: _____

My Commission Expires: _____

EAS/cd5

EXHIBIT "A"

CAPTION

A PORTION OF TRACT 4, 45 SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 49 THROUGH 61, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, TOGETHER WITH A PORTION OF THE UNSURVEYED SECTION 34, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHN'S COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1; THENCE SOUTH 21°40'04" EAST, 411.15 FEET; THENCE SOUTH 21°14'18" EAST, 611.48 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 191.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°45'03" WEST, 188.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 76°22'52" WEST, 125.84 FEET; THENCE NORTH 20°01'25" WEST, 59.29 FEET; THENCE SOUTH 83°19'48" WEST, 57.25 FEET; THENCE SOUTH 09°21'54" EAST, 28.15 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.50 FEET, AN ARC DISTANCE OF 49.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°22'11" WEST, 42.10 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 78°59'07" WEST, 282.29 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 272.50 FEET, AN ARC DISTANCE OF 32.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°25'23" WEST, 32.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 85°47'26" WEST, 51.08 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 495.00 FEET, AN ARC DISTANCE OF 23.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°29'32" WEST, 23.42 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 953.62 FEET, AN ARC DISTANCE OF 192.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°59'10" WEST, 191.83 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 128.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°54'31" WEST, 128.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 62°03'32" WEST, 63.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2666, PAGE 172, OF SAID PUBLIC RECORDS; THENCE NORTH 27°56'28" WEST, ALONG LAST SAID LANDS, 515.41 FEET, TO THE SOUTHERLY LINE OF AFORESAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1; THENCE NORTHEASTERLY, SOUTHEASTERLY AND NORTHERLY, ALONG SAID SOUTHERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 62°03'32" EAST, 123.69 FEET; COURSE NO. 2: SOUTH 27°56'28" EAST, 46.40 FEET; COURSE NO. 3: NORTH 62°03'32" EAST, 50.00 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°03'32" EAST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 62°03'32" EAST, 132.00 FEET, TO THE WESTERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1 REPLAT, AS RECORDED IN A MAP BOOK 113, PAGES 49 THROUGH 53, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY, EASTERLY, AND NORTHERLY, ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1 REPLAT, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 27°56'28" EAST, 110.00 FEET; COURSE NO. 2: SOUTH 57°50'11" EAST, 76.48 FEET; COURSE NO. 3: NORTH 86°43'09" EAST, 255.49 FEET; COURSE NO. 4: NORTH 12°14'06" EAST, 233.91 FEET; COURSE NO. 5: NORTH 20°01'25" WEST, 105.19 FEET, TO THE SOUTHERLY LINE OF AFORESAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1; THENCE NORTHEASTERLY, SOUTHEASTERLY AND NORTHERLY, ALONG SAID SOUTHERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 62°03'32" EAST, 125.28 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 2: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 50.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°41'49" EAST, 42.51 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 88°32'51" EAST, 50.00 FEET; COURSE NO. 4: NORTH 01°27'09" WEST, 42.10 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 13.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°41'27" WEST, 13.67 FEET; COURSE NO. 6: NORTH 69°58'35" EAST, 200.21 FEET, TO THE POINT OF BEGINNING.

EXHIBIT "B"

1. Mineral Reservations contained in instrument recorded in Deed Book 241, Page 350; as affected by the Quit-Claim Deed recorded in Official Records Book 738, Page 1267.
2. Assignment of Development Rights as set forth in instrument recorded in Official Records Book 1836, Page 4.
3. Grant of Easement as set forth in instrument recorded in Official Records Book 2073, Page 513.
4. Terms, provisions and conditions as set forth in instrument recorded in Official Records Book 2728, Page 784 as affected by Official Records Book 2961, Page 1041 and Official Records Book 2961, Page 1052.
5. Conservation Easement as set forth in instrument recorded in Official Records Book 2778, Page 50; Official Records Book 2808, Page 1469, as affected by Amendment thereto recorded in Official Records Book 4388, Page 1822.
6. Special Assessments due Madeira Community Development District as set out in Notice of Collection Agreement for Special Assessments recorded in Official Records Book 2927, Page 703 and Lien recorded in Official Records Book 2939, Page 781 and Official Records Book 2939, Page 789 and Official Records Book 3322, Page 1786.
7. Covenants, Conditions, Restrictions, Reservations, Easements and Provisions, including private charges and/or assessments, contained in the Declaration of Covenants and Restrictions recorded in Official Records Book 3095, Page 900 and First Supplement recorded in Official Records Book 4095, Page 1274; as affected by the Partial Release of Easement Parcel recorded in Official Records Book 4616, Page 1025; Subordination Agreement recorded in Official Records Book 4616, Page 1053; Subordination Agreement recorded in Official Records Book 4616, Page 1056; Subordination Agreement recorded in Official Records Book 4692, Page 1950; Subordination Agreement recorded in Official Records Book 4692, Page 1953; Second Supplement recorded in Official Records Book 4905, Page 266; Joinder and Consent recorded in Official Records Book 4946, Page 24; and Third Supplement recorded in Official Records Book 5573, Page 406.
8. Notice of Disclosure by Madeira Community Development District as set forth in instrument recorded in Official Records Book 3158, Page 553.
9. Florida Power & Light Company easement recorded in Official Records Book 4022, Page 45.
10. Perpetual Easement in favor of DOT recorded in Official Records Book 4692, Page 1933.
11. Grant of Temporary Access Easement recorded in Official Records Book 4894, Page 56.
12. Grant of Non-Exclusive Access Easement recorded in Official Records Book 4894, Page 73.

13. Declaration of Restrictive Covenant recorded in Official Records Book 4897, Page 697.
14. Grant of Access and Drainage Easement recorded in Official Records Book 4924, Page 334.
15. Joinder and Consent by Madeira Community Development District recorded in Official Records Book 4946, Page 29.
16. Easement for Utilities in favor of the City of St. Augustine, Florida recorded in Official Records Book 4996, Page 227.
17. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Madeira at St. Augustine Phase 2A Unit 1, recorded in Map Book 102, Page 49 through 61, of the Public Records of St. Johns County, Florida.
18. Easement for Utilities in favor of the City of St. Augustine, Florida recorded in Official Records Book 5597, Page 211.
19. School Concurrency Proportionate Share Mitigation Agreement recorded in Official Records Book 5679, Page 1.
20. Notice of Commencement recorded in Official Records Book 5811, Page 1766.
21. Joinder and Consent by Mortgagee Faircrest Holdings, LLC, recorded in Official Records Book 5884, Page 1403.

All of the Public Records of St. Johns County, Florida

NOTE: 2023 Real Estate Taxes and all prior years show paid.

Prepared by and Return to:
Ellen Avery-Smith Esquire
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
RT No. 67292
CH23-25/Madeira Phase 2A Unit 2

JOINDER AND CONSENT BY MORTGAGEE

On this 5th day of January, 2024 (the "Effective Date"), **FAIRCREST HOLDINGS, LLC**, a Delaware limited liability company (as defined in the Mortgage, as defined the term "Mortgage" is below)(in such capacity, including its successors and assigns from time to time, the "Mortgagee"), the mailing address of which is c/o Terra Nova Services, LLC, One Liberty Place, 1650 Market Street, Philadelphia, PA 19103, is the owner and holder of the following documents recorded in the Public Records of St. Johns County, Florida:

MORTGAGE DEED AND SECURITY AGREEMENT in favor of BankAtlantic, dated April 26, 2006 and recorded April 28, 2006 in Official Records Book 2693, Page 222 and Assignment of Rents recorded in Official Records Book 2693, Page 259; as affected by the Mortgage Modification recorded in Official Records Book 3123, Page 160; as assigned to Faircrest Holdings, LLC, a Delaware limited liability company by the Assignment of Mortgage recorded in Official Records Book 3400 page 682; and as further affected by the Amended and Restated Mortgage, Security Agreement and Financing Statement dated January 10, 2011 and recorded January 21, 2011 in Official Records Book 3400, Page 1381; and affected by the Subordination Agreements recorded in Official Records Book 4616, Page 1043 and Official Records Book 4692, Page 1940, all of the Public Records of St. Johns County, Florida (the "Mortgage").

The Mortgage encumbers certain real property owned by **PONCE ASSOCIATES LLC**, a Florida limited liability company ("Mortgagor"), which includes the real property located in St. Johns County, Florida described in **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Property"). Mortgagor intends to plat all or a portion of the Property, which plat is to be recorded in a Map Book of the Public Records of St. Johns County, Florida (such plat, and all subsequent amendments, restatements, replats or replacements thereof, including replats of Tracts into Lots (as such terms are used on such plat) in subsequent replats, is herein referred to as the "Madeira at St. Augustine Phase 2A Unit 2 Plat"). Mortgagee hereby (a) joins and ratifies the execution, delivery and recordation of the Madeira at St. Augustine Phase 2A Unit 2 Plat and all dedications and reservations thereon, and (b) agrees that regardless of the order of priority in recording the Mortgage and the Madeira at St. Augustine Phase 2A Unit 2 Plat, the Mortgage is and shall be subject and subordinate to the Madeira at St. Augustine Phase 2A Unit 2 Plat.

