



Planning and Zoning Board

City of St. Augustine, Florida

Regular Meeting Agenda

Tuesday, February 6, 2024, at 1:00pm

Alcazar Room at 75 King Street

Information

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

1. Roll Call

2. General Public Comments for Items Not on the Agenda

3. Approval of Minutes

- a. None

4. Modification and Approval of Agenda

5. Variance

- a. 2024-0003 Dawn Phillips DuBose – Applicant & Owner
[65 Sanford Street](#)
To approve a variance to the side yard setback requirement for a proposed addition on a property with a Residential Single-Family-Two: RS-2 zoning designation.
- b. 2024-0004 Erica Tangren – Applicant & Owner
[472 Arricola Avenue](#)
To approve a variance to the side yard setback requirement for a proposed addition of front and rear porches on a property with a Residential Single-Family-Two: RS-2 zoning designation.

6. Use by Exception

- a. 2024-0001 Karen Smith – Applicant & Owner
[172 Cordova Street Unit 3](#)
To approve one (1) off-site parking space at the Municipal Parking Garage within the Residential General-One: RG-1 zoning district as a permitted use by exception.

7. Conservation Overlay Zone Development

- a. 2024-0002 Carolyn Haslam – Applicant
c/o Akerman LLP
Coastal Getaway Homes, LLC – Owner
[214 Pelican Reef Drive / PID 158573-0090](#)
To approve, after the fact, the construction of a bulkhead within Conservation Overlay Zones 1 & 2.
- b. 2024-0005 Amber Halcrow – Applicant
c/o 1565 Woodworks, LLC
Erik Worthmann – Owner
[134 Pelican Reef Drive](#)
To approve the removal of significant trees within Conservation Overlay Zone 3.
- c. 2024-0007 Michael Reed – Applicant & Owner
[327 Minorca Avenue / PID 215560-0030](#)
To approve the removal of significant trees within Conservation Overlay Zone 3.
- d. 2024-0009 James St. George – Applicant & Owner
c/o Pink Mansion LLC
[3000 N Ponce de Leon Boulevard](#)
To approve the removal of a significant tree within Conservation Overlay Zone 3.

8. Rezoning

- a. 2024-0011 Ray Lake – Applicant
c/o DiMare Construction
36 Granada LLC – Owner
[36 Granada Street](#)
To approve modifications to the existing 36 Granada Planned Unit Development (PUD) related to building design elevations.

9. Other Business

- a. Board discussion and recommendation regarding adding a certain size of native pine tree to the list of protected trees.

10. Adjournment

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

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

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

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

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 6, 2024	5.a.	PZB2024-0003
Request	Address	Parcel ID
Variance	65 Sanford Street	207050-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

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

Future Land Use Designation: Residential Low Density

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

Acreage: 0.15

Applicant & Owner: Dawn Phillips Dubose



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

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

Request Summary

This is a [variance](#) request to reduce the required side [yard](#) setback requirement of [ten \(10\) feet](#) for properties with a RS-2 zoning designation down to seven (7) feet. An approval of this application would allow for an addition to the existing structure, [originally constructed in 1900](#), to accommodate a new laundry room and continue the existing exterior wall line. The applicant has stated in their application that the reason for choosing this location is to use the existing plumbing and also allow for the potential conversion “into a handicap accessible bathroom in the future.”

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation		N/A
Conservation and Coastal Management		N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing	Goal 1 Policy 1.7.4	N/A
Infrastructure		N/A

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

All new construction and site development on properties with a RS-2 zoning designation shall meet the [requirements of that section](#) of the City's Code of Ordinances.

The Planning and Zoning Board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted. No variance shall be granted [unless the applicant shall show and the board shall find that](#):

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

According to the St. Johns County Property Appraiser the structure at 65 Sanford Avenue was constructed in 1900, which is approximately 70 years prior to the adoption of the City's zoning code. This structure is currently setback seven (7) feet from the southern property line; this physical condition proves to be a disadvantage when constructing an addition complementary to the existing home while also meeting the current zoning requirements of the RS-2 zoning designation. The physical location of the building and the existing plumbing to be utilized in the addition are the unique disadvantages at this property. Neither of these conditions were created by the applicant. The proposed addition is within the footprint of the existing rear deck and will not encroach any further towards the side property line. Granting of this variance will not be contrary to the public interest and will be in harmony with the spirit, intent and purpose of this section with the evidence that a reduced setback has already been in place for over one hundred (100) years.

Staff Recommendation

Based on a review of Sec. 28-29 staff find that the Board can **APPROVE** the variance request to reduce the side yard setback requirement for RS-2 lots of ten (10) feet to seven (7) feet at 65 Sanford Street / PID 207050-0000.



Sarah Daugherty
Senior Planner
Planning and Building Department

Application Fee: 350.00 (plus advertising costs)

Project Number: _____

Receipt Number: 2795760

Meeting Date: February 6, 2024

Advertising Costs: \$ _____

Paid On: _____

Receipt Number: _____

1. NAME OF APPLICANT: Dawn Phillips DuBose Contact Number: 904-343-3599

Business (if applicable): _____

Address: 65 Sanford St. City: St. Augustine State: FL Zip: 32084

E-Mail Address: dawndubose@aol.com

2. NAME OF PROPERTY OWNER: Dawn Phillips DuBose Contact Number: 904-343-3599

Business (if applicable): _____

Address: 65 Sanford St. City: St. Augustine State: FL Zip: 32084

E-Mail Address: dawndubose@aol.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 6

Block: E

Subdivision: Dumas Tract City of St. Augustine

Parcel Number: 2070500000

4. PROJECT STREET ADDRESS: 65 Sanford St.

5. SPECIFIC PROPOSED USE: 8'1" x 5'5" Laundry Room

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☒ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: _____

Add 8'1" x 5'5" laundry room with 9' ceiling

8. JUSTIFICATION FOR ACTION REQUESTED: washer & drayer are currently in my

bathroom at some point may need to convert to handicapped accessible with the
washer & drayer in the bathroom that can not be achieved. I am adding 2 exterior walls
The wall the washer & drayer are currently on is an exterior wall. the plumbing is in the
wall they will basically be on the same wall facing east instead of west. An exterior
door from my kitchen will be the access door to the laundry room.

RECEIVED

04/18/2019

JAN 08 2024

Planning/Building Dept.

disadvantage, which disadvantage does not apply to other properties in the vicinity: The house was built prior to the current building codes and set back were enforced. I wish to create a laundry room which would allow me to create a handicap bathroom when needed. By not being able to adapt the bathroom & create a laundry room would be a disadvantage

- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes, by not being able to move this laundry room would be a hardship of not having that facility in the home. By creating the laundry room by adding two walls to the exterior of the house it will allow the bathroom to facilitate any changes needed for aging.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: This disadvantage was created by the the fact there were no codes and setbacks when the house was built.
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: The variance will not be contrary to public interest, does not affect other property in the vicinity and will be in harmony with the spirit, intent and purpose. The addition does not change the footprint of the house on the side as it will be even with the house and will have the same current setback.

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.

Siding on the front of the house was re-placed.

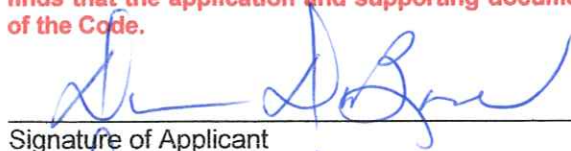
11. AGREEMENT:

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

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

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

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


Signature of Applicant

1/8/24
Date


Signature of Property Owner

1/8/24
Date

RECEIVED

JAN 08 2024

04/18/2019

Planning/Building Dept.

PZB APPLICATION FEE SCHEDULE

JAN 08 2024

Planning/Building Dept.

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

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

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

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

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

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

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

Project Address: 65 SANFORD ST., ST. AUGUSTINE, FL 32084

Applicant's Name: DAN DUBOSE Applicant's Signature: [Signature]

Owner's Name: DAN DUBOSE Owner's Signature: [Signature]

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID

Location Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

2070500000

65 SANFORD ST
SAINT AUGUSTINE 32084-0000

Dumas Tract with part City St Aug (622)

DUMAS TRACT CITY LOT 6 BLK E OR4690/258 & 4697/1754(L/E) &
4701/1911 & 5359/1683

Single Family (0100)

Dumas Tract

19-7-30

City of St Augustine (District 452)

18.872

0.150

Y

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

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



Owner Information

Owner Name

Mailing Address

Dubose Dawn Phillips 100%
Kinney Shannon Dawn 0%
Dubose Robin Russell 0%

65 SANFORD ST
SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000
Widow/Widower		\$5,000

Map



Valuation Information

	2024
Building Value	\$270,357
Extra Features Value	\$780
Total Land Value	\$204,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$475,137
Total Deferred	\$252,268
Assessed Value	\$222,869
Total Exemptions	\$55,000
Taxable Value	\$167,869

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$276,718	\$780	\$204,000	\$0	\$0	\$481,498	\$216,378	\$320,120	\$161,378
2022	\$255,197	\$4,350	\$185,640	\$0	\$0	\$445,187	\$210,076	\$285,611	\$159,576
2021	\$182,760	\$4,350	\$132,600	\$0	\$0	\$319,710	\$203,957	\$166,253	\$153,457
2020	\$159,462	\$975	\$132,600	\$0	\$0	\$293,037	\$201,141	\$142,396	\$150,641
2019	\$92,150	\$0	\$132,600	\$0	\$0	\$224,750	\$224,750	\$0	\$224,750
2018	\$91,842	\$0	\$122,400	\$0	\$0	\$214,242	\$214,242	\$0	\$214,242
2017	\$94,904	\$662	\$110,160	\$0	\$0	\$205,726	\$205,726	\$0	\$205,726
2016	\$96,435	\$662	\$95,625	\$0	\$0	\$192,722	\$192,722	\$0	\$192,722
2015	\$99,497	\$662	\$76,500	\$0	\$0	\$176,659	\$59,675	\$152,159	\$24,500
2014	\$79,558	\$662	\$61,200	\$0	\$0	\$141,420	\$59,201	\$116,920	\$24,500
2013	\$81,968	\$662	\$47,430	\$0	\$0	\$130,060	\$58,326	\$105,560	\$24,500

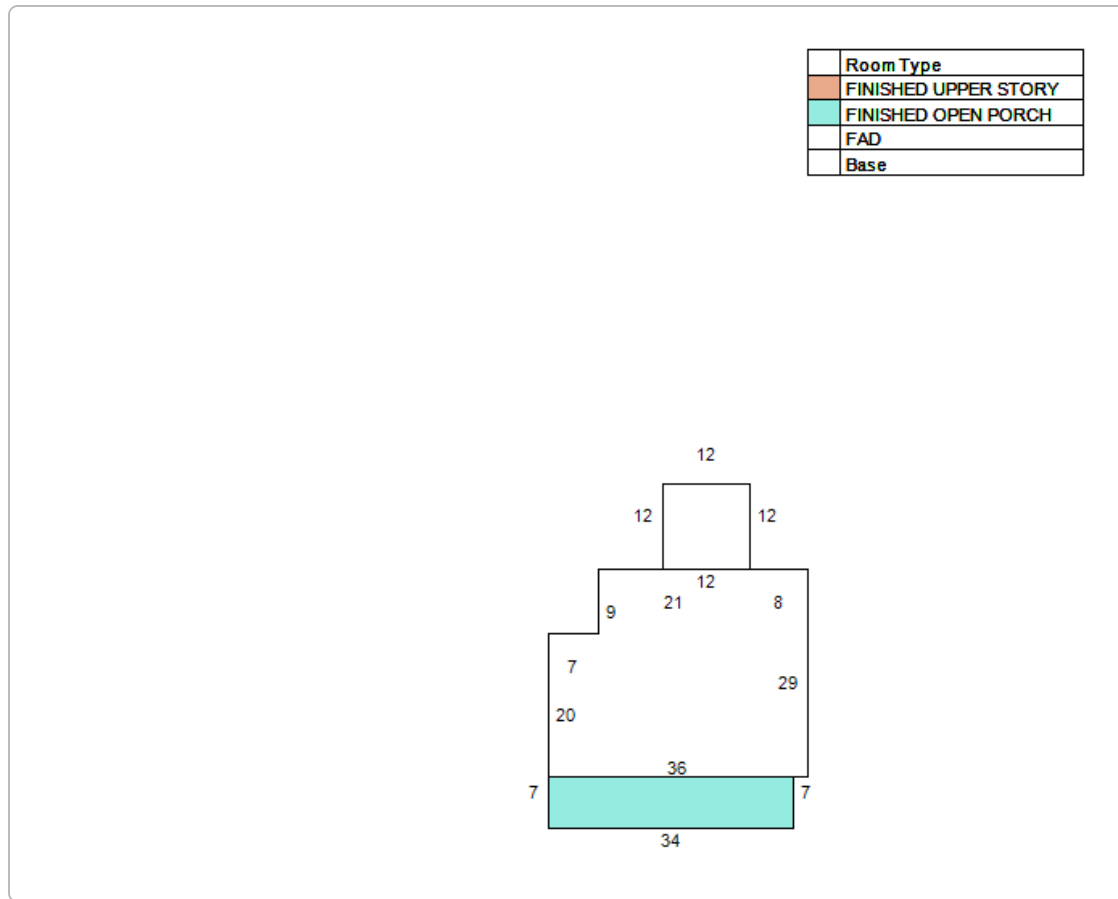
Building Information

Building	1
Building Value	\$270,357
Year Built	1900
Actual Area	1853
Conditioned Area	1615
Use	Single Family Residence
Style	01
Exterior Wall	Wood, Wood Shingle

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	1.5

Description	Square Footage
BASE AREA	981
ADDITION	144
FINISHED OPEN PORCH	238
FINISHED UPPER STORY	490
Total SqFt	1853

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		480
Storage Building (Mix)		300

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	51	125	51	EF	\$204,000

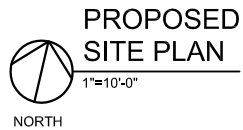
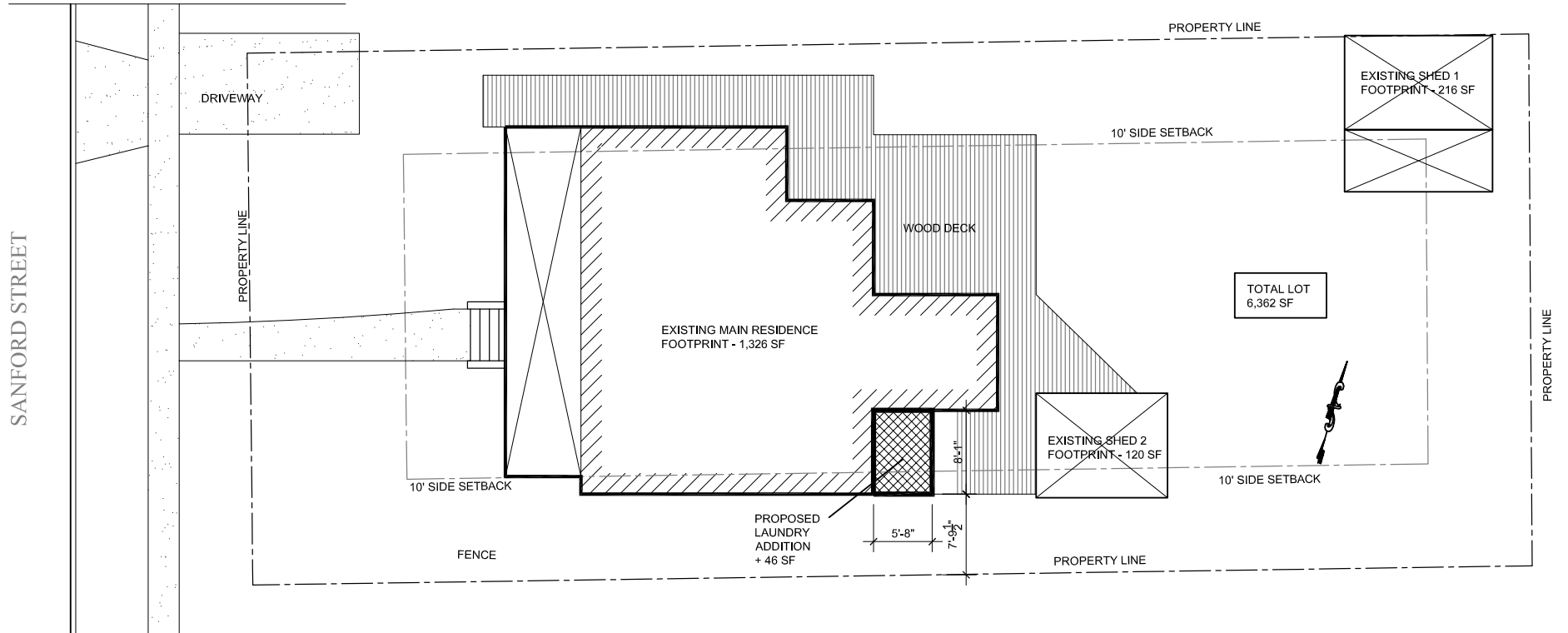
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/2/2021	9/2/2021	\$100.00	WARRANTY DEED	5359	1683	U	I	DU BOSE DAWN PHILLIPS	DUBOSE DAWN PHILLIPS
4/1/2019	4/1/2019	\$0.00	WARRANTY DEED	4701	1911	U	I	DU BOSE DAWN PHILLIPS	DU BOSE DAWN PHILLIPS
3/22/2019	3/21/2019	\$0.00	LIFE ESTATE	4697	1754	U	I	DU BOSE DAWN PHILLIPS	DU BOSE DAWN PHILLIPS
3/5/2019	3/5/2019	\$365,000.00	WARRANTY DEED	4690	258	Q	I	ANDREU DARIEN E	DU BOSE DAWN PHILLIPS
1/30/2015	1/30/2015	\$0.00	MARRIAGE CERTIFICATE	3981	1984	U	I	ANDREU DARIEN ELIZABETH	NOLAN DAVID JOSEPH
3/5/2019	12/9/2010	\$0.00	DEATH CERTIFICATE	4690	256	U	I	KING JAMES (DECD)	ANDREU-KING DARIEN
	2/1/1991	\$0.00		885	747	U	I	KING JAMES R	KING JAMES R ET UX
	10/1/1989	\$61,000.00		835	1490	Q	I		
	10/1/1989	\$61,500.00		835	1490	Q	I		
	1/1/1980	\$18,500.00		462	679	U	I		

65 SANFORD STREET ADDITION PROPOSAL

ZONING
MAXIMUM LOT COVERAGE
MINIMUM LOT SIZE

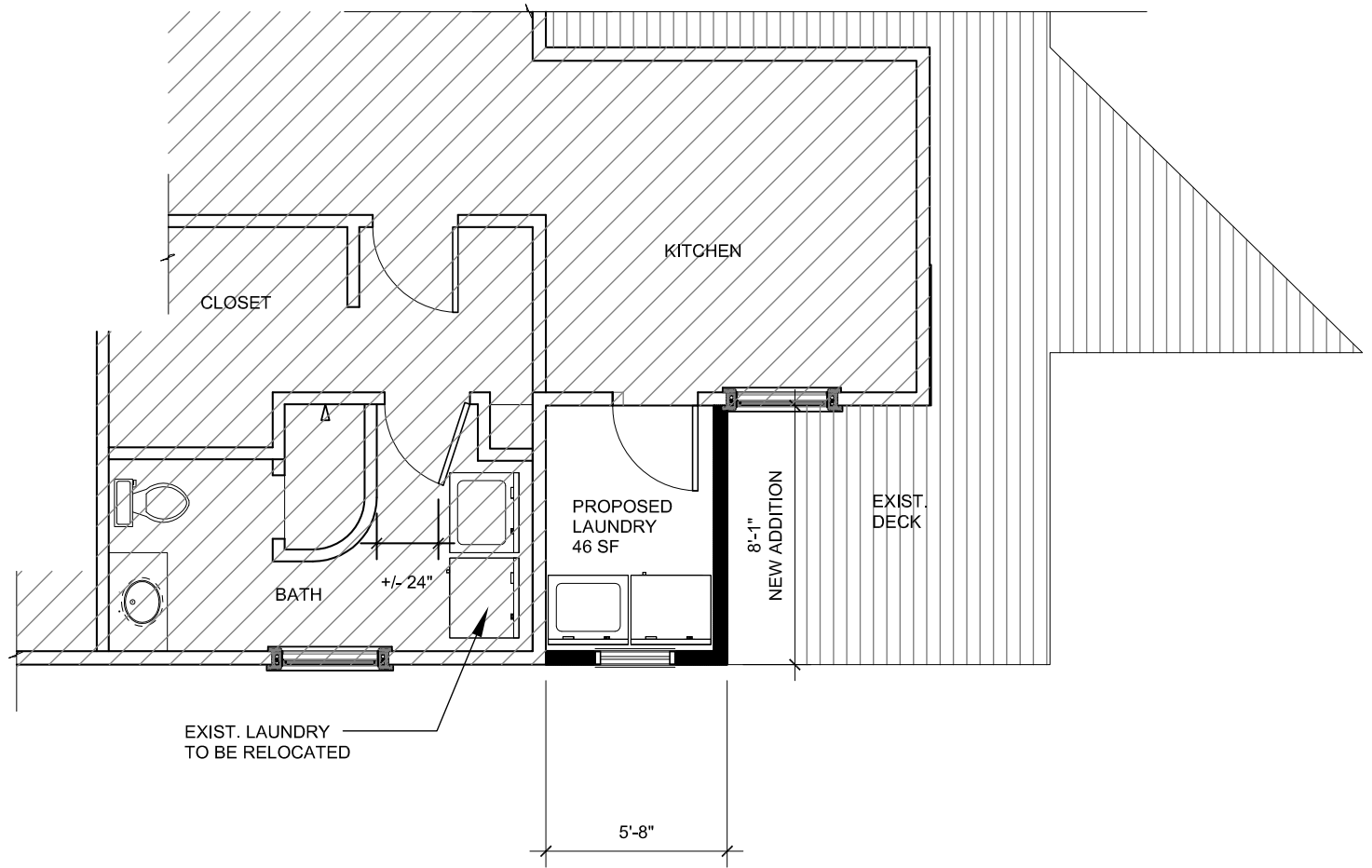
RS 2 (CONFORMING LOT)
30 %
5,450 SF (6,362 SF EXIST)



SQUARE FOOTAGE / LOT COVERAGE CALCULATIONS

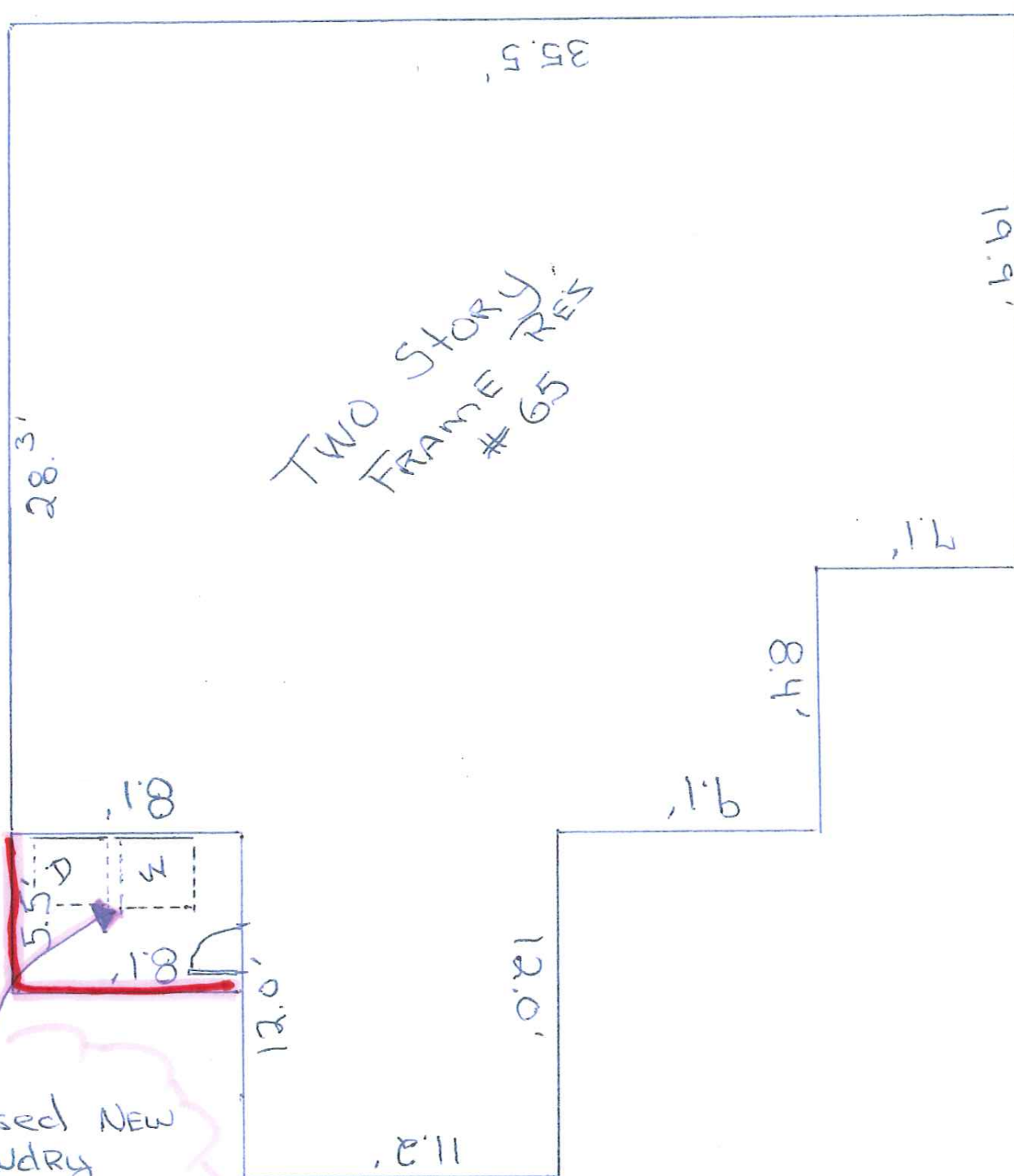
LOT SQUARE FOOTAGE	6,362 SF
EXISTING MAIN RESIDENCE	1,326 SF
EXISTING SHED 1	216 SF
EXISTING SHED 2	120 SF
TOTAL ORIGINAL COVERAGE	1662 SF = 26.1% LOT COVERAGE

PROPOSED NEW LAUNDRY ROOM	+46 SF
PROPOSED FOOTPRINT	1708 SF = 26.8 % LOT COVERAGE
INCREASE LOT COVERAGE	<1 % INCREASE



**PROPOSED
FLOOR PLAN**
1"=10'-0"
NORTH

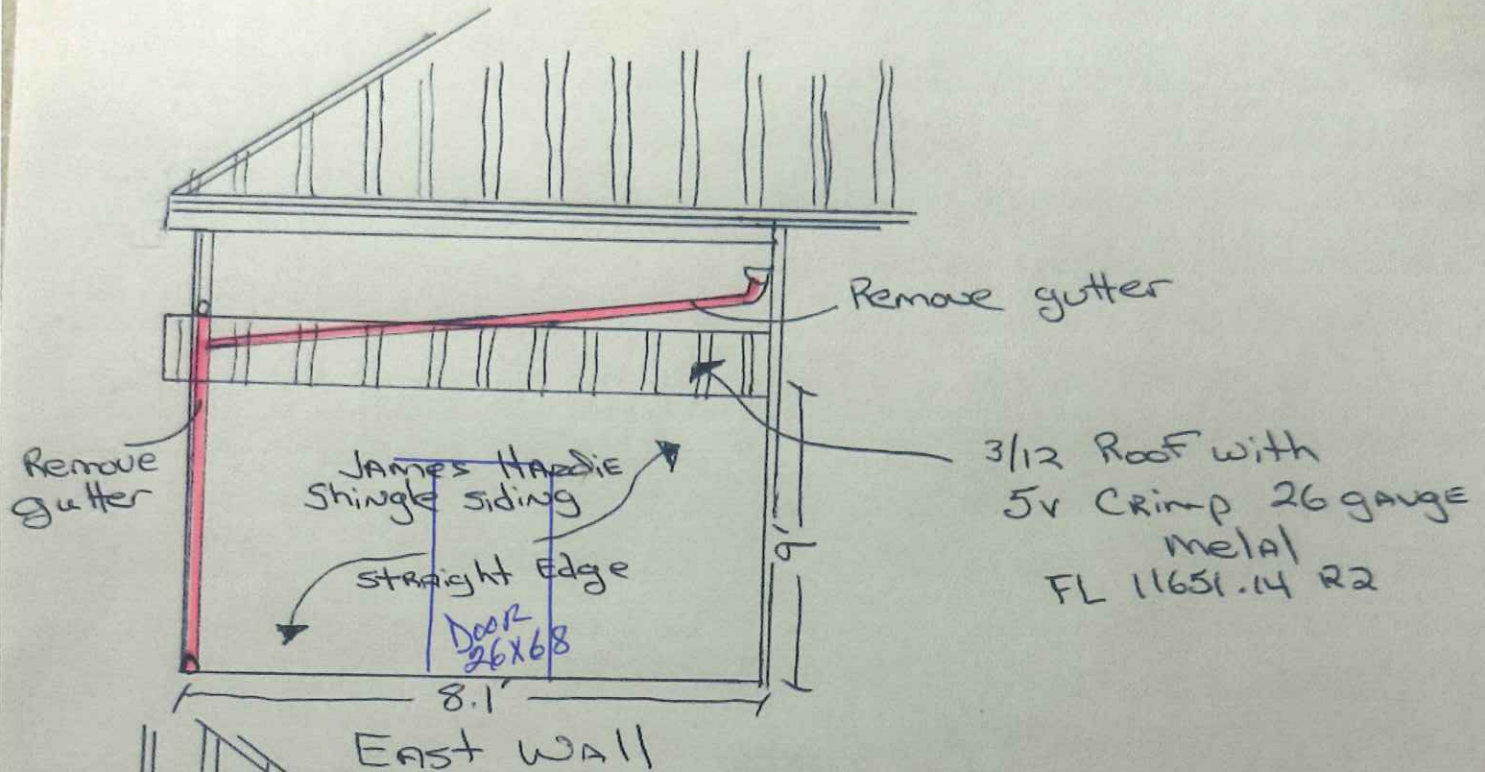
St. Augustine, FL



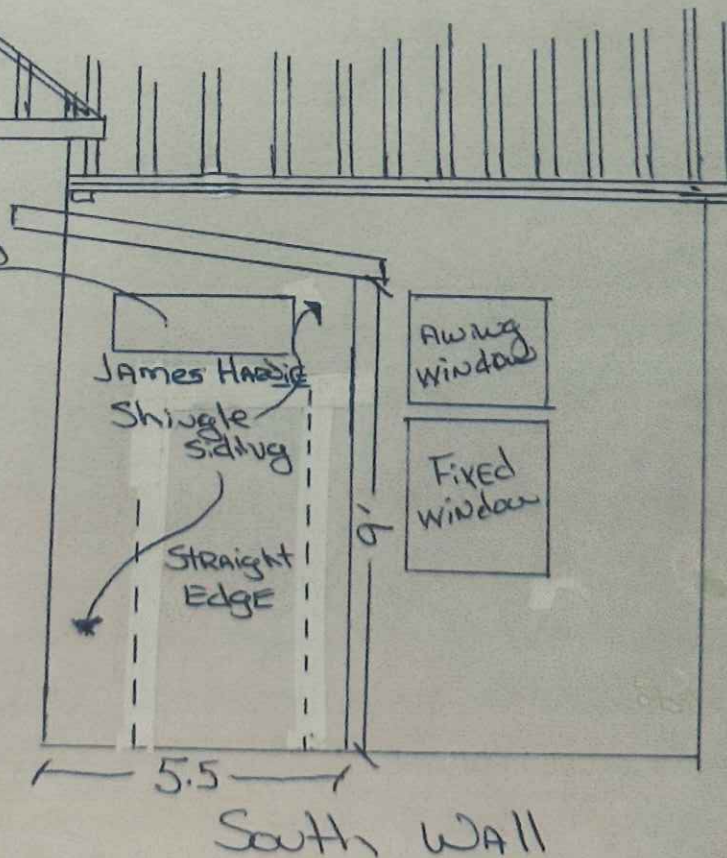
Proposed New
Laundry
Room
with 9' ceilings

RECEIVED
JAN 08 2024
Planning/Building Dept.

Dawn DuBose
65 Sanford St.
St. Augustine, FL 32084



CWS vinyl
Fixed window
12'x36"
FL 17354.1



RECEIVED

JAN 08 2024

Planning/Building Dept.

My name is Forest Powell, lifelong resident of Lincolnville and immediate neighbor to the north of the property in question - I'm writing in full support of Dawn DuBose and her motion before the board today to approve the variance for 65 Sanford Street.

Since Ms. DuBose moved in, she has continually improved the property and been an invaluable addition to the neighborhood -- I see no earthly reason to stand in her way now.

Please contact me if you have any questions or require further comment.

Forest Powell

63 Sanford Street

Saint Augustine, FL 32084-4824

904-417-8885

RECEIVED

JAN 08 2024

Planning and Zoning Dept.

Brian Thompson

61 Sanford Street • St. Augustine, FL 32084
(904) 347-1606 • brianthompson61@gmail.com

Dec. 21, 2023

To whom it may concern:

We are writing this letter in support of our neighbor Dawn Dubose's proposed addition of a laundry room at 65 Sanford Street. My wife, Nancy, and I live at 61 Sanford Street and have known Dawn for several years. She has made numerous improvements to her house since moving in and has been a wonderful neighbor. We do not believe that her plans will have any detrimental impact on the neighborhood, neighboring properties or the appearance of her house.

We understand she is requesting a variance in order to move forward with her addition and we support approval of this variance for her property.

Thank you, and please feel free to contact us if you have further questions or need additional information.

Sincerely,



Brian Thompson &
Nancy Thompson
61 Sanford Street

RECEIVED

JAN 08 2024

Planning/Building Dept.

Date: Dec 21, 2023 at 9:50:18 AM
To: dawndubose@aol.com
Cc: Steve Pearson slpearson6@gmail.com

To Whom it may Concern,

This letter confirms my acceptance of Dawn DuBose's variance request to add an approximate 8'x6' room off her kitchen, where there is an existing door to an existing deck, adding 2 walls (one on the south side and one on the east side).

Thank you,
Stephen Pearson
66 Sanford St
Saint Augustine, FL 32084

Sent from my iPhone

Sent from my iPhone

RECEIVED
JAN 05 2024
Planning/Permitting Dept.

From: **Brenda Baird** mibliz@yahoo.com
Subject: **Letter of approval - Bairds**
Date: **Jan 8, 2024 at 11:39:33 AM**
To: **dawndubose@aol.com**

To whom it may concern,

We are Dawn DuBose's neighbors, we are in favor of the extension of her kitchen.

Sincerely,

Karl and Brenda Baird
69 Sanford St

RECEIVED

JAN 08 2024

Planned Parenthood - Fort...

From: **April Miska** aprilmiska@yahoo.com
Subject: **Home Renovations**
Date: **Dec 22, 2023 at 4:08:16 PM**
To: **dawndubose@aol.com**

To Whom it may Concern,

We, the neighbors at 68 Sanford Street, have no objections to the improvements being made at 65 Sanford Street. Dawn Dubose has kept the property as one of the loveliest on the street and we appreciate her vision to keep making it better. Please let me know if you need any further information.

Thank you,
April Miska
904-679-2486

RECEIVED

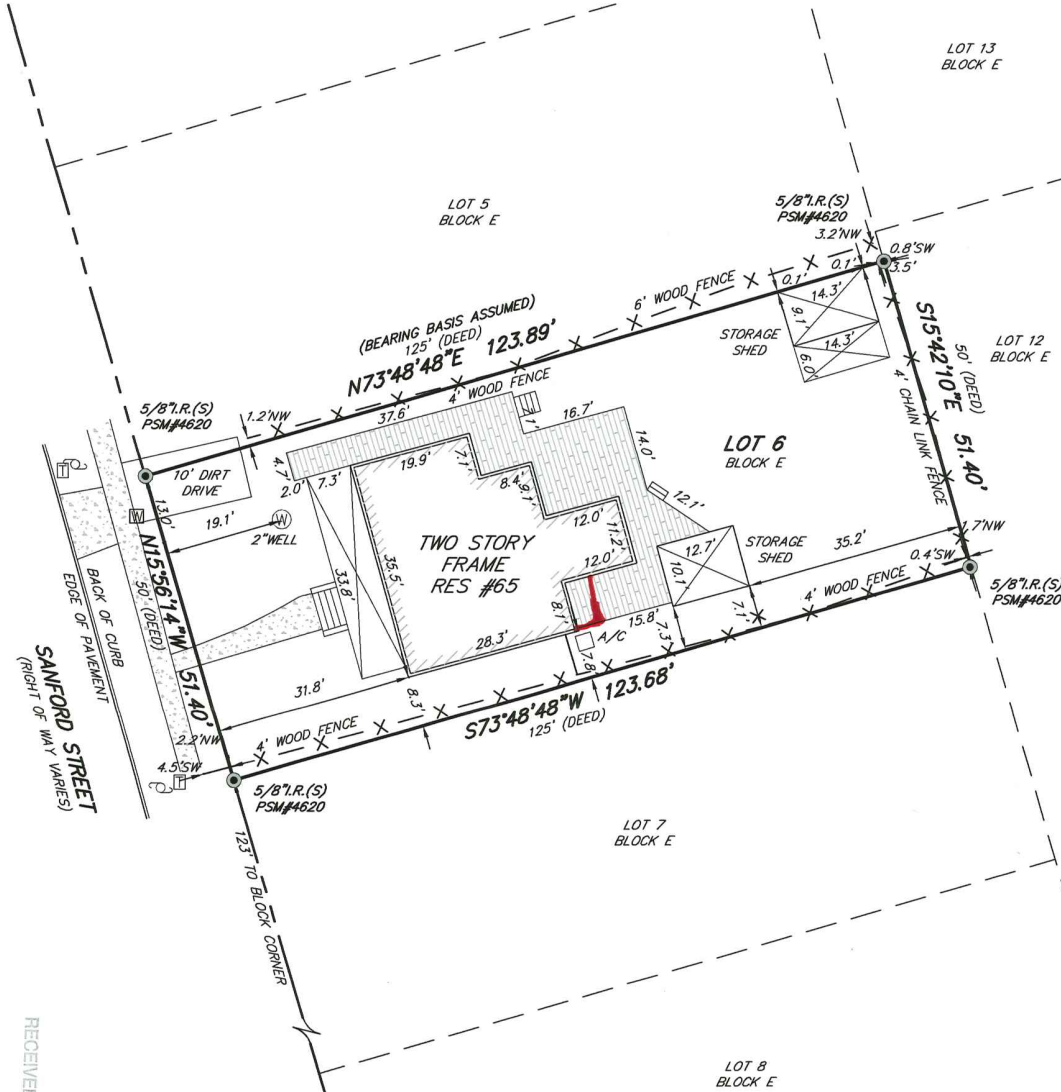
JAN 08 2024

Planning/Community Affairs

MAP SHOWING SURVEY OF

ON THE LYING AND BEING IN THE COUNTY ST. JOHNS AND STATE OF FLORIDA, DESCRIBED AS LOT NO.5, IN BLOCK NO.1 OF THE J.H. SLATER SUBDIVISION OF THE DUMAS HOMESTEAD, IN THE CITY OF ST. AUGUSTINE, FLORIDA, AS PER PLAT OF SAME FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA, ON THE 5TH DAY OF APRIL, 1895, SAID LOT HAVING A FRONTAGE OF 50 FEET ON THE EAST LINE OF SANFORD STREET AND DEPTH OF 125 FEET, AND IS THE SAME LOT AS LOT NO.6 OF BLOCK E OF THE DUMAS TRACT, AS PER OFFICIAL MAP OF ST. AUGUSTINE, FLORIDA, DATED JANUARY 1ST, 1905, AND NOW ON FILE IN THE COUNTY CLERKS OFFICE, ST. JOHNS COUNTY, FLORIDA.

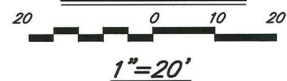
CERTIFIED TO:
DAWN PHILLIPS DUBOSE
PARADISE TITLE OF ST. AUGUSTINE, LLC
CHICAGO TITLE INSURANCE COMPANY



RECEIVED
JAN 08 2024
Planning & Mapping Dept.

AREA = 0.15 ± ACRES
OR 6,363 ± sq. ft.

GRAPHIC SCALE



LEGEND

A/C	AIR CONDITIONER PAD	RES.	RESIDENCE
ID.	IDENTIFICATION	C	CENTERLINE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	+	DENOTES NOT TO SCALE
sq. ft.	SQUARE FEET	W	WATER METER
I.P.(F)	IRON PIPE FOUND	+	EXPOSED CONCRETE
I.R.(F)	IRON ROD FOUND	+	COVERED AREA
I.R.(S)	5/8" IRON ROD SET (PSM #4620)	W	WELL
CP	WOOD POWER POLE	+	TELEPHONE RISER

GENERAL NOTES:

- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor, nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deeds or plot measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.

- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No: 125145-0314/J effective date 12/07/2018, the property described hereon appears to lie in Zone X5.
- Basis of bearing structure: BEARING BASIS ASSUMED

- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE	T.B./PAGE	CHK. BY	DWG. BY
19-0244	03/05/2019	1"= 20'	740/67	N.H.F.	R.J.B.

TYPE: BOUNDARY

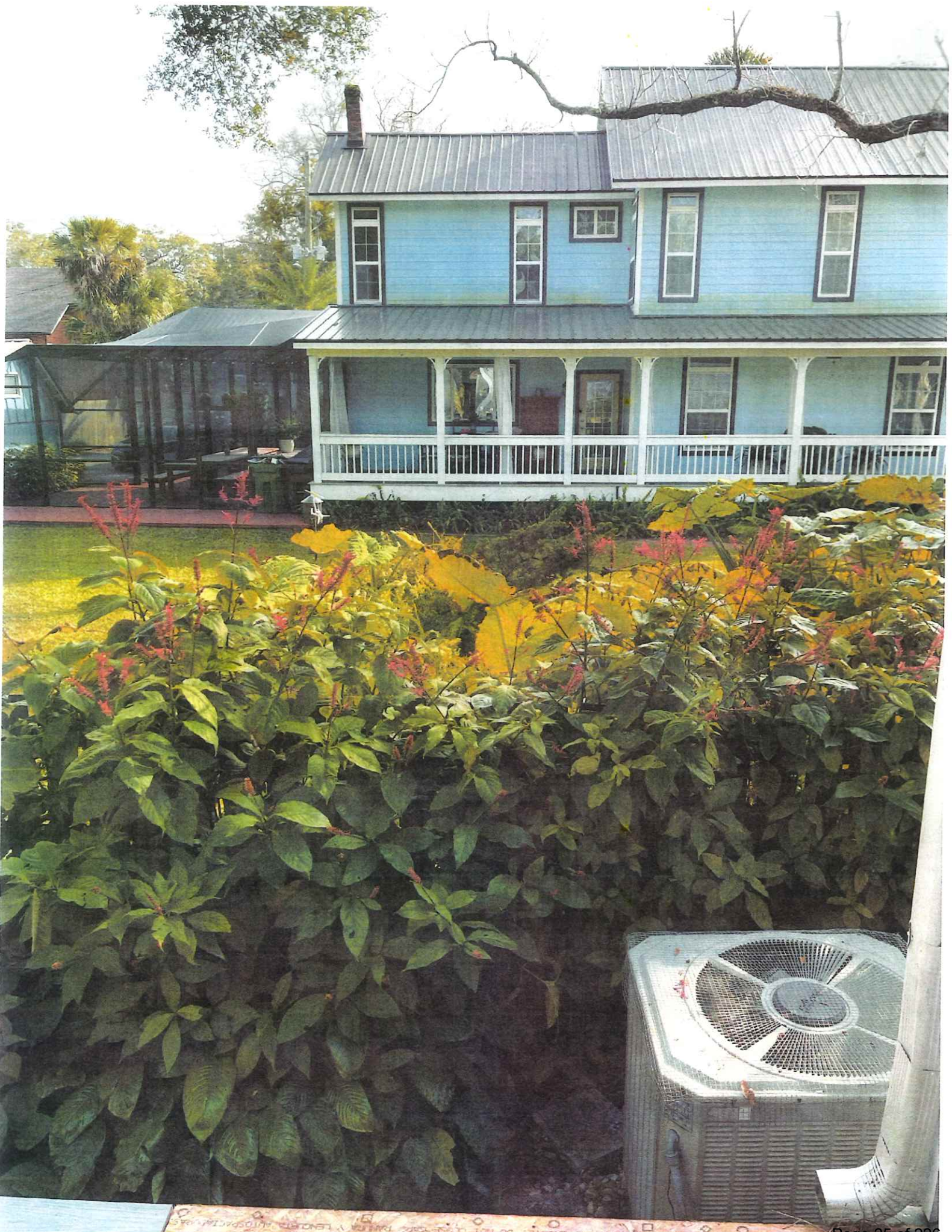
© COPYRIGHT 2019, ALL RIGHTS RESERVED.

