



AGENDA

Planning and Zoning Board
City of St. Augustine, Florida

Tuesday, September 3, 2019 at 2:00 p.m.

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

-
- 1. Roll Call**
 - 2. General Public Comments for Items Not on the Agenda**
 - 3. Approval of Minutes**
 - 4. Variance**

- (a) 2019-0085 Mike Davis, A.D. Davis Construction – Applicant
Solar Stik Properties LLC – Owner
[13 N. Leonardi Street](#)
To reduce the minimum side yard setback from 5' to 1.6' and to increase maximum building height from 15' to 22' for a second story addition.

5. Conservation Overlay Zone Development

- (a) 2019-0079 Charlene Morgan, Brandon Eklund – Applicant
(continued July 2, 2019) C/o Brandon Construction
Mike Germond – Owner
[7 Ponce De Leon Ave](#)
To approve the removal of two (2) significant trees (Hackberry/Sugarberry tree) within Conservation Overlay Zone 3.

- (b) 2019-0082 John Long –Owner/Applicant
[Fiddler Crab Ln / PIN # 158571-9060](#)
To approve the removal of nine (9) significant trees (nine Southern Red Cedars) within Conservation Overlay Zone 3.

- (c) 2019-0083 Ryan Carter – Applicant
c/o Carter Environmental Services, Inc.
Patricia & Roland Anderson - Owners
[4 Lighthouse Avenue](#)
To approve the construction of a three hundred foot (300') long dock with two (2) associated boat lifts within Conservation Overlay Zone 1.
- (d) 2019-0086 Scott Patrou – Applicant
c/o Ginn & Patrou Holdings, LLC
Curt Fenelon – Owner
c/o Augustine Bluff Associates, LLC
[435 Flagler Boulevard](#)
To approve the construction of a four hundred sixty five foot (465') long dock with three (3) associated boat lifts within Conservation Overlay Zone 1.

7. Other Business

- (a) Discussion and Recommendation on an Ordinance to Amend Sec. 28-29(b)(1) VARIANCES, to allow lot coverage variances for required accessibility in zoning districts HP-1, HP-2 and HP-3
- (b) Discussion and Public Comment Related to the Draft Transportation and Mobility Element Goals, Objectives and Policies for the Comprehensive Plan
- (c) Discussion and Public Comment Related to the Draft Conservation and Coastal Management Element Goals, Objectives and Policies for the Comprehensive Plan
- (d) Discussion and Public Comment Related to the Draft Recreation and Open Space Element Goals, Objectives and Policies for the Comprehensive Plan

8. Adjournment

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

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

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: September 3, 2019

RE: **VARIANCE #2019-0085**

AGENDA ITEM 4(a)

APPLICANT & OWNER Solar Stik LLC

LOCATION 13 N. Leonardi Street

REQUEST To reduce the minimum side yard setback from 5' to 1.6' and to increase maximum building height from 15' to 22' for a second story addition.

LAND USE Industrial

ZONING Industrial & Warehousing (IW)

APPLICABLE CODES/ORDINANCES

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

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

(b) Variances:

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

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and

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

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

Sec. 28-226. – Industrial and warehousing: IW

(5) *Minimum yard requirements:*

- a. Front, none.
- b. Side, five (5) feet.
- c. Rear, five (5) feet.

(7) *Maximum height of structures.*

- Thirty-five (35) feet for buildings and structures set back at least twenty (20) feet from the front property line or public right-of-way.
- Thirty (30) feet for buildings and structures set back at least fifteen (15) feet, but not more than twenty (20) feet, from the front property line or public right-of-way.
- Twenty-five (25) feet for buildings and structures set back at least ten (10) feet, but not more than fifteen (15) feet, from the front property line or public right-of-way.
- Twenty (20) feet for buildings and structures set back at least five (5) feet, but not more than ten (10) feet, from the front property line or public right-of-way.
- Fifteen (15) feet for buildings and structures set back not more than five (5) feet, from the front property line or public right-of-way.

STAFF SUMMARY AND ANALYSIS

The applicant seeks to reduce the minimum side yard setback requirement from 5' to 1.6', this request only memorializes the site as it currently exists and allow for the eastward expansion of an open air work shop (Site plan is included as attachment 2), as well as to allows for the variance request from the maximum building height of 15' to 22 feet. This would allow for the renovation and retrofitting of an existing structure to accommodate a growing business within the City.

In particular, the applicant is proposing relief from the following side yard standard:

Request	Code	Existing	Proposed
(Min) Side Yard	5 feet	1.6 feet	1.6 feet
Maximum Building Height	15	13.83	22 feet

Although the applicant has applied for variance relief from both the side yard setback and the maximum building height Staff notes that if the request were altered to request a side yard setback variance from 10' to 1.6 feet, there would be no need for a maximum building height variance, given the maximum building height for structures set back 10' from the side yard line in IW zoning is 25'. This would result in variance relief from only one zoning requirement instead of two.

Staff interpretation of findings of fact in italics.

1. Variance to decrease the minimum side yard building setback for a proposed single family home addition.

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;

Staff believes there is a singular disadvantage in this situation. The physical location of the buildings limits any reconstruction/repurposing of the building. Based on the buildings location, in order to make an addition that meets code standards, the entire structure would have to be relocated at a minimum 3.3' away from the side yard line, and this would still limit the structure to fifteen feet (15') of maximum height. This potentially creates a situation where the structure is limited to its current location which would be considered nonconforming to the minimum setback. .

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

The physical location of the existing building on the lot does not allow for its renovation due to current code standards.

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

The applicant did not originally construct the building and thereby did not create the disadvantage.

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

Granting of the variance would not be contrary to the public interest or affect neighboring properties due to the nature of the request and the existing industrial use of the structure on the lot. The spirit, intent, and purpose of the zoning district is for manufacturing and industrial uses and therefore this is in harmony, intent, and purpose of this Section.

STAFF RECOMMENDATION

Based on a review of Section 28-29 and without the support of evidence to the contrary, staff finds that the Board may be able to **APPROVE** a variance to decrease the side setback from five (5) feet to one point six (1.6) feet for the existing structure and eastward expansion of an open air work shop as well as a variance to increase the maximum height of the existing structure to twenty two feet (22') at 13 N Leonardi St / PIN # 111420-0000.

SUPPLIMENTS

Attachment 1 – Application & Applicant Information
Attachment 2 – Location Maps / Property Appraiser Information
Attachment 3 – Site Photos
Attachment 4 – Site Plan & Setback Info

Patrick Doty, CFM
Senior Development Review Planner
Planning and Building Department

Attachment 1

Application & Applicant Information



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

AUG 09 2019

Planning/Building Dept.

Application Fee: 350.00 (plus advertising costs) Project Number: 2019-0085

Receipt Number: 10668687 Meeting Date: 9-3-19

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

1. NAME OF APPLICANT: MIKE DAVIS Contact Number: 904 824 3533
Business (if applicable): A.D. DAVIS CONSTRUCTION CORP.
Address: 3940 LEWIS SPEEDWAY SUITE 220 City: ST. AUGUSTINE State: FL Zip: 32084
E-Mail Address: mikedavis@addavis.com

2. NAME OF PROPERTY OWNER: see attached Contact Number: _____
Business (if applicable): _____
Address: _____ City: _____ State: _____ Zip: _____
E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: see attached Block: _____
Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: 13 N. LEONARZI ST.

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: SEE ATTACHMENT

8. JUSTIFICATION FOR ACTION REQUESTED: SEE ATTACHMENT

ST AUGUSTINE
COMMISSION TO PLANNING AND ZONING BOARD

RECEIVED

AUG 09 2019

Planning/Building Dept.

Advertising Costs: \$ 350.00 (plus advertising costs) Project Number: 2019-0085
Number: 10668687 Meeting Date: 9-3-19
Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: MIKE DAVIS Contact Number: 904 824 3533
Business (if applicable): A.D. DAVIS CONSTRUCTION CORP.
Address: 3940 LEWIS SPEEDWAY SUITE 220 City: ST. AUGUSTINE State: FL Zip: 32084
E-Mail Address: mikedavis@addavis.com
2. NAME OF PROPERTY OWNER: see attached Contact Number: _____
Business (if applicable): _____
Address: _____ City: _____ State: _____ Zip: _____
E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: see attached Block: _____
Subdivision: _____ Parcel Number: _____
4. PROJECT STREET ADDRESS: 13 N. LEONARDO ST.
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: SEE ATTACHMENT

8. JUSTIFICATION FOR ACTION REQUESTED: SEE ATTACHMENT

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: YES
WE ARE REPURPOSING AN EXISTING BUILDING THAT HAS CURRENT SETBACK
AT 1.6'
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: YES THE CURRENT BUILDING NEEDS TO BE RENOVATED & UPGRADED
INCLUDING ADDING MORE SPACE FOR ADMINISTRATIVE & CORPORATE OFFICES. THE NEW BUILDING
ON SITE WILL COMPLY WITH ZONING SETBACKS AND HEIGHTS.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: THE EXISTING BUILDING WAS BUILT IN 1985 - PRIOR TO THE CURRENT
OWNERS PURCHASING THE BUILDING.
- (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: SEE ATTACHMENT

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.

Michael Dan
Signature of Applicant

8/6/19
Date

[Signature]
Signature of Property Owner

8/6/19
Date



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

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to 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 A. Davis

Print name of applicant

Michael A. Davis

Signature of applicant

8/6/19

Date



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Planning/Building Dept.

Owner's Authorization For Agent

MIKE DAVIS is/are hereby authorized TO ACT ON BEHALF
OF SOLAR STK, 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
STEPHANIE HOLLIS
Print Name of Owner
904.315.8765
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 7th day of August, 2019

By STEPHANIE HOLLIS

Identification verified:

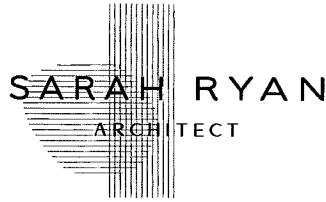
Oath sworn: ☒ Yes ☐ No

Notary Signature: [Signature]

My Commission expires: June 23, 2022



HANNAH MURRAY
Commission # GG 226585
Expires June 23, 2022
Bonded Thru Budget Notary Services



RECEIVED
AUG 09 2019
Planning/Building Dept.

August 9th 2019

To: Planning and Zoning Board, City of St Augustine

Re: 13 N. Leonardi Street - Variance Application

Description and Justification of Action Request:

We are requesting a side yard setback and height variance at 13 N Leonardi St.

There is an existing 1-story building on the site. A second story is proposed on a portion of the existing building (as shown in photos and drawings) that will align over the first floor. The second floor addition maintains the existing 1.6' setback to the wall and .9' to the roof overhang. The allowable side setback is 5'-0" in the IW zone for new construction. The property backs up to the Florida Coast Railway and therefore will not conflict or affect adjacent neighbors. The site is currently vacant and the proposed buildings and renovations will upgrade the site. The renovated building and new second floor will be used for administrative and corporate offices for Solar Stik, Inc.

The height variance request is to increase the current height of 13.83' to 22.0' for the second story. Per IW zoning the allowable height is 15.0'.

There is a second portion of the existing building that will be used for machinery and a new outdoor workshop. The existing height of this building is 18.0'. We will maintain the 18.0' height for the covered outdoor workshop (please reference drawings).

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

Yes, we are repurposing an existing building that has current setbacks at 1.6'.

Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property?

Yes, the current building needs to be renovated and upgraded including adding more space for the administrative and corporate offices. The new building on the site complies with zoning setbacks and heights.

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Planning/Building Dept.

Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant?

The existing building was built in 1985 - prior to the current owners who purchased the property in 2018.

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 renovations and addition will be a tremendous improvement to the site and surrounding neighbors. The neighbors include other 2-story industrial / warehouse buildings to the west and the Florida Coast Railway to the North. The variance will not be contrary to the public interest and will not adversely affect other property in the vicinity. The renovation and addition is in harmony with the spirit and intent of the zone.

Including this Cover letter - please see included in this application:

- Existing Site Survey
- Two Proposed Site Surveys (partial and full)
- Floor Plans for existing building renovation and second floor addition
- Proposed Elevations
- Existing Photos with descriptions.

End of Memo

Attachment 2
Location Map(s) /
Property Appraiser Info.