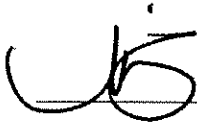
(Signature appears on following page)

Handwritten signature and initials: JM, 1/11/24, KEC

IN WITNESS WHEREOF, executed as of the date of the acknowledgement below,
but to be effective as of the Effective Date.

Signed and delivered
in the presence of:

FAIRCREST HOLDINGS, LLC, a
Delaware limited liability company



Print Name: MRS MICHELLE PASTUREL



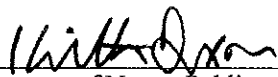
Print Name: ISABELLE LE CORNU

By: 

Print Name: MR JOHAN MOSTERT
Director of RSF II Limited as the Managing
Member of Faircrest Holdings, LLC

ST. HELIER, JERSEY
CHANNEL ISLANDS

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 5th day of January, 2024, by
JOHAN MOSTERT, the Director of RSF II Limited as the Managing
Member of Faircrest Holdings, LLC. He/she (check one) ☒ is personally known to me, or ☐
provided a valid driver's license as identification.



Signature of Notary Public

KEITH OWEN DIXON

Print Name of Notary Public

Commission No.: _____

Commission Expires: at death

KEITH OWEN DIXON
NOTARY PUBLIC
47 Esplanade
St Helier
Jersey, JE1 0BD
keith.dixon@carevolsen.com
Tel: +44 (0)1534 888900

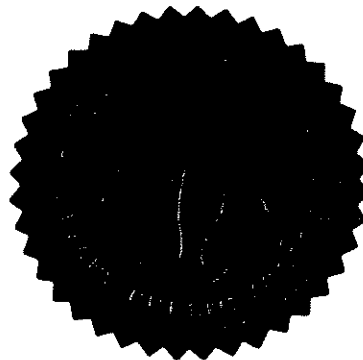


EXHIBIT "A"

A PORTION OF TRACT 4, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 49 THROUGH 61, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, TOGETHER WITH A PORTION OF THE UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1; THENCE SOUTH $21^{\circ}49'04''$ EAST, 411.15 FEET; THENCE SOUTH $21^{\circ}14'18''$ EAST, 611.48 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 191.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $86^{\circ}45'03''$ WEST, 188.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $76^{\circ}22'52''$ WEST, 125.84 FEET; THENCE NORTH $20^{\circ}01'25''$ WEST, 59.29 FEET; THENCE SOUTH $83^{\circ}19'48''$ WEST, 57.25 FEET; THENCE SOUTH $09^{\circ}21'54''$ EAST, 28.15 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.50 FEET, AN ARC DISTANCE OF 49.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $45^{\circ}22'11''$ WEST, 42.10 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $78^{\circ}59'07''$ WEST, 282.29 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 272.50 FEET, AN ARC DISTANCE OF 32.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $82^{\circ}25'23''$ WEST, 32.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $86^{\circ}47'26''$ WEST, 61.06 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 495.00 FEET, AN ARC DISTANCE OF 23.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $84^{\circ}29'32''$ WEST, 23.42 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 953.62 FEET, AN ARC DISTANCE OF 192.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $89^{\circ}59'10''$ WEST, 191.83 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 128.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $72^{\circ}54'31''$ WEST, 128.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $62^{\circ}03'32''$ WEST, 63.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN

1007 
i.

OFFICIAL RECORDS BOOK 2686, PAGE 172, OF SAID PUBLIC RECORDS; THENCE NORTH 27°56'28" WEST, ALONG LAST SAID LANDS, 515.41 FEET, TO THE SOUTHERLY LINE OF AFORESAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1; THENCE NORTHEASTERLY, SOUTHEASTERLY AND NORTHERLY, ALONG SAID SOUTHERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 62°03'32" EAST, 123.69 FEET; COURSE NO. 2: SOUTH 27°56'28" EAST, 46.40 FEET; COURSE NO. 3: NORTH 62°03'32" EAST, 50.00 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°03'32" EAST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 62°03'32" EAST, 102.00 FEET, TO THE WESTERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1 REPLAT, AS RECORDED IN A MAP BOOK 113, PAGES 49 THROUGH 53, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY, EASTERLY, AND NORTHERLY, ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1 REPLAT, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 27°56'28" EAST, 110.00 FEET; COURSE NO. 2: SOUTH 57°50'11" EAST, 76.48 FEET; COURSE NO. 3: NORTH 86°43'09" EAST, 255.49 FEET; COURSE NO. 4: NORTH 12°14'08" EAST, 233.91 FEET; COURSE NO. 5: NORTH 20°01'25" WEST, 105.19 FEET, TO THE SOUTHERLY LINE OF AFORESAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1; THENCE NORTHEASTERLY, SOUTHEASTERLY AND NORTHERLY, ALONG SAID SOUTHERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 62°03'32" EAST, 125.28 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 2: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 50.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°41'49" EAST, 42.51 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 88°32'51" EAST, 50.00 FEET; COURSE NO. 4: NORTH 01°27'09" WEST, 42.10 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 13.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°41'27" WEST, 13.67 FEET; COURSE NO. 6: NORTH 69°58'35" EAST, 200.21 FEET, TO THE POINT OF BEGINNING.

Handwritten signature and initials, possibly 'Jm' and 'Alk', with a line through them.

December 18, 2023

Addressee:

Board of County Commissioners
Development Services
4020 Lewis Speedway
St. Augustine, Florida 32084

PLAT PROPERTY INFORMATION REPORT

Revised: 12-18-2023

Proposed Plat of: Madeira at St. Augustine Phase 2A Unit 2

In accordance with Section 177.041, Florida Statutes this will certify that Chicago Title Insurance Company has made a search of the Public Records of St. Johns County, Florida, through December 15, 2023 at 8:00 AM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of Ponce Associates, LLC, a Florida limited liability company by virtue of the Special Warranty Deed recorded in Official Records Book 1836, page 42 and Madeira Community Development District by virtue of the Adoption and Dedication on the Plat of Madeira at St. Augustine Phase 2A Unit 1 recorded in Map Book 102, pages 49 through 61, of the public records of St. Johns County, Florida.

The search has revealed the following:

1. Mineral Reservations contained in instrument recorded in Deed Book 241, page 350; as affected by the Quit-Claim Deed recorded in Official Records Book 738, page 1267.
2. Assignment of Development Rights as set forth in instrument recorded in Official Records Book 1836, page 4.
3. Grant of Easement as set forth in instrument recorded in Official Records Book 2073, page 513.
4. Terms, provisions and conditions as set forth in instrument recorded in Official Records Book 2728, page 784 as affected by Official Records Book 2961, page 1041 and Official Records Book 2961, page 1052.
5. Conservation Easement as set forth in instrument recorded in Official Records Book 2778, page 50; Official Records Book 2808, page 1469, as affected by Amendment thereto recorded in Official Records Book 4388, page 1822.
6. Special Assessments due Madeira Community Development District as set out in Notice of Collection Agreement for Special Assessments recorded in Official Records Book 2927 page 703 and Lien recorded in Official Records Book 2939 page 781 and Official Records Book 2939 page 789 and Official Records Book 3322 page 1786.

7. Declaration of Covenants and Restrictions recorded in Official Records Book 3095, page 900 and First Supplement recorded in Official Records Book 4095, page 1274; as affected by the Partial Release of Easement Parcel recorded in Official Records Book 4616, page 1025; Subordination Agreement recorded in Official Records Book 4616, page 1053; Subordination Agreement recorded in Official Records Book 4616, page 1056; Subordination Agreement recorded in Official Records Book 4692, page 1950; Subordination Agreement recorded in Official Records Book 4692, page 1953; Second Supplement recorded in Official Records Book 4905, page 266; Joinder and Consent recorded in Official Records Book 4946, page 24; and Third Supplement recorded in Official Records Book 5573, page 406.
8. Notice of Disclosure by Madeira Community Development District as set forth in instrument recorded in Official Records Book 3158, page 553.
9. Amended and Restated Mortgage, Security Agreement and Financing Statement dated January 10, 2011 and recorded January 21, 2011 in Official Records Book 3400 page 1381; and affected by the Subordination Agreements recorded in Official Records Book 4616, page 1043 and Official Records Book 4692, page 1940
10. Florida Power & Light Company easement recorded in Official Records Book 4022, page 45.
11. Perpetual Easement in favor of DOT recorded in Official Records Book 4692, page 1933.
12. Grant of Temporary Access Easement recorded in Official Records Book 4894, page 56.
13. Grant of Non-Exclusive Access Easement recorded in Official Records Book 4894, page 73
14. Declaration of Restrictive Covenant recorded in Official Records Book 4897, page 697.
15. Joinder and Consent by Madeira Community Development District recorded in Official Records Book 4946, page 29.
16. Easement for Utilities in favor of the City of St. Augustine, Florida recorded in Official Records Book 4996, page 227.
17. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Madeira at St. Augustine Phase 2A Unit 1, recorded in Map Book 102, Page 49 through 61, of the Public Records of St. Johns County, Florida.
18. Easement for Utilities in favor of the City of St. Augustine, Florida recorded in Official Records Book 5597, page 211.
19. School Concurrency Proportionate Share Mitigation Agreement recorded in Official Records Book 5679, page 1.
20. Notice of Commencement recorded in Official Records Book 5811, page 1766.