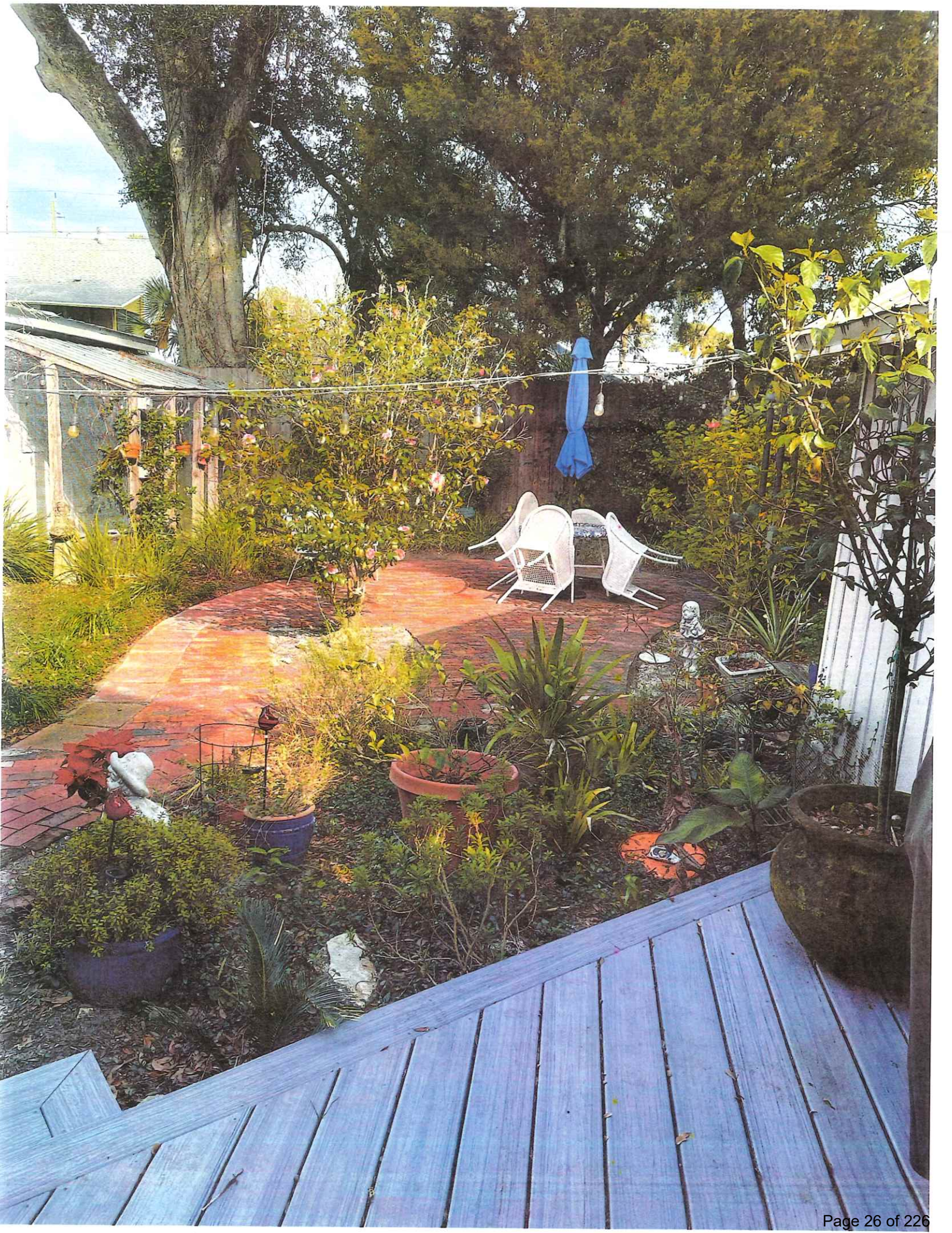
NICHOLAS H. FRANKLIN
5170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

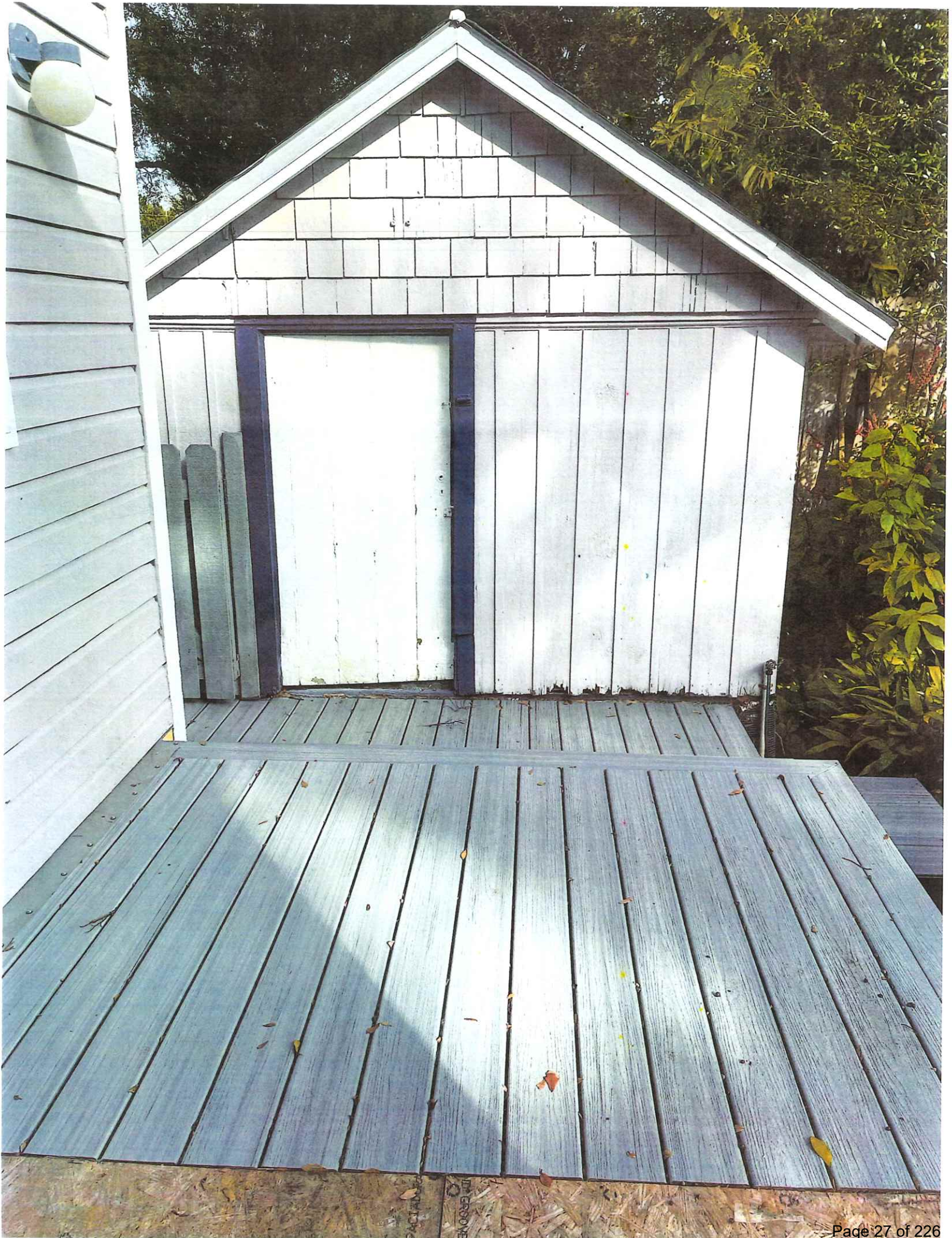
Not valid without the signature and the original released seal of a Florida licensed surveyor and mapmaker. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES











RECEIVED
JAN 08 2024



JAN 08 2024



RECEIVED

JAN 08 2024



JAN 08 2024





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 6, 2024	5.b.	PZB2024-0004
Request	Address	Parcel ID
Variance	472 Arricola Avenue	221780-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	0199 – Single Family HX Demo Rebuilding per 193.155
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential, Single-Family-Two: RS-2
Acreage:	0.15
Applicant & Owner:	Erica Tangren

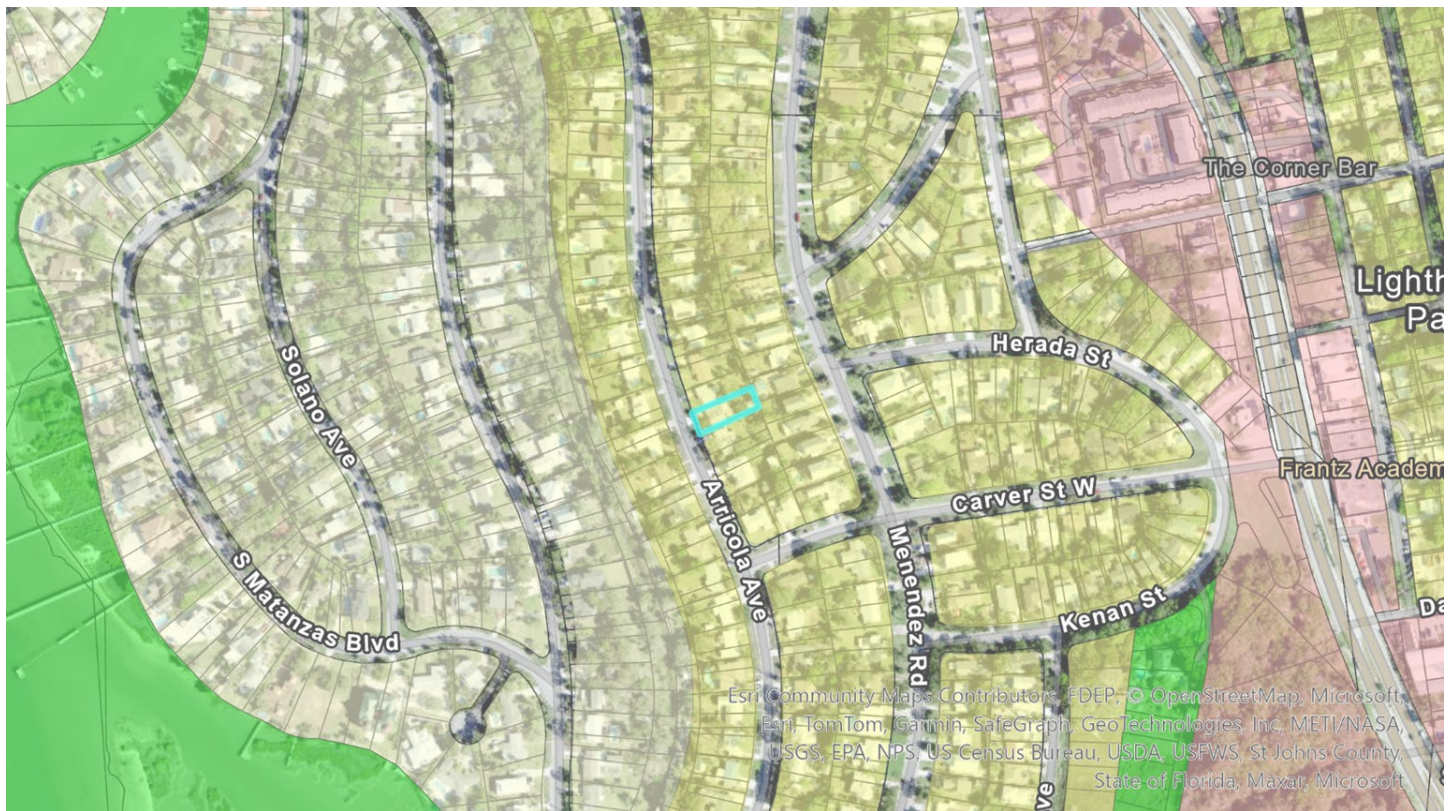


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

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

Request Summary

This is a [variance](#) request to reduce the required side [yard](#) setback requirement of the RS-2 zoning designation which would allow for the construction of new front and rear porches to the proposed structure at 472 Arricola Avenue. The existing home at this property was originally constructed in 1960, fifteen (15) years prior to the adoption of the City’s current zoning ordinance and is located approximately three (3) feet from the side property line. The proposed front and rear porches are located outside of the [existing non-conforming footprint](#) and within the required [five \(5\) foot side yard](#). The applicant has stated in their application that the reason for not complying with the required five-foot side yard requirement is due to the desire of adding amenities, new porches, which enhance the “functionality of the design.”

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation	Policy 8.2.3	N/A
Conservation and Coastal Management		N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing	Goal 1 Goal 3 Objective 5.1.6	N/A
Infrastructure		N/A

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

All new construction and site development on properties with a RS-2 zoning designation shall meet the [requirements of that section](#) of the City's Code of Ordinances.

It is stated [in Chapter 28 of the City of St. Augustine Code of Ordinances](#) that a building which has been damaged by any means may be repaired or reconstructed and used as before the time of damage, provided that such repair or reconstruction is substantially completed within twelve (12) months of the date of such damage.

This provision only allows for the reconstruction of the home at 472 Arricola Avenue on the existing footprint, it does not exempt new construction from meeting the requirements of the City's land development regulations. This is the explanation of why a variance application has been made at 472 Arricola Avenue for the front and rear porches and not the rest of the structure.

The Planning and Zoning Board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted. No variance shall be granted [unless the applicant shall show and the board shall find that](#):

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

The lot was platted, and then developed, prior to the adoption of the City's contemporary zoning ordinance; the resulting non-conforming lot and non-conforming side yard setback are the disadvantages present at 472 Arricola Avenue. The addition of the new front and rear porches may qualify as reasonable uses which should not be hindered by requiring an additional two and a half (2 ½) feet to meet the minimum side yard requirement. The owner did not create either of the conditions which prove to be disadvantages.

Policy 5.2.1 of the Future Land Use Element is in reference to mixed-use development, however, the addition of porches will contribute to not only pedestrian-friendly street design, but also neighborhood character within the vicinity. Granting of this variance will not be contrary to the public interest and will be in harmony with the spirit, intent and purpose of this section.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board can **APPROVE** the variance request to reduce the side yard setback requirement for this non-conforming RS-2 lot of five (5) feet to two (2) feet six (6) inches at 472 Arricola Avenue / PID 221780-0000.

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

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



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$350 (plus advertising costs) Project Number: _____
Receipt Number: 2795584 Meeting Date: 2/6/24
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: ERICA TANGREN Contact Number: (904) 910-3600
Business (if applicable): _____
Address: 472 Arricola Avenue City: Saint Augustine State: FL Zip: 32080
E-Mail Address: Vahalla81@gmail.com

2. NAME OF PROPERTY OWNER: Erica Tangren Contact Number: (612) 499-0404
Business (if applicable): _____
Address: 472 Arricola Avenue City: Saint Augustine State: FL Zip: 32080
E-Mail Address: Vahalla81@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 36 Block: 48
Subdivision: Davis Shores/Ocean View Parcel Number: 2217800000

4. PROJECT STREET ADDRESS: 472 Arricola Avenue

5. SPECIFIC PROPOSED USE: Residence

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

7. DESCRIPTION OF ACTION REQUESTED: An allowance for the front and rear porches to align with the location of the existing footprint of the home, along the east side of the property, as shown in the proposed design.

8. JUSTIFICATION FOR ACTION REQUESTED: We did not increase the footprint of the existing home so that we could raise the home out of the flood zone in its current location; to keep within the owner's budget. The proposed design is small but functional. Unfortunately, we can not reduce the porches without compromised the functionality of the design. If we reduce the porches to the current setback the circulation no longer functions at the rear of the house. Also, the porch reductions would require entirely new floor plans and all new engineering.

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: The existing home
is within a major flood zone.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: The existing residence is prone to flooding during king tides and major storms.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The existing home was built too low for current flood conditions.

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: The proposed building stays within the existing foot print and it's scale and design are similar to the surrounding neighborhood.

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Ema C. Panguen
Signature of Applicant

1/8/24
Date

Ema C. Panguen
Signature of Property Owner

1/8/24
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.

✓ Erica C Tangren
Print name of applicant

✓ Erica C Tangren
Signature of applicant

✓ 1/8/24
Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 472 Arricola Ave. St. Augustine FL 32080

Applicant's Name: Erica C. Tangren Applicant's Signature: Erica C. Tangren

Owner's Name: Erica C. Tangren Owner's Signature: Erica C. Tangren

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID

Location Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

2217800000

472 ARRICOLA AVE
SAINT AUGUSTINE 32080-0000

Davis Shores South (590)

3-100 DAVIS SHORES LOT 29 BLK 52 OR5285/681
**The Description above is not to be used on legal documents.*

Single Family HX Demo Rebuilding per 193.155 (0199)

Davis Shores Ocean View Section

20-7-30

City of St Augustine (District 452)

18.872

0.150

Y



Owner Information

Owner Name

Mailing Address

Tangren Erica 100%

472 ARRICOLA AVE
SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$1,080
Total Land Value	\$176,400
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$177,480
Total Deferred	\$33,335
Assessed Value	\$144,145
Total Exemptions	\$50,000
Taxable Value	\$94,145

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$1,134	\$176,400	\$0	\$0	\$177,534	\$139,947	\$87,587	\$89,947
2022	\$124,406	\$396	\$135,475	\$0	\$0	\$260,277	\$260,277	\$50,000	\$210,277
2021	\$82,492	\$414	\$100,800	\$0	\$0	\$183,706	\$180,462	\$3,244	\$180,462
2020	\$72,904	\$432	\$90,720	\$0	\$0	\$164,056	\$164,056	\$0	\$164,056
2019	\$65,020	\$428	\$90,720	\$0	\$0	\$156,168	\$156,168	\$0	\$156,168
2018	\$65,935	\$445	\$90,720	\$0	\$0	\$157,100	\$157,100	\$0	\$157,100
2017	\$51,849	\$1,133	\$81,900	\$0	\$0	\$134,882	\$129,884	\$4,998	\$129,884
2016	\$54,907	\$1,150	\$81,900	\$0	\$0	\$137,957	\$131,123	\$6,834	\$131,123
2015	\$56,738	\$1,167	\$63,000	\$0	\$0	\$120,905	\$119,203	\$1,702	\$119,203
2014	\$54,262	\$1,184	\$52,920	\$0	\$0	\$108,366	\$108,366	\$0	\$108,366
2013	\$49,314	\$1,335	\$42,840	\$0	\$0	\$93,489	\$93,489	\$0	\$93,489

Building Information

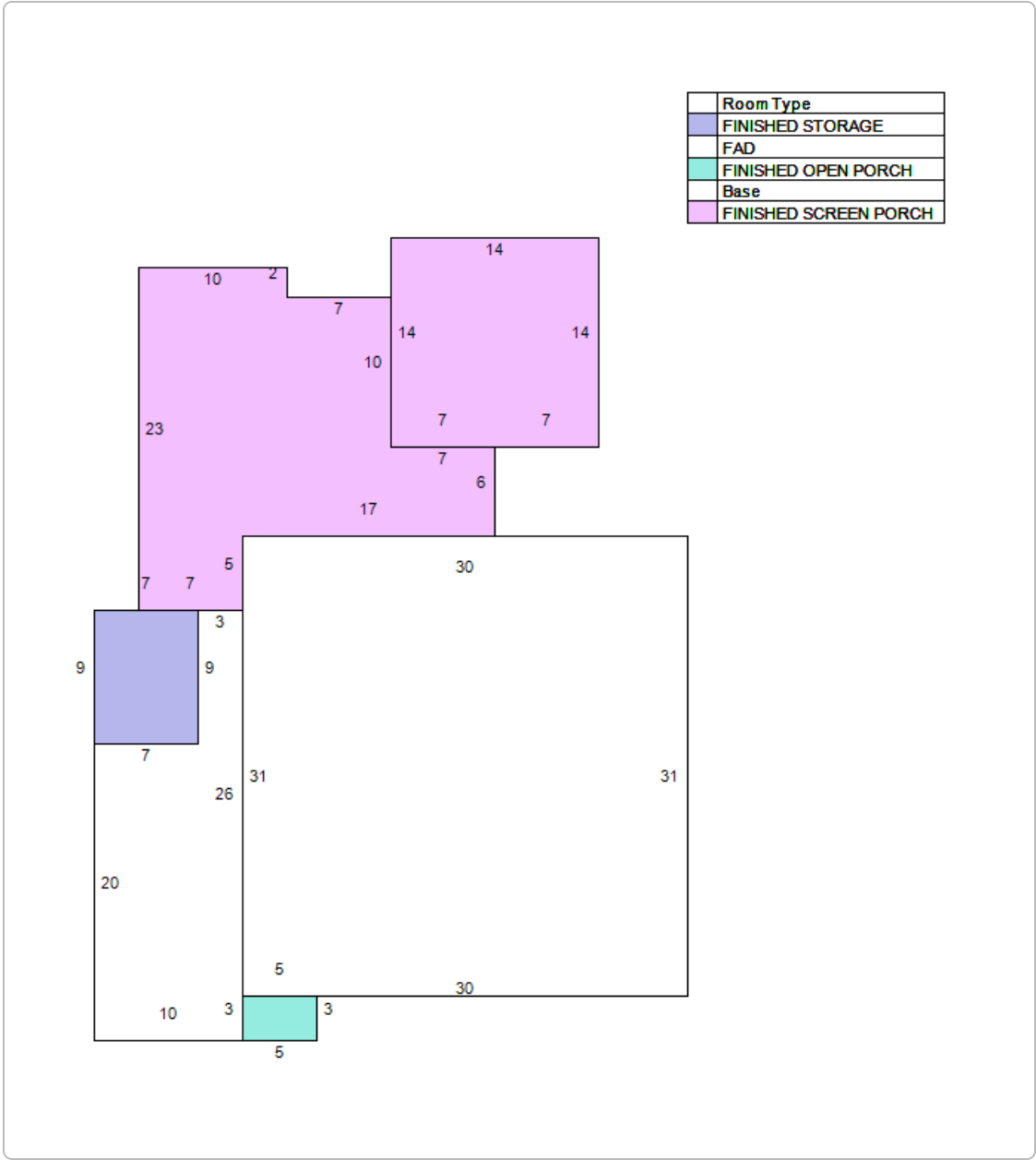
Building	1
Building Value	\$0
Year Built	1960
Actual Area	1800
Conditioned Area	1157
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Block, Wood

Roof Cover	Composite Shingle, Roll Composite
Roof Structure	Flat, Gable Hip
Interior Flooring	Terrazzo
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	2
Baths	1

Description	Square Footage
FINISHED SCREEN PORCH	369
FINISHED SCREEN PORCH	196
BASE AREA	930
FINISHED OPEN PORCH	15
ADDITION	227
FINISHED STORAGE/UTILITY	63

Description	Square Footage
Total SqFt	1800

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		1080

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family HX Demo Rebuilding per 193.155	48	140	48	EF	\$176,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/7/2021	6/7/2021	\$290,000.00	WARRANTY DEED	5285	681	Q	I	KELTNER CHRISTOPHER	TANGREN ERICA
6/23/2016	6/21/2016	\$100.00	WARRANTY DEED	4211	1662	U	I	KELTNER R MAX	KELTNER CHRISTOPHER J
3/12/2013	3/8/2013	\$106,000.00	WARRANTY DEED	3698	1357	Q	I	BROUSSARD HERMAN J ETAL	KELTNER R MAX & KELTNER CHRISTOPHER J
	10/15/1993	\$0.00	WARRANTY DEED	1016	1084	U	I	BROUSSARD HERMAN J,PATRICIA	BROUSSARD HERMAN J

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 1/18/2024, 2:11:22 AM](#)

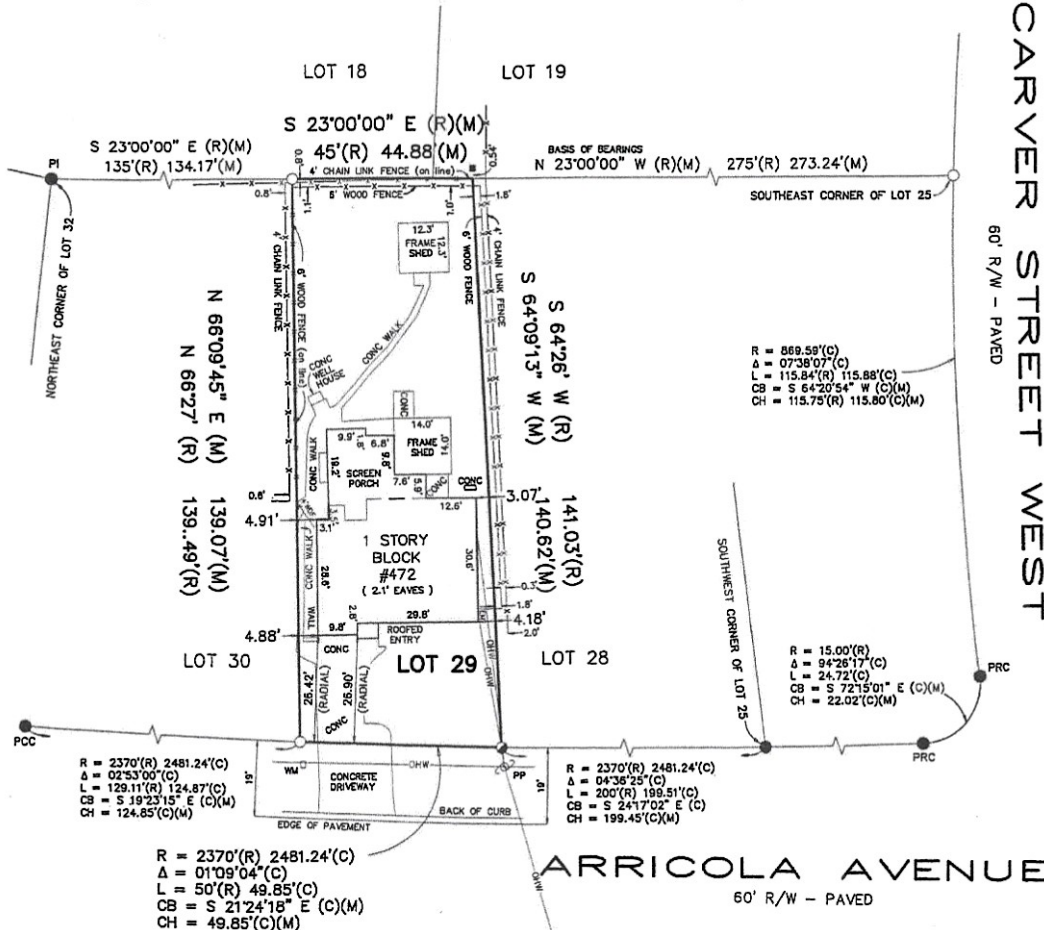
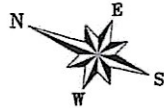
Contact Us

Developed by



MAP OF SURVEY

LOT 29, BLOCK 52, DAVIS SHORES SUBDIVISION AS RECORDED IN MAP BOOK 3,
PAGE 100, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



LEGEND

- R/W = RIGHT OF WAY
- LB = LICENSED BUSINESS
- CONC = CONCRETE
- (R) = RECORD
- (M) = MEASURED
- (C) = CALCULATED
- (A) = CENTRAL ANGLE
- (R) = RADIUS
- (L) = ARC LENGTH
- (C) = CHORD LENGTH
- (B) = CHORD BEARING
- (P) = POINT OF CURVATURE
- (T) = POINT OF TANGENCY
- (O) = OVERHEAD WIRE
- (W) = WATER METER
- (F) = FENCE
- (E) = ELECTRIC METER
- (C) = POINT OF COMPOUND CURVE
- (R) = POINT OF REVERSE CURVE
- (I) = POINT OF INTERSECTION
- (1/2") = FOUND 1/2" IRON PIPE - NO IDENTIFICATION
- (3/4") = FOUND 3/4" IRON PIPE - NO IDENTIFICATION
- (4") = FOUND 4" SQUARE CONCRETE MONUMENT - NO IDENTIFICATION
- (1") = FOUND 1" IRON PIPE - NO IDENTIFICATION

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (ELEVATION 9 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0318-H, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, FLORIDA AS REVISED 09/02/04. <http://www.gis.boccc.co.st-johns.fl.us/imap/basemap/>

THE BASIS OF BEARING AS SHOWN HEREON IS THE EAST PROPERTY LINE OF LOT 29, BLOCK 52, DAVIS SHORES HAVING AN ASSUMED BEARING OF N 23°00'00" W

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: KETNER; PARADISE TITLE.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

REVISIONS

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 02/26/2013
FIELD BOOK/PAGE(S): 320/27-29, 34-36
DRAWING SCALE: 1" = 30'
JOB NUMBER: 13-154

ANCIENT CITY SURVEYING
1B#7111

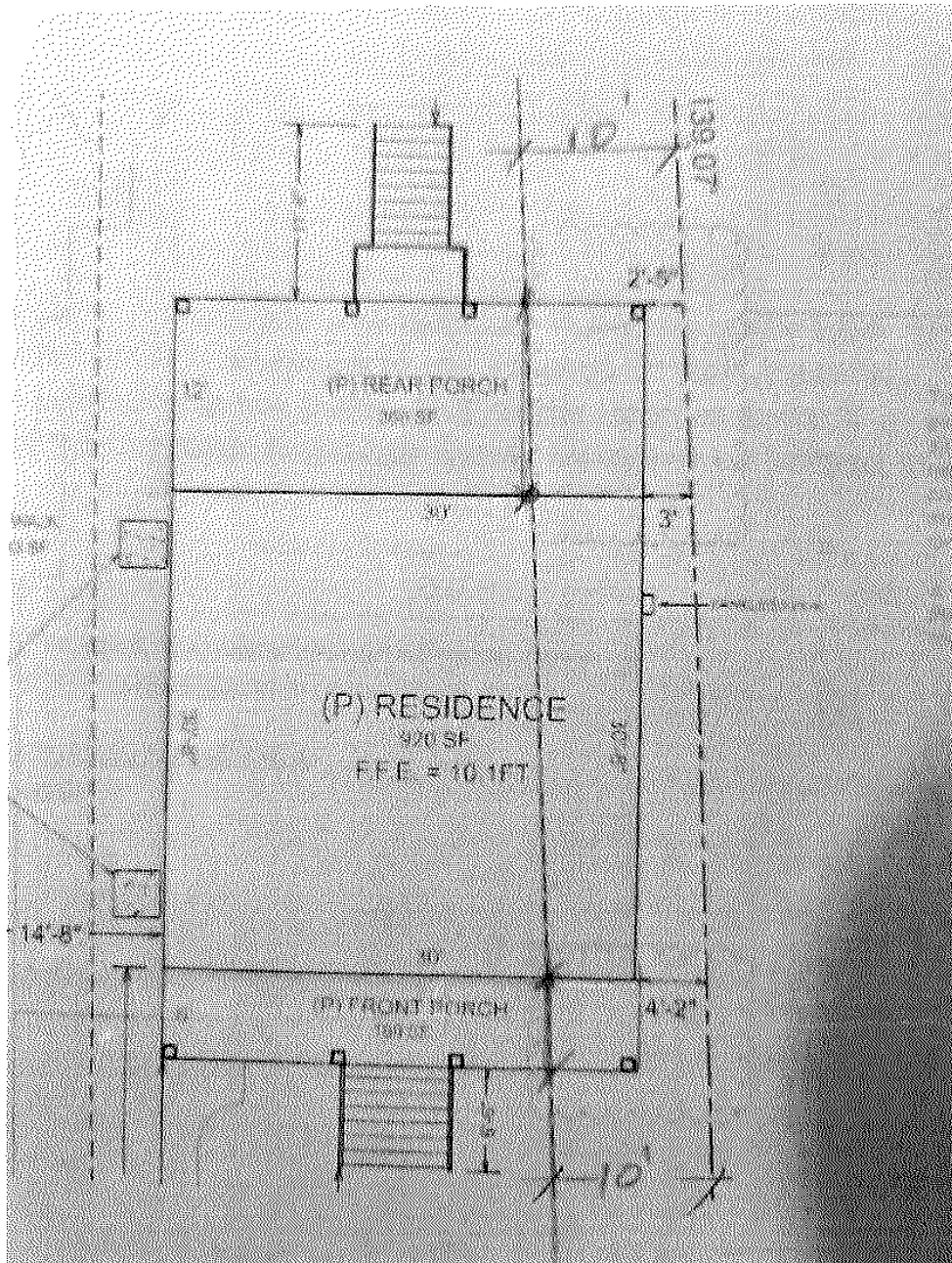
ACS
SURVEYORS • ENGINEERS
LAND PLANNERS



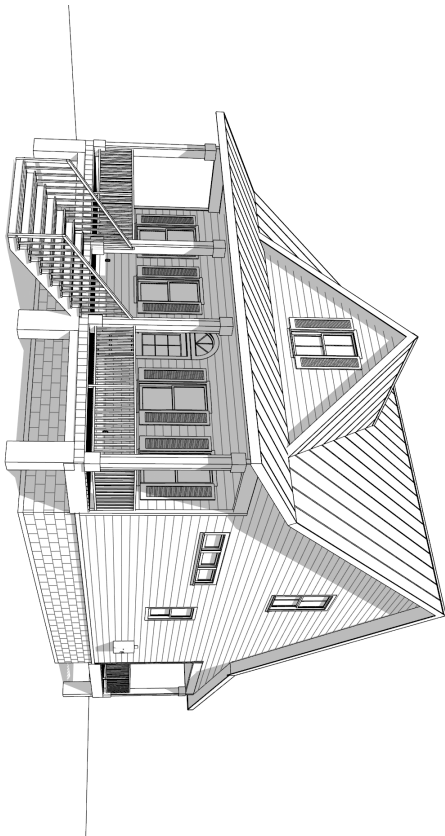
MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL
DATE SIGNED: 03/07/13

02/26/2013 11:58AM E:\Projects\2013\13-154\Map\13-154.DWG



Location of proposed porches and location of 10 ft setback



CONSTRUCTION PLANS
FOR
RESIDENTIAL REMODEL & ADDITION
LOCATED AT
472 ARRICOLA AVE.
SAINT AUGUSTINE, FL

Approved
These plans have been examined and found to be in accordance with the
Florida Building Code, Residential, and the Florida Electrical Code, and
the Florida Mechanical Code, as applicable, and the rules and regulations of the
Florida Building Code, Chapter 6, Part 1, and the Florida Electrical Code, Chapter 9, Part 1,
R. Bulley, Consulting CEO, CFM, 11/15/2023

These plans have been examined and found to be in accordance with the
Florida Building Code, Residential, and the Florida Electrical Code, and
the Florida Mechanical Code, as applicable, and the rules and regulations of the
Florida Building Code, Chapter 6, Part 1, and the Florida Electrical Code, Chapter 9, Part 1,
R. Bulley, Consulting CEO, CFM, 11/15/2023

GENERAL NOTES:

1. IT IS THE INTENT THAT THIS WORK BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE 2020, THE FLORIDA ELECTRICAL CODE, THE FLORIDA MECHANICAL CODE, AND ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020, THE FLORIDA ELECTRICAL CODE, THE FLORIDA MECHANICAL CODE, AND ALL APPLICABLE CODES AND REGULATIONS.
4. ALL DETAILS AND SECTIONS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
5. CONTRACTOR SHALL INCORPORATE ALL NECESSARY LOCAL STATE/FEDERAL BUILDING, FIRE, AND HANDICAP CODES INTO THE DESIGN AND BASE DESIGN.
6. PROJECT SHALL BE SUBJECT TO ANNUAL CLEAN CONDITION WITH ALL TRASH AND DEBRIS REMOVED FROM SITE. ALL FINISHING AND CLASS CLEAN, ALL FLOORS CLEAN, ALL HORIZONTAL SURFACES DUSTED AND CLEANED, AND ALL PLUMBING AND TOILET FIXTURES CLEAN AND IN GOOD WORKING ORDER. CONTRACTOR SHALL HAVE ALL FEES AND TAXES. CONTRACTOR SHALL GUARANTEE ALL MATERIALS & WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM THE DATE OF ACCEPTANCE. CONNECTION OF ANY DEFECTS SHALL BE COMPLETED BY CONTRACTOR TO OBTAIN ALL FEES, PAY ALL FEES, AND TAXES. CONTRACTOR SHALL GUARANTEE ALL MATERIALS & WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM THE DATE OF ACCEPTANCE. CONNECTION OF ANY DEFECTS SHALL BE COMPLETED BY CONTRACTOR TO OBTAIN ALL FEES, PAY ALL FEES, AND TAXES.
7. CONTRACTOR SHALL GUARANTEE ALL MATERIALS & WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM THE DATE OF ACCEPTANCE. CONNECTION OF ANY DEFECTS SHALL BE COMPLETED BY CONTRACTOR TO OBTAIN ALL FEES, PAY ALL FEES, AND TAXES.
8. DIMENSIONS INDICATED ON THE DRAWINGS IN REFERENCE TO EXISTING CONDITIONS ARE THE BEST AVAILABLE DATE OF MEASUREMENT, BUT ARE NOT GUARANTEED BEFORE PROCEEDING WITH ANY WORK. DEFECTS ON THE DRAWING INVOLVED, THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS, GRADES, LINES, LEVELS, OR OTHER CONDITIONS OF LIMITATIONS AT THE SITE TO AVOID CONSTRUCTION ERRORS. IF ANY WORK IS PERFORMED BY THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS FROM THE DATE OF ACCEPTANCE OF APPLICABLE DATA, AT THE END OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEFECTS OR CONDITIONS OF LIMITATIONS. SHALL BE RESPONSIBLE BY THE CONTRACTOR WITHOUT REIMBURSEMENT OR COMPENSATION BY THE OWNER.
9. A DESIGNATED LOCATION FOR STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT SHALL BE DETERMINED BY THE OWNER AND IDENTIFIED AT THE PRE-CONSTRUCTION MEETING.
10. CONTRACTOR PERSONNEL ARE CONFINED TO AREAS OF BUILDING NECESSARY FOR COMPLETION OF WORK. FREE ACCESS TO ALL PARTS OF THE BUILDING IS TO BE MAINTAINED FOR ACCESS TO THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING DELIVERY, RECEIVING, UNLOADING, SORTING, SETTING IN PLACE, AND PROTECTING FROM DAMAGE ALL NEW EQUIPMENT FURNISHED BY THE CONTRACTOR. THIS SHALL ALSO APPLY TO ITEMS FURNISHED BY THE OWNER TO THE CONTRACTOR.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING DELIVERY, RECEIVING, UNLOADING, SORTING, SETTING IN PLACE, AND PROTECTING FROM DAMAGE ALL NEW EQUIPMENT FURNISHED BY THE CONTRACTOR. THIS SHALL ALSO APPLY TO ITEMS FURNISHED BY THE OWNER TO THE CONTRACTOR.
12. TERMINATE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMINATE PROTECTORS, INCLUDING SOIL APPLIED PROTECTORS, BATING SYSTEMS, AND PROTECTORS APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMINATE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO PROTECT THE BUILDING FROM DAMAGE. TERMINATE PROTECTORS SHALL BE APPLIED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
13. TERMINATE PROTECTION TO BE DONE AFTER EXCAVATION, BACKFILLING, AND COMPACTION IS COMPLETE. ANY DISTURBED SOIL TREATMENT MUST BE DONE WITHIN 14 DAYS OF THE EXCAVATION, BACKFILLING, AND COMPACTION IS COMPLETE.
14. TREATMENT SHALL BE PROTECTED FROM RAINFALL BY 6 MIL. MAJOR BARRIER. IF RAINFALL OCCURS BEFORE BARRIER PLACEMENT, SOIL MUST BE RE-TREATED.
15. PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB ON-GRADE FLOORS SHALL BE NON-CELLULOSE CONTAINING MATERIALS AND RECEIVE AN APPLICATION OF TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, THE FLORIDA ELECTRICAL CODE, THE FLORIDA MECHANICAL CODE, AND ALL APPLICABLE CODES AND REGULATIONS.
2. ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE 2020.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE AND FAULT CIRCUIT INTERRUPTERS IN LIVING, DINING, HALLWAYS, AND BEDROOMS PER 2020 FBC, R902.12.
4. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL COMPLY WITH THE MINIMUM REQUIREMENTS PER FBC ENERGY CONSERVATION R904.

MECHANICAL NOTES:

1. ALL DUCT SYSTEMS SHALL BE IN ACCORDANCE WITH ACCA MANUAL "D". PROVIDE DUCT TESTING IN ACCORDANCE WITH ASHRAE STANDARD 92.
2. DUCT LAYOUT AND ALL OTHER MECHANICAL COMPONENTS ARE SHOWN ON THE APPROVED DUCT LAYOUT PLAN INCLUDED IN THE ENERGY CALCULATION PACKAGE PERFORMED BY OTHERS.
3. ALL DUCTS & AIR HANDLERS NOT LOCATED IN CONDITIONED SPACE SHALL BE TESTED TO BE LEAK FREE.
4. DUCTS IN GARAGE AND DRIVES PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE INSTALLED ACCORDING TO FBC R902.5.2.
5. ALL INSULATION SPECIFICATIONS ARE INCLUDED IN THE ENERGY CALCULATION PACKAGE PERFORMED BY OTHERS. IF ANY INSTALLED INSULATION MATERIALS DO NOT MEET THE ENERGY FORMS, NEW CALCULATIONS SHALL BE PERFORMED ON THE ORIGINAL APPROVED INSULATIONS SHALL BE INSTALLED.

PLUMBING NOTES:

1. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE.
2. ALL EXCAVATION & BACK FILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THE PROCESS OF CONSTRUCTION.
3. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
4. VERIFY LOCATION, SIZE, TURNS, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES. ANY COSTS RESULTING FROM EXCAVATION AND BACKFILL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. WATER PIPING TO BE PEX, PVC, OR COPPER. ADVISE ENGINEER OF ANY DISCREPANCIES.
6. SOIL, WASTE & VENT PIPING TO BE PEX, PVC, AND DRAIN.
7. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STORES.
8. INSULATE HOT WATER LINES WITH MINIMUM 1" THICK SOIL ON INSULATION FIBER. 8 FEET FROM WATER HEATER TO FIRST FLOOR. INSULATE COLD WATER LINES WITH MINIMUM 1" THICK SOIL ON INSULATION FIBER. 8 FEET FROM WATER HEATER TO FIRST FLOOR. INSULATE COLD WATER LINES WITH MINIMUM 1" THICK SOIL ON INSULATION FIBER. 8 FEET FROM WATER HEATER TO FIRST FLOOR.
9. INSULATE HOT WATER LINES WITH MINIMUM 1" THICK SOIL ON INSULATION FIBER. 8 FEET FROM WATER HEATER TO FIRST FLOOR.
10. INSULATE COLD WATER LINES WITH MINIMUM 1" THICK SOIL ON INSULATION FIBER. 8 FEET FROM WATER HEATER TO FIRST FLOOR.
11. INSULATE WITH 1/2" THICK R-MAK-EX INSULATION.

All construction shall comply with codes including the use of perimeter drains during construction, sill protection of storm drains, waterways, unprotected slopes, and all stormwater systems.

Label	Title	Plan Sheets
A-1	GENERAL NOTES	
A-2	(P) SITE PLAN	
A-3	EXISTING & DEMO PLAN	
A-4	(P) FLOOR PLANS	
A-5	(P) ELEVATIONS	
A-6	(P) ELECTRICAL & ROOF PLAN	
A-7	FLASHING DETAILS	
B-1	STRUCTURAL NOTES & TABLES	
B-2	FOUNDATION PLAN & WALL SECTIONS	
B-3	DETAILS	
B-4	DETAILS	
B-5	DETAILS	

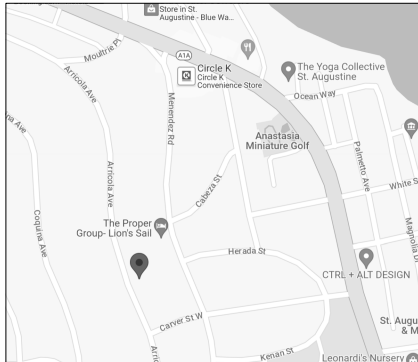
GENERAL NOTES

TANGREN RESIDENCE
472 ARRICOLA AVE.
SAINT AUGUSTINE, FL 32080

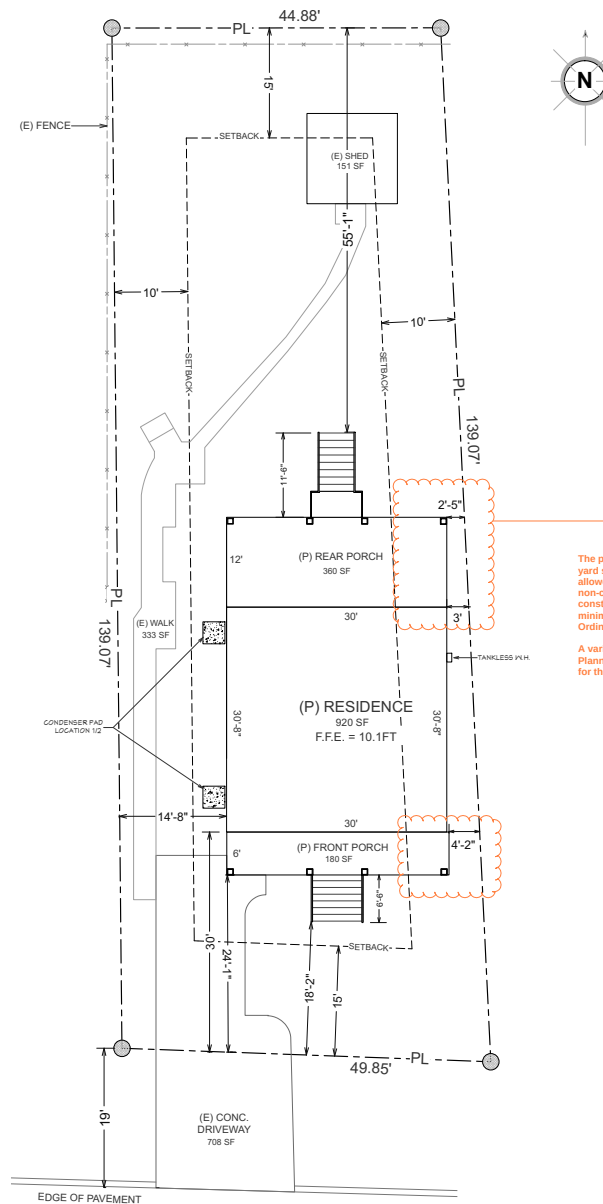


Revision Table			
Number	Date	Revised By	Description

1



VICINITY MAP: N.T.S.



ARRICOLA AVENUE
(60 FT R.O.W.)

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT DATA

OWNERS

ERICA TANGREN
472 ARRICOLA AVENUE
SAINT AUGUSTINE, FL 32080

CONTRACTOR

STEVE HELVEY
PROPER RENOVATIONS
PHONE: 904-910-3600

STRUCTURAL ENGINEER

WAINRIGHT ENGINEERING
& CONSULTING
PO BOX 498
ST. AUGUSTINE, FL 32085
PHONE: 904-687-7755

ZONING

RS-2
FLOOD ZONE: AE = 7 FT.

APN:

2217800000

SETBACKS

FRONT = 15 FT
SIDE = EXISTING TO REMAIN
REAR = 10 FT
HT. = 35 FT

MAP/LOT/SUB. DIV.

LOT: 36
BLOCK: 48
DAVIS SHORES/
OCEAN VIEW

CONDITIONED & NON-CONDITIONED SPACE:

(P) FIRST FLOOR: = 920 SF
(P) SECOND FLOOR: = 690 SF
(P) CONDITIONED: = 1610 SF

(P) FRONT PORCH: = 180 SF
(P) REAR PORCH: = 360 SF
(P) NON-CONDITIONED: = 540 SF

LOT SIZE/ COVERAGE/ MAX. HT.

