



AGENDA

Planning and Zoning Board
City of St. Augustine, Florida

Tuesday, August 6, 2019 at 2:00 p.m.

**Alcazar Room, City Hall
75 King Street**

-
- 1. Roll Call**
 - 2. General Public Comments for Items Not on the Agenda**
 - 3. Approval of Minutes**
 - 4. Variance**
 - (a) 2019-0069 Donald Crichlow – Applicant
(continued July 2, 2019) C/o Don Crichlow & Associates
John and Joanne Rosenberg – Owners
[39 Water Street](#)
To approve a variance to decrease the minimum side yard, front yard and secondary front yard building setbacks and increase the maximum lot coverage for a home addition and a proposed detached garage with a studio.
 - 5. Use by Exception & Conservation Overlay Zone Development & Preliminary Subdivision Plat Approval**
 - (a) 2019-0066 Ellen Avery-Smith, Esq. – Applicant
c/o Rogers Towers, P.A.
CBC National Bank – Owner
c/o John R. Perrill
[Lewis Speedway, PID 102820-0009](#)
To approve a use by exception for thirty-eight (38) single-family homes and associated amenities. Approval of tree removal from Conservation Overlay Zone 3 and construction of homes within the Conservation Overlay Zone 2. Approval of the preliminary subdivision plat for this development.

6. Conservation Overlay Zone Development

- (a) 2019-0079 Charlene Morgan– Applicant
C/o Brandon Construction, Brandon Eklund
Mike Germond – Owner
[7 Ponce De Leon Ave](#)
To approve the removal of significant trees within
Conservation Overlay Zone 3.

7. Other Business

- (a) Discussion and Public Comment Related to the Draft Housing Element Goals, Objectives and Policies for the Comprehensive Plan
- (b) Discussion of new State Law regarding tree removal on residential properties
- (c) Discussion and Recommendation regarding Ord. 2019-11, amending Sec. 28-29(5), concerning waivers of the one year time limitation between PZB applications

8. Adjournment

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Workshop June 18, 2019

The Planning and Zoning Board met in formal session Tuesday, June 18, 2018, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Grant Misterly, Chairperson and the following were present:

1. Roll Call:

Grant Misterly, Chairperson
Karen Zander, Vice Chairperson
Sarah Ryan
Carl Blow
Jon DePreter
Christina Opsahl
Maurice Morrisette

City Staff:

David Birchim, Director, Planning & Building Department
Amy Skinner, Deputy Director, Planning & Building Department
Reuben Franklin, Mobility Program Manager
John Cary, City Attorney
Candice Seymour, Recording Secretary

2. General Public hearings for Items Not on the Agenda

(None)

3. Discussion and Public Comment Related to Mobility Planning and Transportation Issues

Ms. Skinner introduced the subject and asked that the Board continue the discussion from the previous workshop regarding mobility and transportation.

Jonathan Paul, Consultant with Nue Urban Concepts, gave a presentation on the proposed Mobility Plan.¹

The Board discussed:

- Peripheral visitor parking to open-up interior parking areas for residents and businesses
- Prioritization of Mobility Plan projects and funding

- Recommendations to alter maps, denoting locations for potential peripheral parking garages to include disclaimers that those locations were subject to change as well as make the noted areas broader
- The need for more parking downtown for businesses
- Utilizing mobile applications as well as dynamic signage to promote peripheral parking and lessen through-traffic
- Ensuring parking plan allows for a livable city environment and does not just cater to tourists
- On-street parking was intended for short-term parking which could be enforced with a two-hour limit

Public comment was opened and the Board heard from the following:

- B.J. Kalaidi
- Melinda Rakoncay
- Charles Pappis

¹ Presentation attached to original minutes.

Public comment was closed.

4. Discussion and Public Comment Related to the Draft Transportation and Mobility Element of the Comprehensive Plan including Draft Goals, Objectives, and Policies

Reuben Franklin introduced the subject, noting that a strike-through version of all of the policies were included in the presentation for the Board's review.

Mr. Paul presented the draft goals, objectives, and policies.²

The Board discussed:

- Vision Zero and inclusion of the term and concept within the element
- Desire to see data regarding motor vehicle crashes and those which involved pedestrians and cyclists
- Level of service standards and quality of service
- Mobility impact fees
- Ensuring that work by outside companies, including communication and utility providers, within city rights-of-way comply with City policies for infrastructure
- Recommendation to strengthen language in some sections
- Policy for development of complete streets on a case-by-case basis
- Alterations to parking management policy language to broaden the scope of the policy regarding parking garages and reconsideration of the four-lane requirement for parking garages
- Overall concern for unintended consequences
- Livability of the City of great importance
- Examples of complete street standards

² Presentation attached to original minutes

- Desire to include a scale on mobility plan maps for clarity
- Consideration of safer school routes
- Recommendation to bring complimentary shuttle service back to the parking garage

Public comment was opened and the Board heard from the following:

- Susan Hill
- Melinda Rakoncay
- Tom Hodgins

Public comment was closed.³

5. Discussion and Public Comment Related to the Draft Recreation and Open Space Element of the Comprehensive Plan including Draft Goals, Objectives, and Policies

(Not discussed due to technical difficulties and time constraints.)

6. Adjournment

Having no further business, Mr. Misterly adjourned the meeting at 3:49 P.M.⁴

Grant Misterly, Chairperson

³ Brief recess from 3:42p.m. to 3:48p.m.

⁴ Transcribed by Candice Seymour

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting July 2, 2019

The Planning and Zoning Board met in formal session Tuesday, July 2, 2019, at 2:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Karen, Zander, Chairperson and the following were present:

1. Roll Call:

Karen Zander, Vice Chairperson
Carl Blow
Jon DePreter
Maurice Morrisette

Absent:

Grant Misterly, excused
Sarah Ryan, excused
Christina Opsahl, excused

City Staff:

David Birchim, Director, Planning & Building Department
John Cary, Assistant City Attorney
Candice Seymour, Recording Secretary

2. General Public hearings for Items Not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. DePreter MOVED to APPROVE the March 14, 2019 minutes as presented. The motion was SECONDED by Mr. Morrisette and APPROVED BY UNANIMOUS VOICE VOTE.

MOTION

Mr. DePreter MOVED to APPROVE the June 4, 2019 minutes as presented. The motion was SECONDED by Mr. Morrisette and APPROVED BY UNANIMOUS VOICE VOTE.

4. Use by Exception

4. (a) 2019-0017 – Ron MacGillivray, Stogies Smoke Shop – Applicant St George St Investments LLC – Owner 6 St George Street (a.k.a 2 St George Street) PIN #: 1972400000

To approve a use by exception for a bar/tavern.

Mr. Birchim read the staff report and said based on a review of Section 28-2 and 28-29, staff finds that the Board can **APPROVE** a Use by Exception for beer and wine sales at **6 St. George Street** with the conditions outlined in the staff report.

Ron MacGillivray and Steve Binninger reviewed the application.

Ex Parte Communication:

None

11 certified notices were sent; however, there was no response.

Public hearing was opened.

B.J. Kalaidi asked whether there had been any complaints at the 6 St. George Street location. She was concerned with patrons that would leave the courtyard with their alcoholic beverage.

Public hearing was closed.

Mr. Birchim confirmed that there had been no complaints at the proposed location and that it was the individual patron's responsibility to abide by the City's actively enforced open container law.

Mr. MacGillivray stated that they educated their patrons to stay within the square. He also confirmed that he was unaware that the previous owners of the business were not operating with a valid exception for beer and wine sales.

The Board discussed:

- Hours of operation which were only until 7p.m.
- No taps on site or open tabs
- No seating indoors, and common area seating in the square outside
- No feasible means to enclose or gate the courtyard
- Business's minimal impact on alcohol sales concerns in the downtown area

MOTION

Mr. Blow MOVED to APPROVE Use by Exception application 2019-0017 with the following conditions:

- Hours of alcohol sales operation from 10:00a.m. to 7:00p.m.
- There will be no live music or guitar players within the business
- Bathroom in common area to serve business
- Beer and wine is sold in bottles only and there is no open pour of drinks

- Seating will be confined to the courtyard on the property
- No tabs
- No kegs and taps
- Beer and wine only, no liquor

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

VOTE ON MOTION:

AYES: Blow, DePreter, Morrisette, Zander

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Variance

5. (a) 2019-0069 – Donald Crichlow, Don Crichlow & Associates – Applicant
John and Joanne Rosenberg – Owner
39 Water Street

To approve a variance to decrease the minimum side yard and secondary front yard building setbacks and increase the maximum lot coverage for a home addition and a proposed detached garage with a studio.

The applicant requested continuance to the August 6, 2019 meeting.

MOTION

Mr. DePreter MOVED to CONTINUE Variance application 2019-0069 to the August 6, 2019. The motion was **SECONDED** by Mr. Morrisette

VOTE ON MOTION:

AYES: DePreter, Morrisette, Blow, Zander

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (b) 2019-0068 – Edward Bowman – Applicant and Owner
21 Miruela Avenue

To approve a variance to decrease the minimum side yard building setback for a proposed workshop with a covered patio onto an existing garage.

Mr. Birchim read the staff report and said based on a review of Section 28-2 and 28-29 and PZB case 98-0028, staff finds that the Board can **APPROVE** a Variance to reduce the side yard building setback for a workshop and covered patio at **21 Miruela Avenue** as submitted.

The Board provided their ex parte communications.

15 certified notices were sent, 3 were returned in favor, and 1 had comments.

Edward Bowman was present for questions.

Public hearing was opened.

B.J. Kalaidi questioned whether the garage uses were for a business, particularly the use for antique motorcycle restoration which could be noisy.

Public hearing was closed.

Mr. Bowman explained that the use was strictly for hobbies with no resale. He felt that the change would be beneficial to the neighborhood, as he currently performs such hobbies in front of the garage, and the workshop would allow him to move the activities to the rear of his yard.

The Board discussed:

- The site plan was not drawn to scale, but measurements were correct
- Determining the actual minimal dimensions of the setback for approval
- Workshop wall would be contiguous with the existing garage
- Four foot measured from eve to lot-line

- Adjacent property did not appear to have a structure close to the property line
- No complaints from adjacent property owners
- Variance criteria which could be interpreted both for and against the application
- Moving the proposed workshop away from the garage would require removal of the two cedars on the property
- Sound concerns had no bearing on the request
- Modifying the site plan to make the setback for the addition larger than the existing garage setback

MOTION

Mr. DePreter **MOVED** to **APPROVE** Variance application 2019-0068 given that there was a disadvantage on the property based on the pie-shaped lot, the existing non-conforming setback, and that other options may risk trees. The motion was **SECONDED** by Mr. Morrisette.

Mr. Blow added that based on the Board's previous approval of the garage setback, it was difficult for him to deny the application.

VOTE ON MOTION:

AYES: DePreter, Morrisette, Blow

NAYES: Zander

MOTION CARRIED 3/1

5. (c) 2019-0070 – Troy Blevins and Anish Patel, Best Western – Applicant
Vista Hotel III, Inc./Kanti Patel – Owner
16 Avenida Menendez

To approve a variance to decrease the minimum building setback requirement and to increase the maximum lot coverage for ADA compliance.

The applicant requested a continuance to the October 2, 2019 meeting.

Mr. Birchim noted that if the Board continued the application as requested, it would be re-advertised.

MOTION

Mr. DePreter MOVED to CONTINUE application 2019-0070 October 2, 2019 meeting. The motion was SECONDED by Mr. Morrisette

VOTE ON MOTION:

AYES: DePreter, Morrisette, Blow, Zander

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Other Business

6. (a) Discussion and Recommendation – Ordinance 2019-12 Defining Aircraft and Public Airports and Adopting Zoning Limitations on Airports and Aircraft

Mr. Cary reviewed the ordinance.

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

The Board discussed the operation of seaplanes along the Intercoastal Waterway which would be a safety hazard in St. Augustine due to boat traffic and mooring fields. They also noted that the Northeast Florida Regional Airport had a facility for seaplanes. They clarified that the ordinance would not impact drone or emergency operations.

MOTION

Mr. Cary read the Ordinance by Title.

Mr. DePreter MOVED to RECOMMEND APPROVAL of Ordinance 2019-12 to the City Commission. The motion was SECONDED by Mr. Morrisette.

VOTE ON MOTION:

AYES: DePreter, Morrisette, Blow, Zander

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Board Comments

Ms. Zander asked whether recent state legislation would affect the tree mitigation fund and tree removal permitting.

Mr. Birchim replied that the law would have no effect on the tree mitigation fund or commercial tree removal permits, but would limit the city's ability to deny removal of trees deemed a hazard by an arborist or certified landscape architect on residential properties.

Mr. Cary clarified that such tree removals would not require mitigation.

There was a brief discussion regarding derelict boats.

7. Adjournment

Having no further business, Ms. Zander adjourned the meeting at 2:57 P.M.¹

Grant Misterly, Chairperson

¹ Transcribed by Candice Seymour

CITY OF ST. AUGUSTINE

Planning and Zoning Board Workshop Meeting July 23, 2019

The Planning and Zoning Board met in formal session Tuesday, July 23, 2019, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Karen Zander, Vice-Chairperson and the following were present:

1. Roll Call:

Karen Zander, Vice Chairperson
Sarah Ryan
Carl Blow
Christina Opsahl

Absent:

Grant Misterly, excused
Jon DePreter, excused
Maurice Morrisette

City Staff:

David Birchim, Director, Planning & Building Department
Mike Cullum, Director, Public Works
Amy Skinner, Deputy Director, Planning & Building Department
Reuben Franklin, Mobility Program Manager
John Cary, Assistant City Attorney
Candice Seymour, Recording Secretary

2. General Public hearings for Items Not on the Agenda

(None)

3. Discussion and Public Comment Related to the Draft Transportation and Mobility Element of the Comprehensive Plan including Draft Goals, Objectives and Policies

Amy Skinner introduced the subject.

Johnathan Paul and Reuben Franklin presented the topic and facilitated discussion regarding the following:

- Possibility of future changes to the Comprehensive Plan via the amendment process if the Board wanted to reconsider aspects of the document

- Concern that the proposed plan was too detailed and may lock the City into future commitments
- How the proposed Mobility Fee would be assessed
- Shared streets in residential neighborhoods
- Project for pedestrian improvements along Anastasia Boulevard at Red Cox Road
- Clarifying the concept of the park-once environment and the needs of long and short-term parking
- Cleaning up some typos within the document
- Engaging business owners with parking lots to change their parking management structures to match the comp plan

Public comment was opened and the Board heard from the following:

- Jon Hodgin

- Susan Hill
- Charles Pappis

Public comment was closed.

The Board continued discussion regarding the following:

- Roadway maps included within Comprehensive Plan element could be less detailed
- Creative alternative ways to create short-term parking
- Ensuring mobility fee doesn't hinder property improvements
- Complete Streets and multi-modal paths
- Considering dedicated ride-share areas during peak hours
- Quality of service of roads, transportation concurrency, and the decision making process¹
- The city's need for short-term parking to allow access to downtown business owners
- Utilizing mobility fees to acquire small parcels to create short-term parking opportunities in areas lacking parking availability

Ms. Skinner noted that this element would come to the Board for final review later in the year.²

4. Discussion and Public Comment Related to "Perils of Flood" Planning (Sea Level Rise) and the Conservation and Coastal Management Element of the Comprehensive Plan

Ms. Skinner introduced the subject.

Mike Cullum, Director, Public Works, gave a presentation regarding the topic and outlined recommendations for mitigating the

effects of sea level rise for the Board's consideration.³

There was discussion regarding the Army Corp of Engineers Back-Bay Feasibility Study and a recommendation to seek out a lobbyist to help obtain funding for the study which had already been approved but was not yet funded.⁴

During Mr. Cullum's continued presentation, there was a brief recess from 3:13p.m. to 3:18 to reset the audio-visual equipment after a power outage.

The Board discussed:

- Finished floor elevations
- Storm water mitigation projects
- Concerns that flooding problems may occur for structures along raised roads

Public comment was opened and the Board heard from the following:

- Jen Lomberg
- Susan Hill
- B.J. Kalaidi

Public comment was closed.

The Board continued discussion regarding the following:

- Request for more information regarding road section concept
- Adaptation action areas
- Promoting construction techniques that have less flooding impacts
- Recommendation that acronyms be clarified for the public in future presentations

5. Adjournment

¹ Ms. Opsahl departed at 2:15p.m.

² Brief recess from 2:29p.m. to 2:37p.m.

³ Attached to original minutes

⁴ Mr. Blow departed at 3:07p.m.

Having no further business, Ms. Zander
adjourned the meeting at 4:00 P.M.⁵

Grant Misterly, Chairperson

DRAFT

⁵ Transcribed by Candice Seymour

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: August 6, 2019

RE: **VARIANCE #2019-0069**

AGENDA ITEM 4(a)

APPLICANT Donald Crichlow, Architect
Don Crichlow and Associates

OWNER John and Joanne Rosenberg

LOCATION **39 Water Street**

REQUEST To approve a variance to decrease the minimum front, side and secondary front yard building setbacks and increase the maximum lot coverage for a home addition and a proposed garage with a studio.

PLANS DATED June 6, 2019

LAND USE Residential Low Density
ZONING Residential Single Family one (RS-1)
SURROUNDING USES Residential

Lot Area **4,160 square feet**
Minimum Lot Area RS-1 10,890 square feet

Lot Width **48 feet**
Minimum Lot Width RS-1 75 feet

This is a non-conforming RS-1 lot.

Building Area (Existing) 1,399 square feet
Building Area (Proposed) 1,879 square feet
Lot Coverage (Maximum Allowed) 29%
Lot Coverage (Existing) 33.6%
Lot Coverage (Proposed) 45.2%

Front Building Setback (Minimum)	20 feet
Front Building Setback (Proposed)	18 feet and 2 inches
South Side Building Setback (Minimum)	5 feet (10° of width of lot)
South Side Building Setback (Proposed)	9 inches (elevated deck), 2 feet 5 inches (garage)
East Side Building Setback (Minimum)	5 feet (10° of width of lot)
East Side Building Setback (Existing)	0 feet
Mulberry Street Frontage is considered a Side (Corner) or Secondary Front Yard	
Secondary Front Building Setback (Min)	8 feet
Secondary Front Setback (Proposed)	3 feet 10 inches

Plan review indicates that the applicant would like to build a total of 480 square feet of additional building coverage onto the property at 39 Water Street.

APPLICABLE CODES/ORDINANCES

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

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

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

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

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

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

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

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

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

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

(3) Public hearing. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider an application for a zoning variance within not more than thirty (30) days from the date of filing of the complete application. Notice of such public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

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

Sec. 28-119. Nonconforming lots of record.

Notwithstanding limitations imposed by the provisions of this chapter, any single lot or lots of record which were so recorded on or before the effective date of adoption of this chapter April 29, 1975 may be used in accordance with the following:

a. No side yard shall be less than ten (10) percent of the width of the lot, provided such side yard is not less than four (4) feet.

b. On a corner lot, the exterior yard adjoining the secondary street shall be considered a side yard but the width of the side yard shall not be less than eight (8) feet.

c. The front yard shall meet the requirements of the district where such use is permitted or permitted by exception unless the lot is subject to one (1) of the conditions as specifically modified elsewhere herein (see "yard, front," section 28-2).

Sec. 28-160. Height restrictions and maximum lot coverage on non-conforming lots of record in single-family residential districts (RS-1 and RS-2).

Notwithstanding and other provisions of this division 2, the allowable maximum height of structures of more than one story proposed for construction within single-family residential districts (RS-1 and RS-2) on a non-conforming lot of record shall be thirty (30) feet, and such structures shall have a minimum roof pitch of 5/12, with dormers limited to twenty (20) percent of the eave length per side. For the proposed structures subject to this provision, the maximum lot coverage shall be twenty-nine (29) percent in RS-1 and thirty-five (35) percent in RS-2.

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

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

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

STAFF SUMMARY AND ANALYSIS

The property at 39 Water Street is extremely small, it is 4,160 square feet in area, it is a corner lot and it contains a house on the property that was built in 1890.

The home is being raised approximately 4 feet to protect it from flooding. In doing so, access to the home must be designed for the new building elevation, which is identified as "ENTRY" on the site plan. This stair feature is necessary to allow access to the home and it projects into the front building setback by approximately 2 feet.

The proposed home addition is 480 square feet, but because of the small size of the lot, it increases the lot coverage ratio from 33.6% to 45.2%. The site plan indicates "NEW

DETACHED GARAGE”, however, there is an existing garage in the same area that is being removed and replaced, so the building setback does not become more non-conforming.

On the south side, an existing deck is being elevated with the home. In doing so, it will require a variance for building setbacks. Building setbacks are measured when a structure become more than 30 inches off the ground. This deck will be elevated above 30 inches, so it will require a building setback variance.

The A/C units identified on the north side must be screened from view by a fence or wall.

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

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;
This particular property is very small in size, it is 4,160 square feet while the minimum lot size is 10,890 square feet. Properties in the vicinity, with the exception of one property to the east, appear to be larger. The property to the east was granted a lot coverage variance by the PZB.
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property;
Because of the small size of the property, the owner can not make any additions to the property without a lot coverage variance. It is a reasonable request to add 480 square feet of roofed area onto this property.
- c. This disadvantage does not exist because of conditions created by the owner or applicant;
The owner did not create the small lot size.
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
Granting this variance will not be contrary to the public interest nor does it appear to adversely affect other properties in the vicinity and it will be in harmony with the spirit, intent and purpose of this section.

STAFF RECOMMENDATION

Based on a review of Section 28-29 staff finds that the board can APPROVE a variance to reduce the front, secondary front and side yard building setbacks and to increase the maximum lot coverage for new home additions at 39 Water Street.



David Birchim, AICP
Director, Planning and Building



07/16/2019 15:55



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

10/23/2019

Planning/Building Dept

Application Fee: \$ 350 (plus advertising costs) Project Number: 2019-0069

Receipt Number: 1627487 Meeting Date: 8/6/19

Advertising Costs: \$ 100.88 Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Donald A. Crichlow Contact Number: 904 377-0913

Business (if applicable): Don Crichlow and Associates

Address: 302 St. George St. City: St. Augustine State: FL Zip: 32084

2. NAME OF PROPERTY OWNER: John and Joanne Rosenberg Contact Number: 716 523-0687

Business (if applicable): _____

Address: 39 Water St. City: St. Augustine State: FL Zip: 32084

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: Part of block "M"

Subdivision: Abbott Tract Parcel Number: _____

4. PROJECT STREET ADDRESS: 39 Water St.

5. SPECIFIC PROPOSED USE: Residential

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Approval is requested to raise the existing residence from 9.4' fin. fl. elev.

to 13.0' elev; construct new wrap around porch on the west and north sides of building; construct new entrance steps; demolish

existing one car garage and construct new 2 story garage/studio building. Variances will be required for west and north front yard

setbacks as well as east side yard setback. Also variance is requested to increase lot coverage from 33.6% to 45.2%.

8. JUSTIFICATION FOR ACTION REQUESTED: The current lot is non-conforming in area. Requested variances are to

allow owner reasonable use of property. Many lots in the neighborhood are non-conforming in setbacks and lot area. This has

established a neighborhood pattern of larger lot coverages and reduced setbacks. The property adjacent to said property,

at 35 Mulberry St. was recently approved for reduced setbacks and 54% lot coverage.

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

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

Lot is non-conforming in both width and area which restricts reasonable use of the property.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: The small lot size hinders expansion of the existing residence in order to make reasonable use of the property.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The property was purchased by the current owner in the existing condition.

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: Lot coverages and setbacks are common in the neighborhood. The adjacent property on Mulberry St. was recently approved for 57% lot coverage and reduced setbacks.