NOTE: 2023 Real Estate Taxes and all prior years show paid



Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title or other similar assurance, nor as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the above Addressee only, and it may not be used or relied upon by any other party. This Report may not be used for the purpose of issuing a title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

File No.: 11315535

By: *Matt Quigley*

Authorized Signature

Exhibit "A"

Madeira At St. Augustine Phase 2A Unit 2

A PORTION OF TRACT 4, AS SHOWN ON SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 49 THROUGH 51, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 5 SOUTH, RANGE 30 EAST, TOGETHER WITH A PORTION OF THE UNSURVEYED SECTION 31, TOWNSHIP 5 SOUTH, RANGE 30 EAST, ALL LYING IN THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 6 SHEETS
SEE SHEET 5 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF TRACT 4, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 49 THROUGH 51, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 5 SOUTH, RANGE 30 EAST, TOGETHER WITH A PORTION OF THE UNSURVEYED SECTION 31, TOWNSHIP 5 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1; THENCE SOUTH 21°40'04" EAST, 811.15 FEET; THENCE SOUTH 21°14'04" EAST, 811.48 FEET; TO THE ARC OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 322.60 FEET, AN ARC DISTANCE OF 181.38 FEET; SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°42'51" WEST, 180.81 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 75°22'35" WEST, 128.84 FEET; THENCE NORTH 20°01'25" WEST, 94.42 FEET; THENCE SOUTH 78°11'35" WEST, 56.73 FEET; THENCE SOUTH 08°21'54" EAST, 56.95 FEET; TO THE ARC OF A CURVE LEADING SOUTHWESTERLY, THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.50 FEET, AN ARC DISTANCE OF 45.53 FEET; SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°21'14" WEST, 42.10 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 78°51'07" WEST, 282.29 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 272.50 FEET, AN ARC DISTANCE OF 32.70 FEET; SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 82°25'37" WEST, 32.68 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 84°47'54" WEST, 21.06 FEET; TO THE ARC OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 498.00 FEET, AN ARC DISTANCE OF 23.42 FEET; SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 84°29'32" WEST, 23.42 FEET; TO THE ARC OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 153.62 FEET, AN ARC DISTANCE OF 182.15 FEET; SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 80°58'10" WEST, 181.83 FEET; TO THE ARC OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 128.77 FEET; SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°54'31" WEST, 128.00 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 62°03'32" WEST, 63.22 FEET; TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 268, PAGE 172, OF SAID PUBLIC RECORDS; THENCE NORTH 57°50'38" WEST, ALONG EAST SAID LANDS, 515.41 FEET; TO THE SOUTHWESTLY LINE OF ACREAS PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1; THENCE NORTHEASTERLY, SOUTHEASTERLY AND NORTHERLY, ALONG SAID SOUTHWESTLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1, NORTH 87°53'34" EAST, 122.69 FEET; COURSE NO. 2, SOUTH 27°56'28" EAST, 46.40 FEET; COURSE NO. 3, NORTH 62°03'32" EAST, 30.00 FEET; TO THE ARC OF A CURVE LEADING NORTHERLY, COURSE NO. 4, NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.50 FEET, AN ARC DISTANCE OF 39.27 FEET; SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 17°03'22" EAST, 35.36 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 5, NORTH 62°03'32" EAST, 102.00 FEET; TO THE WESTERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1; THENCE SOUTHEASTERLY, EASTERLY AND NORTHERLY, ALONG SAID SOUTHWESTLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1, NORTH 62°03'32" EAST, 125.08 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY, COURSE NO. 2, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.50 FEET, AN ARC DISTANCE OF 50.83 FEET; SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°14'06" EAST, 42.51 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 3, NORTH 88°32'51" EAST, 50.00 FEET; COURSE NO. 4, NORTH 01°27'20" WEST, 42.10 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY, COURSE NO. 5, NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 13.67 FEET; SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 03°41'27" WEST, 13.67 FEET; COURSE NO. 6, NORTH 87°53'34" EAST, 200.33 FEET; TO THE POINT OF BEGINNING.

CONTAINING 18.71 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2023, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

THE CITY OF ST. AUGUSTINE

BY: _____
MAYOR-COMMISSIONER

BY: _____
CITY CLERK

CERTIFICATE OF THE CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGES _____ DAY OF _____, 2023.

BY: _____
ST. JOHNS COUNTY CLERK

CERTIFICATE OF THE CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY ATTORNEY FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2023.

CITY OF ST. AUGUSTINE, CITY ATTORNEY

CERTIFICATE OF CITY FINANCE DIRECTOR

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY FINANCE DIRECTOR FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2023.

CITY OF ST. AUGUSTINE

CERTIFICATE OF CITY MANAGER

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY MANAGER FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2023.

CITY OF ST. AUGUSTINE

CERTIFICATE OF PLANNING AND BUILDING DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING DEPARTMENT FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2023.

CITY OF ST. AUGUSTINE, DIRECTOR OF PLANNING AND BUILDING

CERTIFICATE OF CITY PUBLIC WORKS DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY CITY PUBLIC WORKS DEPARTMENT FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2023.

CITY OF ST. AUGUSTINE, DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, BY THE DEVELOPMENT REVIEW PROGRAM FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2023.

C. WILLIAM FAUST, II, PSN

LS# 8600

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE. THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART 1, PLATTING, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THE _____ DAY OF _____, 2023, A.D.

MICHAEL J. COLLIDAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6768
CLARY & ASSOCIATES
P.O. BOX 3731
3610 GROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257



MAP BOOK PAGE

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CERTIFICATE OF APPROVAL AND ACCEPTANCE
THIS IS TO CERTIFY THAT ON THIS DAY OF
APPROVED AND ACCEPTED BY THE CITY OF ST. AUGUSTINE
AS REQUIREING CONSTRUCTION OR MAINTENANCE BY THE
SUBDIVISION,
THE CITY OF ST. AUGUSTINE

2024, THE FOREGOING PLAT WAS
HIS ACCEPTANCE SHALL NOT BE DEEMED
A COUNTY OF ANY PART OF SAID

City Clerk

IT HAS BEEN EXAMINED AND ADEQUATE AND THAT IT COMBLES IN COIN WITH THE GOVERNMENT

[illegible]

1

CERTIFICATE OF THE CITY ATTORNEY
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN EXAMINED AND APPROVED BY THE CITY ATTORNEY FOR THE CITY OF ST. AUGUSTINE,
ST. JAMES COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2024.

ONLY

CERTIFICATE OF CITY FINANCE DIRECTOR
THIS IS TO CERTIFY THAT THIS PLAY HAS BEEN EXAMINED AND APPROVED BY THE CITY FINANCE DIRECTOR FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS DAY OF 2024.

1

1

ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2024.

Abstract

CERTIFICATE OF PLANNING AND BUILDING DEPARTMENT
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING
DEPARTMENT FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____,
1924.

THE BI-ANNUAL AND BILLS

CERTIFICATE OF CITY UTILITIES DEPARTMENT
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY UTILITIES DEPARTMENT FOR THE CITY OF ST.
AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2024.

1 of 200 | 11/21/2014

CERTIFICATE OF PLAT REVIEW
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, BY THE
DEVELOPMENT REVIEW PROGRAM FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY
OF _____ 2024.

100

2024, AD

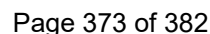
Aclyar & Associates
PROFESSIONAL SURVEYORS & MAPPERS
1410 N. 33RD
MUSKOGEEVILLE, INDIANA 46868
(304) 320-2703

MAP	BOOK	PAGE
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28
29	29	29
30	30	30
31	31	31
32	32	32
33	33	33
34	34	34
35	35	35
36	36	36
37	37	37
38	38	38
39	39	39
40	40	40
41	41	41
42	42	42
43	43	43
44	44	44
45	45	45
46	46	46
47	47	47
48	48	48
49	49	49
50	50	50
51	51	51
52	52	52
53	53	53
54	54	54
55	55	55
56	56	56
57	57	57
58	58	58
59	59	59
60	60	60
61	61	61
62	62	62
63	63	63
64	64	64
65	65	65
66	66	66
67	67	67
68	68	68
69	69	69
70	70	70
71	71	71
72	72	72
73	73	73
74	74	74
75	75	75
76	76	76
77	77	77
78	78	78
79	79	79
80	80	80
81	81	81
82	82	82
83	83	83
84	84	84
85	85	85
86	86	86
87	87	87
88	88	88
89	89	89
90	90	90
91	91	91
92	92	92
93	93	93
94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100

SHEET 2 OF 6 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

NOTARY PUBLIC, STATE OF FLORIDA
NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

NAME: _____
 MY COMMISSION EXPIRES: _____
 MY COMMISSION NUMBER IS: _____



MAP	BOOK	PAGE
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28
29	29	29
30	30	30
31	31	31
32	32	32
33	33	33
34	34	34
35	35	35
36	36	36
37	37	37
38	38	38
39	39	39
40	40	40
41	41	41
42	42	42
43	43	43
44	44	44
45	45	45
46	46	46
47	47	47
48	48	48
49	49	49
50	50	50
51	51	51
52	52	52
53	53	53
54	54	54
55	55	55
56	56	56
57	57	57
58	58	58
59	59	59
60	60	60
61	61	61
62	62	62
63	63	63
64	64	64
65	65	65
66	66	66
67	67	67
68	68	68
69	69	69
70	70	70
71	71	71
72	72	72
73	73	73
74	74	74
75	75	75
76	76	76
77	77	77
78	78	78
79	79	79
80	80	80
81	81	81
82	82	82
83	83	83
84	84	84
85	85	85
86	86	86
87	87	87
88	88	88
89	89	89
90	90	90
91	91	91
92	92	92
93	93	93
94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100