LOT: = 0.15 ACRE OR 7,050 SF
MAX LOT COVERAGE: = 30% OR 2,115 SF
MAX ISR: 70% OR 4,935 SF

PROPOSED COVERAGE: = 1,460 SF OR 21%
PROPOSED ISR: = 2,652 SF OR 38%

SCOPE OF PROJECT:

DEMO (E) CARPORT/SCREENED PORCH/SHED
DEMO (E) ROOF & MOST OF (E) HOME
KEEP PORTION OF THE (E) EXT. CMU BLOCK WALL/
FOUNDATION

PROPOSED 2 STORY (2) BED & (2) BATH RESIDENCE
PROPOSED FRONT & REAR COVERED PORCH

THIS PROJECT SHALL COMPLY WITH:

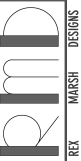
THE 7TH EDITION 2020 OF THE FLORIDA BUILDING CODE,
AND ASSOCIATED CITY OF SAINT AUGUSTINE
AMENDMENTS

SILT FENCE

SITE PLAN NOTES:

1. SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO PLACEMENT OF ANY CONCRETE FOR FOUNDATIONS..
2. ALL SITE PLAN INFORMATION IS BASED ON SURVEY PROVIDED BY OWNER, DATED 4/29/2005
3. CALL BEFORE YOU DIG: DIAL 811 (SUNSHINE LOCATES)

Revision Table	Description
Number	Date



(P) SITE PLAN
TANGREN RESIDENCE
472 ARRICOLA AVE.
SAINT AUGUSTINE, FL 32080

REX MARSH DESIGNS
36 OCEAN COURT
SAINT AUGUSTINE, FL 32080

DESIGNED: RMD

DRAWN: RMD

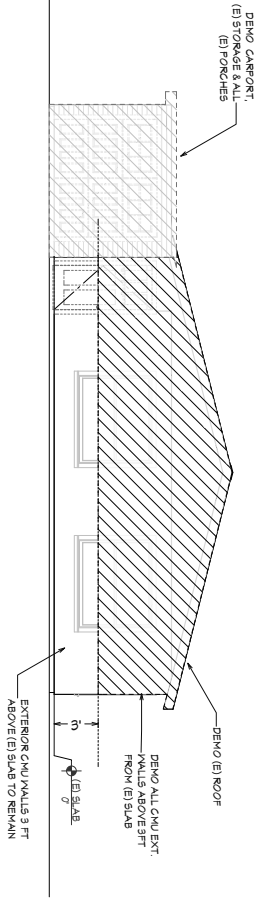
SCALE: AS NOTED

DATE: 10/23/2023

A-1

EXISTING & DEMO FRONT ELEVATION

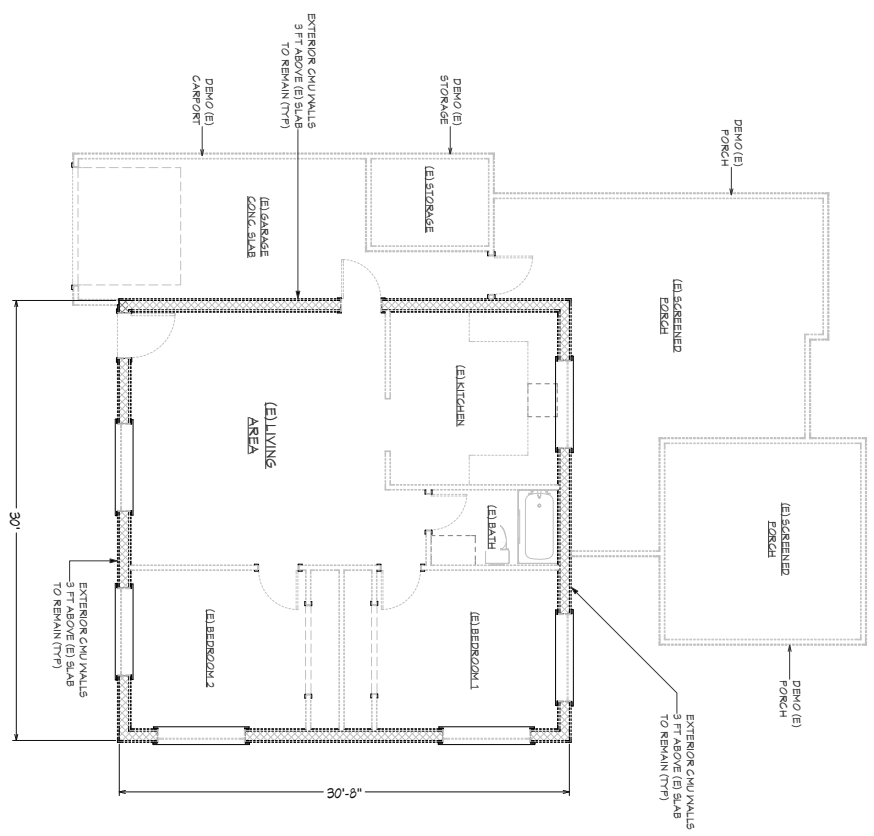
SCALE: 1/4" = 1'-0"



EXISTING & DEMO FLOOR PLAN

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

- DEMO NOTE:**
1. DEMO ALL EXTERIOR WALL 4 FT ABOVE FINISHED GRADE
 2. DEMO ALL INTERIOR WALLS
 3. DEMO ALL INTERIOR DOORS / WINDOWS / FIXTURES
 4. DEMO ALL ROOFS
 5. EXISTING SLAB TO REMAIN



A-2

DESIGNED: RMD
DRAWN: RMD
SCALE: AS NOTED
DATE: 10/23/2023

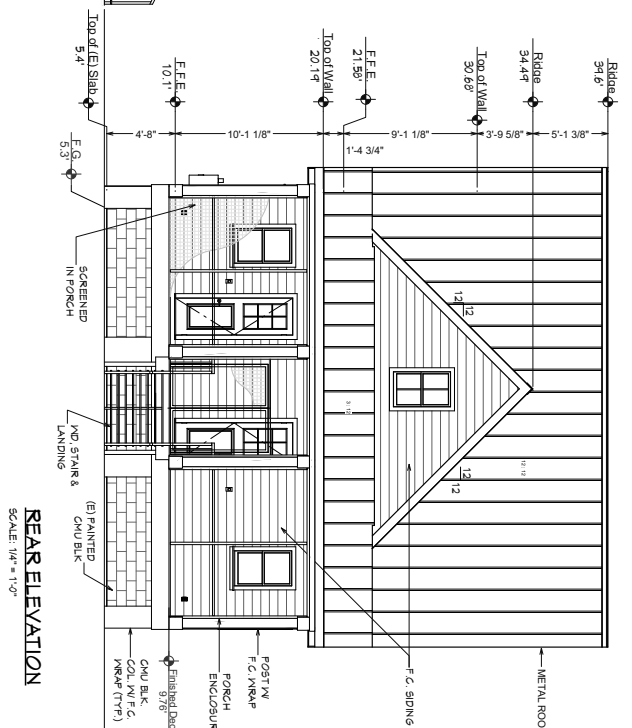
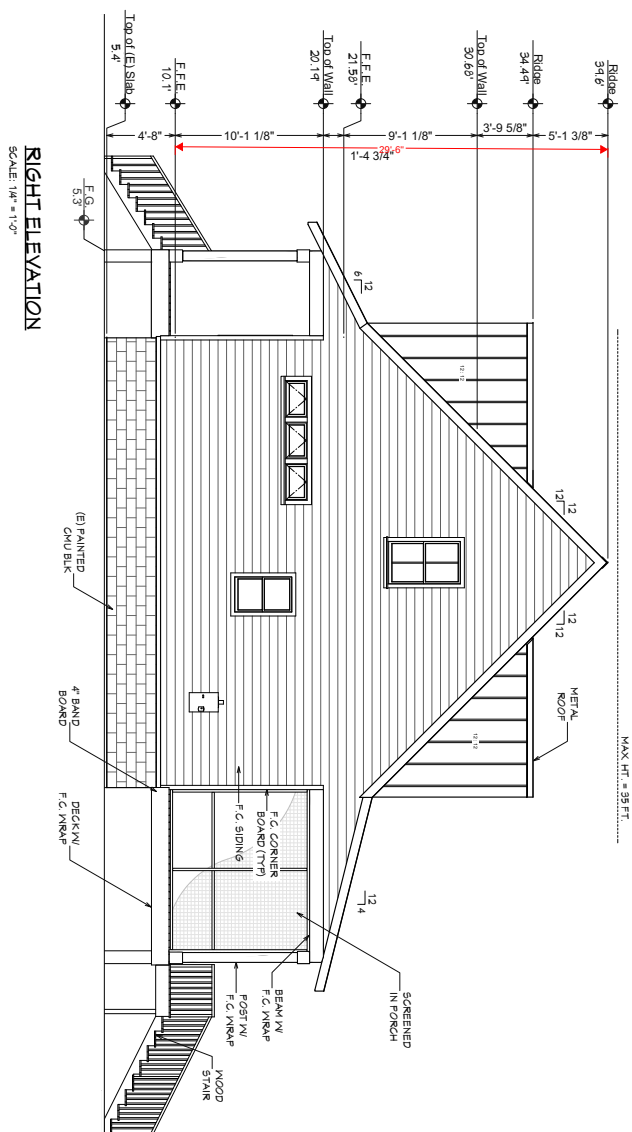
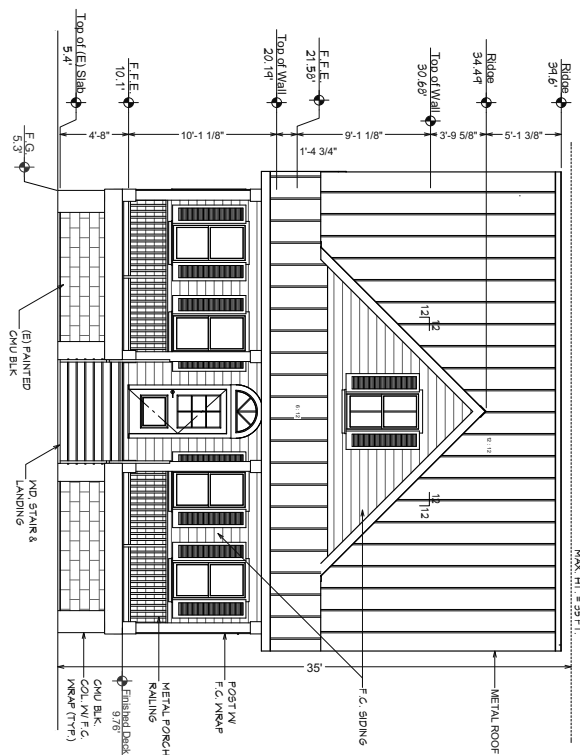
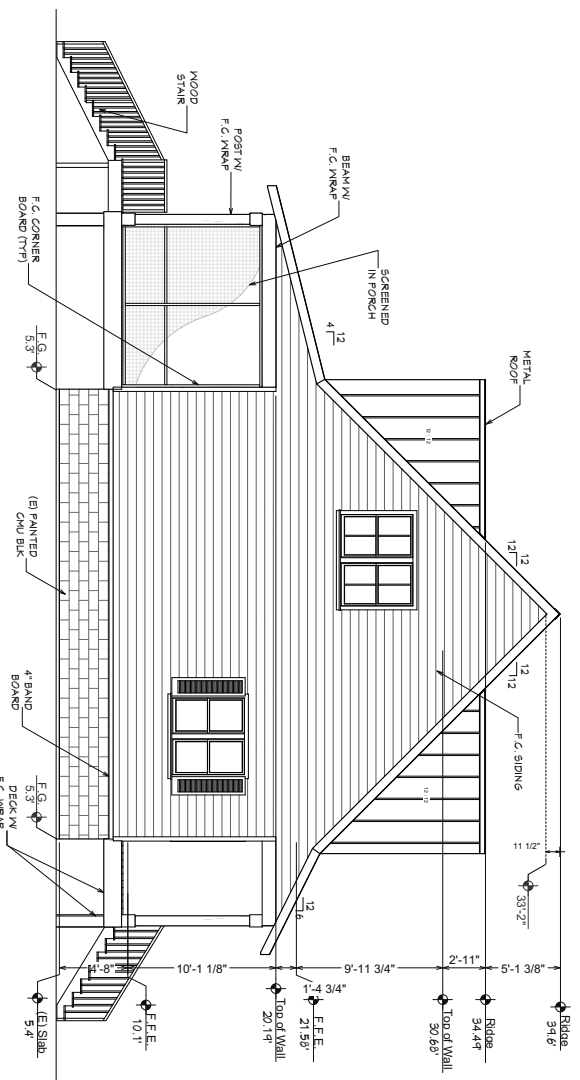
REX MARSH DESIGNS
36 OCEAN COURT
SAINT AUGUSTINE, FL 32080

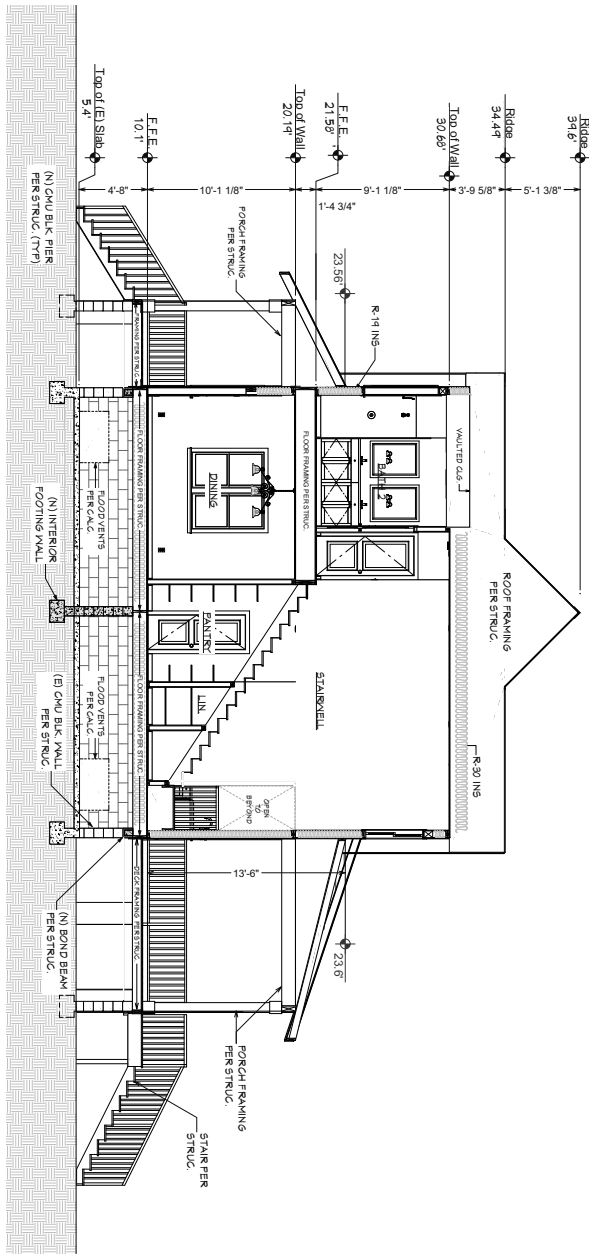
EXISTING & DEMO PLAN
TANGREN RESIDENCE
412 ARRIGOLA AVE.
SAINT AUGUSTINE, FL 32080



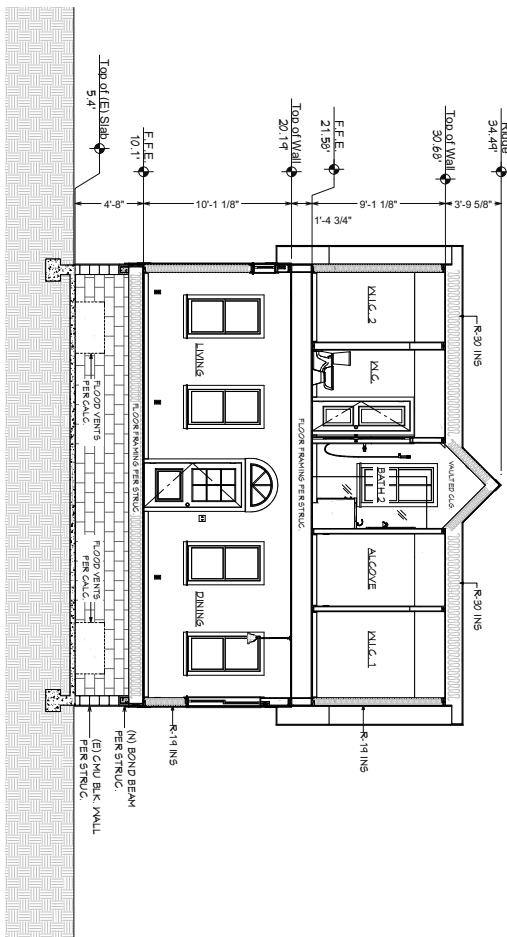
Revision Table			
Number	Date	Revised By	Description

1





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



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

Revision Table			
Number	Date	Revised By	Description

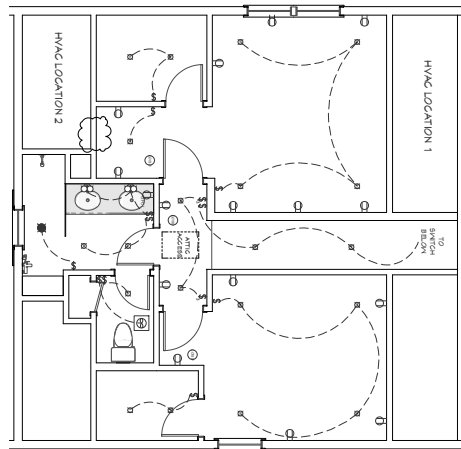


(P) SECTIONS
TANGREN RESIDENCE
412 ARRIGOLA AVE.
SAINT AUGUSTINE, FL 32080

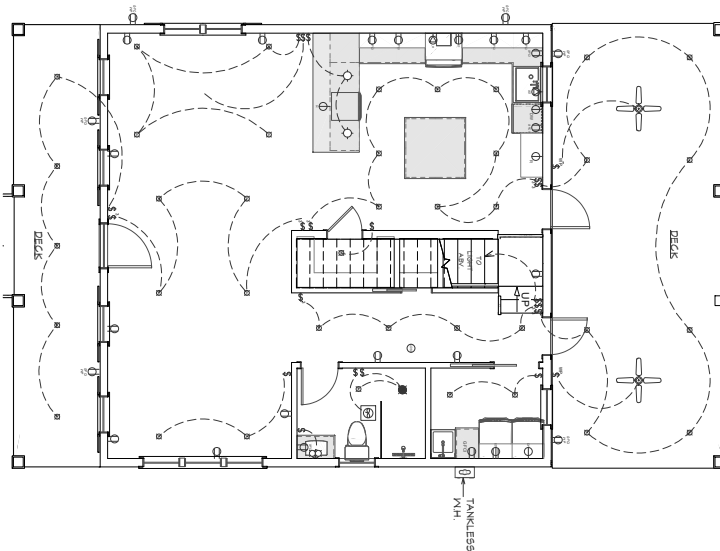
REX MARSH DESIGNS
36 OCEAN COURT
SAINT AUGUSTINE, FL 32080

DESIGNED: RMD
DRAWN: RMD
SCALE: AS NOTED
DATE: 10/23/2023

A-5



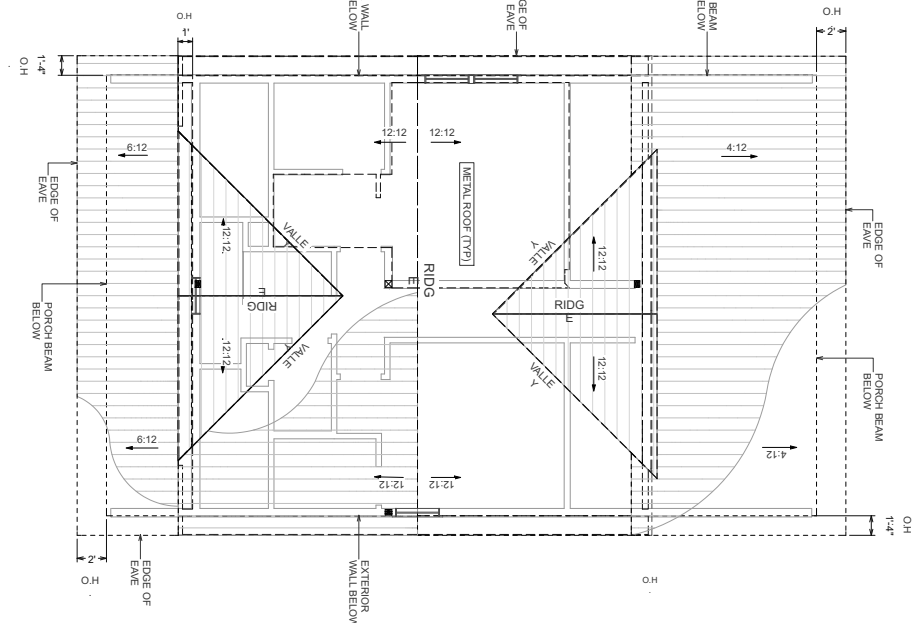
1ST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



1ST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

SYMBOL	DESCRIPTION
	CEILING FAN
	VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED
	CEILING MOUNTED LIGHT FIXTURES: SURFACE/RECESSED, RECESSED, HEAT LAMP, LOW VOLTAGE
	WASHER, DRYER, DISHWASHER, GARAGE DISPOSAL
	REFRIGERATOR, MICROWAVE
	WALL, SCONCE, CHANDELIER LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
	200V RECEPTACLE
	110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI
	DRYER, WASHER, DISHWASHER, GARAGE DISPOSAL
	REFRIGERATOR, MICROWAVE
	SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY
	SWITCHES: DIMMER, DIMMER
	WALL JACKS: CAT5, CAT5 + TV, TV/CABLE
	TELEPHONE JACK
	CARBON MONOXIDE (SMOKE DETECTOR, CEILING MOUNTED)
	ELECTRICAL BREAKER PANEL

- ELECTRICAL NOTES:**
1. ALL ELECTRICAL EQUIPMENT TO BE A MINIMUM OF 3'-2" ABOVE THE BASE FLOOR ELEVATION.
 2. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL COMPLY WITH THE MINIMUM REQUIREMENTS FOR HIGH EFFICIENCY LAMPS PER THE ENERGY CONSERVATION ACT.



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

VENTILATION CALCULATIONS

VENTILATION REQUIREMENTS:

1. 12" x 12" VENT @ 144 SQIN = 144 SQIN

2. 12" x 12" VENT @ 144 SQIN = 144 SQIN

3. 12" x 12" VENT @ 144 SQIN = 144 SQIN

4. 12" x 12" VENT @ 144 SQIN = 144 SQIN

5. 12" x 12" VENT @ 144 SQIN = 144 SQIN

6. 12" x 12" VENT @ 144 SQIN = 144 SQIN

7. 12" x 12" VENT @ 144 SQIN = 144 SQIN

8. 12" x 12" VENT @ 144 SQIN = 144 SQIN

9. 12" x 12" VENT @ 144 SQIN = 144 SQIN

10. 12" x 12" VENT @ 144 SQIN = 144 SQIN

11. 12" x 12" VENT @ 144 SQIN = 144 SQIN

12. 12" x 12" VENT @ 144 SQIN = 144 SQIN

13. 12" x 12" VENT @ 144 SQIN = 144 SQIN

14. 12" x 12" VENT @ 144 SQIN = 144 SQIN

15. 12" x 12" VENT @ 144 SQIN = 144 SQIN

16. 12" x 12" VENT @ 144 SQIN = 144 SQIN

17. 12" x 12" VENT @ 144 SQIN = 144 SQIN

18. 12" x 12" VENT @ 144 SQIN = 144 SQIN

19. 12" x 12" VENT @ 144 SQIN = 144 SQIN

20. 12" x 12" VENT @ 144 SQIN = 144 SQIN

21. 12" x 12" VENT @ 144 SQIN = 144 SQIN

22. 12" x 12" VENT @ 144 SQIN = 144 SQIN

23. 12" x 12" VENT @ 144 SQIN = 144 SQIN

24. 12" x 12" VENT @ 144 SQIN = 144 SQIN

25. 12" x 12" VENT @ 144 SQIN = 144 SQIN

26. 12" x 12" VENT @ 144 SQIN = 144 SQIN

27. 12" x 12" VENT @ 144 SQIN = 144 SQIN

28. 12" x 12" VENT @ 144 SQIN = 144 SQIN

29. 12" x 12" VENT @ 144 SQIN = 144 SQIN

30. 12" x 12" VENT @ 144 SQIN = 144 SQIN

31. 12" x 12" VENT @ 144 SQIN = 144 SQIN

32. 12" x 12" VENT @ 144 SQIN = 144 SQIN

33. 12" x 12" VENT @ 144 SQIN = 144 SQIN

34. 12" x 12" VENT @ 144 SQIN = 144 SQIN

35. 12" x 12" VENT @ 144 SQIN = 144 SQIN

36. 12" x 12" VENT @ 144 SQIN = 144 SQIN

37. 12" x 12" VENT @ 144 SQIN = 144 SQIN

38. 12" x 12" VENT @ 144 SQIN = 144 SQIN

39. 12" x 12" VENT @ 144 SQIN = 144 SQIN

40. 12" x 12" VENT @ 144 SQIN = 144 SQIN

41. 12" x 12" VENT @ 144 SQIN = 144 SQIN

42. 12" x 12" VENT @ 144 SQIN = 144 SQIN

43. 12" x 12" VENT @ 144 SQIN = 144 SQIN

44. 12" x 12" VENT @ 144 SQIN = 144 SQIN

45. 12" x 12" VENT @ 144 SQIN = 144 SQIN

46. 12" x 12" VENT @ 144 SQIN = 144 SQIN

47. 12" x 12" VENT @ 144 SQIN = 144 SQIN

48. 12" x 12" VENT @ 144 SQIN = 144 SQIN

49. 12" x 12" VENT @ 144 SQIN = 144 SQIN

50. 12" x 12" VENT @ 144 SQIN = 144 SQIN

51. 12" x 12" VENT @ 144 SQIN = 144 SQIN

52. 12" x 12" VENT @ 144 SQIN = 144 SQIN

53. 12" x 12" VENT @ 144 SQIN = 144 SQIN

54. 12" x 12" VENT @ 144 SQIN = 144 SQIN

55. 12" x 12" VENT @ 144 SQIN = 144 SQIN

56. 12" x 12" VENT @ 144 SQIN = 144 SQIN

57. 12" x 12" VENT @ 144 SQIN = 144 SQIN

58. 12" x 12" VENT @ 144 SQIN = 144 SQIN

59. 12" x 12" VENT @ 144 SQIN = 144 SQIN

60. 12" x 12" VENT @ 144 SQIN = 144 SQIN

61. 12" x 12" VENT @ 144 SQIN = 144 SQIN

62. 12" x 12" VENT @ 144 SQIN = 144 SQIN

63. 12" x 12" VENT @ 144 SQIN = 144 SQIN

64. 12" x 12" VENT @ 144 SQIN = 144 SQIN

65. 12" x 12" VENT @ 144 SQIN = 144 SQIN

66. 12" x 12" VENT @ 144 SQIN = 144 SQIN

67. 12" x 12" VENT @ 144 SQIN = 144 SQIN

68. 12" x 12" VENT @ 144 SQIN = 144 SQIN

69. 12" x 12" VENT @ 144 SQIN = 144 SQIN

70. 12" x 12" VENT @ 144 SQIN = 144 SQIN

71. 12" x 12" VENT @ 144 SQIN = 144 SQIN

72. 12" x 12" VENT @ 144 SQIN = 144 SQIN

73. 12" x 12" VENT @ 144 SQIN = 144 SQIN

74. 12" x 12" VENT @ 144 SQIN = 144 SQIN

75. 12" x 12" VENT @ 144 SQIN = 144 SQIN

76. 12" x 12" VENT @ 144 SQIN = 144 SQIN

77. 12" x 12" VENT @ 144 SQIN = 144 SQIN

78. 12" x 12" VENT @ 144 SQIN = 144 SQIN

79. 12" x 12" VENT @ 144 SQIN = 144 SQIN

80. 12" x 12" VENT @ 144 SQIN = 144 SQIN

81. 12" x 12" VENT @ 144 SQIN = 144 SQIN

82. 12" x 12" VENT @ 144 SQIN = 144 SQIN

83. 12" x 12" VENT @ 144 SQIN = 144 SQIN

84. 12" x 12" VENT @ 144 SQIN = 144 SQIN

85. 12" x 12" VENT @ 144 SQIN = 144 SQIN

86. 12" x 12" VENT @ 144 SQIN = 144 SQIN

87. 12" x 12" VENT @ 144 SQIN = 144 SQIN

88. 12" x 12" VENT @ 144 SQIN = 144 SQIN

89. 12" x 12" VENT @ 144 SQIN = 144 SQIN

90. 12" x 12" VENT @ 144 SQIN = 144 SQIN

91. 12" x 12" VENT @ 144 SQIN = 144 SQIN

92. 12" x 12" VENT @ 144 SQIN = 144 SQIN

93. 12" x 12" VENT @ 144 SQIN = 144 SQIN

94. 12" x 12" VENT @ 144 SQIN = 144 SQIN

95. 12" x 12" VENT @ 144 SQIN = 144 SQIN

96. 12" x 12" VENT @ 144 SQIN = 144 SQIN

97. 12" x 12" VENT @ 144 SQIN = 144 SQIN

98. 12" x 12" VENT @ 144 SQIN = 144 SQIN

99. 12" x 12" VENT @ 144 SQIN = 144 SQIN

100. 12" x 12" VENT @ 144 SQIN = 144 SQIN

(P) ELECTRICAL & ROOF PLAN
TANGREN RESIDENCE
412 ARRIGOLA AVE.
SAINT AUGUSTINE, FL 32080



Revision Table			
Number	Date	Revised By	Description

1



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 6, 2024	6.a.	PZB2024-0001
Request	Address	Parcel ID
Use by Exception	172 Cordova Street Unit 3	199990-0103



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: 0400 - Condos
(St. Johns County Property Appraiser)

Future Land Use Designation: Commercial Low Intensity

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

Acreage: N/A

Applicant and Owner: Karen Smith



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

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0800 - Multi-Family (Less than 10 Units)	Commercial Low Intensity	CL-2
South	Lake Maria Sanchez	Open Land	OL
East	0100 – Single Family & 0800 – Multi-Family (Less than 10 Units)	Historic Preservation	HP-1
West	0100 – Single Family	Commercial Low Intensity	CL-1

Request Summary

This is a request to approve a [use by exception](#) for off-site parking within the Municipal Parking Garage to allow for the registration of a [vacation rental](#) at 172 Cordova Street Unit 3.

There are a total of two (2) bedrooms at 172 Cordova Street Unit 3. The property is a condominium built in 1935. Two parking spaces are required for a short-term rental with 2 bedrooms. There is one parking space on site available to the unit, leaving the applicant one parking space short of the requirement. The applicant stated in their application that they “went to four (4) businesses” in the area asking to lease a parking space and were denied.

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

The approval of [short-term rental registration](#) is contingent upon being able to provide parking at a rate of one stabilized parking space per bedroom. The annual registration renewal will require the applicant to provide proof of current parking on-site and of the approval of the off-site parking by exception, or maintenance of valid parking passes in the city parking garage. If the applicant fails to renew parking permits, or off-site parking leases, they will be out of compliance with City Code requirements for short-term rentals, and subject to code enforcement action.

The Planning and Zoning Board may approve a [use by exception](#) for off-site parking within the Municipal Parking Garage for the use of vacation rentals, and have done so in 21 instances previously amounting in a total of 40 parking spaces. The approval is typically granted once the applicant has documented unsuccessful attempts for other parking options allowed by the City’s Code of Ordinances.

Each vacation rental will provide [at least one \(1\) parking space per bedroom offered for rent](#). Additionally, if on-site parking is not feasible, the owner may make an application to the planning and zoning board for a [use by exception](#) for offsite parking.

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

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

The applicant has made a request for a parking permit in the Municipal Parking Garage to satisfy the parking requirements at 172 Cordova Street Unit 3.

Staff Recommendation

Based on a review of Section 28-29, staff finds that the Board can **APPROVE** a use by exception request for one (1) parking space within the Municipal Parking Garage at 172 Cordova Street Unit 3 / PID 199990-0103 to satisfy the requirements of Sec. 28-151.

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

1. Approval of this use by exception for one (1) parking space within the Municipal Parking Garage is contingent upon providing proof of parking pass renewal at the time of vacation rental registration.
2. When registering the short-term rentals at 172 Cordova Street, Unit 3, proof of purchase of a parking pass for the duration of the vacation rental registration period is to be paid in full and provided to the Code Enforcement Division.



Sarah Daugherty
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

DEC 19 2023

Planning/Building Dept.

Application Fee: \$250.00 (plus advertising costs)

Project Number: _____

Receipt Number: 2783970

Meeting Date: February 6, 2024

Advertising Costs: \$ _____

Paid On: _____

Receipt Number: _____

1. NAME OF APPLICANT: Karen Smith Contact Number: 330 780 1572

Business (if applicable): _____

Address: 172 Cordova #3 City: St. Augustine State: FL Zip: 32084

E-Mail Address: Kayamish4@yahoo.com

2. NAME OF PROPERTY OWNER: Karen Smith Contact Number: 330 780 1572

Business (if applicable): Feltor - Patty 904 687 3648 *

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: Lakeview Mldg Parcel Number: 1999900103

4. PROJECT STREET ADDRESS: 172 cordova #3

5. SPECIFIC PROPOSED USE: _____

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☒ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: _____

Short term rental parking in parking garage
one space

8. JUSTIFICATION FOR ACTION REQUESTED: I need parking for

Short term rental and I went to 4 business
zone for the area, asking to lease a space
but was denied

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

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

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

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

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

10. **PREVIOUS APPLICATIONS:**

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

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

11. **AGREEMENT:**

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

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

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

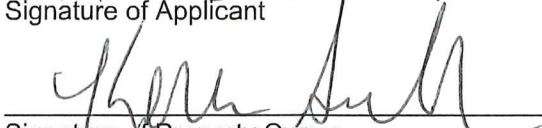
IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided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



Signature of Applicant

12-19-23

Date



Signature of Property Owner

Date



RECEIVED

DEC 19 2023

Planning/Building Dept.

**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.

Karen Smith

Print name of applicant

[Signature]

Signature of applicant

12/19/23

Date



RECEIVED

DEC 19 2023

Planning/Building Dept.

Owner's Authorization For Agent

St. Augustine Beach Vacation Rentals / Patty H. Kay
is/are hereby authorized TO ACT ON BEHALF
OF Karen Smith, 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:

172 cordova # 3 St. Augustine FL

BY: Karen Smith
Signature of Owner

Karen Smith
Print Name of Owner

336 780 1572
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 20th day of December, 2023

By Karen Smith

Identification verified: Drivers license

Oath sworn: Yes No

Notary Signature:

Meredith Randolph

My Commission expires: February 14, 2025



PZB APPLICATION FEE SCHEDULE

DEC 19 2023

Planning/Building Dept.

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

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

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

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

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

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

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

Project Address: 172 cordova #3

Applicant's Name: Karen Smith Applicant's Signature: _____

Owner's Name: Karen Smith Owner's Signature: _____

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1999900103
Location	172 CORDOVA ST UNIT 3
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Lakeview Condo (610.29)
Tax Description*	LAKEVIEW CONDO (OR2450/607) UNIT 3 & LOWER BOUNDARY (FL1) OF UNIT 13 STORAGE OR5512/344
	*The Description above is not to be used on legal documents.
Property Use	Condos (0400)
Code	
Subdivision	LAKEVIEW BLDG
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acres	0.000
Homestead	N

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



Owner Information

Owner Name	Smith Karen Michele 100%
	Smith Alexandria 0%
Mailing Address	172 CORDOVA ST UNIT 3
	SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	\$348,750
Extra Features Value	\$0
Total Land Value	\$0
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$348,750
Total Deferred	\$17,331
Assessed Value	\$331,419
Total Exemptions	\$0
Taxable Value	\$331,419

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$348,750	\$0	\$0	\$0	\$0	\$348,750	\$301,290	\$47,460	\$301,290
2022	\$316,000	\$0	\$0	\$0	\$0	\$316,000	\$273,900	\$42,100	\$273,900
2021	\$249,000	\$0	\$0	\$0	\$0	\$249,000	\$249,000	\$0	\$249,000
2020	\$249,000	\$0	\$0	\$0	\$0	\$249,000	\$249,000	\$0	\$249,000
2019	\$227,000	\$0	\$0	\$0	\$0	\$227,000	\$227,000	\$0	\$227,000
2018	\$170,250	\$0	\$0	\$0	\$0	\$170,250	\$170,250	\$0	\$170,250
2017	\$110,000	\$0	\$0	\$0	\$0	\$110,000	\$100,245	\$59,755	\$50,245
2016	\$220,000	\$0	\$0	\$0	\$0	\$220,000	\$196,365	\$73,635	\$146,365
2015	\$195,000	\$0	\$0	\$0	\$0	\$195,000	\$195,000	\$50,000	\$145,000
2014	\$190,000	\$0	\$0	\$0	\$0	\$190,000	\$190,000	\$0	\$190,000
2013	\$140,000	\$0	\$0	\$0	\$0	\$140,000	\$140,000	\$50,000	\$90,000

Building Information

Building 1
Building Value \$348,750
Year Built 1935
Actual Area 1005
Conditioned Area 1005
Use Condos
Style 08
Exterior Wall

Roof Cover
Roof Structure
Interior Flooring
Interior Wall
Heating Type
Air Conditioning
Bedrooms
Baths

Description	Square Footage
BASE AREA	1005
Total SqFt	1005

Sketch Information

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/10/2022	3/8/2022	\$0.00	WARRANTY DEED	5512	344	U	I	SMITH KAREN MICHELE	SMITH KAREN MICHELE
11/12/2019	11/7/2019	\$300,000.00	WARRANTY DEED	4829	1975	Q	I	TOBIN FRANCES ***	SMITH KAREN MICHELE
4/23/2018	4/19/2018	\$0.00	WARRANTY DEED	4535	318	U	I	TOBIN FRANCES B	TOBIN FRANCES ***

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/26/2013	7/25/2013	\$275,000.00	WARRANTY DEED	3767	1063	Q	I	MOORE SHERRY F	TOBIN FRANCES B
3/6/2012	3/5/2012	\$230,000.00	WARRANTY DEED	3533	86	Q	I	DOWELL MICHAEL & FRAZER WILLIAM PENN JR	MOORE SHERRY F
	6/21/2010	\$175,000.00	WARRANTY DEED	3326	761	Q	I	SAGE A GEORGE JR,KATHRYN H	DOWELL MICHAEL & FRAZER WILLIAM PENN JR
5/13/2010	4/23/2010	\$100.00	CORRECTIVE DEED	3313	1727	U	I	ROSSWORN ROBERT,JACKIE A	SAGE A GEORGE JR,KATHRYN H
	12/15/2009	\$147,000.00	WARRANTY DEED	3270	1525	U	I	ROSSWORN ROBERT,JACKIE A	SAGE A GEORGE JR,KATHRYN H
	3/29/2009	\$0.00	LIS PENDENS	3180	539	U	I	DEUTSCHE TRUSTEE CO LTD TRUSTEE HARBORVIEW 2006-8	ROSSWORN ROBERT,JACKIE A
	5/24/2006	\$100.00	CORRECTIVE DEED	2731	1924	U	I	FARBER FAMILY PARTNERSHIP	ROSSWORN ROBERT,JACKIE A
	9/30/2005	\$350,000.00	WARRANTY DEED	2558	5	Q	I	FARBER FAMILY PARTNERSHIP	ROSSWORN ROBERT,JACKIE A

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

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

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 1/18/2024, 2:11:22 AM](#)

Contact Us

Developed by





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 6, 2024	7.a.	PZB2024-0002
Request	Address	Parcel ID
Conservation Overlay Zone Development	214 Pelican Reef Drive	158573-0090



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-2
Acreage:	0.4
Applicant:	Carolyn Haslam c/o Akerman LLP
Owner:	Coastal Getaway Homes, LLC

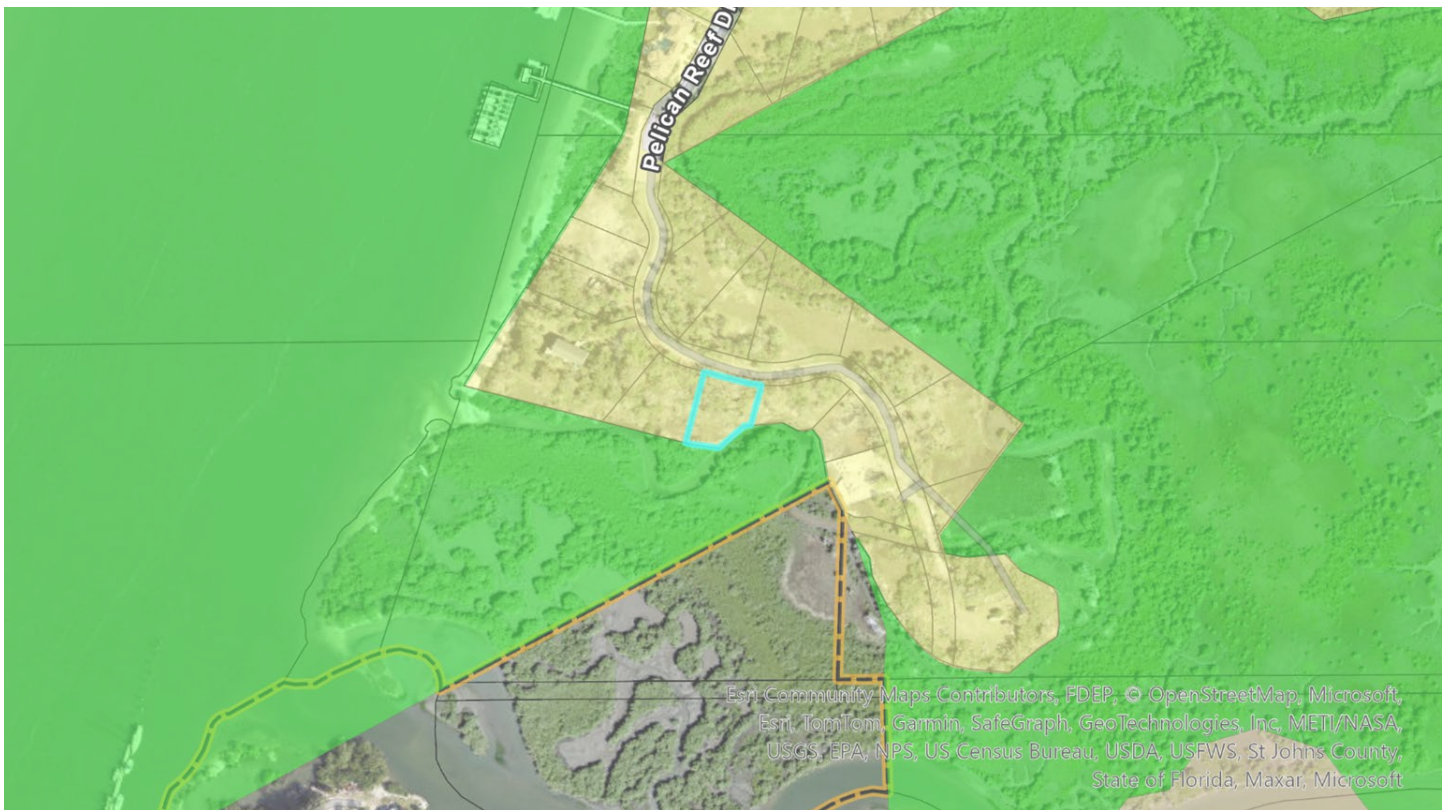


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Pelican Reef is a gated community; please contact the applicant, Carolyn Haslam, at 407-419-8584 directly for information about visiting the site.

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

Request Summary

This is a request to approve, after the fact, the construction of a bulkhead with significant rip-rap and a single-family home within [Conservation Overlay Zone 2](#). An approval of this request would clarify the use of a completed bulkhead with rip-rap and completed single-family home located along Pelican Reef Drive at PID 158573-0090.

A Conservation Overlay Zone development application was reviewed and approved by the Planning and Zoning Board (PZB) on April 4, 2023. This application was related to Overlay Zone 3 and focused on tree removal, but did not address Overlay Zone 2 issues related to the actual construction of the home. These issues should have been addressed because there is no adjacent existing development, there was no existing bulkhead at the time, and the proposed structure was wider than 75 feet wide.

A variance application for the required rear yard was also made to the Planning and Zoning Board for this property in [December of 2023](#). This application, PZB2023-0094, was approved which addressed the cantilevered outdoor sundeck and pergola, located above the bulkhead, to have a reduced rear yard setback.

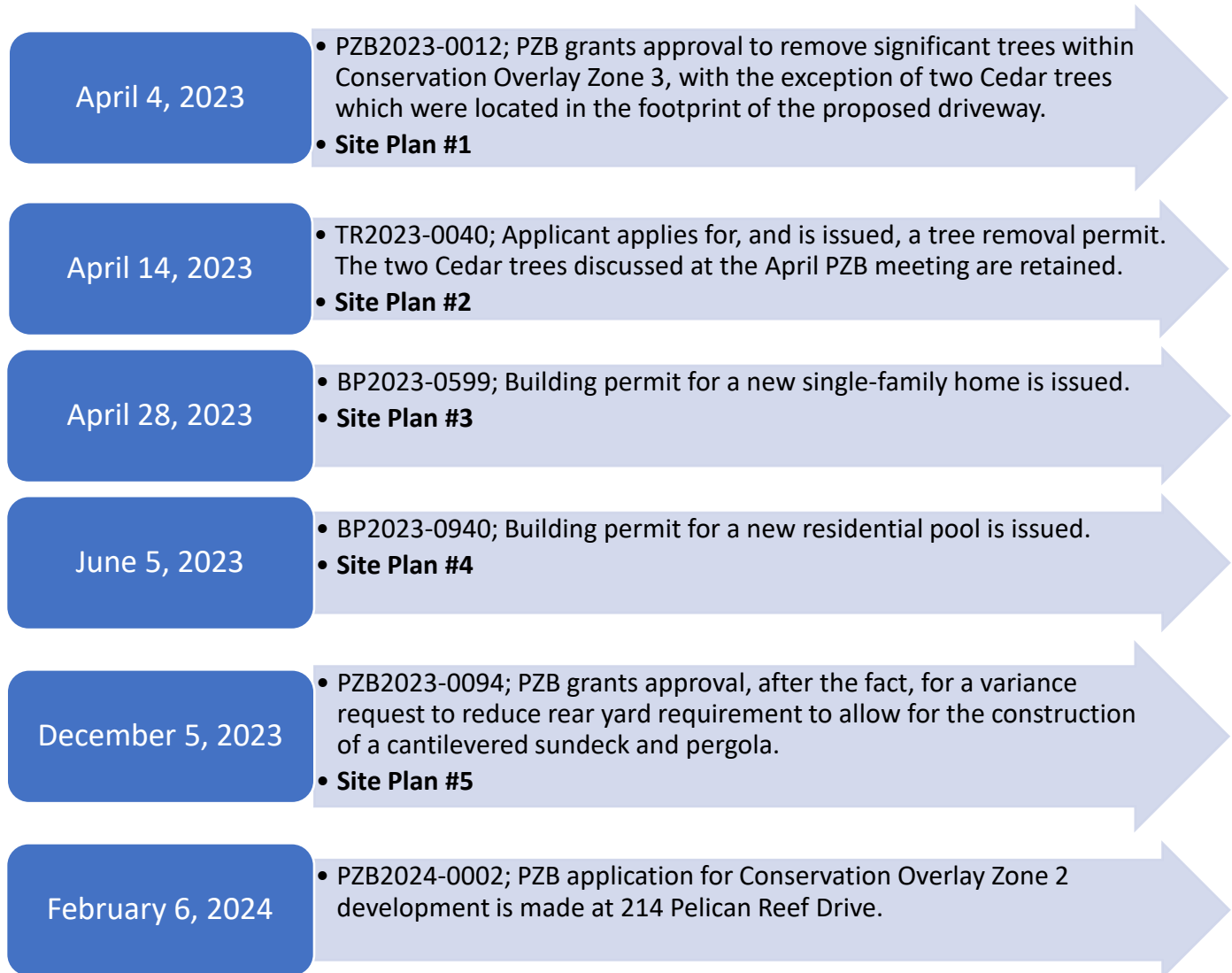
As part of their application the applicant has included a four (4) page letter, dated January 8th, 2024, which provides further information regarding their request.

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation		N/A
Conservation and Coastal Management		Policy 2.16.7
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A

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

214 Pelican Reef Drive Development Timeline (Site Plans Attached):



Sec. 11-28. – Issuance of building permits.

The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 **when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced.** The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay Zone 2 **when the above conditions are met** and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures.

In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.

Based on the Development timeline:

On April 28th, 2023, a building permit was issued, potentially in error, for the construction of a new single-family home within Conservation Overlay Zone 2 at 214 Pelican Reef Drive. The planning division has the ability to issue permits for construction of **additions and new secondary structures** within COZ 2 as long as certain conditions are met:

- No drainage into the marsh is proposed,
- No significant alteration of surface water hydrology will occur, and
- Native plant materials are preserved or replaced.

The planning and building division also has the ability to issue permits for new primary structures **as long as the above conditions are met** and also when:

- The subject property contains a seawall, bulkhead, or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high-water line than are adjacent primary structures.
- In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width [this is to ensure that viewsheds from public rights-of-way are maintained, Pelican Reef Drive is a private gated community not a city public right-of-way.]

Sec. 11-29. – Standards for review.

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 and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. 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, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 **shall remain undeveloped except as provided in subsections (1)–(4) of this subsection.** 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) Bridges, paths, walkways, gazebos, docks and decks, **bulkheads, seawalls, and retaining walls**, 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 total area calculation of the buffer). These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area.** Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts. The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

Restoration plan(s) shall be developed to achieve the fifty (50) percent criteria above for those sites already disturbed. If the altered shoreline is bulk headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. **Should a softening effort be employed, a reduction in the twenty-five (25) feet buffer may be permitted.**

Chapter 11 of the City's Code of Ordinances contains language pertaining to "standards for review;" this section states that the first twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in subsections (1)—(4) of this subsection. Subsection four may be found below:

- (4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, 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 total area calculation of the buffer). These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts. The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

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

- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.
- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.

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

This review of the seventeen (17) criteria was not done when building permits were reviewed, and subsequently issued, in April of 2023 which is the reason why it is now being brought to the Planning and Zoning Board for review. The applicant has submitted responses to the first sixteen (16) criteria above as part of their application, these responses are included in this packet. This application does not include work for docks which is why number seventeen of the seventeen criteria is not addressed.

The importance of the Board's review of this application is that this development will most likely set the standard for new development within Conservation Overlay Zones 1, 2 and 3 in this area of the Pelican Reef subdivision. This is notable because of the environmental considerations within this specific area of the neighborhood differ from those present in the rest of the Pelican Reef Subdivision. Instead of being located along the Matanzas River, this section of Pelican Reef Drive is along a creek and marshland which makes comparison to neighboring properties difficult. This is the first new construction in this area.