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Donald C. Chick-lan 5/29/19
Joanne Rosenberg 5-28-19
Signature of Applicant Date

Joanne Rosenberg 5-28-19
Signature of Property Owner Date



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 1958000000
Location Address 39 WATER ST
 SAINT AUGUSTINE 32084-0000
Neighborhood Abbott Tract (606)
Tax Description* (2) ABBOTT TRACT CITY W89FT OF N48FT BLK M OR3162/252
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Abbott Tract
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.130
Homestead Y

Owner Information

Owner Name Rosenberg Joanne, John W 100%
 Rosenberg John W 100%
Mailing Address 39 WATER ST
 SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2019
Building Value	\$335,300
Extra Features Value	\$1,464
Total Land Value	\$205,530
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$542,294
Total Deferred	\$178,718
Assessed Value	\$363,576
Total Exemptions	\$50,000
Taxable Value	\$313,576

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
2018	\$339,340	\$1,464	\$205,530	\$0	\$0	\$546,334	\$356,797	\$239,537	\$306,797
2017	\$330,130	\$2,006	\$164,424	\$0	\$0	\$496,560	\$349,458	\$197,102	\$299,458
2016	\$337,897	\$2,082	\$149,916	\$0	\$0	\$489,895	\$342,270	\$197,625	\$292,270
2015	\$285,756	\$2,159	\$119,691	\$0	\$0	\$407,606	\$339,891	\$117,715	\$289,891
2014	\$242,573	\$2,237	\$108,810	\$0	\$0	\$353,620	\$337,193	\$66,427	\$287,193
2013	\$234,670	\$2,314	\$108,810	\$0	\$0	\$345,794	\$332,210	\$63,584	\$282,210
2012	\$226,527	\$2,201	\$97,929	\$0	\$0	\$326,657	\$326,657	\$50,000	\$276,657
2011	\$252,125	\$2,279	\$108,810	\$0	\$0	\$363,214	\$359,237	\$53,977	\$309,237
2010	\$242,762	\$2,356	\$108,810	\$0	\$0	\$353,928	\$353,928	\$50,000	\$303,928

Exemption Information

Exemption Type	Amount
Homestead	\$25,000
Homestead Band	\$25,000

Building Information

Building	1
Actual Area	1933
Conditioned Area	1952
Actual Year Built	1890
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Siding

Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Hardwood, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	2

Category	Type	Pct
Exterior Wall	Concrete Siding	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	70%
Interior Flooring	Ceramic Tile	30%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	13 Fixtures	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	192	192
FINISHED DECK	0	258
2 STORY	1568	784
HALF SCREEN PORCH	0	192
UNFINISHED ATTIC	0	36
FINISHED UPPER STORY	192	192
FINISHED DECK	0	279
Total SqFt	1952	1933

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Low)	0	19	10	0	190
Residential Fence	0	0	0	0	1

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	52	102	52	EF	\$205,530

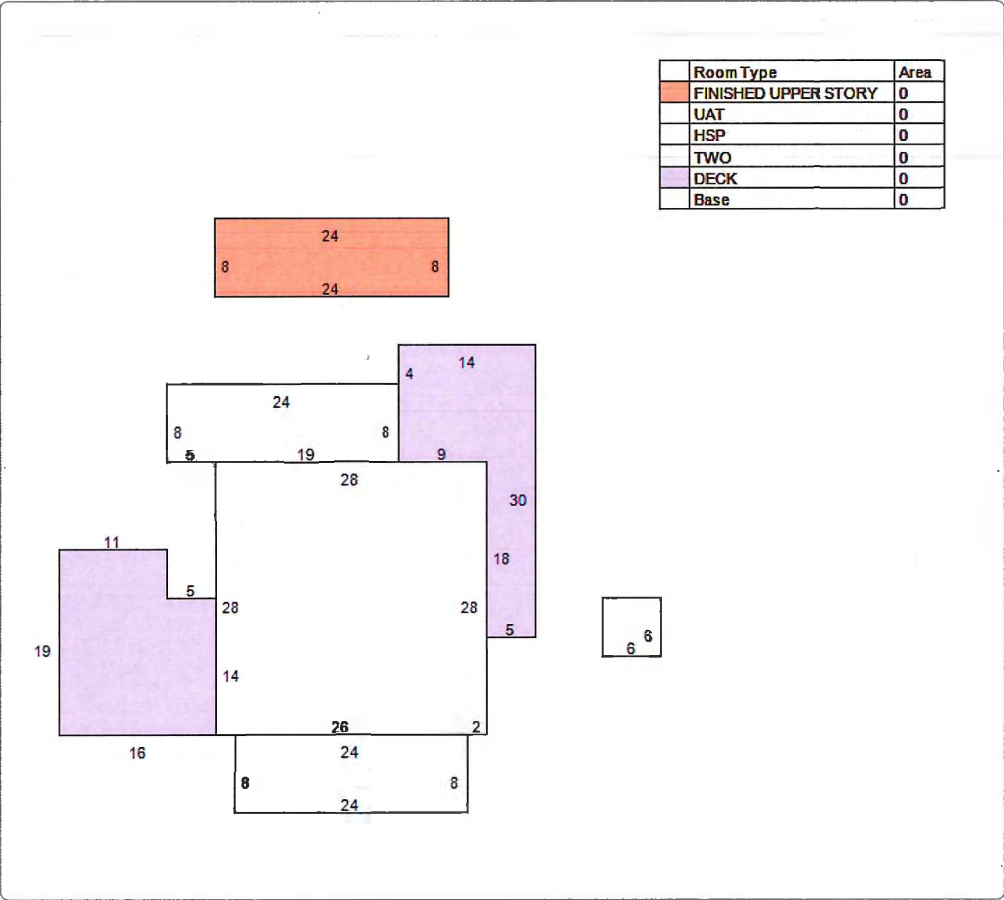
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	2/9/2009	\$600,000.00	WD	3162	252	Q	I	HAMEL SANDRA M, LUDLAM JEFFREY T (WIFE & HUSB)	ROSENBERG JOANNE, JOHN W
	12/30/2003	\$480,000.00	WD	2119	331	Q	I	LESLIE ANDREW LAING & MARY J	HAMEL SANDRA M & LUDLAM JEFFREY T (HUSB)
	5/1/1991	\$145,000.00		896	601	Q	I		LESLIE ANDREW LAING, MARY J
	1/1/1977	\$41,500.00		340	203	U	I		

Area Sales Report

Recent Sales in Area

Sketch Information

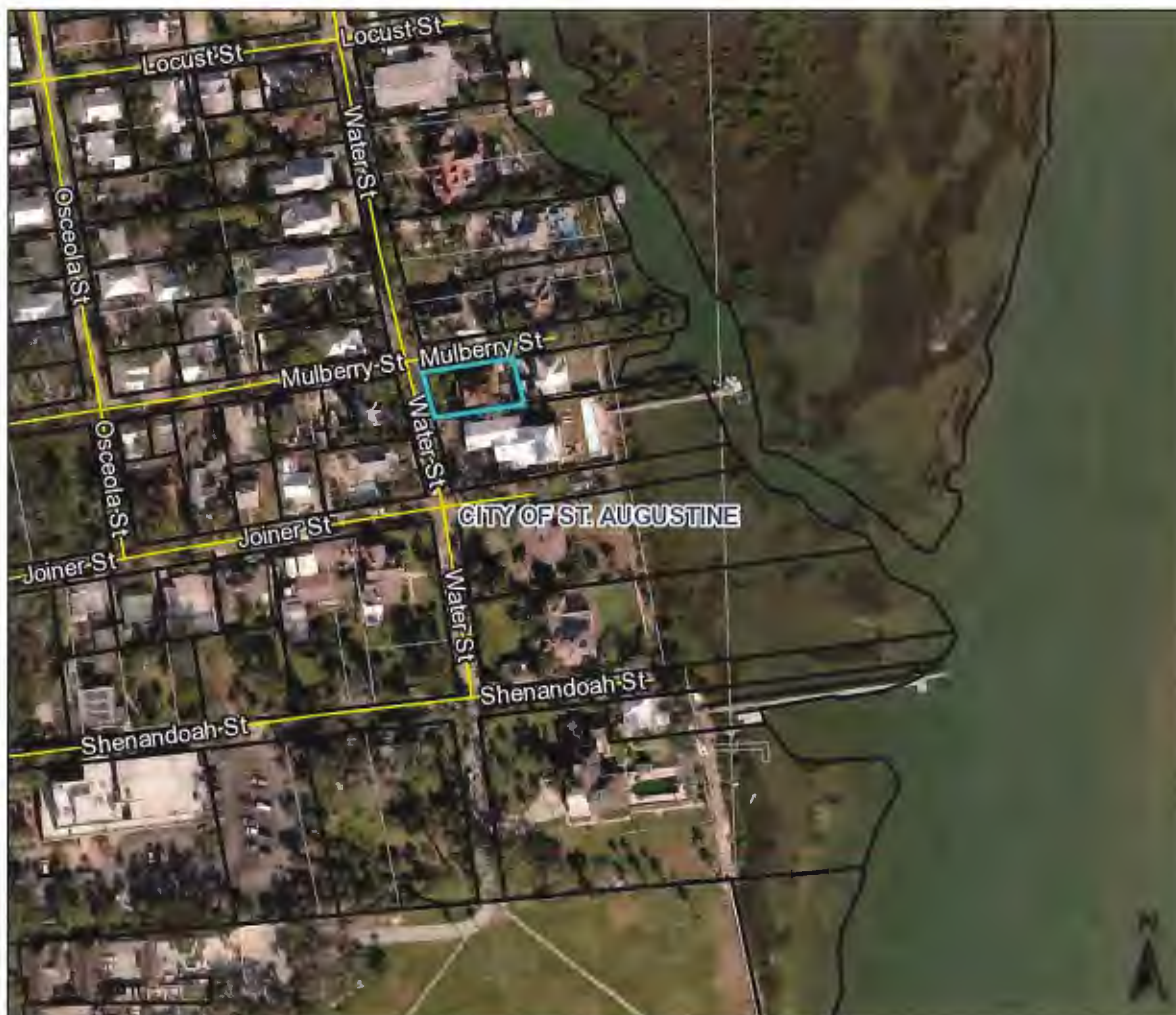


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Version 2.2.22





Overview



Legend

- Parcels
- Cities

Parcel ID	1958000000	Physical Address	39 WATER ST SAINT AUGUSTINE	Building Value	\$335,300	Last 2 Sales			
Property Class	0100 - Single Family	Mailing Address	ROSENBERG JOANNE,JOHN W	Extra Value	\$1,464	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	39 WATER ST SAINT AUGUSTINE FL 32084-0000	Feature Value		2/9/2009	\$600000	01	Q
Acres	0.13		ROSENBERG JOHN W	Total Land Value	\$205,530	12/30/2003	\$480000	01	Q
			39 WATER ST SAINT AUGUSTINE FL 32084-0000	Just Value	\$542,294				
				Total	\$178,718				
				Deferred Assessed Value	\$363,576				
				Total	\$50,000				
				Exemptions					
				Taxable Value	\$313,576				

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Google Maps 39 Water St



Imagery ©2019 Google, Map data ©2019 Google 100 ft



39 Water St
St. Augustine, FL 32084

- Directions
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- Nearby
- Send to your phone
- Share

Photos



NORTH ELEVATION



WEST ELEVATION

RECEIVED

JUN 06 2019

Planning/Building Dept.



EXISTING DETACHED GARAGE



NORTH ELEVATION

JUN 06 2019
Planning/Building Dept.



NORTH ELEVATION

RECEIVED

JUN 06 2019

Planning/Building Dept.

MAP SHOWING SURVEY OF A PARCEL

SITUATE, LYING AND BEING IN THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, KNOWN AND DESCRIBED AS: A PART OF BLOCK "M" OF ABBOTT TRACT, CITY OF ST. AUGUSTINE, FLORIDA, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK "M", THENCE NORTH 82°00'00" EAST, ALONG THE SOUTH LINE OF MULBERRY STREET, 89.00'; THENCE SOUTH 08°54'00" EAST, 48.00'; THENCE SOUTH 82°00'00" WEST, 84.06' (DEED 84.12±) TO THE EAST LINE OF WATER STREET; THENCE NORTH 12°47'00" WEST ALONG THE EAST LINE OF WATER STREET, 48.16' (DEED 48±) TO THE POINT OF BEGINNING.

fence, deck & lawn lying outside property lines
pointing out various parts property line

PAVED
MULBERRY STREET
RIGHT-OF-WAY VARIES

POINT OF REFERENCE
POINT OF BEGINNING
FOUND 1/2" IRON PIPE
no I.D.

N82°00'00"E
89.00'

DECK AC
7.9' 27.8' 39
TWO STORY DWELLING
FLOOR EL. = 9.4'
AC PAD EL. = 7.8'
LOW GRD. EL. = ±5.0'
HIGH GRD. EL. = ±7.0'

BRICK
CONCRETE
S06°54'00"E
48.00'

FOUND 1/2" IRON PIPE
no I.D.

RIGHT-OF-WAY

INLET
CONCRETE CURB
N12°47'00"W
48.16' (DEED 48±)

BRICK WALK
LIGHTPOLE
36.6'

FOUND 1/2" IRON PIPE
no I.D.

WOOD FENCE
WATER METER
N12°47'00"W
86.82'

PAVED
WATER STREET
RIGHT-OF-WAY VARIES

84.06'
S82°00'00"W
(DEED ±84.12')

JOYNER STREET
RIGHT-OF-WAY VARIES

Subject agrees with others as to party wall shown along the rear (Easterly) lot line as shown on survey by

I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
JOANNE & JOHN W. ROSENBERG,
ESTATE TITLE OF ST. AUGUSTINE, INC.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

DRAWN BY:	BW	JOB NO.:	09-012	F.B. 229-50
SCALE:	1" = 20'	SHEET NO.	1	OF 1

June 29, 1919

Painting Building Dept.

2025

MULBERRY STREET



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

LOT DATA

SET BACKS

INDEX OF DRAWINGS

1,879 SQ. FT.
33.6%
45.2%
25% + 5% = 30%

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: August 6, 2019

RE: **USE BY EXCEPTION/CONSERVATION OVERLAY ZONE
DEVELOPMENT/PRELIMINARY SUBDIVISION PLAT APPROVAL
#2019-0066**

AGENDA ITEM

APPLICANT Ellen Avery-Smith
Rogers Towers, P.A.

OWNER CBC National Bank

LOCATION Lewis Speedway (PID #102820 0009)

REQUEST To approve a use by exception for 38 single family homes, to approve Conservation Overlay Zone

PLANS DATED May 30, 2019

LAND USE Residential Medium Density Mixed Use
ZONING Residential General Office (RGO)
SURROUNDING USES Commercial/St. Augustine High School/Residential

Plan review indicates a 38 lot single family residential subdivision.

APPLICABLE CODES/ORDINANCES

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

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

(a) Zoning exceptions:

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

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

(3) Public hearing. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

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

Sec. 28-165. Residential and general office: RGO.

Intent. This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and low intensity commercial mix of uses.

(1) Permitted uses and structures:

a. Multiple-family dwellings.

b. Professional and business offices.

c. Restaurants, but not drive-in.

d. Retail sales such as specialty food stores and drugs (but not supermarkets), clothing and toy and hobby shops, pet shops (but not kennel or veterinarian), bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, TV and stereo equipment (including incidental repairs), florist or gift shop, bake shop (but not wholesale bakery), sporting goods, sundries and notions, business office supplies, musical instruments, records and tapes, retail sale of alcohol and similar products, with no exterior display or storage of merchandise permitted.

e. Marina.

f. Museums.

g. Parking facilities and garages.

h. Bar/tavern.

i. Home office, private.

j. Hotels, motels, conference centers, convention centers and spas.

(2) Permitted accessory uses and structures. See section 28-348.

(3) Permissible uses by exception.

a. See section 28-347(1) and (2).

b. Light manufacturing, processing, packaging and fabricating.

- c. Housing for the cognitively impaired.
- d. Housing for the elderly.
- e. Single family dwellings, with minimum yard requirements as defined for zoning district RS-2 and a maximum height of thirty-five (35) feet.
- f. Retirement housing, which shall be defined as any building or buildings, section or distinct part of a building, private home, boarding house, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding twenty-four (24) hours to one (1) or more adults who are not relatives of the owner or administrator. Retirement housing: may provide non-invasive services such as assistance with: (i) medication management including: with medication administration (topical, oral and by injection(although only a licensed nurse may administer any such injection)) and ordering medications from a pharmacy; (ii) arranging for the provision of independent medical services (both off the property and as 'home health care' on the property); (iii) diabetes testing; (iv) diet control and administration; and (v) wellness services, which include quarterly health assessments, weight monitoring, blood pressure checks, contracting with medical professionals, and coordinating any special services required by the resident (such as acquisition of medical equipment and supplies). The term 'retirement housing' does not include the provision of medical, nursing, dental or mental health services. The term 'retirement housing' also does not include nursing homes.
- g. Commercial recreational and entertainment facilities including outdoor sports or activities such as tennis, paddle tennis, handball, racquetball, shuffleboard, miniature golf, archery range and horseshoe games but not shooting gallery, skating rinks, pony rides or go-cart tracks.
- (4) Minimum lot requirements. As per planning and zoning board site plan review.
- (5) Maximum lot coverage by all buildings and structures. Fifty (50) percent.
- (6) Minimum yard requirements:
 - a. Front, fifteen (15) feet.
 - b. Side, ten (10) feet.
 - c. Rear, ten (10) feet.
- (7) Maximum height of structures. Fifty (50) feet.

Sec. 23-38. - Preliminary plat.

(a) All of the following city departments must approve preliminary plats prior to submitting to the planning and zoning board. A preliminary plat submittal meeting is recommended involving the appropriate city departments and the agent(s) of the developer.

- 1. Planning and building department.
- 2. Public works department.

3. City manager.
4. City attorney.
5. City fire department.
6. City police department.

(b) The city manager shall receive two (2) copies and each of the remaining offices shall be provided with one (1) legible reproduced copy of the proposed preliminary plat a minimum of three (3) weeks prior to submittal to the planning and zoning board for approval. Should any of these city offices decide that other offices or utility companies need to be involved, they may make necessary contacts and/or request additional reproduced copies for these offices and/or companies.

(c) This preliminary plat shall be prepared on sheet sizes of twenty-four (24) inches by thirty-six (36) inches with at least a one-inch margin on three (3) sides with a three-inch margin on the left side of the plat for binding purposes, and shall be in conformance with F.S. § 177.091.

(d) The plat will be reviewed by the city offices during the three-week period prior to submittal of the preliminary plat to the city planning and zoning board. The developer or his agent will be contacted during this period of time should any discrepancies be apparent that would affect preliminary approval. However, the reviewing offices' agreement as to acceptability of format and content is not to be construed as assurance of final acceptance by the city.

Conservation Overlay Zone Development

Sec. 11-29. Standards for review.

(b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line) twenty-five (25) feet in Conservation Overlay Zone 2 shall remain undeveloped or, if the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be

compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

- (1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.
- (2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well distributed stand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.
- (3) Dead, diseased, unsafe or fallen trees may be removed.
- (4) Reasonably sized bridges, paths, walkways, gazebos, docks and decks, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the buffer).

(c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.
- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.

- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile or no profile boatlifts, and no boatlifts in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

Sec. 11-29. Standards for review.

- (d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of protected or preserved trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.
 - (1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:
 - a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
 - b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased

flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.

- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
- e. Whether the tree has been designated a preserved tree.
- f. Impact upon the urban and natural environment, including:
 - Ground and surface water stabilization.
 - Water quality and aquifer recharge.
 - Ecological impacts.
 - Noise pollution.
 - Air movement.
 - Air quality.
 - Wildlife habitat.
- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

STAFF SUMMARY AND ANALYSIS

The preliminary subdivision plat has been reviewed by all applicable city departments and found to be ready for PZB review and approval.

The conceptual site plan #3 shows the jurisdictional wetlands line, the 25 foot uplands buffer from the wetlands and the 100 foot zone from the wetlands that encompasses Conservation Overlay Zone 2.

The only portion of the property that is within Conservation Overlay Zone 2 are lots 1-8 and the stormwater retention pond in the northwest corner of the property. The two retention ponds shown on the site plan are existing ponds that are to be slightly enlarged for this project. These ponds were constructed by a previous property owner. (see aerial photo)

The application indicates 10 significant trees will be removed and 14 significant trees will be preserved. A full tree survey was not submitted. The aerial photo indicates significant tree canopy on the northern portion of the property, which appears to only exist on lots 1-8. The area north of lots 1-8 is identified as an "open space/conservation" tract on the preliminary subdivision plat. An accounting for the removal of trees on lots 1-8 has not been submitted. The remaining area of the property is mostly cleared of trees with the exception of the southern property boundary.

In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:

REMOVAL OF SIGNIFICANT TREES

- a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.

An arborist's report was not submitted. In the absence of an arborist's report, the trees can be considered healthy.

- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

The significant trees are located mostly in the center of individual lots. There are two significant trees that are on the edge of a stormwater retention pond (#8 and #9) that may have the ability to be saved if the pond is redesigned and tree #2, which is in a building setback area, may also be saved.

- c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.

This new subdivision will have a community (master) drainage system that is illustrated on the plat and tree mitigation plan. The removal of these significant trees does not change the drainage plan.

- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.

The northern portion of this property will remain wooded and this is the portion that is adjacent to residential properties. The southern, eastern and western sides of this property are adjacent to commercial properties, the football field for St. Augustine High School and the First Coast Technical College.

- e. Whether the tree has been designated a significant tree.

The application includes the removal of 10 significant trees and preservation of 14 significant trees.

- f. Impact upon the urban and natural environment, including:
 - Ground and surface water stabilization.
 - Water quality and aquifer recharge.
 - Ecological impacts.
 - Noise pollution.
 - Air movement.
 - Air quality.
 - Wildlife habitat.

The impact of the removal of significant trees on this site do not appear to greatly impact the urban and natural environment. The northern portion of the property will remain undeveloped while the central and southern portions are already partially cleared and developed.

- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

Trees #8, #9 and #2 may be away from site development enough to be saved.

STAFF RECOMMENDATION

Based on a review of Section 28-2 and 28-29, staff finds that the board can APPROVE a use by exception for single family homes at this location.

Based on a review of Section 23-38, staff finds that the board can APPROVE the preliminary subdivision plat for this development.

Based on a review of Section 11-29, staff finds that the board can APPROVE conservation overlay zone two (COZ 2) development (development within 100 feet of wetlands).

Based on a review of Section 11-29, staff finds that the board can APPROVE the removal of 10 significant trees.

Based on the lack of data for the remaining tree canopy, staff finds that the board can CONTINUE the removal of the tree canopy for lots 1-8 and the northwest retention pond area until a tree survey is submitted for analysis.



David Birchm, AICP
Director, Planning and Building



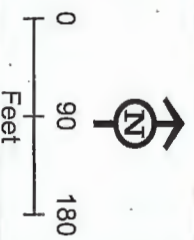
Map created with St. Johns County's Map

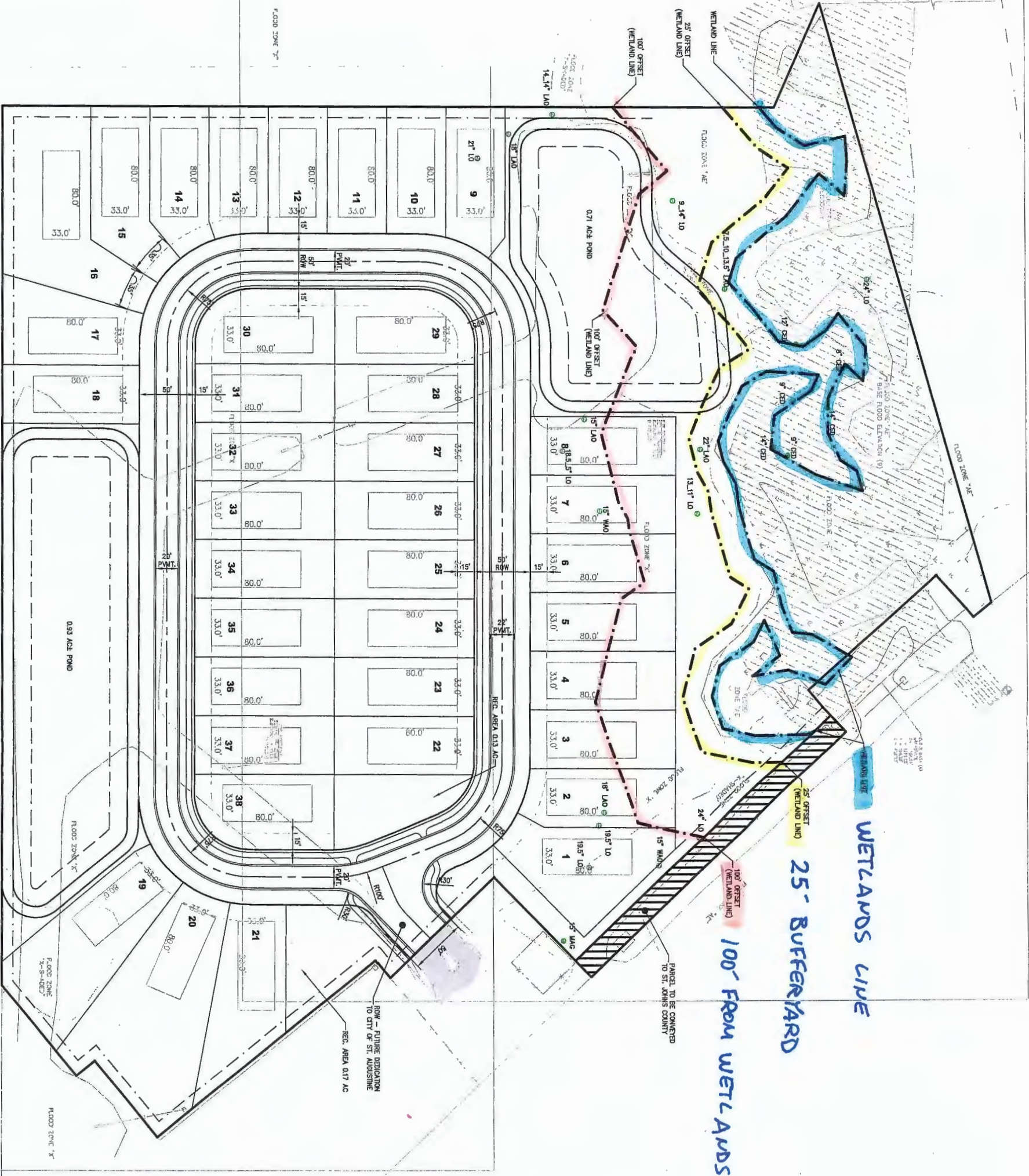
DISCLAIMER:

This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Date: 7/16/2019

Whispering Brook





GENERAL NOTES:	
1.	LOT LAYOUT IS CONCEPTUAL, AND MAY BE REVERSED ON CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN.
2.	MINIMUM LOT DIMENSIONS:
3.	MAIN ROAD: 50'
4.	FINISHED BUILDING PAD: 33'x60'
5.	THIS PLAN DOES NOT PROPOSE ANY WETLAND IMPACTS.
6.	ALL ROADS TO BE PUBLIC.
7.	