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID	1114200000
Location Address	13 N LEONARDI ST SAINT AUGUSTINE 32084-0000
Neighborhood	West King St (COM) (487.01)
Tax Description*	DANCY TRACT BLK 1 RE-SUB LOT 5 BLK 4 (EX N40FT TO FEC RY) & ALL BLK 5 (EX N50FT TO FEC RY) OR4617/525 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Open Storage (Owner Occupied) (4905)
Subdivision	Dancy Tract Resubdivision of Block 1
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.900
Homestead	N

Owner Information

Owner Name	Solar Stik Properties LLC 100%
Mailing Address	226 WEST KING ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2019
Building Value	\$77,698
Extra Features Value	\$20,776
Total Land Value	\$97,478
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$195,952
Total Deferred	\$0
Assessed Value	\$195,952
Total Exemptions	\$0
Taxable Value	\$195,952

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$46,183	\$15,138	\$97,478	\$0	\$0	\$158,799	\$146,441	\$12,358	\$146,441
2017	\$48,682	\$12,783	\$97,478	\$0	\$0	\$158,943	\$133,128	\$25,815	\$133,128
2016	\$51,179	\$13,784	\$97,478	\$0	\$0	\$162,441	\$121,025	\$41,416	\$121,025
2015	\$53,678	\$14,788	\$97,478	\$0	\$0	\$165,944	\$110,023	\$55,921	\$110,023
2014	\$43,567	\$13,199	\$43,255	\$0	\$0	\$100,021	\$100,021	\$0	\$100,021
2013	\$44,437	\$13,199	\$43,255	\$0	\$0	\$100,891	\$100,891	\$0	\$100,891
2012	\$45,741	\$13,199	\$43,255	\$0	\$0	\$102,195	\$102,195	\$0	\$102,195
2011	\$46,610	\$13,199	\$47,580	\$0	\$0	\$107,389	\$107,389	\$0	\$107,389
2010	\$48,398	\$13,199	\$54,069	\$0	\$0	\$115,666	\$115,666	\$0	\$115,666

Building Information

Building	1
Actual Area	1368
Conditioned Area	1344
Actual Year Built	1985
Use	Office Buildings
Style	04
Class	N
Exterior Wall	Concrete Block

Roof Structure	Wood Truss
Roof Cover	Modular Metal
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1344	1344
POINTER	0	0
CANOPY (COMMERCIAL)	0	24
Total SqFt	1344	1368

Building	2
Actual Area	2040
Conditioned Area	1800
Actual Year Built	1964
Use	Garage
Style	04
Class	N
Exterior Wall	Concrete Block

Roof Structure	Wood Truss
Roof Cover	Modular Metal
Interior Flooring	Concrete Finish
Interior Wall	Minimum
Heating Type	
Heating Fuel	
Air Conditioning	
Baths	

Category	Type	Pct
----------	------	-----

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Minimum	100%
Interior Flooring	Concrete Finish	100%
Frame	Masonry	100%
Plumbing	0 Fixtures	100%
Electrical	Minimum	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1800	1800
LOADING PLATFORM	0	240
Total SqFt	1800	2040

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Metal Fence 6'	0	0	0	0	987
Asphalt Paving	0	0	0	0	7900
Storage Building	0	0	0	0	705

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Owner Occupied Open Storage	0	0	38991	SF	\$97,478

Sale Information

Recording Date	Sale Date	Sale Price	Instrument		Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/26/2018	9/25/2018	\$225,000.00	WD		4617	525	Q	I	AMERIGAS PROPANE LP	SOLAR STIK PROPERTIES LLC
	8/22/2001	\$0.00	CO		1681	1724	U	I	NATIONAL PROPANE LP	NATIONAL PROPANE LP (SEE NOTE)
	6/26/1996	\$135,200.00	WD		1200	960	U	I	GOOD HOUSEKEEPING GAS CO	NATIONAL PROPANE LP
	1/1/1978	\$20,000.00			394	197	U	I		GOOD HOUSEKEEPING GAS CO

Area Sales Report

Recent Sales in Area

Sketch Information

Attachment 3
Site Photographs





08/26/2019 15:41



08/26/2019 15:41

NOTICE
A PUBLIC HEARING CONCERNING
PROPERTY WILL BE HELD BY THE
PLANNING COMMISSION ON THIS
DATE

**Indoor/Outdoor
Storage Facility**

Utilities Substation

**Fuel/Oil Supply &
Storage Facility**

Railroad

Subject Property



User: pddy

Date: 8/27/2019

Data: NWI

NOTICE

A PUBLIC HEARING CONCERNING
PROPERTY WILL BE HELD BY THE
BOARD
OF THE CITY OF ST. AUGUSTINE
Planning and Zoning
ON
TELEPHONE 825-1065
FOR INFORMATION ON #

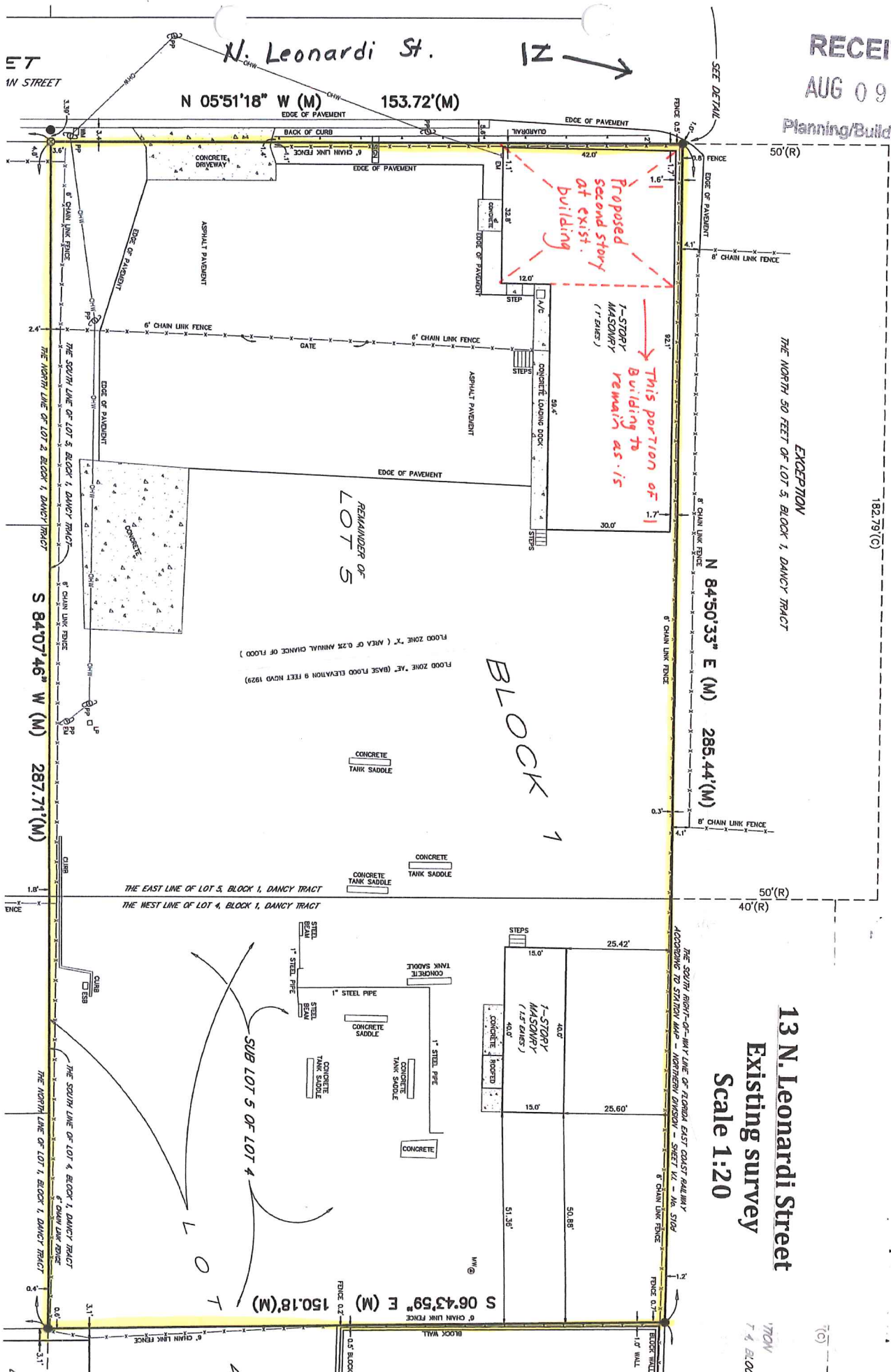
08/26/2019 15:40

Attachment 4 Site
Plan/Floor plan

Planning/Building Dept.

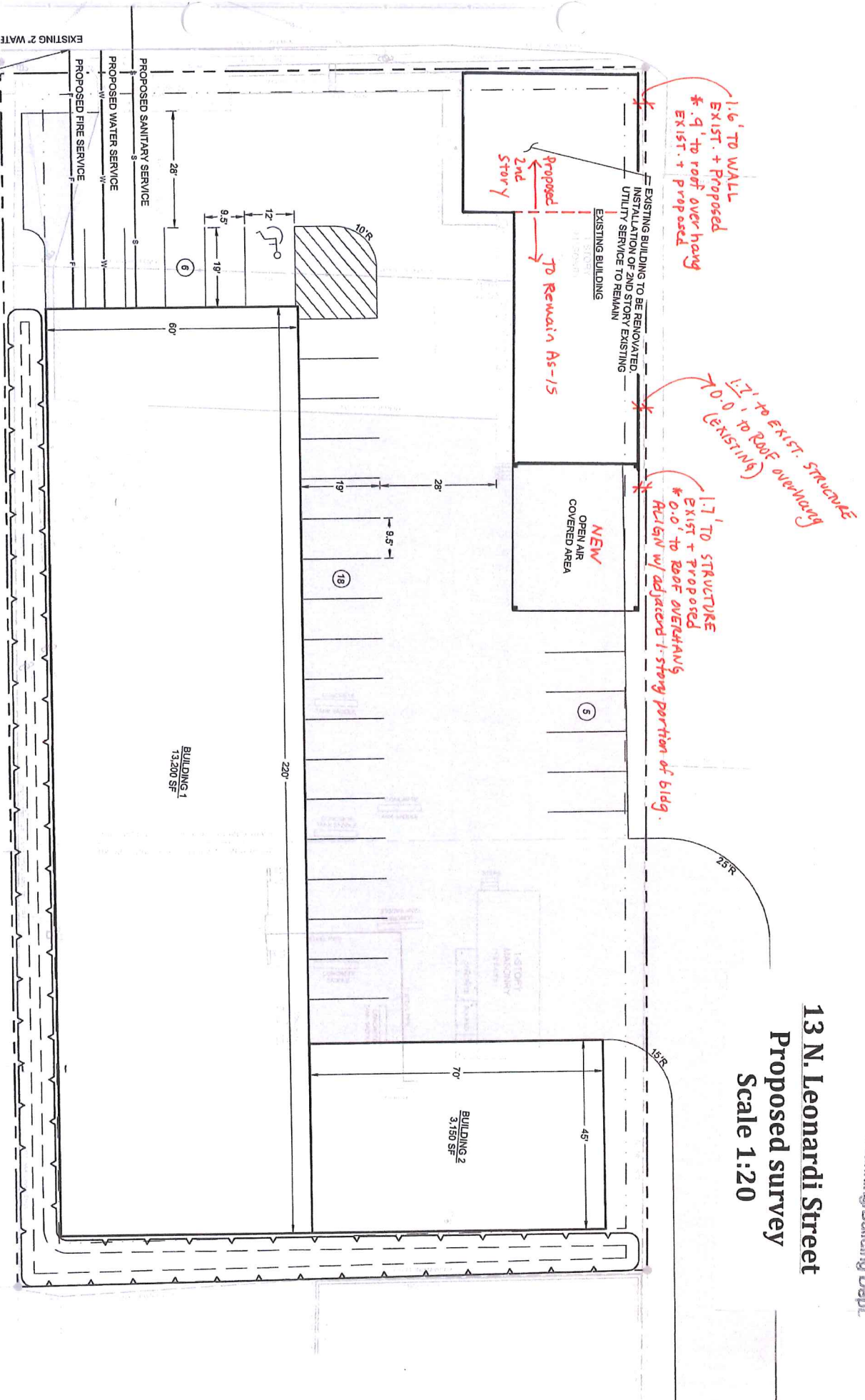
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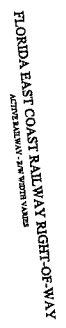
74. BLOG



AUG 09 2019

13 N. Leonardi Street
Proposed survey
Scale 1:20



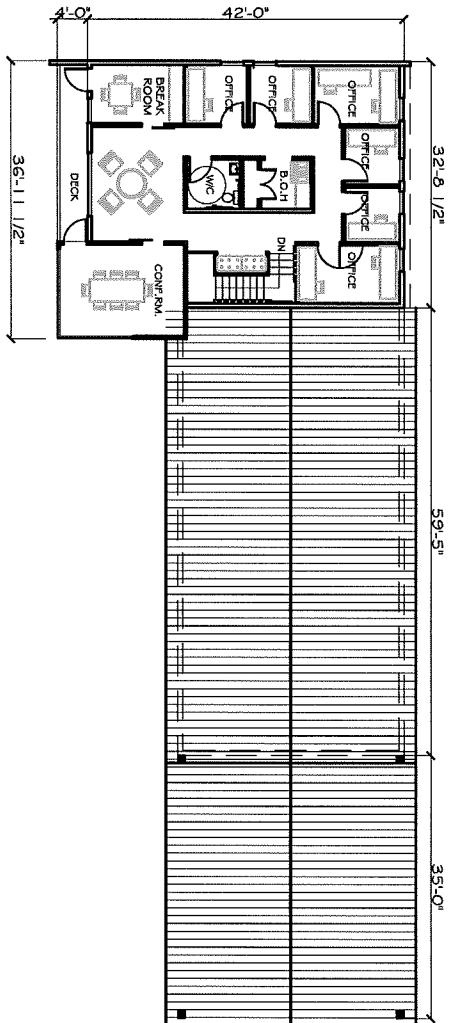


GENERAL NOTES

1. ALL DIMENSIONS ARE LISTED TO THE EDGE OF PAYMENT AND/OR FACE OF CURB.

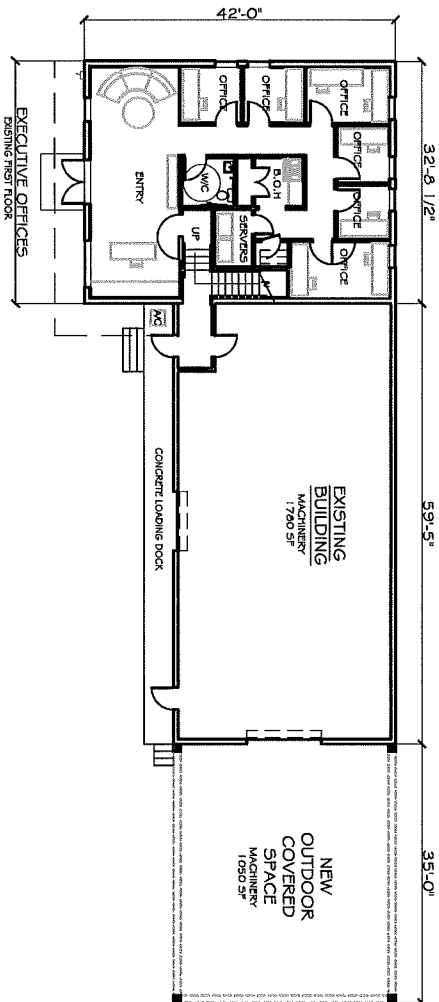
2. ALL RADII ARE 5 UNLESS OTHERWISE NOTED.