Staff Recommendation

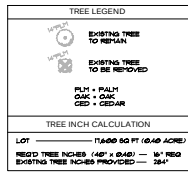
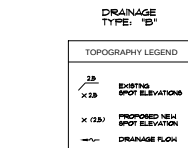
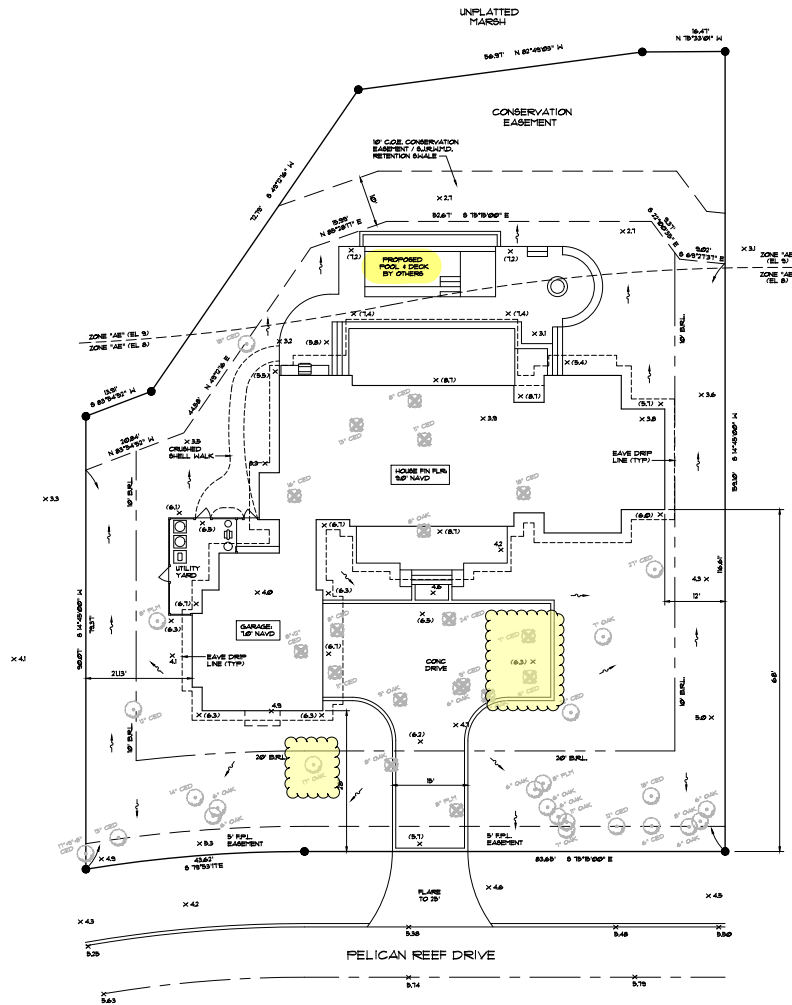
Review of Section 11-29, specifically the 17 criteria for Conservation Overlay Zone Development, is the responsibility of the Planning and Zoning Board for the requested, and constructed, development at 214 Pelican Reef Drive / PID 158573-0090.

- Staff finds that the use of a rip-rap shoreline is beneficial,
- Staff views the drainage of stormwater into the adjacent marsh as somewhat concerning, however the constructed bulkhead and rip-rap may reduce the drainage impacts into the adjacent marsh, and
- Staff is unsure about potential implications of the bulkhead's scale and how it will influence future development within the Pelican Reef Subdivision.



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

Site Plan #1: Submitted with PZB2023-0012 application for Conservation Overlay Zone 3 development.



LOT COVERAGE:	
LOT 9	17,600 SQ FT
BUILDING FOOTPRINT (TO EXTERIOR WALLS)	3,565 SQ FT
BUILDINGS COVERAGE % OF TOTAL LOT:	3,565 / 17,600 = 20.3%
TOTAL INTERVIEWS:	
BUILDING FOOTPRINT	3,565 SQ FT
DECK AREA	1,025 SQ FT
PROPOSED UTILITY YARD	384 SQ FT
PROPOSED POOL & DECK	6,245 SQ FT
TOTAL	11,224 SQ FT
TOTAL INTERVIEWS	6,365 / 17,600 = 36.2%
BUILDABLE AREA (AREA WITHIN BUILDING SETBACKS AND CONSERVATION EASEMENT):	
BUILDABLE AREA	10,239 SQ FT
TOTAL ROOF AREA (TO DRAINAGE LINE)	4,096 SQ FT
TOTAL ROOF AREA % OF BUILDABLE AREA:	4,096 / 10,239 = 39.9%

1 SITE PLAN SCALE: 1" = 10'-0"

LOT 9, BLOCK 12, PHASE 6
PELICAN REEF
"YACHTMAN'S POINTE"
ST. AUGUSTINE, FL 32080
PARCEL ID: 1585130090

- NOTES:**
- PROVIDE SILT FENCE FOR EROSION CONTROL.
 - BUILDING HEIGHT: 3'-0".
 - RAISED STEPS/HALL FOUNDATION.
 - BUILDING SETBACKS ARE REQUIRED TO THE FURTHER PROTECTION.
 - FINISHED FLOOR AND GRADE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 NAVD 88.
 - EROSION CONTROL, SUCH AS SILT FENCE SHALL BE PLACED AT THE LITER OF CONSTRUCTION ACTIVITIES ACCORDING TO THE ACTUAL FIELD CONDITIONS.
 - EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
 - SOIL ENGINEERED DRAINAGE PATTERNS SHALL NOT BE ALTERED WITHOUT AUTHORIZATION BY THE ENGINEER OF RECORD OR SUPERVISOR OF A RE-ENGINEERED DRAINAGE PLAN (ENGINEER & SEALER). IF DRAINAGE PATTERNS ARE ALTERED OR CHANGED, ALL WILL NOT BE ISSUED UNTIL CORRECTED PER FIELD STAFF.
 - DRAINAGE SHALL BE DIRECTED AWAY FROM ADJACENT LOTS AND NOT FALL DIRECTLY TO ADJACENT PROPERTY LINE.
 - RETAINING WALLS, ROOF GUTTERS WITH UNDERDRAIN DRAINAGE SYSTEMS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
 - CONTRACTOR TO COORDINATE A LOT GRADE INSPECTION WITH COUNTY STAFF PRIOR TO PERMIT CLOSE OUT. CALL 904-246-4646 AND SCHEDULE A 904 INSPECTION.

KLAYTOR & ASSOCIATES
Residential Designers

Building Dept.

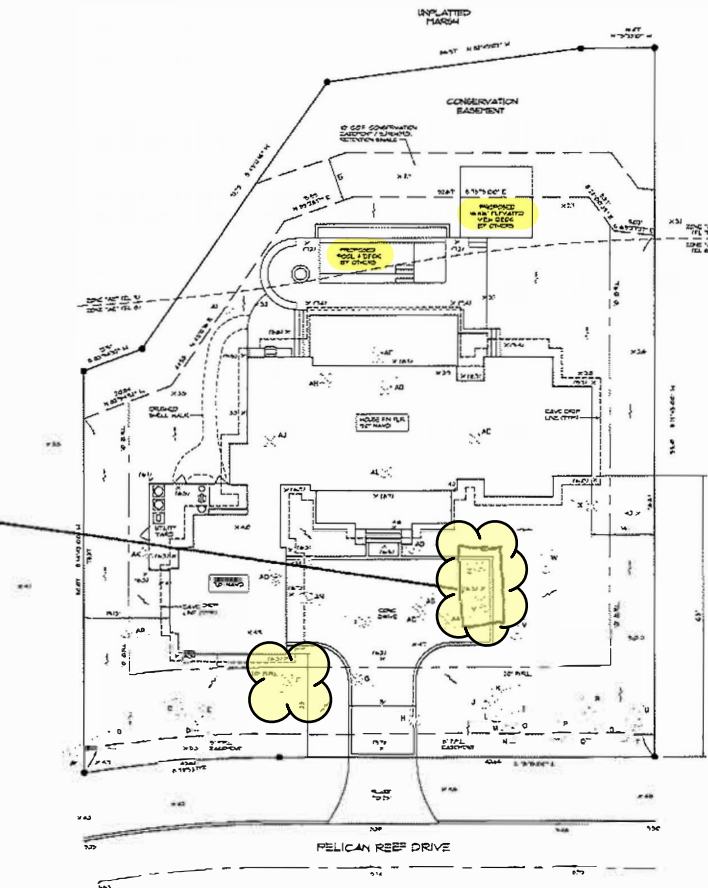
LOT 9 YACHTMAN'S POINTE
3,599 SQ FT (LIVING)
PELICAN REEF DR., ST. AUGUSTINE, FL 32080

Plan #: K1805
Job #: 23-1002

SP

**Site Plan #2: Submitted
with TR2023-0040
application for tree
removal.**

These trees will be preserved
per old PZB mtg. note.
Note #s Y & Z on current
report.

[illegible]

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

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

APPROVED

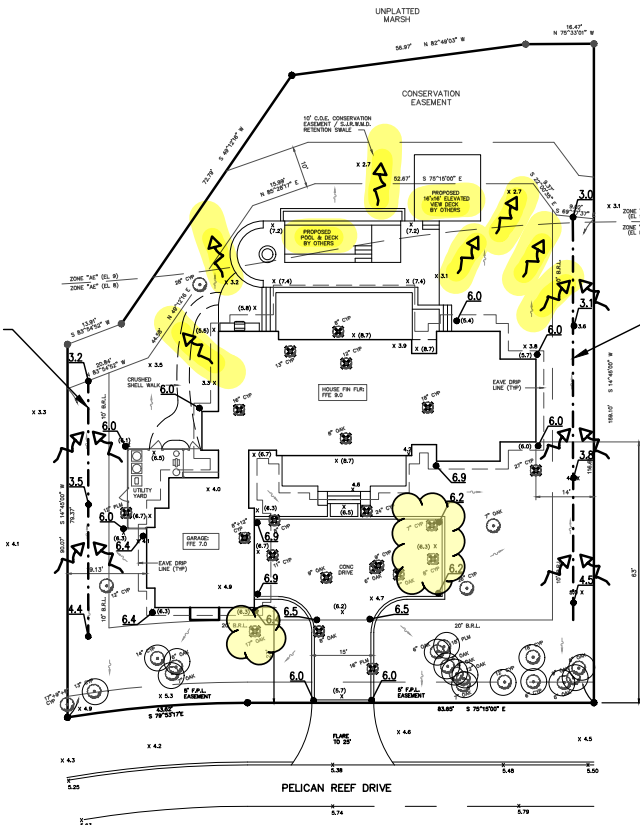
These plans have been reviewed for compliance with the City of St. Augustine Land Use & Development Codes. Any deviation from these plans or specifications related to the above codes must be reviewed and approved in advance in writing by the Planning & Building Department.
An approved set of these plans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

Tracey Mullins 04/18/2023

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

SHALLOW SWALE 5' OFF PROPERTY LINE

SHALLOW SWALE 5' OFF PROPERTY LINE



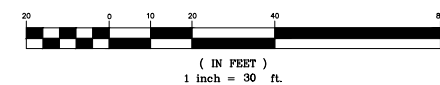
DRAINAGE NOTE:

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

DRAINAGE LEGEND

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

GRAPHIC SCALE



TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

PLM = PALM
CYP = CYPRESS
OAK = OAK

TREE INCH CALCULATION

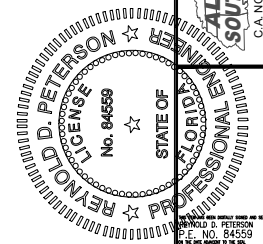
LOT 17,600 SQ FT (0.40 AC)
REQ'D TREE INCHES (40" x 0.40) 16" REQ
EXISTING TREE INCHES PROVIDED 259"

Site Plan #3: Submitted with BP2023-0599 application for a new single-family home.

NOTES:
- PROVIDE SILT FENCE FOR EROSION CONTROL.
- BUILDING HEIGHT: 34'-0"
- RAISED STEINWALL FOUNDATION
- BUILDING SETBACKS ARE MEASURED TO THE FARTHEST PROJECTION
- FINISHED FLOOR AND GRADE ELEVATIONS
- SHOW HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 83)
- EROSION CONTROL SUCH AS SILT FENCE SHALL BE PLACED AT THE LIMITS OF CONSTRUCTION ACTIVITIES AND/OR PROPERTY LINE.
- EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- EXISTING/ENGINEERED DRAINAGE PATTERNS SHALL NOT BE ALTERED WITHOUT AUTHORIZATION BY THE ENGINEER OF RECORD OR SUBMISSION OF A REVISED ENGINEERED DRAINAGE PLAN (CHECK & RE-DESIGN). IF DRAINAGE PATTERNS ARE ALTERED OR CHANGED C.E. WILL NOT BE ISSUED UNTIL CORRECTED FOR FIELD STAFF.
- DRAINS WILL BE DIRECTED AWAY FROM ADJACENT LOTS NOT OUT FALL DIRECTLY TO SHARED PROPERTY LINES.
- THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE PLAN BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
- RETAINING WALLS, ROOF GUTTERS WITH UNDERGROUND DRAINAGE SYSTEM MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
- CONTRACTOR TO COORDINATE A LOT GRADE INSPECTION WITH COUNTY STAFF PRIOR TO PERMIT CLOSE INSPECTION.
- 304-827-8842 AND SCHEDULE A 904

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

ALPHA SOUTHEAST
C.A. NO. 20843



RENOULD D. PETERSON
P.E. NO. 84559
FLORIDA

9 YACHTSMANS POINTE
FOR
GLENN LAYTON HOMES
SITE DRAINAGE PLAN

REVISIONS

NO.	DESCRIPTION

PLOT DATE: 02/15/2023

DRAWN BY: KG

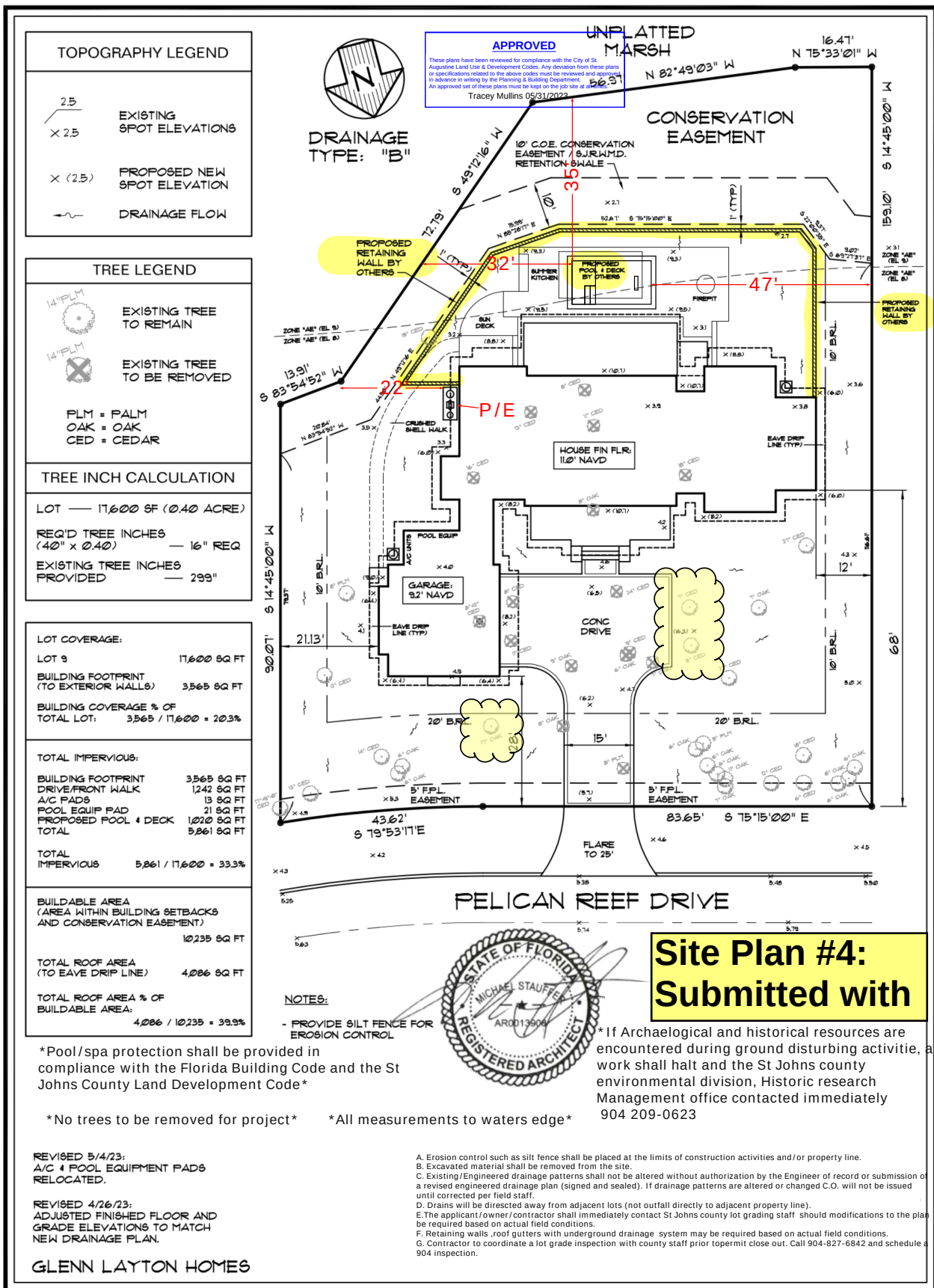
DESIGNED BY: ROP

CHECKED BY: ROP

SCALE: AS NOTED

JOB NO.: 71801.00

SHEET NO.



TOPOGRAPHY LEGEND	
	EXISTING SPOT ELEVATIONS
	PROPOSED NEW SPOT ELEVATION
	DRAINAGE FLOW

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

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

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

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

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

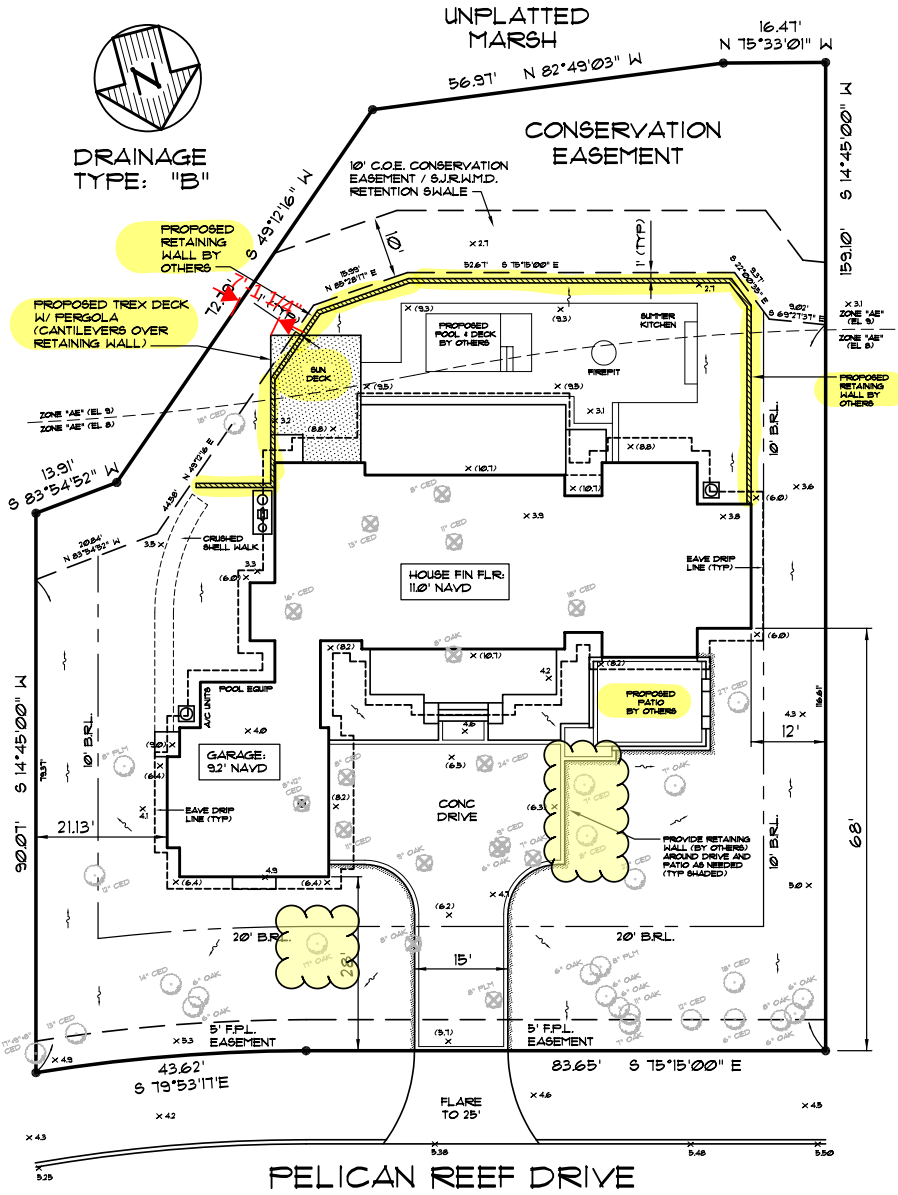
REVISED 8/23/23:
- TREX DECK AND RETAINING WALL REVISED

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

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

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

GLENN LAYTON HOMES



Site Plan #5: Submitted with PZB2023-0094 application for a rear yard requirement variance.

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

MICHAEL STAUFFER, ARCHITECT

FLORIDA
1417 SADLER ROAD, #195
FERNANDINA BEACH, FLORIDA 32034
904-540-6059
FL REGISTERED ARCHITECT ARI3908

VIRGIN ISLANDS
6501 REDHOOK PLAZA, SUITE 201
ST THOMAS, USVI 00802
340-775-3133
USVI LICENSE #786A

SCALE

1"=20'-0"

DATE

8/23/2023

DRAWN BY

JBF

JOB NO.

23-1012

PLAN NO.

K1816

LOT #9, BLOCK 12, PHASE 6
PELICAN REEF
"YACHTMAN'S POINTE"
ST JOHNS CO, FL

PELICAN REEF DRIVE
ST AUGUSTINE, FL 32080

PARCEL ID: 1585130090



DRAINAGE
TYPE: "B"

UNPLATTED
MARSH

16.41'
N 75°33'10" W

56.91' N 82°49'03" W

CONSERVATION
EASEMENT

614'45'00" W

59.10' N 75°33'10" W

13.91' N 83°54'52" W

20.84' N 83°54'52" W

21.13' N 83°54'52" W

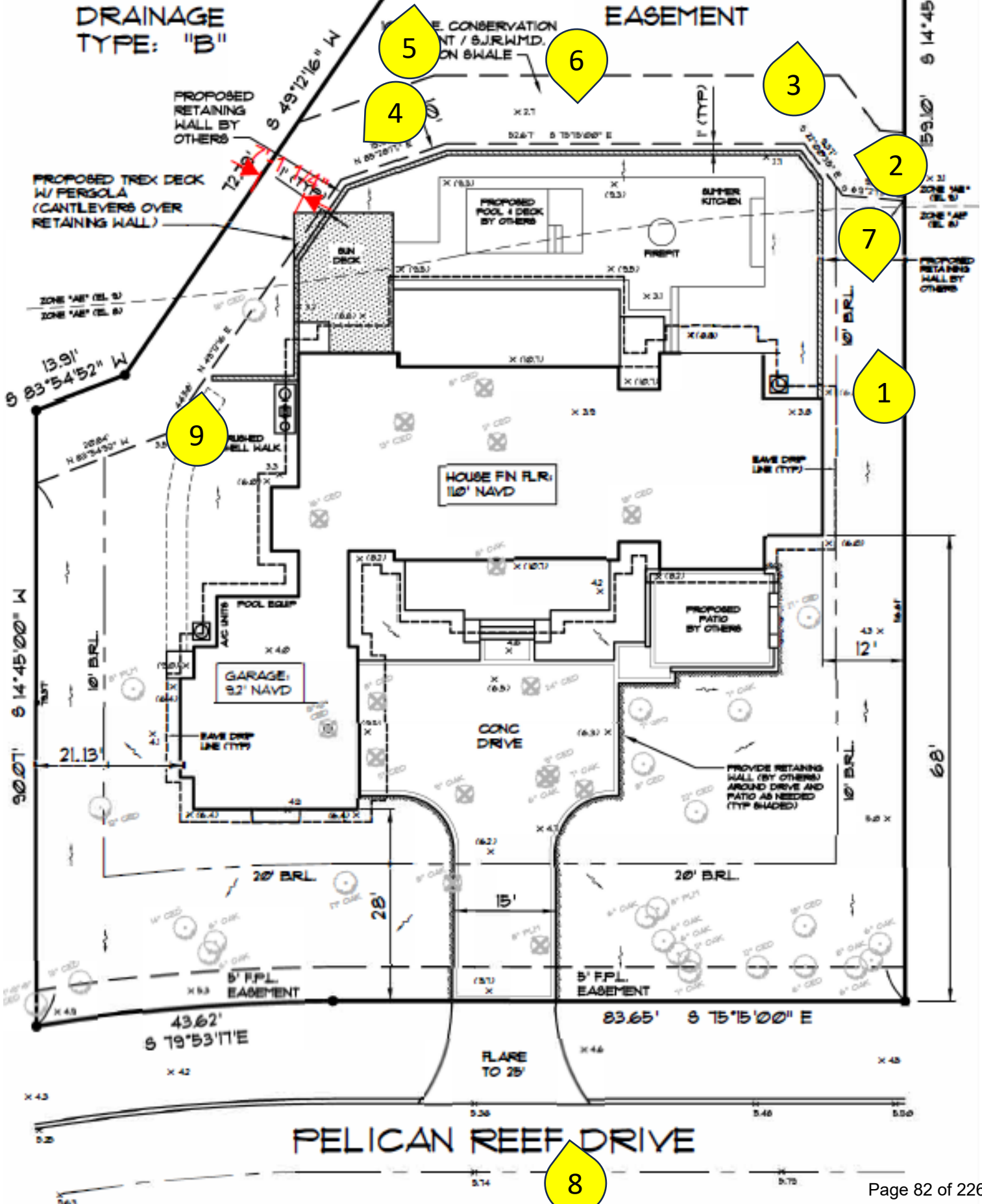
21.13' N 83°54'52" W

21.13' N 83°54'52" W

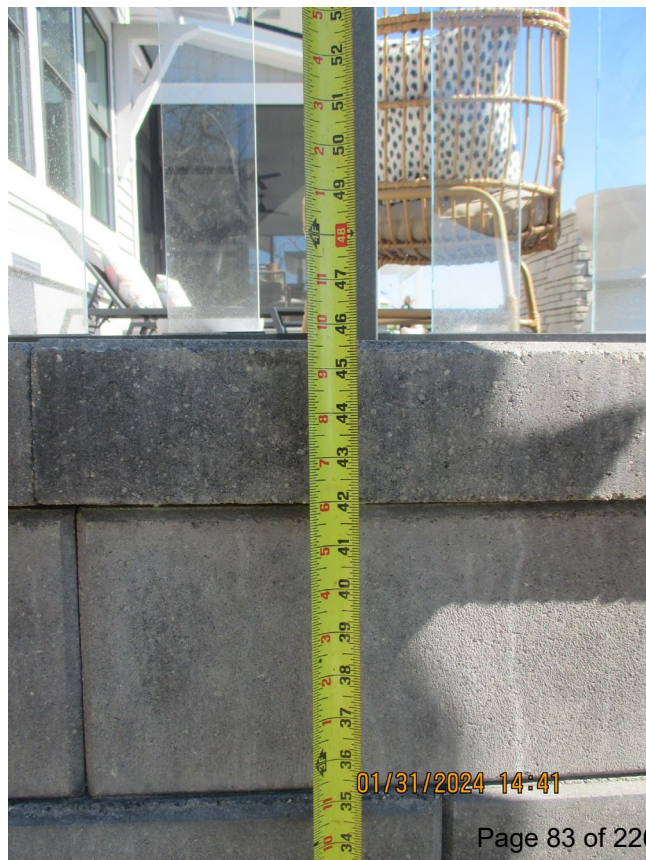
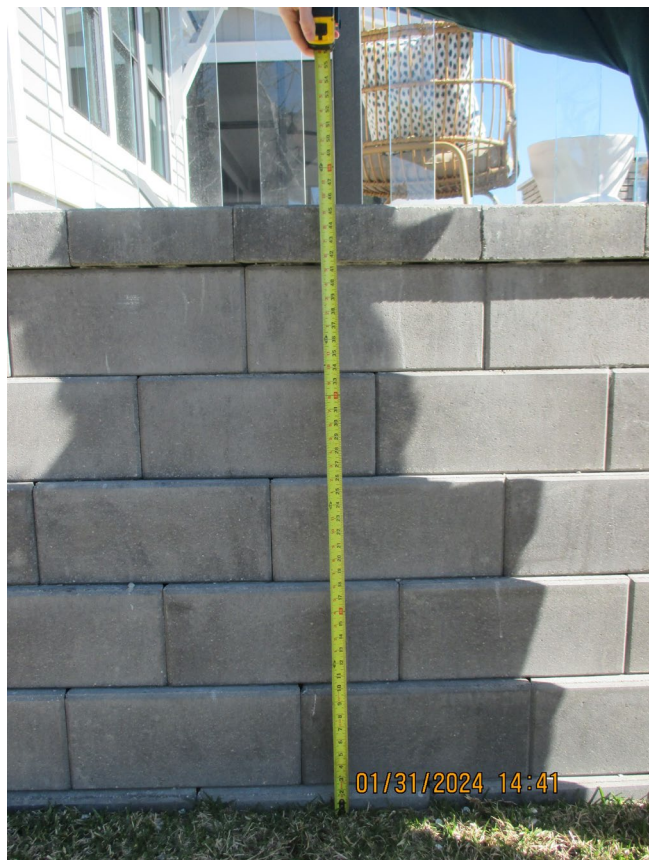
21.13' N 83°54'52" W

21.13' N 83°54'52" W

21.13' N 83°54'52" W



PELICAN REEF DRIVE





2

01/31/2024 14:41







4

01/31/2024 14:43







6

01/31/2024 14:45





8

01/31/2024 14:47





Carolyn R. Haslam

Akerman LLP
420 South Orange Avenue
Suite 1200
Orlando, FL 32801-4904

D: 407 419 8584
T: 407 423 4000
F: 407 843 6610
DirF: 407 254 4232

Carolyn.Haslam@akerman.com

January 8, 2024

Via Permit Portal

City of St. Augustine
Planning & Zoning Board
75 King Street
St. Augustine, FL 32084

**Re: Conservation Zone Application
214 Pelican Reef Drive, St. Augustine, FL 32080 (the "Property")**

On behalf of our client, Coastal Getaway Homes, LLC, we are seeking approval of a conservation zone development pursuant to the City's Land Development Code Chapter 11, Article II (the "Code") related to the existing constructed retaining wall located at the Property.

The Code requires review of development proposals and to manage, regulate and direct development within Conservation Overlay Zones 1, 2 and 3. The proposed development includes a retaining wall within Zone 2 of the conservation overlay. According to the City staff, the retaining wall was not reviewed by the City as it related to the conservation zone development, as required by the Code. While the retaining wall was not included within the site plan which accompanied the tree preservation application previously approved by the City on April 18, 2023 (stamped approved by Tracey Mullins), it was included within the building permit application package.

Specifically, the retaining wall is shown on Sheet S.02 of the construction drawings, as approved by the City on April 27, 2023 (stamped approved by R. Buddy Schauland). As such, the retaining wall was reviewed for the structural requirements and consistency with the City's Code, as well as the appropriate Florida Building Code at the time of the building permit (BP2023-0599) for the construction of the home on the Property.

As required by the Code, the retaining wall has no significant negative impact on adjacent natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. The retaining wall has a minimal impact to the wetlands and is scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). The structure is reasonable and compatible in scale to similar structures in the neighboring area.

Further, the retaining wall meets the City's criteria as outlined below:

(1) Site specific conditions.

The retaining wall was designed and constructed on the Property in accordance with the site's specific conditions, including elevation, soils, water body and vegetation location. The retaining wall is necessary for the development of the lot with the finished floor elevation to meet the applicable requirements and to build the home and relevant appurtenances on the Property based on Florida Building Code and relevant elevation and structural requirements.

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

The retaining wall has no impact on the adjacent properties or bodies of water, as the retaining wall merely allows for the development of the Property with the finished floor elevation as required by the applicable permitting agencies. Further, the retaining wall functions to improve the erosion conditions of the adjacent conservation zone 1 land waterward of the Property.

(3) Natural and proposed drainage patterns.

The retaining wall has no impact on the proposed drainage patterns, as designed and constructed the lot drains in accordance with the applicable permits and approvals, as well as consistent with the recorded plat for the Property.

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

The retaining wall has no impact on point and nonpoint discharge in the marine environment from the Property.

(5) Proposed soil stabilization and erosion control methods.

The retaining wall has a positive impact on soil stabilization and erosion control on the Property and in the surrounding area. The land in the surrounding area adjacent to the waterbodies has a considerable amount of erosion and the design and construction of the home, with related retaining wall and rip rap will serve to improve these conditions.

(6) Impact on floodplain.

The retaining wall has a positive impact on the floodplain related to the Property and protects the existing home from flood. The home was built above the base flood elevation, as required by the applicable permits.

(7) Impact of development on vegetative and animal communities.

The retaining wall has no impact on vegetative and animal communities on the Property and in the surrounding area.

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

The retaining wall has no impact on contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials related to the Property.

(9) Effect of shade on vegetation and shellfish.

The retaining wall has no impact on shade on vegetation and shellfish.

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

The retaining wall has no impact on boat wake and boat traffic on manatees, vegetation, shellfish and wildlife. However, the retaining wall has a significant positive impact on shoreline erosion related to the Property and surrounding area.

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

The retaining wall has no impact itself on the amount of development on shoreline by linear feet and percent of site. The home built on the Property is a function of the lot size and shape, together with taking the required setbacks into consideration.

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

The retaining wall has no impact on vistas and scenic opportunities by linear feet, height, mass and percent of site, as the retaining wall allows for development of a deck and related appurtenances on the same finished floor elevation as is required for the home above the base flood elevation.

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

The retaining wall has no impact on the existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes. The lot was developed in accordance with the City's Code related to landscape and open space. Further, the developer obtained the applicable approvals required for tree removal within the conservation zone.

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

The retaining wall has no impact on plant and animal habitat and potential loss in acres and percent of site, as the lot was cleared for development in accordance with the City's Code and applicable permits and approvals.

(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.)

The retaining wall has no impact on water quality applicable to the Property or the surrounding area. The development is consistent with the applicable City and Water Management District permits and approvals.

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

The retaining wall has no impact on shellfish and on commercial and sport fish and waterfowl.

As outlined above, the retaining wall meets all applicable requirements under the Code. Further, as noted above, the retaining wall was previously approved by the City under Building Permit no. BP2023-0599 as consistent with the Florida Building Code and City Code requirements. As such, the City should approve the retaining wall within conservation zone 2 on the Property.

Please feel free to contact me if you have any questions or require additional information.

Respectfully,

AKERMAN LLP

Carolyn Haslam

Carolyn R. Haslam

cc: Coastal Getaway Homes, LLC

Enclosures

- Conservation Zone Application, including credit card authorization
- Survey
- Approved plans and information related to Building Permit BP2023-0599



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Akerman LLP, c/o Carolyn Haslam, on behalf of Coastal Getaway Homes, LLC Contact Number: 407-419-8584

Business (if applicable): _____

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

E-Mail Address: carolyn.haslam@akerman.com

2. NAME OF PROPERTY OWNER: Coastal Getaway Homes, LLC Contact Number: 407-419-8584

Business (if applicable): _____

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

E-Mail Address: carolyn.haslam@akerman.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 9 Block: 12, Phase 6

Subdivision: Pelican Reef Parcel Number: 158573-0090

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

5. SPECIFIC PROPOSED USE: Retaining wall on residential home lot

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Approval to allow a completed retaining wall within a conservation zone 2, located on residential lot necessary for the construction of the home, together with related appurtenances including patio, pool, viewing deck and summer kitchen.

8. JUSTIFICATION FOR ACTION REQUESTED: The property location adjacent to the SJRWMD conservation easement and wetlands required additional fill to the lot in order to meet regulatory requirements for grade height. As a result, the grade change on the property required a retaining wall within the Conservation Zone 2 in order to construct the home and related appurtenances. This is an after the fact request, as this home has been built pursuant to Building Permit no. BP2023-0599.

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

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

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

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

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

10. **PREVIOUS APPLICATIONS:**

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

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

Conservation Zone Overlay (tree preservation), approved April 4, 2023 and Deck variance, approved on December 5, 2023.

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.

Haslam, Carolyn

Digitally signed by: Haslam, Carolyn
DN: CN = Haslam, Carolyn OU = ORL, Users
Date: 2024.01.04 10:52:47 -0500

1/4/2024

Signature of Applicant

Date



1/5/2024
Date

Signature of Property Owner



**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.

[Carolyn Haslam](#)

Print name of applicant

Haslam,
Carolyn

Digitally signed by: Haslam,
Carolyn
DN: CN = Haslam, Carolyn OU =
ORL, Users
Date: 2024.01.04 10:53:30 -05'00'

Signature of applicant

[1/4/2024](#)

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

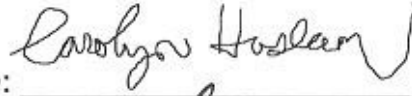
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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

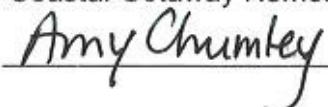
214 Pelican Reef Drive, St. Augustine, FL 32080

Project Address: _____

Akerman LLP, c/o Carolyn Haslam

Applicant's Name: _____ Applicant's Signature: 

Coastal Getaway Homes, LLC

Owner's Name:  Owner's Signature: 



Owner's Authorization For Agent

Akerman LLP, c/o Carolyn Haslam is/are hereby authorized TO ACT ON BEHALF OF Coastal Getaway Homes, LLC, the owner(s) of those lands described within

☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 214 Pelican Reef Drive, St. Augustine, FL 32080

BY: 
Signature of Owner
Amy S. Chumley
Print Name of Owner
865-242-7791
Telephone Number

State of Tennessee

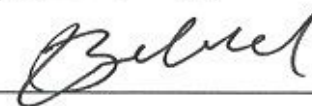
County of Knox

Signed and sworn before me on this 5th day of January, 2024

By Amy Chumley

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: 

My Commission expires: 2-28-27



My Commission Expires Feb. 28, 2027

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

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

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



Owner Information

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

Map



Valuation Information

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

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

Historical Assessment Information

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

Land Information

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

Sale Information

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

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



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

BP - New Single Family

CITY OF ST. AUGUSTINE

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

PERMIT #: BP2023-0599

Contractor: GLENN LAYTON HOMES, (904) 758-4380
Owner: COASTAL GETAWAY HOMES LLC
Parcel: 1585730090
Project Address: 214 Pelican Reef Dr, Saint Augustine, Florida, 32080
Proposed Work: New Single Family Home
Job Cost: \$1,200,000.00
Permit Fees: \$13,323.89

ALL INSPECTIONS MUST BE SCHEDULED THROUGH THE CITY OF ST. AUGUSTINE'S PORTAL AT <https://gis.citystaug.com/cosapermits/login>

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

STAFF USE ONLY

AUTHORIZED SIGNATURE

Shelley Clayton

DATE ISSUED

April 28, 2023

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name JOHN A. & MARION L. DEZALAN					
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 214 PELICAN REEF DRIVE				Company NAIC Number:	
City ST AUGUSTINE		State FLORIDA		Zip 32080	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 9 PELICAN REEF-BLOCK 12, PHASE 6; MB 111 PAGE(S)57-61; PID# 158573-0090					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>29°52'23.11"</u> Long. <u>81°17'57.60"</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft.					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in.					
d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>596</u> sq ft.					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in.					
d) Engineered flood openings? ☐ Yes ☒ No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF ST AUGUSTINE 125145			B2. County Name ST. JOHNS		B3. State FLORIDA
B4. Map/Panel Number 12109C0381	B5. Suffix J	B6. FIRM Index Date 12/7/2018	B7. FIRM Panel Effective/ Revised Date 12/7/2018	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) ELEV 8'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA					

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 214 PELICAN REEF DRIVE			Policy Number:
City SAINT AUGUSTINE	State FLORIDA	ZIP Code 32080	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

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

Benchmark Utilized: SJC 1350 Vertical Datum: NAVD 1988

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

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

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

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>11.00</u>	☒ feet	☐ meters
b) Top of the next higher floor	<u>N/A</u>	☐ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	☐ feet	☐ meters
d) Attached garage (top of slab)	<u>N/A</u>	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location on Comments)	<u>N/A</u>	☐ feet	☐ meters
f) Lowest adjacent (finished grade next to building (LAG)	<u>6.1</u>	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>7.8</u>	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>N/A</u>	☐ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Certifier's Name
JAMES D. HARRISON, JR.

License Number
2647

Title
REGISTERED LAND SURVEYOR

Company Name
ALL AMERICAN SURVEYORS OF FLORIDA, INC.

Address
3751 SAN JOSE PLACE, SUITE 15

City
JACKSONVILLE

State
FLORIDA

ZIP Code
32257

Signature

Date

Telephone

Ext.

6-7-2023

904-279-0088

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

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

SOURCE BENCHMARK: SJC 1350; ELEVATION 14.00' NAVD 1988. SITE BENCHMARK: PK NAIL & DISK SET LB 3857 IN ASPALT ON PELICAN REEF DRIVE, ELEVATION 5.42' NAVD 1988.

ITEM A5: LAT AND LONG DEPICTED FROM GOOGLE EARTH.

ITEM A7: HOME IS CONCRETE BLOCK STEMWALL; NOT POURED.

ITEM B9: LOT IN AE ELEVATIONS 8' & 9'; STRUCTURE IN AE 8'.

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 214 PELICAN REEF DRIVE			Policy Number:
City SAINT AUGUSTINE	State FLORIDA	ZIP Code 32080	Company NAIC Number

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

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

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

- a) Top of bottom floor (including basement, crawlspace, or enclosure) is N/A ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is N/A ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1-2 or Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is N/A ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is N/A ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is N/A ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

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

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

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 214 PELICAN REEF DRIVE			Policy Number:	
City SAINT AUGUSTINE	State FLORIDA	ZIP Code 32080	Company NAIC Number	
SECTION G – COMMUNITY INFORMATION (OPTIONAL)				
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.				
G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.) G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO. G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.				
G4. Permit Number		G5. Date Permit Issued		G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement G8. Elevation of as-built lowest floor (including basement) _____ ☐ feet ☐ meters Datum of the building: G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum				
Local Official's Name			Title	
Community Name			Telephone	
Signature			Date	
Comments (including type of equipment and location, per C2(e), if applicable)				
☐ Check here if attachments.				

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 214 PELICAN REEF DRIVE			Policy Number:
City SAINT AUGUSTINE	State FLORIDA	ZIP Code 32080	Company NAIC Number
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.			
Photo One Caption			
Photo Two Caption			

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 214 PELICAN REEF DRIVE			Policy Number:
City SAINT AUGUSTINE	State FLORIDA	ZIP Code 32080	Company NAIC Number
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.			
Photo Three Caption			
Photo Four Caption			

LOT COVERAGE:
LOT 9 17,600 SQ FT
BUILDING FOOTPRINT
(TO EXTERIOR WALLS) 3,565 SQ FT
BUILDING COVERAGE % OF
TOTAL LOT: 3,565 / 17,600 = 20.3%

TOTAL IMPERVIOUS:
BUILDING FOOTPRINT 3,565 SQ FT
DRIVE, FRONT WALK 1,347 SQ FT
PROPOSED UTILITY YARD 258 SQ FT
PROPOSED GRILL PATIO 160 SQ FT
PROPOSED POOL & DECK 950 SQ FT
TOTAL 6,280 SQ FT

TOTAL IMPERVIOUS 6,280 / 17,600 = 35.7%

BUILDABLE AREA
(AREA WITHIN BUILDING SETBACKS
AND CONSERVATION EASEMENT)
10,235 SQ FT

TOTAL ROOF AREA
(TO EAVE DRIP LINE) 4,086 SQ FT

TOTAL ROOF AREA % OF
BUILDABLE AREA:
4,086 / 10,235 = 39.9%

MAP SHOWING SURVEY OF

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

APPROVED

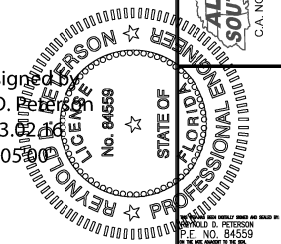
These plans have been reviewed for compliance with the City of St.
Augustine Land Use & Development Codes. Any deviation from these plans
or specifications related to the above codes must be reviewed and approved
in advance in writing by the Planning & Building Department.
An approved set of these plans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

Tracey Mullins 04/18/2023

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

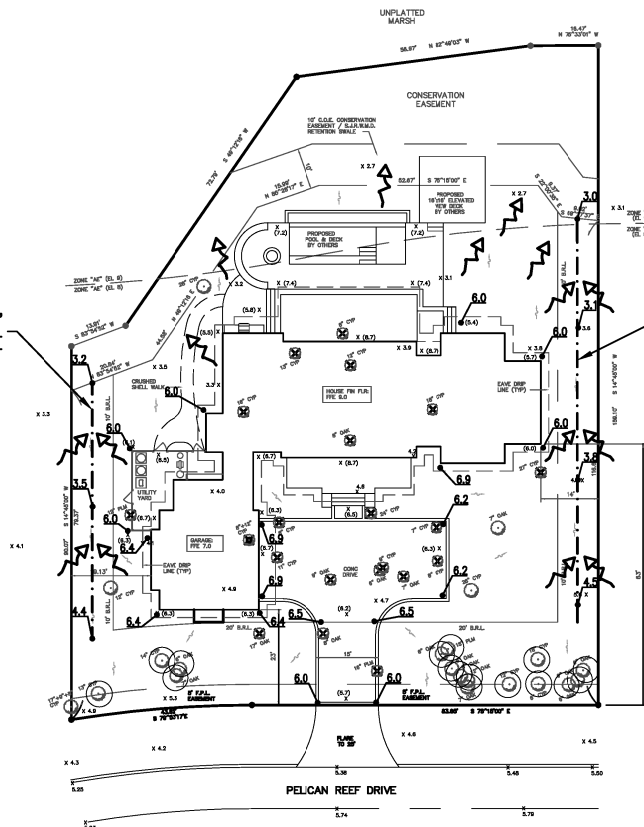
Reynold D.
Peterson

Digitally signed by
Reynold D. Peterson
Date: 2023.04.18
10:33:34 -0500



SHALLOW SWALE 5'
OFF PROPERTY LINE

SHALLOW SWALE 5'
OFF PROPERTY LINE



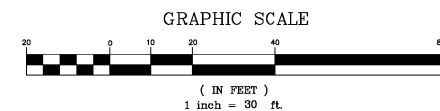
NOTES:
- PROVIDE SILT FENCE FOR EROSION CONTROL.
- BUILDING HEIGHT: 34'-0".
- RAISED EXTERIOR FOUNDATION.
- BUILDING SETBACKS ARE MEASURED TO THE PARTIAL PROJECTION.
- FINISHED FLOOR AND GRADE ELEVATIONS.
- EROSION CONTROL: SLOPE SHALL BE PLACED AT THE LIMITS OF CONSTRUCTION ACTIVITIES AND/OR PROPERTY LINE.
- EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- EXISTING/ENGINEERED DRAINAGE PATTERNS SHALL NOT BE ALTERED WITHOUT AUTHORIZATION BY THE ENGINEER OF RECORD OR OWNER OF A REVISED/ENGINEERED DRAINAGE PLAN (CONSIDER 8' MINIMUM). IF DRAINAGE PATTERNS ARE ALTERED OR CHANGED, C.S. WILL NOT BE ISSUED UNTIL CORRECTED FOR FIELD STAFF.
- DRAINS WILL BE DIRECTED AWAY FROM ADJACENT LOTS (NOT OUT FALL DIRECTLY TO SHARED PROPERTY LINE).
- THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE PLAN BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
- RETAINING WALLS, ROOF GUTTERS WITH UNDERGROUND DRAINAGE SYSTEMS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
- CONTRACTOR TO COORDINATE A LOT GRADE INSPECTION WITH COUNTY STAFF PRIOR TO PERMIT CLOSE OUT. 304-827-8842 AND SCHEDULE A 904 INSPECTION.