1 OF 1

DRAWING NUMBER

CONCEPTUAL SITE PLAN #3
WHISPERING BROOK
FOR
RICHMOND AMERICAN HOMES



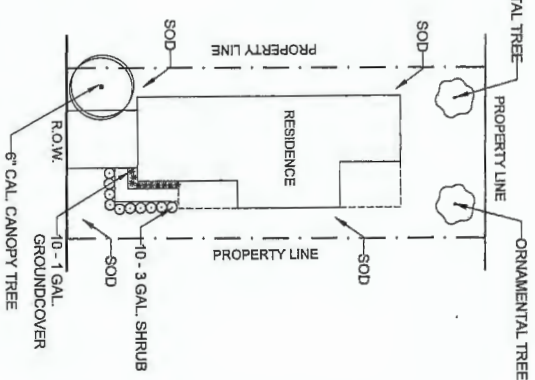
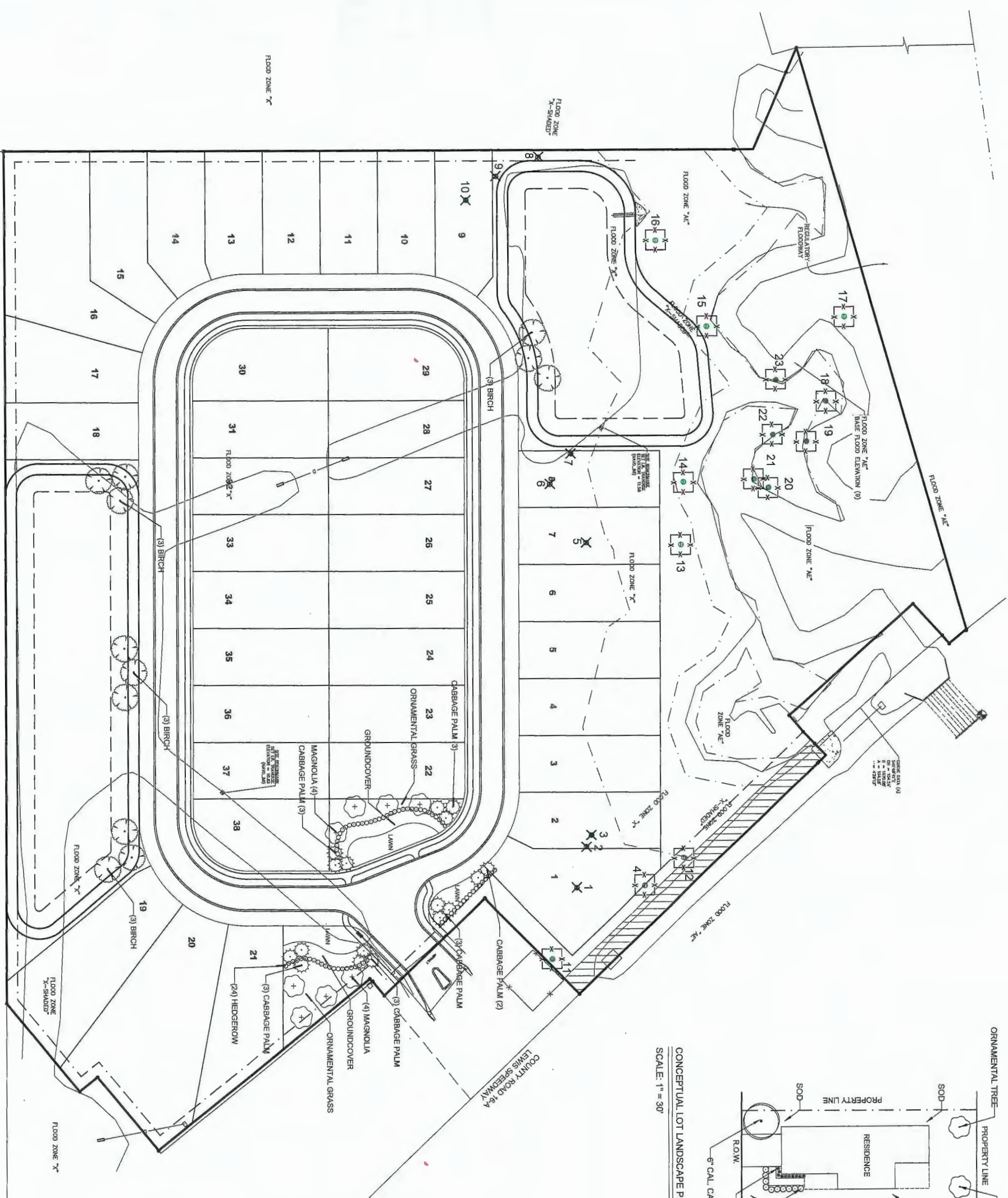
Englund-Thim & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8980
FAX: (904) 646-9485
CA - 00002584 LC - 00003118

ETM NO. 18-025
DRAWN BY: MYS
DESIGNED BY: SA
CHECKED BY: PMA
DATE: MARCH 2019

REVISIONS:

PLANS PREPARED UNDER THE
DIRECTION OF:

WHISPERING BROOK - CONCEPTUAL TREE MITIGATION/LANDSCAPE PLAN



TREE MITIGATION SCHEDULE

REMOVED TREES			
TREE #	DBH	SPECIES	POINTS
1	19.5"	LIVE OAK	1.5
2	19.5"	LIVE OAK	1.5
3	18"	LIVE OAK	1.5
5	15"	WATER OAK	1.5
6	18.5"-5"	LIVE OAK	2
7	15"	LAUREL OAK	1.5
8	14"-14"	LAUREL OAK	2
9	18"	LAUREL OAK	1.5
10	21"	LIVE OAK	2

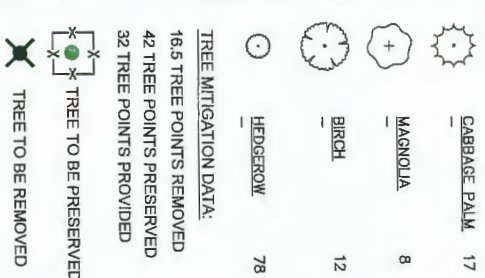
TOTAL: 15

PRESERVED TREES

<u>TREE #</u>	<u>DBH</u>	<u>SPECIES</u>	<u>POINTS</u>
4	15"	LIVE OAK	1.5
11	15"	MAGNOLIA	3
12	24"	LIVE OAK	4
13	13"-11"	LIVE OAK	4
14	22"	LAUREL OAK	4
15	7.5"-10"-13.5"	LAUREL OAK	4
16	9"-14"	LIVE OAK	4
17	24"	LIVE OAK	4
18	8"	CEDAR	2
19	14"	CEDAR	3
20	9"	CEDAR	2
21	14"	CEDAR	3
22	9"	CEDAR	2
23	12"	CEDAR	3

TOTAL: 43.5

CONCEPT PLANT SCHEDULE



TREE MITIGATION DATA:

16.5 TREE POINTS REMOVED

42 TREE POINTS PRESERVED

32 FREE POINTS PROVIDED

 TREE TO BE PRESERVED

TREE TO BE REMOVED

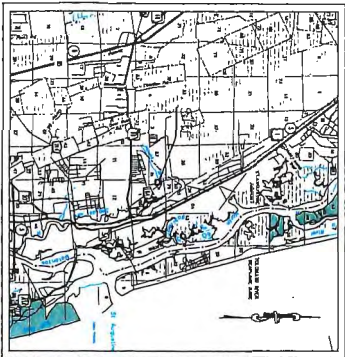
Engelhard - Thims & Miller, Inc
14775 Old St. Augustine Road
Jacksonville, FL 32239
TEL: (904) 642-0800
FAX: (904) 646-9466
CA - (000)2564 LG - (000)316

PRELIMINARY PLAT OF
WHISPERING BROOK

A PORTION OF THE JOSEPH DELAPLAIN GRANT, SECTION 51, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THE SAME
LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4726, PAGE 296 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK — PAGE —
SHEET 2 OF 2 SHEETS

VICINITY MAP



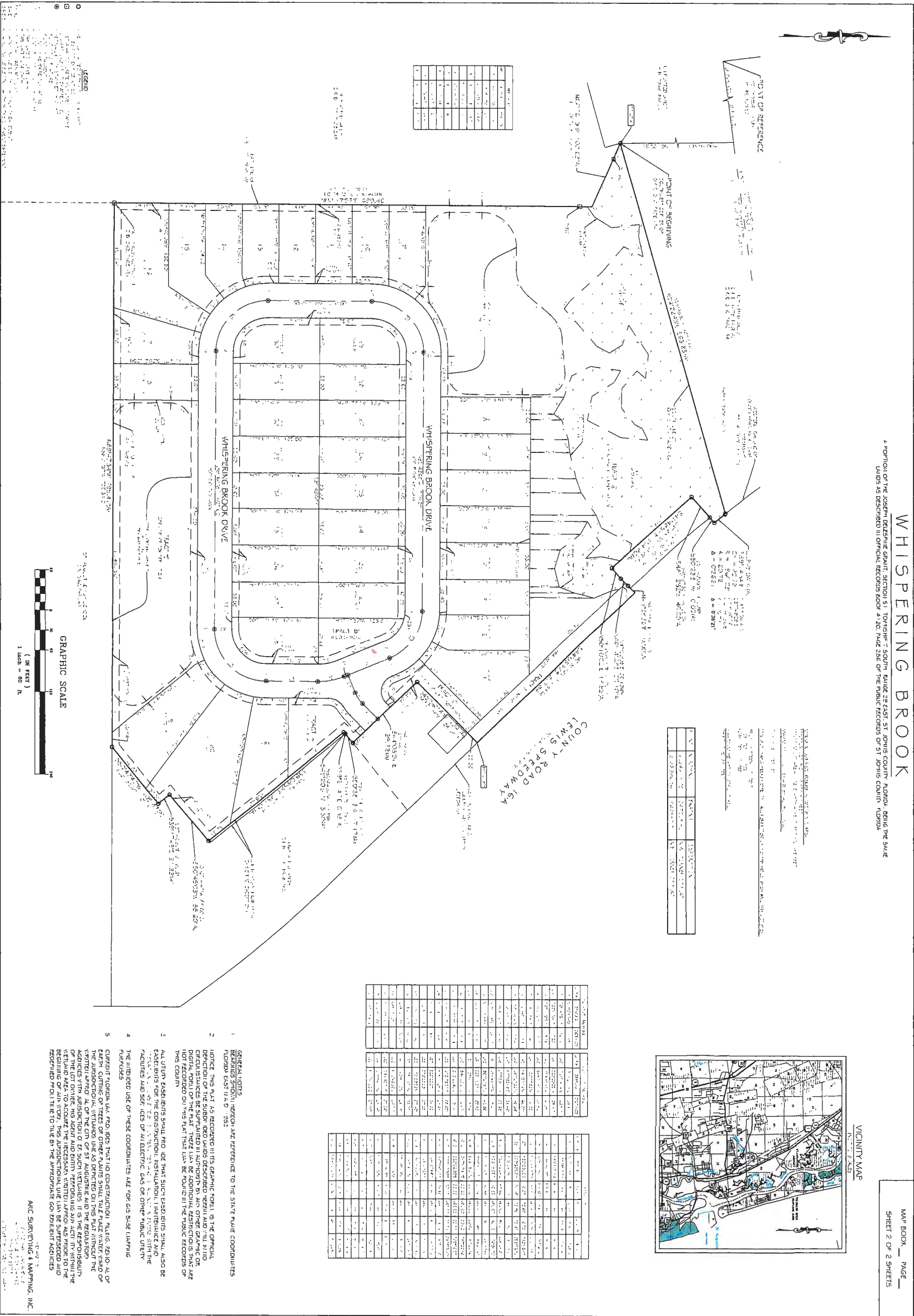
POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

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LEGEND

GRAPHIC SCALE

1. GENERAL NOTES
2. RECORDS SHOWING RECORDS ARE REFERRED TO THE STATE PLAT COORDINATES
3. FLORIDA PLAT ROAD 393
4. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL
5. OFFICIAL NOTICE OF THE SUBDIVISION OF LANDS DESCRIBED HEREIN AND WILL IN NO



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$ 415.00 (plus advertising costs) Project Number: 2019-0066
Receipt Number: 1622837 Meeting Date: August 6, 2019
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Ellen Avery-Smith, Esq. Contact Number: 904-825-1615
Business (if applicable): Rogers Towers, P.A.
Address: 100 Whetstone Place, Suite 200 City: St. Augustine State: FL Zip: 32086

2. NAME OF PROPERTY OWNER: CBC National Bank Contact Number: 843-525-5153
Business (if applicable): c/o John R. Perrill
Address: 1700 Ribaut Road City: Port Royal State: SC Zip: 29935

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: _____ Block: _____
Subdivision: _____ Parcel Number: 102820-0009

4. PROJECT STREET ADDRESS: Lewis Speedway, St. Augustine, Florida 32084

5. SPECIFIC PROPOSED USE: Single-Family Residential

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

7. DESCRIPTION OF ACTION REQUESTED: Richmond American Homes proposes to develop 38 single-family homes with related recreational amenities within the Property. Pursuant to City of St. Augustine Land Development Code Section 28-165(3), Residential and General Office zoning allows single-family dwellings as a permissible use by exception. The Applicant also seeks a Conservation Zone Development of the Property related to COZs 2 and 3 and preliminary plat approval.

8. JUSTIFICATION FOR ACTION REQUESTED: The Property was annexed into the City of St. Augustine in 2005 and is undeveloped except for site cleaning and pond construction by a former owner. Richmond American Homes wants to construct single-family homes on the site, in lieu of the multi-family units allowed by right in the RGO zoning district. As stated above, single-family dwellings are a permissible use by exception. The development would allow for a land use consistent with other lands surrounding the Property. The COZ review will include construction of lots within COZ 2 and tree removal in COZs 2 and 3. The preliminary plat provides the dimensional and development details for the proposed lots.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING:

(a) Does the property have a disadvantage which is not common to other properties in the area?

Please explain fully: _____

(b) Can you establish that this disadvantage is not due to the owner's actions?

Please explain fully: _____

(c) Can you establish that this disadvantage prevents reasonable use of the property:

Please explain fully: _____

(d) If granted, will the variance adversely affect other property in the area:

Please explain fully: _____

(e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully: _____

10. PREVIOUS APPLICATIONS:

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

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

May 14, 2018; City of St. Augustine Ord. Nos: 2018-02, 2018-03 and 2018-04

11. AGREEMENT:

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

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

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

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

Just Abdul Malik
Signature of Applicant

5/16/19
Date

Johnnie W. P.
Signature of Property Owner

Date

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING:

- (a) Does the property have a disadvantage which is not common to other properties in the area?

Please explain fully: _____

- (b) Can you establish that this disadvantage is not due to the owner's actions?

Please explain fully: _____

- (c) Can you establish that this disadvantage prevents reasonable use of the property:

Please explain fully: _____

- (d) If granted, will the variance adversely affect other property in the area:

Please explain fully: _____

- (e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully: _____

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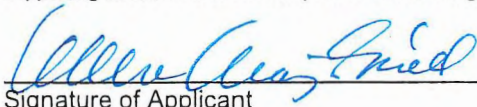
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Signature of Applicant

5/28/19
Date

Signature of Property Owner

Date

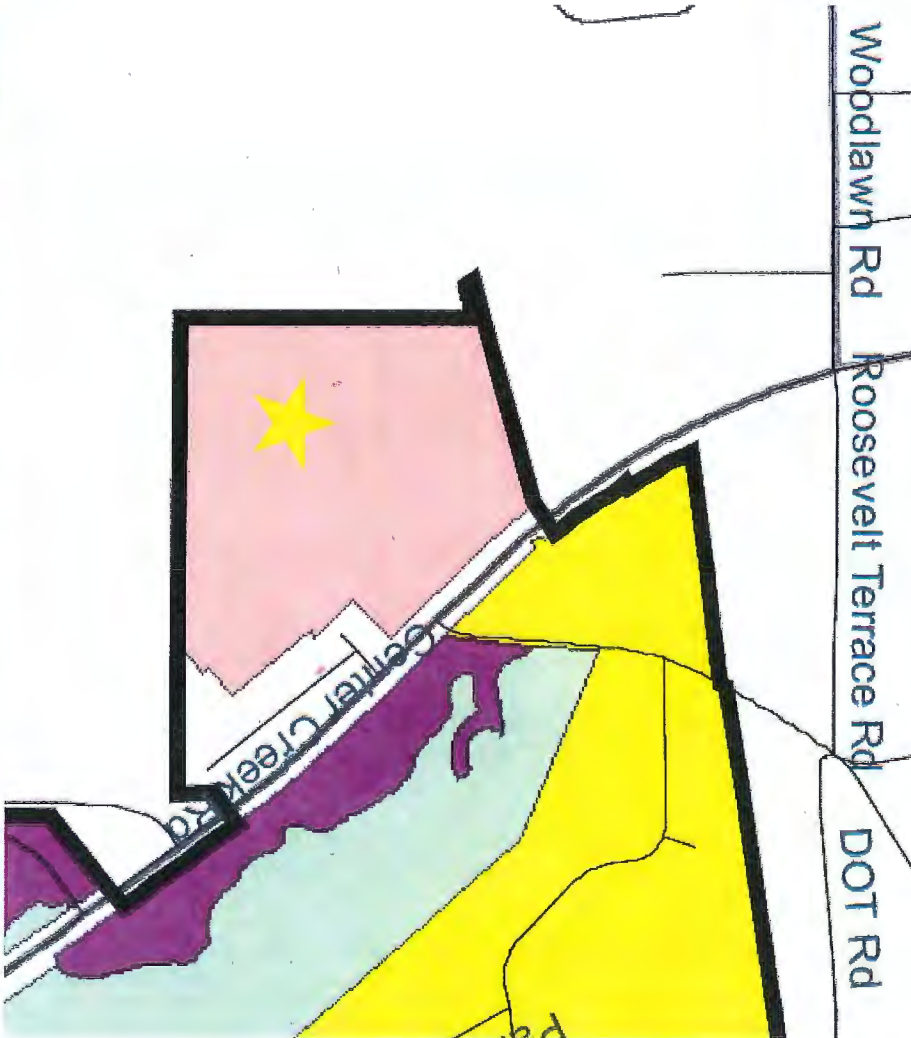
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MAY 30 2019

Planning/Building Dept.

Future Land Use Map

PIN: 102820-0009



RESIDENTIAL MEDIUM DENSITY / MIXED USE

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Planning/Building Dept.

Zoning Map

PIN: 102820-0009



Residential General Office (RGO)

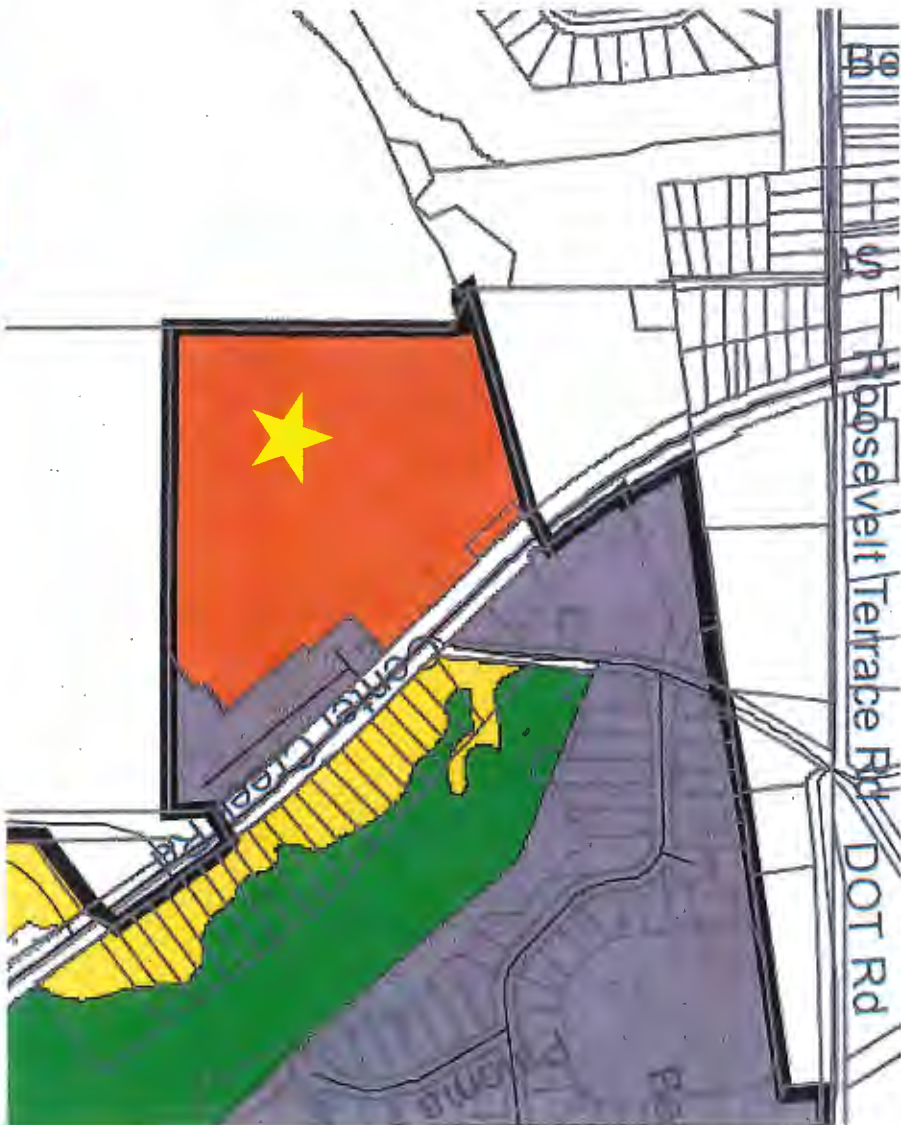


EXHIBIT "C"

Whispering Brook
Conservation Overlay Zone Development

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A. **Comprehensive Plan.** Conservation and Coastal Management Policy 1.1 of the City of St. Augustine Comprehensive Plan requires the City to maintain three Conservation Overlay Zones ("COZs"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas, and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations. The Whispering Brook project will comply with all applicable COZ 2 and 3 requirements enumerated in Conservation and Coastal Management Policies 1.1 and 1.5, as set forth more fully below. The project does not contain any lands within COZ 1.

B. **Code.** Chapter 11, Article II, Sections 11-26 through 11-30 of the City of St. Augustine Code set forth criteria for development within COZs. Portions of the Property lie within COZs 2 and 3, and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

Code Section 11-29(b) allows permits for structures and uses located within COZ 2 to be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.

The Applicant is proposing to develop the Property with 38 single-family homes and related recreational amenities. The locations of the homes and recreation areas are depicted on the Conceptual Site Plan enclosed with the application package as **Exhibit "B"**. The proposed residential community has been designed to avoid impacts to any wetlands. The impervious area within COZ 2 will not exceed 25 percent without the area receiving treatment equivalent to the District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first 25 feet of COZ 2 within the Property will remain undeveloped, as depicted on the Conceptual Site Plan.

The Applicant will comply with the criteria of Code Section 11-29(c) as follows (with Code criteria in BOLD below):

1. **Site specific conditions.**

See the Conceptual Site Plan for site specific conditions.

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

See the Conceptual Site Plan for the Property's relationship to adjacent lands, bodies of water and surrounding COZs.

3. **Natural and proposed drainage patterns.**

The Property is bounded on the north by Red House Branch Creek, on the south and west by St. Augustine High School and First Coast Technical College, and on the north by Lewis Speedway. The Property's existing drainage patterns are dictated by an existing stormwater management system (SJRWMD Permit No. 104172-5) composed of a system of water conveyance methods (swales and pipes) interconnecting three existing ponds. One pond serves the existing commercial development abutting the Property as well as Lewis Speedway, while the other two serve to treat the stormwater onsite. The northernmost pond serves as discharge directly into Red House Branch Creek.

The proposed drainage pattern for the site will have stormwater collected and conveyed from roadways and lots within an inlet and pipe network, toward one of two on-site wet detention ponds. The design of the existing stormwater system will be enhanced to better serve the proposed development, but will respect the patterns and functions of the existing stormwater management system.

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

The point discharges will be the same as the existing discharge point permitted under SJRWMD Permit no. 104172-5.

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

Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.

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6. **Impact on floodplain.**

The proposed development will not impact any "AE" flood zones and will be limited exclusively to development within flood zones "x" and "X-shaded."

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

The Applicant is not proposing to impact any on-site wetlands. Wetlands associated with Red House Branch Creek will be preserved. Because the upland portions of the Property were cleared and partially filled by a prior owner, there are no vegetative or animal communities located thereon.

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

Because the project will include single-family homes, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials.

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

The Property is not located within COZ 1 and thus will not cause shading on vegetation or shellfish.

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

The Property is not located within COZ 1 and thus will not cause boat wake, boat traffic or shoreline erosion.

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

The Property does not contain shoreline.

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

The proposed single-family homes will be located within Conservation Overlay Zones 2 and 3. The homes will be limited to 35 feet in height (two stories), and the homes will meet all required setbacks, so their impacts to vistas and scenic opportunities will be minimal. Existing tree canopies within wetlands associated with Red House Branch Creek and upland buffers will be left in place and new trees will be planted within lots, both of which will allow the proposed homes to blend into the area.

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

Native vegetation will be preserved in buffer areas within the Property, in the locations depicted on the Conceptual Site Plan. Native plants will be used for landscape and open space purposes to the extent practicable. Proposed retention areas are depicted on the Conceptual Site Plan.

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

The project will cluster housing development within upland areas of the Property, with no impacts to wetlands. Wetlands associated with Red House Branch Creek will be preserved.

15. **Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)**

Stormwater runoff from the Property will be routed to a surface water management system permitted by the St. Johns River Water Management District.

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

The Property is not located within COZ 1 and will have no impact on shellfish, sport fish or waterfowl.

17. **Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or**

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constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

The Property is not located within COZ 1 and will include no docks.

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Ellen Avery-Smith

904 . 824 . 0879 . x5207
EAverysmith@rtlaw.com

100 Whetstone Place • Suite 200
St. Augustine, Florida 32086

904 . 396 . 0663 Fax
www.rtlaw.com

May 29, 2019

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Planning/Building Dept.

VIA HAND DELIVERY

David Birchim, AICP
Planning and Building Director
City of St. Augustine
75 King Street
St. Augustine, Florida 32084

**Re: Lewis Speedway Site/Application for Zoning Exception, Conservation
Overlay Zone Development**

Dear David:

Our client, Richmond American Homes ("RAH"); is the contract purchaser of property located at the intersection of Lewis Speedway and DOT Road within the City of St. Augustine (the "Property"). The Property is titled in CBC National Bank, which has recently been acquired by First Federal Bank.

The Property has a future land use designation of Residential Medium Density/Mixed Use and a zoning district of Residential General Office ("RGO"). As a single-family homebuilder, RAH would like to develop 38 single-family units on the Property. The RGO zoning district allows single-family homes with the approval of a zoning exception.

Some of the lots planned by RAH lie within Conservation Overlay Zone 2, located near Red House Branch Creek. All of the proposed lots lie within Conservation Overlay Zone 3 for the purposes of tree removal and replacement.

Enclosed are the following materials in support of the Zoning Exception and Conservation Zone Development application:

1. Completed application form.
2. Completed owner's authorization with supporting documents showing signatory designation.
3. Conceptual Site Plan with proposed 38 single-family lots.
4. Conceptual Tree Mitigation/Landscape Plan. Replacement plants will include Live Oaks, Southern Magnolias and Birch as native canopy trees; Crape Myrtle and East Palatka Holly as ornamental trees; and Muhly Grass, SandCord Grass and Dwarf Fakahatchee Grass as native ornamental grasses.

David Birchim, AICP
May 29, 2019
Page 2

5. Conservation Overlay Zone Development Criteria Analysis.
6. Future Land Use and Zoning maps.
7. Property card, deed and map.
8. Application fee in the amount of \$415.00, payable to the City of St. Augustine.

We look forward to working with you and your colleagues on this application. Please do not hesitate to contact me with any questions regarding the application materials.

Sincerely yours,


Ellen Avery Smith

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cc: Matt Stark
Alex Allison
Clint Shea
Peter Ma
Santiago Arias
John Perrill



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

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

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

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

Ellen Avery-Smith, Esq.

Print name of applicant

A handwritten signature in blue ink, appearing to read "Ellen Avery-Smith", written over a horizontal line.

Signature of applicant

5/28/19

Date



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

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

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

Ellen Avery-Smith, Esq.

Print name of applicant

First Federal Bank FKA CBL National Bank
John Russell VP
Signature of applicant

5/16/19
Date



Owner's Authorization For Agent

Ellen Avery-Smith, Esq. and
Richmond American Homes

is/are hereby authorized TO ACT ON

BEHALF OF, FIRST FEDERAL BANK the owner(s) of those
FKA CREATION BANK
lands described Within the attached application, 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:

☐ Historic Architectural Review Board

☒ Planning and Zoning Board

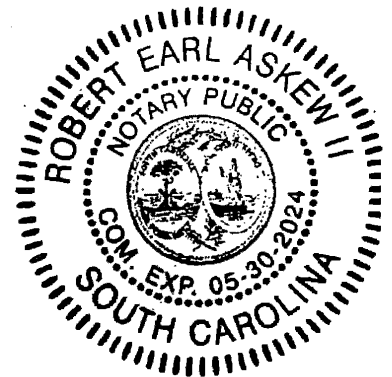
property located at Lewis Speedway, St. Augustine, FL 32084.