HATCH LEGEND	
ASPHALT PAVEMENT	
CONCRETE	



SECOND FLOOR PLAN

1/16" Scale 1



FIRST FLOOR PLAN

1/16" Scale 1

RECEIVED
AUG 09 2019
Planning Building Dept.

OWNER: SOLAR STK. —
13 N. LEONARDI STREET
ST AUGUSTINE FL 32084
PROJECT LOCATION:
13 N. LEONARDI STREET
ST AUGUSTINE FL 32084
CONTRACTOR:
A.D. DAVIDS —
Superintendant
Suite 4201
ST AUGUSTINE FL 32084
PROJECT NO.: 13-004
ARCHITECT: L&C ARCHITECT, LLC
201 OWENS AVE
ST AUGUSTINE FL 32084
774-450-7945
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 09/04/2019

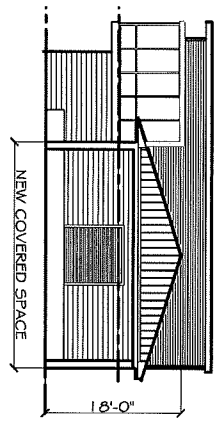
FLOOR PLANS
13 N LEONARDI STREET
ST AUGUSTINE FL 32084

9/3/19 PZB

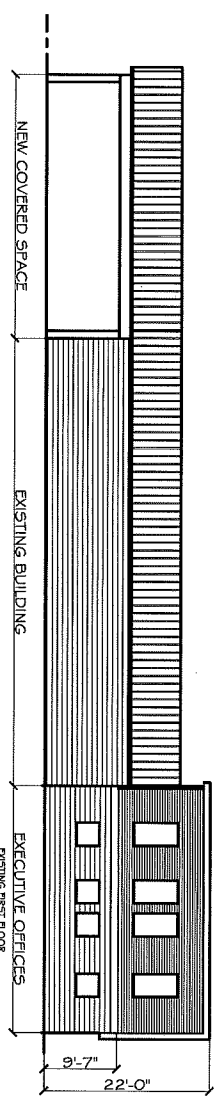
A101
SHEET NUMBER

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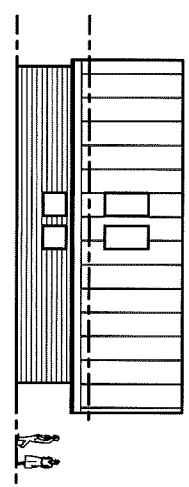
DRAWN: SOLAR STIK
 BRIAN A STEPHANE HOLLIS
 57 AUGUSTINE FL 32004
PROJECT LOCATION:
 13 N LEONARDI STREET
 ST AUGUSTINE FL 32004
CONTRACTOR:
 A.D. DAVIS
 2540 Eads Parkway
 57 AUGUSTINE FL 32004
 (904)924-3533
ARCHITECT:
 MATTHEWS DESIGN GROUP, LLC
 201 OLIVER AVE
 57 AUGUSTINE 32080
 (904)547-9430
Civil Engineer:
 MATTHEWS DESIGN GROUP, INC
 57 AUGUSTINE 32004
 (904)924-1334



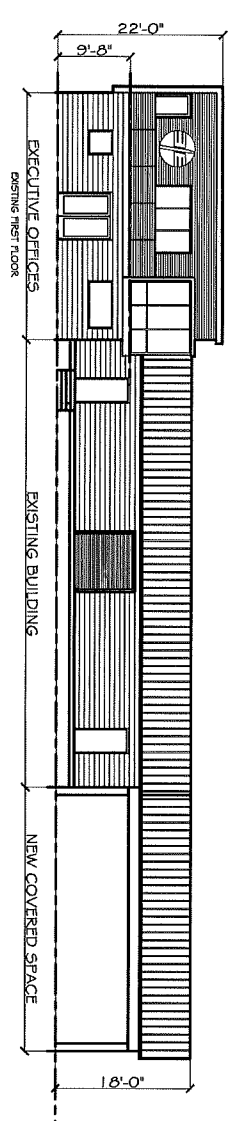
EAST ELEVATION 1/16" Scale
2



NORTH ELEVATION 1/16" Scale
1



WEST ELEVATION 1/16" Scale
2



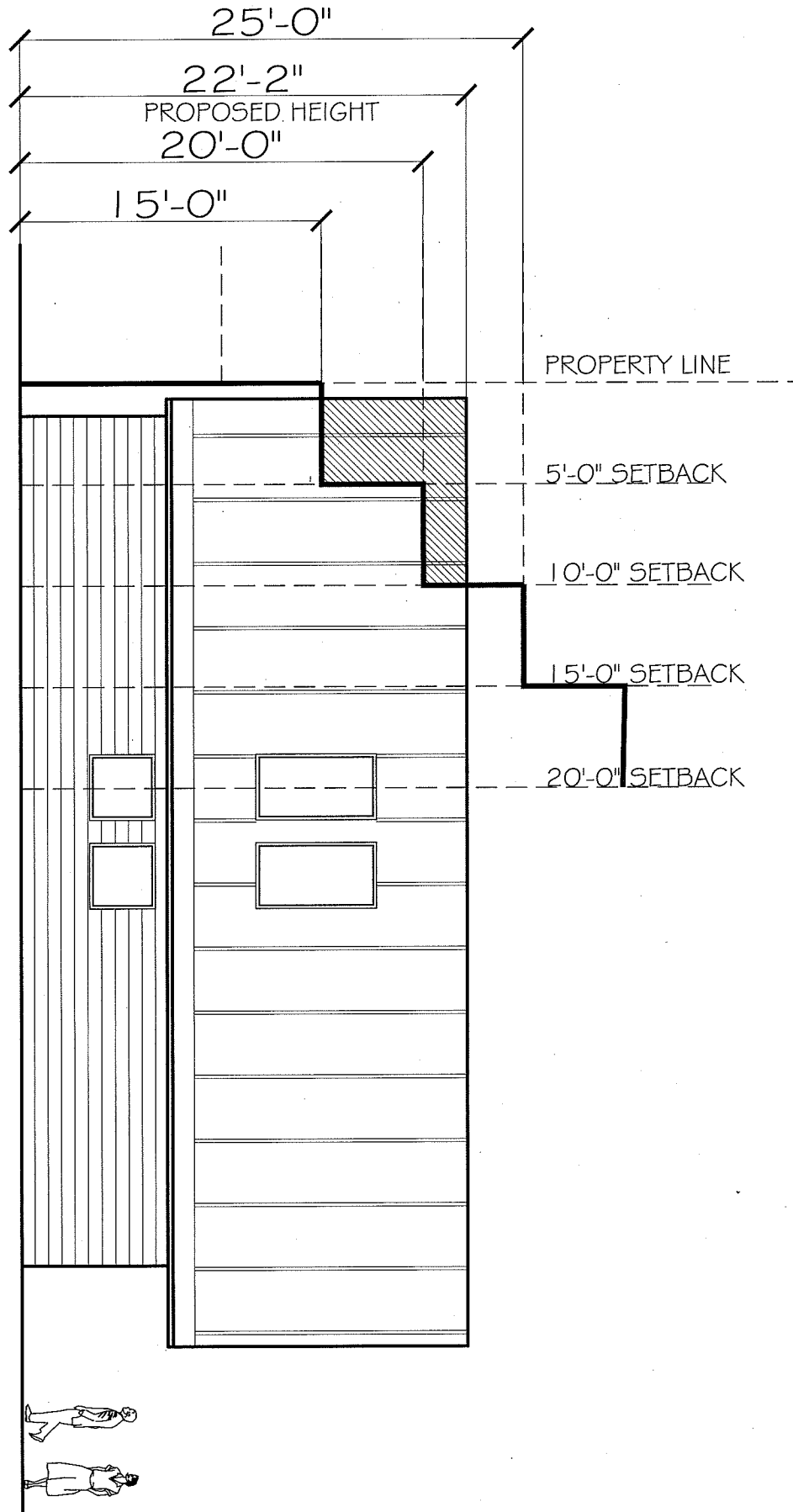
SOUTH ELEVATION 1/16" Scale
1

PROPOSED ELEVATIONS
 13 N LEONARDI STREET
 ST AUGUSTINE FL 32084

9/3/19 PZB

A201
 SHEET NUMBER

WEST ELEVATION - Stepped Height Diagram



1/8" Scale

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: September 3, 2019

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

AGENDA ITEM 5(a)

APPLICANT Charlene Morgan
c/o Brandon Eklund, Brandon Construction

OWNER Mike Germond

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

REQUEST To approve removal of two (2) significant tree (Hackberry/Sugarberry) within Conservation Overlay Zone 3.

PLANS DATED August 16, 2019

LAND USE Residential Low Density

ZONING Residential Single Family-two (RS-2)

APPLICABLE CODES/ORDINANCES

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

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

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

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

STAFF SUMMARY AND ANALYSIS

This application seeks to construct a single family home and associated driveways and walkways on site which includes the removal of nine (10) trees on site; this includes one (1) dead tree (Cedar), two (2) trees that have been deemed diseased and unsafe (Laurel Oaks), and two (2) significant trees (two Hack/Sugarberrys) within Conservation Overlay Zone. A tree removal plan indicating removal and preservation of trees along with an arborist report completed by the applicant's arborist has been included in the packet. This indicates the applicant is removing these trees due to their location and close distance within the building footprint and driveways/walkways. See credit/debit chart below:

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

Tree Condition	Diameter	Name	Credit	Debit
Diseased	19"	Laurel Oak	n/a	n/a
Diseased	32"	Laurel Oak	n/a	n/a
Dead	8"	Cedar	n/a	n/a
Healthy	18"	Southern Magnolia	3	
Healthy	19"	Southern Magnolia	3	
Healthy	16"	Sugarberry		1.5
Healthy	18"	Sugarberry		1.5
Healthy	13"	Sugarberry	3	
Healthy	14"	Sugar Berry	3	
Healthy	9"	Sugar Berry		1
Healthy	7"	Laurel Oak		1
Healthy	14"	Live Oak		1.5
Healthy	7"	Cherry Laurel		1
		1 credit per native tree = 4	16	7.5

Since the applicant has more credits than debits there is no requirement for the applicant to mitigate removed trees on site [Ref. LDC Sec. 25-53(d)(2)].

1. Conservation Overlay Zone 3 Development to remove two (2) significant trees (Hack/Sugarberry) within Conservation Overlay Zone 3

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

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

According to the Arborist report, the two (2) laurel oaks are at the end of their life span and diseased therefore, they pose a threat to person or property and should be removed,, therefore these trees would not be included in the tree mitigation calculations (as per HB1159). The remaining trees on site were deemed as healthy and viable by the arborist report dated July 11, 2019, however placement of the home and driveways will necessitate removal of the trees because they fall within the footprint or could impacted by the proposed home and associated driveway and sidewalks.

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

The removal appears to be necessary to construct the home as the trees developed branches would fall within the footprint of the home. The Applicant is proposing to only remove one (1) co-dominant significant tree (reflected as two trees in the table above and on the site plan).

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

Since the site will be developed per City development standards, issues related to erosion will be lessened. A drainage plan is reviewed by the Building Official during the building permit review process to ensure stormwater runoff flows to the proper conveyance.

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

The neighborhood does have a mature tree canopy and removal of the two trees would thin this canopy, however, the applicant is retaining as many trees as possible on site and removing only the trees necessary to build a home.

- e. Whether the tree has been designated a historic specimen, preserved or protected tree.

Four (4) of the thirteen (13) trees are designated as significant trees; the applicant proposes removal of two of these trees (which is a co-dominant hack/sugarberry tree) on site. The three (3) trees deemed dead or dangerous are not included in this determination.

- f. Impact upon the urban and natural environment, including:

Ground and surface water stabilization. – *Any new construction must retain surface water.*

Water quality and aquifer recharge. – *The proposed new site must comply with storm water management regulations.*

Ecological impacts. – *The removal of the tree(s) will temporarily affect ecology.*

Noise pollution. – *The removal of the tree(s) should not increase noise pollution.*

Air movement. – *This project should not substantially affect air movement.*

Air quality. – *This project should not affect air quality.*

Wildlife habitat. – *The effect of tree (s) removal on wildlife habitat is not known.*

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

This could be difficult because of the size of the home, the applicant is proposing only to remove the two trees that would impact the envelope of the proposed home.

The number of debits for tree removal is – **7.5 debits.**

The number of credits for tree preservation is **16 credits.**

The number of credits for tree plantings (incl. relocation) is **0 credits**

The number of remaining debits after calculating tree preservation and plantings: **N/A**

STAFF RECOMMENDATION

Based on a review of Section 11-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** removal of the trees at the subject property including two (2) significant trees (Hack/Sugarberrys) within Conservation Overlay Zone 3 located at 7 Ponce de Leon Ave / PIN#: 15740-0000.