- DRAINAGE NOTE:**
1. THE COVERED PORCH AND STOOP SHALL BE SLOPED AT MIN. 1% AWAY FROM STRUCTURE. AT THE CONNECTION POINT OF THE PORCH AND STOOP, THE TYPICAL ELEVATION DROP SHALL BE 4 INCHES.
 2. GROUND ELEV. AT FOUNDATION SHALL BE MIN. 8IN BELOW F.F. ELEV.
 3. CONTRACTOR SHALL BE REQUIRED TO BE WITHIN +/- 0.1 FT OF DESIGN ELEVATIONS.
 4. RETAINING WALLS, ROOF GUTTERS WITH UNDERGROUND PIPING AND POP-UPS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD COORDINATE WITH ST. JOHNS COUNTY LOT GRADING STAFF.
 5. A DRIVEWAY CULVERT OR SWALE WILL BE PROVIDED IN COORDINATION WITH ST. JOHNS COUNTY ROAD & BRIDGE.
 6. THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT, BASED ON ACTUAL FIELD CONDITIONS.
 7. UPLAND BUFFERS ADJACENT TO THE WETLANDS ARE TO REMAIN NATURAL, VEGETATED, AND UNDISTURBED. THE UPLAND BUFFER WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING. CONTRACTOR/OWNER WILL BE RESPONSIBLE IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER(S).
 8. SETBACKS SHALL BE MEASURED TO WALLS.

DRAINAGE LEGEND

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

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



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

ALPHA
SOUTHEAST
C.A. NO. 29843

9 YACHTSMANS POINTE
FOR
GLENN LAYTON HOMES
SITE DRAINAGE PLAN

REVISIONS

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

SHEET NO.

Time: 2:12:24 PM Date: 04/12/2023 DMC Name: C:\Users\Alpha Southeast\OneDrive - Alpha Southeast, Inc. (1)\Projects 2023\Private Clients\9 Yachtmans Pointe\CA019 Yachtmans Pointe.dwg

LOT COVERAGE:
LOT 9 17,600 SQ FT
BUILDING FOOTPRINT
(TO EXTERIOR WALLS) 3,565 SQ FT
BUILDING COVERAGE % OF
TOTAL LOT: 3,565 / 17,600 = 20.3%

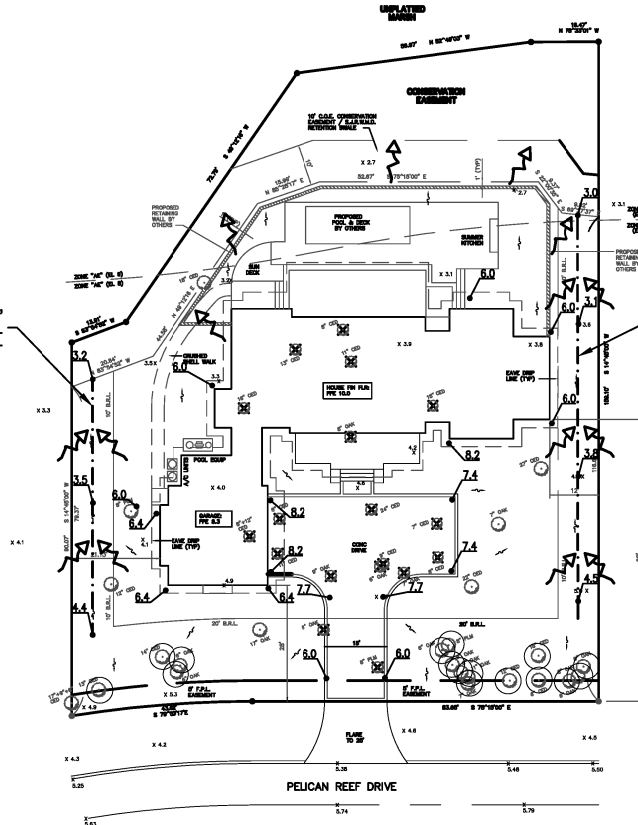
TOTAL IMPERVIOUS:
BUILDING FOOTPRINT 3,565 SQ FT
DRIVE/FRONT WALK 1,422 SQ FT
A/C PADS 13 SQ FT
POOL EQUIP PAD 21 SQ FT
PROPOSED POOL & DECK 1,124 SQ FT
TOTAL 6,145 SQ FT
TOTAL IMPERVIOUS 6,145 / 17,600 = 34.9%

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

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

SHALLOW SWALE 5'
OFF PROPERTY LINE

SHALLOW SWALE 5'
OFF PROPERTY LINE



NOTES:

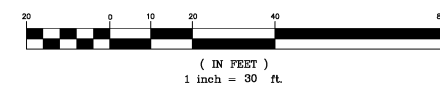
- PROVIDE SILT FENCE FOR EROSION CONTROL.
- BUILDING HEIGHTS: 34'-0"
- RAISED EXTERIOR FOUNDATION
- BUILDING SETBACKS ARE MEASURED TO THE PARTIAL FOUNDATION
- FINISHED FLOOR AND GRADE ELEVATIONS
- EROSION CONTROL: BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
- EROSION CONTROL, SUCH AS SILT FENCE SHALL BE PLACED AT THE LIMITS OF CONSTRUCTION ACTIVITIES AND/OR PROPERTY LINE.
- EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- EXISTING/ENGINEERED DRAINAGE PATTERNS SHALL NOT BE ALTERED WITHOUT AUTHORIZATION BY THE ENGINEER OF RECORD OR VENDOR OF A DRAINAGE ENGINEERED DRAINAGE PLAN (VENDOR'S SEAL). IF DRAINAGE PATTERNS ARE ALTERED OR CHANGED, THE PLAN WILL NOT BE ISSUED UNTIL CORRECTED FOR FIELD STAFF.
- DRAINS WILL BE DIRECTED AWAY FROM ADJACENT LOTS (NOT OUT FALL DIRECTLY TO SHARED PROPERTY LINES).
- THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE PLAN BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
- RETAINING WALLS, ROOF GUTTERS WITH UNDERGROUND DRAINAGE SYSTEMS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
- CONTRACTOR TO COORDINATE A LOT GRADE INSPECTION WITH COUNTY STAFF PRIOR TO PERMIT CLOSE OUT. CALL 904-827-8842 AND SCHEDULE A 904 INSPECTION.

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

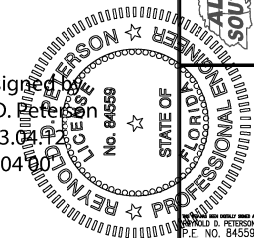
DRAINAGE LEGEND

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

GRAPHIC SCALE



Reynold D. Peterson
Digitally signed by Reynold D. Peterson
Date: 2023.04.12 14:50:58 -04'00'



9 YACHTMANS POINTE
FOR
GLENN LAYTON HOMES
SITE DRAINAGE PLAN

REVISIONS

NO.	DESCRIPTION

PLT DATE: 04/12/2023

DRAWN BY: KC

DESIGNED BY: RDP

CHECKED BY: RDP

SCALE: AS NOTED

JOE NO.: 71801.00

SHEET NO.

DESIGN CRITERIA

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:
- FLORIDA BUILDING CODE - RESIDENTIAL, 7TH EDITION (2020)
- ASCE/SEI 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES"

WIND (C _s = 1.60)	130(ULT)/ 101(ASD)
WIND SPEED (MPH)	D
EXPOSURE CATEGORY	ENCLOSED
ENCLOSURE CLASSIFICATION	RESIDENTIAL
OCCUPANCY	II
RISK CATEGORY	NO
WIND BOURNE DEBRIS	

SNOW (C _s = 1.15)	0 psf
GROUND SNOW LOAD (p _g)	

SEISMIC (C _s = 1.60)	II
RISK CATEGORY	B
SEISMIC DESIGN CATEGORY (SDC)	D
SITE CLASS	

RAIN LOAD DATA	4.5
RAIN INTENSITY, I (IN/HR)	

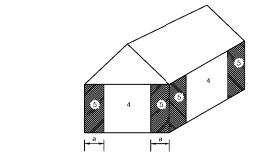
FLOOR LOADING (C _s = 1.00)	TC LL	TC DL	BC LL	BC DL
BALCONIES/DECKS	60 psf	10 psf	0 psf	5 psf
GAME ROOMS	60 psf	10 psf	0 psf	5 psf
ALL OTHER AREAS	40 psf	10 psf	0 psf	5 psf

ROOF LOADING (C _s = 1.25)	TC LL	TC DL	BC LL	BC DL
SHINGLE/METAL	20 psf	7 psf	10 psf	5 psf
TILE	20 psf	15 psf	10 psf	5 psf
* BC LL NON-CONCURRENT W/ OTHER LL's. INCREASE BC LL TO 20psf IN ATTIC AREAS W/ STORAGE				

DEFLECTION CRITERIA

FLOOR:	LL	L/360
	TL	L/240
ROOF:	LL	L/240
	TL	L/180
WALLS:	WIND	L/360 (STUCCO)
	WIND	L/240 (BRITTLE)
	WIND	L/180 (FLEXIBLE)

C&C DESIGN PRESSURES (ASD)				
LOCATION	AREA (SF)	INTERIOR ZONE 4 (psf)	END ZONE 5 (psf)	
WALLS, WINDOWS, & DOORS	10	+30.10	-32.65	+30.10 -40.30
	20	+28.74	-31.29	+28.74 -37.59
	50	+26.95	-29.50	+26.95 -34.00
	100	+25.59	-28.14	+25.59 -31.29
	200	+24.24	-26.79	+24.24 -28.58
16FT GARAGE COOR	1000	+22.44	-25.00	+22.44 -25.00
				+24.24 -28.58
SOFFITS		+30.10	-32.65	+30.10 -40.30
ALLOWABLE PRESSURES (ASD)=0.6"ULT				a=4FT



WALL ZONES (GENERIC BUILDING SHOWN)

GABLE ROOF-C&C DESIGN PRESSURES (ASD)							
LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1 & 2e (psf)	ZONE 2n (psf)	ZONE 2r (psf)	ZONE 3e (psf)	ZONE 3r (psf)
ROOF	0-10	+27.55	-50.50	-50.50	-55.80	-68.18	-55.80
	11-20	+24.47	-42.82	-42.82	-49.70	-60.42	-49.70
	21-50	+20.41	-32.67	-32.67	-41.90	-50.16	-41.90
OVERHANGS	51+	+17.34	-41.66	-41.66	-60.00	-70.67	-60.00
	0-10	--	-70.90	-70.90	-76.01	-76.47	-76.01
	11-20	--	-63.23	-63.23	-70.10	-71.18	-70.10
OVERHANGS	21-50	--	-53.08	-53.08	-62.30	-64.18	-62.30
	50+	--	-45.40	-45.40	-56.40	-58.89	-56.40
ALLOWABLE PRESSURES (ASD)=0.6"ULT							a=4FT



ROOF ZONES (GENERIC BUILDING SHOWN)

HIP ROOF-C&C DESIGN PRESSURES (ASD)							
LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1 (psf)	ZONE 2e (psf)	ZONE 2r (psf)	ZONE 3 (psf)	
ROOF	0-10	+22.29	-40.65	-51.98	-58.01	-62.15	
	11-20	+19.27	-36.04	-43.04	-49.61	-48.35	
	21-50	+15.27	-29.94	-31.21	-38.50	-30.10	
OVERHANGS	51+	+12.24	-25.33	-25.00	-30.10	-30.10	
	0-10	--	-61.05	-72.38	-78.04	-82.56	
	11-20	--	-56.44	-63.44	-68.92	-68.75	
OVERHANGS	21-50	--	-50.34	-51.62	-56.85	-50.50	
	50+	--	-45.73	-45.40	-50.50	-50.50	
ALLOWABLE PRESSURES (ASD)=0.6"ULT							a=4FT



ROOF ZONES (GENERIC BUILDING SHOWN)

HIP ROOF-C&C DESIGN PRESSURES (ASD)							
LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1 (psf)	ZONE 2e (psf)	ZONE 2r (psf)	ZONE 3 (psf)	
ROOF	0-10	+22.29	-40.65	-51.98	-58.01	-62.15	
	11-20	+19.27	-36.04	-43.04	-49.61	-48.35	
	21-50	+15.27	-29.94	-31.21	-38.50	-30.10	
OVERHANGS	51+	+12.24	-25.33	-25.00	-30.10	-30.10	
	0-10	--	-61.05	-72.38	-78.04	-82.56	
	11-20	--	-56.44	-63.44	-68.92	-68.75	
OVERHANGS	21-50	--	-50.34	-51.62	-56.85	-50.50	
	50+	--	-45.73	-45.40	-50.50	-50.50	
ALLOWABLE PRESSURES (ASD)=0.6"ULT							a=4FT



ROOF ZONES (GENERIC BUILDING SHOWN)

HIP ROOF-C&C DESIGN PRESSURES (ASD)							
LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1 (psf)	ZONE 2e (psf)	ZONE 2r (psf)	ZONE 3 (psf)	
ROOF	0-10	+22.29	-40.65	-51.98	-58.01	-62.15	
	11-20	+19.27	-36.04	-43.04	-49.61	-48.35	
	21-50	+15.27	-29.94	-31.21	-38.50	-30.10	
OVERHANGS	51+	+12.24	-25.33	-25.00	-30.10	-30.10	
	0-10	--	-61.05	-72.38	-78.04	-82.56	
	11-20	--	-56.44	-63.44	-68.92	-68.75	
OVERHANGS	21-50	--	-50.34	-51.62	-56.85	-50.50	
	50+	--	-45.73	-45.40	-50.50	-50.50	
ALLOWABLE PRESSURES (ASD)=0.6"ULT							a=4FT



ROOF ZONES (GENERIC BUILDING SHOWN)

HIP ROOF-C&C DESIGN PRESSURES (ASD)							
LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1 (psf)	ZONE 2e (psf)	ZONE 2r (psf)	ZONE 3 (psf)	
ROOF	0-10	+22.29	-40.65	-51.98	-58.01	-62.15	
	11-20	+19.27	-36.04	-43.04	-49.61	-48.35	
	21-50	+15.27	-29.94	-31.21	-38.50	-30.10	
OVERHANGS	51+	+12.24	-25.33	-25.00	-30.10	-30.10	
	0-10	--	-61.05	-72.38	-78.04	-82.56	
	11-20	--	-56.44	-63.44	-68.92	-68.75	
OVERHANGS	21-50	--	-50.34	-51.62	-56.85	-50.50	
	50+	--	-45.73	-45.40	-50.50	-50.50	
ALLOWABLE PRESSURES (ASD)=0.6"ULT							a=4FT



ROOF ZONES (GENERIC BUILDING SHOWN)

HIP ROOF-C&C DESIGN PRESSURES (ASD)							
LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1 (psf)	ZONE 2e (psf)	ZONE 2r (psf)	ZONE 3 (psf)	
ROOF	0-10	+22.29	-40.65	-51.98	-58.01	-62.15	
	11-20	+19.27	-36.04	-43.04	-49.61	-48.35	
	21-50	+15.27	-29.94	-31.21	-38.50	-30.10	
OVERHANGS	51+	+12.24	-25.33	-25.00	-30.10	-30.10	
	0-10	--	-61.05	-72.38	-78.04	-82.56	
	11-20	--	-56.44	-63.44	-68.92	-68.75	
OVERHANGS	21-50	--	-50.34	-51.62	-56.85	-50.50	
	50+	--	-45.73	-45.40	-50.50	-50.50	
ALLOWABLE PRESSURES (ASD)=0.6"ULT							a=4FT



ROOF ZONES (GENERIC BUILDING SHOWN)

HIP ROOF-C&C DESIGN PRESSURES (ASD)							
LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1 (psf)	ZONE 2e (psf)	ZONE 2r (psf)	ZONE 3 (psf)	
ROOF	0-10	+22.29	-40.65	-51.98	-58.01	-62.15	
	11-20	+19.27	-36.04	-43.04	-49.61	-48.35	
	21-50	+15.27	-29.94	-31.21	-38.50	-30.10	
OVERHANGS	51+	+12.24	-25.33	-25.00	-30.10	-30.10	
	0-10	--	-61.05	-72.38	-78.04	-82.56	
	11-20	--	-56.44	-63.44	-68.92	-68.75	
OVERHANGS	21-50	--	-50.34	-51.62	-56.85	-50.50	
	50+	--	-45.73	-45.40	-50.50	-50.50	
ALLOWABLE PRESSURES (ASD)=0.6"ULT							a=4FT



ROOF ZONES (GENERIC BUILDING SHOWN)

HIP ROOF-C&C DESIGN PRESSURES (ASD)							
LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1 (psf)	ZONE 2e (psf)	ZONE 2r (psf)	ZONE 3 (psf)	
ROOF	0-10	+22.29	-40.65	-51.98	-58.01	-62.15	
	11-20	+19.27	-36.04	-43.04	-49.61	-48.35	
	21-50	+15.27	-29.94	-31.21	-38.50	-30.10	
OVERHANGS	51+	+12.24	-25.33	-25.00	-30.10	-30.10	
	0-10	--	-61.05	-72.38	-78.04	-82.56	
	11-20	--	-56.44	-63.44	-68.92	-68.75	
OVERHANGS	21-50	--	-50.34	-51.62	-56.85	-50.50	
	50+	--	-45.73	-45.40	-50.50	-50.50	
ALLOWABLE PRESSURES (ASD)=0.6"ULT							a=4FT



ROOF ZONES (GENERIC BUILDING SHOWN)

HIP ROOF-C&C DESIGN PRESSURES (ASD)							
LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1 (psf)	ZONE 2e (psf)	ZONE 2r (psf)	ZONE 3 (psf)	
ROOF	0-10	+22.29	-40.65	-51.98	-58.01	-62.15	
	11-20	+19.27	-36.04	-43.04	-49.61	-48.35	
	21-50	+15.27	-29.94	-31.21	-38.50	-30.10	
OVERHANGS	51+	+12.24	-25.33	-25.00	-30.10	-30.10	
	0-10	--	-61.05	-72.38	-78.04	-82.56	
	11-20	--	-56.44	-63.44	-68.92	-68.75	
OVERHANGS	21-50	--	-50.34	-51.62	-56.85	-50.50	
	50+	--	-45.73	-45.40	-50.50	-50.50	
ALLOWABLE PRESSURES (ASD)=0.6"ULT							a=4FT



ROOF ZONES (GENERIC BUILDING SHOWN)

HIP ROOF-C&C DESIGN PRESSURES (ASD)							
LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1 (psf)	ZONE 2e (psf)	ZONE 2r (psf)	ZONE 3 (psf)	
ROOF	0-10	+22.29	-40.65	-51.98	-58.01	-62.15	
	11-20	+19.27	-36.04	-43.04	-49.61	-48.35	
	21-50	+15.27	-29.94	-31.21	-38.50	-30.10	
OVERHANGS	51+	+12.24	-25.33	-25.00	-30.10	-30.10	
	0-10	--	-61.05	-72.38	-78.04	-82.56	
	11-20	--	-56.44	-63.44	-68.92	-68.75	
OVERHANGS	21-50	--	-50.34	-51.62	-56.85	-50.50	
	50+	--	-45.73	-45.40	-50.50	-50.50	
ALLOWABLE PRESSURES (ASD)=0.6"ULT							a=4FT

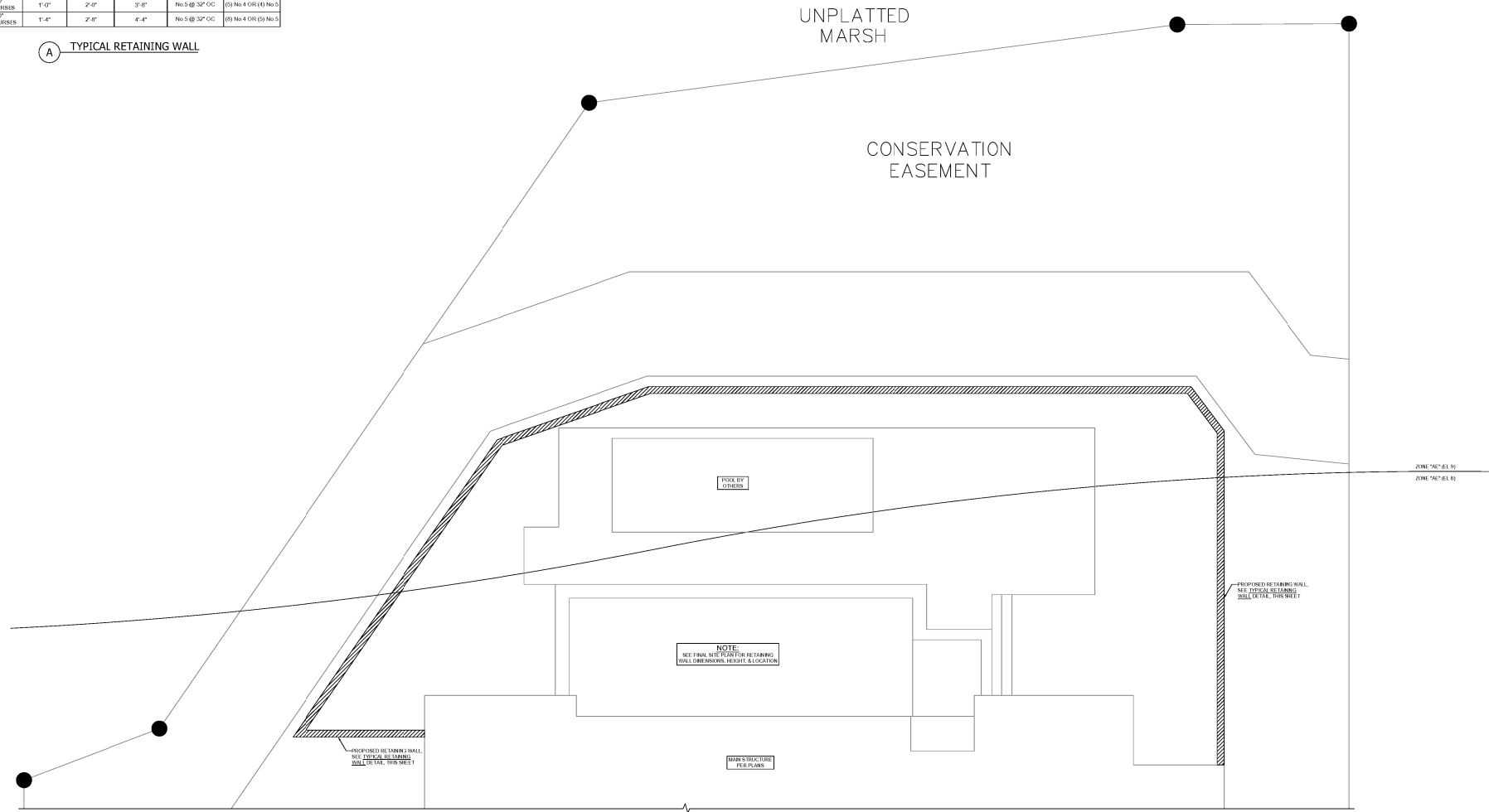
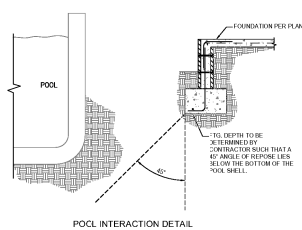


ROOF ZONES (GENERIC BUILDING SHOWN)

HIP ROOF-C&C DESIGN PRESSURES (ASD)							
LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1 (psf)	ZONE 2e (psf)	ZONE 2r (psf)	ZONE 3 (psf)	

ITEM/DETAIL	FOOTING DEPTH	FOOTING/HEEL WIDTH	TOTAL FOOTING WIDTH	VERTICAL REINFORCEMENT	CURT REINFORCEMENT
(A)	1'-0"	1'-4"	3'-0"	No. 4 @ 48" OC	(A) No. 4 OR (B) No. 5
(B)	1'-0"	2'-0"	3'-6"	No. 5 @ 32" OC	(C) No. 4 OR (D) No. 5
(C)	1'-4"	2'-0"	4'-4"	No. 5 @ 32" OC	(E) No. 4 OR (F) No. 5

(A) TYPICAL RETAINING WALL



0.2 RETAINING WALL PLAN
Scale: 1/4"=1'-0"

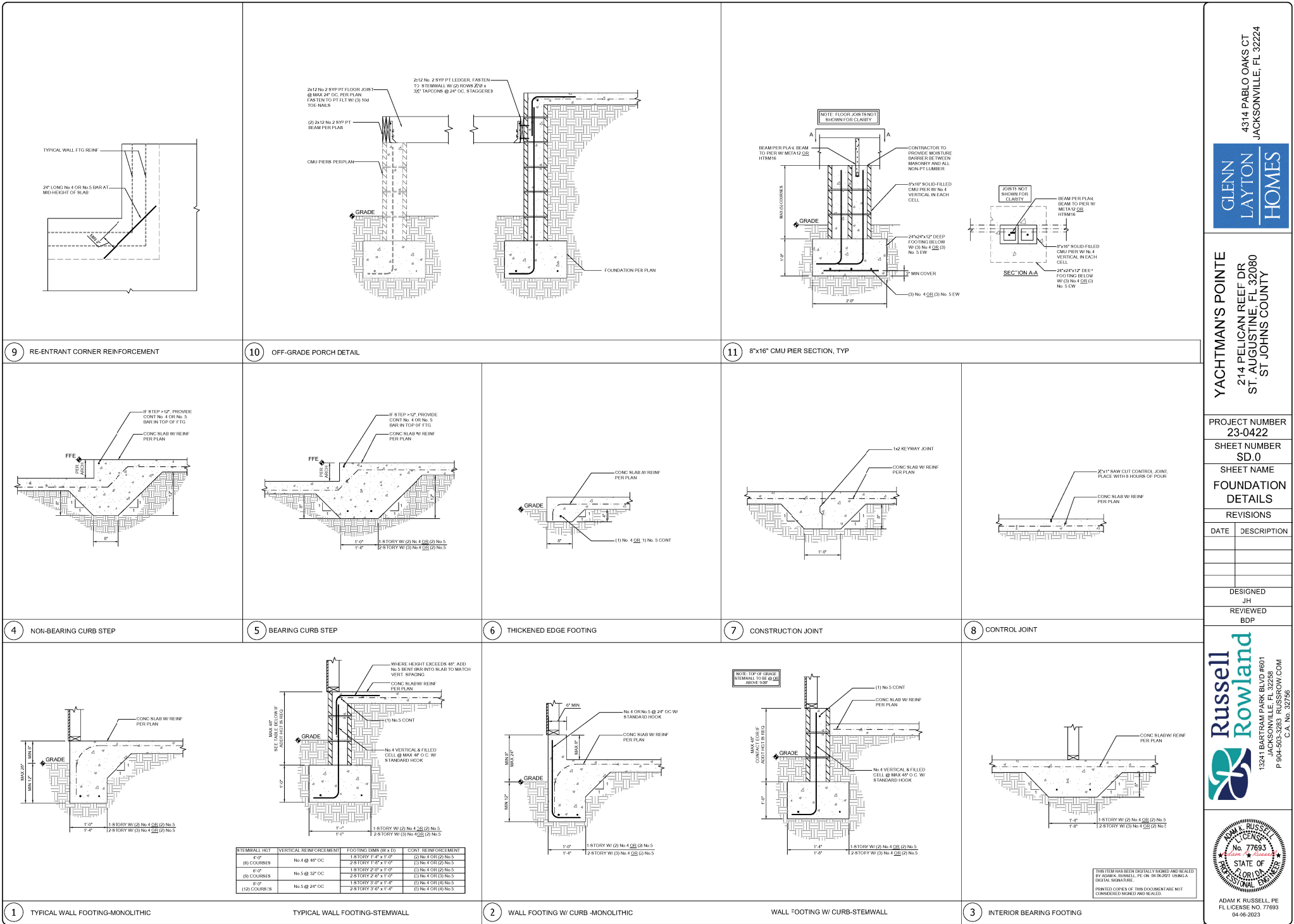
THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY ADAM K. RUSSELL, PE, OR SA OR SEA USING A DIGITAL SIGNATURE.
PRINTED COPY OF THIS DOCUMENT MAY NOT CONSTITUTE RECORD AND SHOULD BE USED AS SUCH.

4314 PABLO OAKS CT
JACKSONVILLE, FL 32224
GLENN LAYTON HOMES

YACHTMAN'S POINTE
214 PELICAN REEF DR
ST. AUGUSTINE, FL 32080
ST. JOHNS COUNTY

PROJECT NUMBER
23-0422
SHEET NUMBER
S0.2
SHEET NAME
RETAINING WALL PLAN
REVISIONS
DATE DESCRIPTION
DESIGNED
JH
REVIEWED
BDP
Russell Rowland
13241 BARTRAM PARK BLVD #601
JACKSONVILLE, FL 32258
P 904-903-3283 RUSSELLROW.COM
C.A. No. 32756

ADAM K. RUSSELL
No. 77693
FLORIDA PROFESSIONAL ENGINEER
STATE OF FLORIDA
ADAM K. RUSSELL, PE
FL LICENSE NO. 77693
04-06-2023



4314 PABLO OAKS CT
JACKSONVILLE, FL 32224

GLENN
LAYTON
HOMES

YACHTMAN'S POINTE
214 PELICAN REEF DR
ST. AUGUSTINE, FL 32080
ST. JOHNS COUNTY

PROJECT NUMBER
23-0422

SHEET NUMBER
SD.0

SHEET NAME
FOUNDATION
DETAILS

REVISIONS

DATE DESCRIPTION

DESIGNED
JH

REVIEWED
BDP

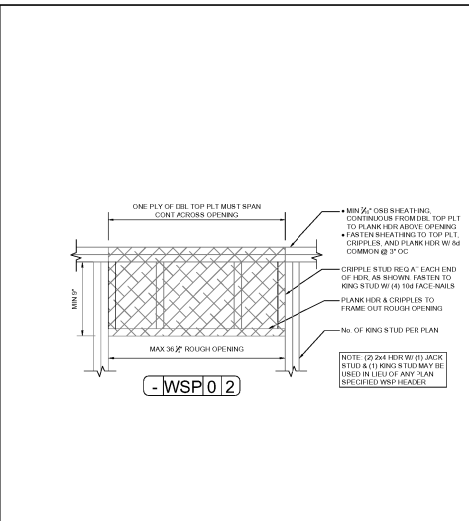
DESIGNED
JH

REVIEWED
BDP

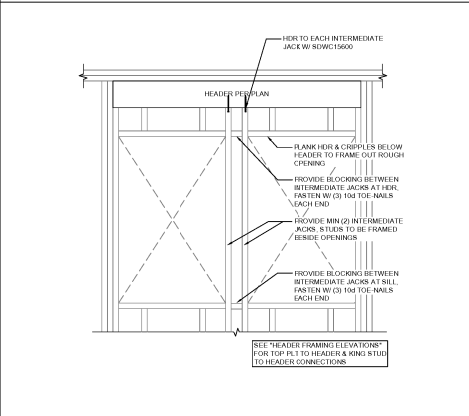
Russell
Rowland
13241 BARTRAM PARK BLVD #601
JACKSONVILLE, FL 32258
P 904-503-3283 RUSSROW.COM
C.A. No. 32756

ADAM K. RUSSELL
No. 77693
FL LICENSE NO. 77693
04-06-2023

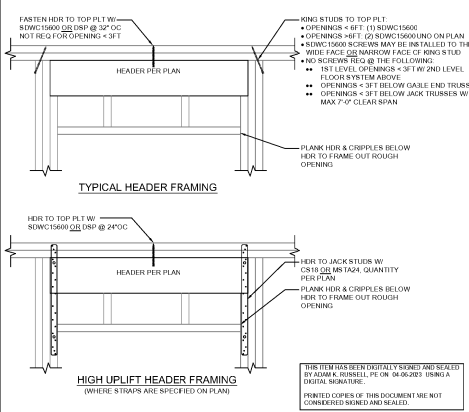




C4 WSP HEADER FRAMING ELEVATION



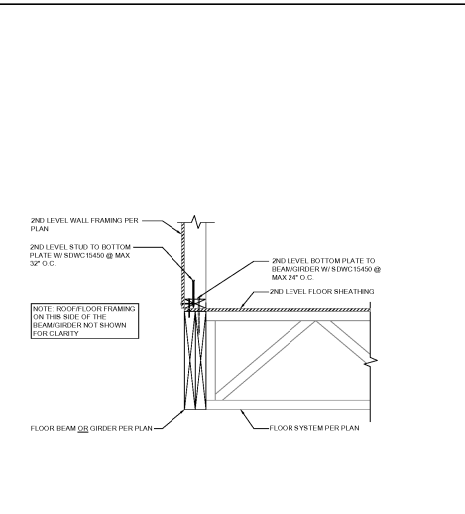
B4 INTERMEDIATE JACK STUDS AT HEADER

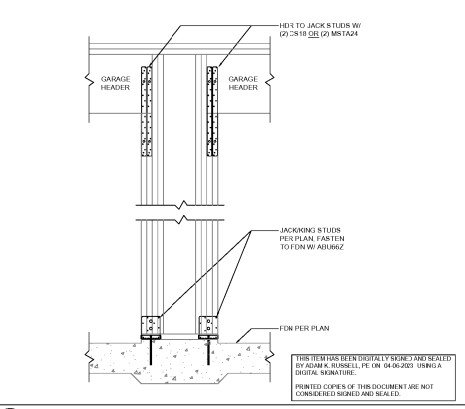
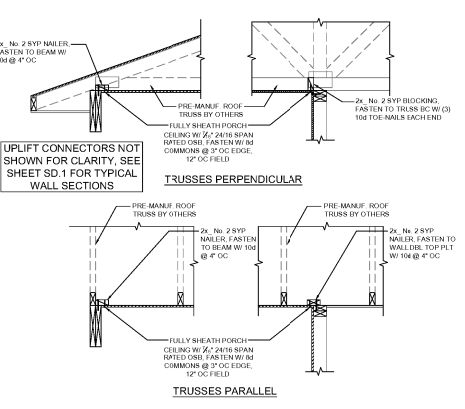


A4 HEADER FRAMING ELEVATIONS



ADAM K. RUSSELL, PE
FL LICENSE NO. 77693
04-06-2023





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 6, 2024	7.b.	PZB2024-0005
Request	Address	Parcel ID
Conservation Overlay Zone Development	134 Pelican Reef Drive	158571-4060



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	0.57
Applicant:	Amber Halcrow c/o 1565 Woodworks, LLC
Owner:	Erik Worthmann



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

Pelican Reef is a gated community; please contact the applicant, Amber Halcrow, at 904-907-4250 directly for information about visiting the site.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0100 – Single Family	Residential Low Density	RS-2
South	0100 – Single Family	Residential Low Density	RS-2
East	0100 – Single Family	Residential Low Density	RS-2
West	9600 – Marshes, Wetlands, Waste Lands	Open Land	OL

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to remove four (4) existing [significant Red Cedar trees](#) within [COZ 3](#). An approval of this request would allow for the addition to the existing single-family home and the modification of the driveway at 134 Pelican Reef Drive. The applicant has stated in their application that the justification for the request is for “expanding and updating” the home.

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation		N/A
Conservation and Coastal Management	Policy 2.4.2	N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

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

Removal of significant trees shall be [reviewed by the Planning and Zoning Board](#), all significant trees removed shall be replaced in accordance with the requirements of [Chapter 25](#). 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](#). In determining whether or not a permit required by this section should be issued, the PZB shall [consider and base all decisions on the following](#):

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

Trees to be Removed (Significant Trees are in Bold)			Trees to Remain (Significant Trees are in Bold)		
Location	Size (dbh) & Type	Deficit	Location	Size (dbh) & Type	Credit
SW Corner	10" Cabbage Palm	1	SW Corner	11" Cabbage Palm	2
SW Corner	14" Cabbage Palm	1.5	SE Corner	14" Cabbage Palm	3
SW Corner	12" Red Cedar	1.5 + 1	SE Corner	12" Cabbage Palm	3
SE Corner	18" Red Cedar	1.5 + 1	SE Corner	13" Cabbage Palm	3
SE Corner	13" Cabbage Palm	1.5	NE Corner	11" Cabbage Palm	2
SE Corner	10" Cabbage Palm	1	NE Corner	12" Cabbage Palm	3
SE Corner	11" Cabbage Palm	1	NE Corner	13" Cabbage Palm	3
NE Corner	42" Red Cedar	2 + 1	NE Corner	10" Cabbage Palm	2
NE Corner	21" Red Cedar	2 + 1	NE Corner	12" Cabbage Palm	3
			NE Corner	12" Cabbage Palm	3

			NE Corner	13" Cabbage Palm	3
			NE Corner	13" Cabbage Palm	3
			NW Corner	15" Red Cedar	3 + 1
			NW Corner	11" Red Cedar	2 + 1
			NW Corner	9" Queen Palm	2
			NW Corner	10" Queen Palm	2
			NW Corner	10" Queen Palm	2
	Total Deficits	17		Total Credits	46

When considering the requirement that properties within Pelican Reef are required to maintain ten (10) Cedar trees on site, and the ample number of credits associated with this proposal, staff has no issue with the proposed removal of four (4) significant Red Cedar trees.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. The proposed work in this application is for an addition to an existing home and modification of the driveway which would require the removal of four (4) significant Red Cedar trees at 134 Pelican Reef Drive / PID 158571-4060.



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



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Amber Halcrow Contact Number: 904-9074250

Business (if applicable): 1565 Woodworks, LLC

Address: 1093 A1A Beach Blvd #133 City: Saint Augustine State: FL Zip: 32080

E-Mail Address: 1565Woodworks@gmail.com

2. NAME OF PROPERTY OWNER: Erik Worthmann Contact Number: 3522260246

Business (if applicable): _____

Address: 134 Pelican Reef Dr City: Saint Augustine State: FL Zip: 32080

E-Mail Address: erik@comforttemp.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 6

Block: 4 OR5063/1746 & 5097/1260

Subdivision: Pelican Reef

Parcel Number: 1585714060

4. PROJECT STREET ADDRESS: 134 Pelican Reef Dr

5. SPECIFIC PROPOSED USE: Single Family Residence

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☒ Other: 907

7. DESCRIPTION OF ACTION REQUESTED: Removal of 4 red cedar trees

8. JUSTIFICATION FOR ACTION REQUESTED: Addition being added to the home, changing the layout of the home and driveway.

04/18/2019

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

1/8/24
Date

Signature of Property Owner

1/8/24
Date



Owner's Authorization For Agent

Amber Halcrow is/are hereby authorized TO ACT ON BEHALF
OF Erik Worthmann, 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:
75 King St., St. Augustine, FL 32084

BY: [Signature]

Signature of Owner
Erik Worthmann

Print Name of Owner
352-2260246

Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 8th day of January, 2024.

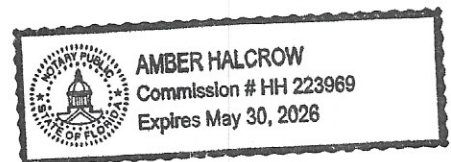
By Erik Worthmann

Identification verified: ☒

Oath sworn: ☒ Yes ☐ No

Notary Signature: [Signature]

My Commission expires: 5/30/26





**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.

Amber Halcrow

Print name of applicant



Signature of applicant

1/8/24

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

134 Pelican Reef Dr, St. Augustine, FL 32084

Project Address: Amber Halcrow

Applicant's Name: Erik Worthmann Applicant's Signature: 

Owner's Name: _____ Owner's Signature: 

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1585714060
Location Address	134 PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	pelican reef (ICW) (628.42)
Tax Description*	25/87-91 PELICAN REEF LOT 6 BLK 4 OR5063/1746 & 5097/1260 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Pelican Reef
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.570
Homestead	N

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



Owner Information

Owner Name	Worthmann Family Trust D:11/11/2020 100% Worthmann Erik W Trustee 0% Worthmann Christine B Trustee 0%
Mailing Address	6412 NW 128TH ST GAINESVILLE, FL 32563-0000

Map



Valuation Information

	2024
Building Value	\$484,391
Extra Features Value	\$103,457
Total Land Value	\$1,150,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,737,848
Total Deferred	\$117,772
Assessed Value	\$1,620,076
Total Exemptions	\$0
Taxable Value	\$1,620,076

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$490,765	\$108,134	\$1,150,000	\$0	\$0	\$1,748,899	\$1,472,796	\$276,103	\$1,472,796
2022	\$426,526	\$25,155	\$1,064,000	\$0	\$0	\$1,515,681	\$1,276,144	\$239,537	\$1,276,144
2021	\$409,262	\$25,869	\$725,000	\$0	\$0	\$1,160,131	\$1,160,131	\$0	\$1,160,131
2020	\$447,460	\$27,567	\$725,000	\$0	\$0	\$1,200,027	\$632,116	\$617,911	\$582,116
2019	\$382,042	\$25,648	\$725,000	\$0	\$0	\$1,132,690	\$617,904	\$564,786	\$567,904
2018	\$391,878	\$3,846	\$700,000	\$0	\$0	\$1,095,724	\$606,383	\$539,341	\$556,383
2017	\$398,457	\$3,517	\$660,000	\$0	\$0	\$1,061,974	\$593,911	\$518,063	\$543,911
2016	\$403,437	\$6,722	\$660,000	\$0	\$0	\$1,070,159	\$583,445	\$536,714	\$533,445
2015	\$408,418	\$6,787	\$660,000	\$0	\$0	\$1,075,205	\$579,389	\$545,816	\$529,389
2014	\$350,182	\$7,450	\$660,000	\$0	\$0	\$1,017,632	\$574,791	\$492,841	\$524,791
2013	\$354,402	\$8,114	\$660,000	\$0	\$0	\$1,022,516	\$566,297	\$506,219	\$516,297

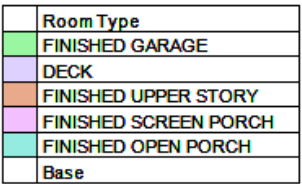
Building Information

Building	1
Building Value	\$484,391
Year Built	1995
Actual Area	5523
Conditioned Area	3775
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Stucco

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

Description	Square Footage
BASE AREA	2751
FINISHED OPEN PORCH	338
FINISHED SCREEN PORCH	375
FINISHED UPPER STORY	1024
FINISHED DECK	480
FINISHED GARAGE	555
Total SqFt	5523

Sketch Information



Code Description	Status	Value
Boat Dock - Average (Mix)		13860
Boat Dock - Average (Mix)		39480
Pool - Low (RES)		15000
Screen Enclosure - Average (Mix)		8400
Bulkhead - Average (Mix)		26717

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	\$1,150,000

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/13/2020	11/11/2020	\$100.00	WARRANTY DEED	5097	1260	U	I	WORTHMANN ERIK W,CHRISTINE B	WORTHMANN FAMILY TRUST D:11/11/2020
10/7/2020	10/6/2020	\$1,356,500.00	WARRANTY DEED	5063	1746	Q	I	AGNEW TERRY T & EDMISTON MARGARET GREER(WIFE)	WORTHMANN ERIK W,CHRISTINE B
	10/30/2001	\$100.00	QUIT CLAIM DEED	1669	1779	U	I	AGNEW TERRY T & EDMISTON MARGARET GREER(WIFE)	AGNEW TERRY T & EDMISTON MARGARET GREER(WIFE)
	9/27/2001	\$100.00	QUIT CLAIM DEED	1659	1163	U	I	AGNEW TERRY T	AGNEW TERRY T & EDMISTON MARGARET GREER (WIFE)
	9/26/2001	\$100.00	QUIT CLAIM DEED	1659	1165	U	I	TYMESON AMY L FKA AGNEW	AGNEW TERRY T
	9/1/1993	\$200,000.00	WARRANTY DEED	1009	646	Q	V	THOMPSON PIERRE D	AGNEW TERRY T,AMY L

LEGEND

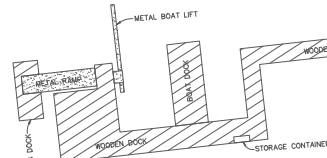
- = SITE BENCHMARK
- = SEPTIC LID
- = MAILBOX
- = FIRE HYDRANT
- = CABLE/INTERNET UTILITIES BOX
- = POWER POLE
- = EXISTING WATER METER
- = METAL LIGHT POLE
- = WATER VALVE
- = IRON/BLOCK CORNER FOUND
- = FOUND 1/2" IRON ROD LB#8139
- = SET 1/2" IRON ROD LB#8139
- = FOUND 5/8" IRON ROD LB#8177

- A/C = AIR CONDITIONER ON PAD
- BKL = BUILDING RESTRICTION LINE (SETBACK) LINE
- CH = CHORD BEARING
- CHD = CHORD DISTANCE
- DB = DEED BOOK
- ARC = ARC LENGTH
- LB = LICENSED SURVEY BUSINESS
- OWH = OVERHEAD WIRE LINE
- OWB = OFFICIAL RECORD BOOK
- PC = POINT OF CURVATURE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- RBL = REFERENCE BEARING LINE
- RTY = RIGHT-OF-WAY LINE
- STY = STORY
- TYP = TYPICAL
- FLC = FLAT CALL
- FEV = FIELD MEASURED VALUE
- DC = DEED CALL
- CVL = CALCULATED VALUE, FROM FIELD MEASUREMENTS
- RV = RECORD VALUE

4" METAL FENCE

- = EXISTING GROUND ELEVATIONS
- = EXISTING TREE
- = EXISTING DRAINAGE FLOW
- = EXISTING ELEVATION
- = PROPOSED ELEVATION
- = TREE TO BE REMOVED
- = PROPOSED CONCRETE
- = PROPOSED COVERED AREA
- = EXISTING CONCRETE
- = EXISTING METAL RAMP
- = EXISTING WOOD DOCK
- = EXISTING COVERED AREA
- = EXISTING GRAVEL
- = EXISTING PAVERS & BRICK

TREE REMOVAL SUMMARY	
10" CABBAGE PALM	
14" CABBAGE PALM	
12" RED CEDAR	
13" CABBAGE PALM	
10" CABBAGE PALM	
11" CABBAGE PALM	
18" RED CEDAR	
42" RED CEDAR	
21" RED CEDAR	



MATANZAS RIVER (INTRACOASTAL WATERWAY)

LINE IDENTIFICATION TABLE		
LINE	BEARING	DISTANCE
L1(P)	N00°51'49"W	34.99'
L2(P)	N07°00'00"W	32.95'
L3(P)	N72°00'00"W	172.55'
L4(P)	N72°00'00"W	10.91'
L5(P)	N13°26'41"E	108.38'
L6(P)	N80°00'00"W	5.04'
L7(P)	N80°00'00"W	193.64'
L1(M)	N00°58'29"W	34.99'
L2(M)	N06°49'52"E	32.79'
L3(M)	N72°03'24"W	172.42'
L4(C)	N72°03'24"W	10.91'
L5(M)	N13°33'36"E	109.05'
L6(C)	N79°56'49"W	5.04'
L7(M)(RBL)	N79°56'49"W	193.22'

CURVE IDENTIFICATION TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1(P)	50.00'	53°34'52"	46.78'	S38°52'40"W	45.07'
C2(P)	25.00'	58°32'59"	25.55'	N361°72°E	24.45'
C3(P)	36.92'	07°52'27"	5.07'	N03°04'32"E	5.07'
C1(M)	50.00'	53°34'52"	46.78'	S38°52'40"W	45.07'
C2(M)	25.00'	58°32'59"	25.55'	N362°21°E	24.45'
C3(M)	36.92'	07°52'27"	5.07'	N03°09'20"E	5.07'

LOT DIMENSION TABLE	
LOT SIZE	AREA (SQ.FT.)
EXISTING STRUCTURES	24711.04
PROPOSED STRUCTURES	4658.6
AC PAD	18.0
PROPOSED DRIVE TO R/W	2207.2
TOTAL IMPERVIOUS AREA:	11,799.1 (47.7%)

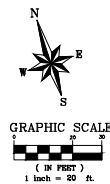
ZONING INFORMATION
RL-1
FROM PROPERTY APPRAISER'S WEBSITE

- FRONT 15'
- SIDE 10'
- REAR 10'

SURVEYOR'S NOTES:

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION HAS BEEN FURNISHED BY CLIENT AND/OR HIS/HER AGENTS.
- NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THAT THERE COULD EXIST DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS (ESPECIALLY ANY EASEMENTS/DOCUMENTS RECORDED AFTER PLAT RECORDATION) OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.
- MEASUREMENTS HEREON ARE IN ACCORDANCE WITH U.S. STANDARD FEET, DATA ACQUIRED WITH THEODOLITE AND STEEL TAPE, OR WITH TECHNOLOGICALLY SUPERIOR EQUIPMENT UTILIZING REDUNDANT TECHNIQUES.
- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BAMT" AND "BMD", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY, A SOKKIA G503 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE GLOBAL PERMANENT REFERENCE NETWORK (GPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPCH 2010.0000).
- CONTIGUOUS LOTS LIE IN SAME BLOCK, LANE, PHASE, SECTION ETC. UNLESS NOTED.
- TYPE OF SURVEY: PLOT PLAN SHOWING TOPOGRAPHIC AND TREE.
- LEGAL PURPOSE OF SURVEY: ACQUISITION, SALE, MORTGAGE, PERMITS, PLANNING.
- NO FLOOD ZONE DETERMINATION HAS BEEN MADE OR REQUESTED FOR THIS PROPERTY DURING THE COURSE OF THIS SURVEY.
- THIS SURVEY IS NOT INTENDED TO LOCATE ANY SUBSURFACE/UNDERGROUND OBJECTS, IMPROVEMENTS, FOUNDATIONS OR ENCROACHMENTS. SURVEY REFLECTS ABOVE-GROUND FEATURES AND IMPROVEMENTS ONLY.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP OF LAND OR FENCES. THIS SURVEY IS NOT INTENDED FOR MULTIPLE USES, FIDUCIARY AND ALL OTHER OBLIGATIONS ARE LIMITED TO CERTIFIED LISTED HEREON UTILIZING SURVEY FOR PURPOSES LISTED IN ITEM 7 ABOVE. SEE NOTE ABOVE SIGNATURE BLOCK.
- CONSTRUCT IMPROVEMENTS TO IRON MARKERS AS DESCRIBED ONLY. WOODEN STAKES/WIRE FLAGS ARE NOT PROPERTY CORNER.
- ALL ABOVE-GROUND EVIDENCES OF UTILITIES LIE WITHIN THEIR RESPECTIVE EASEMENTS UNLESS NOTED.
- STREET (S) HEREON ARE CENTERED IN R/W UNLESS NOTED.
- BOUNDING DIMENSIONS AND THEIR TIES TO ADJACENT PROPERTY OR OTHER LINES ARE MADE FROM EXTERIOR LOAD-BEARING WALLS, INCLUDING OVERHANGS AND ANCHORAGE ATTACHMENTS UNLESS NOTED TO STRUCTURES ARE MADE BY PERPENDICULAR MEASUREMENT FROM NEAREST PROPERTY OR OTHER LINE.
- THE LINEAR CLOSURE OF THIS SURVEY EXCEEDS 1:10,000.
- ELEVATIONS IF SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- DIMENSIONS FOR THE PROPOSED RESIDENCE SHOWN HEREON ARE FROM THE PROVIDED FOUNDATION PLAN.
- SEE HOUSE PLANS FOR ADDITIONAL DETAILS.
- CURRENT FEMA FIRM MAPS SHOW PROPERTY IN FLOOD ZONE "AP" (BASE FLOOD EL. 10). ACCORDING TO FLOOD INSURANCE RATE MAP PANEL #12106C031A, EFFECTIVE ON 12/07/2018.