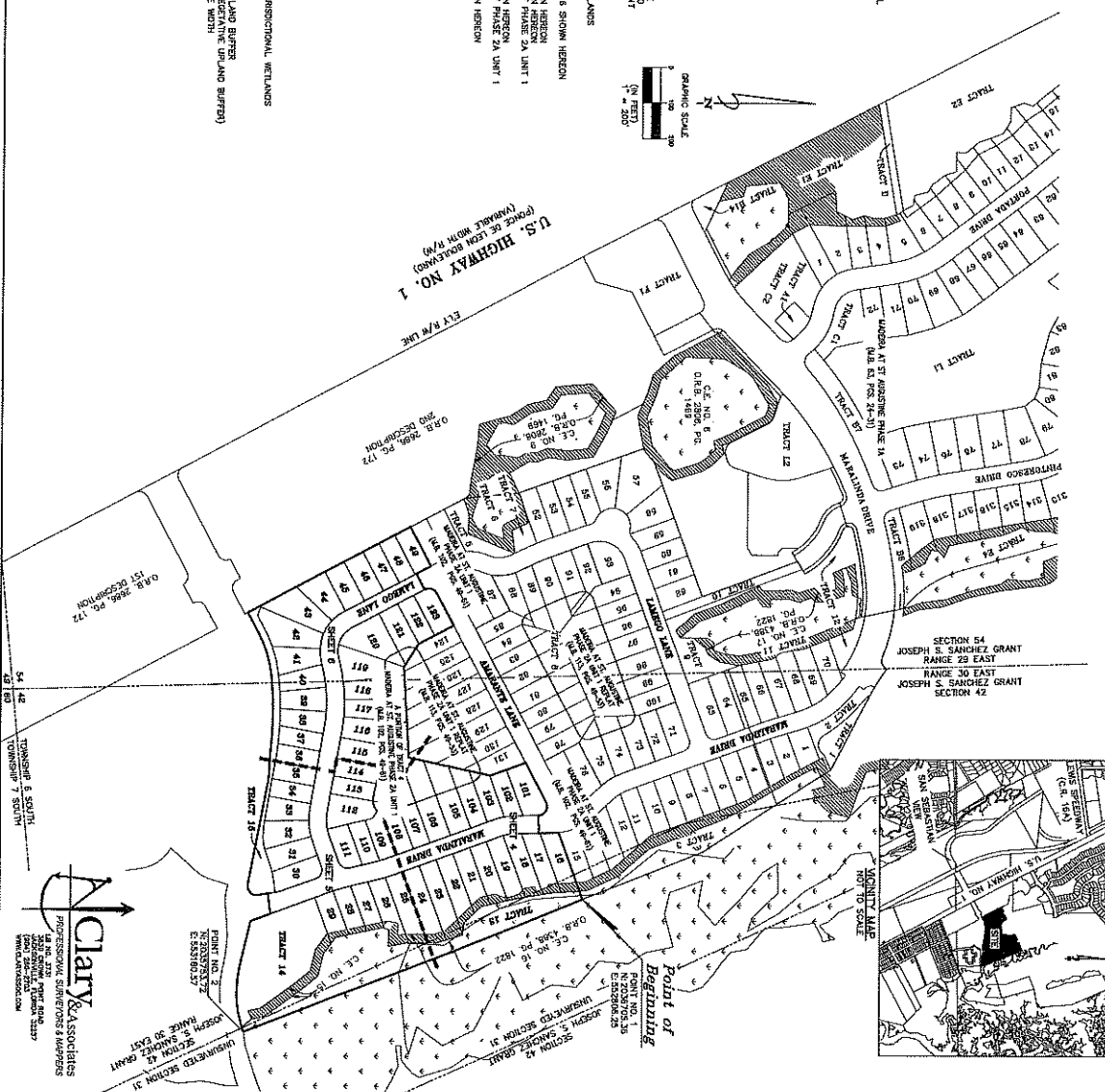
SHEET 3 OF 6 SHEETS
57 LOTS, 3 TRACTS IN THIS UNIT

General Notes

- [illegible]

LEGEND

- G.R.B.
P.O.S.T
R/W
C.I.
F.C.
N.T.
U.D.E
J.M.L.
P.F.E.
I.N.A
CONSERVATION EXPENDITURE NUMBER
- (A)
Y/A
T/R
- OPTICAL RECORDS BOOK
RIGHT OF WAY
TABULATED SURVEY DATA
POINT OF ORIGIN
POINT OF NON-INTERFERE
UNDESIRABLE PLANNING EXPENDITURE
JUNCTIONAL, WETLAND LINE
FLORIDA POWER & LIGHT EXPANSION
INDONESIAN UPLAND BUFFER ZONE
LOT LINE ROAD TO R/W
WORKED WITH
 INDONESIAN UPLAND BUFFER ZONE AVERAGE WIDTH
STAMPED "7-A-L 13 321"
SET 4'x6' CONCRETE MONUMENT
STAMPED "7-A-L 13 321"
SET 8"x8" BRICK STAMPE
STAMPED "7-A-L 13 321"
SET PERMANENT CONTROL POINT



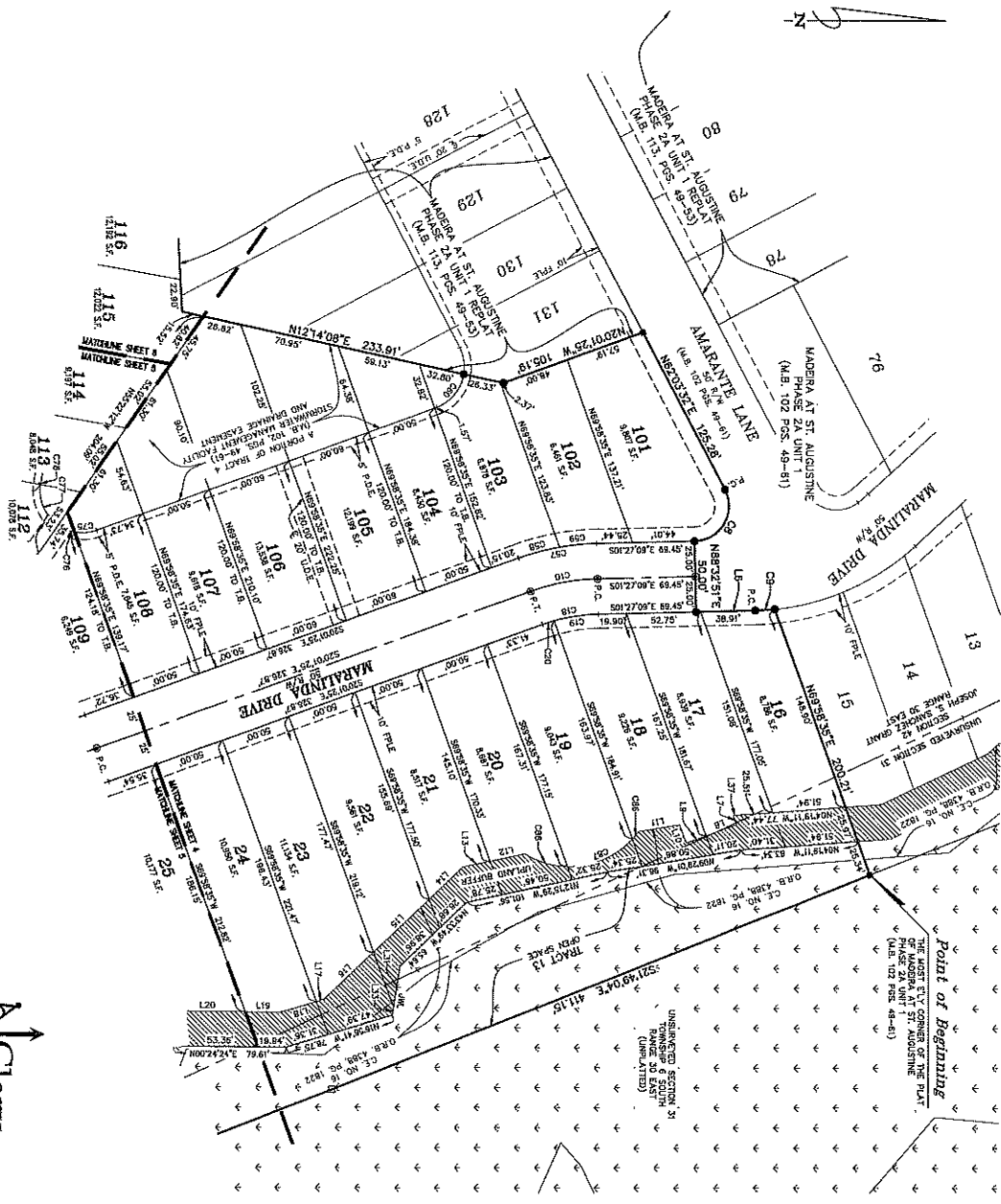
Madeira At St. Augustine Phase 2A Unit 2