SUPPLIMENTS

Attachment 1 – Application
Attachment 2 – Property Appraiser Information & Location Map
Attachment 3 – Arborist Report
Attachment 4 – Updated Tree Removal & Site Plan
Attachment 5 – Architectural Renderings

Patrick Doty, CFM
Senior Development Review Planner
Planning & Building Department

Attachment 1

Application



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$165.00 (plus advertising costs) Project Number: 2019-6079
Receipt Number: 1645905 Meeting Date: August 6, 2019
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Charlene Morgan Contact Number: 904-312-9288
Business (if applicable): Brandon Eklund
Address: 7 Arenta St City: St. Aug State: FL Zip: 32084
E-Mail Address: Charlene@brandonbuilding.com
2. NAME OF PROPERTY OWNER: Mike Germond Contact Number: 406-581-2274
Business (if applicable): _____
Address: 12860 Lake Sawyer Ln City: Windermere State: FL Zip: 34786
E-Mail Address: _____

Brandon:
993-8232

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 9 Block: 6
Subdivision: Carver's Sub Anastasia Parcel Number: 1571400000
4. PROJECT STREET ADDRESS: 7 Ponte De Leon Ave, 32080
5. SPECIFIC PROPOSED USE: Residential

6. ACTION REQUESTED:

- ☒ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☒ Variance ☐ Rezoning
☐ Other: _____

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7. DESCRIPTION OF ACTION REQUESTED: Tree Removal for New Construction

8. JUSTIFICATION FOR ACTION REQUESTED: _____

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

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

10. PREVIOUS APPLICATIONS:

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

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

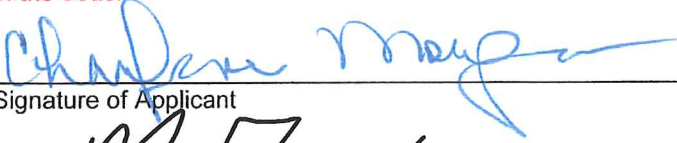
11. AGREEMENT:

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

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

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

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

	<u>7-5-19</u>
Signature of Applicant	Date
	<u>7/6/19</u>
Signature of Property Owner	Date



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

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

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

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

Charlene Morgan

Print name of applicant

Charlene Morgan

Signature of applicant

7-5-19

Date

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Owner's Authorization For Agent

Brandon Construction is/are hereby authorized TO ACT ON BEHALF
OF Michael Germond, the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:

BY: [Signature]
Signature of Owner
Michael Germond
Print Name of Owner
616-581-2274
Telephone Number

State of FLORIDA

County of ORANGE

Signed and sworn before me on this 1st day of July, 2019

By Michael Germond

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature:

Georgia K. Kellogg

My Commission expires:

01/17/2022



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JUL 05 2019

Planning/Building Dept.

Attachment 2

Property Appraiser Information & Location Map



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

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

Owner Information

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

Map



Valuation Information

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

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$0	\$0	\$108,388	\$0	\$0	\$108,388	\$108,388	\$0	\$108,388
2017	\$0	\$0	\$89,586	\$0	\$0	\$89,586	\$89,586	\$0	\$89,586
2016	\$0	\$0	\$89,586	\$0	\$0	\$89,586	\$89,586	\$0	\$89,586
2015	\$0	\$0	\$77,420	\$0	\$0	\$77,420	\$77,420	\$0	\$77,420
2014	\$0	\$0	\$64,812	\$0	\$0	\$64,812	\$64,812	\$0	\$64,812
2013	\$0	\$0	\$49,770	\$0	\$0	\$49,770	\$47,301	\$2,469	\$47,301
2012	\$0	\$0	\$43,001	\$0	\$0	\$43,001	\$43,001	\$0	\$43,001
2011	\$0	\$0	\$47,779	\$0	\$0	\$47,779	\$47,779	\$0	\$47,779
2010	\$0	\$0	\$53,088	\$0	\$0	\$53,088	\$53,088	\$0	\$53,088

Land Information

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

Sale Information

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

Area Sales Report

Recent Sales in Area

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

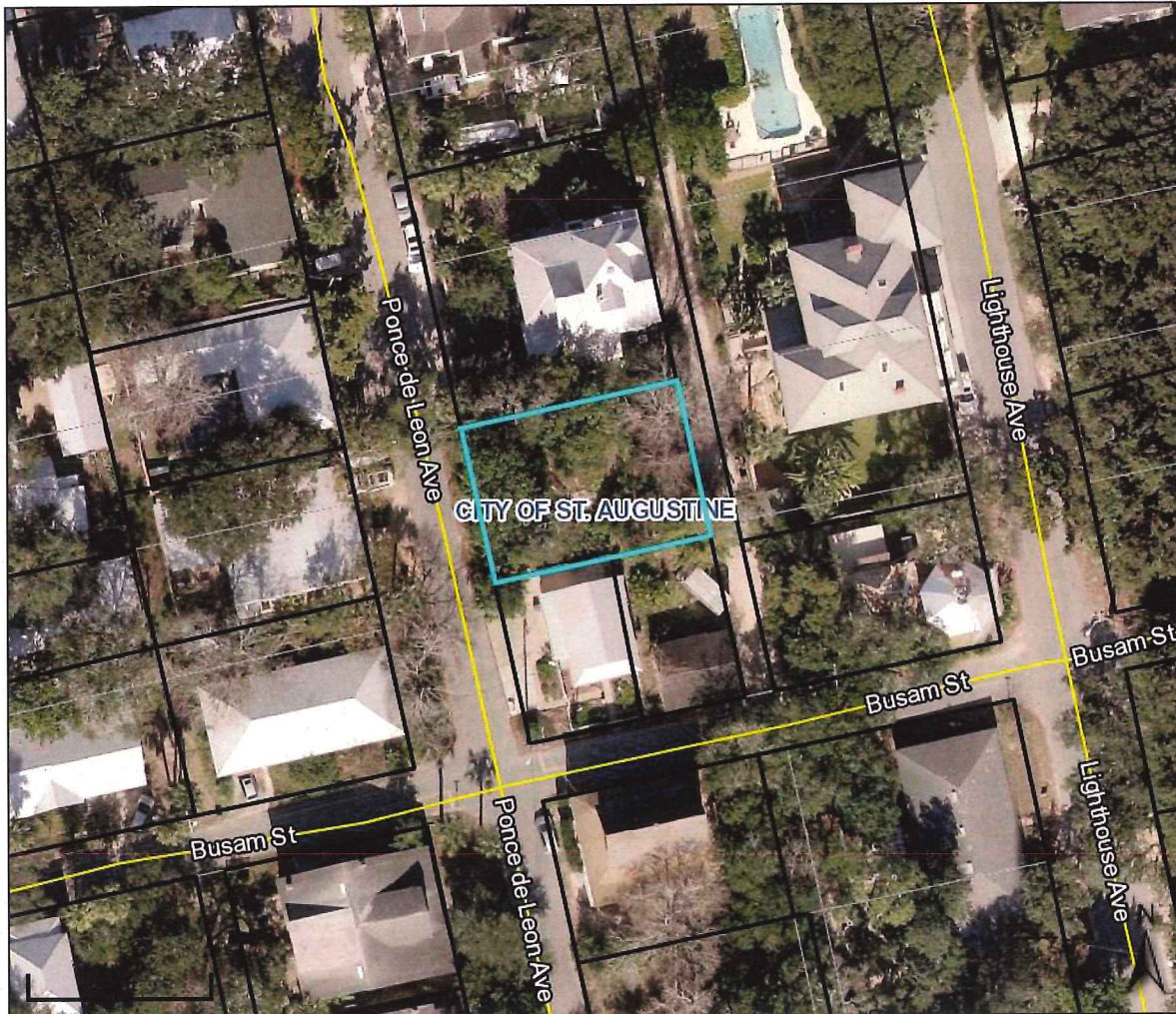
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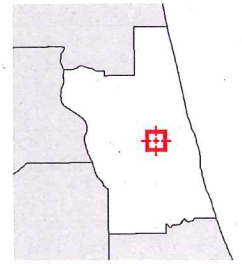
Version 2.2.29

Developed by





Overview



Legend

- Parcels
- Cities

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

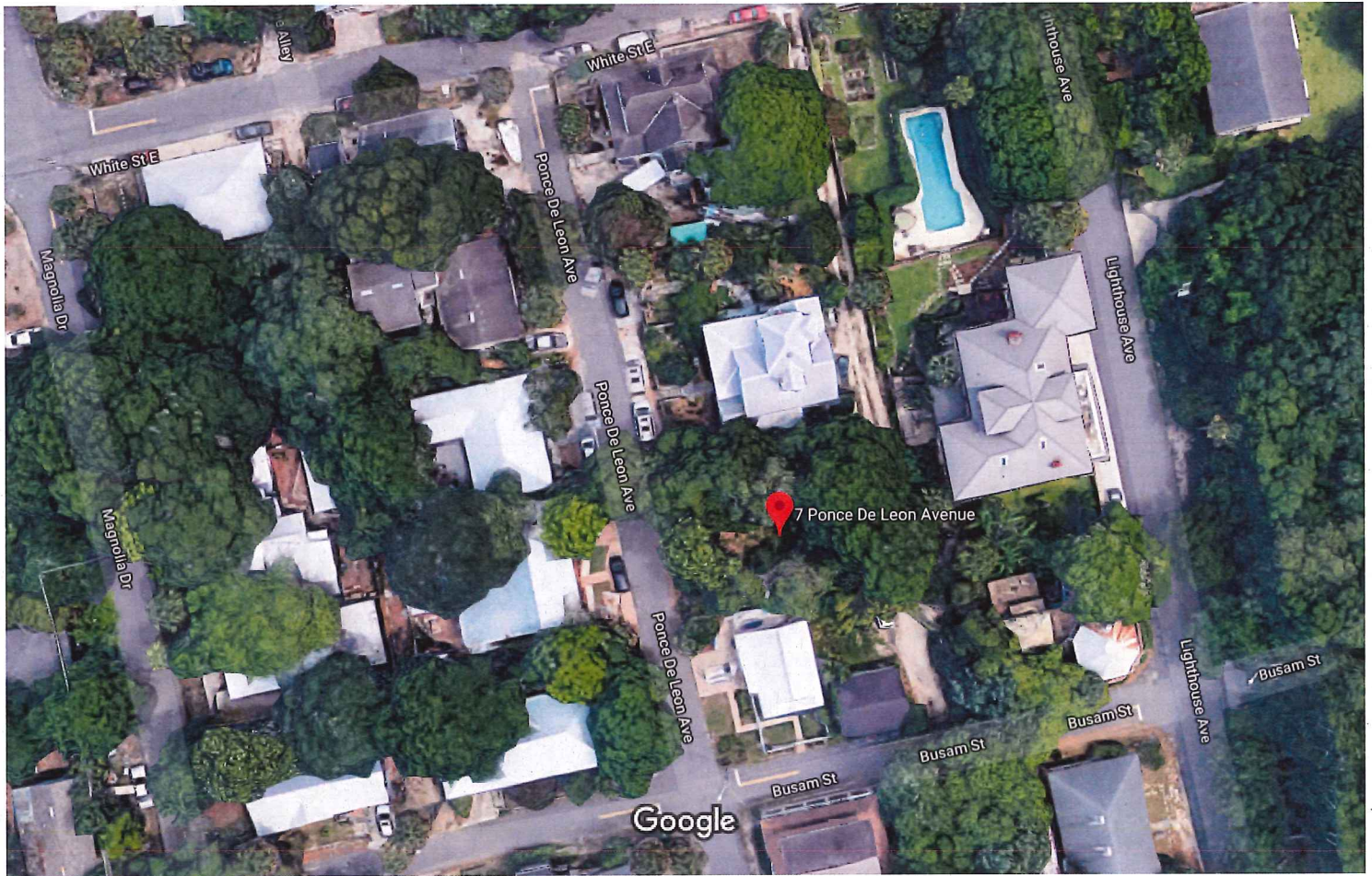
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 7/8/2019

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

Developed by  **Schneider**
GEOSPATIAL

Google Maps 7 Ponce De Leon Ave



Imagery ©2019 Google, Map data ©2019 20 ft



7 Ponce De Leon Ave

St. Augustine, FL 32080



Directions



Save



Nearby

Send to your
phone

Share



VPP6+X8 St. Augustine, Florida

Attachment 3
Arborist Report

Early Piety
CERTIFIED ARBORIST



INTERNATIONAL SOCIETY
OF ARBORCULTURE

ARBORIST REPORT

July 11, 2019

RECEIVED

JUL 26 2019

Planning/Building Dept.

PD - 9:00 am

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

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

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

Should you have any further questions please call us.

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

"Specializing In Diagnosing Tree Disease"

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

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

Attachment 4
Architectural
Renderings &
Site Photos








BRANDON
CONSTRUCTION
INC. 1000 W. 10TH AVE.
BEE-614-9357

NOTICE
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE
DESIGN AND SPECIFICATIONS OF THE PROJECT.
NO WORK SHALL BE DONE WITHOUT THE
APPROVAL OF THE PROJECT MANAGER.