Surveyor's Certification

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the Surveyor.

08/10/2023

Signature Date

08/10/2023

Signature Date

08/10/2023

Signature Date

08/10/2023

Signature Date

08/10/2023

Signature Date

08/10/2023

Signature Date

08/10/2023

LEGAL DESCRIPTION

LOT 6, BLOCK 4, PELICAN REEF
PLAT/MAP BOOK 25, PAGE 87 THROUGH 91
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

PLOT PLAN SHOWING TOPOGRAPHIC AND TREE

IME CIVIL & SURVEYING, LLC

311 STATE ROAD 18
ST AUGUSTINE, FLORIDA 32084

Residential - Commercial - Environmental - Industrial
Civil Engineering, Surveying & Mapping, Inspections
WWW.IMECIVIL.COM

Civil Engineering/Inspection Division 804-480-8478
Surveying & Mapping Division 804-420-7764
Licensed Survey Business #8199

ADDRESS OF PROPERTY SHOWN HEREON:

Erik K. Worthmann and Christine B. Worthmann
134 PELICAN REEF DRIVE
St. Augustine, FL 32084

FOR:

Drawn By: BGS/SLG/DP

Field Survey Date: 09/15/2020

Field Survey Date: 09/15/2020

Field Survey Date: 09/15/2020

Field Survey Date: 09/15/2020

Field Survey Date: 09/15/2020

Field Survey Date: 09/15/2020

Field Survey Date: 09/15/2020

Field Survey Date: 09/15/2020

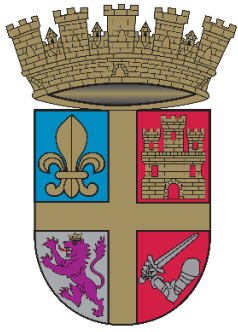
Field Survey Date: 09/15/2020

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.



KEY	QUANTITY	COMMON NAME BOTANICAL NAME	SIZE
PS	1	Silver Date Palm Phoenix Sylvestris	Field grown. 6' CT minimum
PM	2	Podocarpus Podocarpus Macrophyllus	7 Gal
SP	6	Sabal Palm Sabal Palmetto	Field grown. Vary clear trunks.
LTF	3	Red Cedar	30 GAL
AM	4	Christmas Palm Adonidia Merrillii	15 Gal Multi trunk
WBP	3	White Bird of Paradise Strelitzia Nicolai	15 Gal
CM	2	Crape Myrtle Lagerstroemia	15 Gal Multi trunk Watermelon red
SG	9	Sea Grape Coccoloba Uvifera	7 Gal
Sc	10	Variegated Schefflera S. Arboricola	3 Gal
OP	5	Orange Plume Justicia Spicigara	3 Gal
Ba	7	Banana Musa Paradisiaca	3 gal
PCL	1	Purple Crinum Lily Crinum	7 Gal
AG	109	Agapanthus A. Africanus	1 Gal Blue
LM	21	Evergreen Giant Liriope Muscari	1 Gal
Vi	3	Viburnum V. Odoratissimum	15 Gal Existing Hedge 3 to be replaced



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 6, 2024	7.c.	PZB2024-0007
Request	Address	Parcel ID
Conservation Overlay Zone Development	327 Minorca Avenue	215560-0030



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class:	0000 – Vacant Residential
(St. Johns County Property Appraiser)	
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.13
Applicant & Owner:	Michael Reed



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

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

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to remove six (6) trees within [COZ 3](#) including three (3) [significant Red Cedar trees](#) at Minorca Avenue / PID 215560-0030. An approval of this application would allow for the construction of a new single-family home, garage, and guesthouse. The applicant has stated in their application that the “trees are in the middle of the lot” which makes retaining the trees difficult when developing the site.

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use	FLUE Policy 8.1.5	N/A
Historic Preservation		N/A
Conservation and Coastal Management	CCM Policy 2.6.8	N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing	H Policy 5.1.5	N/A
Infrastructure		N/A

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

Both Eastern and Southern Red Cedar trees over eight (8) inches dbh are considered "[significant trees](#)," removal of a significant tree may only be [approved by the Planning and Zoning Board](#). The Planning and Building Department only has the ability to issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 [provided that all healthy significant trees are retained on the site](#).

The Planning and Zoning Board shall consider this significant tree removal request [and base all decisions on the following](#):

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

The City Planning and Zoning Board [may grant a variance](#) to the requirements of this article where compliance would be a practical impossibility or would cause unnecessary hardship or where the owner proposes an alternative which conforms to the general intent and spirit of these regulations.

Staff is of the opinion that it is true that the removal of a significant tree on its own negatively impacts the City's overall urban tree canopy; however, the applicant is retaining trees where feasible as well as planting two (2) new Cedar trees. The applicant's tree mitigation plan includes five (5) trees in total being retained, two (2) of which are cedar and one (1) being a significant tree. The mitigation plan gives the applicant an excess of 6.5 tree credits which may strengthen and also positively impact the sustainability of the City's tree canopy.

Trees to be Removed (Significant Trees are in Bold)		Trees to Remain (Significant Trees are in Bold)	
Size (dbh) & Type	<u>Deficit</u>	Size (dbh) & Type	<u>Credit</u>
10" Cedar	1	7" Oak	2
16" Cedar	1.5	10" Oak	2
12" Cedar	1.5	12" Oak	3
7.9" Oak	1	12" Cedar	3
10" Oak	1	6.9" Cedar	1
6" Oak	.5		
Total Deficits	6.5	Total Credits	11

Staff Recommendation

Review of Section 11-29 staff finds that the Board may **APPROVE** a request for Conservation Overlay Zone 3 development to remove three significant Cedar trees at 327 Minorca Avenue to allow for the construction of a new single-family home.

Approval of a future building permit application will require the replanting of two (2) 2-inch Cedar trees to meet the requirements of Section 25-56. – Tree removal and replacement.



Sarah Daugherty
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Michael reed Contact Number: 904 669 4591

Business (if applicable): _____

Address: 5238 Atlantic VW City: St. Augustine State: FL Zip: 32080

E-Mail Address: reedmhammer@aol.com

2. NAME OF PROPERTY OWNER: Michael Reed Contact Number: _____

Business (if applicable): _____

Address: 327 Minorca Ave City: St. Augustine State: FL Zip: 32080

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 3 Block: 9

Subdivision: 3-97 Davis Shores Parcel Number: 2155600030

4. PROJECT STREET ADDRESS: 327 Minorca Ave, 32080

5. SPECIFIC PROPOSED USE: new single family home

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☒ Other: remove trees in foot print of structure

7. DESCRIPTION OF ACTION REQUESTED: remove trees in foot print of structure

8. JUSTIFICATION FOR ACTION REQUESTED: Unfortunately the trees are in the middle of property



**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.

Michael Reel

Print name of applicant

[Signature]

Signature of applicant

01/09/24

Date

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

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

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: The tyrees are in the middle of the lot.

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

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

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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



Signature of Applicant



01/09/24

Date



Signature of Property Owner

01/09/24

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 327 Minocqua Ave, 32080

Applicant's Name: Michael Reed Applicant's Signature: [Signature]

Owner's Name: Michael Reed Owner's Signature: [Signature]

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2155600030
Location Address	MINORCA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	3-97 DAVIS SHORES LOT 3 BLK 9 OR3949/649 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.130
Homestead	N

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



Owner Information

Owner Name	Reed Michael M 100%
Mailing Address	PO BOX 3934 SAINT AUGUSTINE, FL 32085-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$181,875
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$181,875
Total Deferred	\$46,958
Assessed Value	\$134,917
Total Exemptions	\$0
Taxable Value	\$134,917

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$0	\$181,875	\$0	\$0	\$181,875	\$122,652	\$59,223	\$122,652
2022	\$0	\$0	\$143,948	\$0	\$0	\$143,948	\$111,502	\$32,446	\$111,502
2021	\$0	\$0	\$109,125	\$0	\$0	\$109,125	\$101,365	\$7,760	\$101,365
2020	\$0	\$0	\$92,150	\$0	\$0	\$92,150	\$92,150	\$0	\$92,150
2019	\$0	\$0	\$92,150	\$0	\$0	\$92,150	\$88,762	\$3,388	\$88,762
2018	\$0	\$0	\$87,300	\$0	\$0	\$87,300	\$80,693	\$6,607	\$80,693
2017	\$0	\$0	\$78,812	\$0	\$0	\$78,812	\$73,357	\$5,455	\$73,357
2016	\$0	\$0	\$78,812	\$0	\$0	\$78,812	\$66,688	\$12,124	\$66,688
2015	\$0	\$0	\$60,625	\$0	\$0	\$60,625	\$60,625	\$0	\$60,625
2014	\$0	\$0	\$50,925	\$0	\$0	\$50,925	\$43,970	\$6,955	\$43,970
2013	\$0	\$0	\$41,225	\$0	\$0	\$41,225	\$39,973	\$1,252	\$39,973

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	50	114	50	EF	\$181,875

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/3/2014	11/3/2014	\$99,000.00	WARRANTY DEED	3949	649	Q	V	ALLEN DANIEL V & LARIE LYNETTE TRUSTEES	REED MICHAEL M
	8/24/2005	\$100.00	WARRANTY DEED	2544	1444	U	V	ALLEN DANIEL V & LYNETTE	ALLEN DANIEL V & LARIE LYNETTE TRUSTEES
	1/31/2005	\$160,000.00	WARRANTY DEED	2368	886	Q	V	KEEGAN JOHN G & PAMELA B	ALLEN DANIEL V & LYNETTE
	3/31/2004	\$158,000.00	WARRANTY DEED	2169	1456	U	V	KAVANAUGH JOHN F & DAWN M	KEEGAN JOHN G & PAMELA B
	3/24/2003	\$301,700.00	WARRANTY DEED	1921	519	Q	I	CRAIG A H III & NICHOLS BONNIE K CRAIG	KAVANAUGH JOHN F & DAWN M
	2/18/2003	\$100.00	WARRANTY DEED	1913	1281	U	V	CRAIG CATHERINE S ***	CRAIG A H III & NICHOLS BONNIE K CRAIG (T/C)
	7/22/1994	\$0.00	WARRANTY DEED	1065	901	U	V	CRAIG CATHERINE S	CRAIG CATHERINE S ***

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

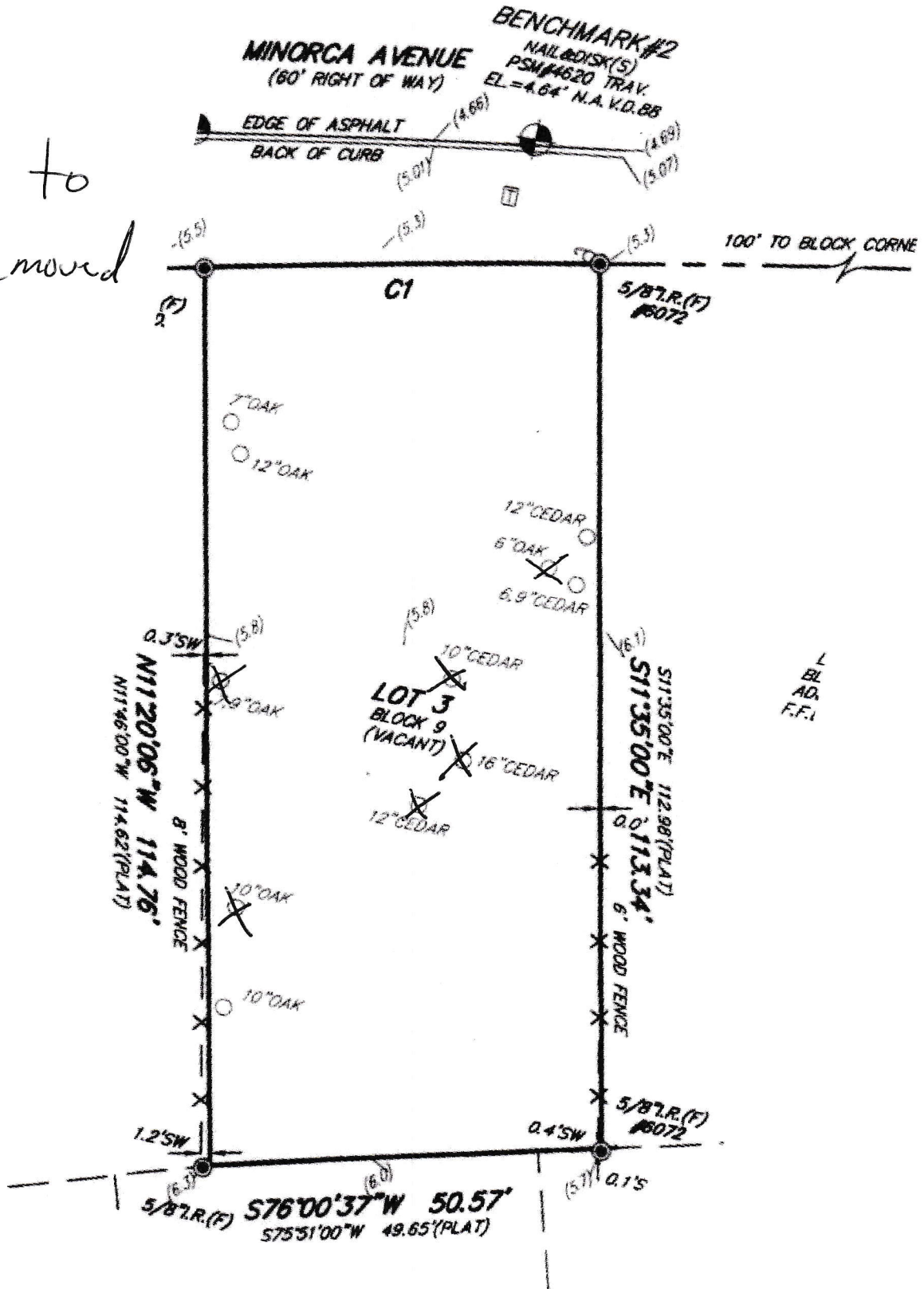
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 1/18/2024, 2:11:22 AM

Contact Us

Developed by
 Schneider
 GEOSPATIAL

Michael Reed
327 Minorca Ave.

Trees to
be removed
X



Michael Reed 327 Minorca Ave
Tree Removal

PAGE: 10

Site

DATE: 10/15/2023

Parcel

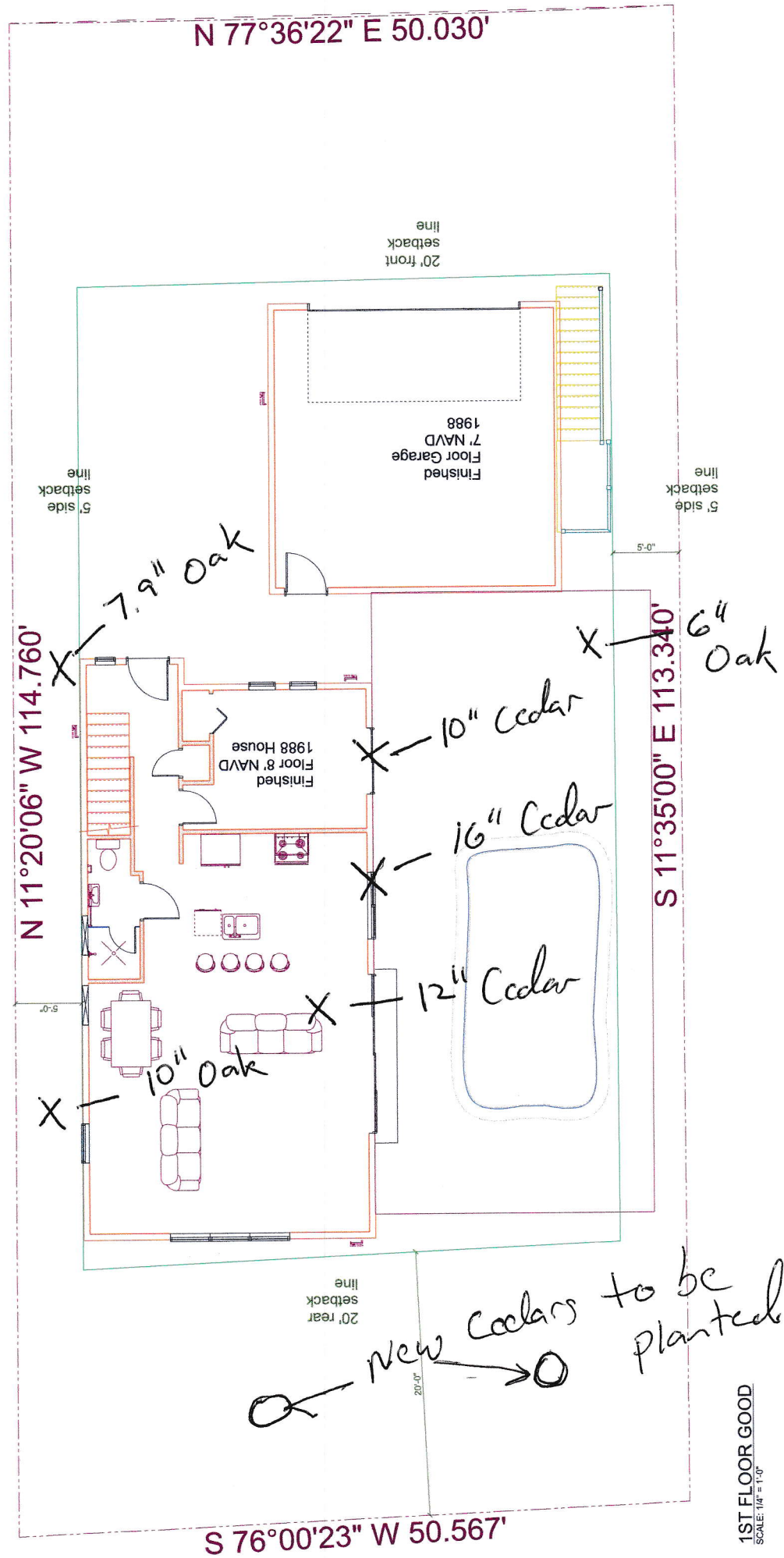
FARWOOD
H&D

Plan Drawings
At and by
FARWOOD
904-501-6260

327 327 Morica

AREA SCHEDULE	
NAME	AREA
AC 1st floor	962 sq ft.
AC 2nd floor	940 sq ft.
Front 2nd floor above Garage	578 sq ft.
Garage	582 sq ft.
Total AC Space	2468 sq ft.

X = trees
to be
removed



ISO house allowed 29%

1ST FLOOR GOOD
SCALE: 1/4" = 1'-0"

Builder of plans is responsible to check
plans for errors, and address before constructing

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 6, 2024	7.d.	PZB2024-0009
Request	Address	Parcel ID
Conservation Overlay Zone Development	3000 N Ponce de Leon Boulevard (including adjacent property 10 Mc Millan Street)	155030-0000 155035-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: 1800 – Office Buildings (Multi-Story)
(St. Johns County Property Appraiser)

Future Land Use Designation: Commercial Medium Intensity

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

Acreage: 0.78

Applicant & Owner: James St. George
c/o Pink Mansion LLC

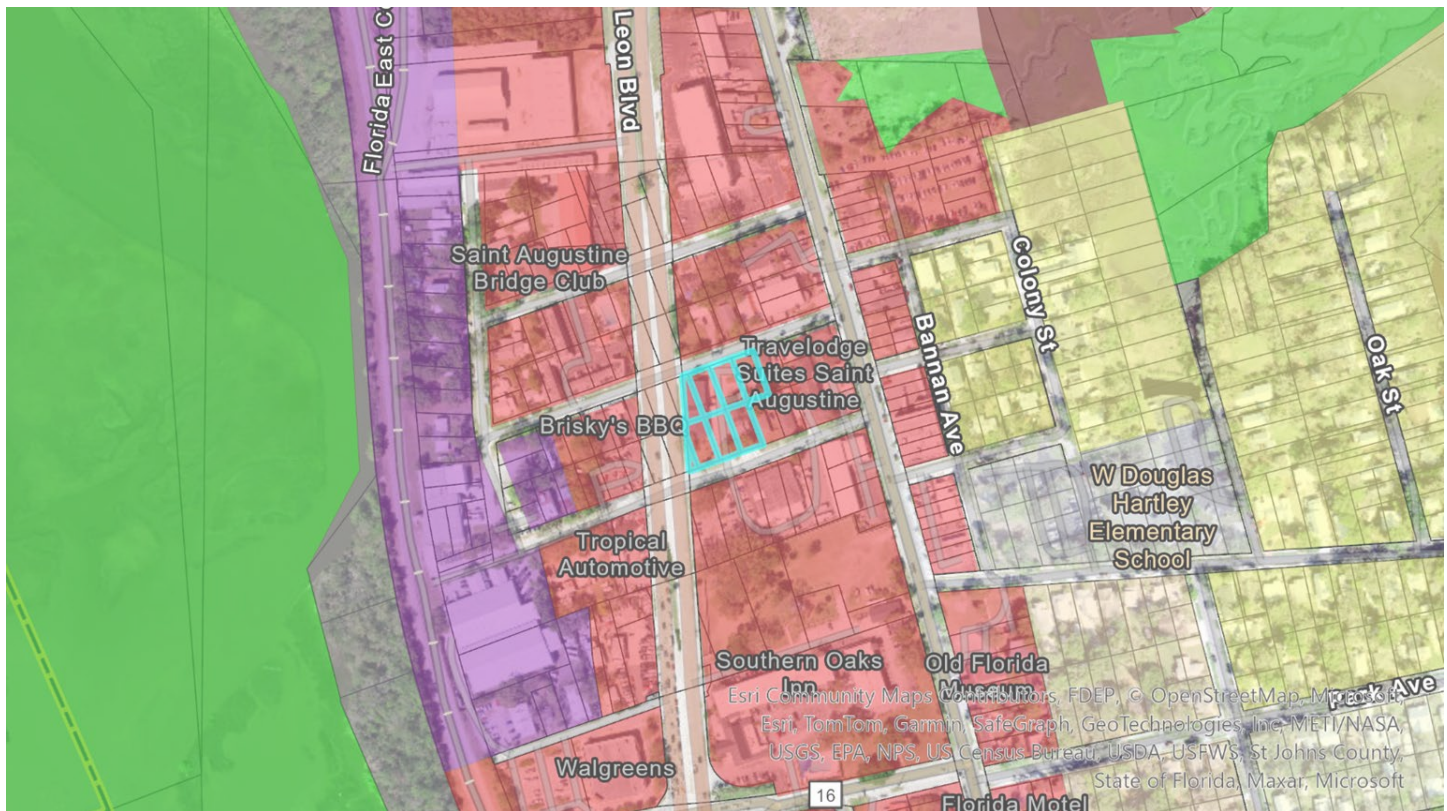


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0100 – Single Family	Commercial Medium Intensity	CM-2
South	7500 – Non-Profit, Charitable & Orphanages	Commercial Medium Intensity	CM-2
East	0100 – Single Family 3900 – Hotels & Motels	Commercial Medium Intensity	CM-2
West	N Ponce de Leon Boulevard	Commercial Medium Intensity	CM-2

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to remove one (1) [significant Laurel Oak tree](#) within [COZ 3](#). An approval of this request would allow for the construction of a new parking facility layout at 3000 N Ponce de Leon Boulevard. The applicant has stated in their application that the justification for the request is due to “suspected tree health and public safety concerns by the owner.”

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

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

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

The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site. Removal of significant trees shall be [reviewed by the Planning and Zoning Board](#), all significant trees removed shall be replaced in accordance with the requirements of [Chapter 25](#).

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](#). In determining whether or not a permit required by this section should be issued, the PZB shall [consider and base all decisions on the following](#):

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

Trees to be Removed (Significant Trees are in Bold)			Trees to Remain (Significant Trees are in Bold)		
Location	Size (dbh) & Type	Deficit	Location	Size (dbh) & Type	Credit
	13"/20" Laurel Oak	2		14" Palm	3
				28" Live Oak	4
				20" Laurel Oak	4
				36" Hickory	4
				6" Palm	1
				19" Laurel Oak	3

				3"/4"/4" Crepe Myrtle	1
				6"/6"/6"/8" Crepe Myrtle	2
				6"/6"/9"/15" Mulberry	3
				16" Holly	3
	Total Deficits	2		Total Credits	28

When considering the ample number of credits associated with this proposal, staff has no issue with the proposed removal of one (1) significant Laurel Oak tree.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. The proposed work in this application is for the construction of a new parking facility layout at 3000 N Ponce de Leon Boulevard.



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



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

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

Business (if applicable): Pink Mansion LLC

Address: 3000 N Ponce de Leon Boulevard City: St. Augustine State: FL Zip: 32084

E-Mail Address: stgeorgemd@stjohnsvein.com

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

Business (if applicable): Pink Mansion LLC

Address: 3000 N Ponce de Leon Boulevard City: St. Augustine State: FL Zip: 32084

E-Mail Address: stgeorgemd@stjohnsvein.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 10 & 12

Block: A

Subdivision: McMillan

Parcel Number: 155035-0000

4. PROJECT STREET ADDRESS: 3000 N Ponce de Leon Boulevard

5. SPECIFIC PROPOSED USE: Parking Lot Improvements

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☒ Other: Tree Removal

7. DESCRIPTION OF ACTION REQUESTED: _____

Requesting the removal of an unhealthy 13" and 20" laurel oak (one tree, two codominant leaders)

8. JUSTIFICATION FOR ACTION REQUESTED: _____

This laurel oak was inspected by an ISA Certified Arborist due to suspected tree health and public safety concerns by the owner. The Arborist observed and reported the tree possesses "several indications of a future potential catastrophic failure" for a variety of technical reasons (see Arborist Report) and given these adverse tree health characteristics and the inherent public safety concerns and liability this tree holds, the Arborist concluded with a "recommendation of immediate removal." Additionally, the tree impacts several underground utility services including electric, water, and gas.

04/18/2019

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

James St George 01-08-2024

Date

Signature of Property Owner

James St George 01-08-2024

Date

04/18/2019

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1550350000
Location Address	10 MC MILLAN ST SAINT AUGUSTINE 32084-0000
Neighborhood	McMillan (711)
Tax Description*	3-52 MC MILLAN SUBD LOTS 10 & 12 BLK A OR5262/340 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	McMillan Property, Revised Plat Of
Sec/Twp/Rng	55-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.230
Homestead	N

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



Owner Information

Owner Name	Pink Mansion LLC 100%
Mailing Address	3000 N PONCE DE LEON BLVD SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	\$257,758
Extra Features Value	\$0
Total Land Value	\$172,990
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$430,748
Total Deferred	\$0
Assessed Value	\$430,748
Total Exemptions	\$0
Taxable Value	\$430,748

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$261,241	\$0	\$172,990	\$0	\$0	\$434,231	\$410,411	\$23,820	\$410,411
2022	\$221,951	\$0	\$151,150	\$0	\$0	\$373,101	\$373,101	\$0	\$373,101
2021	\$100,446	\$0	\$45,500	\$0	\$0	\$145,946	\$105,691	\$40,255	\$105,691
2020	\$81,654	\$0	\$36,400	\$0	\$0	\$118,054	\$96,083	\$21,971	\$96,083
2019	\$80,369	\$0	\$36,400	\$0	\$0	\$116,769	\$87,348	\$29,421	\$87,348
2018	\$42,907	\$0	\$36,500	\$0	\$0	\$79,407	\$79,407	\$0	\$79,407
2017	\$43,634	\$0	\$36,500	\$0	\$0	\$80,134	\$80,134	\$0	\$80,134
2016	\$45,088	\$0	\$36,500	\$0	\$0	\$81,588	\$81,588	\$0	\$81,588
2015	\$45,816	\$0	\$36,500	\$0	\$0	\$82,316	\$81,939	\$377	\$81,939
2014	\$44,490	\$0	\$30,000	\$0	\$0	\$74,490	\$74,490	\$0	\$74,490
2013	\$45,174	\$0	\$30,000	\$0	\$0	\$75,174	\$75,174	\$0	\$75,174

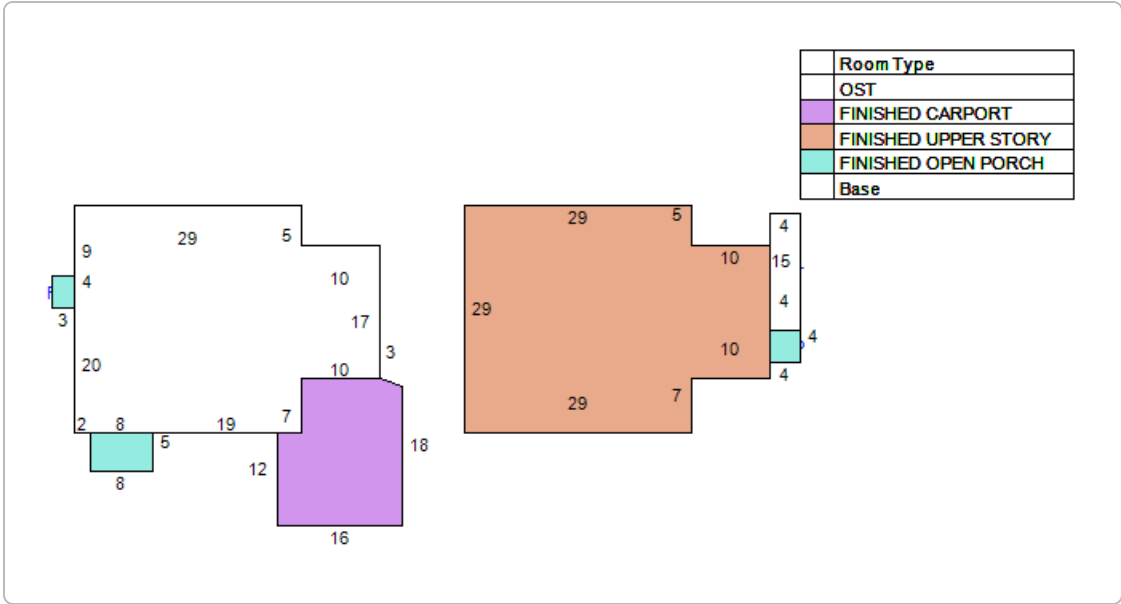
Building Information

Building 1
Building Value \$257,758
Year Built 1926
Actual Area 2432
Conditioned Area 2022
Use Duplex
Style 01
Exterior Wall Aluminum Vinyl

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

Description	Square Footage
BASE AREA	1011
FINISHED OPEN PORCH	40
FINISHED UPPER STORY	1011
FINISHED CARPORT	282
FINISHED OPEN PORCH	12
FINISHED OPEN PORCH	16
OUTSIDE STAIRS	60
Total SqFt	2432

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	100	100	100	EF	\$72,800
Multi-Family (Less than 10 Units)	0	0	10019	SF	\$100,190

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/11/2021	5/4/2021	\$1,200,000.00	WARRANTY DEED	5262	340	Q	I	JOHN FAMILY LIMITED PARTNERSHIP LTD	PINK MANSION LLC
	8/7/1997	\$771,000.00	WARRANTY DEED	1265	2060	U	I	JOHNS CHARLOTTE B TRUSTEE	JOHN FAMILY LIMITED PARTNERSHIP LTD
	7/24/1997	\$100.00	WARRANTY DEED	1254	160	U	I	JOHNS CHARLOTTE B TRUSTEE	JOHN FAMILY LIMITED PARTNERSHIP
	11/7/1994	\$100.00	QUIT CLAIM DEED	1081	724	U	I	JOHNS CHARLOTTE B	JOHNS CHARLOTTE B TRUSTEE
	8/1/1988	\$0.00		794	424	U	I		JOHNS CHARLOTTE B
	12/1/1983	\$50,000.00		619	770	Q	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 1/18/2024, 2:11:22 AM](#)

Contact Us



Arborist Report for 3000 N Ponce de Leon Blvd.

To: Amy Skinner, Director Planning and Building, City of St. Augustine

From: Castle Bay Design Studio

Date: January 3, 2024

Castle Bay Design Studio's ISA Certified Arborists performed a field review of the 13" & 20" Laurel Oak (single tree with two codominant leaders) located at 3000 N Ponce de Leon Blvd. and labeled as D04 on the Matthews Design Group Demolition Plan. Upon field review, the tree in question was observed to possess several indications of a future potential catastrophic failure including codominant leaders, included bark, and limb breakage due to substantial internal decay at several locations throughout the tree canopy. Images provided on the following page highlight these critical health concerns.

The tree is exhibiting symptoms of what is referred to as the "Urban Tree Mortality/Decline Spiral" and has no chance of recovery. With the adverse tree health observations outlined above and the inherent safety and liability risk this tree holds, Castle Bay Design Studio's ISA Certified Arborists recommend this tree for immediate removal.



S. Brett Kuzoian, RLA, Principal
ISA Certified Arborist
FL-10021A



Jonathan Daniels, RLA
ISA Certified Arborist
FL-10020A

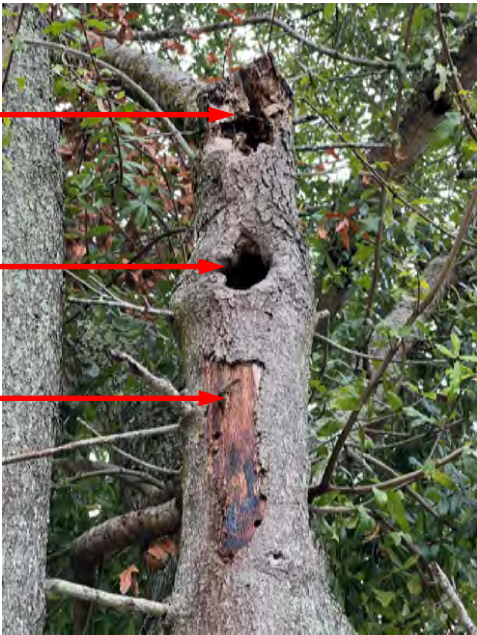


Critical Health Concerns



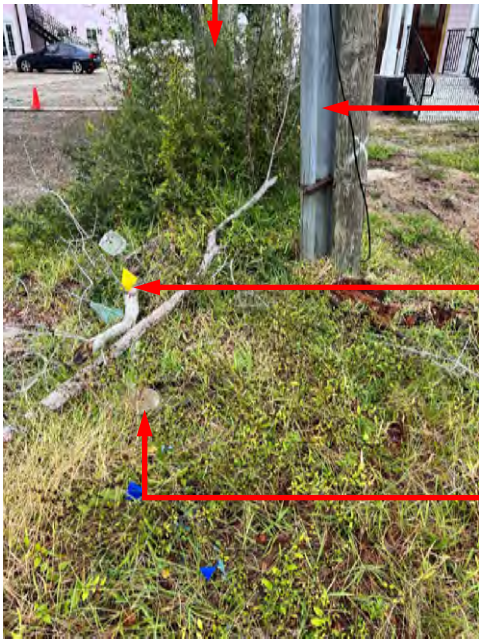
Codominant Leader
Broken/Damaged.

Substantial internal
decay resulting in
limb drop, bark
shedding and
breakage. Decay
observed on multiple
limbs on multiple
trunks.



Laurel Oak
in question

Codominant Leader with
included bark resulting in
weak trunk structure.



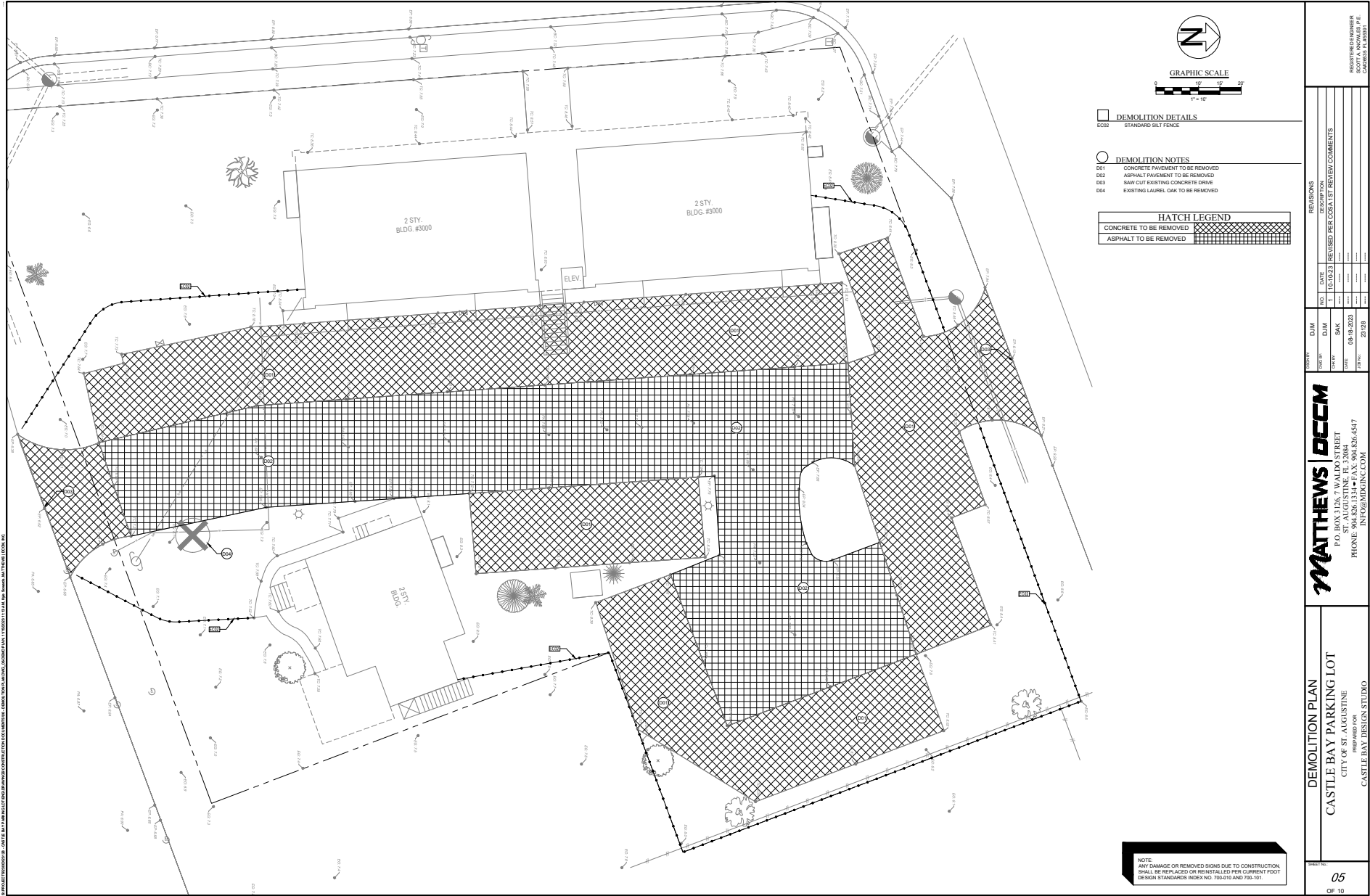
Power from overhead
utility to underground
conduit/service line.
Previous trenching to
buildings directly impacted
Critical Root Zone.

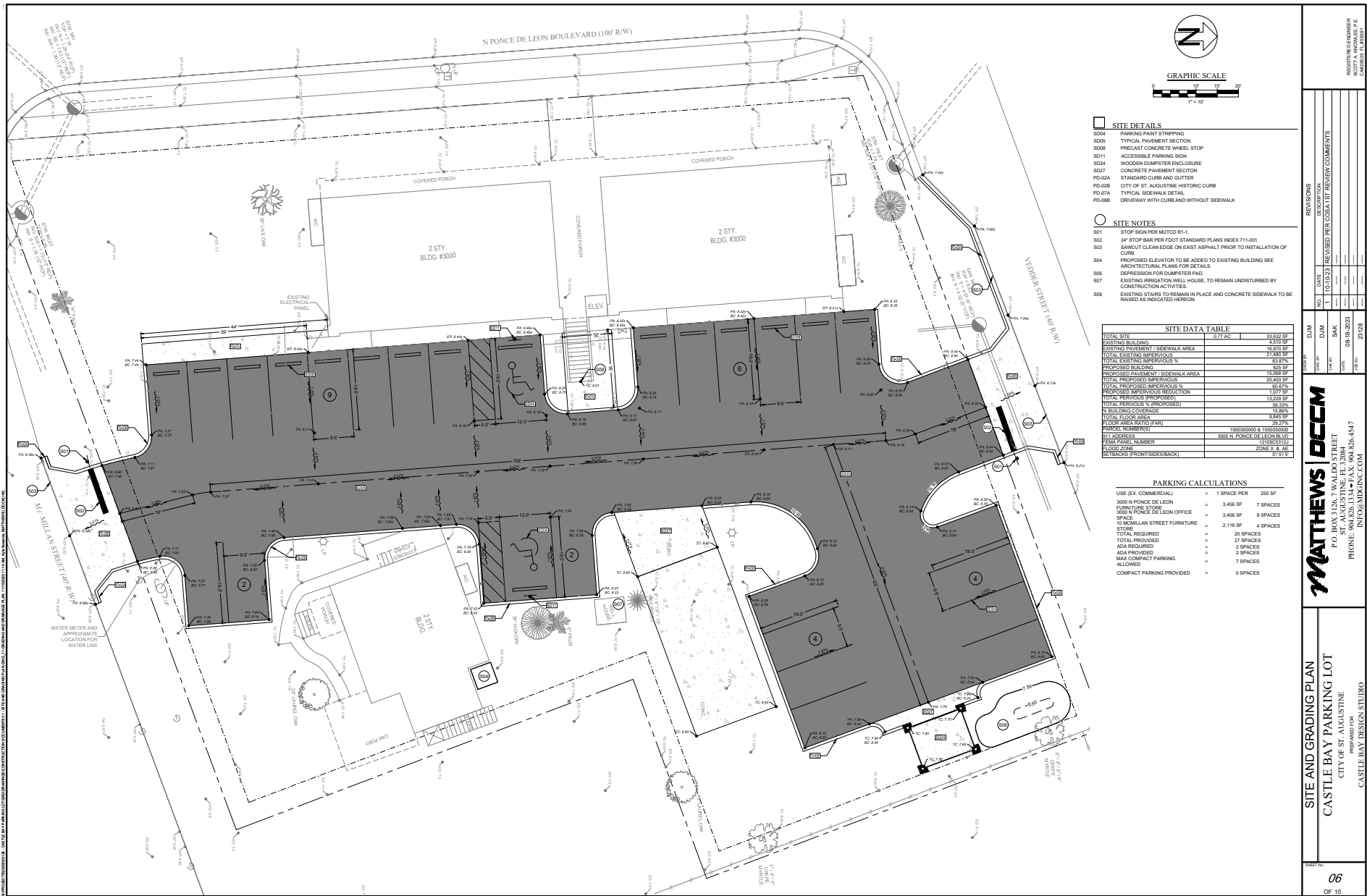
Buried Gas Line

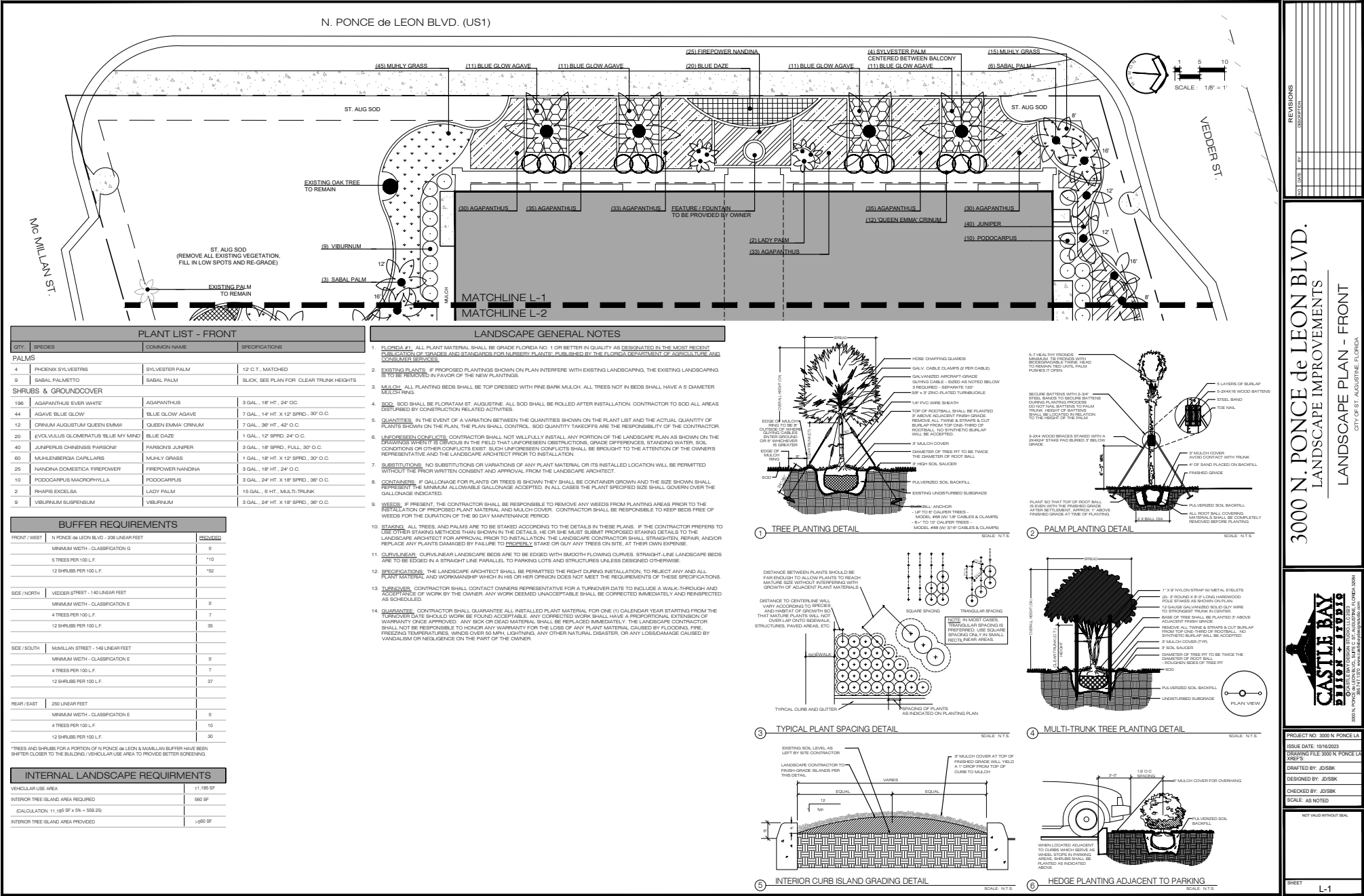
City Water Meter and
service line to building.
Previous trenching along
driveway to building
directly impacted Critical
Root Zone.