A REPLAT OF A PORTION OF TRACT 4, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 49 THROUGH 61, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ALL LING IN THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE
SHEET 4 OF 6 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE			
CHORD	RADIUS	LENGTH	DELTA
C18	20.00'	30.87'	116°39'47"
C9	75.00'	13.07'	4°29'38"
C10	150.00'	42.82'	15°24'16"
C18	125.00'	43.82'	15°24'16"
C19	125.00'	31.84'	14°39'38"
C20	125.00'	8.65'	3°59'44"
C21	125.00'	56.22'	15°34'16"
C22	175.00'	28.49'	8°49'10"
C23	175.00'	28.77'	8°49'10"
C24	30.00'	31.79'	67°41'46"
C25	30.00'	18.07'	30°32'38"
C26	30.00'	12.60'	24°03'35"
C27	30.00'	11.32'	22°04'42"
C28	60.00'	6.82'	11°27'22"
C29	60.00'	51.67'	45°27'43"
C30	60.00'	32.07'	30°27'37"

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N01°27'09"W	42.10'
L7	S89°32'30"W	6.89'
L8	N08°07'21"W	23.03'
L9	N03°07'21"W	14.87'
L10	N88°32'38"E	13.82'
L11	N09°29'01"W	29.88'
L12	N42°15'29"W	24.76'
L13	N12°15'29"W	18.78'
L14	N43°33'48"W	33.18'
L15	N42°33'48"W	54.54'
L16	N42°33'48"W	48.22'
L17	N15°56'41"W	5.77'
L18	N15°56'41"W	26.20'
L19	N00°24'42"E	28.43'
L20	N02°24'42"E	50.87'
L21	S01°18'08"E	29.37'
L22	S01°18'08"E	3.97'
L23	N09°29'01"W	2.47'



DENOTES JUNCTIONAL, WETLANDS
BROOKS UPLAND BUFFER
(NATURAL, VEGETATIVE UPLAND BUFFER)
25' AVERAGE WIDTH

GRAPHIC SCALE
0 25 50
FEET

Acclar
PROFESSIONAL SURVEYORS & ENGINEERS
1000 SOUTH POINT ROAD
SUITE 200
DADE COUNTY, FLORIDA 33127
WWW.ACCLAR.COM

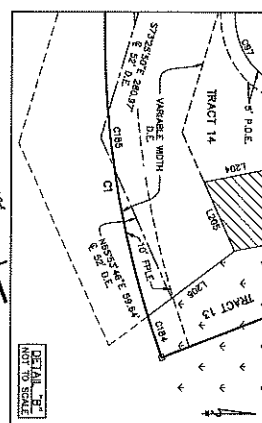
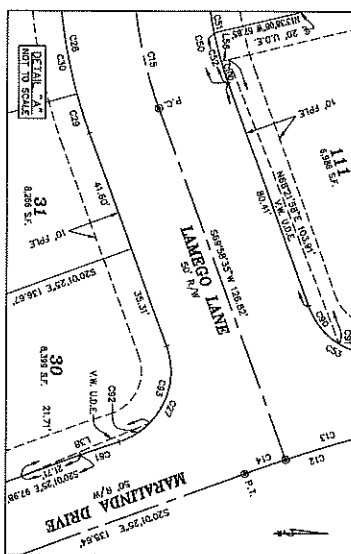
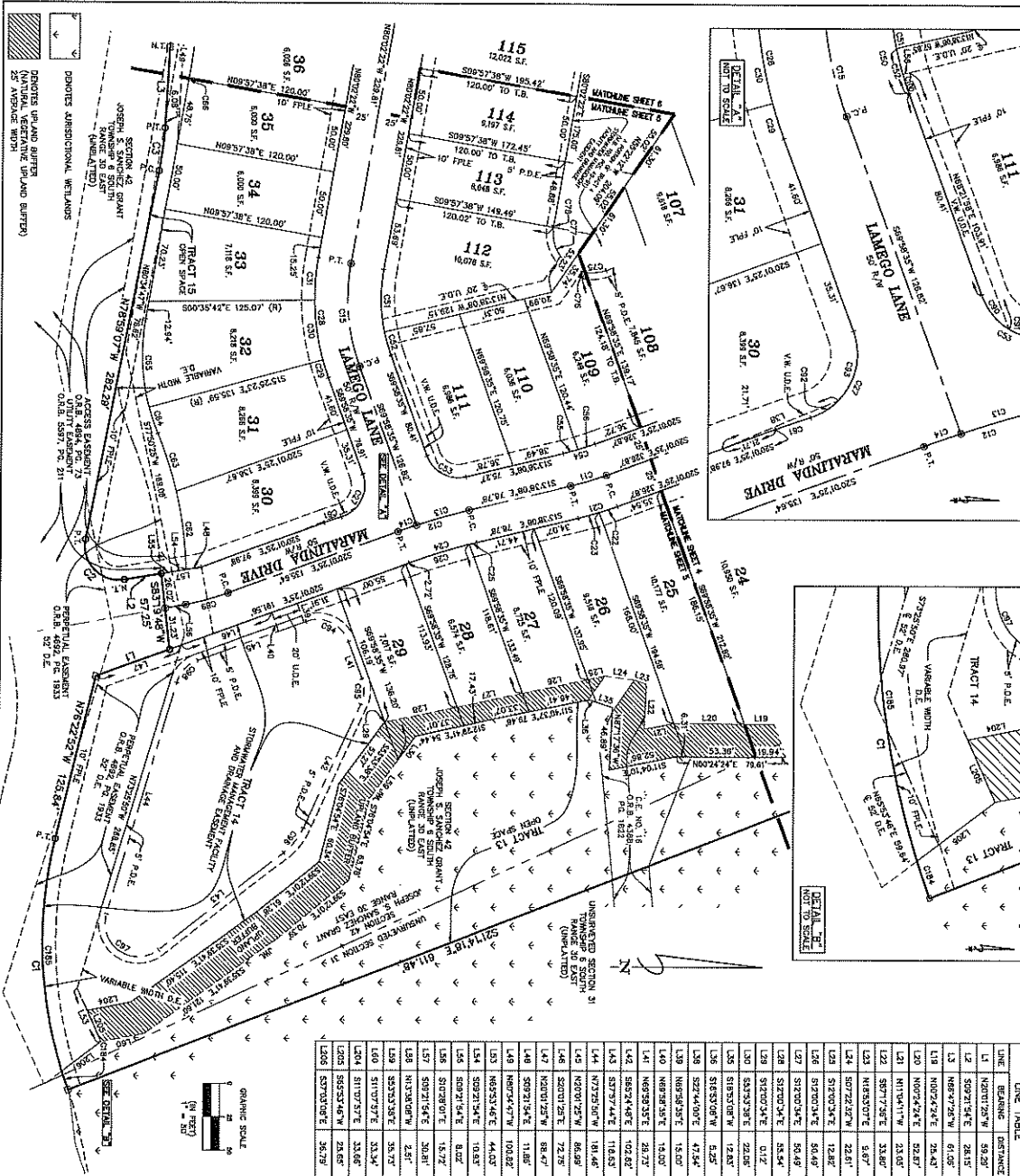
Madeira At St. Augustine Phase 2A Unit 2