BY:

[Signature]
Signature of Owner

JOHN R. PERCY
Print Name of Owner

843 525-5153
Telephone



Sworn to and subscribed before me on this 16th day of May, 2019

Notary Public: [Signature]

My Commission expires on 5/30/2024

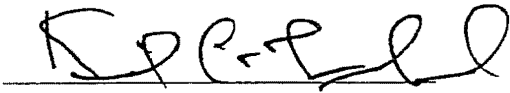
CORPORATE RESOLUTION

I, **THE UNDERSIGNED**, as President & CEO of First Federal Bank, do hereby certify that:

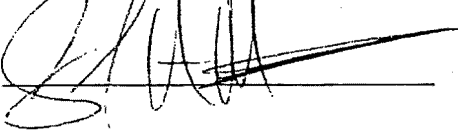
The following is a true and correct copy of resolutions duly adopted by the Board of Directors of First Federal Bank, at which a quorum was present and acting throughout, which resolutions have been duly incorporated into the minutes of such meeting which have been duly transcribed and have not been revoked, modified, amended or rescinded and are still in full force and effect:

RESOLVED, that the following persons are authorized to sign deeds, loan documents and other documents on behalf of First Federal Bank:

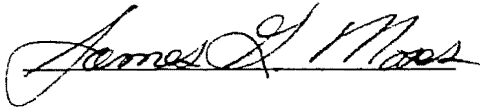
1. Keith C. Leibfried, President & CEO



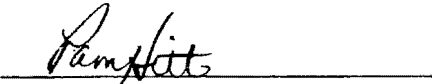
2. John Medina, Senior Executive Vice President, Chief Banking Officer



3. James G. Moses, Senior Executive Vice President, Chief Risk Officer,



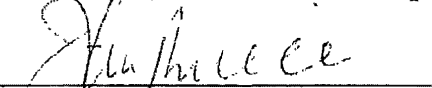
4. Pam Hitt, Senior Executive Vice President & Chief Operating Officer



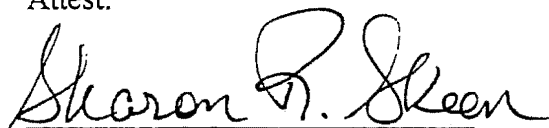
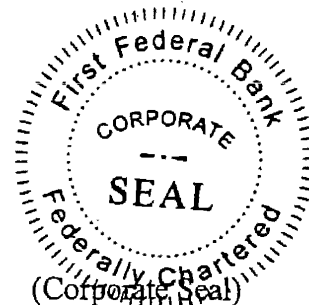
5. David Brewer, Executive Vice President & Chief Financial Officer



6. John Perrill, Vice President & Special Assets Officer


Keith C. Leibfried, President & CEO

Attest:


Sharon R. Skeen, Assistant Secretary



Office of the Comptroller of the Currency

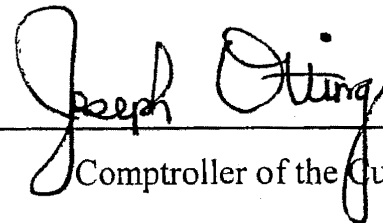
Washington, DC 20219

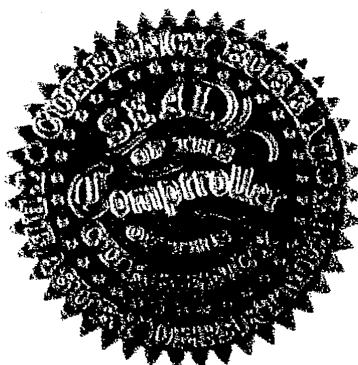
**CERTIFICATE OF A
FEDERAL SAVINGS ASSOCIATION MERGER**

I, Joseph Otting, Comptroller of the Currency, do hereby certify that, according to the records of the Office of the Comptroller of the Currency, successor to the Office of Thrift Supervision:

Effective April 2, 2018, "CBC National Bank," Fernandina Beach, Florida (Charter No. 23922), merged with and into "First Federal Bank of Florida," Lake City, Florida (Charter No. 706707).

IN TESTIMONY WHEREOF, today,
May 7, 2018, I have hereunto subscribed my
name and caused my seal of office to be
affixed to these presents at the U.S.
Department of the Treasury, in the City of
Washington, District of Columbia.


Comptroller of the Currency





Office of the Comptroller of the Currency

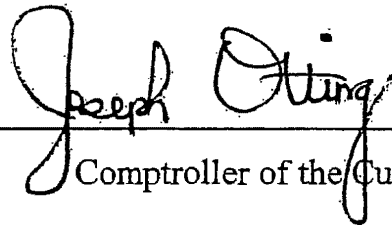
Washington, DC 20219

**CERTIFICATE OF A FEDERAL SAVINGS ASSOCIATION
TITLE CHANGE**

I, Joseph Otting, Comptroller of the Currency, do hereby certify that, according to the records of the Office of the Comptroller of the Currency, successor to the Office of Thrift Supervision:

Effective June 1, 2018, the title of "First Federal Bank of Florida," Lake City, Florida (Docket No.6707), was changed to "First Federal Bank," Lake City, Florida.

IN TESTIMONY WHEREOF, today,
January 29, 2019, I have hereunto
subscribed my name and caused my seal of
office to be affixed to these presents at the
U.S. Department of the Treasury, in the City
of Washington, District of Columbia.


Comptroller of the Currency





St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 1028200009
 Location Address LEWIS SPEEDWAY
 Saint Augustine 32084-0000
 Neighborhood M&B MA9 G1 (COM) (4910.01)
 Tax Description* 1-J GRANT TO DELESPINE PART LYING W OF CR 16-A OR3538/1574(C/T)
**The Description above is not to be used on legal documents.*
 Property Use Code Vacant Commercial (1000)
 Subdivision N/A
 Sec/Twp/Rng 51-7-29
 District City of St Augustine (District 452)
 Millage Rate 20.2171
 Acreage 13.540
 Homestead N

Owner Information

Owner Name Cbc National Bank 100%
 Mailing Address 1891 SOUTH 14TH ST
 ATTN: MR DURAND CHILDERS
 FERNANDINA BEACH, FL 32034-0000

Map



Valuation Information

	2019
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$589,916
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$589,916
Total Deferred	\$0
Assessed Value	\$589,916
Total Exemptions	\$0
Taxable Value	\$589,916

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

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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
2018	\$0	\$0	\$589,916	\$0	\$0	\$589,916	\$589,916	\$0	\$589,916
2017	\$0	\$0	\$589,916	\$0	\$0	\$589,916	\$589,916	\$0	\$589,916
2016	\$0	\$0	\$589,916	\$0	\$0	\$589,916	\$589,916	\$0	\$589,916
2015	\$0	\$0	\$589,916	\$0	\$0	\$589,916	\$589,916	\$0	\$589,916
2014	\$0	\$0	\$589,916	\$0	\$0	\$589,916	\$589,916	\$0	\$589,916
2013	\$0	\$0	\$589,916	\$0	\$0	\$589,916	\$589,916	\$0	\$589,916
2012	\$0	\$0	\$589,916	\$0	\$0	\$589,916	\$589,916	\$0	\$589,916

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	589916	SF	\$589,916

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/21/2012	3/19/2012	\$100.00	CT	3538	1574	U	V	WHISPERING CREEK LLC	CBC NATIONAL BANK FKA/FIRST NATIONAL BANK OF NASSAU COUNTY

Area Sales Report

[Recent Sales in Area](#)

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

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

Last Data Upload: 5/10/2019 11:12:51 PM

Version 2.2.18

Developed by



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Planning/Building Dept.

IN THE CIRCUIT COURT, SEVENTH
JUDICIAL CIRCUIT, IN AND FOR
ST. JOHNS COUNTY, FLORIDA

CASE NO.: CA11-529
DIVISION: 55

CBC NATIONAL BANK, f/k/a FIRST
NATIONAL BANK OF NASSAU COUNTY,

Plaintiff,

vs.

WHISPERING CREEK, LLC, a Florida
limited liability company; et al.,

Defendants.

FILED
CLERK OF CIRCUIT COURT
ST. JOHNS COUNTY
FLORIDA

2012 MAR 19 AM 10:08

FILED

CERTIFICATE OF TITLE

The undersigned clerk of the Court certifies that she executed and filed a Certificate of Sale in this action on March 6, 2012 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in St. Johns County, Florida:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Less and Except the parcels described in Exhibit "B" and Exhibit "C" attached hereto and by this reference made a part hereof.

Together with the Permits listed in Exhibit "D" attached hereto and by this reference made a part hereof.

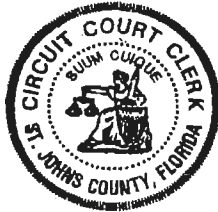
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Planning/Building Dept.

was sold to CBC NATIONAL BANK, f/k/a FIRST NATIONAL BANK OF NASSAU
COUNTY, ATTN: Mr. Durand Childers, 1891 South 14th Street, Fernandina Beach,
Florida 32034.

WITNESS my hand and seal of the Court on March 19th, 2012.



CHERYL STRICKLAND
Clerk of the Circuit Court

By: Audrey Jarrard
Deputy Clerk

Copies to:

FREDERICK R. BROCK, ESQUIRE
Gartner, Brock and Simon
1660 Prudential Drive, Suite 203
Jacksonville, Florida 32247-0697

LANCE PAUL COHEN, ESQUIRE
Cohen & Thurston, P.A.
1912 Hamilton St., Suite 206
Jacksonville, Florida 32210

ROBERT M. GRAUBARD
P.O. Box 266
Wurtsboro, NY, 12790

COLLEEN GRAUBARD
40 Abbott Street
St. Augustine, Florida, 32084

SENIOR CARE GROUP, INC.
c/o David R. Vaughan, Registered Agent
1240 Marbella Plaza Drive
Tampa, Florida 33619

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SOUTHERN INVESTMENT GROUP, L.L.L.P.
c/o B & C Corporate Services of Central Florida, R.A.
390 North Orange Avenue, Suite 1400
Orlando, Florida 32751

CBC NATIONAL BANK, f/k/a FIRST
NATIONAL BANK OF NASSAU COUNTY
ATTN: Mr. W. Durand Childers
1891 South 14th Street
Fernandina Beach, Florida 32034

COPY

EXHIBIT "A"

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LEGAL DESCRIPTION PARCEL 1

A PARCEL OF LAND LYING IN SECTION 51, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A COQUENA MONUMENT FOUND AT THE SOUTHWEST CORNER OF SECTION 52, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $83^{\circ}32'41''$ EAST, ALONG THE SOUTH LINE OF SAID SECTION 52, A DISTANCE OF 253.35 FEET; THENCE SOUTH $00^{\circ}52'20''$ WEST A DISTANCE OF 501.91 FEET TO THE POINT OF BEGINNING; THENCE NORTH $71^{\circ}43'36''$ EAST, ALONG THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 246 PAGE 134 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 543.23 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 16-A (ALSO KNOWN AS LEWIS SPEEDWAY) A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED, SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1960.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF $00^{\circ}34'22''$ AN ARC DISTANCE OF 20.73 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $37^{\circ}50'34''$ EAST, 20.73 FEET; THENCE SOUTH $51^{\circ}50'52''$ WEST A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1970.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $04^{\circ}29'14''$ AN ARC DISTANCE OF 154.29 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $40^{\circ}23'38''$ EAST, 154.34 FEET; THENCE NORTH $47^{\circ}11'38''$ EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH $42^{\circ}38'22''$ EAST A DISTANCE OF 117.84 FEET; THENCE SOUTH $47^{\circ}21'38''$ WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 124.39 FEET; THENCE SOUTH $42^{\circ}38'22''$ EAST A DISTANCE OF 129.34 FEET; THENCE SOUTH $52^{\circ}14'49''$ WEST, A DISTANCE OF 17.13 FEET; THENCE SOUTH $37^{\circ}45'11''$ EAST A DISTANCE OF 252.19 FEET; THENCE SOUTH $52^{\circ}14'49''$ WEST, A DISTANCE OF 91.90 FEET; THENCE SOUTH $52^{\circ}14'49''$ WEST, A DISTANCE OF 11.28 FEET; THENCE SOUTH $52^{\circ}13'28''$ WEST, A DISTANCE OF 105.41 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 242 PAGE 431-432 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $88^{\circ}24'37''$ WEST, ALONG SAID NORTH LINE, A DISTANCE OF 793.34 FEET; THENCE NORTH $01^{\circ}41'23''$ EAST, DEPARTING SAID NORTH LINE ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 137 PAGE 248 A DISTANCE OF 690.46 FEET TO THE CENTER OF RED HOUSE BRANCH; THENCE NORTH $65^{\circ}00'15''$ WEST, A DISTANCE OF 102.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 623,128 SQUARE FEET OR 14.31 ACRES MORE OR LESS.

COPY

EXHIBIT "B"

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MAP SHOWING SPECIFIC PURPOSE SURVEY OF:

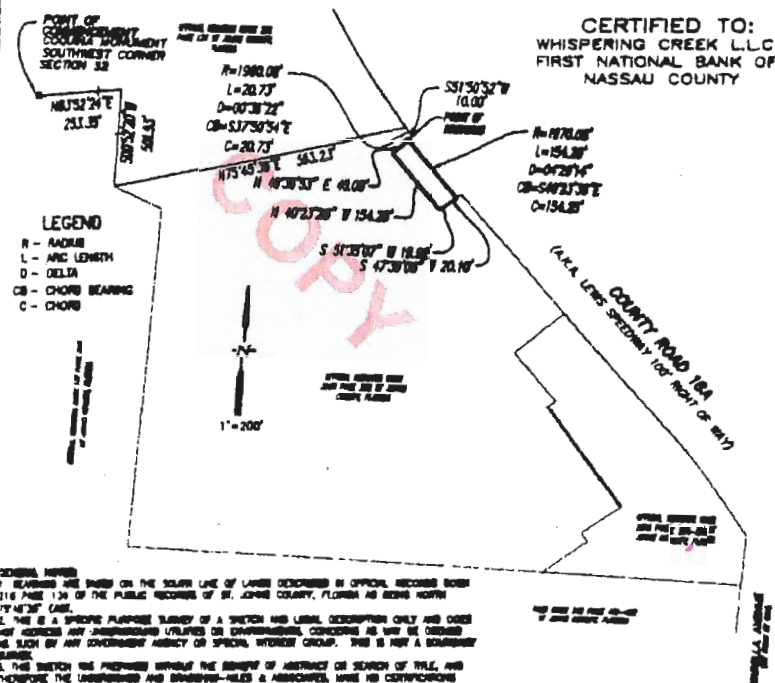
A PORTION OF THE SECTION 51, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A COGUMA MONUMENT FOUND AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 87°53'24" EAST, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 253.35 FEET; THENCE SOUTH 06°35'20" WEST A DISTANCE OF 301.93 FEET TO THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 218 PAGE 134 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 75°48'38" EAST, ALONG SAID SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 218 PAGE 134 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 583.23 FEET TO THE WESTERLY FRONT OF WAY LINE OF COUNTY ROAD 18-A (ALSO KNOWN AS LEVIE SPEEDWAY) A 100 FOOT FRONT OF WAY AS NOW ESTABLISHED, SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1980.08 FEET, THENCE ALONG SAID CURVE A DISTANCE OF 207.73 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF 0°20'32" AN ARC DISTANCE OF 20.73 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°30'54" EAST, 20.73 FEET; THENCE SOUTH 51°50'55" WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1970.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°29'14" AN ARC DISTANCE OF 154.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°23'38" EAST, 154.28 FEET; THENCE SOUTH 47°39'08" WEST DEPARTING SAID FRONT OF WAY LINE A DISTANCE OF 20.10 FEET; THENCE SOUTH 31°35'07" WEST A DISTANCE OF 18.82 FEET; THENCE NORTH 40°23'26" WEST A DISTANCE OF 134.26 FEET; THENCE NORTH 48°08'53" EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,028 SQUARE FEET OR 0.14 ACRES MORE OR LESS



CERTIFIED TO:
WHISPERING CREEK L.L.C.
FIRST NATIONAL BANK OF
NASSAU COUNTY

LEGEND

R - RADIUS
L - ARC LENGTH
D - DELTA
CB - CHORD BEARING
C - CHORD

ZINCALC

2. THIS INDEX IS BASED ON THE SEARCH LINE OF NAMES INDEXED IN OFFICIAL RECORDS BOOK 1
PAGE 136 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AS BEING TRUE
FACSIMILE COPY.

3. THIS IS A SPARING PLAINTEXT SUMMARY OF A SEARCH AND LABEL DESCRIPTION ONLY AND DOES
NOT REFLECT ANY DISSEMINATION POLICIES OR DISSEMINATION CONCERNS AS MAY BE DETERMINED
BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUP. THIS IS NOT A SOURCE-LEVEL
SUMMARY.

4. THIS SEARCH THE PRESENTS SUMMARY OF THE RESULTS OF SEARCHES OF TITLE, AND
THEREFORE THE UNRECORDED AND UNRECORDED-AND ASSOCIATED, HAVE NO CORRELATIONS
TO ANY OTHER INFORMATION OR DATA. ANY OTHER INFORMATION OR DATA, INCLUDING ANY OF
ANY, WITHIN THESE CATEGORIES, SOURCE-LEVEL DATA (OFFICIAL, ADDITIONAL, RECORDINGS OR
OTHER SIMILAR INFORMATION MAY APPEAR IN THE SUMMARY, OR SEARCH OF TITLE.

I HEREBY CERTIFY, that this copy graphically depicts the results of a search made under my responsible direction and correlates with the latest National Technical Research for Targets as promulgated by the Florida State Board of Professional Surveys and Mapping, Chapter 61617-6, Florida Administrative Code Pursuant to Section 675.007, Florida Statutes subject to all report and retention record laws.

BRADSHAW-NILES and ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS
LICENSED SURVEYOR No. 6024

UCID#00000000000000000000 No. 6824

3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 826-2881 FAX: (904) 826-8070

(104) 120-1001 (104) 120-1001

ALBERT A. BROWNE, P.E., FLORIDA CERTIFICATE NO. 380

44-38861-1000

800-451-4242

PAGE 1 OF 1

EXHIBIT "C"

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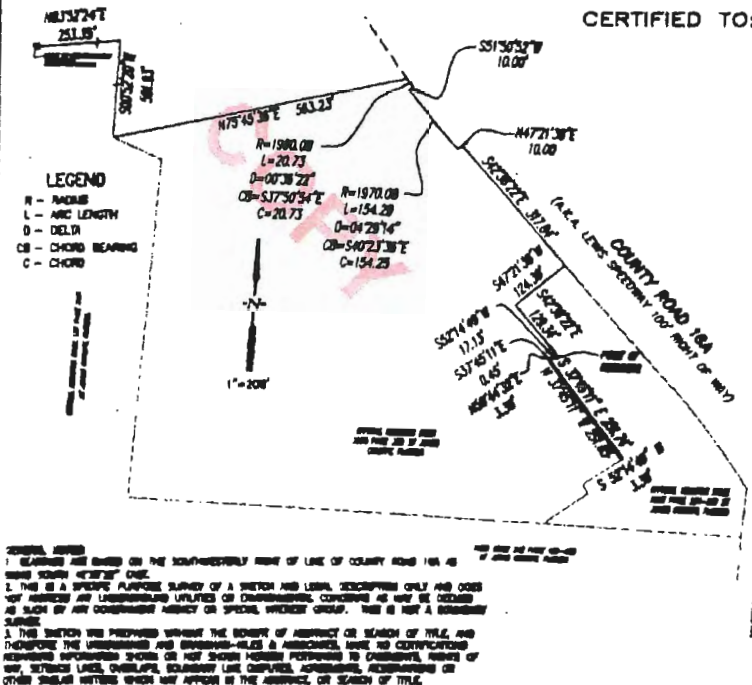
MAY 30 2019

Planning/Building Dept.

MAP SHOWING SPECIFIC PURPOSE SURVEY OF:

A PORTION OF THE SECTION 51, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 51, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT A COCONA MONUMENT FOUND AT THE SOUTHWEST CORNER OF SECTION 52, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $63^{\circ}52'24"$ EAST, ALONG THE SOUTH LINE OF SAID SECTION 52, A DISTANCE OF 253.38 FEET; THENCE SOUTH $00^{\circ}52'20"$ WEST A DISTANCE OF 501.93 FEET TO THE POINT OF BEGINNING; THENCE NORTH $75^{\circ}45'38"$ EAST, ALONG THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 219 PAGE 134 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 563.23 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 16-A (ALSO KNOWN AS LEWIS SPEEDWAY) A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED, SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1960.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF $00^{\circ}38'22"$ AN ARC DISTANCE OF 20.73 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $37^{\circ}50'54"$ EAST, 20.73 FEET; THENCE SOUTH $51^{\circ}50'53"$ WEST A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1970.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $04^{\circ}29'14"$ AN ARC DISTANCE OF 154.29 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $40^{\circ}23'38"$ EAST, 154.29 FEET; THENCE NORTH $47^{\circ}21'38"$ EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH $42^{\circ}38'22"$ EAST A DISTANCE OF 317.84 FEET TO THE NORTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2988 PAGES 284-286 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH $47^{\circ}21'38"$ WEST, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2988 PAGES 284-286 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 124.38 FEET; THENCE SOUTH $42^{\circ}38'22"$ EAST A DISTANCE OF 128.34 FEET; THENCE SOUTH $52^{\circ}14'48"$ WEST, A DISTANCE OF 17.15 FEET; THENCE SOUTH $37^{\circ}45'11"$ EAST A DISTANCE OF 0.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $37^{\circ}45'11"$ EAST CONTINUING ALONG SAID WESTERLY LINE A DISTANCE OF 251.74 FEET; THENCE SOUTH $52^{\circ}14'48"$ WEST, A DISTANCE OF 3.30 FEET; THENCE NORTH $37^{\circ}45'11"$ WEST DEPARTING SAID WESTERLY LINE A DISTANCE OF 251.65 FEET; THENCE NORTH $50^{\circ}44'32"$ EAST A DISTANCE OF 3.30 FEET TO THE POINT OF BEGINNING.



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MAY 30 2019

Planning/Building Dept.

EXHIBIT "D"
WHISPERING CREEK

PERMIT	DATE ISSUED	EXPIRATION DATE	PERMIT NUMBER	SPECIAL CONDITIONS
PUD	1/19/2006		Ordinance # 2005-38	20,000 sq ft office, 104 condo units \$50,000.00 park improvements One main entrance for both office/condo Phase I - Start driveway for Office in 2 Years Phase II - Start driveway for 5 condo bldgs within 3 years Phase III - Start driveway for remainder condo bldgs within 5 yrs Private master pump station for office/condo
PUD	2/11/2009		Ordinance # 2009-12	Modification 106 Multifamily Units, 20,000 sq ft office Phase I - Start Driveways for office within 2 years of PUD(2007) Phase II - Start multi-family infrastructure & Bldg 1 within 3 years of PUD (2008) Phase III - Start building 2 & 3 of multi-family w/infrastructure within 5 Years of PUD (2010)
PUD	5/24/2010		Ordinance # 2010-14	Modification Started 20,000 sq ft of office 30 Independent Apartments, 132 Bed Assisted Living Facility Phase I - Access Driveway to office/Senior Community Complete Building A Complete, all Infrastructure to Office & Senior Community complete to include Maintenance/Carwash Phase II Start remainder of Construction within 3 Years Extended on 10/23/08
Right - Of - Way Turn Lane Lewis s/w	10/23/2007		07-428	
Right-of-Way			09-170	Modification
DEP - Sanitary Sewer	6/12/2006	6/11/2011	0017036-120 DWC	1,700 LF 8" PVC Sewer Main, 9 Manholes, 8FT wetwell, 70 LF 6" FM 102 Condo & 2 Office Bldgs
DEP Potable Water	6/5/2006	6/4/2011	0080368-197-DSGP	Water Main Extension

WHISPERING CREEK

PERMIT	DATE ISSUED	EXPIRATION DATE	PERMIT NUMBER	SPECIAL CONDITIONS
DEP - Sanitary Sewer Revised	10/30/2007	6/11/2011	0017036-149-DWC	Lift Station
DEP - Sanitary Sewer Revised	10/30/2007	6/11/2011	0017036-149-DWC	1,700 FL 8" PVC Sewer Main, 9 Manholes, 8 FT Wetwell, Lift Station w/pumps, 70 LF 6" FM 104 Condo and 2 Office buildings
SJRWWM - Storm Water Management	5/11/2006	5/10/2011	42-109-104172-1	As Built Certification
SJRWWM General Permit	3/7/2007	3/6/2012	40 109-104172-2	Report once a year if construction is not complete
SJRWWM Modification # 1	10/22/2007	3/6/2012	40-109-104172-3	Plan Modification for Driveway
SJRWWM Modification # 2	9/11/2008	6/6/2012	40-104179-4	Plan Modification for Ditch
Letter of Availability	12/22/2005			Fire Flow Test Connection Fees: Sanitary Sewer - \$348,590.72 Potable Water - \$201,408.00 Inspection Fees, paid at end of Development
Archaeological Study	10/6/2003		BSJ-4799	Study / Artifacts
STATE OF FLORIDA Historical Resources	8/17/2006		2006-7203	Application # 40-109-104172-2

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Planning/Building Dept.



07/16/2019 15:33

NOTICE
A PUBLIC HEARING CONCERNING
PROPERTY WILL BE HELD BY THE
BOARD
OF THE CITY OF AUGUSTINE
ON TELEPHONE MEETING
FOR INFORMATION ON

07/16/2019 15:36

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: August 6, 2019

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT #2019-0079**

AGENDA ITEM 6(a)

APPLICANT Charlene Morgan
c/o Brandon Eklund, Brandon Construction

OWNER Mike Germond

LOCATION 7 Ponce de Leon Ave / PIN#:157140-0000

REQUEST To approve removal of trees, including four (4) significant trees (two Southern Magnolias & Two Sugarberry) within Conservation Overlay Zone 3.

PLANS DATED July 17, 2019

LAND USE Residential Low Density

ZONING Residential Single Family-two (RS-2)

APPLICABLE CODES/ORDINANCES

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

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

Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of protected or preserved trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

Sec. 11-28. Issuance of building permits.

(d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of chapter 25.

Sec. 11-29. Standards for review.

- (d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of protected or preserved trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.
- (1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:
- a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
 - b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
 - d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a preserved tree.
 - f. Impact upon the urban and natural environment, including:
 - Ground and surface water stabilization.
 - Water quality and aquifer recharge.
 - Ecological impacts.
 - Noise pollution.
 - Air movement.
 - Air quality.
 - Wildlife habitat.
 - g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

STAFF SUMMARY AND ANALYSIS

This application seeks to construct a single family home and associated driveways and walkways on site which includes the removal of all thirteen (13) trees on site; this includes one (1) dead tree (Cedar), two (2) trees that have been deemed diseased and unsafe (Laurel Oaks), four (4) significant trees (two Southern magnolias, two Sugarberry) within Conservation Overlay Zone. A tree removal plan indicating removal and preservation of trees along with an arborist report completed by the applicant's arborist has been included in the packet. This indicates the applicant is removing these trees due to their location and close distance within the building footprint and driveways/walkways. See credit/debit chart below:

* - Indicates tree in right of way; **Bold** indicates significant trees

Tree Condition	Diameter	Name	Credit	Debit
Diseased	19"	Laurel Oak	n/a	n/a
Diseased	32"	Laurel Oak	n/a	n/a
Dead	8"	Cedar	n/a	n/a
Healthy	18"	Southern Magnolia		1.5
Healthy	19"	Southern Magnolia		1.5
Healthy	16"	Sugarberry		1.5
Healthy	18"	Sugarberry		1.5
Healthy	13"	Sugarberry		1.5
Healthy	14"	Sugar Berry		1.5
Healthy	9"	Sugar Berry		1
Healthy	7"	Laurel Oak		1
Healthy	14"	Live Oak		1.5
Healthy	7"	Cherry Laurel		1
			0	13.5

Since the applicant has more debits than credits there is a requirement for the applicant to mitigate by planting new trees on site [Ref. LDC Sec. 25-53(d)(2)].

1. Conservation Overlay Zone 3 Development to remove more than fifty (50) percent of the tree canopy, including two (2) southern magnolias and two (2) hackberry for a total of four (4) significant trees being removed within Conservation Overlay Zone 3

In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following: *Staff interpretations are in italics*

- a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
According to the Arborist report, the two (2) laurel oaks are at the end of their life span and diseased therefore, they pose a threat to person or property and should be removed,, therefore these trees would not be included in the tree mitigation calculations (as per HB1159). The remaining trees on site were deemed as healthy and viable by the arborist report dated July 11, 2019, however placement of the home and driveways will necessitate removal of the trees because they fall within the footprint or could impacted by the proposed home and associated driveway and sidewalks.
- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

The removals appear to be necessary to construct a home and driveways. At the front of the proposed home there is the potential to retain the significant 18" Southern Magnolia with a slight redesign of the front sidewalk and patio. At the rear of the property the driveway could be shifted north to allow for the 13" sugarberry tree to be retained. This would allow for two existing trees to remain on site, one of which is a significant tree.