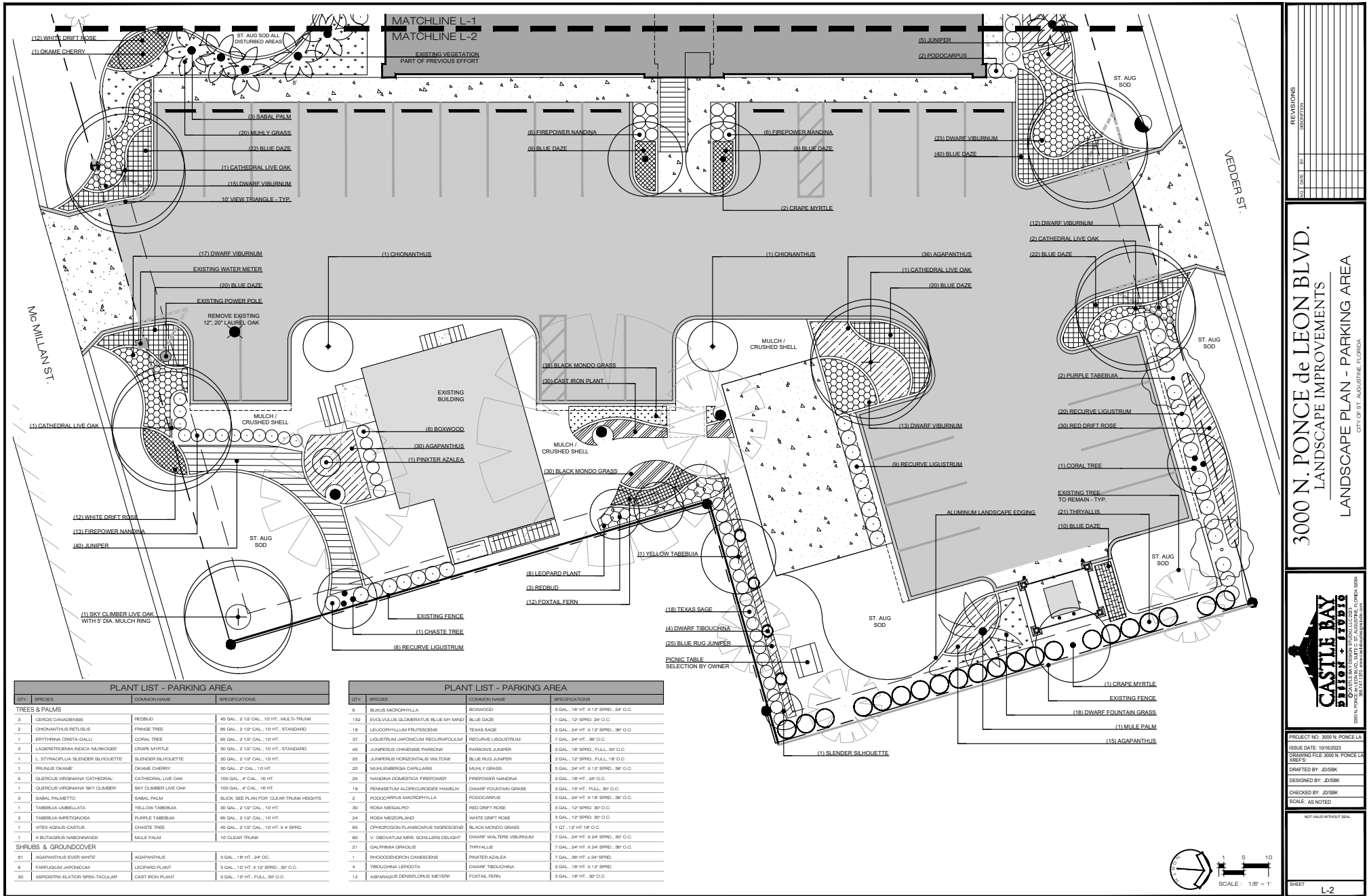


Overhead utility proximity likely
led to detrimental pruning and
damage to structural branches
which introduced decay.









3000 N. PONCE de LEON BLVD. LANDSCAPE IMPROVEMENTS

LANDSCAPE PLAN - PARKING AREA



PROJECT NO. 2020 N. PONCE DE LEON
ISSUE DATE: 10/16/2023
DRAWING FILE: 3000 N. PONCE DE LEON
DESIGNED BY: JDSBK
CHECKED BY: JDSBK
SCALE: AS NOTED

NOT SCALE WITHOUT INFO
SHEET
L-2



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 6, 2024	8.a.	PZB2024-0011
Request	Address	Parcel ID
Rezoning	36 Granada Street	203240-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: 3205 – Theaters (Owner Occupied)
(St. Johns County Property Appraiser)

Future Land Use Designation: Commercial Low Intensity

Zoning Designation: [Planned Unit Development: PUD](#)

Acreage: 0.34

Applicant: Ray Lake
c/o DiMare Construction

Owner: 36 Granada LLC



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

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	1200 – Mixed Use (Store/Office/Residential Combo)	Commercial Low Intensity	CL-1
South	2810 – Parking Lots	Commercial Low Intensity	CL-1
East	8900 – Municipally Owned	Historic Preservation	HP-4
West	0800 – Multi-Family (Less than 10 Units)	Residential Medium Density	RG-2

Request Summary

The request made at 36 Granada Street is categorized as a [rezoning](#) but is simply an amendment of the existing 36 Granada Planned Unit Development. The proposed amendment is centered around a request to modify the previously approved elevations of the building in order to enclose the outdoor seating area on the north side of the building. The applicant has stated in their application that the justification for the request is due to “inclement weather for dining.” Included in this application packet are the proposed elevations for the building at 36 Granada Street as well as the previously approved elevations.

Staff Recommendation

Staff does not make recommendations concerning the rezoning of land. The Board is responsible for making a recommendation based on the following:

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



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



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Ray Lake Contact Number: 904-540-4824

Business (if applicable): DiMare Construction

Address: 3545 US 1 South City: St. Augustine State: FL Zip: 32086

E-Mail Address: ray@dimare.com

2. NAME OF PROPERTY OWNER: John Valentino Contact Number: 904-315-8093

Business (if applicable): 36 Granada LLC

Address: 77 Almeria St City: St. Augustine State: FL Zip: 32084

E-Mail Address: mellowjv@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____

Block: 46

Subdivision: City of St. Augustine

Parcel Number: 2032400000

4. PROJECT STREET ADDRESS: 36 Granada St

5. SPECIFIC PROPOSED USE: Restaurant

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: Window change and relocation

7. DESCRIPTION OF ACTION REQUESTED: Enclosing of pre approved outside dinning area.

8. JUSTIFICATION FOR ACTION REQUESTED: Inclement weather for dinning

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: NA
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: NA
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: NA
- (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: NA

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.

Ray Lake

Digitally signed by Ray Lake
DN: cn=Ray Lake, o=DIMARE Construction, email=ray@dimare.com, c=US
Date: 2024.01.12 10:48:49 -05'00'

1/12/2024

Signature of Applicant

Date



1/12/24

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.

Ray Lake

Print name of applicant

Ray Lake

Digitally signed by Ray Lake
DN: cn=Ray Lake, o,
ou=DIMare Construction,
email=ray@dimare.com, c=US
Date: 2024.01.12 10:49:52
-05'00'

Signature of applicant

1/12/2024

Date



Owner's Authorization For Agent

Ray Lake is/are hereby authorized TO ACT ON BEHALF
OF 360 Granada LLC, the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:

BY: [Signature]
Signature of Owner
Andrew Norgaard
Print Name of Owner
904.535.9759
Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 12 day of January, 2024

By Andrew Norgaard

Identification verified:

Oath sworn: X Yes _____ No

Notary Signature: [Signature]

My Commission expires: 4/11/26



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

36 Granada St

Project Address: _____

Ray LAke

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

Owner's Name: Andrew Norgault Owner's Signature: 

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2032400000
Location	36 GRANADA ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Theatre COSA (COM) (610.26)
Tax Description*	CITY OF ST AUGUSTINE BLK 46-J E7FT OF LOT 8 & S113FT OF LOT 9 - 113FT ON GRANADA ST OR 5184/843 <i>*The Description above is not to be used on legal documents.</i>
Property Use	Theaters (Owner Occupied) (3205)
Code	
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.340
Homestead	N

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



Owner Information

Owner Name	36 Granada LLC 100%
Mailing Address	77 ALMERIA ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	\$390,334
Extra Features Value	\$1,075
Total Land Value	\$751,100
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,142,509
Total Deferred	\$183,950
Assessed Value	\$958,559
Total Exemptions	\$0
Taxable Value	\$958,559

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$224,772	\$1,142	\$751,100	\$0	\$0	\$977,014	\$871,417	\$105,597	\$871,417
2022	\$190,911	\$406	\$600,880	\$0	\$0	\$792,197	\$792,197	\$0	\$792,197
2021	\$505,169	\$406	\$450,660	\$0	\$0	\$956,235	\$781,961	\$174,274	\$781,961
2020	\$410,028	\$406	\$300,440	\$0	\$0	\$710,874	\$710,874	\$0	\$710,874
2019	\$407,259	\$406	\$300,440	\$0	\$0	\$708,105	\$708,105	\$0	\$708,105
2018	\$439,689	\$446	\$300,440	\$0	\$0	\$740,575	\$740,575	\$0	\$740,575
2017	\$439,689	\$446	\$300,440	\$0	\$0	\$740,575	\$740,575	\$0	\$740,575
2016	\$451,735	\$446	\$300,440	\$0	\$0	\$752,621	\$752,621	\$0	\$752,621
2015	\$490,176	\$446	\$300,440	\$0	\$0	\$791,062	\$791,062	\$0	\$791,062
2014	\$449,360	\$0	\$300,440	\$0	\$0	\$749,800	\$319,541	\$430,259	\$319,541
2013	\$93,704	\$0	\$196,788	\$0	\$0	\$290,492	\$290,492	\$0	\$290,492

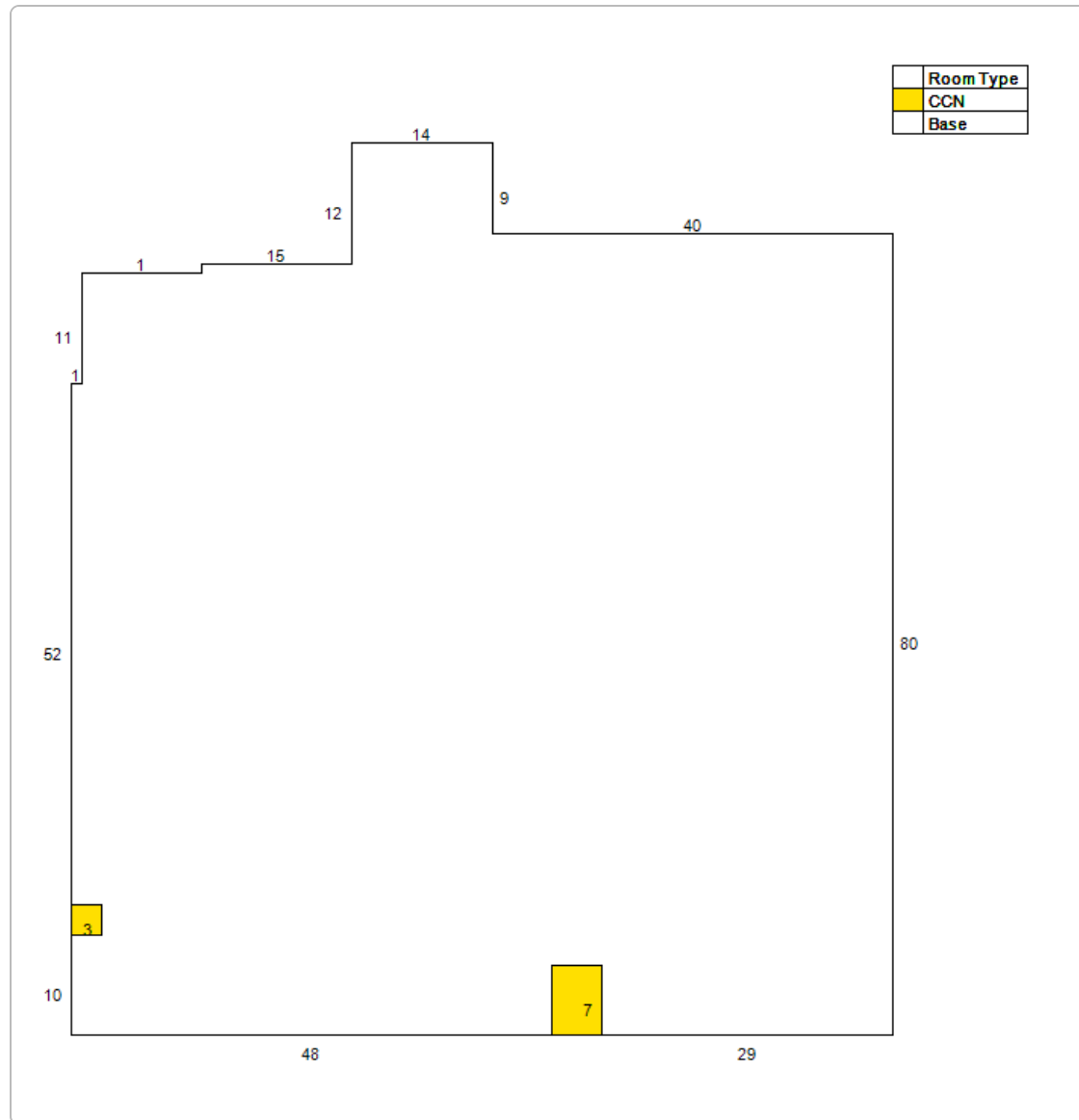
Building Information

Building 1
Building Value \$390,334
Year Built 1880
Actual Area 6578
Conditioned Area 6534
Use Theater
Style 04
Exterior Wall Concrete Stucco

Roof Cover Modular Metal, Roll Composite
Roof Structure Rigid Frame
Interior Flooring Concrete Finish, Vinyl Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	6534
FINISHED CANOPY	9
FINISHED CANOPY	35
Total SqFt	6578

Sketch Information



Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		384
Concrete Paving - Under 8" (COM)		691

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Enclosed Theaters & Auditoriums	113	140	15022	SF	\$751,100

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/19/2021	2/16/2021	\$1,500,000.00	WARRANTY DEED	5184	843	Q	I	KABO INVESTMENTS LLC	36 GRANADA LLC
5/27/2014	5/23/2014	\$1,000,000.00	TRUSTEES DEED	3883	507	Q	I	BABY'S FAMILY TRUST D: 1-1-05 BY PIERCE RENEE L TRUSTEES	KABO INVESTMENTS LLC
	2/3/2005	\$100.00	WARRANTY DEED	2377	1238	U	I	PIERCE KENNETH L & EUNICE B	NEYBERT KENNETH G & PIERCE RENEE L TRUSTEES
	12/1/1982	\$100,000.00		565	766	U	I		PIERCE KENNETH L, EUNICE B
	1/1/1977	\$0.00		325	349	U	I		

No data available for the following modules: Exemption Information.



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

Detail by Entity Name

Florida Limited Liability Company
36 GRANADA, LLC

Filing Information

Document Number	L21000051977
FEI/EIN Number	86-2013176
Date Filed	01/28/2021
Effective Date	01/28/2021
State	FL
Status	ACTIVE

Principal Address

77 ALMERIA STREET
ST AUGUSTINE, FL 32084

Mailing Address

77 ALMERIA STREET
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

ALSOP PROPERTY MANAGEMENT, LLC
77 ALMERIA STREET
ST AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

KILLEBREW, JESSE
77 ALMERIA STREET
ST AUGUSTINE, FL 32084

Title MGR

NORGART, ANDREW
77 ALMERIA STREET
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2022	03/03/2022
2023	01/23/2023

Document Images

[01/23/2023 -- ANNUAL REPORT](#)

View image in PDF format

[03/03/2022 -- ANNUAL REPORT](#)

View image in PDF format

[01/28/2021 -- Florida Limited Liability](#)

View image in PDF format

36 Granada Planned Unit Development

City of St. Augustine, Florida

NOVEMBER 8 , 2021

REVISED APRIL 2022

Team Roster

Owners/Applicants:

36 Granada, LLC
77 Almeria St.
St. Augustine, FL 32084

Architect:

Cronk Duch Architects
124 Diego Island Ct.
St. Augustine, FL 32095
(904) 626-3452

Legal/Authorized Agent for Owners:

Gary B Davenport, P.A.
212 S Shadowwood Dr.
St. Augustine, Florida 32086
(904) 669-3186

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Site Plan and Landscape Plan

36 GRANADA PLANNED UNIT DEVELOPMENT MODIFICATION TEXT

A. Purpose and Intent.

The reason for this Modification is to attenuate, as much as possible, the excessive flooding that occurs in St. Augustine, and in particular, along Granada Street. To accomplish this, the existing building will be renovated and the interior floor raised approx. 30". The renovation will be extensive, and will result in a much more resilient building able to withstand the high tide rain events and flooding that would otherwise close the operation of said building, and cause continued construction along Granada and interruptions to the surrounding neighborhoods. The uses and parking requirements will not change.

Pursuant to Section 28-286 of the City of St. Augustine Code (the "**Code**"), the purpose of a planned unit development ("**PUD**") zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City's Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This 36 Granada PUD text includes site-specific regulations to address the development of the Property. The PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this PUD ordinance is located at 36 Granada St. The property has St. Johns County Parcel Identification No. 203240-0000 Parcel 1 and 203230-0000 Parcel 2 (together the "**Property**"). A legal description of the Property is attached as **Exhibit "A"**. The Property includes approximately .75 acres: .34 acres for Parcel 1 and .41 acres for Parcel 2, owned by 36 Granada, LLC ("**36 Granada LLC**").

2. Owners and Agent

The owner of the Property is 36 Granada, LLC ("**Owner**"). The agent for the Owner is Gary B. Davenport, P.A. (the "**Agent**"). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. History, Existing Approvals

The Future Land Use Map ("**FLUM**") designation of the Property is Commercial Low Intensity for Parcel 1 and Residential Medium for Parcel 2. The Property is zoned PUD. The existing building has been in place in some form since at least 1880 and has had many uses

including a theater, restaurant, bar and feed store. The remaining land is currently intended for parking, and is entitled to be improved with up to 5 townhomes.

4. Summary of Proposed Modification

The Owners are proposing to modify the current PUD for resiliency and flood protection. The interior floor has been raised approx. 30". Openings on the De Soto side of the building have been eliminated. All openings on the Granada side of the building have been closed, and the new entrances to the building will be accessed on the north side from an elevated deck. The Granada St. elevations have been modified to maintain the feel and patterns of other City buildings, and to create building resiliency. Three awnings have been added to the Granada side of the building. The three awnings previously planned for the De Soto side have been eliminated. Because the sidewalk along Granada is so narrow, the palm tree planters previously planned have been eliminated to make walking easier. Upon Modification, the Property will include approx. 7,400 square feet of retail/commercial space including all uses allowed within CL1 zoning category in addition to allowing all alcoholic beverages to be served on-site, limited to a SRX liquor license. A standalone bar shall not be permitted. Liquor sales for onsite consumption shall only be permitted in conjunction with a restaurant. Permitted uses including available seating in restaurants will be limited by the available parking onsite in compliance with the City parking Code. Amplified music shall not be permitted. Individual restaurant owners shall be responsible to organizing rideshare programs for their employees to reduce the impact of employee parking on the adjacent neighborhoods. Management of the business or businesses within the PUD shall provide employee incentives to encourage non-vehicular commuting by employees to the site, or rideshare options for the employees. This plan for alternative methods of commuting to the site shall be memorialized by each business within the PUD. This plan must be provided to the City upon request for purposes of code enforcement. A bike rack will also be provided for securing employee and patrons' bicycles. Large group rentals of restaurants, such as weddings, shall not be permitted. Tattoo shops shall not be permitted.

The balance of the site will be limited to parking.

The net change in requesting this Modification will be a much more resilient and flood protected structure, while still maintaining the architectural integrity of the building. The uses allowed, and the parking requirements will not change.

A master development plan depicting the locations of the proposed land uses is attached as **Exhibit "B"** (the "**Master Development Plan**"). City staff shall be permitted to approve minor deviations from the Master Development Plan.

The Property includes approximately .75 acres of uplands. There are no wetlands on the Property.

C Proposed Development (Code Section 28-289 provisions in BOLD).

Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property.

As set forth in Section B.3 above, the Property has a FLUM designation of Commercial Low Intensity.

City Comprehensive Plan Future Land Use Element (“FLUE”) states that Commercial Low Intensity (CLI) is intended to apply to those areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The district is intended for low traffic generating commercial uses including general retail sales, and service-related uses intended to serve local neighborhoods. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses.

Future Land Use Element Objective 4 encourages the use of innovative and sustainable land development practices that maximize the use of existing services and facilities, such as planned unit developments. The 36 Granada project is a single use redevelopment PUD and will connect to existing utilities and other infrastructure, which have capacity to serve the Property. The Property is located on the corner of Granada Street and Desoto Place which are public roads. The project will provide ample parking.

The Transportation Element Goal emphasizes the maintenance of a coordinated multimodal transportation system which provides for the safe, efficient and economical movement of people, goods and services and protects the City’s natural, cultural and historical resources. The project is located in downtown St. Augustine, within walking distance of most destinations. Many customers will either be staying in local hotels or living or working in the local area. Many of these visitors will either walk or bike to the Property. Ample parking will also be available at the Property.

Transportation Element Objective 1.5 requires the City to identify and pursue strategies to reduce the vehicle miles traveled by establishing locations for compact, mixed-use development, increasing opportunities for job creation proximate to higher density residential, facilitating future opportunities for transit-oriented development and encouraging new developments to be connected by roadways, bikeways and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system. The 36 Granada PUD meets most of these objectives by providing redevelopment of an existing building, central to downtown and creating jobs within the area where people live and work. The Property is connected to downtown St. Augustine and Lincolnvill by roadways, bikeways and pedestrian systems. The Property is already on trolley and other transit routes.

Recreation and Open Space Element Policy 4.1 requires certain residential developments to provide parks and recreational facilities, based on the number of proposed units. For

development of 100 or more units, this parkland or open space must provide at least one (1) active recreational facility and one (1) passive recreational facility per 100 units. The 36 Granada PUD does not include residential development.

The Conservation and Coastal Management Element Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. The Property does not contain any environmentally sensitive lands, vegetative communities or wildlife habitats.

Conservation and Coastal Management Policy 2.1.1 requires the City to maintain three (3) Conservation Overlay Zones (“COZs”). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, 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 36 Granada project is not subject to the Conservation Overlay zones.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The 36 Granada project is already connected to the City’s existing sanitary sewer and potable water systems, and any modification to such connections will be at the expense of the Owners (in compliance with Capital Improvement Objectives 4 and 5), and the Owner will make improvements to the extent required solely for the project. The project will use water-wise Florida native landscaping and materials, minimizing irrigation and fertilizer. Native landscape species shall be verified by City staff. The project will also utilize City solid waste services. The Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. As an existing facility the project is exempt from this provision.

Capital Improvement Element Objective 6 and Public School Facilities Element Goal 2 require the City to ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools. This is not applicable to this project as there is no residential element.

For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.

Not applicable.

The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be

allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.

The Owners desire to modify the PUD in order to provide a more resilient and flood protected building in light of the significant redevelopment the building will undergo.

The following development standards shall apply to the Property:

Allowable uses: Allowable uses within the Property shall be approximately 7,400 square feet of any of the uses permitted in CL1, with the addition of all alcohol sales (limited to service and consumption on premises in conjunction with a restaurant and a SRX liquor license). A standalone bar, tattoo shop and amplified music are not permitted. The locations of the proposed uses are depicted on the Master Development Plan,

Exhibit "B". Parking shall comply with City Parking Code provisions.

a. Setbacks: The minimum building setbacks are as follows:

1. A minimum of zero (0) feet from each property line along Granada St. and Desoto Place.(existing setback)

2. The north side and rear (west) setbacks shall be ten (10) feet from the building to the adjacent property line. The parking in the rear of the building shall not require a setback or landscaping buffer as it is adjacent to the main parking.

b. Maximum building height: Buildings shall not exceed 35 feet in height.

c. Minimum lot size: None.

d. Minimum lot width: None.

e. Maximum lot coverage: 75 percent for the Parcel 1 Property.(existing)

f. Parking: Parking will be provided onsite and will meet the requirements of the City's 2020 Land Development Regulations

Parking among the various uses within the PUD will be shared. Parking is shown on the attached conceptual site plan. Primary access to parking shall be off Granada. The area labeled patio on the north side of the building may be converted to parking if required for final restaurant seating.

Parking will be provided in the existing surface lots on the Property. Uses in the project include coffee shop, bakery and restaurants. Those uses have parking requirements that vary depending on time of day and day of the week.

Signage: Project signage will be categorized as Commercial Zone 1, the requirements for which are set forth in Section 3-66(c) of the Code. Notwithstanding, the Owner shall paint the historic sign shown on the attached elevations on one side of the building, which shall not be counted against the maximum number or square feet of signage permitted under the Code, because it is for historical and decorative purposes and does not advertise any business located in the building. The size, location and scope of this historic sign is shown on the attached elevations. Historic sign approximate dimensions are 11' wide and 6'6" high.

- g. Roads: No internal roads are being provided in the PUD.
- h. Sidewalks: No internal sidewalks are being provided in the PUD.
- i. Stormwater: Parcel 1 of the project is exempt from stormwater requirements as an existing facility with no additional impervious surfaces proposed. Parcel 2 will comply with City Code regarding stormwater requirements.
- j. Lighting. Project lighting shall comply with applicable Code provisions.
- n. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.
- o. Temporary Uses. Project temporary uses shall comply with applicable Code provisions. Temporary offices and construction trailers shall be allowed on the Property during construction of any building and may be moved throughout the site if necessary but shall be removed within 30 days of issuance of a final Certificate of Occupancy by the City for the final building within the Property. Parking may be provided for the temporary offices and trailers in a temporary defined, but unpaved, area which meets applicable Code provisions.
- p. Utilities: Project will utilize existing utility connections to the extent permitted.
- q. Landscaping: A landscape plan is attached as a part of **Exhibit "B"**.
- r. Tree Mitigation: Project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III.
- s. Conservation Overlay Zone Development: None of the Property is within the Conservation Overlay Zone.

D Compliance with the purpose and intent and criteria in Code Section 28-286.

The 36 Granada PUD complies with Code Section 28-286 by:

Promoting more efficient and economic use of land by offering redevelopment of an infill site with an existing building that is progressively deteriorating.

- k. Encouraging a more compatible and harmonious development of contiguous lands by creating uses that will enhance the sense of community/
- l. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Master Development Plan and this text;
- m. Providing a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;
- n. Demonstrating the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned development's relationship with the existing and preferred architectural context surrounding the project;
- o. Providing an environment of consistent character compatible with the surrounding areas; and
- p. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

E. Compliance with Code Section 28-288 and justification for any zoning uses.

As stated in Section C.4 hereof, the allowable uses within the Property shall be approximately 7,400 square feet of retail/commercial space including all uses allowed within CL1 zoning category in addition to allowing all alcoholic beverages to be served on-site and a current maximum 204 seats (250 seat limit with appropriate additional parking, see section 7.g) for all restaurants on the Property (combined). A master development plan depicting the locations of the proposed land uses is attached as **Exhibit "B", Master Development Plan**. The proposed uses are permitted in the FLUM designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the 36 Granada project include:

- a. Improvements to the streetscape of Granada St. and Desoto St. See **Exhibit "B"** for a proposed plan for the improvement, and a more attractive elevation on the north side of the building.
- b. Providing a redevelopment infill project of a deteriorating facility,
- c. Planting of Florida native landscaping and materials that minimize irrigation and fertilizer,

- d. Implementation of incentive based ride share program for employees to minimize auto traffic through adjoining neighborhoods,
- e. Use of pervious pavers for new parking areas,
- f. Eliminating one existing curb cut for better neighborhood walkability and installation of bicycle racks to encourage non car transportation,
- g. Utilizing existing infrastructure, at no cost to the City.
- h. Increasing the number of jobs available to City residents, thus allowing them to work locally, even within walking and biking distance from their homes.

The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit.

The 36 Granada project will be developed in one (1), three-year phase. Construction shall commence within one (1) year of the City Commission's adoption of this PUD Modification ordinance and shall be completed within two (2) years of commencement. For purposes of this PUD, "commencement" shall be defined as the City's approval of building permits, and "completion" shall be defined as the City's approval of a certificate of occupancy.

Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement.

The Owners will record one or more access and utility easement and maintenance agreements against title to their respective lands to ensure for the continuing operation and maintenance of project infrastructure.

A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

If not timely commenced and completed pursuant to Section 11 above, this PUD shall terminate 3 years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code or Florida law.

5. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.

The proposed PUD is consistent with the underlying future land use designation of the Property.

6. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.

The proposed PUD will not significantly impact public facilities. By redevelopment of an existing building the proposed uses will maintain existing connections to city infrastructure and will not affect circulation patterns or transportation networks. Therefore an impact analysis is not required for this project.

7. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.

See Section E hereof.

C. Performance Standards (Code Section 28-291).

The Performance Standards of Code Section 28-291 only apply to residential and mixed use developments. The 36 Granada PUD does not include residential development.

D. Performance Standards (Code Section 28-292).

Standards and criteria for redevelopment and infill PUD developments

1. General development patterns. The proposed PUD will maintain the existing building while enhancing the streetscape and architectural appeal of the building. In doing so it shall respect the existing development patterns and provide for compatibility within the existing area. The architectural and landscape enhancements will contribute significantly to the area and increase the value of the surrounding area.
2. Contributions to existing community. The proposed PUD will demonstrate consideration for the existing neighborhoods and street patterns by not changing or impacting either. The building shall remain substantially as it has for over 100 years, but with aesthetic and architectural improvements. Parking, via a driveway off of Granada St. will be provided in the rear of the building (in an area already used for parking) to limit impact on pedestrian access and remain consistent with other commercial uses along Granada St. The PUD will be consistent with the character and history of this area. The uses proposed will be designed to create a unique sense of place with appropriate design, massing, screening and architectural techniques as demonstrated on the attached renderings.
3. Redevelopment and infill projects. The existing building, while old, is structurally sound and does not warrant demolition. Significant exterior improvements will be made, primarily

for aesthetic purposes. Further, significant interior improvements will be made to maximize use and aesthetic value and to bring the existing facility up to current code and health standards. Detailed drawings of the existing and new streetscape are attached. By placing the parking in the rear off of Granada St., impacts to the pedestrian nature of Granada St. will be minimized. The site is already cleared and tree removal is not required.

E. Ownership Agreement.

The Owners, on behalf of themselves and their successors and assigns, hereby agree and stipulate to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the City of St. Augustine City Commission. The Owners also agree to comply with all conditions and safeguards established by the St. Augustine City Commission with respect to this Planned Unit Development application.

36 Granada LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____
Date: _____

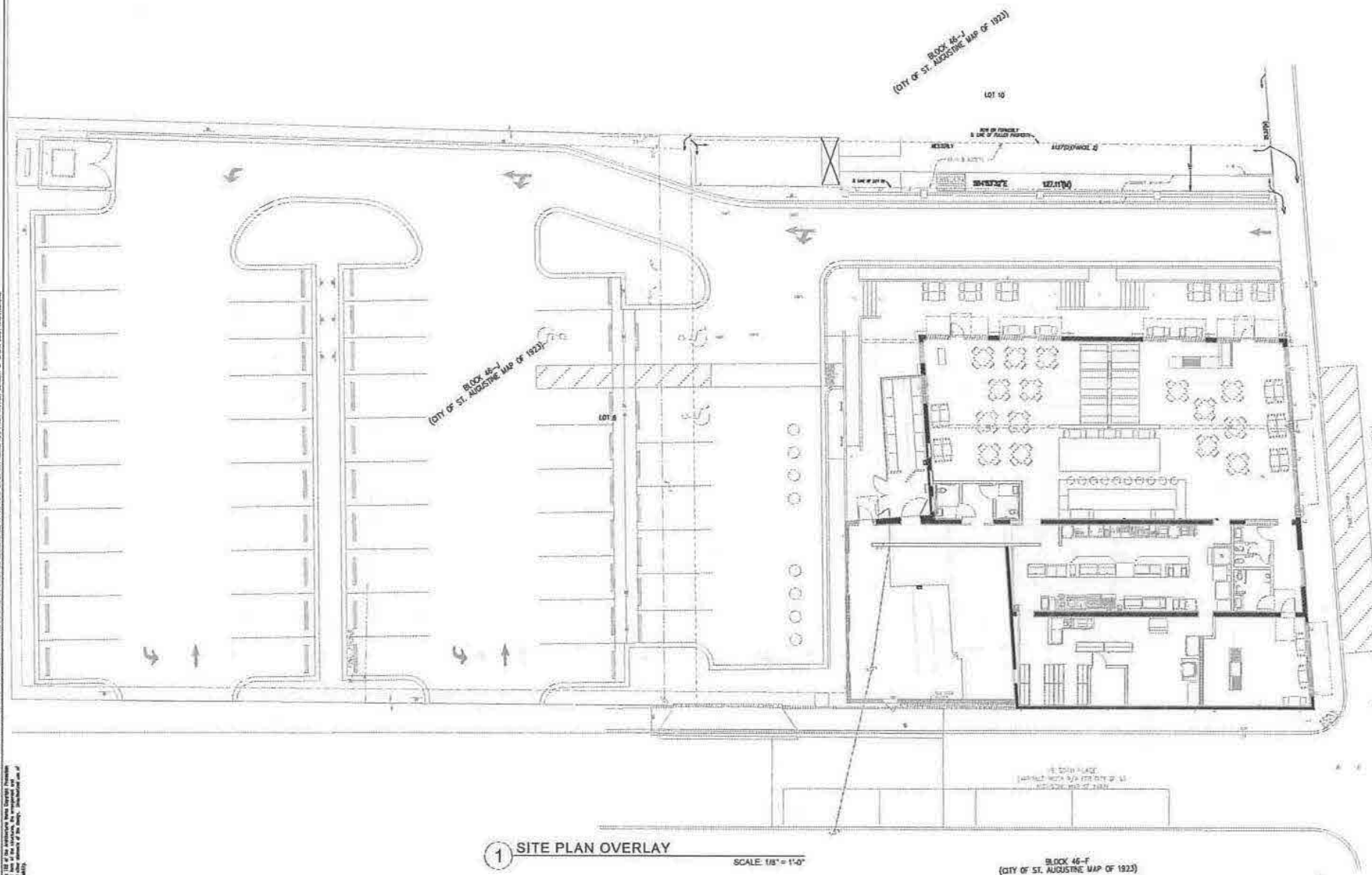
Exhibit "A"

Legal Description of the Property

EXHIBIT B

Site Plan

CRONK DUCHI
ARCHITECTURE

[illegible]

ARCHITECTURE 3344

DATE TIME FILE NO. _____

SCALE:	235.8147229
--------	-------------

page 1000 of 1000

82

Table 1. Summary of the data sets.

PROJECT NUMBER:

FRENCH PANTRY

NEW CONSTRUCTION

WILEY

ST AUGUSTINE

FLORIDA 32064

SITE PLAN

AS11

AS1.1

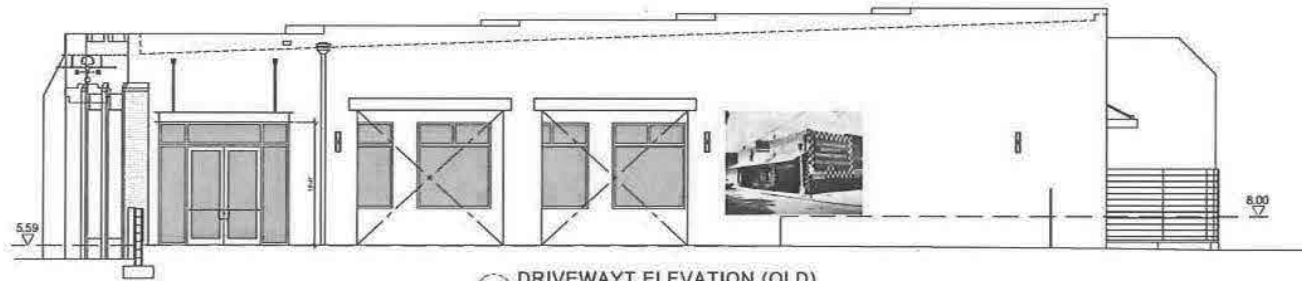
100 of 100

e 198 of 22

CRONK DUCHI
ARCHITECTURE

FRENCH PANTRY
LITTLE MISS HA
ST. AUGUSTINE
NEW CONSTRUCTION
36 GRANDADA ST
ST AUGUSTINE
FLORIDA 32084
FLOOR
PLANS
A1.1

Copyright 2022 A.S. Cronk Duchi Architecture. All rights reserved. No part of this work may be used, reproduced, distributed, displayed or otherwise communicated in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of A.S. Cronk Duchi Architecture. This work is the property of A.S. Cronk Duchi Architecture and is to be used only for the project and location specified. No part of this work may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of A.S. Cronk Duchi Architecture.



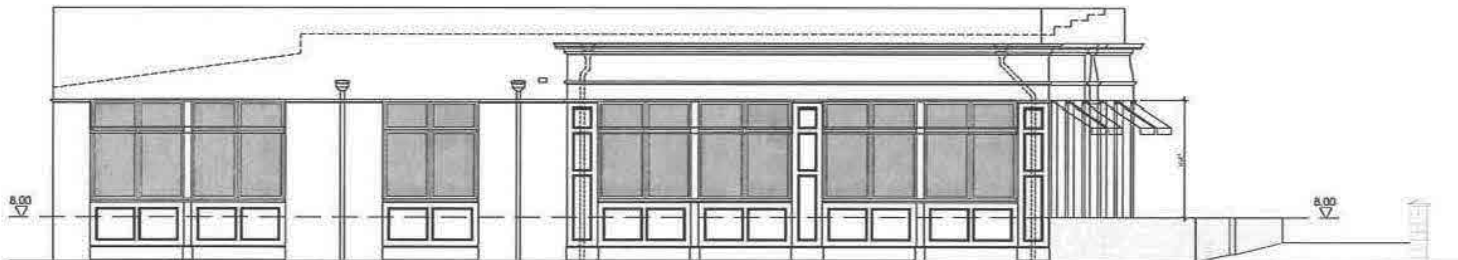
1 DRIVEWAY ELEVATION (OLD)
SCALE: 1/4" = 1'-0"



2 DRIVEWAY ELEVATION (NEW)
SCALE: 1/4" = 1'-0"



3 GRANADA STREET ELEVATION (OLD)
SCALE: 1/4" = 1'-0"



4 GRANADA STREET ELEVATION (NEW)
SCALE: 1/4" = 1'-0"

DO NOT MEASURE DRAWINGS
VERIFY ACCURACY OF ALL AND ALL INFORMATION
FROM TO CONSTRUCTION AND ORIGINAL NOTES

CRONK DUCHI
ARCHITECTURE
1400 N. GARDEN ST. SUITE 100
AUSTIN, TEXAS 78701
(512) 477-1111

REVISION	DATE

PROJECT'S NAME

DATE: 04.04.2022

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

DATE: 04.04.2022

BY: [Signature]

DATE: 04.04.2022

FOR: [Signature]

PROJECT NAME

PROJECT NUMBER

PROJECT LOCATION

PROJECT NUMBER

FRENCH PANTRY
LITTLE MISS HA
ST. AUGUSTINE
NEW CONSTRUCTION
14 GRANADA ST
ST. AUGUSTINE
FLORIDA 32084

ELEVATIONS
A2.1

50% Issue - Design Development - Phase 1 - 04.04.2022

©COPYRIGHT 1991 BY STEVING DAVIS ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS JOURNAL MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM STEVING DAVIS ARCHITECTURE.



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



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



SCALE 1/4" = 1'-0"



SCALE: 1 MP = 5.0 N

50% Issue - Design Development - Phase 1 - 04.04.2022

For more information, contact: J. C. Jockipatke, Director, 6201
Chilam St. S.W., Seattle, Wash. 98148-0220.

180 North Ave., P.O. Box 111, Long Beach, Wash. 98801.

FIELD _____

DATE: _____

INC		
-----	--	--

LEGAL ATTORNEY FIRM

PROJECT NAME:

STANDARD 1.0000

FRANKLIN, MA-001

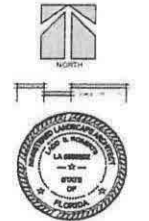
FRENCH PANTRY
LITTLE MISS HA
ST. AUGUSTINE

NEW CONSTRUCTION

36 GRADADA ST
ST. AUGUSTINE
FLORIDA 32084

ELEVATIONS

A2.2



**CURRENT
LANDSCAPE PLAN**

DATE: 9.7.21

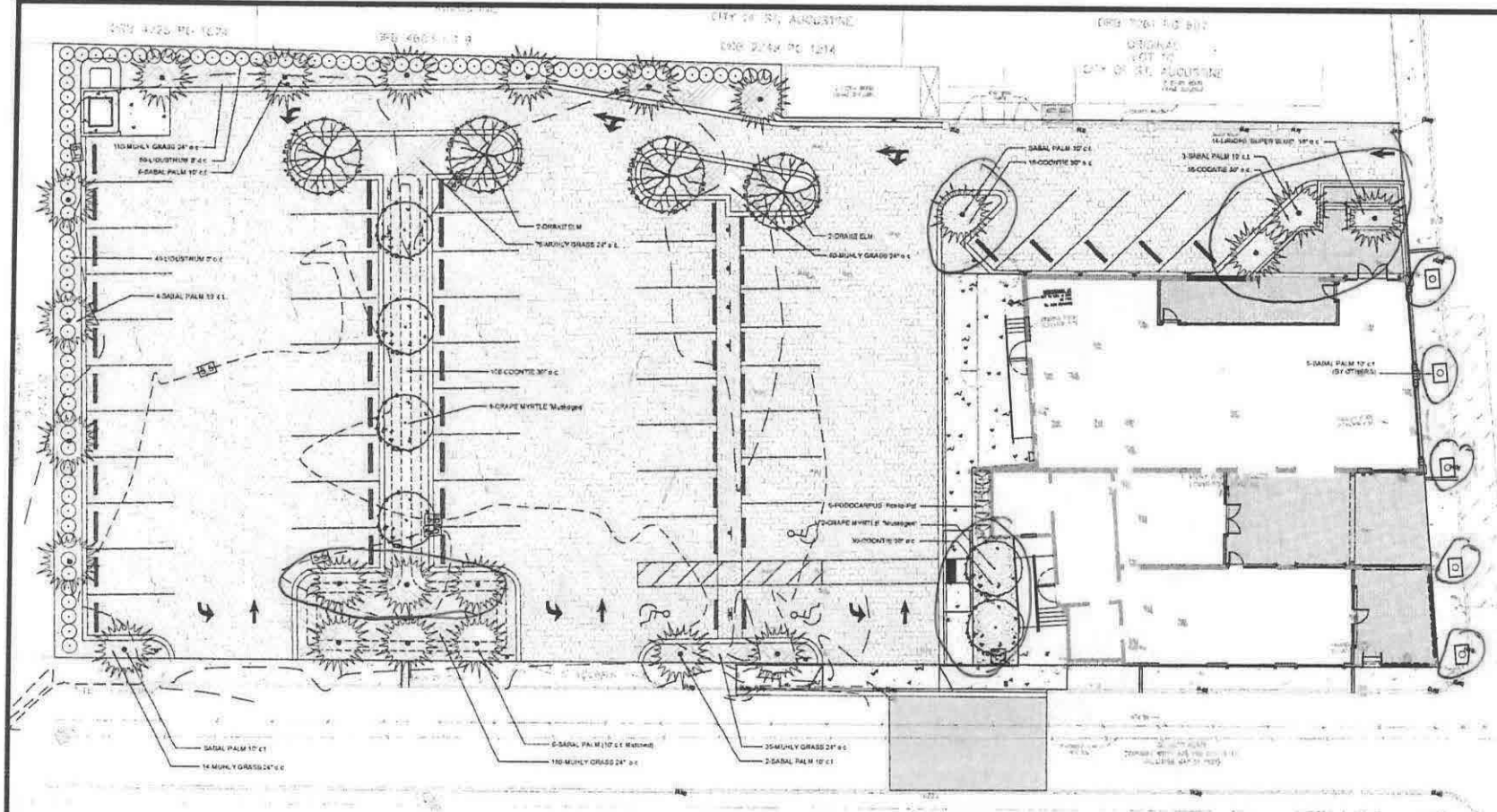
REVISIONS		
No.	Date	Notes
1		

**APPROVAL
DOCUMENTS**

SHEET NUMBER
L-1

JOB # 2102* DRAWN BY: LBR
This drawing is the property of Landwise Design, Inc. and is to be used only for the project and location specified. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Landwise Design, Inc.