A REBATE OF A PORTION OF TRACT 4, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 49 THROUGH 51, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 34, TOWNSHIP 6 SOUTH, RANGE 30 EAST, TOGETHER WITH A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ALL LING IN THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 5 OF 6 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE	TABLE
1	120.00' TO 1.8'
2	120.00' TO 1.8'
3	120.00' TO 1.8'
4	120.00' TO 1.8'
5	120.00' TO 1.8'
6	120.00' TO 1.8'
7	120.00' TO 1.8'
8	120.00' TO 1.8'
9	120.00' TO 1.8'
10	120.00' TO 1.8'
11	120.00' TO 1.8'
12	120.00' TO 1.8'
13	120.00' TO 1.8'
14	120.00' TO 1.8'
15	120.00' TO 1.8'
16	120.00' TO 1.8'
17	120.00' TO 1.8'
18	120.00' TO 1.8'
19	120.00' TO 1.8'
20	120.00' TO 1.8'
21	120.00' TO 1.8'
22	120.00' TO 1.8'
23	120.00' TO 1.8'
24	120.00' TO 1.8'
25	120.00' TO 1.8'
26	120.00' TO 1.8'
27	120.00' TO 1.8'
28	120.00' TO 1.8'
29	120.00' TO 1.8'
30	120.00' TO 1.8'
31	120.00' TO 1.8'
32	120.00' TO 1.8'
33	120.00' TO 1.8'
34	120.00' TO 1.8'
35	120.00' TO 1.8'
36	120.00' TO 1.8'
37	120.00' TO 1.8'
38	120.00' TO 1.8'
39	120.00' TO 1.8'
40	120.00' TO 1.8'
41	120.00' TO 1.8'
42	120.00' TO 1.8'
43	120.00' TO 1.8'
44	120.00' TO 1.8'
45	120.00' TO 1.8'
46	120.00' TO 1.8'
47	120.00' TO 1.8'
48	120.00' TO 1.8'
49	120.00' TO 1.8'
50	120.00' TO 1.8'
51	120.00' TO 1.8'
52	120.00' TO 1.8'
53	120.00' TO 1.8'
54	120.00' TO 1.8'
55	120.00' TO 1.8'
56	120.00' TO 1.8'
57	120.00' TO 1.8'
58	120.00' TO 1.8'
59	120.00' TO 1.8'
60	120.00' TO 1.8'
61	120.00' TO 1.8'
62	120.00' TO 1.8'
63	120.00' TO 1.8'
64	120.00' TO 1.8'
65	120.00' TO 1.8'
66	120.00' TO 1.8'
67	120.00' TO 1.8'
68	120.00' TO 1.8'
69	120.00' TO 1.8'
70	120.00' TO 1.8'
71	120.00' TO 1.8'
72	120.00' TO 1.8'
73	120.00' TO 1.8'
74	120.00' TO 1.8'
75	120.00' TO 1.8'
76	120.00' TO 1.8'
77	120.00' TO 1.8'
78	120.00' TO 1.8'
79	120.00' TO 1.8'
80	120.00' TO 1.8'
81	120.00' TO 1.8'
82	120.00' TO 1.8'
83	120.00' TO 1.8'
84	120.00' TO 1.8'
85	120.00' TO 1.8'
86	120.00' TO 1.8'
87	120.00' TO 1.8'
88	120.00' TO 1.8'
89	120.00' TO 1.8'
90	120.00' TO 1.8'
91	120.00' TO 1.8'
92	120.00' TO 1.8'
93	120.00' TO 1.8'
94	120.00' TO 1.8'
95	120.00' TO 1.8'
96	120.00' TO 1.8'
97	120.00' TO 1.8'
98	120.00' TO 1.8'
99	120.00' TO 1.8'
100	120.00' TO 1.8'
101	120.00' TO 1.8'
102	120.00' TO 1.8'
103	120.00' TO 1.8'
104	120.00' TO 1.8'
105	120.00' TO 1.8'
106	120.00' TO 1.8'
107	120.00' TO 1.8'
108	120.00' TO 1.8'
109	120.00' TO 1.8'
110	120.00' TO 1.8'
111	120.00' TO 1.8'
112	120.00' TO 1.8'
113	120.00' TO 1.8'
114	120.00' TO 1.8'
115	120.00' TO 1.8'

CURVE	TABLE
1	120.00' TO 1.8'
2	120.00' TO 1.8'
3	120.00' TO 1.8'
4	120.00' TO 1.8'
5	120.00' TO 1.8'
6	120.00' TO 1.8'
7	120.00' TO 1.8'
8	120.00' TO 1.8'
9	120.00' TO 1.8'
10	120.00' TO 1.8'
11	120.00' TO 1.8'
12	120.00' TO 1.8'
13	120.00' TO 1.8'
14	120.00' TO 1.8'
15	120.00' TO 1.8'
16	120.00' TO 1.8'
17	120.00' TO 1.8'
18	120.00' TO 1.8'
19	120.00' TO 1.8'
20	120.00' TO 1.8'
21	120.00' TO 1.8'
22	120.00' TO 1.8'
23	120.00' TO 1.8'
24	120.00' TO 1.8'
25	120.00' TO 1.8'
26	120.00' TO 1.8'
27	120.00' TO 1.8'
28	120.00' TO 1.8'
29	120.00' TO 1.8'
30	120.00' TO 1.8'
31	120.00' TO 1.8'
32	120.00' TO 1.8'
33	120.00' TO 1.8'
34	120.00' TO 1.8'
35	120.00' TO 1.8'
36	120.00' TO 1.8'
37	120.00' TO 1.8'
38	120.00' TO 1.8'
39	120.00' TO 1.8'
40	120.00' TO 1.8'
41	120.00' TO 1.8'
42	120.00' TO 1.8'
43	120.00' TO 1.8'
44	120.00' TO 1.8'
45	120.00' TO 1.8'
46	120.00' TO 1.8'
47	120.00' TO 1.8'
48	120.00' TO 1.8'
49	120.00' TO 1.8'
50	120.00' TO 1.8'
51	120.00' TO 1.8'
52	120.00' TO 1.8'
53	120.00' TO 1.8'
54	120.00' TO 1.8'
55	120.00' TO 1.8'
56	120.00' TO 1.8'
57	120.00' TO 1.8'
58	120.00' TO 1.8'
59	120.00' TO 1.8'
60	120.00' TO 1.8'
61	120.00' TO 1.8'
62	120.00' TO 1.8'
63	120.00' TO 1.8'
64	120.00' TO 1.8'
65	120.00' TO 1.8'
66	120.00' TO 1.8'
67	120.00' TO 1.8'
68	120.00' TO 1.8'
69	120.00' TO 1.8'
70	120.00' TO 1.8'
71	120.00' TO 1.8'
72	120.00' TO 1.8'
73	120.00' TO 1.8'
74	120.00' TO 1.8'
75	120.00' TO 1.8'
76	120.00' TO 1.8'
77	120.00' TO 1.8'
78	120.00' TO 1.8'
79	120.00' TO 1.8'
80	120.00' TO 1.8'
81	120.00' TO 1.8'
82	120.00' TO 1.8'
83	120.00' TO 1.8'
84	120.00' TO 1.8'
85	120.00' TO 1.8'
86	120.00' TO 1.8'
87	120.00' TO 1.8'
88	120.00' TO 1.8'
89	120.00' TO 1.8'
90	120.00' TO 1.8'
91	120.00' TO 1.8'
92	120.00' TO 1.8'
93	120.00' TO 1.8'
94	120.00' TO 1.8'
95	120.00' TO 1.8'
96	120.00' TO 1.8'
97	120.00' TO 1.8'
98	120.00' TO 1.8'
99	120.00' TO 1.8'
100	120.00' TO 1.8'
101	120.00' TO 1.8'
102	120.00' TO 1.8'
103	120.00' TO 1.8'
104	120.00' TO 1.8'
105	120.00' TO 1.8'
106	120.00' TO 1.8'
107	120.00' TO 1.8'
108	120.00' TO 1.8'
109	120.00' TO 1.8'
110	120.00' TO 1.8'
111	120.00' TO 1.8'
112	120.00' TO 1.8'
113	120.00' TO 1.8'
114	120.00' TO 1.8'
115	120.00' TO 1.8'