08/26/2019 15:21



NOTICE

A PUBLIC HEARING CONCERNING

To address the removal of existing easements ON THIS

PROPERTY WILL BE HELD BY THE

Planning and Zoning BOARD

OF THE CITY OF ST. AUGUSTINE

ON Tuesday, September 3, 2019 at 3:00 pm

TELEPHONE 825-1065

FOR INFORMATION ON # 2019-0079

08/26/2019 15:21

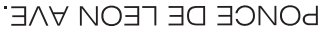


Attachment 5

Tree

Removal &

Site Plan

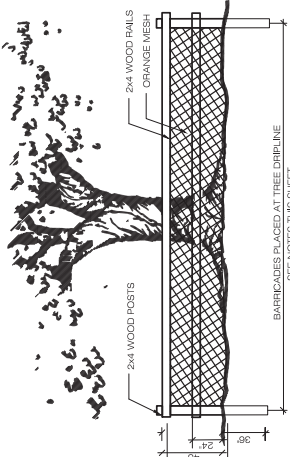


QUANTITY	DBH RANGE	TREE DEFICIT
0	3" - <7" D.B.H., (0.5 DEFICIT)	0
3	7" - <12" D.B.H., (1 DEFICIT)	3
3	12" - <20" D.B.H., (1.5 DEFICITS)	4.5
0	20" D.B.H. OR MORE (2 DEFICITS)	0
0	CEDAR TREE >2" (1 ADDITIONAL DEFICIT)	0
TOTAL TREE DEFICITS		7.5



EXISTING TREES PRESERVED	16 CREDITS
EXISTING TREES REMOVED	7.5 DEFICITS
	8.5 NET TREE CREDITS

NOTE:



TREE PROTECTION BARRICADE DETAIL

SCALE: N.T.S.

- PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
 - UNNECESSARY CUTTING, BREAKING, OR SKIPPING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIP-LINE
 - FOOT OR VEHICULAR TRAFFIC
 - PARKING VEHICLES WITHIN DRIP-LINE

2 GREAT TEMPERAMENT BY WOODEN BABBLER

- ERECT TREE/TREE WOODED BARRIER(S) AS SHOWN ON THIS SHEET. BEFORE ANY REMOVAL OF SITE CLIPPING OR GRUBBING, THE CONTRACTOR SHALL POST AND SIGN ALL TRAILHEADS AND INTERSECTIONS WITHIN 20 FEET OF THE TRAILHEAD AND INTERSECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN IN THE GROUND TO BE STABLE WITHOUT ADDITIONAL SUPPORT. ALL FENCING UNDER A MINIMUM CLEAR DISTANCE OF 9' FROM THE FACE OF ANY TREES 12" DBH AND LARGER MUST BE FULLY ENCLOSED. ALL TREES SCHEDULED TO REMAIN, NOTHING SHALL BE PLACED AGAINST THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MATERIAL, CHEMICALS, OR ORDINARY SOIL DEPOSITS, ON TREES LARGER THAN 12" DBH. BARRICADES SHALL BE NO CLOSER THAN 10' FROM FACE OF TREE. WHEN PAVING, EXCAVATION, OR HARDBASE MUST BE DONE WITHIN BARRICADES. BARRICADES MUST BE MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OCCASIONAL INSPECTION OF THE BARRICADES TO ENSURE THAT NO DAMAGE TO THE TREES WILL OCCUR.

3. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONSTRUCTION WORK.
4. NO GRADE CHANGES ARE TO BE MADE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL OF THE CITY FORESTER.

PROJECT NO: GERMOND
ISSUE DATE: 7/2/2019
DRAWING FILE: GERMOND XREFS.
DRAFTED BY: JD
DESIGNED BY: JD
CHECKED BY: SBK
SCALE: 1" = 5'

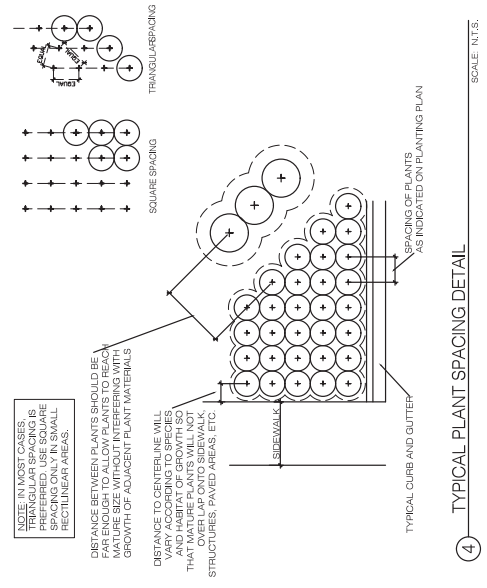
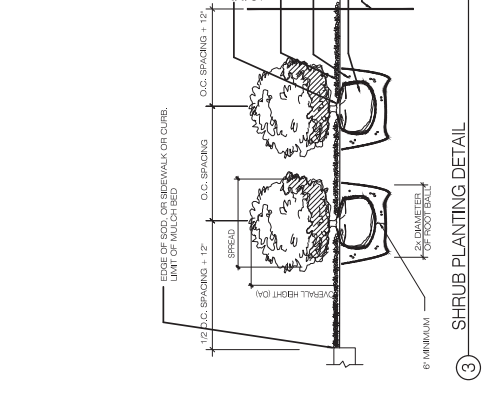
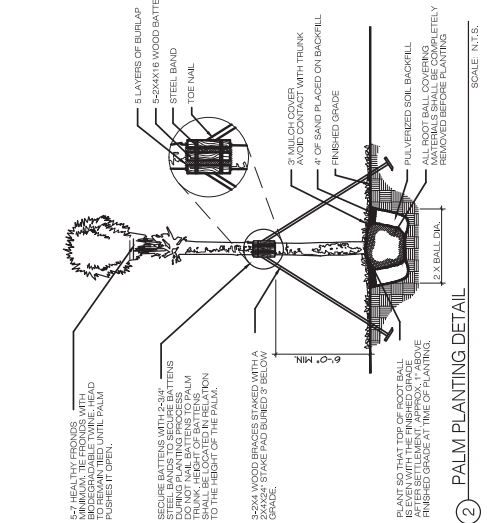
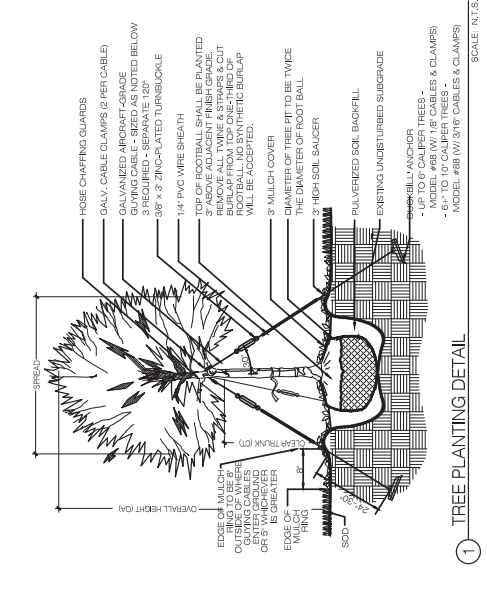
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GERMOND RESIDENCE

VEGETATION MANAGEMENT PLAN

CITY OF ST. AUGUSTINE, FLORIDA



PLANT LIST				
QTY.	SPECIES	COMMON NAME	SPECIFICATIONS	PLANTED TREE CREDITS
TREES & PALMS				
3	JUNIPERUS VIRGINIANA	SOUTHERN RED CEDAR	45 GAL., 3" CAL., 10 HT. (1.5 CREDITS)	4.5
5	SABAL PALMETTO	CABBAGE PALM	SUCK. SEE PLAN FOR C.T. HTS. (1 CREDIT PER PALM)	2
TOTAL				6.5
SHRUBS & GROUNDCOVER				
30	AGAPANTHUS AFRICANUS ELAINE®	AGAPANTHUS	3 GAL., 18" HT. 24" OC.	
1	CRINUM ASMATICUM QUEEN EMMA	QUEEN EMMA CRINUM LILY	15 GAL., 48" O.A. SPREADMEN	
37	EVOLVULUS GLOMERATA	BLUE DAZE	1 GAL., 18" SPRD., 24" O.C.	
25	GARDENIA ASHINOIDES BUTTONS®	DAWF GARDENIA	3 GAL., 18" HT. X 18" SPRD., 24" O.C.	
10	ICORA TAIWANEENSIS	RED DWARF KORA	3 GAL., 18" HT. X 18" SPRD., FULL	
50	PHLOEDENDRON XANADU	PHLOEDENDRON XANADU	3 GAL., 15" HT. X 15" SPRD., FULL	
8	ROSA "REDAUR"	RED DRIFT ROSE	3 GAL., 12" HT. X 12" SPRD., 30" O.C.	
12	VEURNIUM OBSERVATUM SELECT®	WALTERS VEURNIUM	3 GAL., 18" HT. X 18" SPRD., 30" O.C.	

1. FLORIDA #1: ALL PLANT MATERIAL SHALL BE GRADE FLORIDA NO. 1 OR BETTER IN QUALITY AS DESIGNATED IN THE MOST RECENT PUBLICATION OF "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

1. **FLORIDA #1.** ALL PLANT MATERIAL SHALL BE GRADE FLORIDA #1, 0 BETTER IN QUALITY AS DESIGNATED IN THE MOST RECENT PUBLICATION OF "GRADING AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. **EXISTING PLANTINGS.** ANY EXISTING PLANTINGS SHOWN ON PLAN INTERFERE WITH EXISTING LANDSCAPING TO BE REMOVED IN FAVOR OF THE NEW PLANTINGS.
3. **MULCH.** ALL PLANTING BEDS SHALL BE TOP DRESSED WITH 3" FINE DARK MULCH.
4. **SOIL.** SOIL SHALL BE GOMPHREZ SYDZIA. ALL SOIL SHALL BE ROLLED AFTER INSTALLATION. CONTRACTOR TO SOO ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION RELATED ACTIVITIES.
5. **QUANTITIES.** IN THE EVENT OF A VARIATION BETWEEN THE QUANTITIES SHOWN ON THE PLANT LIST AND THE ACTUAL QUANTITY OF PLANTS SHOWN ON THE PLAN, THE PLANT SHALL CONTROL. SOO QUANTITY TAKEOFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
6. **LANDSCAPING CONFLICTS.** CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY PORTION OF THE LANDSCAPE PLAN AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT IT IMPERFERS OBSTRUCTIONS, GRADE DIFFERENCES, STANDING WATER, SOIL CONDITIONS OR OTHER CONFLICTS EXIST. SUCH UNOBSERVED CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. **SUBSTITUTION.** NO SUBSTITUTION OR VARIATIONS OF ANY PLANT MATERIAL OR ITS INSTALLED LOCATION WILL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT AND APPROVAL FROM THE LANDSCAPE ARCHITECT.
8. **CONTAINER GROWN PLANTS.** IF CALLOWAGE PLANTS OR TREES IS SHOWN, THEY SHALL BE CONTAINER GROWN AND THE SIZE SHOWN SHALL REPRESENT THE MINIMUM ALLOWED. ALL CALLOWAGE PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED TIME FRAME. CONTRACTOR SHALL GROWN OVER THE CALLOWAGE INDICATED.
9. **PLANTING MATERIAL AND NELLO COVER.** CONTRACTOR SHALL BE RESPONSIBLE TO KEEP BEDS FREE OF WEEDS FOR THE DURATION OF THE 90 DAY MAINTENANCE PERIOD.
10. **GRADING.** UNLESS OTHERWISE STATED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED AND SOOED IN ORDER TO ELIMINATE BUMPS AND DEPRESSIONS. FINE GRADING SHALL BE DEFINED AS THE FINAL 2" OF GRADE TO BE ACHIEVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REGRADING WITHOUT AREAS CAUSED BY EROSION UNTIL FINAL ACCEPTANCE OF THE PROJECT.
11. **STAKING.** ALL TREES, TREES AND PALMS ARE TO BE STAKED ACCORDING TO THE DETAILS IN THESE PLANS. IF THE CONTRACTOR PREFERS TO USE OTHER STAKING INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN, REPAIR, AND/OR REPLACE ANY PLANTS DAMAGED BY FAILURE TO PROPERLY STAKE OR ANY TREES ON SITE AT THEIR OWN EXPENSE.
12. **DRAINAGE.** THE LANDSCAPE CONTRACTOR SHALL ASSURE THIS WORK DOES NOT INTERRUPT EXISTING OR PROPOSED DRAINAGE PATTERNS AND SHALL NOT DISTURB EXISTING OR PROPOSED DRAINAGE PATTERNS.
13. **SPECIFICATIONS.** THE OWNERS REPRESENTATIVE IMMEDIATELY SHALL A CONFLICT ARISE.
14. **TURNOVER.** CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR A TURNOVER DATE TO INCLUDE A WALK-THROUGH AND ACCEPTANCE OF WORK. WORKMANSHIP WHICH IN THE OTHER OPTION DOES NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS.
15. **MAINTENANCE.** CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE TO BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE 90 DAYS AFTER SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY IN ORDER TO MAINTAIN PROPER PLANT HEALTH AND SOIL MOISTURE CONTENT.
16. **GUARANTEE.** CONTRACTOR SHALL GUARANTEE ALL INSTALLED PLANT MATERIAL FOR ONE (1) CALENDAR YEAR STARTING FROM THE TURNOVER DATE. SHOULD MATERIAL SHALL BE REPLACED IMMEDIATELY. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE TO HONOR ANY WARRANTY FOR ANY LOSS OF OR LOSS/DAMAGE CAUSED BY VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.

1. AN AUTOMATIC TIME CONTROLLED IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE INSTALLED TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW PLANTINGS.

1. AN AUTOMATIC TIME CONTROLLED IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE INSTALLED TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW PLANTINGS.