- c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
Since the site will be developed per City development standards, issues related to erosion will be lessened. A drainage plan is reviewed by the Building Official during the building permit review process to ensure stormwater runoff flows to the proper conveyance.
- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
The neighborhood does have a mature tree canopy and removal of trees would thin this canopy. However this appears to be necessary to build a home, this along with the proposed placement of two (2) 4" dbh Southern Red Cedars will offset some of the impacts to the existing tree canopy.
- e. Whether the tree has been designated a historic specimen, preserved or protected tree.
Four (4) of the thirteen (13) trees are designated as significant trees; the applicant proposes removal of all trees on site. The three (3) trees deemed dead or dangerous are not included in this determination.
- f. Impact upon the urban and natural environment, including:
Ground and surface water stabilization. – *Any new construction must retain surface water.*
Water quality and aquifer recharge. – *The proposed new site must comply with storm water management regulations.*
Ecological impacts. – *The removal of the tree(s) will temporarily affect ecology.*
Noise pollution. – *The removal of the tree(s) should not increase noise pollution.*
Air movement. – *This project should not substantially affect air movement.*
Air quality. – *This project should not affect air quality.*
Wildlife habitat. – *The effect of tree (s) removal on wildlife habitat is not known.*
- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
This could be difficult because of the size of the home, location of the driveway, however, the potential to retain at least two trees exists. At the front of the proposed home there is the potential to retain the significant 18" Southern Magnolia with a slight redesign of the front sidewalk and patio. At the rear of the property the driveway could be shifted north to allow for the 13" sugarberry tree to be retained.

The number of debits for tree removal is – **13.5 debits.**

The number of credits for tree preservation is **0 credits.**

The number of credits for tree plantings (incl. relocation) is **14 credits**

The number of remaining debits after calculating tree preservation and plantings: **+0.5 credits.**

STAFF RECOMMENDATION

Based on a review of Section 11-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** removal of the trees at the subject property including four (4) preserved trees (two Southern Magnolias, two Sugarberrys) within Conservation Overlay Zone 3 located at 7 Ponce de leon Ave / PIN#: 15740-0000.

SUPPLIMENTS

Attachment 1 – Application

Attachment 2 – Property Appraiser Information & Location Map

Attachment 3 – Arborist Report

Attachment 4 - Tree Removal Plan

A handwritten signature in black ink, appearing to read "P. Doty CFM", is written over a horizontal line.

Patrick Doty, CFM

Senior Development Review Planner

Planning & Building Department

Attachment 1



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$165.00 (plus advertising costs)

Project Number: 2019-0079

Receipt Number: 1645905

Meeting Date: August 6, 2019

Advertising Costs: \$ _____

Paid On: _____

Receipt Number: _____

1. NAME OF APPLICANT: Charlene Morgan Contact Number: 904-392-9288

Business (if applicable): Brandon Eklund

Address: 7 Arenta St City: St. Aug State: FL Zip: 32084

E-Mail Address: Charlene@brandonbuilding.com

2. NAME OF PROPERTY OWNER: Mike Germond Contact Number: 414-581-2274

Business (if applicable): _____

Address: 12860 Lake Sawyer Ln City: Windermere State: FL Zip: 34786

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 9 Block: 6

Subdivision: Carver's Sub Anastasia Parcel Number: 1571400000

4. PROJECT STREET ADDRESS: 7 Ponte De Leon Ave, 32080

5. SPECIFIC PROPOSED USE: Residential

6. ACTION REQUESTED:

☒ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☒ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Tree Removal for new construction

8. JUSTIFICATION FOR ACTION REQUESTED: _____

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Planning/Building Dept.

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: N/A
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: N/A
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: N/A
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: N/A

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Chadene May 7-5-19
Signature of Applicant Date

MZ 7/6/19
Signature of Property Owner Date



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

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

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

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

Charlene Morgan

Print name of applicant

Charlene Morgan

Signature of applicant

7-15-19

Date

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Owner's Authorization For Agent

Brandon Construction is/are hereby authorized TO ACT ON BEHALF
OF Michael Germond, 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
Michael Germond
Print Name of Owner
616-581-2274
Telephone Number

State of FLORIDA

County of ORANGE

Signed and sworn before me on this 15th day of July, 2019

By Michael Germond

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature:

Georgia K. Kellogg

My Commission expires:

01/17/2022



Georgia K. Kellogg
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG176132
Expires 1/17/2022

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Planning/Building Dept.

Attachment 2



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID	1571400000
Location Address	7 PONCE DE LEON AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Carvers (713)
Tax Description*	1-58 CARVERS SUB ANASTASIA LOT 9 BLK 6 OR4432/418 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Anastasia, Map Of
Sec/Twp/Rng	S8-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.090
Homestead	N

Owner Information

Owner Name	Germond Mike, Charlotte Hope 100% Germond Charlotte Hope 100%
Mailing Address	12860 LAKE SAWYER LN WINDERMERE, FL 34786-0000

Map



Valuation Information

Building Value	2019
Extra Features Value	\$0
Total Land Value	\$0
Agricultural (Assessed) Value	\$109,494
Agricultural (Market) Value	\$0
Just (Market) Value	\$0
Total Deferred	\$109,494
Assessed Value	\$0
Total Exemptions	\$109,494
Taxable Value	\$0
	\$109,494

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
2018	\$0	\$0	\$108,388	\$0	\$0	\$108,388	\$108,388	\$0	\$108,388
2017	\$0	\$0	\$89,586	\$0	\$0	\$89,586	\$89,586	\$0	\$89,586
2016	\$0	\$0	\$89,586	\$0	\$0	\$89,586	\$89,586	\$0	\$89,586
2015	\$0	\$0	\$77,420	\$0	\$0	\$77,420	\$77,420	\$0	\$77,420
2014	\$0	\$0	\$64,812	\$0	\$0	\$64,812	\$64,812	\$0	\$64,812
2013	\$0	\$0	\$49,770	\$0	\$0	\$49,770	\$47,301	\$2,469	\$47,301
2012	\$0	\$0	\$43,001	\$0	\$0	\$43,001	\$43,001	\$0	\$43,001
2011	\$0	\$0	\$47,779	\$0	\$0	\$47,779	\$47,779	\$0	\$47,779
2010	\$0	\$0	\$53,088	\$0	\$0	\$53,088	\$53,088	\$0	\$53,088

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	56	75	56	EF	\$109,494

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/6/2017	9/1/2017	\$159,000.00	WD	4432	418	Q	V	SMITH TREVOR,SARAH	GERMOND MIKE, CHARLOTTE HOPE
12/29/2015	12/23/2015	\$135,000.00	WD	4129	1675	Q	V	FILLER REBECCA,STUART	SMITH TREVOR,SARAH
10/14/2014	8/29/2014	\$119,000.00	WD	3942	42	Q	V	WHITE JAY	FILLER REBECCA,STUART
2/17/2014	2/12/2014	\$108,000.00	WD	3846	817	Q	V	MITCHELL MANAGEMENT INC	WHITE JAY
7/10/2013	7/8/2013	\$100,000.00	WD	3759	193	Q	V	BLAIR DONALD RICHARD	MITCHELL MANAGEMENT INC
8/24/2011	5/16/2011	\$100.00	WD	3467	1217	U	V	BLAIR DONALD D,CATERINA G	BLAIR DONALD RICHARD
	3/1/1986	\$10,500.00		700	770	Q	V		BLAIR DONALD D,CATERINA G
	1/1/1984	\$9,500.00		625	830	Q	V		

Area Sales Report

Recent Sales in Area

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

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

Last Data Upload: 7/5/2019, 10:58:55 PM

Version 2.2.29

Developed by
 **Schneider**
 GEOSPATIAL



Overview



Legend

- Parcels
- Cities

Parcel ID	1571400000	Physical Address	7 PONCE DE LEON AVE	Building Value	N/A	Last 2 Sales			
Property Class	0000 - Vacant	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	GERMOND MIKE, CHARLOTTE HOPE			9/1/2017	\$159000	01	Q
Acres	0.09		12860 LAKE SAWYER LN			12/23/2015	\$135000	01	Q
			WINDERMERE FL 34786-0000	Total Land Value	\$109,494				
			0000GERMOND CHARLOTTE HOPE	Just Value	\$109,494				
			12860 LAKE SAWYER LN	Total	N/A				
			WINDERMERE FL 34786-0000	Deferred Assessed Value	\$109,494				
				Total	N/A				
				Exemptions					
				Taxable Value	\$109,494				

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: 7/8/2019

Last Data Uploaded: 7/5/2019 10:58:55 PM

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Google Maps 7 Ponce De Leon Ave



Imagery ©2019 Google, Map data ©2019 20 ft



7 Ponce De Leon Ave

St. Augustine, FL 32080



Directions



Save



Nearby

Send to your
phone

Share



VPP6+X8 St. Augustine, Florida

Attachment 3

Early Piety
CERTIFIED ARBORIST



INTERNATIONAL SOCIETY
OF ARBORCULTURE

ARBORIST REPORT

July 11, 2019

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JUL 26 2019

Planning/Building Dept.

PD - 9:00 am

Brandon Eklund
Brandon Construction, LLC
7 Arenta Street
Saint Augustine, FL 32084

Job Location: 7 Ponce De Leon Ave. St. Augustine, FL 32080

I have inspected the trees on Lot 7, Ponce De Leon Ave. in St Augustine. The 32" Laurel Oak and the 19" Laurel Oak at the north property boundary are alive, however they are nearing the end of their life span and they are diseased and pose a threat to person and property and should be removed. There is a 7" Cedar at the SE corner of the property that is dead and needs to be removed as well. The other Live Oaks, Magnolias, Hackberrys & Cherry Laurel are incorrectly identified as Bay & Elm trees are healthy and viable.

Should you have any further questions please call us.

Early Piety, President
Specialty Tree Surgeons, Inc.
ISA Certified Arborist #SO-0584A

"Specializing In Diagnosing Tree Disease"

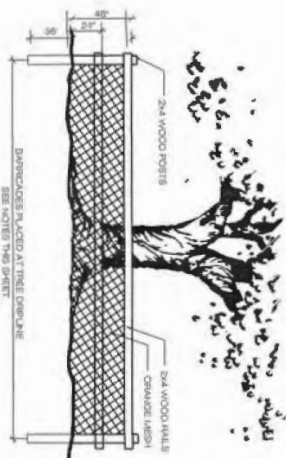
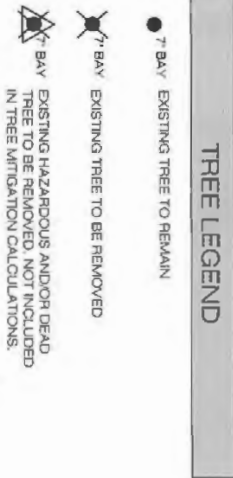
5960 Philips Highway • Jacksonville, Florida 32216 • (904) 733-4455

Email: treesrus@att.net • www.specialtytree.info

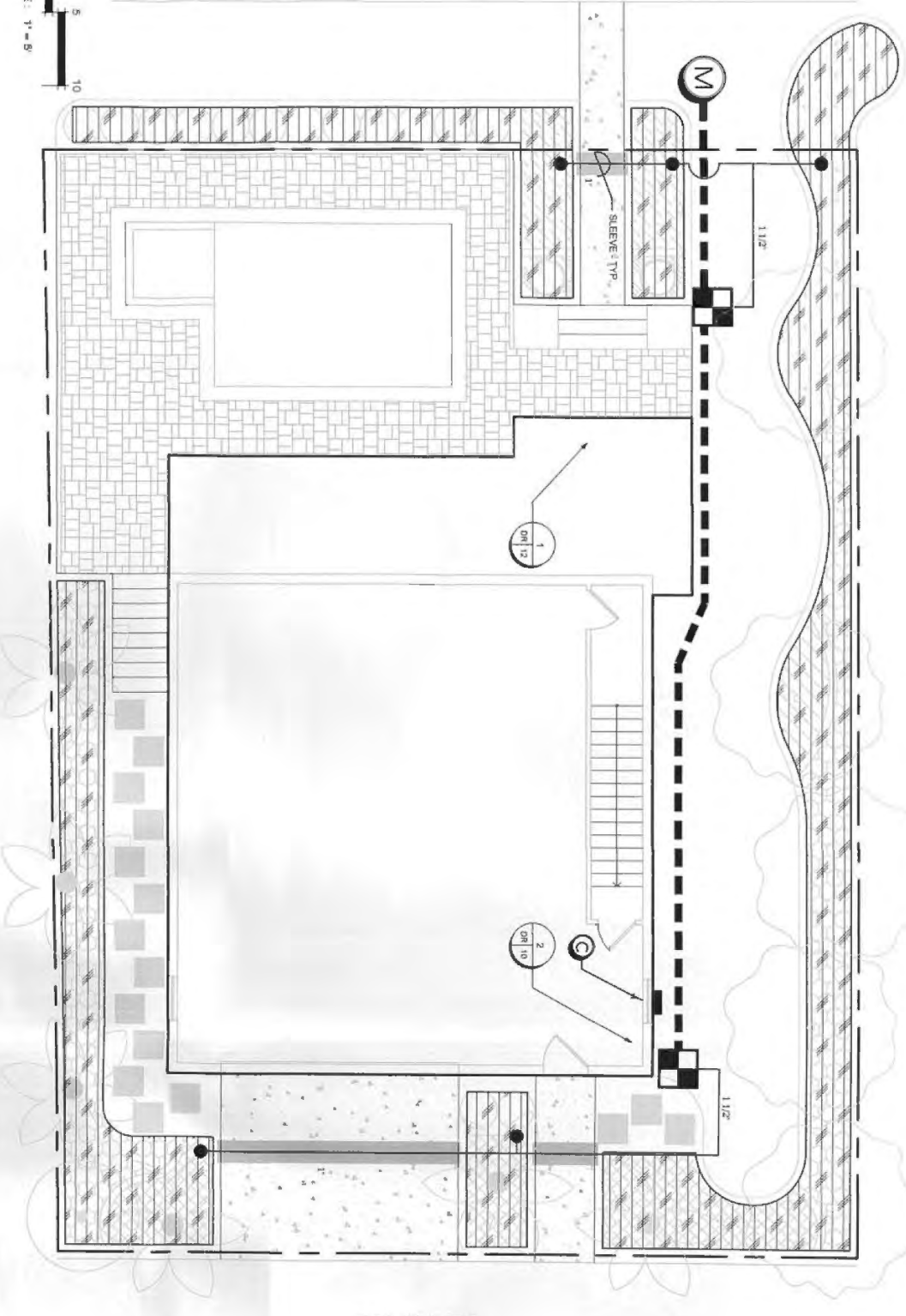
Attachment 4



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Planning/Budgeting Dept



1. PROTECT EXISTING TREES SO LOCATED TO REMAIN ADJACENT TO THE PROPOSED HIGHWAY AND TO PROVIDE A SHEDDING AREA FOR TRUCKS.
2. MAINTAINANCE OF TREES BY STUMPING AND COMMINUTION OF EXCAVATION ADJACENT TO HIGHWAY TRAVEL.
3. RELOCATE EXISTING TREES TO REMAIN ADJACENT TO THE HIGHWAY WITHIN 4' TO 8' FROM THE 25' AND 4' PLANTING ZONE AND SHALL BE SET BACK FROM THE PLANTING ZONE BY 10' FROM THE ADJ. OF ANY TREES SET BACK AND ADJACENT SHALL BE PLANTED TO REPLACE THE REMOVED TREES.
4. ALL TREES SO LOCATED TO REMAIN ADJACENT SHALL BE PLANTED WITHIN 10' FROM THE PLANTING ZONE AND SHALL BE PLANTED WITHIN 10' FROM THE PLANTING ZONE AND SHALL BE PLANTED WITHIN 10' FROM THE PLANTING ZONE AND SHALL BE PLANTED WITHIN 10' FROM THE PLANTING ZONE.
5. THE BARBERSHIPS SHALL BE 10' TO 12' IN DIAMETER AT THE BASE WHEN PLANTED AND SHALL BE 10' TO 12' IN DIAMETER AT THE BASE WHEN PLANTED AND SHALL BE 10' TO 12' IN DIAMETER AT THE BASE WHEN PLANTED AND SHALL BE 10' TO 12' IN DIAMETER AT THE BASE WHEN PLANTED.
6. TREES SHALL BE LOCATED BACK TO A SECONDARY LOCATION AT EDGE OF WORK. EXTRA CARE SHALL BE TAKEN AT THIS TIME IN THE CONSTRUCTION TO INSURE THAT NO DAMAGE TO THE TREES.
7. PROTECT WATERS TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONSTRUCTION WORK.
8. ALL OTHER CHANGES DUE TO BE MADE WHEN THE BARBERSHIPS ADJACENT TO THE HIGHWAY OF THE CITY OF BARBERSHIPS.



LEGEND



RAIN BIRD XE5-6Z DRAIN LINE INSTALLED AT 12" O.C. WITH
RAIN BIRDERS IN A MINIMUM LAP SPACING OF 2' BELOW GRADE. RAIN
BIRDS SHALL BE USED EVERY FOUR FEET AND ALL STATES
SHALL BE USED EVERY EIGHT FEET. SLEEVES SHALL HAVE A MINIMUM
FLUSH VALVE, ONE AIR RELEASE VALVE, AND ONE OPERATION
INDICATOR. INSTALL TIE DRILL PER RAIN BIRD
SPECIFICATIONS AND DETAILS.

RAIN BIRD XC270-9A-100-PBF CONTROL ZONE KIT. INSTALL
VALVE IN A RAIN BIRD 9-AJMB YALVE BOX CONNECTED WITH
RAIN BIRD BRASS CONNECTIONS AND PROVIDE A CHABLE
FOR CLARITY. LOCATE WITHIN LANDSCAPE BED

1 1/2 SCH 40 PIP MANLINE

CLASS 200 PVC LATERAL LINE - SIZE AS SHOWN UNTIL A
SMALLER SIZE IS INDICATED (DIP MAN)

SCHEDULE 40 PVC SERVICE CONDUIT TO CONFIRM
SLEEVE SIZE. SLEEVES SHALL BE TWO SIZES LARGER THAN
LATERAL SLEEVE UNDER ALL SITUATIONS AND PAYMENT IN
TUNNELING/DRILLING CONTROL WIRE SLEEVES SHALL BE 2"
SEE GENERAL NOTE #8

RAIN BIRD ESP-MHE CONTROLLER. INSTALL WITH A RAIN BIRD
WATERPAC ANALOGUE SENSOR. GROUND WITH A MINIMUM
CONDUCTOR QAD. CONTRACTOR TO COORDINATE POWER
TO CONTROLLER LOCATION. SLEEVE AS REQUIRED

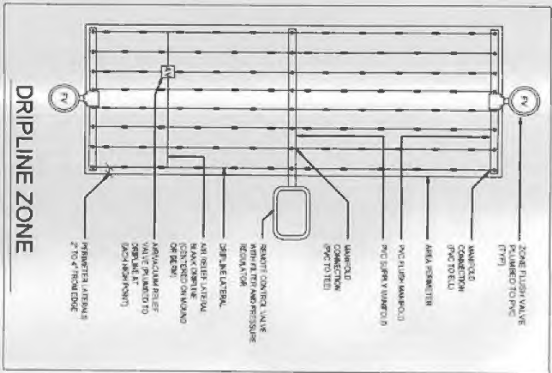
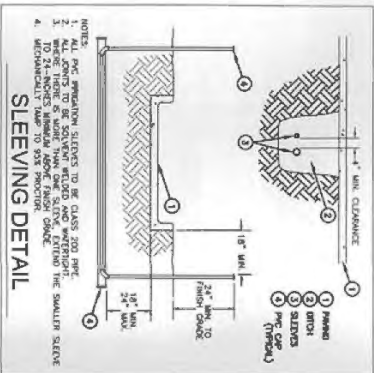
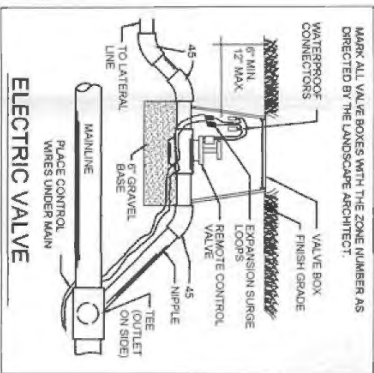
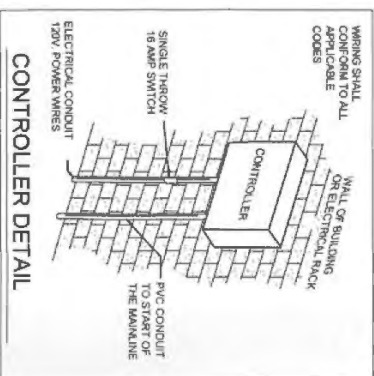
55% PRIGATION WATER WITH 1" REDUCED PRESSURE
KACHOON PREVENTER

GENERAL NOTES

- ## DRIP IRRIGATION NOTES
1. CONTRACTOR IS RESPONSIBLE FOR ALL APPLICABLE PERMITS REQUIRED TO INSTALL THE IRRIGATION SYSTEM. CONTRACTOR TO COORDINATE WITH THE OWNER TO OBTAIN ANY ADDITIONAL REQUIRED INFORMATION.
 2. CONTRACTOR SHALL CONTACT SUTTING STATE ONE CALL OR FLORIDA GASONE 811 PRIOR TO COMMENCING ANY UNDERGROUND WORK. IRRIGATION CONTRACTOR SHALL MARK LINES, LATERALS AND HEADS MAY BE ADJUSTED BASED ON UTILITY LOCATIONS AND FIELD CONDITIONS. HEAD TO HEAD COVERAGE MUST BE MAINTAINED.
 3. LOCATE MAIN SENSOR AWAY FROM TREE, BUILDING OVERHANGS AND PROXIMATE OVERSHADE.
 4. REFER TO THE LANDSCAPE PLANS WHEN TRIMMING TO AVOID TREE AND SHrub LOCATIONS.
 5. ALL SLEEVES SHALL BE INSTALLED SUCH THAT THE TOP OF THE SLEEVES SHALL BE A MINIMUM 6" BELOW THE BOTTOM OF THE PAVED SURFACE ABOVE. CONTRACTOR SHALL VERIFY MAIN LINE AND LATERAL SIZES PRIOR TO SLEEVES INSTALLATION. SEE 804.0.
 6. ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER AND ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
 7. ALL POP-UP SPRINKLER AND SPRAY HEADS SHALL BE INSTALLED USING A 1/2" FLEX PIPE CONNECTION. CONTRACTOR SHALL NOT USE FLIPPY PIPE.
 8. ALL PIPES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. THE SCHEDULED LATERAL PIPE SIZE TO MATCH SPRAY OR POP-UP HEAD SHALL BE 3/4" PIPES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS.
 9. ALL SLOPE CONTROL VALVES, CLOSURES AND STOP COCKS SHALL BE INSTALLED WITH VALVE BOXES. ALL VALVE BOXES SHALL BE INSTALLED TO PROVIDE A NEAT AND ORDERED APPEARANCE. VALVE BOXES INSTALLED ACCORDING TO ADOPTED STANDARDS SHALL BE COLORED IN THE SAME DIRECTION AND SHALL BE EVENLY SPACED.
 10. CONTRACTOR SHALL BE 14 1/2" DIRECT BURNER, CONTROLLED RPI FOR CONTROL VALVES AND WIRTS FOR COMMON VALVES. LATERAL COVERS ARE LOCATED IN THE SPECIFICATION. DO NOT CROSS CONNECTION BETWEEN CONTROLLED RPI BE ALLOWED WHEN SPACES SHALL BE WIDEN ONLY IN VALVE BOXES USING GALV. BOND BRASS CONNECTORS.
 11. IT IS THE RESPONSIBILITY OF ALL SITE CONTRACTORS TO MAINTAIN THE EXISTING UTILITY LINES AND EXISTING CABLES SO AS TO NOT DAMAGE ANY EXISTING IRRIGATION COMPONENTS TO REMAIN, REPAIR, WALLS STRUCTURES, PLANT MATERIALS AND UTILITIES. ANY CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE INSTALLATION OF STEERS AND BURNER WALLS UNDER PAVING AND PAVING ETC.
 12. DO NOT EXCAVATE ANY INSTALL. THE SPRINKLER SYSTEM IS SHOWN ON THE DRAWINGS. THERE IS A FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS. THERE IS A FIELD THAT NOT HAVE BEEN CONSIDERED IN THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE INSTALLATION OF STEERS AND BURNER WALLS UNDER PAVING AND PAVING ETC.
 13. THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REPAIRS.
 14. ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE JUNCTION BOX TO ALL EQUIPMENT.
 15. THE IRRIGATION CONTRACTOR SHALL TIGHTEN AND ADJUST ALL SPRINKLER HEADS AND VALVES TO PROVIDE OPTIMAL COVERAGE WITH MINIMAL OVERSPRAY ONTO ADJACENT AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE INSTALLATION OF STEERS AND BURNER WALLS UNDER PAVING AND PAVING ETC.
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DRIP IRRIGATION NOTES

1. INSTALL ALL DRAIN TUBES 2" BELOW GRADE. USE STRAPS TO HOLD THE TUBING IN PLACE.
2. KEEP DRAIN TUBING CLEAN AT ALL TIMES BEFORE THE FINAL CONNECTION. IF AN ALL-TUBE ENDS OR USE DIRT/CLODS.
3. AVOID SHARP BENDS IN THE TUBING. DO NOT BEND THE TUBING WITH LESS THAN A 12" RADIUS.
4. ALL DRAIN TUBING SHALL HAVE UNIFORM SPACING AND BURIAL DEPTHS.
5. INSTANT DRAIN TUBING IN ALL AREAS THAT SHALL RECEIVE FLAT MATERIAL. REFER TO THE PLAN FOR THE EXACT LOCATIONS.
6. SPACE TUBING AS NOTED ON THE PLANS AND/OR DETAIL. THE PLAN DOES NOT ALWAYS SHOW ALL DRAIN TUBING. THE PLAN LAYOUT IS SHOWN FOR CLARITY ONLY.
7. REFER TO THE LANDSCAPERS' DRAIN INSTALLATION MANUAL FOR SPECIFIC INSTALLATION INSTRUCTIONS AND DETAILS.
8. ALWAYS FLUSH ALL LINES BEFORE FINAL CONNECTION.
9. REFER TO THE LANDSCAPE PLAN TO AVOID PLACING WHERE THE STEPS SHALL BE INSTALLED WITHIN LANDSCAPE BEDS.
10. INSTALL ALL AIR RELIEF AND FLUSH VALVES INSIDE A VALVE BOX.
11. CLEARLY AND VISIBLELY MARK THE TOP OF EACH VALVE BOX WITH THE TYPE OF EQUIPMENT THAT IT CONTAINS (IE AIR RELIEF FLUSH WALK, ETC.).
12. ALL VALVE BOXES SHALL HAVE A FLAT TOP OF PEAK GRADE IN THE BASE.



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1.	7-17-19	JD	REVISED PER CLIENT REQUEST

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: August 6, 2019

RE: **Item 7(a)**
Discussion and Public Comment Related to the Draft Housing Element Goals, Objectives and Policies for the Comprehensive Plan

The Housing Element of the Comprehensive Plan is a required element. The element addresses specific topics that include data, and evaluations related to the provision of housing, as well as, projections of needed housing into the future for the City.

Attached is a **Draft** updated Data and Analysis for the Housing Element, and **Draft** Goals, Objectives and Policies.