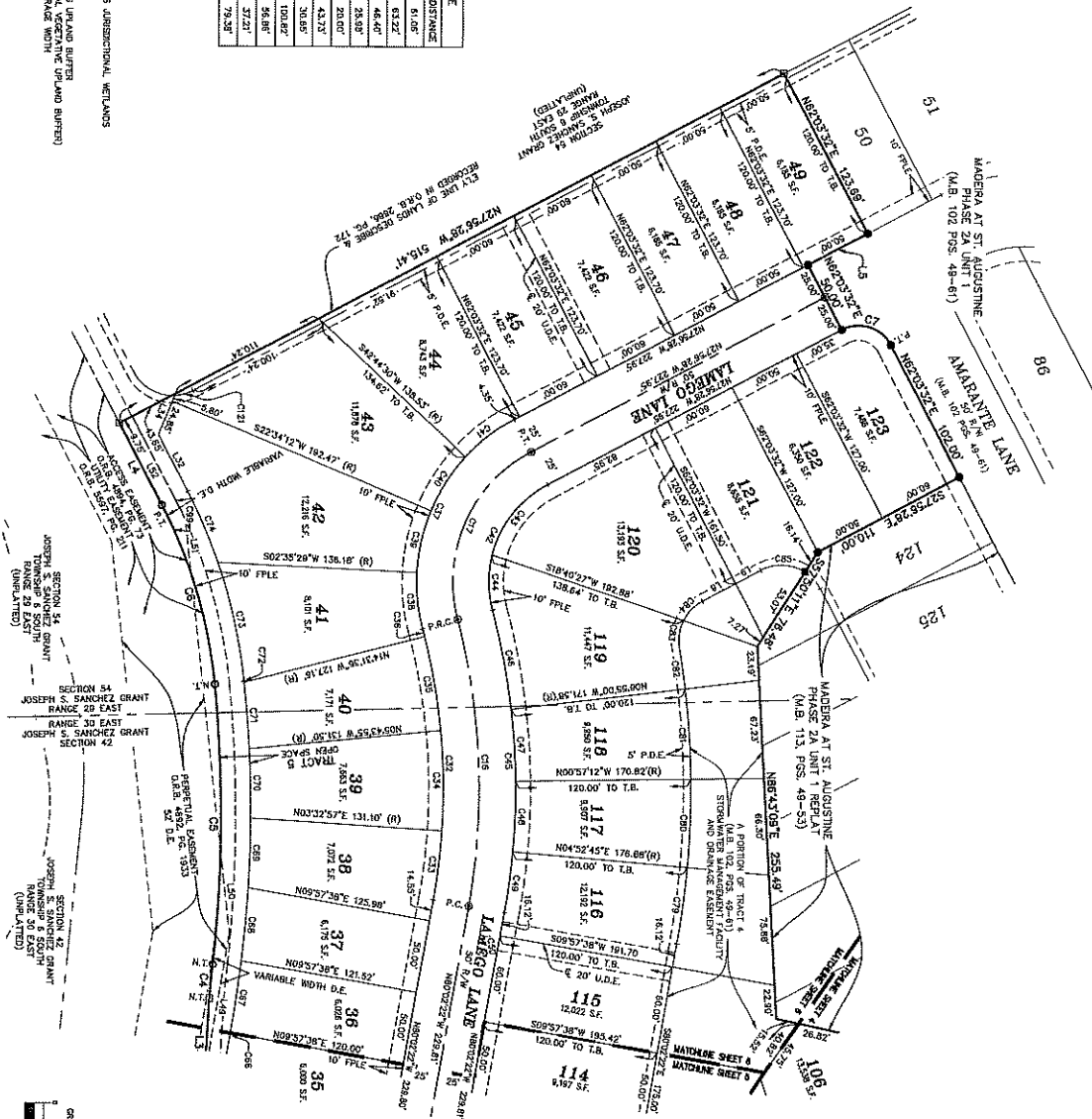


Madeira At St. Augustine Phase 2A Unit 2

MAP BOOK PAGE
SHEET 6 OF 6 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE	BEARING	DISTANCE
L1	N 88° 47' 28" W	6.08
L2	S 82° 03' 52" W	63.22
L3	S 57° 29' 29" E	46.40
L4	N 27° 28' 28" W	25.60
L5	N 67° 28' 28" W	20.00
L6	N 62° 33' 32" E	42.37
L7	N 67° 28' 48" W	30.85
L8	N 63° 34' 47" W	100.87
L9	S 83° 29' 28" W	26.86
L10	S 83° 29' 28" W	37.21
L11	S 83° 29' 28" W	79.38

BOUNDARY LINE
 EASEMENT
 WETLANDS
 RIPARIAN BUFFER
 NATURAL VEGETATION
 25' AIRBASE WIDTH



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	450.00'	23.42'	2° 52' 30"	N 88° 47' 28" W	23.42'
C2	353.67'	19.15'	1° 53' 42"	N 82° 03' 52" W	19.15'
C3	340.00'	18.77'	1° 41' 57"	S 57° 29' 29" E	18.77'
C4	28.00'	38.27'	90° 00' 00"	N 27° 28' 28" W	38.27'
C5	450.00'	18.48'	2° 51' 00"	S 83° 29' 28" W	18.48'
C6	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C7	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C8	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C9	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C10	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C11	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C12	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C13	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C14	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C15	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C16	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C17	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C18	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C19	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C20	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C21	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C22	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C23	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C24	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C25	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C26	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C27	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C28	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C29	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C30	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C31	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C32	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C33	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C34	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C35	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C36	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C37	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C38	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C39	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C40	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C41	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C42	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C43	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C44	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C45	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C46	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C47	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C48	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C49	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C50	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C51	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C52	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C53	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C54	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C55	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C56	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C57	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C58	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C59	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C60	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C61	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C62	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C63	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C64	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C65	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C66	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C67	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C68	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C69	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C70	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C71	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C72	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C73	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C74	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C75	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C76	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C77	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C78	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C79	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C80	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C81	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C82	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C83	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C84	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C85	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C86	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C87	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C88	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C89	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C90	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C91	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C92	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C93	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C94	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C95	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C96	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C97	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C98	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C99	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'
C100	425.00'	19.20'	2° 51' 00"	S 83° 29' 28" W	19.20'

GRAPHIC SCALE
 0' 10' 20'

 Notary
 PROFESSIONAL SURVEYOR & APPRAISER
 STATE OF FLORIDA
 1201 3RD ST. S.W.
 MIAMI, FLORIDA 33135

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners

DATE: January 3, 2024

RE: **QUARTERLY REPORT: 1ST QUARTER FY 2023-2024**

Please find enclosed the following documents reflecting the fiscal year 2023-2024 **1st quarter** in review for the City Attorney's office:

- ❖ **WORK LOG DRAFTING & REVIEW CHART (144 ITEMS)**
- ❖ **PUBLIC MEETINGS ATTENDANCE CHART (51.25 HOURS)**
- ❖ **CITY ORDINANCE VIOLATION DISPOSITION CHART (101 CASES)**
- ❖ **ORDINANCE & RESOLUTION CHART (7 ITEMS)**

This quarterly report mirrors the same categories as our annual report. As always, should you wish to meet with me individually to discuss any of this information, or the specifics of a particular matter, please do not hesitate to let me know.

Matters of ongoing civil litigation with retained outside counsel appropriated from General Fund Reserves, invoiced monthly and approved on consent agenda are:

- 1) Marlowe v. City (*Docks and the City's submerged lands and riparian ownership*). Appellate Court overturned the lower Court's summary judgement and returned the case to the lower Court for further trial.

Matters of ongoing bankruptcy and civil litigation being handled in house are:

- 1) J. C. Penney Company, Inc. (*Unpaid utilities - Bankruptcy*)
- 2) Bank of America v. Maypray (*Mortgage foreclosure in which the City has a CRA rehabilitation lien*)

In addition, the Florida League of Cities provides coverage on some damages-based litigation.

Other litigation matters of note are:

- 1) Dettra v. City (*Writ of Certiorari*); *defense provided by City Attorney*: On December 1, 2023, Ryan Dettra filed a Petition for Writ of Certiorari seeking the Court's review of a final order issued by the City Commission denying his PUD rezoning application for 115 La Quinta Place. The City is currently waiting for the Court to enter an Order to Show Cause to determine the deadline for filing its Response Brief.

Please place this quarterly report on the consent agenda for the January 22, 2024 City Commission meeting. The attached charts are included for the Commission's information, and I am available for a presentation if the Commission requests one.