CITY OF ST. AUGUSTINE, FLORIDA



PROJECT NO: GERMOND
ISSUE DATE: 7/2/2019
DRAWING FILE: GERMOND XREFS:
DRAFTED BY: JD
DESIGNED BY: JD
CHECKED BY: SBK
SCALE: 1" = 5'

NOT VALID WITHOUT SEAL

SHEET

NO.	DATE	BY	DESCRIPTION
1.	7-17-19	JB	REVISED PER CLIENT REQUEST
2.	8-16-19	JB	REVISED PER CLIENT REQUEST
3.	8-27-19	JB	REVISED PER CLIENT REQUEST

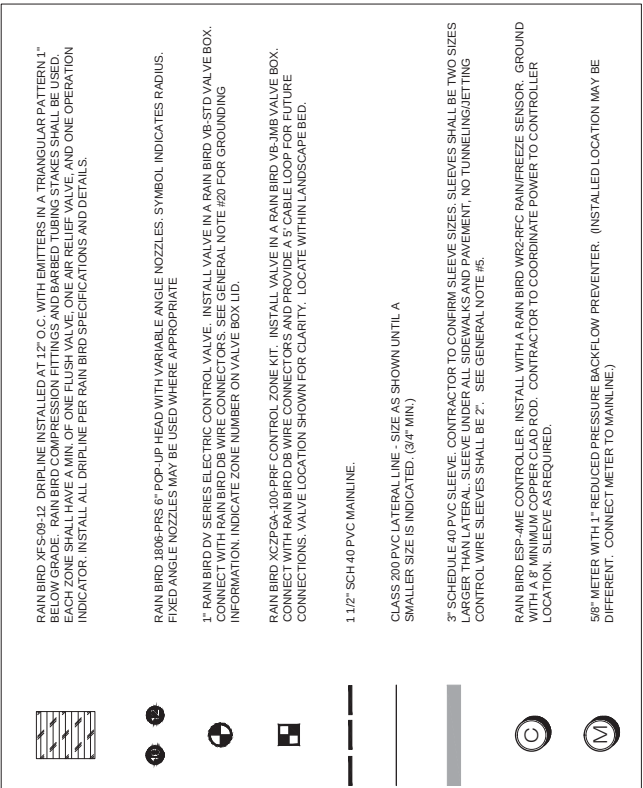
GERMOND RESIDENCE
IRRIGATION PLAN

PROJECT NO: GERMOND
ISSUE DATE: 7/2/2019
DRAWING FILE: GERMOND XREFS:
DRAFTED BY: JD
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SHEET
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LEGEND

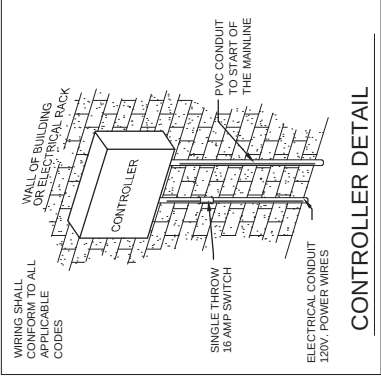
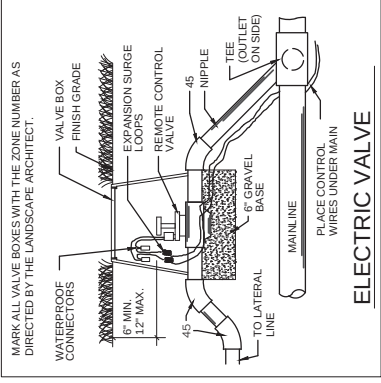
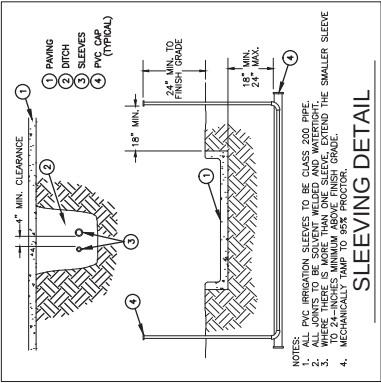
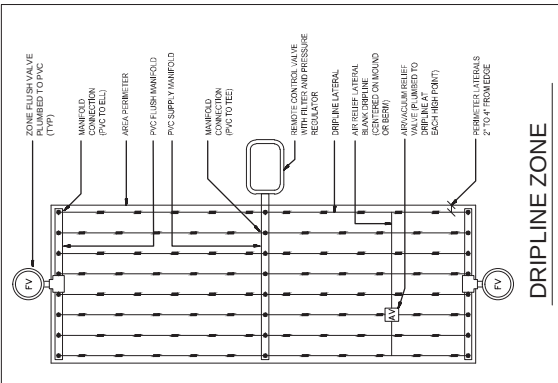
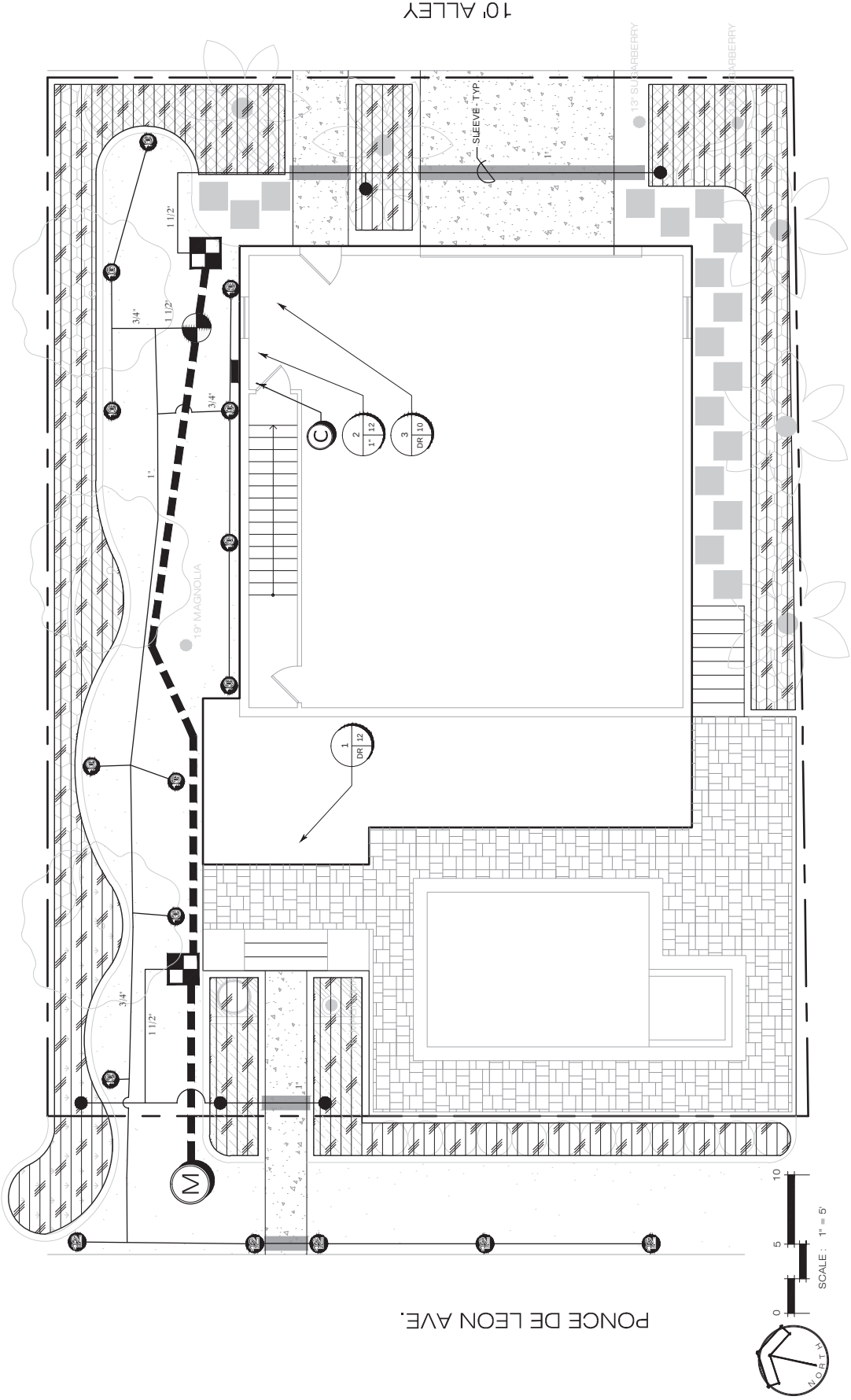


GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ALL APPLICABLE PERMITS REQUIRED TO INSTALL THE IRRIGATION SYSTEM. CONTRACTOR TO COORDINATE WITH THE OWNER TO OBTAIN ANY ADDITIONAL REQUIRED PERMIT INFORMATION.
2. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (SUNSHINE 811) PRIOR TO COMMENCING ANY UNDERGROUND WORK. IRRIGATION EQUIPMENT, WELLS, MAIN LINE, LATERALS AND HEADS MAY BE ADJUSTED BASED ON UTILITY LOCATIONS AND FIELD CONDITIONS. HEAD TO HEAD COVERAGE MUST BE MAINTAINED.
3. LOCATE MAIN SENSOR AWAY FROM TREE / BUILDING OVERHANGS AND IRRIGATION OVERSPRAY.
4. REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE AND SHRUB LOCATIONS.
5. ALL SLEEVES SHALL BE INSTALLED SUCH THAT THE TOP OF THE SLEEVE SHALL BE A MINIMUM OF 1" BELOW THE BOTTOM OF THE PAVED SURFACE ABOVE. CONTRACTOR SHALL VERIFY MAIN LINE AND LATERAL SIZES PRIOR TO SLEEVE INSTALLATION. SEE DETAIL.
6. ALL MAIN LINE PIPES SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER AND ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
7. ALL POP-UP ROTOR AND SPRAY HEADS SHALL BE INSTALLED USING AN 1" PVC FLEX PIPE. CONTRACTOR SHALL NOT USE FUNNY PIPE.
8. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. THE SMALLEST LATERAL PIPE SIZE TO A SINGLE SPRAY OR ROTOR HEAD SHALL BE 3/4".
9. ALL REMOTE CONTROL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. ALL VALVE BOXES SHALL BE INSTALLED TO PROVIDE A NEAT AND ORDERED APPEARANCE. VALVE BOXES INSTALLED ADJACENT TO EACH OTHER SHALL BE ORIENTED IN THE SAME DIRECTION AND SHALL BE EVENLY SPACED.
10. CONTROL WIRE SHALL BE 14-1 DIRECT BURIAL, COLORED RED FOR CONTROL WIRES AND WHITE FOR COMMON WIRES UNLESS OTHERWISE INDICATED IN THE DRAWINGS. CROSS CONNECTION BETWEEN CONTROLLERS SHALL BE ALLOWED. WIRE SPLICES SHALL BE MADE ONLY IN VALVE BOXES USING RAISED BOND BARE WIRE CONNECTORS.
11. IT IS THE RESPONSIBILITY OF ALL SITE CONTRACTORS TO AVOID HAZARD THEMSELVES WITH AND ENERGIZE CARE SO AS NOT DAMAGE ANY EXISTING IRRIGATION COMPONENTS (TO REMAIN), BERMS, WALLS, STRUCTURES, PLANT MATERIALS AND UTILITIES. ANY CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPLACEMENT OF ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF SLEEVES AND SPRINKLING THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
12. DO NOT WILFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE SYSTEM DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS.
13. THE IRRIGATION CONTRACTOR SHALL ASSURE 100% SUSTAINABILITY FOR ANY REVISIONS.
14. FINAL LOCATION OF THE AUTOMATIC CONTROLLING SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING POWER SUPPLY TO THE CONTROLLER LOCATION.

DRIP IRRIGATION NOTES

1. INSTALL ALL DRIP TUBING 2" BELOW GRADE. USE STAKES TO HOLD THE TUBING IN PLACE.
2. KEEP DRIP TUBING CLEAN/AT ALL TIMES BEFORE THE FINAL CONNECTION. TAPE ALL TUBE ENDS OR USE DIRT CAPS.
3. AVOID SHARP BENDS IN THE TUBING. DO NOT BEND THE TUBING WITH LESS THAN A 12" RADIUS.
4. ALL DRIP TUBING SHALL HAVE UNIFORM SPACING AND BURIAL DEPTH.
5. INSTALL DRIP TUBING IN ALL AREAS THAT SHALL RECEIVE PLANT MATERIAL. REFER TO THE PLAN FOR THE EXACT LOCATIONS.
6. SPACE TUBING AS NOTED ON THE PLANS AND/OR DETAILS. THE PLAN DOES NOT ALWAYS SHOW ALL DRIP TUBING. THE PLAN LAYOUT IS SHOWN FOR CLARITY ONLY.
7. REFER TO THE MANUFACTURER'S DRIP INSTALLATION MANUAL FOR SPECIFIC INSTALLATION INSTRUCTIONS AND DETAILS.
8. ALWAYS FLUSH ALL LINES BEFORE FINAL CONNECTION.
9. REFER TO THE LANDSCAPE PLAN TO AVOID LAYOUT WHERE TREES SHALL BE INSTALLED WITHIN LANDSCAPE BEDS.
10. INSTALL ALL AIR RELIEF AND FLUSH VALVES INSIDE A VALVE BOX.
11. CLEARLY AND NEATLY MARK THE TOP OF EACH VALVE BOX WITH THE TYPE OF EQUIPMENT THAT IT CONTAINS. (I.E. AIR RELIEF VALVE, FLUSH VALVE, ETC.)
12. ALL VALVE BOXES SHALL HAVE A 6" LAYER OF PEA GRAVEL IN THE BASE.



CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: September 3, 2019

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT #2019-0082**

AGENDA ITEM 5(b)

APPLICANT/OWNER John E. Long

LOCATION Fiddler Crab Ln / PIN#:158571-9060

REQUEST To approve the removal of eight (8) significant trees (Southern Red Cedars) within Conservation Overlay Zone 3.