The Evaluation and Appraisal process in 2018 identified several issues outlined below related to the Housing Element. The update is an attempt to address these issues, as well as, update the element through 2040.

- Framework for achieving housing needs
- Affordable housing
- Elimination of dilapidated and blighted homes/structures
- Livability
- Resiliency

Included in this element is an analysis of the Existing Housing Data Requirements, for the City and St. Johns County; Housing Characteristics and Inventories; Household Projections based on population projections, needs assessments, and a Housing Analysis, including an Affordable Housing Assessment, and housing needs to 2040 based on the assessments.

The most critical issue identified in the Data and Analysis is the need for affordable workforce housing. This discussion can be found on Pages 23-30 in the **Draft** Data and Analysis document, and on Pages 9-11 in the **Draft** Goals, Objectives and Policies.

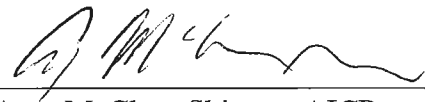
It is noted, as well that affordable housing, infill and redevelopment issues, and safeguarding the character of the existing neighborhoods should be discussed in the Future Land Use and Housing Elements and the Historic Preservation Element as well.

The attached set of Goals, Objectives and Policies for the Housing Element of the Comprehensive Plan are presented for your review and comment, and to follow up with any discussion. The goals, objectives and policies include an overall goal, and separate goals, objectives and policies that have been divided by subject matter:

- Housing Supply
- Housing Demand
- Historic Preservation
- Relocation
- Energy Efficiency and Sustainability

Staff would like a recommendation from the Planning and Zoning Board (PZB) regarding the Comprehensive Plan Housing Element Goals, Objectives and Policies.

If you have any questions or require additional information please contact myself or David Birchim at our office by calling (904) 825-1065 or by email at either askinner@citystaug.com or dbirchim@citystaug.com.



Amy McClure Skinner, AICP
Deputy Director
Planning and Building Department

Housing Element

Introduction to the Housing Element

The Housing Element must consist of principles, guidelines, standards, and strategies to provide housing for all current and anticipated future residents of the jurisdiction. This includes eliminating substandard housing, improving the aesthetics of existing housing, identifying the status of historically significant housing, formulating housing implementation programs, and the provision, creation, and preservation of affordable workforce housing. To this end, as demonstrated in the Data and Analysis, the Housing Element contains a set of Goals, Objectives and Policies to fulfill the City's housing plan.

The purpose of this element is to identify any potential existing and projected deficits in the supply of housing for moderate income, low income, and very-low income households, group homes, foster care facilities, and households with special needs, including workforce housing. This data and analysis will provide guidance to develop appropriate plans and policies to meet these needs. Chapter 163 of the Florida Statutes establishes a uniform method of data collection and preliminary analysis for the housing element. This element implements and is organized around the methodology detailed in Chapter 163.

Key Issues and Assumptions

The updated Data and Analysis follows the statutory requirements. Most housing within the City is single-family. The housing in the City is significantly older than the County. In fact most housing in the City was built before 1970, one third before 1939, where most housing in the County was built after 1980.

The housing in the City is more equally distributed between owner and renters, although still mostly owner households. More renters are cost burdened in the City where more home owners are cost burdened in the County. The City's population is aging, the group over 75 is one of the fastest growing age groups in the City. These owners are also more likely to be cost burdened.

Based on the building permit activity in the City between 2013 and 2018 approximately \$141,841,771 million dollars in residential value was permitted.

The Affordable Housing Assessment outlines a lack of affordable housing within the city limits. Based on income thresholds established from the 2016 Median Income of \$45,612 in the City it is difficult to buy a home, and virtually impossible to pay fair market rents within the City limits.

Affordable Workforce Housing Bonus Program

The Framework for Achieving Housing Needs on Page 30 of the **Draft** Data and Analysis begins to outline an affordable housing strategy.

There are several options to discuss including:

- Encourage the building of affordable housing units overall;
- Establish a program to help “buy down” unaffordable units to make them affordable;
- Establish a program to rehabilitate current substandard housing units;
- Coordinate with the County, other agencies or nonprofits to build or provide adequate affordable housing units within the commute radius, but outside of the city limits;
- Establish regulatory incentives to encourage or facilitate the provision of affordable housing; and,
- Specifically establish a density bonus system to encourage the provision of affordable units.

An Affordable Workforce Housing Plan can include any combination of the above options. The options listed also potentially work toward eliminating substandard housing, potentially improve the existing housing stock, including historic homes, and establish an implementation plan to provide, create, and preserve affordable workforce housing.

These options included in a Housing Plan may also impact mobility and transportation issues, parking problems in the downtown, housing affordability for current households, and the projected population including the projected increase in the elderly population within the city.

The **Draft** Goals, Objectives and Policies articulate the potential options.

Housing Element

Draft

Goals, Objectives and Policies

Note: Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text

Housing Element

Goals, Objectives and Policies

163.3177(6)(f)

Housing Summary

The Housing Element is a required comprehensive plan element under Florida's Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes). The Element must consist of principles, guidelines, standards, and strategies to provide housing for all current and anticipated future residents of the city.

This includes eliminating substandard housing, improving the aesthetics of existing housing, identifying the status of historically significant housing, formulating housing implementation programs, and the provision, creation, and preservation of affordable workforce housing. The inventory and analysis discussed in the Data and Analysis are used as the basis for the adopted goals, objectives, and policies.

Order of Issues and Page References

Housing Supply	3-8
Elimination of substandard housing	
Sites for low-income, very low-income, and moderate income families	
Group Homes and Foster care Facilities	
Housing Demand	9-11
Affordable Housing	
Affordable Workforce Housing Plan	
Historic Preservation	12-13
Neighborhood Planning	
Relocation	14
Energy Efficiency and Sustainability	15-17

Overall Housing Goal

The overall goal of the Housing Element of the Comprehensive Plan is to ensure that the City supports the provision and maintenance of an adequate inventory of affordable, safe, sanitary and energy efficient housing in stable neighborhoods that meets the needs of the City's present and future residents.

Housing Supply

H Goal 1

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 Objective 1.1

The city shall assist the private sector in providing adequate housing to meet current and future needs.

H Policy 1.1.1

The city shall continue to provide land use designations and zoning districts on the Future Land Use Map and the official zoning map, respectively, to ensure that adequate amounts of land to accommodate the projected housing needs for single family and multi-family housing units are met within the city.

H Policy 1.1.2

The city shall promote partnerships with the private sector, and other organizations in order to improve the efficiency and expand the capacity of the housing delivery system.

H Policy 1.1.3

The city shall promote nondiscrimination in access to housing within the city by being compliant with fair housing laws and practices.

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 1.1.5

The city shall ensure, for all housing, the availability of public facilities at the levels of service as outlined in this Comprehensive Plan.

H Objective 1.2

The useful life of the existing housing stock shall be conserved through effective implementation of regulatory action programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities and code enforcement activities.

H Policy 1.2.1

The city shall continue to enforce the building, housing, plumbing, energy, electrical, and all other associated construction codes to ensure the maintenance of standard housing and to achieve necessary corrective action where non-compliance exists.

H Policy 3.3 1.2.2

The City will continue to make provision for innovative techniques such as Planned Unit Developments (PUD), zero lot line development and cluster housing through the rezoning process established in Chapter 28 of the City Code, and by allowing condominium types of ownership for both residential and commercial development.

H Policy 1.2.3

The city shall minimize potential blighting influences within residential areas by promoting use of best management principles and practices of land use planning, urban design and landscaping in development and site plan review.

H Policy 4.3 1.2.4

The city shall ~~C~~continue to maintain and update records of permits issued for new construction, alterations and demolitions which affect the number of housing units so that an accurate record of the number of housing units is available.

H Objective 1.3

Work to rehabilitate substandard housing units and demolish dilapidated housing units.

H Policy 1.3.1

The city shall promote the rehabilitation of deteriorated substandard housing units to increase the supply of affordable housing.

H Policy 1.3.2

The city shall promote the rehabilitation of deteriorated substandard housing units to preserve historic housing structures where buildings are 50 years old or older or contribute to the historic character of the neighborhood.

H Policy 1.3.3

The city shall promote the rehabilitation of deteriorated substandard housing units that were storm damaged or vulnerable to storm damage to remove them from the floodplain in an effort to preserve the character of the neighborhood.

H Policy 2.2 1.3.4

The city shall ~~M~~maintain a Code Enforcement Officer on staff to investigate violations and enforce the City Code.

H Policy 4.5 1.3.5

The City shall continue to provide special inspections for homeowners and developers upon request. These special inspections are intended to help determine the condition of a structure after a fire or in the event that the owner is considering rehabilitation of the structure.

H Objective 1.4

The city shall strive to provide adequate sites for very low, low, and moderate income households.

H Policy 1.4.1

The city shall ensure that the residential land use designations, the associated zoning districts, and land development regulations permit a variety of housing types and densities throughout the city.

H Policy 1.4.2

The city shall seek to disperse affordable housing throughout the city and avoid overconcentration in any single area.

H Policy 1.4.3

The city's land development code shall encourage that mixed use projects include affordable housing, and other affordable housing projects are located in close proximity 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 Objective 1.5

The city shall coordinate as needed with other agencies to seek funding from Federal and State housing and community development sources to formulate and establish housing implementation programs.

H Policy 1.5.1

The city shall continue to participate with the Small Cities Community Development Block Grant (CDBG) program to fund activities that best serve the city's development priorities, provided these projects benefit low and moderate-income persons; prevent or eliminate blight; or meet other urgent community development needs.

H Policy 1.5.2

The city shall continue to participate with St. Johns County and the requirements of Chapter 420.907, Florida Statutes to encourage participation with the State Housing Initiatives Partnership (SHIP) program.

H Policy 1.5.3

In addition to CDBG and SHIP, the city shall evaluate other potential sources of affordable housing funding.

H Objective 1.6

The city shall maintain its nondiscriminatory standards and criteria which address the location of group homes and foster care facilities.

H Policy 1.6.1

The city shall enforce the siting requirements consistent with the provisions of Chapter 419, Florida Statutes, for group homes and foster care facilities licensed by the Florida Department of Children and Families, which are summarized as follows:

- Community Residential Homes (CRH) with 6 or fewer residents shall be deemed as a single-family residential dwelling unit and shall be permitted in all residential zoning districts provided they are separated by a distance of 1,000 feet from any other CRH (measured from building walls, home to home).
- Community Residential Homes with 7-14 residents shall be permitted in multi-family zoning districts provided they are separated by a distance of 1,200 feet of any other CRH and at least 500 feet from a single-family residential zoning district (measured from building walls, home to home or from home to district line).

H Objective 1.7

Provide adequate and affordable housing opportunities to accommodate households with special housing needs.

H Policy 1.7.1

The city shall encourage the development of facilities, which would allow residents to age-in-place and transition from single-family residential structures to assisted living and then to a nursing home within the same development site, assist the homeless, victims of domestic violence, and physically or mentally challenged.

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 Policy 1.7.2

The city shall collaborate with the private sector and non-profit providers in the placement of housing for individuals with special needs, such as group homes, foster care and shelters for the homeless and related services for individuals with special needs, such as frail elderly, victims of domestic violence, and physically or mentally challenged, in order to coordinate the provision of an adequate housing supply to meet the increase in population and/or fluctuations in the number of special needs individuals.

H Policy 1.7.3

The city shall participate in the efforts of the St. Johns County Homeless Coalition and other non-profit private agencies in the development of transitional housing for the homeless.

H Policy 1.7.4

The city shall continue to support organizations that assist elderly and handicapped citizens in finding safe, accessible and affordable housing. Such support may include technical assistance and the adoption of alternative code requirements.

H Policy 1.7.5

The city will work to develop an Affordable Workforce Housing program to encourage a broad mix of affordable housing in all areas of the city to maintain a livable, economically diverse community.

H Policy 1.7.6

The city's land development code shall allow mobile and manufactured homes in certain zoning districts, provided the units comply with all applicable building standards.

H Policy ~~3.5~~ 1.7.7

The City will continue to allow mobile homes as a permissible use by exception in the zoning district associated with the Open Land use classification.

Housing Demand

H Goal 2

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 Objective 2.1

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

H Policy 2.1.1

The city shall provide technical assistance to private sector builders and public redevelopment agencies to plan for the future improvements and expansions of the public infrastructure systems in areas determined to be desirable for the development or redevelopment of housing.

H Policy 2.1.2

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

H Policy 2.1.3

The city shall continue to support the Lincolnville Community Redevelopment Agency (LCRA) or other similar organization to continue to encourage and provide funding to help “fix up” the homes of income qualified homeowners.

H Policy 2.1.4

The city will coordinate with and promote as appropriate housing development funding sources, such as Florida Housing Finance Corporation, and Federal Housing and Urban Development (HUD) programs in an effort to encourage affordable housing.

H Policy 2.1.5

The city will coordinate with and promote as appropriate with the Florida Department of Economic Opportunity (DEO) or its equivalent with the Small Cities Community Development Block Grant (CDBG) program, Weatherization Assistance program, Community Contribution Tax Credit program, and the Brownfield Loan Guarantee program.

H Policy 2.1.6

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

H Policy 2.1.7

The city will coordinate with St. Johns County and other housing providers to encourage affordable housing implementation programs that encourage a broad range of housing options and price points within the commute radius of the city.

H Objective 2.2

The city will evaluate the Affordable Housing Assessment conclusions and the Framework for Achieving Housing Needs in the Data Analysis biannually in order to determine availability and affordability of rental and for sale housing as workforce housing.

H Policy 2.2.1

The City of St. Augustine defines Workforce Housing as the attainment of rental or for sale housing to an individual or family whose annual income, as adjusted for household size does not exceed 120 percent of the area median income, with an emphasis on households with an annual income between 50 percent to 120 percent of the Area Median Income (AMI). The AMI is published annually by the U.S. Department of HUD.

H Policy 2.2.2

To be certified as a workforce housing development, the City of St. Augustine requires at a minimum 30 percent of the units in a for sale development must be sold to a workforce household in accordance with the workforce housing definition and the maximum sales price; or

To be certified as a workforce housing development, the City of St. Augustine requires at a minimum 40 percent of the units must be rented to a workforce household whose annual income does not exceed 80 percent of the area median income, or 20 percent of the units must be rented to a workforce household whose annual income does not exceed 50 percent of the AMI.

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 2.2.4

To encourage the development of workforce housing, the city should establish an expedited review process to implement time saving measures for workforce housing developments.

H Policy 2.2.5

The City of St. Augustine will encourage the creation of workforce housing through the implementation of a Density Bonus Program designed to create workforce housing. All density bonus units shall be developed and sold or rented as workforce housing. A density bonus of up to 50 percent will be encourage throughout the residential zoning districts. A development plan will be a condition for participation in the density bonus program. The following specific actions will be taken to implement this program:

- A team of staff from Administration, Planning, Public Works and the City Attorney's office will develop the program to be approved by the local planning agency (PZB) and the City Commission.
- An adoption ordinance is required to amend the land development code to create and incorporate the Density Bonus Program.

H Policy 2.2.6

A density bonus program may include, but not be limited to the following as incentives to provide a maximum amount of workforce housing:

- Exceptions to limits on height, building setbacks, floor area ratios (if applicable), lot coverage or other aspects of the building envelope;
- Reductions in parking requirements;
- Bonus related to the provision of alternative forms of transportation consistent with the mobility plan;
- Bonus related to set asides for environmentally sensitive areas, wetlands, floodplains, recreation areas and open space;
- Bonus related to a mix of uses that promotes projects that contribute to the urban fabric; and
- Bonus related to preservation of historic properties, character, and contributions to the context and sense of place of the neighborhood/district.

H Policy 2.2.7

Some of the above incentives may also be appropriate for certified workforce housing developments as referenced in H Policy 2.2.2, and adopted in the land development code.

Historic Preservation

H Goal 3

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

H Objective 3.1

Historic resources identified as historically significant shall be preserved and, if possible maintained for residential uses.

H Policy 3.1.1

The city shall encourage the continued identification, analysis, and preservation of the city's historical resources. Such efforts shall include determination of their significance and vulnerability, as well as implementation of preservation management policies.

H Policy 3.1.2

The city shall coordinate with the Florida Department of State, Division of Historical Resources, to assist property owners in applying for and utilizing available state and federal assistance programs for the rehabilitation and adaptive reuse of historically significant housing.

H Policy 3.1.3

The city shall promote the designation of appropriate areas as historic districts or national register designations to potentially protect the historic character and sense of place of the city's historic neighborhoods.

H Policy 3.1.4

The city shall continue to promote and implement the policies of the Historic Preservation Element regarding the identification, protection, and preservation of housing which is historically significant.

H Objective 3.2

The city shall provide for the development of affordable housing, dispersed throughout the city.

H Policy 3.2.1

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

H Policy 3.2.2

Affordable housing is allowed within all residential zoning categories.

H Policy 3.2.3

The city shall encourage neighborhood identity in an effort to preserve neighborhood character, address issues impacting neighborhoods, and encourage residents to live in their homes, continue the residential nature of the city, and contribute to the eclectic mix of St. Augustine.

Relocation

H Goal 4

The City shall pursue a strategy that no residents are displaced from their current housing without addressing future housing needs.

H Objective 4.1

The city shall provide uniform and equitable treatment to persons and businesses displaced by state and local government programs, consistent with Section 421.55, Florida Statutes.

H Policy 4.1.1

The city shall strive to avoid displacing any households, however, if residents are displaced by city actions, through public development or redevelopment, the city shall attempt to ensure that residents are able to be relocated to standard, affordable housing.

Energy Efficiency and Sustainability

H Goal 5

Encourage and promote quality housing through new construction, maintenance, and rehabilitation including considering energy efficiency and sustainability of the community.

H Objective 5.1

In conjunction with related Future Land Use Objectives and Policies the city shall ensure that the design and construction of new housing, and the use of renewable energy resources shall be consistent with Chapter 553, Florida Statutes.

H Policy 5.1.1

The Building Official or designee shall review applications for new housing construction consistent with the provisions in Chapter 553, Florida Statutes related to design and construction and the use of renewable energy resources.

H Objective 5.1.2

The city shall encourage energy efficiency and sustainable construction in the design and construction of new housing and in the rehabilitation of existing housing.

H Policy 5.1.3

The city shall promote energy efficiency, resource management and conservation for new and existing housing in an effort to keep housing costs at a minimum and to conserve resources.

H Policy 5.1.4

The city shall encourage participation in the State Weatherization Assistance program.

H Policy 5.1.5

The city shall continue to enforce tree protection and landscaping requirements as included in the land development code, as well as, incorporate strategies that encourage the use of the principles of Florida-Friendly Landscaping in the provision of housing.

H Objective 5.1.6

For housing areas that are prone to flooding due to rising sea levels and intense rainfall, the city will address the susceptibility and develop solutions that result in building back in a manner which reduces the vulnerability to flood hazards consistent with the city's post disaster redevelopment policies.

H Policy 5.1.7

To review and implement ways that housing stock either, new or retrofit, are built in stronger and safer ways using professional building standards such as ones that are promoted by organizations, such as National Institute of Standards and Technology (NIST).

H Objective 5 5.2

The City shall implement cost effective measures to reduce energy and water consumption and promote energy conservation, carbon reduction, green building and economic development through its Housing initiatives.

H Policy 5.1 2.1

The City shall continue to enforce the Florida Energy Efficiency Code through the development permit review and approval process.

H Policy 5.2 2.2

The City shall promote energy conservation by supporting compact neighborhood design with alternative transportation systems.

H Policy 5.3 2.3

The City of St. Augustine shall encourage all housing structures be constructed with cost effective efficiency construction standards. Whenever feasible, housing should attempt to meet or exceed standards set forth by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, or other national or state recognized high-performance conservation building rating system as approved by the Florida Department of Management Services.

H Policy 5.4 2.4

~~By 2012, t~~The City shall **consider** **amending** its Land Development Code to require that all new housing be energy efficient in its design, use energy and water efficient appliances, and be appropriately weatherized.

H Policy 5.5 2.5

The City of St. Augustine will investigate the Florida Residential Retrofit program to determine applicability in the retrofitting of older homes in the City in order for these homes to become more energy efficient. The City may investigate a long term market-based program that offers a whole-house approach for reducing energy use.

H Policy 5.6 2.6

The City shall promote water conservation by encouraging the use of water-conserving plumbing fixtures, appliances, and irrigation systems, and Florida Friendly Landscapes as recommended by the University of Florida/IFAS program.

Housing Element Draft Data & Analysis

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Housing Element

163.3177(6)(f)

Introduction

The Housing Element is a required comprehensive plan element under Florida's Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes). The Housing Element must consist of principles, guidelines, standards, and strategies to provide housing for all current and anticipated future residents of the jurisdiction. This includes eliminating substandard housing, improving the aesthetics of existing housing, identifying the status of historically significant housing, formulating housing implementation programs, and the provision, creation, and preservation of affordable workforce housing. To this end, as demonstrated in the Data and Analysis, the Housing Element contains a set of Goals, Objectives and Policies to fulfill the City's housing plan.

Purpose

The purpose of this element is to identify any potential existing and projected deficits in the supply of housing for moderate income, low income, and very-low income households, group homes, foster care facilities, and households with special needs, including workforce housing. This data and analysis will provide guidance to develop appropriate plans and policies to meet these needs. Chapter 163 of the Florida Statutes establishes a uniform method of data collection and preliminary analysis for the housing element. This element implements and is organized around the methodology detailed in Chapter 163.

The first section of this element provides an overview of the current housing stock within St. Augustine. An inventory of affordable housing needs, existing substandard housing, renter-occupied subsidized housing, group homes, mobile homes, historically significant housing, and housing construction is reviewed and presented. Next, the housing needs of the future population are explored. A study of the housing supply and demand is presented to determine housing requirements and how they can be met. This inventory and analysis are used as the basis for the adopted goals, objectives, and policies.

Visioning

The City initiated a visioning process that began in 2014 where volunteers worked together to garner input and provide feedback to develop a vision plan. The *Vision 2014 & Beyond* document was adopted in June 2015 including a set of governing principles that encourage a livable and vital community. A healthy and diverse mix of housing options is an important part of a living city.

Existing Housing Data Requirements

The Housing Element statute requirements illustrate the need to address government activities, to provide direction, and to assist the private sector with the provision of viable housing options in a community.

Housing Needs Assessment

The Department of Economic Opportunity (DEO) contracted with the Shimberg Center for Housing Studies to compile and prepare the information required by Chapter 163. Housing and Household Characteristics for the existing units within the City are summarized using the data from the 2010 Census and more recent survey data from the Shimberg Center for Housing Studies. The Affordable Housing Needs Assessment (AHNA) is organized into five (5) parts relating to the City: housing inventory, housing condition, assisted housing, population projections, and household projections. This section presents the data collected for the City of St. Augustine and companion data for St. Johns County, as well as, a comparison of the housing needs for both jurisdictions. Additionally, the element includes an analysis related to affordable workforce housing, extremely low-income households, and community health.

Existing Housing Inventory

Housing Characteristics

The City's housing units are occupied approximately 88% of the time throughout the year, with approximately 41% of the vacant units considered actual seasonal units. The City also has a mixture of both single-family and multi-family housing units, with about 63.2% of those units being single-family. The data is more detailed in Tables 1A, 2A, and 3A. The number of housing units within the City constitutes a small amount of housing units available within St. Johns County; St. Augustine's housing stock as of 2011 was only about 7% of the County's 94,826 housing units. The County comparison data is more detailed in Tables 1B, 2B, and 3B. Approximately 60% of the County's vacant housing is considered seasonal. In both the City and the County, the majority of housing units are single family dwellings.

Table 1A: City of St. Augustine, Units by Vacancy and Occupancy Status, Survey 2011-2015

Occupied	Vacant	Total	Vacancy Rate	Vacant Seasonal Units	Seasonal Percent of Vacant Units
5,477	1,191	6,668	17.9%	488	41.1%

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 1B: St. Johns County, Units by Vacancy and Occupancy Status, Survey 2011-2015

Occupied	Vacant	Total	Vacancy Rate	Vacant Seasonal Units	Seasonal Percent of Vacant Units
79,242	15,584	94,826	16.4%	9,397	60.3%

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 2A: City of St. Augustine, Number of Units by Type, Survey 2011-2015

Type	Number	Percent
Single Family	4,214	63.2%
Multi Family	2,361	35.4
Mobile Home	93	1.4
Other	0	0
Total	6,668	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 2B: St. Johns County, Number of Units by Type, Survey 2011-2015

Type	Number	Percent
Single Family	69,056	72.8%
Multi Family	18,040	19.0
Mobile Home	7,707	8.2
Other	0	0
Total	94,826	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 3A: City of St. Augustine, Number of Housing Units in the Structure, Survey 2011-2015

Type	Number	Percent
1 unit – detached	3,763	56.4%
1 unit – attached	451	6.8
2 units	449	6.7
3 or 4 units	484	7.3
5 to 9 units	620	9.3
10 to 19 units	459	6.9
20 or more units	349	5.2
Mobile Home or Trailer	93	1.4
Other	0	0
Total	6,668	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 3B: St. Johns County, Number of Housing Units in the Structure, Survey 2011-2015

Type	Number	Percent
1 unit – detached	63,230	66.7%
1 unit – attached	5,826	6.1
2 units	823	0.9
3 or 4 units	2,557	2.7
5 to 9 units	4,757	5.0
10 to 19 units	4,431	4.7
20 or more units	5,472	5.8
Mobile Home or Trailer	7,707	8.1
Other	0	0
Total	94,826	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

The City and County housing stock, by age of structure is summarized in Tables 4A and 4B. As of the 2011-2015 Survey, the majority of structures in St. Johns County, over 80%, were built after 1980. In contrast, the majority of housing structures in St. Augustine were built before 1939 (31%). This data reveals that most of St. Augustine's total supply of housing structures is significantly older than the County. The City's housing stock built after 1939 is more evenly distributed with a higher percent built between 1950-1959 (13%) and 2000-2009 (19%). It is noted that 56% of the City's total housing stock was built before 1970. However, this will change as the newer subdivisions in the city continue to develop (Pelican Reef, Madeira and Antigua subdivisions, for example).

Table 4A: City of St. Augustine, Year Structure Built, Survey 2011-2015

Year	Number of Units	Percent
2010 or After	69	1.0%
2000 - 2009	1,262	18.9
1990 – 1999	643	9.6
1980 – 1989	634	9.5
1970 – 1979	337	5.1
1960 – 1969	438	6.6
1950 – 1959	873	13.1
1940 – 1949	321	4.8
1939 or Earlier	1,091	31.4
Total	6,668	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 4B: St. Johns County, Year Structure Built, Survey 2011-2015

Year	Number of Units	Percent
2010 or After	3,714	3.9%
2000 - 2009	33,051	34.9
1990 – 1999	20,079	21.2
1980 – 1989	19,858	20.9
1970 – 1979	9,045	9.5
1960 – 1969	2,567	2.7
1950 – 1959	2,616	2.8
1940 – 1949	1,106	1.2
1939 or Earlier	2,709	2.9
Total	94,826	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Household Characteristics

Characteristics of housing within the City examined include tenure, type, rent, value, monthly cost and cost-to-income ratio. Each quantitative measure is compared to the County wide values. Tables 5A and 5B detail the number of owner and rental households within the City and County. The City (68.4%) and County (84%) both have a significant majority of owners compared to renters, however, the City does include a higher rate of rental properties making the households by tenure more evenly distributed.