**LANDWISE
DESIGN**



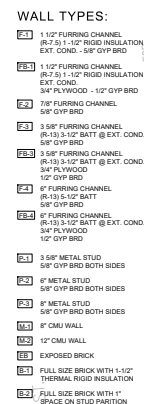
PLANT SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTE
PALMS				
CANOPY AND UNDERSTORY				
20	SABAL PALM	Sabal palmetto	10' cl. sturdy trunks, not loaded	FL #1 (Sandy, Sink)
TREES				
4	ORANGE ELM	Ulmus parvifolia	120 gal. 7'4" tall, 18.25" dbh at 8" stem	FL #1
6	CRAPPE MYRTLE	Laportea myrsinites	120 gal. STANDARD, 16.25" dbh at 8" stem	FL #1
SHRUBS				
5	PODOCARPUS FLUIDRUM	Podocarpus macrophylla	15 gal. 11" H x 8" W x 18" pot height	FL #1
80	LYSICHITUM	Liquidambar japonicum	7 gal. 30"-30" x 16" - 24" pot width	FL #1
171	MEXICAN COCONUT	Coccothrinax palmifolia	5 gal. 10" x 10"	FL #1
14	LEOPARD SUPER BLUE	Leopoldium super blue	1 gal. 5" tall	FL #1
414	MANLYFF ORANGE	Manlyffia sapientia	3 gal. 5" tall	FL #1

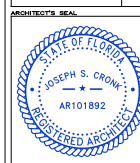
*Landscape
deletions*



Digitally signed
by Ladd Roberts,
RLA LWD
Date: 2021.09.07
15:23:43 -04'00'



NOTE: 1. MOISTURE RESISTANT GWB IN RESTROOMS TYP.
2. TILE BACKER BOARD FOR TILE BACKING IN DW AND RESTROOMS.
3. SEE STRUCTURAL FOR INTERIOR SHEARWALL SHEATHING
*** 4. EXTERIOR SHEATHING - PROVIDE 1" THK R-3 INSULATED SHEATHING ZIP SYSTEM BY HUBER ENGINEERED WOODS

[illegible]

QADD DWS, FILE NO. _____

SCALE: _____

QADD USER ID:

LEGAL DESCRIPTION:

PROJECT PHASE: _____

PROJECT NUMBER

FRENCH PANTRY

**FRENCH PANTRY
LITTLE MISS HA
ST. AUGUSTINE**

RENOVATION / ADDITION

36 GRANADA ST.
ST. AUGUSTINE
FLORIDA 32084

NEW WORK
FLOOR PLAN

A1.1

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

Progress Value Engineering #2 11.29.23
Permit Set - 01.20.2023

CRONK DUCH
ARCHITECTURE

206 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9859

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

201 01 220

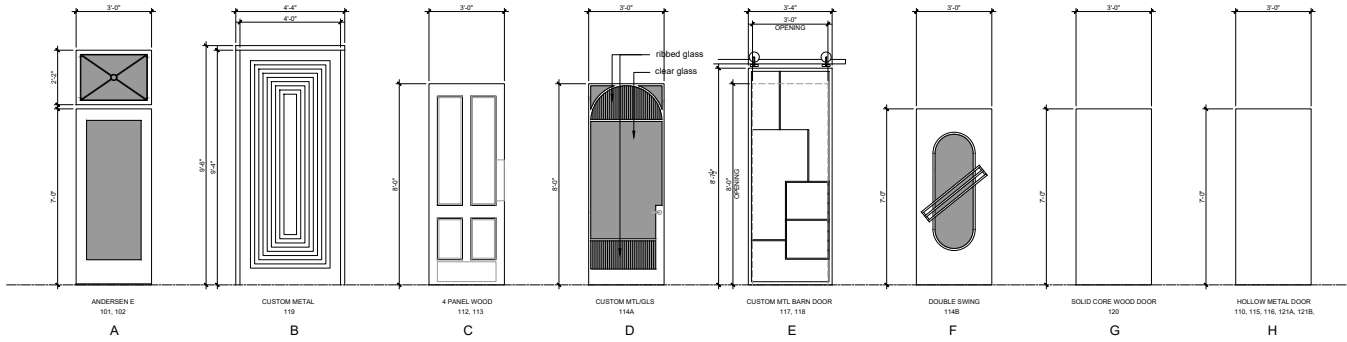


Page 207 of 226

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES
PRIOR TO CONSTRUCTION - SEE GENERAL NOTES

CRONK DUCH
ARCHITECTURE

1000 West Main Street Suite 100 Jacksonville, Florida 32207
Office: 904.321.8847 Fax: 904.321.8830
2400 West Main Street Suite 100 Jacksonville, Florida 32202



1 DOOR TYPES

SCALE: 1/2" = 1'-0"

DOOR SCHEDULE

	MARK	SIZE	DOOR	MAT.	TYPE	FINISH	FRAME	HARDWARE SET #	DETAILS	REMARKS
Entry	101	3'-0"x7'-0"x1 3/4"	ALUM CLAD	A	PTD	WD		1	H10 J10 S10	WITH TRANSOM
Entry	102	3'-0"x7'-0"x1 3/4"	ALUM CLAD	A	PTD	WD		1	H10 J10 S10	WITH TRANSOM
Office	110	3'-0"x7'-0"x1 3/4"	METAL	H	PTD	H.M.		8	H14 H14 SM	
Female	112	3'-0"x8'-0"x1 3/4"	WOOD	C	STN	WD		2	H15 H15 SM	
Male	113	3'-0"x8'-0"x1 3/4"	WOOD	C	STN	WD		2	H15 H15 SM	
Hall to Cullinary	114A	3'-0"x8'-0"	MTL / GLASS	D	-	H.M.		9	H14 H14 SM	
Kitchen to cullinary	114B	3'-0"x7'-0"x1 3/4"	SS, COPPER/GLASS	F	-	H.M.		6	-	DOUBLE SWING
Back Bar Egress	115	3'-0"x7'-0"x1 3/4"	METAL	H	PTD	H.M.		1	H12 J12	
Electrial PH	116	3'-0"x7'-0"x1 3/4"	METAL	H	PTD	H.M.		5	H14 H14 SM	
Unisex	117	3'-4"x8'-7 1/2"	METAL	E	-	-		3	H16 H16 SM	
Unisex	118	3'-4"x8'-7 1/2"	METAL	E	-	-		3	H16 H16 SM	
Back Bar	119	4'-0"x8'-4"x2"	METAL	B	-	H.M.		1	H11 J11	WITH 2" METAL FRAME
Hall to Back Bar	120	3'-0"x7'-0"x1 3/4"	WOOD	G	PTD	WD		7	H17 H17 SM	POCKET DOOR
Service Yard to Hall	121A	3'-8"x7'-0"x1 3/4"	METAL	H	PTD	H.M.		11	H14 H14 SM	
Service Yard to Deck	121B	3'-8"x7'-0"x1 3/4"	METAL	H	PTD	H.M.		10	H13 J13	
Fire Riser	123	3'-0"x7'-0"x1 3/4"	WOOD	G	PTD	WD		4	H15 H15 SM	CONCEALED FLUSH DOOR

DOOR HARDWARE SCHEDULE

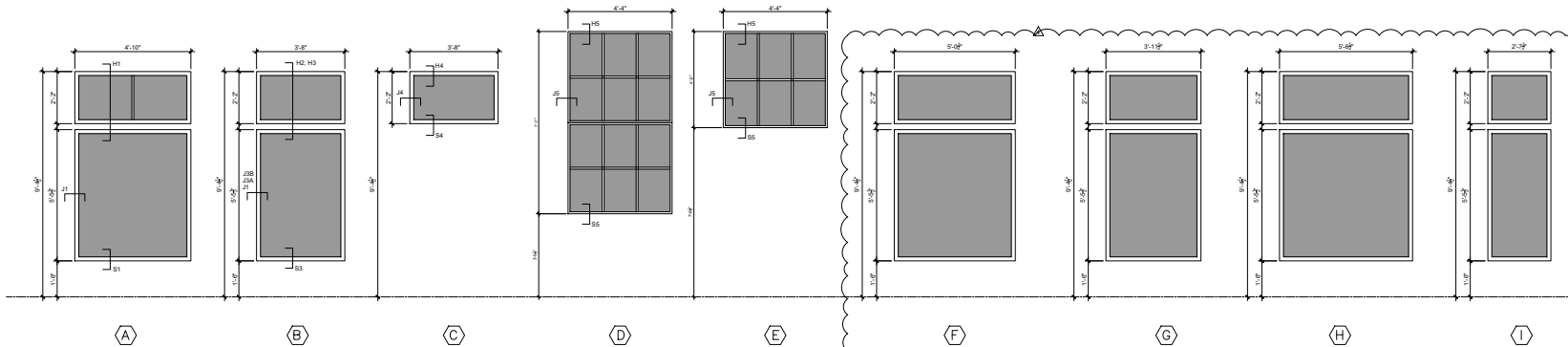
SET 1 - STOREFRONT DOOR 1 CONTINUOUS HINGE 1 ENTRY LOCKSET 1 SURFACE CLOSER 1 DOOR STOP 1 PANIC HARDWARE 1 PULL 1 WEATHER STRIPPING 1 THRESHOLD	SET 5 - ELECTRICAL 3 BUTT HINGE 1 STORE ROOM LOCKSET 1 SURFACE CLOSER W/ HOLD OPEN 1 DOOR STOP 1 PANIC HARDWARE 1 WEATHER STRIPPING 1 THRESHOLD	SET 10 - REAR SERVICE DOOR 3 BUTT HINGE 1 ENTRY LOCKSET W/ THUMB TURN 1 SURFACE CLOSER 1 DOOR STOP 1 WEATHER STRIPPING 1 THRESHOLD 1 KICKPLATE
SET 2 - RESTROOM 3 BUTT HINGE 1 PASSAGE LOCKSET 1 SURFACE CLOSER 1 DOOR STOP 1 WEATHER STRIPPING	SET 6 - PASSAGE 1 CONTINUOUS DOUBLE SWING HINGE 1 PUSH PLATE 1 PULL	SET 11 - SERVICE YARD 3 BUTT HINGE (180 SWING) 1 PASSAGE LOCKSET 1 SURFACE CLOSER 1 MAGNETIC HOLD OPEN 1 WEATHER STRIPPING
SET 3 - RESTROOM (UNISEX) 1 TRACK AND HANGER 1 PRIVACY LOCKSET 1 SURFACE CLOSER 1 DOOR STOP 1 WEATHER STRIPPING	SET 7 - POCKET 1 POCKET DOOR TRACK 1 PRIVACY LOCKSET	
SET 4 - FIRE RISER 1 CONCEALED HINGE 1 STORE ROOM LOCKSET 1 SURFACE CLOSER W/ HOLD OPEN 1 DOOR STOP	SET 8 - OFFICE 3 BUTT HINGE 1 ENTRY LOCKSET W/ THUMB TURN 1 SURFACE CLOSER 1 DOOR STOP 1 WEATHER STRIPPING	
	SET 9 - CULINARY 3 BUTT HINGE CLASSROOM LOCKSET 1 SURFACE CLOSER 1 DOOR STOP 1 WEATHER STRIPPING	

NOTE:

- CONTRACTOR TO COORDINATE EXACT ROUGH OPENING WIDTH AND HEIGHT WITH DOOR AND WINDOW MANUFACTURER'S RECOMMENDATIONS.
- ALL DOORS SHALL COMPLY WITH 2017 FLORIDA BUILDING CODE ACCESSIBILITY. DOOR OPENING MUST BE DESIGNED SO THAT SUCH DOORS CAN BE PUSHED OR PULLED OPEN WITH A FORCE AS FOLLOWS:
EXTERIOR DOORS - NOT TO EXCEED 8.5 LBS PER 2018 FLORIDA STATUTES CHAPTER 553 SECTION 504.
INTERIOR DOORS - NOT TO EXCEED 5 LBS
- ALL EGRESS DOORS TO COMPLY WITH NFPA 101 7.2.1.5
- COORDINATE KEYING WITH OWNER.

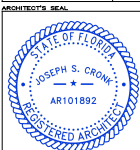
WINDOW SCHEDULE

MARK	FRAME SIZE (WxD)	HEAD HEIGHT	FINISH	REMARKS	DETAILS	ILL
A	4'-10"x5'-5 1/2" W/ 2'-2" TRANSOM	9'-4 1/2"	POWDER COATED / STN	H1 J1 S1		S1
B	3'-8"x5'-5 1/2" W/ 2'-2" TRANSOM	9'-4 1/2"	POWDER COATED / STN	H2J3 J4J5J6		S3
C	3'-8"x5'-2"	9'-4 1/2"	POWDER COATED / STN	H4 J4		S4
D	4'-4"x7'-7"	11'-0 1/2"	POWDER COATED	H5 J5 S5		S5
E	4'-4"x4'-4"	10'-0"	POWDER COATED	H5 J5 S5		S5
F	5'-0 1/2"x5'-5 1/2" W/ 2'-2" TRANSOM	9'-4 1/2"	POWDER COATED / STN	H2J3 J4J5J6		S3
G	3'-11 1/2"x5'-5 1/2" W/ 2'-2" TRANSOM	9'-4 1/2"	POWDER COATED / STN	H2J3 J4J5J6		S3
H	5'-6 1/2"x5'-5 1/2" W/ 2'-2" TRANSOM	9'-4 1/2"	POWDER COATED / STN	H2J3 J4J5J6		S3
I	3'-7 1/2"x5'-5 1/2" W/ 2'-2" TRANSOM	9'-4 1/2"	POWDER COATED / STN	H2J3 J4J5J6		S3



2 WINDOW TYPES

SCALE: 1/2" = 1'-0"



PAND DWG FILE NO.
SCALE:
SEE DRAWING
PAND USER ID:
LEGAL DESCRIPTION:
PROJECT PHASE:
ARCHITECTURAL DESIGN
PROJECT NUMBER:

FRENCH PANTRY
LITTLE MISS HA
ST. AUGUSTINE
RENOVATION / ADDITION

36 GRANADA ST.
ST. AUGUSTINE
FLORIDA 32084

DOOR AND
WINDOW
SCHEDULE

A5.1

Permit Set - 01.20.2023



Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: February 6, 2024

RE: Consideration and Discussion Related to Amending Sec. 11-27 to Include the Longleaf Pine (*Pinus palustris*) as a Significant Tree.

During the City Commission's January 8th regular meeting the Commission requested that staff explore adding the Longleaf Pine (*Pinus palustris*) to the City's list of significant trees. The City's list of significant trees, found in Chapter 11 – Environmental Protection of the City of St. Augustine's Code of Ordinances, does not currently include pine trees.

This article (Chapter) serves to preserve and protect environmentally sensitive areas within the city as well as conserve endangered, threatened or unique plants.

The US Forest Service reports that Longleaf pine once dominated the coastal plain with over 90 million acres and that these numbers have plummeted to just 5 million acres today. Longleaf pines not only thrive in harsh variable climates, but are resilient to drought, fire, and extreme wind. Longleaf pines provide habitat for endangered species including the red-cockaded woodpecker. Objective 2.6 of the Conservation and Coastal Management Element of the Comprehensive Plan states that the City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation. Protecting such an environmentally vital tree is consistent with this objective as well as the intent of Chapter 11 of the City's Code of Ordinances.

The Longleaf pine tree becomes most active in cone production when it is fifteen (15) inches in diameter at breast height (dbh) and would be considered a mature tree at this size. Staff recommends amending Sec. 11-27. – Definitions. to include the Longleaf Pine (*Pinus palustris*) with a minimum 15-inch dbh in the definition of a significant tree with an exception for bona fide silviculture activities. The city's Street Tree Advisory Committee (STAC) has also discussed this issue and recommended that the Longleaf pine, as described be included in the city's code as a significant tree.

Please see attached draft redline language to be inserted into the city land development code, and an excerpt from the Nature Conservancy report. If the Planning and Zoning Board (PZB) makes a positive recommendation for this addition to the code. Staff will move forward with an Ordinance to the City Commission.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4331 or email at sdaugherty@citystaug.com or Amy Skinner at (904) 209-4213 or email at askinner@citystaug.com.

A handwritten signature in dark ink, appearing to read 'Sarah Daugherty', with a large, stylized loop at the end.

Sarah Daugherty
Senior Planner
Planning and Building Department

Sec. 11-27. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

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.

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.

Floodplain means an area inundated during a ten-year flood or designated as flood hazard areas by the National Flood Insurance Program.

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh Maximum dbh (to)
<i>Fraxinus spp.</i>	ash	18
<i>Betula nigra</i>	birch, river	24
<i>Punus serotina</i>	black cherry	18
<i>Nyssa sylvatica</i>	blackgum, black tupelo	18
<i>Catalpa binoniodes</i>	catalpa	18
<i>Prunus caroliniana</i>	cherry laurel	10
<i>Lagerstroemia indica</i>	crape myrtle - single trunk	10

<i>Taxodium distichum</i>	cypress, bald (pond cypress)	10
<i>Ulmus parvifolia</i>	elm, drake	10
<i>Ulmus alata</i>	elm, winged	10
<i>Ulmus Americana</i>	elm, American	18
<i>Chionanthus virginicus</i>	fringetree	10
<i>Carya tomentosa</i>	hickory, mockernut	18
<i>Carya glabra</i>	hickory, pignut	18
<i>Ilex opaca</i>	holly, American	10
<i>Ilex cassine</i>	holly, dahoon	10
<i>Ilex x attenuate</i>	holly, "East Palatka"	10
<i>Gordonia lasianthus</i>	loblolly bay	10
<i>Magnolia grandiflora</i>	magnolia, southern	18
<i>Magnolia grandiflora</i> var	magnolia, southern v. "Little Gem"	10
<i>Magnolia virginiana</i>	magnolia, sweetbay	10
<i>Acer rubum</i> and <i>Acer spp.</i>	maple, red or other maples	18
<i>Quercus hemisphaerica</i>	oak, laurel	15 to 36
<i>Quercus laurifolia</i>	oak, laurel (swamp)	15 to 36
<i>Quercus virginiana</i>	oak, live (southern live oak)	18
<i>Quercus nuttallii</i>	oak, nuttall	18
<i>Quercus spp.</i>	oak, other unlisted species	18
<i>Quercus stellata</i>	oak, post	18
<i>Quercus falcata</i>	oak, red (southern red oak)	18
<i>Quercus geminate</i>	oak, sand live	10
<i>Quercus shumardii</i>	oak, shumard	18
<i>Quercus laevis</i>	oak, turkey	18
<i>Quercus nigra</i>	oak, water	15 to 36
<i>Quercus phellos</i>	oak, willow	18
<i>Carya illinoensis</i>	pecan	18
<i>Pinus palustris</i>	pine, longleaf (excluding silviculture uses)	15
<i>Cercis canadensis</i>	red bud	10
<i>Juniperus virginiana</i>	red cedar, eastern	8
<i>Juniperus silicicola</i>	red cedar, southern	8
<i>Liquidambar styraciflua</i>	sweetgum	18
<i>Platanus occidentalis</i>	sycamore	18
<i>Liriodendron tulipifera</i>	tulip-poplar, tuliptree	18
<i>Juglans nigra</i>	walnut, black	18

<i>Celtis laevigata</i>	hackberry (sugarberry)	15 to 36
-------------------------	------------------------	----------

Significant tree canopy areas are defined as clusters of trees which form at least twenty-five (25) percent cover and include a variety of oak species and softwood species.

Silvicultural Use: The use of the land for bona fide Silvicultural purposes.

Special flood hazard areas means areas which may become inundated during a one hundred-year flood.

Undeveloped conservation park lands means a property that shall remain in a natural, undeveloped state in order to preserve and protect the natural resources of the property for the benefits of wildlife, the ecosystem and for future generations to appreciate and study. Maintenance of undeveloped conservation park lands for the removal of invasive or exotic species, for public safety and to promote the longevity and viability of these park lands is permitted to be done by the City of St. Augustine or by those designated to do so by the City of St. Augustine. (Code 1964, § 7-113; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 09-17, § 1, 5-11-09; Ord. No. 15-47, § 1, 1-11-16; Ord. No. 19-03, § 1, 1-28-19)

Cross reference(s)—Definitions and rules of construction generally, § 1-2.

Pinus palustris Mill.

Longleaf Pine

Pinaceae -- Pine family

W. D. Boyer

Longleaf pine (*Pinus palustris*), whose species name means "of the marsh," has been locally referred to as longstraw, yellow, southern yellow, swamp, hard or heart, pitch, and Georgia pine. In presettlement times, this premier timber and naval stores tree grew in extensive pure stands throughout the Atlantic and Gulf Coastal Plains. At one time the longleaf pine forest may have occupied as much as 24 million ha (60 million acres), although by 1985 less than 1.6 million ha (4 million acres) remained.

Habitat

Native Range

The natural range of longleaf pine includes most of the Atlantic and Gulf Coastal Plains from southeastern Virginia to eastern Texas and south through the northern two-thirds of peninsular Florida. The species also grows in the Piedmont, Ridge and Valley, and Mountain Provinces of Alabama and northwest Georgia.



- The native range of longleaf pine.

Climate

Longleaf pine grows in warm, wet temperate climates characterized by hot summers and mild winters. Annual mean temperatures range from 16° to 23° C (60° to 74° F) and annual precipitation from 1090 to 1750 mm (43 to 69 in), the least being 1090 to 1270 mm (43 to 50 in) in the Carolinas and Texas and the greatest along the Gulf Coast of Alabama, Mississippi, and

extreme west Florida. A distinct summer rainfall peak occurs along the Atlantic Coast, being most pronounced in Florida. A secondary rainfall peak in March becomes pronounced along the Gulf Coast. Fall is the driest season of the year, although droughts during the growing season are not unusual.

Soils and Topography

Longleaf pine is native to a wide variety of sites ranging from wet, poorly drained flatwoods to dry, rocky mountain ridges. Elevations range from barely above sea level near the beaches on the lower Coastal Plain up to about 600 m (1,970 ft) in the mountains of Alabama. Most of the longleaf pine forests are found on the Atlantic and Gulf Coastal plains at elevations below 200 m (660 ft). Here the soils are largely derived from marine sediments and range from deep, coarse, excessively drained sands to poorly drained clays. For the most part, surface soils are sandy, acid, low in organic matter, and relatively infertile. In the Mountain Province, soils are derived largely from granite, quartzite, schist, phyllite, and slate, while in the Ridge and Valley Province, soils are derived mostly from sandstone, shale, limestone, and dolomite (21).

Within the natural range of longleaf pine, three soil orders are of major importance. Ultisols are the dominant order and cover most of the southeastern United States outside of peninsular Florida. Ultisols most commonly associated with longleaf pine are the Typic Paleudults and Plinthic Paleudults. The other two soil orders are Entisols and Spodosols. Deep, sandy Entisols, primarily Quartzipsamments, range from about 3 m (10 ft) above sea level in Florida up to about 185 m (600 ft) in Georgia and the Carolinas. Entisols have not developed diagnostic horizons. They make up the Sandhills of the Carolinas, Georgia, and northwest Florida and the sand ridges in the central Highlands of peninsular Florida. Spodosols, particularly Aquods, are typical of the flatwoods of the lower Coastal Plain in Florida. They are wet, sandy soils with a fluctuating water table that is at or near the surface during rainy seasons (8).

Associated Forest Cover

The principal longleaf cover types are Longleaf Pine (Society of American Foresters Type 70), Longleaf Pine-Scrub Oak (Type 71), and Longleaf Pine-Slash Pine (Type 83) (12). Longleaf pine is also a minor component of other forest types within its range: Sand Pine (Type 69), Shortleaf Pine (Type 75), Loblolly Pine (Type 81), Loblolly Pine-Hardwoods (Type 82), Slash Pine (Type 84), and South Florida Slash Pine (Type 111).

Longleaf pine develops in close association with periodic surface fires. The vegetation associated with longleaf pine reflects the frequency and severity of burning. In the past, frequent fires resulted in open, parklike stands of longleaf with few other woody plants and a ground cover dominated by grasses. Ground cover in longleaf pine in the Coastal Plains can be separated into two general regions, with the division in the central part of south Alabama and northwest Florida. To the west, bluestem (*Andropogon* spp.) and panicum (*Panicum* spp.) grasses predominate; to the east, wiregrass (pineland threeawn, *Aristida stricta*) is most common.

With a reduction in fire occurrence, hardwoods and other pines encroach on the longleaf forest. Within the range of slash pine (*Pinus elliottii*), this species becomes increasingly important, leading to the cover type Longleaf Pine-Slash Pine. Elsewhere loblolly and shortleaf pines (*P. taeda* and *P. echinata*) as well as hardwoods gradually replace the longleaf, eventually resulting in Loblolly Pine-Hardwood (Type 82) or occasionally Loblolly Pine-Shortleaf Pine (Type 80). On poor, dry sandhills and mountain ridges, scrub hardwoods invade the understory creating forest cover type Longleaf Pine-Scrub Oak and finally Southern Scrub Oak (Type 72) as the pine disappears (12).

Hardwoods most closely associated with longleaf pine on mesic Coastal Plain sites include southern red, blackjack, and water oaks (*Quercus falcata*, *Q. marilandica*, and *Q. nigra*); flowering dogwood (*Cornus florida*); blackgum (*Nyssa sylvatica*); sweetgum (*Liquidambar styraciflua*); persimmon (*Diospyros virginiana*); and sassafras (*Sassafras albidum*). The more common shrubs include gallberry (*Ilex glabra*), yaupon (*I. vomitoria*), southern bayberry (*Myrica cerifera*), shining sumac (*Rhus copallina*), blueberry (*Vaccinium* spp.), huckleberry (*Gaylussacia* spp.), and blackberry (*Rubus* spp.). On xeric sandhill sites, the most common associates are turkey, bluejack, blackjack, sand post, and dwarf live oaks *Quercus laevis*, *Q. incana*, *Q. marilandica*, *Q. stellata* var. *margaretta*, and *Q. minima*. On the dry clay hills and mountains of Alabama, blackjack, post (*Q. stellata*) and southern red oaks, and mockernut hickory (*Carya tomentosa*) are found with longleaf pine. On low, wet flatwood sites near the coast, the most conspicuous understory plants are gallberry and saw-palmetto (*Serenoa repens*). Other common understory plants in low, wet Longleaf Pine or Longleaf Pine-Slash Pine types are sweetbay (*Magnolia virginiana*), swamp cyrilla (*Cyrilla racemiflora*), large gallberry (*Ilex coriacea*), buckwheat-tree (*Cliftonia monophylla*), blueberries, and blackberries.

Life History

Reproduction and Early Growth

Flowering and Fruiting- Like all species in the pine family, longleaf pine is monoecious. The strobili of longleaf pine, both male (catkins) and female (conelets), are initiated during the growing season before buds emerge. Catkins may begin forming in July, while conelets are formed during a relatively short period of time in August. The number of flowers produced is apparently related to weather conditions during the year of initiation. A wet spring and early summer followed by a dry period in late summer promotes conelet production (27). Catkin production, however, is favored by abundant rainfall throughout the growing season. Female strobili are borne most frequently in the upper crown, and male strobili predominate in the lower crown (26). Late summer rainfall depresses conelet initiation, probably because vigorous exposed shoots in the middle and upper crown continue to grow. In the lower crown, where most catkins are borne, shoots stop growing earlier than they do in the upper crown.

Since rainfall patterns associated with catkin initiation differ from those favoring conelets, large crops of male and female flowers do not necessarily

coincide. Ten years of observation did not show any correlation between size of conelet and pollen crops in longleaf pine.

Variable but usually heavy annual losses of longleaf pine conelets can be expected; observed losses have ranged from 65 to 100 percent (2,24,30). Several agents, alone or in combination, may be responsible. The more important appear to be insects, bad weather, and insufficient pollen. Over 15 years at one location, cone production was related to pollen density, to the point of a sufficiency of pollen (2). Further increases in pollen density had little effect. In some cases, nearly all the losses have been attributed to insects (24), while in others the more common causes of conelet losses were not responsible (30). Most conelet losses seem to occur in the spring, at about the time of pollination, although substantial losses may also occur in the summer (24). Most of the spontaneous conelet abortions in longleaf pine may result from excess ethylene production by foliage and shoots. A foliar spray with anti-ethylene compounds soon after anthesis has reduced conelet abortion by half, doubling seed yields (18).

Catkin buds normally emerge in November, then remain dormant for about a month before growth resumes. Conelet buds emerge in January or February. The rate of development of both conelets and catkins thereafter is almost entirely dependent on ambient temperature. Catkins are purple from the time they emerge from the buds until they shed their pollen. Upon emerging from the bud, conelets are red until they are pollinated, after which they gradually fade to a yellowish green. Most mature catkins range from 3 to 5 cm (1.2 to 2.0 in) in length.

The average date of peak pollen shed and conelet receptivity may range from late February in the southern part of longleaf pines' range to early April toward the northern limits. Most locations may experience flowering dates close to these extremes. The date of peak pollen shed and conelet receptivity coincides on individual longleaf pine trees but can vary considerably among trees in a stand. Some trees are consistently early and others late in time of flowering, although the differences vary from year to year, depending on air temperatures before and during the flowering period (5). Over 22 years of observation, the time required for shedding 80 percent of all pollen in a longleaf pine stand ranged from 5 to 21 days and averaged 13 (5).

Pollination takes place in the late winter or spring, but fertilization does not occur until the following spring. At this time conelets are growing rapidly, increasing in length from about 2.5 cm (1 in) in February to about 18 cm (7 in) by May or June (16). Mature cones range in length from 10 to 25 cm (4 to 10 in). Cones reach maturity between mid-September and mid-October of their second year. Cones, as they become ripe, change color from green to dull brown, although cones may be ripe before the color change (26). The specific gravity of ripe cones ranges from 0.80 to 0.89. Ripeness can be tested by flotation in SAE 20 motor oil; ripe cones will float but those not yet ripe will sink (26).

Seed Production and Dissemination- Tree size, crown class, stand density, site quality, and, most important, genetic predisposition, all affect cone production by an individual tree. The best cone producers are dominant, open grown trees with large crowns, 38 cm. (15 in) or more in d.b.h., with a past record of good cone production (11). Trees 38 to 48 cm (15 to 19 in) in

d.b.h. have produced an average of 65 cones annually compared to 15 cones by trees from 25 to 33 cm (10 to 13 in) in d.b.h. The number of sound seeds per cone varies widely and is related to size of seed crop in a particular year. In good seed years there may be about 50 seeds per cone, in average years 35, and in poor years 15 (10).

Seed production per hectare reaches a peak at stand densities between 6.9 and 9.2 m²/ha (30 to 40 ft²/acre) of basal area, assuming that the stand is comprised of dominant-codominant trees of cone bearing size (3). A shelterwood stand with a basal area of 6.9 m²/ha (30 ft²/acre) produces three times as many cones per unit area as a stand of scattered seed trees averaging 2.3 m²/ha (10 ft²/acre) in good seed years (11).

Throughout its range, longleaf pine in shelterwood stands produces seed crops adequate for natural regeneration, about 2,500 cones per hectare (1,000/acre), on the average of once every 4 to 5 years (11). However, everything else being equal, good cone crops are more frequent in some parts of the longleaf pine range than in others, so the general average may be meaningless at a given location. The production of female strobili is much less variable from place-to-place than is the production of mature cones, indicating that geographic differences in cone production are due more to conelet and cone losses than failure to produce conelets in the first place (7).

When a shelterwood stand is created by cutting back a stand of substantially higher density, increased cone production resulting from release does not occur until the end of the third growing season after cutting (9). Release that occurs after conelet initiation has no effect on that crop, other than promoting better conelet survival through reduced stress in dry periods.

Seeds are dispersed by the wind. Seed dispersal begins in late October and continues through November, with the majority falling within a period of 2 to 3 weeks. The time and duration of seed dispersal vary depending on weather conditions. Dispersal range is limited, with 71 percent of sound seeds falling within a distance of 20 m (66 ft) of the base of parent trees (11).

Longleaf seeds are the largest of the southern pines. The number of cleaned seeds ranges from 6,600 to 15,400/kg (3,000 to 7,000/lb), averaging 10,800/kg (4,900/lb) (26).

Seedling Development- Longleaf pine differs from other southern pines in that seeds germinate soon after they are dispersed. Given optimum conditions, seeds germinate in less than a week after they reach the ground. Prompt germination reduces the period of exposure to seed predators, but newly germinated seedlings are susceptible to damage or loss from animals, diseases, and weather uncertainties, which may include high fall temperatures, drought, or extreme cold with a risk of frost heaving in heavy soils (11).

Seeds require contact with mineral soil for satisfactory germination and establishment. Longleaf seeds, with their large wings, cannot easily reach mineral soil through a heavy cover of grass and litter. The accumulated material must be removed before seedfall, either mechanically or by

burning. Burning within a year of seedfall normally provides an adequate seedbed. Lack of seedbed preparation can result in a regeneration failure.

Germination of longleaf pine seed is epigeal (26). Newly germinated seedlings have virtually no above-ground hypocotyl, and the cotyledons are close to the ground line. The primary needles appear after germination and the secondary needles about 2 months later. The epicotyl, or stem above the cotyledons, does not elongate rapidly as in most other pines. Even in the nursery, seedlings are virtually stemless after one growing season (16). This stemless condition is one of the unique characteristics of longleaf pine. It is referred to as a grass stage and may last 2 to many years, depending on growth conditions. During this time, longleaf is most susceptible to its major disease, the brown-spot needle blight, *Scirrhia acicola* (11).

While in the grass stage, seedlings develop extensive root systems. Growth can be followed by observing the increase in root-collar diameter. When it approaches 2.5 cm (1 in), active height growth is imminent. Grass-stage seedlings, once they reach 0.8 cm (0.3 in) in root-collar diameter, are highly resistant to fire, even during the growing season. Seedlings in early height growth, up to a height of about 0.6 to 0.9 m (2 to 3 ft), become susceptible to damage by fire. Once beyond this stage, longleaf pines are again fire resistant.

Competition and brown-spot needle blight have great impact on the rate of seedling development and together largely determine the duration of the grass stage. Longleaf seedlings can be easily established and usually survive for years under an overstory of parent pines. Growth, however, is very slow. Seedlings respond promptly with an increased rate of growth when released from overstory competition.

Growth rate varies widely among individuals in a natural seedling stand, and vigorous fast-growing seedlings express dominance early. The rapid breakup of a seedling stand into a wide range of size classes reduces the risk of stand stagnation. About 10 percent of a natural seedling stand shows resistance to the brown-spot disease, and this gives them a growth advantage that persists for many years. At age 24, trees that had little or no brown-spot infection averaged 2.4 in (8 ft) taller than trees that had 30 percent or more of their foliage destroyed by the disease as seedlings (1).

A low level of competition permits early initiation of height growth. One longleaf pine plantation on a prepared site had nearly 60 percent of the trees in active height growth by the end of the second growing season, and over 90 percent by the end of the third. Early initiation of height growth circumvented a brown-spot problem as the disease did not have time to build up to serious proportions.

Vegetative Reproduction- Longleaf pine seedlings, if top killed, can sprout from the root collar. Sprouting ability decreases sharply when seedlings begin height growth. In one study, almost 40 percent of seedlings cut off at the ground line during grass stage had living sprouts a year later. Only 14 percent of seedlings up to 1.37 m (4.5 ft) in height so treated developed sprouts, however, and those larger than this did not sprout at all (14). Longleaf is not as easy to reproduce asexually as some of the other southern pines. Cuttings can be rooted but the process is difficult. Air-layering has

met with limited success. Grafting has proven to be a reliable technique, and this is now the most common method of establishing seed orchards (28).

Sapling and Pole Stages to Maturity

Growth and Yield- Longleaf pine is a high quality timber tree, well suited to a whole range of products-poles, piling, posts, sawlogs, plywood, pulpwood, and naval stores. Longleaf naturally prunes itself well. Most stems are well formed, straight, and largely free of branches. The species almost always has higher stemwood specific gravities and produces more dry wood per unit volume than either loblolly or slash pine (28). Intense exploitation since colonial days, plus lack of planned regeneration, contributed to the decline of longleaf pine forests that continues to this day. Once height growth has begun, the species can grow as well as the other major southern pines on many sites originally occupied by longleaf, and often exceeds them in growth.

The critical element in the growth of longleaf pine stands is the duration of the grass stage. About 70 percent of the variation among plantations in the form of height-over-age curves was related to the condition of the planting site: early height growth on unprepared cutover sites was much slower than on old fields and mechanically prepared cutover sites (6).

Reduction of competing ground cover in grass stage seedling stands can have a large impact on growth and future volume yields. One study (25) observed the effects of a single aerial application of 2,4,5-T to stands of 1-year-old longleaf seedlings. Twenty years later, treated stands had significantly greater tree diameter (10 percent), height (17 percent), and total volume per unit area (32 percent) than adjacent untreated stands, although there was no difference in the number of trees per unit area. Treated stands averaged 83.5 m³/ha (1,193 ft³/acre) total inside-bark (i.b.) volume, compared to 63.2 m³/ha (904 ft³/acre) for untreated stands.

Longleaf pine growth and yield predictions have been published for periodically thinned even-aged natural stands (15) and also for unthinned plantations in the west Gulf region (22). Predicted total volume (i.b.) yields for two common site index classes are given in table 1. The merchantable proportion of total volume ranges from 78 to 86 percent at age 20, to 97 to 98 percent at age 40. The peak in periodic annual increment is reached between ages 20 and 30.

Table 1- Predicted total volume yields inside bark for even-aged natural stands of longleaf pine

Site index at base age 50 years			
Stand in age in years ¹	Basal area	21.3 m or	24.4 m or
		70 ft	80 ft
	m ² /ha	m ³ /ha	m ³ /ha
20	13.8	61	71

25	20.0	110	128
30	25.5	160	187
35	29.6	207	241
40	33.1	248	289
	<i>ft²/acre</i>	<i>ft³/acre</i>	<i>ft³/acre</i>
20	60	874	1,019
25	87	1,572	1,832
30	111	2,287	2,666
35	129	2,954	3,443
40	144	3,549	4,137

¹Determined from ring counts taken at 1.2 m (4 ft), plus 7 years.

The optimum stand density to maintain by periodic thinning varies by site and management goals. A rather broad range of stand densities, above a basal area of about 13.8 m²/ha (60 ft²/acre), produces near maximum periodic volume growth (13). Lower densities concentrate growth on fewer trees. Longleaf responds well to release provided by thinning if the released trees have crowns equal to at least one-third to one-half of total tree height. Small-crowned intermediate or suppressed trees do not respond promptly to release. Thinning should be from below to release well-formed dominant and codominant trees.

Present indications are that longleaf pine plantations should produce volume growth similar to natural stands if other factors are equal. To the extent that plantations have had better competition control, with consequent acceleration of early growth, a particular volume yield should be reached at an earlier age in plantations than in natural stands.

Rooting Habit- Longleaf pine develop massive taproots that, in mature trees, may extend to a depth of 2.4 to 3.7 m (8 to 12 ft) or more. A hardpan can arrest downward growth of the taproot. If the hardpan is close to the surface, windfirmness of the tree is reduced. Longleaf pines develop extensive lateral root systems. Most lateral roots are within 0.3 m (1 ft), and nearly all within 0.6 m (2 ft), of the surface (29).

Reaction to Competition- Longleaf pine is intolerant of competition, whether for light or for moisture and nutrients. The species will grow best in the complete absence of all competition, including that from other members of the species. Fortunately, as noted earlier, young even-age longleaf pine stands break up rapidly into a broad range of size classes, due to variability in duration of the grass stage. Stagnation is almost never a problem. However, even suppressed trees in a stand will slow the growth of dominant neighbors. Optimum stand density for development of crop trees needs to be maintained by periodic thinning. Given release from neighboring trees, dominant and codominant trees in an over-dense stand will respond promptly with increased diameter growth, as will some intermediate trees that retain crown ratios of 30 percent or more. Suppressed trees, while they may continue to live, rarely respond to release with improved growth.

Damaging Agents- Longleaf pine is less susceptible to most damaging agents than the other southern pines and is a relatively low risk species to manage. It is strongly resistant to fire, except as a small seedling of less than 0.8 cm (0.3 in) root collar diameter and in early height growth. It is also resistant to most pathogenic agents. The major disease is the brown-spot needle blight. This disease causes serious damage only to grass-stage seedlings. Continued severe defoliation by brown-spot suppresses and eventually destroys seedlings. Once rapid height growth begins, seedlings are no longer seriously afflicted. Seedlings growing in the open are most vulnerable, particularly if the groundcover is sparse; the disease usually does not seriously affect seedlings growing under a pine overstory. Other diseases occasionally of economic importance in local areas are pitch canker (*Fusarium moniliforme* var. *subglutinans*), annosus root rot (*Heterobasidion annosum*) in thinned plantations, cone rust (*Cronartium strobilinum*) near the coast, and also the condition known as dry face of turpented trees. Fusiform rust (*Cronartium quercuum* f. sp. *fusiforme*) is rarely a problem for longleaf pine (20).

Many species of birds, mice, and squirrels feed on longleaf pine seeds, the latter often taking them from unripe cones. Several species of ants feed on germinating seeds and cotyledon seedlings. Cottontails as well as other predators can destroy newly established seedlings. Grass-stage seedlings are vulnerable to destruction by hogs, pales weevil (*Hylobius pales*), and heavy livestock grazing. Pocket gophers cut seedlings off just below the ground surface.

Most seedling losses occur during the first year after establishment, untimely drought being the greatest single hazard. Logging of the overstory can destroy close to 50 percent of a seedling stand, although actual damage depends on type and season of logging, volume removed, and seedling size. Fire takes its toll of small, weak, or diseased seedlings.

Longleaf pine can be damaged by ice storms but is less susceptible to ice damage than slash pine (19).

The southern pine beetle (*Dendroctonus frontalis*) does not seem to afflict the species severely. The black turpentine beetle (*Dendroctonus terebrans*) can be a problem, especially on trees injured by turpentine, logging, or fire. Perhaps the greatest single cause of mortality in longleaf stands of pole and sawlog size is lightning, which is often followed by infestation by bark beetles (*Ips* spp.). Windthrow from hurricanes or tornados can cause heavy losses locally. Long term observations throughout the longleaf region have shown an average annual mortality of 1 tree per hectare (0.4/acre) in mature longleaf pine stands (4).

Special Uses

Longleaf pine is used for a broad range of forest products. Even old lighted stumps (those having resin-soaked heartwood characteristic of old trees) are pulled out and the stumpwood destructively distilled for chemicals. Longleaf "pine straw" is in demand for use as a mulch, so fresh needle litter is sometimes collected, baled, and sold. The longleaf pine forest, if regularly burned, has a parklike appearance with an understory dominated by grasses and forbs; an excellent habitat for game, especially

quail, and quail hunting has long been associated with this timber type. The understory produces a substantial amount of high quality forage for both cattle and deer (17,31). Mature longleaf stands also provide the most desirable habitat for the red-cockaded woodpecker.

Genetics

Population Differences

Longleaf pine is a highly variable species, and a considerable proportion of this variation is genetic. Considering the economically important traits, longleaf pines have as much or more genetic variation than other southern pines.

Variation among individual trees is greater than that among stands or among geographically diverse seed sources (23,28). Nevertheless, the diversity of environments throughout the longleaf range has promoted the development of genetic variation among populations. According to rangewide provenance tests, trees from coastal areas usually outgrow those from inland areas at all but the coldest locations. Trees originating from the central Gulf Coast should be more productive than trees from other sources on most coastal plain longleaf sites from Georgia and north Florida west to east central Louisiana (28). Elsewhere, local seed sources may be safest to use until more information is available.

Hybrids

The major southern pines, as well as some minor species, are closely related and have overlapping ranges. Natural hybridization has contributed to genetic diversity among trees and populations. Natural hybridization is common between longleaf and loblolly pine, producing the Sonderegger pine (*P. x sondereggeri* H. H. Chapm.). This is the only named southern pine hybrid. Throughout much of the longleaf pine range, the flowering of longleaf and loblolly pines overlaps in most years so there is no phenological barrier to natural crossing. Natural hybridization between longleaf and slash pine is unlikely, based on differences between the species in dormancy and heat requirements for flowering (5).

Artificial crosses between longleaf pine and both loblolly and slash pines can be achieved easily. Crosses between longleaf and shortleaf pine have not been found in nature but have been produced artificially. There are no reported successful crosses of longleaf pine with any other pine species (28).

Literature Cited

1. Boyer, William D. 1972. Brown-spot resistance in natural stands of longleaf pine seedlings. USDA Forest Service, Research Note SO-142. Southern Forest Experiment Station, New Orleans, LA. 4 p.
2. Boyer, William D. 1974. Longleaf pine cone production related to pollen density. *In* Seed yield from southern pine seed orchards. John

- Krause, ed. Proceedings, Colloquium, April 2-3, 1974, Macon, Georgia. p. 8-14. Georgia Forest Research Council, Macon.
3. Boyer, William D. 1979. Regenerating the natural longleaf pine forest. *Journal of Forestry* 77:572-575.
4. Boyer, William D. 1979. Mortality among seed trees in longleaf shelterwood stands. *Southern Journal of Applied Forestry* 3:165-167.
5. Boyer, William D. 1981. Pollen production and dispersal as affected by seasonal temperature and rainfall patterns. *In* Pollen Management Handbook. p. 2-9. E. Carlyle Franklin, ed. U.S. Department of Agriculture, Agriculture Handbook 587. Washington, DC.
6. Boyer, William D. 1983. Variations in height-over-age curves for young longleaf pine plantations. *Forest Science* 29:15-27.
7. Boyer, William D. 1987. Annual and geographic variations in cone production by longleaf pine. *In* Proceedings of the Fourth Biennial Southern Silvicultural Research Conference. p. 73-76. USDA Forest Service, General Technical Report SE-42. Southeastern Forest Experiment Station, Asheville, NC.
8. Buol, S. W., ed. 1973. Soils of the southern States and Puerto Rico. Southern Cooperative Bulletin 174, Joint Regional Publication. Agriculture Experiment Stations of Southern States and Puerto Rico, with cooperative assistance by U.S. Department of Agriculture, Soil Conservation Service. Washington, DC. 105 p.
9. Croker, T. C. 1952. Early release stimulates cone production. USDA Forest Service, Southern Forestry Notes 79. Southern Forest Experiment Station, New Orleans, LA. 3 p.
10. Croker, Thomas C., Jr. 1973. Longleaf pine cone production in relation to site index, stand age, and stand density. USDA Forest Service, Research Note SO-156. Southern Forest Experiment Station, New Orleans, LA. 3 p.
11. Croker, Thomas C., Jr., and William D. Boyer. 1975. Regenerating longleaf pine naturally. USDA Forest Service, Research Paper SO-105. Southern Forest Experiment Station, New Orleans, LA. 21 p.
12. Eyre, F. H., ed. 1980. Forest cover types of the United States and Canada. Society of American Foresters, Washington, DC. 148 p.
13. Farrar, Robert M., Jr. 1968. Thinning longleaf pine on average sites. *Journal of Forestry* 66:906-909.
14. Farrar, Robert M., Jr. 1975. Sprouting ability of longleaf pine. *Forest Science* 21:189-190.
15. Farrar, Robert M., Jr. 1985. Volume and growth predictions for thinned even-aged natural longleaf pine stands in the East Gulf area. USDA Forest Service, Research Paper SO-220. Southern Forest Experiment Station, New Orleans, LA. 171 p.
16. Fowells, H. A., comp. 1965. Silvics of forest trees of the United States. U.S. Department of Agriculture, Agriculture Handbook 271. Washington, DC. 762 p.
17. Grelen, Harold E., and Hans G. Enghardt. 1973. Burning and thinning maintain forage in a longleaf pine plantation. *Journal of Forestry* 71:419-425.
18. Hare, Robert C. 1987. Increase longleaf pine seed yields by inhibiting conelet abortion. *Southern Journal of Applied Forestry* 11:6-9.
19. Hebb, E. A. 1972. Resistance to ice damage-a consideration in reforestation. *Tree Planters' Notes* 22(2):24-25.
20. Hepting, George H. 1971. Diseases of forest and shade trees of the United States. U.S. Department of Agriculture, Agriculture Handbook

386. Washington, DC. 658 p.
21. Hodgkins, Earl J., ed. 1965. Southeastern forest habitat regions based on physiography. Auburn University, Forestry Departmental Series 2. Agricultural Experiment Station, Auburn, AL. 10 p.
 22. Lohrey, Richard E., and Robert L. Bailey. 1977. Yield tables and stand structure for unthinned longleaf pine plantations in Louisiana and Texas. USDA Forest Service, Research Paper SO-133. Southern Forest Experiment Station, New Orleans, LA. 53 p.
 23. Lynch, Keith D. 1980. A phenotypic study of selected variables in longleaf pine. Thesis (Ph.D.), Unpublished report. Auburn University, Auburn, AL.
 24. McLemore, B.F. 1977. Strobili and conelet losses in four species of southern pines. USDA Forest Service, Research Note SO-226. Southern Forest Experiment Station, New Orleans, LA. 5 p.
 25. Michael, J. L. 1980. Long-term impact of aerial application of 2,4,5-T to longleaf pine (*Pinus palustris*). Weed Science 28:255-257.
 26. Schopmeyer, C. S., tech. coord. 1974. Seeds of woody plants in the United States. U.S. Department of Agriculture, Agriculture Handbook 450. Washington, DC. 883 p.
 27. Shoulders, Eugene. 1967. Fertilizer application, inherent fruitfulness, and rainfall affect flowering of longleaf pine. Forest Science 13:376-383.
 28. Snyder, E. Bayne, Ronald J. Dinus, and Harold J. Derr. 1977. Genetics of longleaf pine. USDA Forest Service, Research Paper WO-33. Washington, DC. 24 p.
 29. Wahlenberg, W. G. 1946. Longleaf pine: its use, ecology, regeneration, protection, growth, and management. Charles Lathrop Pack Forestry Foundation and USDA Forest Service, Washington, DC. 429 p.
 30. White, Timothy L., H. G. Harris, Jr. and R. C. Kellison. 1977. Conelet abortion in longleaf pine. Canadian Journal of Forest Research 7:378-382.
 31. Wolters, Gale L. 1973. Southern pine overstories influence herbage quality. Journal of Range Management 26:423-426.