PLANS DATED August 15, 2019

LAND USE Residential Low Density

ZONING Residential Single Family-two (RS-2)

APPLICABLE CODES/ORDINANCES

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

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

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

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

STAFF SUMMARY AND ANALYSIS

This application seeks to construct a single family home and associated driveways on site which includes the proposed removal of eight (8) trees on site; this includes eight (8) significant southern red cedar trees within Conservation Overlay Zone. A tree removal plan indicating removal and preservation of trees along with an arborist report completed by the applicant's arborist has been included in the packet. This indicates the applicant is removing these trees due to their location and close distance within the building footprint and driveways/walkways. See credit/debit chart below:

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

Tree Health	Diameter	Name	Credit	Debit
Good	19"	Southern Red Cedar	3	
Good	19"	Southern Red Cedar	3	
Good	10"	Laurel Oak	2	
Good	10"	Laurel Oak	2	
Good	19"	Southern Red Cedar	3	
Good	19"	Southern Red Cedar	3	
Poor	17"	Southern Red Cedar		1.5
Good	17"	Southern Red Cedar	3	
Good	18"	Southern Red Cedar		1.5
Fair	15"	Southern Red Cedar		1.5
Good	20"	Southern Red Cedar		2
Good	14"	Southern Red Cedar		1.5
Good	12"	Southern Red Cedar		1.5
Fair	14"	Southern Red Cedar		1.5
Fair	14"	Southern Red Cedar		1.5
n/a	12"	Southern Red Cedar	3	
<i>Southern Red Cedar Multiplier (+1/-1 per tree)</i>			6	8
			28	20.5

Since the applicant has more credits than debits there is no requirement for the applicant to mitigate by planting new trees. [Ref. LDC Sec. 25-53(d)(2)].

1. Conservation Overlay Zone 3 Development to remove more than fifty (50) percent of the tree canopy, including eight (8) southern red cedars for a total of eight (8) significant trees being removed within Conservation Overlay Zone 3

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

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

The arborist completed a spreadsheet of tree on site (one tree was omitted by error). All trees but one are in fair to good health.

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

The removals appear to be necessary to construct a home and driveway.

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

Since the site will be developed per City development standards, issues related to erosion will be lessened. A drainage plan is reviewed by the Building Official during the building permit review process to ensure stormwater runoff flows to the proper conveyance.

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

The neighborhood does have an established tree canopy and removal of trees would thin this canopy, however, the removals are necessary for home construction. There is a requirement to maintain a minimum of ten (10) southern red cedar trees on site, the applicant would have to plant four (4) southern red cedars back on site to maintain this requirement (as established by Appeal 95-0187, included as an attachment 3).

- e. Whether the tree has been designated a historic specimen, preserved or protected tree.

Fourteen (14) of the sixteen (13) trees are designated as significant trees, all of which are southern red cedars; the applicant proposes removal of eight (8) significant trees on site.

- f. Impact upon the urban and natural environment, including:
 - Ground and surface water stabilization. – *Any new construction must retain surface water.*
 - Water quality and aquifer recharge. – *The proposed new site must comply with storm water management regulations.*
 - Ecological impacts. – *The removal of the tree(s) will temporarily affect ecology.*
 - Noise pollution. – *The removal of the tree(s) should not increase noise pollution.*
 - Air movement. – *This project should not substantially affect air movement.*
 - Air quality. – *This project should not affect air quality.*
 - Wildlife habitat. – *The effect of tree (s) removal on wildlife habitat is not known.*
- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

The applicant has altered the location of the driveway to accommodate one of the southern red cedars initially proposed to be removed. The majority of the removed trees fall within the proposed footprint of the home, with the exception of one (1) significant southern red cedar tree proposed to be removed for a proposed pool. The applicant will be replanting a minimum of four (4) additional to meet the requirements of Appeal 95-0187.

The number of debits for tree removal is – **20.5 debits.**

The number of credits for tree preservation is **28 credits.**

The number of credits for tree plantings (incl. relocation) is **N/A**

STAFF RECOMMENDATION

Based on a review of Section 11-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** removal of the trees at the subject property including eight (8) significant trees (southern red cedars) within Conservation Overlay Zone 3 located at Fiddler Crab Ln / PIN#: 158571-9060.

SUPPLIMENTS

Attachment 1 – Application
Attachment 2 – Property Appraiser Information & Location Map
Attachment 3 – Appeal 95-0187
Attachment 4 – Site & Tree Removal Plan
Attachment 5 - Arborist Report

Patrick Doty, CFM
Senior Development Review Planner
Planning & Building Department

Attachment 1

Application



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

AUG 06 2019

Planning/Building Dept.

Application Fee: \$165⁰⁰ (plus advertising costs)

Project Number: 2019-0082

Receipt Number: 1665691

Meeting Date: Sept 3, 2019

Advertising Costs: \$ _____

Paid On: _____

Receipt Number: _____

1. NAME OF APPLICANT: John E Long Contact Number: 904-687-6436

Business (if applicable): _____

Address: 273 Pescado Dr City: St. Augustine State: FL Zip: 32095

E-Mail Address: john.long@ffbic.com

2. NAME OF PROPERTY OWNER: Same as above Contact Number: _____

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 6 Block: 9

Subdivision: Pelican Reef Parcel Number: 1585719060

4. PROJECT STREET ADDRESS: 112 Fiddler Crab Ln, St. Augustine, FL 32080

5. SPECIFIC PROPOSED USE: Single Family Residential

6. ACTION REQUESTED:

☒ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☒ Other: Tree Removal

7. DESCRIPTION OF ACTION REQUESTED: Removal of 9 trees

8. JUSTIFICATION FOR ACTION REQUESTED: Trees are within footprint of proposed single family residence.

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

RECEIVED

AUG 06 2019

Planning/Building Dept.

- (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

08-06-2019

Date


Signature of Property Owner

08-06-2019

Date

Attachment 2

Property Appraiser Information & Location Map



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID	1585719060
Location Address	FIDDLER CRAB LN SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	55/31-32 PELICAN REEF LOT 6 BLK 9 OR4558/180 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Pelican Reef V
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.350
Homestead	N

Owner Information

Owner Name	Long John E,Christina N 100%
	Long Christina N 100%
Mailing Address	273 PESCADO DR SAINT AUGUSTINE, FL 32095-1605

Map



Valuation Information

	2019
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$130,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$130,000
Total Deferred	\$0
Assessed Value	\$130,000
Total Exemptions	\$0
Taxable Value	\$130,000

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
2018	\$0	\$0	\$115,000	\$0	\$0	\$115,000	\$115,000	\$0	\$115,000
2017	\$0	\$0	\$115,000	\$0	\$0	\$115,000	\$108,900	\$6,100	\$108,900
2016	\$0	\$0	\$115,000	\$0	\$0	\$115,000	\$99,000	\$16,000	\$99,000
2015	\$0	\$0	\$90,000	\$0	\$0	\$90,000	\$90,000	\$0	\$90,000
2014	\$0	\$0	\$89,100	\$0	\$0	\$89,100	\$89,100	\$0	\$89,100
2013	\$0	\$0	\$89,100	\$0	\$0	\$89,100	\$89,100	\$0	\$89,100
2012	\$0	\$0	\$89,100	\$0	\$0	\$89,100	\$89,100	\$0	\$89,100
2011	\$0	\$0	\$99,000	\$0	\$0	\$99,000	\$99,000	\$0	\$99,000
2010	\$0	\$0	\$110,000	\$0	\$0	\$110,000	\$110,000	\$0	\$110,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$130,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/5/2018	5/30/2018	\$155,000.00	WD	4558	180	Q	V	THOMPSON PIERRE D REV TRUST	LONG JOHN E,CHRISTINA N
	6/22/2010	\$100.00	WD	3326	1412	U	V	THOMPSON PIERRE D(1/2 INT)	THOMPSON PIERRE D REV TRUST

Area Sales Report

Recent Sales in Area

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

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

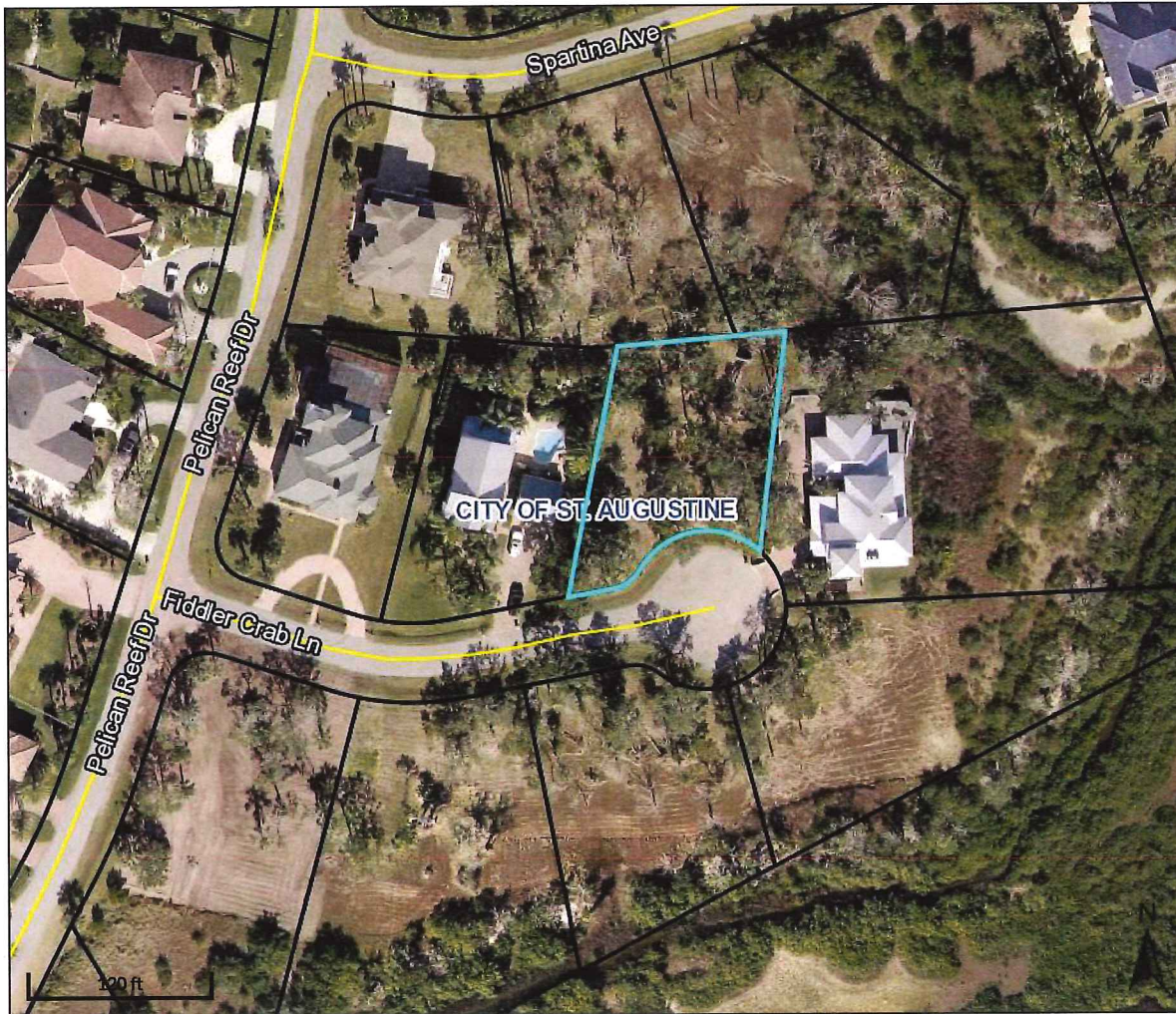
User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 8/7/2019, 11:31:17 PM

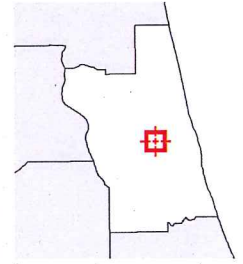
Developed by



Version 2.2.36



Overview



Legend

- Parcels
- Cities

Parcel ID	1585719060	Physical Address	FIDDLER CRAB LN	Building Value	N/A	Last 2 Sales			
Property Class	0000 - Vacant	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	LONG JOHN E, CHRISTINA N	Total Land Value	\$130,000	5/30/2018	\$155000	01	Q
Acres	0.35		273 PESCADO DR	Just Value	\$130,000	n/a	0	n/a	n/a
			SAINT AUGUSTINE FL 32095-1605	Total Deferred	N/A				
				Assessed Value	\$130,000				
				Total	N/A				
				Exemptions					
				Taxable Value	\$130,000				

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

Date created: 8/8/2019

Last Data Uploaded: 8/7/2019 11:31:17 PM

Developed by  Schneider
GEOSPATIAL

Google Maps 112 Fiddler Crab Ln



Imagery ©2019 Google, Map data ©2019 200 ft

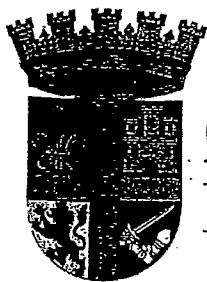


112 Fiddler Crab Ln

St. Augustine, FL 32080

- Directions
- Save
- Nearby
- Send to your phone
- Share

Attachment 3
Appeal 95-0187



City of St. Augustine



St. Augustine, Florida

Planning/Building

April 5, 1995

Pierre Thompson
Pelican Reef Development Co.
93-D Orange Street
St. Augustine, Florida 32084

RE: Appeal of a Staff Determination/Variance 95-0187
Pelican Reef Subdivision (124 Spartina Avenue)

Dear Mr. Thompson:

On Tuesday, April 4, 1995, the Planning and Zoning Board (PZB) met and discussed your application to appeal a staff determination to enforce the provisions of the Trees and Landscaping Code and to reduce the minimum tree and landscape requirements for a subdivision at Pelican Reef Subdivision.