Table 5A: City of Augustine, Households by Tenure, 2016

Tenure Type	Number of Households	Percent
Owner	3,472	55.4%
Renter	2,796	44.6%
Total	6,268	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity

Table 5B: St. Johns County, Households by Tenure, 2016

Tenure Type	Number of Households	Percent
Owner	68,526	77.0%
Renter	20,155	23.0%
Total	88,681	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Monthly gross rent of renter-occupied housing units (based on the 2011-2015 Survey) for both St. Augustine and St. Johns County are displayed in Tables 6A and 6B. The largest group of City residents (34%) paid approximately \$1,000-\$1,499 per month in rent, but the majority of rent paid was between \$500-\$1,499 per month (88.9%). The County's largest group of renters (73%) paid between \$750-\$1,999 per month in rent.

Table 6A: City of St. Augustine, Gross Rent of Renter-Occupied Housing Units, Survey 2011-2015

Rent	Number of Units	Percent
Less than \$200	0	0
\$200 - \$299	0	0
\$300 - \$499	67	2.9
\$500 - \$749	531	22.7
\$750 - \$999	753	32.2
\$1000 - \$1499	795	34.0
\$1500 - \$1999	123	5.4
\$2000 - \$2499	66	2.8
No Cash Rent	0	0
Total	2,335	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 6B: St. Johns County, Gross Rent of Renter-Occupied Housing Units, Survey 2011-2015

Rent	Number of Units	Percent
Less than \$200	79	0.4%
\$200 - \$299	173	0.9
\$300 - \$499	287	1.5
\$500 - \$749	1,821	9.4
\$750 - \$999	4,514	23.2
\$1000 - \$1499	7,126	36.7
\$1500 - \$1999	2,552	13.1
\$2000 - \$2499	813	4.2
\$2500 - \$2999	329	1.7
\$3000 - \$3499	173	0.9
\$3500 or More	128	0.7
No Cash Rent	1,436	7.3
Total	19,431	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Monthly owner costs of occupied units for St. Augustine and St. Johns County are presented in Tables 7A and 7B. Monthly, approximately 60% of St. Augustine residents paid between \$1,000-\$1,999 for housing costs with a mortgage, while 61.3% of St. Johns County residents paid between \$1,000-\$2,499 per month for housing costs with a mortgage.

Table 7A: City of St. Augustine, Owner Costs (with Mortgage), Survey 2011-2015

Owner Costs	Number of Units	Percent
Less than \$399	0	0%
\$400 - \$499	40	2.5
\$500 - \$599	0	0
\$600 - \$699	29	1.8
\$700 - \$799	72	4.4
\$800 - \$899	0	0
\$900 - \$999	103	6.4
\$1000 - \$1249	373	23.1
\$1250 - \$1499	213	13.1
\$1500 - \$1999	382	23.6
\$2000 - \$2499	137	8.4
\$2500 - \$2999	74	4.6
\$3000 - \$3499	44	2.7
\$3500 - \$3999	0	0
Greater than \$4000	98	6.0
Total Units	1,622	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 7B. St. Johns County - Owner Costs (with Mortgage), Survey 2011-2015

Owner Costs	Number of Units	Percent
Less than \$399	307	0.7%
\$400 - \$499	354	0.9
\$500 - \$599	489	1.2
\$600 - \$699	689	1.7
\$700 - \$799	1,517	3.7
\$800 - \$899	1,442	3.5
\$900 - \$999	1,894	4.6
\$1000 - \$1249	4,264	10.4
\$1250 - \$1499	4,340	10.6
\$1500 - \$1999	10,032	24.4
\$2000 - \$2499	6,526	15.9
\$2500 - \$2999	3,421	8.3
\$3000 - \$3499	2,004	4.9
\$3500 - \$3999	1,346	3.3
Greater than \$4000	2,418	5.9
Total Units	41,043	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Tables 8A and 8B list the value of specified owner-occupied housing units in the City and County. The home values available between 2011 and 2015 indicate that approximately 62% of the owner-occupied units in the City were valued between \$150,000-\$499,999, and approximately 59% of the County owner-occupied units were valued between \$200,000-\$999,999.

Table 8A: City of St. Augustine, Value of Owner-Occupied Units, Survey 2011-2015

Value	Number of Units	Percent
Less than \$50,000	115	3.8
\$50,000 - \$99,999	321	10.7
\$100,000 - \$149,999	399	13.3
\$150,000 - \$199,999	565	18.9
\$200,000 - \$299,999	743	24.8
\$300,000 - \$499,999	537	17.9
\$500,000 - \$999,999	250	8.4
\$1,000,000 - \$1,999,999	33	1.1
Greater than \$2,000,000	31	1.1
Total	2,993	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 8B: St. Johns County, Value of Owner-Occupied Units, Survey 2011-2015

Value	Number of Units	Percent
Less than \$50,000	2,613	4.4
\$50,000 - \$99,999	5,862	9.8
\$100,000 - \$149,999	6,626	11.1
\$150,000 - \$199,999	7,569	12.7
\$200,000 - \$299,999	15,194	25.4
\$300,000 - \$499,999	13,325	22.3
\$500,000 - \$999,999	6,713	11.2
\$1,000,000 - \$1,499,999	1,121	1.9
\$1,500,000 - \$1,999,999	291	0.5
Greater than \$2,000,000	497	0.7
Total	59,811	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

According to the Department of Economic Opportunity (DEO), it is recommended that no more than 30% of a household's monthly income should be spent on housing costs. Costs exceeding 30% are considered to be cost burdened and those exceeding 50% are considered severely cost burdened. Table 9 indicates that over 46% of households within the City are cost-burdened, compared to 37% in the County. Tables 9A and 9B indicate that lower income households are more burdened by housing expenses. Almost 94% of the households with incomes less than 30% of the area median income (AMI) pay more than 30% of their income on housing within the City, 89% in the County.

Table 9. Households by Cost Burden, 2016

Percent of Monthly Income	St. Augustine	St. Johns County
0-30%	3,345	56,771
30-50%	963	16,654
50% or More	1,940	16,256
Total	6,248	89,681
Total Cost-Burdened (30% or More)	2,903 (46.5%)	32,910 (36.7%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 9A. City of St. Augustine, Households by Income and Cost Burden, 2016

Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing	Cost-burdened	Severely Cost-burdened	Total	Low Income Households Cost-Burdened (30% or More)
	0-30%	30-50%	50% or More		
Less than 30% AMI	96	72	1,339	1,507	1,411 (93.7%)
30.01-50% AMI	230	256	303	789	559 (70.8%)
50.01-80% AMI	597	368	177	1,142	545 (47.7%)
80.01+%	2,422	287	121	2,830	408 (14.4%)
Total	3,345 (53.4%)	983 (15.7%)	1,940 (30.9%)	6,268	2,923 (46.6%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 9B. St. Johns County, Households by Income and Cost Burden, 2016

Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing	Cost-burdened	Severely Cost-burdened	Total	Low Income Households Cost-Burdened (30% or More)
	0-30%	30-50%	50% or More		
Less than 30% AMI	874	528	6,740	8,142	7,268 (89.3%)
30.01-50% AMI	2,153	1,707	3,636	7,496	5,343 (71.3%)
50.01-80% AMI	4,861	4,651	2,905	12,417	7,556 (60.9%)
80.01+%	47,883	9,758	2,974	60,615	12,732 (61.0%)
Total	55,771	16,654	16,256	88,670	32,910 (37.1%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 10 demonstrates that 25% of householders 65 and over are cost-burdened in the City. Tables 11A and 11B show that practically 72% of renters, and 27% of owners within the City are cost-burdened, while only 51% of renters, and 33% of owners are cost-burdened in the County.

Table 10: City of St. Augustine, Elderly Households by Age and Cost Burden, 2016

Age of Householder, 65 or More	Amount of Income Paid for Housing		Severely Cost-burdened	Total	Total Cost-Burdened (30% or More)
	0-30%	30-50%	50% or More		
City of St. Augustine	1,601	190	343	2,134	533 (25.0%)
St. Johns County	16,910	4,323	4,388	25,621	8,711 (34.0%)
Total within County	18,511	4,513	4,731	27,755	9,244 (33.3%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 11A: City of St. Augustine, Households by Homeowner/Renter Status and Cost Burden, 2016

Percent of Monthly Income	Owner	Renter
0-30%	2,544	801
30-50%	446	577
50% or More	482	1,458
Total	3,472	2,836
Total Cost-Burdened (30% or More)	928 (26.7%)	2,035 (71.8%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 11B: St. Johns County, Households by Homeowner/Renter Status and Cost Burden, 2016

Percent of Monthly Income	Owner	Renter
0-30%	45,961	9,790
30-50%	12,299	4,355
50% or More	10,246	6,010
Total	68,506	20,155
Total Cost-Burdened (30% or More)	22,545 (32.9%)	10,365 (51.4%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Substandard Housing Inventory

Basic information about the general condition of housing is compiled by the Shimberg Center for Housing Studies. This data evaluates residential units on overcrowding (more than 1 person per room), and availability of heating, kitchen facilities, and adequate plumbing. These factors are considered key indicators for the overall health and safety of a housing unit. Table 12A shows the number of substandard housing units in St. Augustine, while Table 12B shows substandard housing units in St. Johns County based on the Shimberg Center parameters. According to the AHNA prepared by the Shimberg Center a higher percentage (7%) of occupied units in the City were substandard when compared to St. Johns County (4.4%). According to the data the units in the City lacked kitchen facilities the most. This is in addition to the consideration of the general age of the structures within the City.

Table 12A: City of St. Augustine, Housing Condition Characteristics, Survey 2011-2015

Substandard Measures	Number of Units	% of Occupied Units
1.01 or More Persons per Room	0	0
No House Heating Fuel	73	1.3
Lack of Kitchen Facilities	311	4.7
Lack of Plumbing Facilities	151	2.3
Total Substandard Housing	535	7.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 12B: St. Johns County, Housing Condition Characteristics, Survey 2011-2015

Substandard Measures	Number of Units	% of Occupied Units
1.01 or More Persons per Room	751	0.9
No House Heating Fuel	544	0.7
Lack of Kitchen Facilities	1,530	1.6
Lack of Plumbing Facilities	1,100	1.2
Total Substandard Housing	3,925	4.4

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Visual Survey

St. Augustine defines substandard housing as any residential unit that does not provide adequate shelter; endangers the health, safety and well-being of its occupants; and has critical or multiple intermediate defects. Homes were rated on a scale of 1 to 4, 1 being the best condition, 4 considered dilapidated. These categories provide the best method to evaluate the safety and stability of a housing unit using a visual or “windshield” survey.

A visual or “windshield” survey was conducted during the spring of 2019. The benefit of a windshield survey is that it is relatively cost-effective and does not intrude on the privacy of City residents. Buildings were rated on a scale of 1 to 4, where 1 indicates no evidence of disrepair and 4 indicates severe disrepair or dilapidated. Table 13 shows the description of each score for the four categories.

Table 13: City of St. Augustine, Housing Condition Rating Descriptions

Score	Roof	Exterior Walls	Doors and Windows	Foundation, Floor, and Porch
1	In good condition	In good condition	In good condition	In good condition
2	A minimal number of tiles missing, no holes, cracks, or water damage is visible, overall shape is still solid	Some minor damage to siding is visible (water damage or discoloration), overall structure is solid, no cracks are evident	Some minor damage is visible (small cracks in glass), windows and doors still appear to be sealed tightly to structure	Some minor damage is visible (small cracks/water damage), the overall structure appears to be sound
3	Several tiles missing, some damage is visible, shape appears to be deteriorating	Siding material is missing in places, some cracks are visible, overall structure appears to be deteriorating	Large holes are visible or panes of glass are missing, wood appears to be rotting around frames	Major damage is apparent including missing wood or blocks, stairs/entry is deteriorating
4	Large, noticeable holes/cracks, portion missing or severely damaged, caving-in in one or more places	Large portions of siding material are missing, significant cracks are visible, all or some of the structure appears ready to collapse	One or more windows/doors are missing, large cracks or significant damage is visible, security of the structure is in danger	Significant damage is apparent, portions of the porch or foundation are missing, the overall structure appears to be unsafe

Source: City of St. Augustine, Planning and Building Department Visual Survey Spring 2019.

Out of a total of 5,030 residential structures surveyed 304 were determined to be a “3” condition on the Housing Condition rating scale, and 33 structures were considered a “4” or in severe disrepair or dilapidated on the Housing Condition rating scale. This is a visual survey of almost 7% (6% and 0.65% respectively) of residential structures in some form of decline.

Assisted Housing Inventory

Four (4) communities in St. Augustine offer housing assistance through federal, state and local programs. These programs offer home ownership and rental assistance to very low-, low- and moderate-income families; elderly persons; and persons with disabilities in the area. There are no public housing facilities or federally funded voucher programs in St. Johns County, including within the City.

Table 14A: City of St. Augustine, Inventory of Assisted Rental Housing

Development	Total Units	Assisted Units	Occupancy Status	Housing Programs	Target Population
Hope for the Homeless 28 & 30 Smith Street	4	4	Not Ready for Occupancy	Demonstration	Homeless
Maxwell Manor 28 N. Whitney and 45 Palmer Streets	36	36	Ready for Occupancy	State HOME	Family
The Oaks Apartments 30 DeSoto Place	33	32	Ready for Occupancy	Rental Assistance/HUD/Section 207/223(f)	Elderly
Woodcrest 100 Woodcrest Drive	90	90	Ready for Occupancy	Housing Credits 9%/SAIL	Family

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Currently, there are 162 financially assisted housing units available in the City. Thirteen (13) communities in St. Johns County, totaling 968 additional units, offer housing assistance through various federal, state and local programs including homeless. Tables 14A and 14B examine the details of federally, state, and locally assisted rental housing units available to the residents of St. Johns County.

Table 14B: St. Johns County, Inventory of Assisted Rental Housing

Development	Total Units	Assisted Units	Occupancy Status	Housing Programs	Target Population
Arc of St. Johns County 10 Sunrise Blvd	16	16	Ready for Occupancy	Rental Assistance/HUD Section 202 Direct Loan	Persons with Disabilities
Betty Griffin House Address protected	6	0	Ready for Occupancy	Demonstration project	Persons with Disabilities
Casa del Mar Apartments 1575 A1A South	44	29	Ready for Occupancy	Rental Assistance/HUD Section 236	Elderly
Huguenot Harbour 600 Gunby Circle	34	34	Ready for Occupancy	Housing Credits 9%; Rental Assistance/RD; Section 515	Family
Moultrie Lakes 1845 Old Moultrie Road	4		Ready for Occupancy	Legislative Appropriation	Homeless
Pacetti Group Home 3085 Pacetti Road	6		Not Ready for Occupancy	Legislative Appropriation	Persons with Disabilities
Ponce Harbor 225 Ponce Harbor Drive	144	144	Ready for Occupancy	Housing Credits 4%/Local Bonds/State HOME	Family
Southern Villas Apartments 52 Sunrise Blvd	60	60	Ready for Occupancy	Housing Credits 9%/Rental Assistance/HUD	Elderly/Family/Link
Summer Breeze Apartments 20 Summerbreeze Way	132	132	Ready for Occupancy	Local Bonds	Elderly
Summer Breeze At Summerset Village 305 Summerbreeze Way	132	132	Ready for Occupancy	Housing Credits 4%/Local Bonds/SAIL	Elderly/Family
Whispering Pines – St. Augustine 1200 Whispering Circle	192	145	Ready for Occupancy	Housing Credits 9%	Family
Whispering Woods 210 Whispering Woods Lane	200	200	Ready for Occupancy	Extremely low income/Housing Credits 4%/Local Bonds	Family/Link
Woodlawn Terrace Apartments 200 S Woodlawn Street	76	76	Ready for Occupancy	Rental Assistance/HUD/State HOME	Family

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Development.

Population Projections

The following tables examine the breakdown in population growth, from the age cohorts to the permanent versus total population. According to population assessments performed by the Shimberg Center, the City of St. Augustine and St. Johns County do not have appreciable levels of vacant housing or seasonal populations. Therefore, the total population is the same as the permanent population. The breakdown in population growth, from the age cohorts to the permanent versus total population is examined. It appears that within the City the ages with the highest projected increases are teenagers 15-19, middle ages from 40-54, and seniors older than 75. In St. Johns County all age ranges show growth except for those between 60-64 years old.

Table 15A: City of St. Augustine, Permanent Population Projections by Age Cohort

Age Cohort	2020	2025	2030	2040
0 – 4 years	426	451	462	452
5 – 9 years	490	516	546	559
10 – 14 years	466	434	432	493
15 – 19 years	977	1,067	1,150	1,349
20 – 24 years	1,570	1,570	1,577	1,559
25 – 29 years	1,036	928	838	1,035
30 – 34 years	916	986	863	899
35 – 39 years	661	721	853	718
40 – 44 years	617	782	980	964
45 – 49 years	641	635	753	1,018
50 – 54 years	712	727	733	1,224
55 – 59 years	917	812	760	942
60 – 64 years	1,050	986	804	818
65 – 69 years	1,044	1,045	968	844
70 – 74 years	882	916	1,014	819
75+ years	2,004	2,623	3,192	4,025
Total	14,409	15,199	15,925	17,768

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Note: The Future Land Use Element population projections are based on a consistent percentage of the County growth, which may account for the difference in Total population projections between the elements.

Table 15B: St. Johns County, Permanent Population Projections by Age Cohort

Age Cohort	2020	2025	2030	2040
0 – 4 years	12,918	15,115	16,775	18,554
5 – 9 years	14,864	17,312	19,806	22,952
10 – 14 years	15,941	17,314	19,704	22,900
15 – 19 years	15,243	16,730	17,745	22,048
20 – 24 years	14,014	15,279	16,403	18,852
25 – 29 years	14,739	15,862	16,892	18,333
30 – 34 years	14,058	18,541	19,487	21,264
35 – 39 years	15,084	18,284	23,596	25,197
40 – 44 years	14,643	17,945	21,264	27,506
45 – 49 years	15,970	16,358	19,611	28,553
50 – 54 years	16,545	17,111	17,127	23,247
55 – 59 years	18,426	17,999	18,190	20,925
60 – 64 years	17,871	20,036	19,140	18,484
65 – 69 years	15,467	18,693	20,527	18,986
70 – 74 years	13,444	15,260	18,066	18,183
75+ years	21,077	28,975	36,278	50,324
Total	250,304	286,814	320,611	377,308

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Household Projections

Projections of housing growth are derived from population projections that have been formulated by the Shimberg Center for Housing Studies. The data is summarized in the following tables, which examine the number of households expected in the City of St. Augustine and St. Johns County by several factors – size, income, age, tenure, and projected cost burden.

Tables 16A and 16B provide a breakdown for both St. Augustine and St. Johns County of projected households based on household income. Each income group is anticipated to see population growth through the 2040 time period. In the City of St. Augustine, the proportion of Households with an income less than 30% AMI drops between 2010 and 2040. The proportion of Households earning between 50.1% and 120% of AMI rises between 2010 and 2040. The other income levels stay about the same over the time period. All income levels stay about the same for St. Johns County over the timeframe.

Table 16A: City of St. Augustine, Projected Households by Income

Income Level	2010	2020	2030	2040
30% AMI or less	1,448	1,539	1,683	1,877
30.1% – 50% AMI	706	867	987	1,115
50.1% - 80% AMI	1,011	1,261	1,461	1,650
80.1% – 120% AMI	1,024	1,263	1,444	1,633
More than 120% AMI	1,546	1,809	2,011	2,321
Total Households	5,745	6,739	7,586	8,596

*AMI (Area Median Income)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 16B: St. Johns County, Projected Households by Income

Income Level	2010	2020	2030	2040
30% AMI or less	7,042	9,212	11,665	13,697
30.1 – 50% AMI	6,283	8,669	11,337	13,351
50.1 - 80% AMI	10,365	14,436	19,152	22,507
80.1 – 120% AMI	15,634	21,407	28,093	33,008
More than 120% AMI	35,992	48,337	61,939	73,298
Total Households	75,316	102,061	132,186	155,861

*AMI (Area Median Income)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Tables 17A and 17B provide projected number of severely cost-burdened households by tenure and income level. By 2040 151 owners or 32% of the projected owner households in the City will be severely cost burdened. In the County by 2040 5,546 owner households or 42% of the projected owner households will be severely cost burdened.

Table 17A: City of St. Augustine, Projected Number of Severely Cost-burdened Households by Tenure and Income Level - Owners

Income Level	2010	2020	2030	2040
30% AMI or less	115	120	126	151
30.1-50%	101	112	122	142
50.1-80%	127	147	161	184
Total below 80% AMI	343	379	409	477

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 17B: St. Johns County, Projected Number of Severely Cost-burdened Households by Tenure and Income Level - Owners

Income Level	2010	2020	2030	2040
30% AMI or less	2,717	3,667	4,652	5,546
30.1-50%	1,648	2,283	2,982	3,535
50.1-80%	1,910	2,664	3,575	4,199
Total below 80% AMI	6,775	8,614	11,209	13,280

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Community Affairs.

Tables 18A and 18B provide a housing need summary based on tenure in both the City and County. Renters are typically more cost burdened by the cost of housing.

**Table 18A: City of St. Augustine, AHNA Housing Need Summary 2010-2040
 Number of Severely Cost Burdened (50%+) with Income less than 80% AMI
 by Tenure**

Tenure	2010	2020	2030	2040
Owner	343	379	409	477
Renter	1,398	1,492	1,632	1,805
Total Households	1,741	1,871	2,041	2,282

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

**Table 18B: St. Johns County, AHNA Housing Need Summary 2010-2040
 Number of Severely Cost Burdened (50%+) with Income less than 80% AMI by
 Tenure**

Tenure	2010	2020	2030	2040
Owner	6,275	8,614	11,209	13,280
Renter	5,099	6,516	8,215	9,552
Total Households	11,374	15,130	19,424	22,832

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Tables 19A and 19B indicate the projected homeowner households that will be cost burdened (spending 30% or more of their monthly income on housing) for both the City and County. The County number of cost burdened households drop while the City's cost burdened households increase over time. This may be due to the City's aging population with the population 75 years and older increasing over the same time period. Older households are also typically more cost burdened. The number of cost burdened renters actually drops over time as shown in Tables 20A and 20B.

Table 19A: City of St. Augustine, Growth in Severely Cost burdened (50%+) Households with Income less than 80% AMI by Tenure and Income level - Owner

Household Income as % of AMI	2010-2016	2016-2020	2020-2025	2025-2030	2030-2035	2035-2040	Total
30% or less	2	5	3	2	11	15	36
30.1-50% AMI	4	8	5	5	11	10	39
50.1-80% AMI	7	13	9	6	13	11	52
Total below 80% AMI	13	26	17	13	35	36	127

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 19B: St. Johns County, Growth in Severely Cost burdened (50%+) Households with Income less than 80% AMI by Tenure and Income level - Owner

Household Income as % of AMI	2010-2016	2016-2020	2020-2025	2025-2030	2030-2035	2035-2040	Total
30% or less	384	622	554	495	425	464	2,560
30.1-50% AMI	258	410	390	351	279	269	1,699
50.1-80% AMI	290	502	509	452	341	279	2,083
Total below 80% AMI	932	1,534	1,453	1,298	1,045	1,012	6,342

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 20A: City of St. Augustine, Growth in Severely Cost burdened (50%+) Households with Income less than 80% AMI by Tenure and Income level - Renter

Household Income as % of AMI	2010-2016	2016-2020	2020-2025	2025-2030	2030-2035	2035-2040	Total
30% or less	36	21	62	52	61	67	263
30.1-50% AMI	13	24	14	11	18	14	81
50.1-80% AMI	2	5	3	1	5	2	16
Total below 80% AMI	51	50	79	64	84	83	360

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 20B: St. Johns County, Growth in Severely Cost burdened (50%+) Households with Income less than 80% AMI by Tenure and Income level - Renter

Household Income as % of AMI	2010-2016	2016-2020	2020-2025	2025-2030	2030-2035	2035-2040	Total
30% or less	297	487	524	456	386	339	2,192
30.1-50% AMI	180	320	303	265	223	193	1,304
50.1-80% AMI	83	130	130	114	88	75	537
Total below 80% AMI	560	937	957	835	697	607	4,033

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Farmworker and Workforce Housing

The last section of the Shimberg Affordable Housing Needs Assessment examines the need for Farmworker housing. There is no projected need for Farmworker housing within the City of St. Augustine.

Based on discussion related to the City's economy and affordable housing there is a need for Workforce housing.

Additional Inventory and Needs Assessment

The following is a summary of the different types of housing available within the City.

Group Homes Inventory

St. Augustine has two (2) nursing home facilities within the city limits. The Florida Department of Health has no records of any, homes for special services, transitional living facilities, or residential treatment centers in St. Augustine. The St. Johns County Property Appraiser's website does indicate that there are six (6) assisted living facilities within the city.

Mobile Home Parks Inventory

There are currently no mobile home parks within the City of St. Augustine.

Historically Significant Homes Inventory

As previously discussed, 31% of the housing structures within the city were built before 1939, a total of 56% of the housing stock was built prior to 1970. The age of these structures, and associated infrastructure is a concern. Ongoing maintenance, repairs, demolition and associated neighborhood character including actual and emotional costs related to a sense of place is a serious concern in all of the historic neighborhoods. Especially as investors or developers look to redevelop older properties or to insert new development as “infill” development in these older areas.

Additionally, there are historically significant structures that need to be considered.

Insert historic housing inventory discussion based on Historic Preservation Element.

Housing Construction Inventory

The best available data regarding residential construction is from 2013 to 2018. During this six (6) year timeframe a total of 404 new single-family residential permits were issued, building permits were also issued for two (2) multifamily apartment projects including a total of 522 market rate multifamily units. Additionally, 611 residential renovation/remodel permits were issued during this same timeframe. This equals approximately \$141,841,771 million dollars in residential value in the city, over the six (6) year period.

Table 21: City of St. Augustine, Housing Construction Inventory

Type of Permit	2013	2014	2015	2016	2017	2018	Total
New Single Family homes	51	71	84	61	74	63	404
New Multifamily units	0	0	0	0	0	522	522
Total New Units	51	71	84	61	74	585	926
Residential Renovations	11	30	79	151*	248**	92	611
Residential Dollar Value	N/A	\$14,668,040	\$19,605,377	\$20,640,730	\$28,211,193	\$58,716,431	

Source: City of St. Augustine, Planning and Building Department, 2019

*Hurricane Matthew hit the area in October 2016

**Hurricane Irma hit the area in September 2017

During this time the City was also impacted by two (2) hurricanes. Many properties experienced unprecedented storm surge flooding, some properties twice. Many residences were substantially damaged, required extensive repair, including being modified to avoid the floodplain or demolished completely and/or may continue to be in some state of disrepair or abandonment.

Housing Analysis

Community Redevelopment Area (CRA)

The City conducted extensive public participation exercises including visual preference surveys and workshops to establish a Community Redevelopment Plan for the Lincolnville area (LCRA). The Plan identifies several programs to improve housing and decrease blight in the area.

Examples of CRA projects include:

- Infrastructure improvements;
- Beautification and appearance improvements;
- Residential investment with the Fix-it-up program; and,
- Institutional structure improvements.

The area is rapidly gentrifying and struggling to a certain extent to maintain its African American origins, and heritage. Maintaining the historic character and historic sense of community is a challenge.