Sincerely,

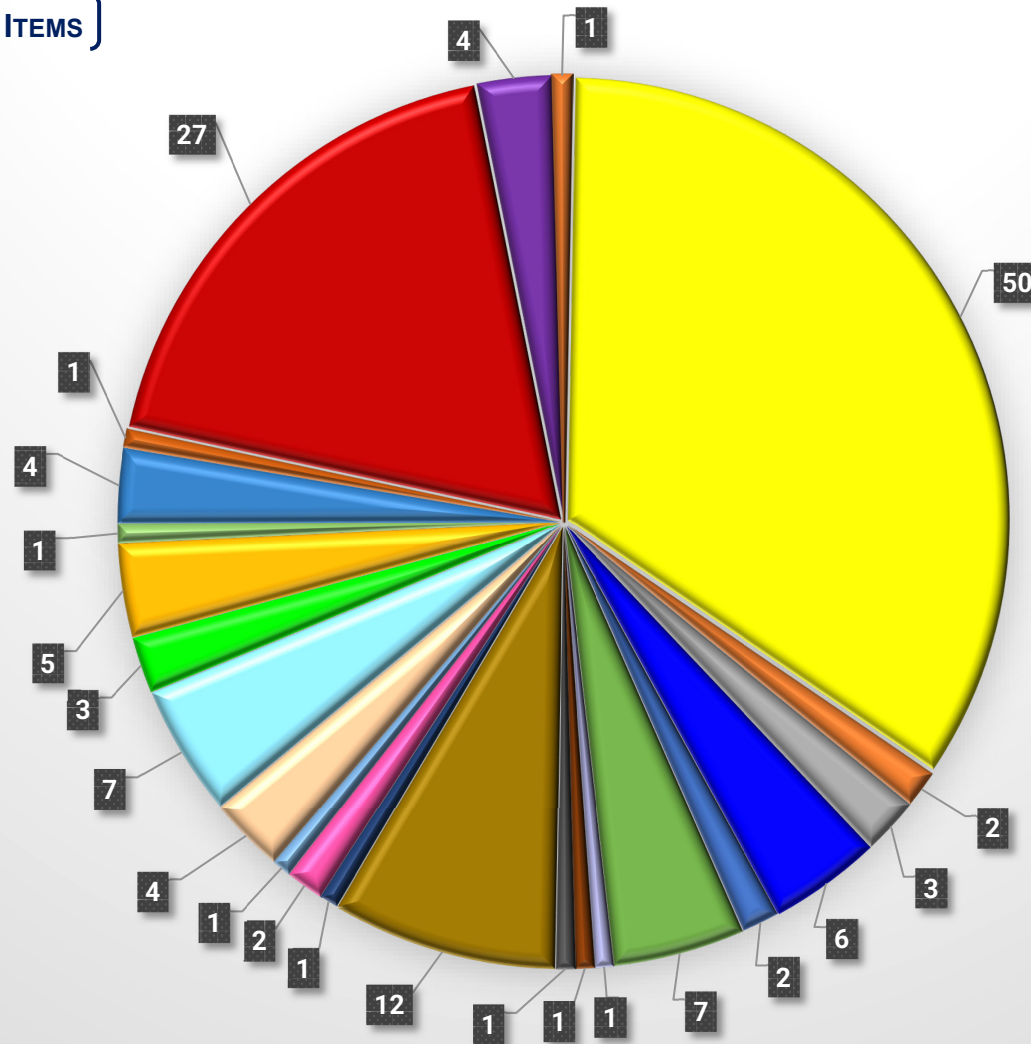


Isabelle C. Lopez
City Attorney

WORK LOG DRAFTING & REVIEW: 1ST QUARTER FY 2023-2024

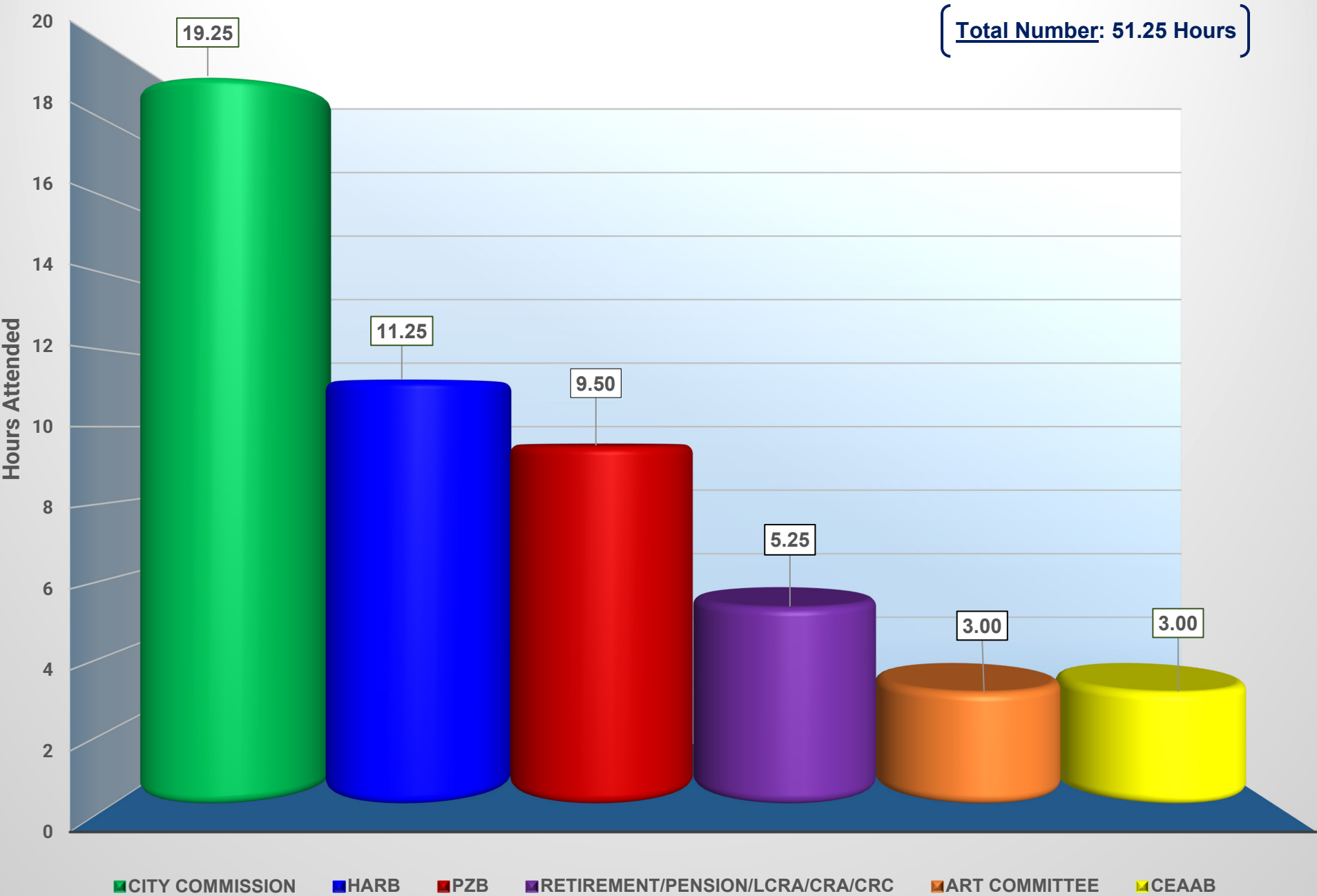
(BY NUMBER OF ITEMS)

(TOTAL: 144 ITEMS)

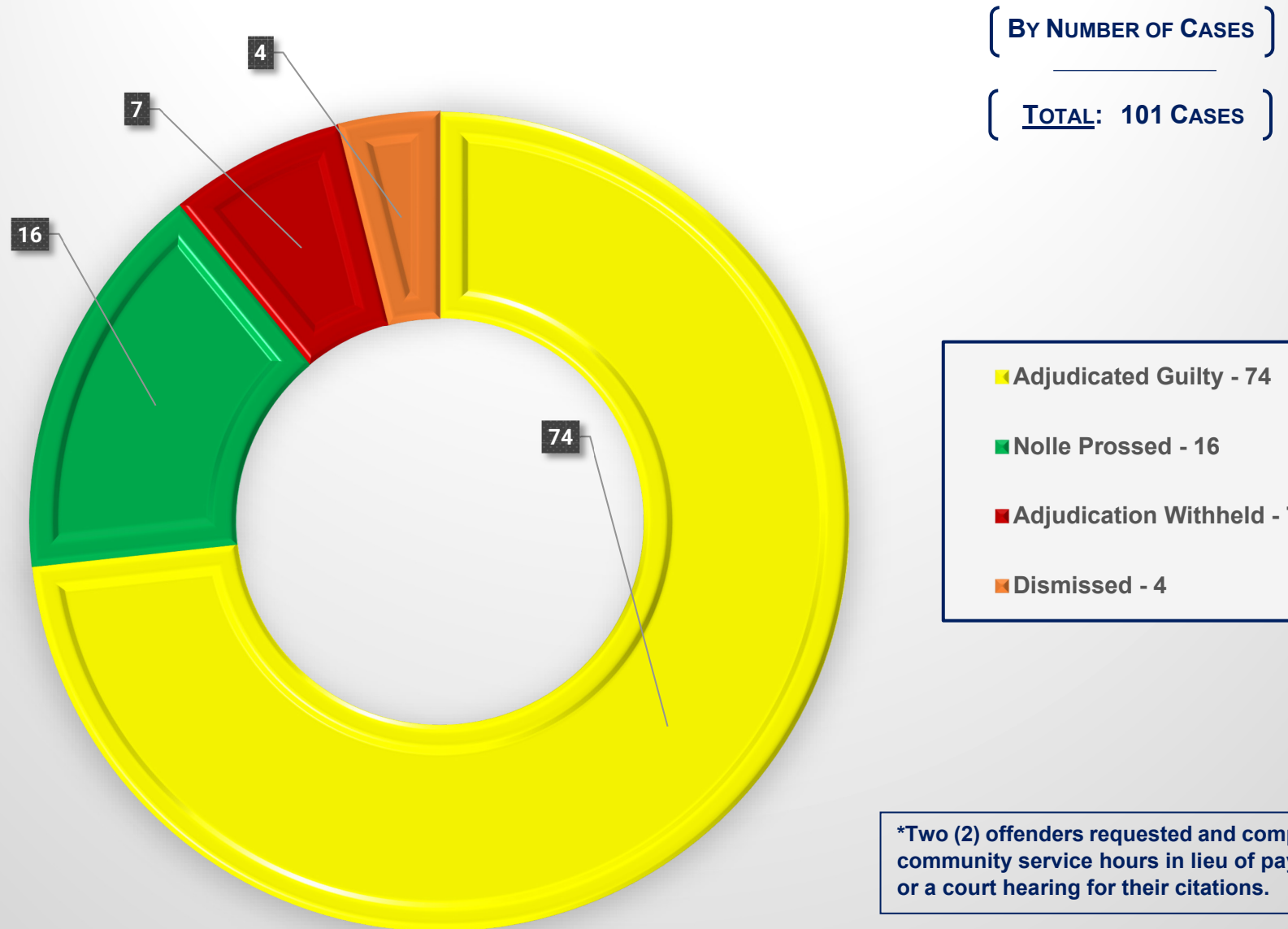


Agreement - 50	Application - 2	Bill of Sale - 3	Contract - 6
Correspondence - 2	Easement - 7	Form - 1	Franchise - 1
Interlocal Agreement - 1	Lease - 12	License - 1	Lien Release - 2
Maintenance Bond - 1	Memorandum of Understanding - 4	Order - 7	Ordinance - 3
Performance Bond - 5	Pleading - 1	Policy - 1	Report - 1
Research - 27	Resolution - 4	Submerged Lands Lease - 2	

PUBLIC MEETING ATTENDANCE: 1ST QUARTER FY 2023-2024



CITY ORDINANCE VIOLATIONS: 1ST QUARTER FY 2023-2024



ORDINANCES & RESOLUTIONS – 1ST QUARTER FY 2023-2024

(TOTAL: 7 ITEMS)

ORDINANCES

- 2023-32: HACRA Community Redevelopment Plan Amendment
- 2023-33: GERB Investment Limits
- 2023-34: Naming Kelley's Alley

RESOLUTIONS

- 2023-34: Historic St. Augustine Buildings Rehabilitation
- 2023-36: Support St. Johns County Safe Rail Project
- 2023-39: Criteria for Naming an Alley
- 2023-40: Vacant Land Contract Approval