Affordable Housing Assessment

Florida Statutes require that an affordable housing assessment be performed using a methodology established by the Florida Department of Economic Opportunity (DEO). Data and Analysis for the Affordable Housing Assessment was provided by the Schimberg Center for Housing Studies, using the best data currently available.

Based on the data provided 38.6% of the current households in 2016 earned 80% or more of the area median income. This percentage is expected to rise through 2040, so in general household incomes within the city are projected to go up. In total 53.4% of the households within the city were not cost burdened in 2016. However, 46.6% of households were cost burdened, almost 31% severely cost burdened. Using the median household income for the city in 2016 Table 22 illustrates the minimum income for each housing cost threshold group.

Table 22: Income Median and Income Group Thresholds Related to Housing Costs

Jurisdiction	Median Income (2016)	Very Low Income (30%)	Low Income (50%)	Moderate Income (80%)	Other Income (120%)	Other Income (140%)
City of St. Augustine	\$45,612	\$13,684	\$22,806	\$36,490	\$54,734	\$63,857
St. Johns County	\$69,900	\$20,970	\$34,950	\$55,920	\$83,880	\$97,860

Source: City of St. Augustine, Planning and Building Department, 2019

Tables 23 and 24 illustrate Single-family home, and Rental Affordability respectively based on the income thresholds established in Table 22. The Statewide January 2019 single-family home median sale price for a home in Florida is \$249,900. According to the Northeast Florida Association of Realtors, which does not cover all of St. Johns County, the median sale price for a home in St. Johns County is \$300,000. Additionally, the ATTOM organization establishes the median sale price of a home in St. Johns County at \$312,000. The average of these numbers is a \$306,000 median sale price for a home in St. Johns County.

According to Table 23 this is not even affordable for households that make 120% of the median income within the City of St. Augustine. The median sale price for a home in St. Johns County is practically \$76,000 higher than an affordable home for more than 39% of the households in the City.

Based on a snapshot of houses listed for sale on Zillow, a popular homesale website, on Friday, April 12, 2019 within an approximate 10 mile or 20 minute commute travel time radius from City Hall in St. Augustine, there were three (3) homes for sale between \$0-\$60,000, four (4) homes for sale between \$60,000-\$96,000, 18 homes for sale between \$96,000-\$154,000, and 136 homes for sale between \$154,000-\$230,000. This is a total of seven (7) homes for sale for any very low, or low-income household potential buyer looking within the suggested commute travel time radius.

Table 23: Income Group Thresholds and Single-family Home Affordability

City of St. Augustine – 2016 Median Income \$45,612	Annual Income	Annual Affordable Housing Costs 30% of Income	Affordable Monthly Housing Costs	Monthly Payment discounted 9% for Taxes Insurance	Affordable 30-year Mortgage (6% interest rate)	Affordable Home price including Mortgage + 10% down
Very Low Income (30%)	\$13,683	\$4,105	\$342	\$311	\$52,216	\$57,438
Low Income (50%)	\$22,806	\$6,842	\$570	\$519	\$87,030	\$95,733
Moderate Income (80%)	\$36,490	\$10,947	\$912	\$830	\$139,246	\$153,171
Other Income (120%)	\$54,734	\$16,420	\$1,368	\$1,245	\$208,862	\$229,748

Source: City of St. Augustine, Planning and Building Department, 2019
Analysis based on FS 163.3177(6)(f)1.d reference to FS 380.0651(3)(h), and reference to the East Central Florida Regional Planning Council (ECFRPC) methodology, revised June 1999.

Table 24 illustrates housing affordability for potential renters within the City. The Fair Market rents in the area are established by the Federal Housing and Urban Development Department (HUD). In zip codes 32084 and 32080, which includes all of the city limits, no fair market priced units are affordable for very low, and low-income households of the City's median income groups. Moderate income households can afford an efficiency and a one-bedroom unit. None of the income groups can afford to rent a four (4) bedroom unit. The group representing earners 120% of the median income can also potentially afford two and three bedroom units.

Table 24: Income Group Thresholds and Fair Market Rents* and Affordability

City of St. Augustine – 2016 Median Income \$45,612	Annual Income	Affordable Monthly Housing Costs	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
32084*			\$630	\$800	\$970	\$1,280	\$1,640
32080*			\$690	\$840	\$1,030	\$1,360	\$1,740
Very Low Income (30%)	\$13,683	\$342					
Low Income (50%)	\$22,806	\$570					
Moderate Income (80%)	\$36,490	\$912	XX	XX			
Other Income (120%)	\$54,734	\$1,368	XX	XX	XX	XX	

Source: City of St. Augustine, Planning and Building Department, 2019

Analysis based on FS 163.3177(6)(f)1.d reference to FS 380.0651(3)(h)

*Fair Market Rents for zip codes including St. Augustine taken from HUD, Jacksonville, Florida HUD Metro Fmr Small Area FY 2019 Fair Market Rents, and reference to the East Central Florida Regional Planning Council (ECFRPC) methodology, revised June 1999.

Based on a snapshot of rental units listed on Zillow, a popular homesale website, on Friday, April 12, 2019 within an approximate 10 mile or 20 minute commute travel time radius from City Hall in St. Augustine, there was one (1) unit for rent between \$300-\$600, four (4) units to rent between \$600-\$920, and 32 units for rent between \$920-\$1,370. This is a total of one (1) unit for rent for any very low, and a total of four (4) or five (5) units to rent for low income households within the commute radius.

This is supported by the Census data that establishes median monthly costs with a mortgage at \$1,390 or \$16,680 per year, and the median gross rent in St. Augustine at \$948, which is \$11,376 per year in just rent, \$14,789 with 30% housing costs included. The Census costs per year for homeowners with a mortgage is almost \$3,000 more than the amount allowed of the median income for “affordability”. The Census median gross rent is also unaffordable to all groups except for the highest earners (120% and presumably 140% income groups).

This snapshot of the housing situation in the St. Augustine area demonstrates a frightening lack of affordable, and affordable workforce housing. Cost-burdened and low-income households are forced to travel greater distances away from work to find affordable housing. This means traveling as far as Hastings/Flagler estates in St. Johns County, Green Cove Springs, Palatka, and Bunnell/Daytona North in surrounding counties. Having to travel this far to work within the city further threatens employability and household stability.

Table X in the Appendices is a sampling of occupational employment and wages based on the St. Augustine/St. Johns County economic profile discussed in the Future Land Use Element. A sampling of 72 jobs are represented in the Table for the Jacksonville MSA that includes St. Johns County. The 2017 median hourly wages, and the annual wages for the jobs represented are outlined and marked as Very low income, Low income, Moderate income, and other income at 120% and 140% above the median household income. Of the 72 jobs, 35 are considered Very low or Low income based on the annual wage, this is 48.6% of the sample jobs listed. Another 20 are considered Moderate income, and only 23.6% are considered higher paying than the median annual income of \$45,612.

An affordable workforce housing plan is critical to maintain the City’s social and economic diversity. A diverse economy is also critical to maintain a viable, livable, healthy community.

Population Projections and Housing Need

By 2040, St. Augustine’s population is projected to reach 19,330 people. This is based on the historic ratio of the City’s population to St. Johns County as a whole, and as outlined in the Future Land Use Element of the Comprehensive Plan.

Table 25: City of St. Augustine Population Projections, 2010-2040

	Census 2010	2015	2020	2025	2030	2040
St. Augustine	12,975	13,590	14,042	14,790	16,480	19,330
St. Johns County	190,039	213,566	255,300	295,800	329,600	386,600

Sources: 2015 BEBR Statistical Abstract, Florida Department of Economic Opportunity (DEO)

Based on the historic ratio of cost-burdened residents, approximately 9,008 residents will be paying 30% or more of their income on housing costs in 2040. Table 26 uses the cost-burdened population to estimate the number of additional affordable housing units needed over the planning horizon.

Table 26: Affordable Housing Units Needed, 2010-2040

	2010	2015	2020	2025	2030	2040
Total Population	12,975	13,590	14,042	14,790	16,480	19,330
Cost Burdened Population ¹	6,046	6,333	6,544	6,892	7,680	9,008
Increase From Previous	-	287	211	348	788	1,328
Additional Affordable Units Needed ²	-	125	92	151	343	577

Source: 2015 BEBR Statistical Abstract, Florida Department of Economic Opportunity (DEO), Shimberg Center for Housing Studies

1. 46.6% of total population; includes all residents that pay over 30% of their income for housing.

2. Assumes the average household size continues to be 2.30 people.

The projected need for additional affordable units fluctuates slightly but increases significantly in 2030 and 2040. An estimated 1,287 additional units of affordable housing will be required over the planning horizon.

Land Requirements for the Estimated Housing Need

Based on the analysis in the updated Future Land Use Element there is a calculated need for 2,762 residential units. After including, the 1.25 DCA incremental growth factor; there is a need for 3,454 total additional residential units adjusted for growth over the planning horizon. According to the affordable housing assessment at least 1,287 (37%) of these units should be affordable units.

Table 27: Needed Residential Units, 2010-2040

	Projected Population	Population Increase	Units Needed	Incremental Growth Factor*
2010	Census 12,975	1,383		
2015	13,590	615	267	334
2020	14,042	452	196	245
2025	14,790	748	325	406
2030	16,480	1,690	735	919
2040	19,330	1,850	1,239	1,549
Total			2,762	3,454

Source: City of St. Augustine 2040 Comprehensive Plan

*Incremental Growth Factor of 1.25.

Also, included from the Future Land Use Element is the vacant available land analysis for residential units.

Table 28: Permitted Units on Vacant Urban Land, 2010-2040

	Vacant Residential Land	Vacant Acres	Maximum Units per Acre		Maximum Total Units	
	Single Family, Low Density	52.23	8	du/ac	417	du
	Single Family, Multifamily Medium Density	35.73	16	du/ac	571	du
	Low Density Mixed use	21.27	8	du/ac	170	du
	Medium Density Mixed use	21.27	16	du/ac	340	
Total		130.90			1,552	du

Source: City of St. Augustine 2040 Comprehensive Plan, St. Johns County Property Appraiser, 2018

Based on this assessment of vacant land within the existing land use categories, 1,552 dwelling units can immediately be accommodated. These units could accommodate the needed affordable units if necessary. Leaving 1,902 units that will be needed to accommodate growth over the planning horizon for the City. But this does not address reducing the housing cost burden on the current population or providing a range of housing options that provide alternatives for affordable workforce housing, the elderly, disabled, cost-burdened or homeless.

Portion of Housing Need to be Met by Private Sector and Existing Housing Delivery System

Except for assistance programs all, of the housing need is and projected to be met by the private sector.

Table 29: City of St. Augustine, Projected Number of Units by Type, 2040

Type	Number	%
Single Family	2,183	63.2
Multi Family	1,223	35.4
Mobile Home	48	1.4
Other	0	0
Total	3,454	100

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity (DEO). City of St. Augustine 2040 Comprehensive Plan

Table 30: City of St. Augustine, Projected Number of Housing Units in the Structure, 2040

Type	Number	%
1 unit – detached	1,948	56.4
1 unit – attached	235	6.8
2 units	231	6.7
3 or 4 units	252	7.3
5 to 9 units	322	9.3
10 to 19 units	238	6.9
20 or more units	180	5.2
Mobile Home or Trailer	48	1.4
Other	0	0
Total	3,454	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity (DEO).

Table 31: City of St. Augustine, Projected Households by Tenure, 2040

Tenure Type	Number of Households	%
Owner	1,914	55.4
Renter	1,540	44.6
Total	3,454	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Community Affairs.

If the current ratios for the type of units, number of units in a structure, and tenure of units remains the same Tables 29, 30, and 31 demonstrate the number of units needed by each type as projected to 2040.

Framework for Achieving Housing Needs

Based on the Affordable Housing Assessment outlined in this element there is a desperate need for an affordable housing strategy. The City's role is to provide direction and assist the private sector in the need to provide affordable and affordable workforce housing.

There are several options that the city can promote as part of an Affordable Housing Plan. Some of the options can also work to achieve other important goals and priorities of the City, as established in this Comprehensive Plan update.

A potential list of options includes:

- Encourage the building of affordable housing units overall;
- Establish a program to help “buy down” unaffordable units to make them affordable;
- Establish a program to rehabilitate current substandard housing units;
- Coordinate with the County, other agencies or nonprofits to build or provide adequate affordable housing units within the commute radius, but outside of the city limits;
- Establish regulatory incentives to encourage or facilitate the provision of affordable housing; and,
- Specifically establish a density bonus system to encourage the provision of affordable units allowing higher density developments.

An Affordable Workforce Housing Plan can include any combination of the above options. The options listed also potentially work toward eliminating substandard housing, potentially improve the existing housing stock, including historic homes, and establish an implementation plan to provide, create, and preserve affordable workforce housing.

These options included in a Housing Plan may also impact transportation and mobility issues, parking problems in the downtown, housing affordability for current households, and the projected population including the projected increase in the elderly population within the city.

This promotes a healthy community with a positive sense of place.

Energy Efficiency; and Greenhouse Gas Reduction Strategies

In 2008 the Florida legislature set forth requirements that the Future Land Use Element of a local comprehensive plan include energy-efficient land use patterns and greenhouse gas reduction strategies. The Energy Conservation Map (Map X) in the Future Land Use Map Series depicts three (3) forms of energy conservation/greenhouse gas reduction strategies: carbon sequestration, public transportation, and bicycle/pedestrian pathways.

Other programs that help to reduce energy consumption and protect limited resources are the Florida Residential Retrofit program, the Florida Water Star program, the U.S. Environmental Protection Agency's Energy Star program, and the St. Johns River Water Management District's Waterwise Landscaping program. These are programs that homeowners can take advantage of and practice responsible environmental stewardship, as well as, potentially reduce costs associated with home ownership.

The Residential Retrofit program is particularly beneficial for the City of St. Augustine with its older housing stock. It focuses on retrofitting older homes to become more energy efficient to potentially reduce energy use. Additional detail and policies are discussed in the Transportation and Mobility, and Conservation and Coastal Management Elements.

Conclusion

**Table X: Sampling* of Occupational Employment and Wages based on the
 St. Augustine/St. Johns County Community Profile, Jacksonville MSA**

Occupational Code	Occupation	2017 Median Hourly Wage	Annual Wage	Very Low Income	Low Income	Moderate Income	Other Income (120%)	Other Income (140%)
11-3011	Administrative services	41.88	87,110					X
25-3011	Adult secondary teachers	26.27	54,642				X	
53-3011	Ambulance drivers	10.88	22,630		X			
39-3091	Amusement attendants	9.30	19,344	X				
13-2021	Appraisers real estate	20.80	43,264			X		
17-3011	Civil drafters	22.11	45,989			X		
49-3023	Auto service technician	17.19	35,755		X			
51-3011	Baker	12.42	25,834		X			
35-3011	Bartender	10.66	22,173		X			
43-3031	Accounting clerk	17.45	36,286			X		
53-3022	Bus driver, school	14.69	30,555		X			
41-2011	Cashier	9.24	19,219	X				
47-2051	Cement mason	16.60	34,528		X			
21-1021	Social worker	15.23	31,678		X			
17-2051	Civil engineer	45.10	93,808					X
21-1094	Community health worker	14.29	29,723		X			
11-3021	Computer systems manager	58.36	121,389					X
47-4011	Construction inspector	26.33	54,766				X	
47-2061	Construction laborer	13.90	28,912		X			
11-9021	Construction manager	37.45	77,896					X
35-2014	Cooks, restaurant	11.62	24,170		X			

Occupational Code	Occupation	2017 Median Hourly Wage	Annual Wage	Very Low Income	Low Income	Moderate Income	Other Income (120%)	Other Income (140%)
31-9091	Dental assistants	17.41	36,213		X			
29-1021	Dentists, general	82.67	171,954					X
35-9021	Dishwashers	10.32	21,466	X				
25-2021	Elementary teachers	25.42	52,864			X		
29-2041	EMT Paramedic	15.44	32,115		X			
53-7032	Excavating operators	18.01	37,461			X		
43-6011	Executive secretary	23.27	48,402			X		
11-3031	Financial managers	61.72	128,378					X
33-2011	Firefighters	31.94	66,435					X
35-1012	Supervisors food prep	14.43	30,014		X			
37-1011	Supervisors housekeepin	19.20	39,936			X		
37-1012	Supervisors landscaping	19.64	40,851			X		
41-1011	Supervisors retail workers	19.26	40,061			X		
35-9099	Food preparation	9.73	20,238	X				
11-9051	Food service managers	26.67	55,474				X	
39-5012	Hairdressers etc	13.16	27,373		X			
29-9099	Healthcare practitioners	14.54	30,243		X			
49-9021	Heating air conditioning	20.72	43,098			X		
47-3011	Helpers-masons	11.21	23,317		X			
35-9031	Host restaurant	9.38	19,510	X				
43-4081	Hotel clerk	10.35	21,528	X				
41-3021	Insurance agent	27.65	57,512				X	
37-3011	Landscaping worker	11.97	24,898		X			

23-1011	Lawyers	45.98	95,638					X
Occupational Code	Occupation	2017 Median Hourly Wage	Annual Wage	Very Low Income	Low Income	Moderate Income	Other Income (120%)	Other Income (140%)
29-2061	LPN	20.96	43,597			X		
37-2012	Maids Cleaners	9.75	20,280	X				
49-9071	Maintenance workers	16.12	33,530		X			
39-5092	Manicurists pedicurists	15.22	31,658		X			
11-9111	Health services managers	44.98	93,558					X
13-1121	Meeting event planners	21.01	43,701			X		
47-4090	Misc Constructio worker	17.49	37,032			X		
43-9199	Office admin support	18.13	37,710			X		
47-2141	Painters	16.81	34,965		X			
23-2011	Paralegals	21.08	43,846			X		
33-3041	Parking enforcement	14.56	30,285		X			
29-1123	Physical therapists	38.96	81,037					X
33-3051	Police officer	25.27	52,562			X		
43-5052	Postal mail carriers	28.77	59,842				X	
11-9141	Property managers	25.15	52,312			X		
41-9022	Real estate agents	16.33	33,966		X			
43-4171	Receptionist clerks	13.16	27,373		X			
29-1141	RN	28.89	60,091				X	
43-4181	Reservation clerk	15.42	32,074					
41-2031	Retail salesperson	10.86	22,589	X				
41-4012	Sales wholesale	23.96	49,837			X		
25-2031	Secondary teacher	24.21	50,347					

17-1022	Surveyors	22.27	46,322			X		
Occupational Code	Occupation	2017 Median Hourly Wage	Annual Wage	Very Low Income	Low Income	Moderate Income	Other Income (120%)	Other Income (140%)
53-3041	Taxi drivers	10.84	22,547	X				
43-3071	Tellers	14.90	30,992		X			
35-3031	Waiters waitresses	10.89	22,651	X				
51-8031	Water wastewater plant operators	28.59	58,467				X	

Source: City of St. Augustine, Planning and Building Department, 2019

*Sampling taken from the Department of Economic Opportunity (DEO), Labor Market Statistics Center, April 2018, Florida Occupational Employment Wages, Jacksonville MSA (Baker, Clay, Duval, Nassau and St. Johns Counties)

Maps

Figures

CHAPTER 2019-155

Committee Substitute for House Bill No. 1159

An act relating to private property rights; creating s. 163.045, F.S.; prohibiting local governments from requiring notices, applications, approvals, permits, fees, or mitigation for the pruning, trimming, or removal of trees on residential property if a property owner obtains specified documentation; prohibiting local governments from requiring property owners to replant such trees; providing an exception for mangrove protection actions; amending s. 163.3209, F.S.; deleting a provision that authorizes electric utilities to perform certain right-of-way tree maintenance only if a property owner has received local government approval; creating s. 70.002, F.S.; creating a Property Owner Bill of Rights; requiring county property appraisers to provide specified information on their websites; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 163.045, Florida Statutes, is created to read:

163.045 Tree pruning, trimming, or removal on residential property.—

(1) A local government may not require a notice, application, approval, permit, fee, or mitigation for the pruning, trimming, or removal of a tree on residential property if the property owner obtains documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree presents a danger to persons or property.

(2) A local government may not require a property owner to replant a tree that was pruned, trimmed, or removed in accordance with this section.

(3) This section does not apply to the exercise of specifically delegated authority for mangrove protection pursuant to ss. 403.9321-403.9333.

Section 2. Section 163.3209, Florida Statutes, is amended to read:

163.3209 Electric transmission and distribution line right-of-way maintenance.—After a right-of-way for any electric transmission or distribution line has been established and constructed, no local government shall require or apply any permits or other approvals or code provisions for or related to vegetation maintenance and tree pruning or trimming within the established right-of-way. The term “vegetation maintenance and tree pruning or trimming” means the mowing of vegetation within the right-of-way, removal of trees or brush within the right-of-way, and selective removal of tree branches that extend within the right-of-way. The provisions of this section do not include the removal of trees outside the right-of-way, which may be allowed in compliance with applicable local ordinances. Prior to conducting scheduled routine vegetation maintenance and tree pruning or trimming

activities within an established right-of-way, the utility shall provide the official designated by the local government with a minimum of 5 business days' advance notice. Such advance notice is not required for vegetation maintenance and tree pruning or trimming required to restore electric service or to avoid an imminent vegetation-caused outage or when performed at the request of the property owner adjacent to the right-of-way, ~~provided that the owner has approval of the local government, if needed.~~ Upon the request of the local government, the electric utility shall meet with the local government to discuss and submit the utility's vegetation maintenance plan, including the utility's trimming specifications and maintenance practices. Vegetation maintenance and tree pruning or trimming conducted by utilities shall conform to ANSI A300 (Part I)—2001 pruning standards and ANSI Z133.1-2000 Pruning, Repairing, Maintaining, and Removing Trees, and Cutting Brush—Safety Requirements. Vegetation maintenance and tree pruning or trimming conducted by utilities must be supervised by qualified electric utility personnel or licensed contractors trained to conduct vegetation maintenance and tree trimming or pruning consistent with this section or by Certified Arborists certified by the Certification Program of the International Society of Arboriculture. A local government shall not adopt an ordinance or land development regulation that requires the planting of a tree or other vegetation that will achieve a height greater than 14 feet in an established electric utility right-of-way or intrude from the side closer than the clearance distance specified in Table 2 of ANSI Z133.1-2000 for lines affected by the North American Electric Reliability Council Standard, FAC 003.1 requirement R1.2. This section does not supersede or nullify the terms of specific franchise agreements between an electric utility and a local government and shall not be construed to limit a local government's franchising authority. This section does not supersede local government ordinances or regulations governing planting, pruning, trimming, or removal of specimen trees or historical trees, as defined in a local government's ordinances or regulations, or trees within designated canopied protection areas. This section shall not apply if a local government develops, with input from the utility, and the local government adopts, a written plan specifically for vegetation maintenance, tree pruning, tree removal, and tree trimming by the utility within the local government's established rights-of-way and the plan is not inconsistent with the minimum requirements of the National Electrical Safety Code as adopted by the Public Service Commission; provided, however, such a plan shall not require the planting of a tree or other vegetation that will achieve a height greater than 14 feet in an established electric right-of-way. Vegetation maintenance costs shall be considered recoverable costs.

Section 3. Section 70.002, Florida Statutes, is created to read:

70.002 Property Owner Bill of Rights.—Each county property appraiser office shall provide on its website a Property Owner Bill of Rights. The purpose of the bill of rights is to identify certain existing rights afforded to property owners but is not a comprehensive guide. The Property Owner Bill

of Rights does not create a civil cause of action. The Property Owner Bill of Rights must state:

PROPERTY OWNER
BILL OF RIGHTS

This Bill of Rights does not represent all of your rights under Florida law regarding your property and should not be viewed as a comprehensive guide to property rights. This document does not create a civil cause of action and neither expands nor limits any rights or remedies provided under any other law. This document does not replace the need to seek legal advice in matters relating to property law. Laws relating to your rights are found in the State Constitution, Florida Statutes, local ordinances, and court decisions. Your rights and protections include:

1. The right to acquire, possess, and protect your property.
2. The right to use and enjoy your property.
3. The right to exclude others from your property.
4. The right to dispose of your property.
5. The right to due process.
6. The right to just compensation for property taken for a public purpose.
7. The right to relief, or payment of compensation, when a new law, rule, regulation, or ordinance of the state or a political entity unfairly affects your property.

Section 4. This act shall take effect July 1, 2019.

Approved by the Governor June 26, 2019.

Filed in Office Secretary of State June 26, 2019.

ORDINANCE NO. 2019 - 11

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING SECTION 28-29(5) ZONING EXCEPTIONS, VARIANCES AND APPEALS; CLARIFYING THE APPLICATION PROCESS TO APPLY FOR TIME LIMIT WAIVERS FOR ZONING EXCEPTIONS AND VARIANCES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that Sec. 28-29(5) is amended to clarify the application process for time limit waivers for zoning exceptions and variances.

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

Section 1. Chapter 28, Section 28-29(5) is hereby amended, as follows:

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

- (f) *Limitations on exceptions, variances and conservation zone developments.* Exceptions, variances and conservation zone developments shall be non-transferable and granted to the applicant only, and the exception, variance or development shall be commenced within a period of one (1) year from the effective date of the final order granting same; provided, however, that the chief building official may grant no more than two (2) ninety-day extensions for the commencement of construction pursuant to any exception or variance or conservation zone development approval granted by the planning and zoning board upon written application showing good cause for such extension of the variance or exception showing no changes to the proposed project or use have been made which will affect the variance or use to be extended; and provided, further, the board may adopt the following conditions to any exception or variance:
- (1) That the exception, variance or conservation zone development will be transferable and run with the land when the facts involved warrant same or where construction or land development is included as part of the exception or variance.

- (2) The time within which the exception, variance or conservation zone development shall be commenced may be extended for a period of time longer than one (1) year. Failure to exercise the exception, variance or conservation zone development by commencement of the use or action approved thereby within one (1) year, or such longer time as approved by the board, shall render the exception, variance or conservation zone development invalid and all rights granted thereunder shall terminate. Transfer of the property by the applicant, unless the exception, variance or conservation zone development runs with the land, shall terminate the exception, variance or development.
- (3) Whenever the board has granted an exception or variance to the zoning code, it shall not then consider any petition for an exception or variance on any part or all of the same property for a period of one (1) year from the effective date of the order granting the exception or variance.
- (4) Whenever the board has denied an application for an exception or variance no further application shall be filed for the same exception or variance on any part or all of the same property with the same applicant for a period of one (1) year from the date of such action. In the event that two (2) or more applications for the same exception or variance on any part or all of the same property with the same applicant has been denied, no further application shall be filed for the same exception or variance on any part or all of the same property with the same applicant for a period of two (2) years from the date of such action denying the last application filed.
- (5) The time limits of subsections (3) and (4) may be waived by the affirmative votes of a majority of the board when there is a new application and there is a change to the applicant for the exception or variance and such action is deemed necessary based on the material changes presented in the new application to prevent injustice or to facilitate the proper development of the city. An application for such waiver shall be a separate and distinct application, and must be approved by the board prior to the consideration of the new application for an exception or variance. If a waiver is granted, the new application will be scheduled for the next available board meeting following the meeting in which the waiver was granted, unless an alternate date is mutually agreed upon by the board and applicant.

Section 2. The City Planning and Building Director is hereby authorized and directed to amend Sec. 28-29(5) in the Code of the City of St. Augustine, Florida.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent

jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. This ordinance shall be effective ten (10) days after passage, pursuant to Section 166.041(4) Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2019.

ATTEST:

Tracy Upchurch, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)