Specifically, the PZB approved your application to waive the requirement to plant approximately 1600 Southern Red Cedar trees to replace trees removed as a result of the development of infrastructure for the subdivision. In addition, the PZB approved your request to fill mosquito control ditches within the subdivision and to place fill on the subdivision lots up to a maximum height of 6' above mean sea level without obtaining a building permit. The PZB made its determinations with the stipulations that you will require lot owners to maintain a minimum of 10 Southern Red Cedar trees on their individual lots, and that no additional trees may be removed without an approved tree removal permit. The PZB did not provide a variance or waiver to the requirements of the Trees and Landscaping Code as they pertain to the individual lot owners.

Should you have questions regarding this matter, please contact the Planning and Building Division at 825-1060.

Sincerely,

Jean Carver
Citizen Boards Technician

jc

cc: Joseph Pomar, Jr., City Manager
Michael Griffin, CBO, Planning and Building Manager
BDAC File 95-0187

Attachment 4

Site & Tree

Removal Plan



TYPE 'B' DRAINAGE

ADDRESS: 112 FIDDLER CRAB LANE
LOT & COMMUNITY: LOT 6 PELICAN REEF



SCALE: 1"=20.0'
DRAWN BY: R.A.M.
DATE: 08.15.19

112 Fiddler Crab LN - Tree Mitigation Calculations

Trees to be Preserved (Credits)

Quantity	DBH Range	Credits
2	7" - < 12"	4
6	12" - < 20"	18
6	Cedar > 2" (1 Bonus Credit)	6

Total Tree Credits

28

Trees to be Removed (Deficits)

Quantity	DBH Range	Tree Deficits
7	12" - < 20"	10.5
1	20" DBH or More	2
8	Cedar > 2" (1 Addl Deficit)	8

Total Tree Deficits

20.5

Tree Mitigation Calculations

Existing Trees Preserved 28 Credits

Existing Trees Removed 20.5 Deficits

7.5 Net Tree Credits

Attachment 5
Arborist Report

112 Fiddler Crab LN Tree Assessment

Tree #	Species	DBH (inches)	Health	Structure	Mallet test	Specimen Tree?	Observations	Observations	Notes	TPZ diameter (radius in feet)	Date
1	Red cedar, Southern	19	Good	Fair	Positive	yes	Cavity/Decay - Appears Extensive			9.5	8/20/19
2	Red cedar, Southern	19	Good	Excellent	Negative	yes				9.5	8/20/19
3	Oak, Live	10	Good	Good	Negative	no				5	8/20/19
4	Oak, Laurel	10	Good	Poor	Positive	no	Cavity/Decay - Appears Extensive			5	8/20/19
5	Red cedar, Southern	19	Good	Fair	Positive	yes	Cavity/Decay - Appears Moderate			9.5	8/20/19
6	Red cedar, Southern	19	Good	Fair	Positive	yes	Cavity/Decay - Appears Small			9.5	8/20/19
7	Red cedar, Southern	17	Poor	Fair	Negative	yes	Cavity/Decay - Appears Moderate		Dying tree. Mostly dead. Recently dug trench on north side is likely cause of tree necrosis.	8.5	8/20/19
8	Red cedar, Southern	17	Good	Fair	Positive	yes	Cavity/Decay - Appears Moderate		Small compact canopy.	8.5	8/20/19

**112 Fiddler Crab LN
Tree Assessment**

Tree #	Species	DBH (inches)	Health	Structure	Mallet test	Specimen Tree?	Observations	Observations	Notes	TPZ diameter (radius in feet)	Date
9	Red cedar, Southern	18	Good	Good	Positive	yes	Cavity/Decay - Appears Small			9	8/20/19
10	Red cedar, Southern	15	Fair	Good	Negative	yes	Small Crown to Trunk Ratio	Upper canopy dieback		7.5	8/20/19
11	Red cedar, Southern	20	Good	Fair	Positive	yes	Cavity/Decay - Appears Extensive		Column of decay.	10	8/20/19
12	Red cedar, Southern	14	Good	Fair	Positive	yes	Cavity/Decay - Appears Extensive		Column of decay.	7	8/20/19
13	Red cedar, Southern	12	Good	Good	Negative	yes	Cavity/Decay - Appears Small			6	8/20/19
14	Red cedar, Southern	14	Fair	Poor	Negative	yes	Cavity/Decay - Appears Extensive	Upper canopy dieback		7	8/20/19
15	Red cedar, Southern	14	Fair	Fair	Negative	yes	Cavity/Decay - Appears Small	Upper canopy dieback		7	8/20/19

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: September 3, 2019

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2019-0083**

AGENDA ITEM 5(c)

APPLICANT Ryan Carter c/o Carter Environmental Services, Inc.

OWNER Patricia & Roland Anderson

LOCATION 4 Lighthouse Ave / PIN#:157080-0040

REQUEST To approve the construction of a three hundred foot (300') long dock with two (2) associated boat lifts within Conservation Overlay Zone 1.

PLANS DATED July 25, 2019

LAND USE Residential Low Density
ZONING Residential Single Family Two (RS-2)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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.

CCM Objective 7

Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The measurable target for this objective is that the City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with the land use classifications in the coastal planning area

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

Conservation Overlay Zone 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.

Sec. 11-26. - Purpose and intent.

The purpose of this article is to establish criteria for the review of development proposals and to manage, regulate and direct development within Conservation Overlay Zones 1, 2 and 3 following the goals, objectives and policies contained in the conservation and coastal management element of the comprehensive plan. Further, this article shall serve to preserve and protect environmentally sensitive areas within the city; to promote an understanding of the importance of these areas through passive or scenic recreational opportunities; to protect and conserve endangered, threatened or unique plant and animal life; and to minimize the dangers of natural disasters by discouraging unsuitable development in areas where such growth could impair natural systems or result in loss of life or property.

Sec. 11-28. Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by chapter 28.

Sec. 11-29. Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.
- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:
 - (1) Site specific conditions.
 - (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
 - (3) Natural and proposed drainage patterns.
 - (4) Effect of point and nonpoint discharge in the marine environment.
 - (5) Proposed soil stabilization and erosion control methods.
 - (6) Impact on floodplain.
 - (7) Impact of development on vegetative and animal communities.
 - (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.

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

STAFF SUMMARY AND ANALYSIS

This dock is proposed to be constructed to total overall length of 300' which will be comprised of a two hundred sixty two foot (262') long access pier five feet (5') in width, two (2) eight foot (8') by twelve foot (12') platforms along with two (2) no-profile boatlifts that will not exceed a 12,000 pound lift rating, nor accommodate vessels larger than thirty two feet (32') in length. The overall coverage area of the proposed dock and boat lifts will encompass approximately 2,412 square feet. Also, the new dock would be considered consistent with the existing vistas and scenic opportunities as it is similar in layout and design as neighboring docks to the north and south of the subject property.

1. Conservation Overlay Zone Development *(Staff analysis in italics)*

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

- (1) Site specific conditions:

The site is currently occupied by a single family home, and if approved, the proposed dock and platform.

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

Other neighboring sites have docks generally perpendicular to the shore, extending into the water with terminal platforms.

- (3) Natural and proposed drainage patterns.

Patterns aren't expected to change since improvements are over the water.

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

Only potential effects would be from the use and storage of motorized vessels already experienced in the immediate and general area.,

- (5) Proposed soil stabilization and erosion control methods.

N/A

- (6) Impact on floodplain.

N/A

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

It would be a minimal impact towards these communities with the exception of disturbance during the construction process.

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

N/A

- (9) Effect of shade on vegetation and shellfish.

It should be minimal in nature given the dimensions of the approved dock

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

No additional effect since this proposal is similar to other residential docks in the area and is located within a "no wake zone." Shoreline erosion is not a significant potential issue in this situation.

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

Minimal, it would be limited to the access dock which is proposed at 5'

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

Minimal, if any, due to multiple existing docks in the area.

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

N/A

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

Minimal, if any.

- (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.)

N/A

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

Minor impacts from the placement of pilings, but there will be long term benefits in the form of artificial habitat for aquatic life.

- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile

boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

As proposed, the dock meets all standards. The applicant has provided a narrative associated with the application which has been included in attachment 1. Staff is in agreement with this narrative and their interpretation.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of an extended dock platform in Conservation Overlay Zone 1 located at 4 Lighthouse Avenue / PIN: 157080-0040.

SUPPLIMENTS

Attachment 1 – Application & Narrative
Attachment 2 – Property Appraiser Information
Attachment 3 – Location Maps & Dock plans
Attachment 4 – Site Photos

Patrick Doty, CFM
Senior Development Review Planner
Planning & Building Department

Attachment 1
Application
& Narrative

CITY OF ST. AUGUSTINE
A3 - APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$330

BDAC Project No. 2019-0083

Receipt No. 1666351

Meeting Date: Sept. 3, 2019

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT: Ryan Carter Daytime Telephone: 904-540-1786

Business (if applicable): Carter Environmental Services, Inc.

Address: 42 Masters Drive City: St. Augustine State: FL Zip: 32084

2. NAME OF PROPERTY OWNER: Patricia and Roland Anderson Daytime Telephone: _____

Business (if applicable): _____

Address: 4 Lighthouse Ave. City: St. Augustine State: FL Zip: 32084

3. LEGAL DESCRIPTION OF PROJECT PROPERTY

Lot: 4 & 5

Block: 5

Subdivision: Anastasia

Parcel Number: 1570800040

4. PROJECT STREET ADDRESS: 4 Lighthouse Ave

5. SPECIFIC PROPOSED USE: Proposed dock

6. ACTION REQUESTED

☐ Exception

☐ Appeal of Staff Determination

☐ Rezoning

☐ Variance

☐ Land Use Plan Amendment

☒ Conservation Zone Development

☐ Other: _____

RECEIVED

AUG 07 2019

Planning/Building Dept.

PD

7. DESCRIPTION OF ACTION REQUESTED: _____

Conservation Overlay Zone Approval

8. JUSTIFICATION FOR ACTION REQUESTED: see Overlay Zone Development Supplement

9. If applying for a variance, please complete the following:

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

Please explain fully. _____

(b) Can you establish that this disadvantage is not due to the owner's actions? Please explain fully. _____

(c) Can you establish that this disadvantage prevents reasonable use of the property? Please explain fully. _____

(d) If granted, will the variance adversely affect other property in the area? Please explain fully. _____

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

Please explain fully. _____

10. PREVIOUS APPLICATIONS

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

☐ Yes ☒ No If yes, 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.

12. _____
Signature of Applicant

7-29-19
Date

13. _____
Signature of Property Owner

Date

**4 Lighthouse Ave.
Overlay Zone Development Application Supplement
August 2019**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock and boat lifts at 4 Lighthouse Ave. The proposed dock will allow the owners access to Salt Run. Total dock and lift area over open water/salt marsh will be approximately 2,412 sq. ft. The height of the dock will be 6' above Mean High Water. Please see attached plans for detailed dimensions.

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

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

This is a private dock. Public benefits may be economically-related through construction activities and marine/boating related purchases.

2. *The proposed work will have no significant negative impact on natural systems (including adjacent salt marshes and the vegetative communities contained therein), by either individual or cumulative effect.*

There is a small strip of salt marsh vegetation between the uplands and open water (approx. 40 ft.). The dock will be constructed 6' above mean high water, high enough as to not over shade any vegetation.

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

No boat houses are proposed. Dock height will be similar to neighboring docks and comply with Federal and State regulations.

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

A new dock will be added increasing the overall scenic vista.

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

1. *Site specific conditions.*

This property has approximately 125 feet of river frontage. There is salt marsh vegetation and oyster colonies present.

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

The property is adjacent to other single-family homes along Salt Run.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

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

Point and non-point discharge will not be altered.

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

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

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

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

Vegetative impacts: The boardwalk could minimally shade a small portion of salt marsh, but will be built as required by state and federal agencies, five feet or higher above mean high water. Therefore, shading will be minimal.

Lighting of the open water areas at night: The proposed works will be lit with low level, directional lighting that greatly minimizes the amount of light intrusion into the marsh and open water.

Increased noise from day users: Minimal noise associated with private residential boating activities.

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

There will be no storage of pollutants or the use of poisonous chemicals and materials

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

Effects of shading on vegetation and shellfish should be minimal.

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

The area is a no wake zone and the additional use by the owners will not affect any manatees, vegetation, shellfish and wildlife or shoreline erosion.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

15. *Impact of development on water quality.*

Not applicable.

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

- a) The effects of the proposed project on commercial and sport fish are as follows:

Positive: The proposed new dock will provide shelter for larval, juvenile, and adult fish.

Negative: Extremely small loss of juvenile habitat from the placement of pilings for the dock.

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

Positive: The pilings used to construct the dock could be colonized by barnacles, oysters and mussels. This will be an addition of habitat.

Negative: None

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

Positive: The new boardwalk could be used as a resting place or perch for many water fowl.

Negative: Extremely small loss of foraging habitat.

17. Dock specifications:

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

There are no proposed plans for any boathouse, roofed structure or wall within the dock.

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

The deck will be built at 6' above MHW.

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

Boat lifts will be low-profile and not exceed 12,000 pounds.

Attachment 2

Property Appraiser Information & Location Map



St. Johns County, FL

Quick Links

[My Tax Bill](#)
[Tax Estimator](#)

TRIM Notice

[TRIM Notice](#)

Summary

Parcel ID 1570800040
 Location 4 LIGHTHOUSE AVE
 Address SAINT AUGUSTINE 32080-0000
 Neighborhood CARVERS INTERCOASTAL (713.42)
 Tax Description* 1-58 CARVERS ANASTASIA N41FT LOT 4 & ALL LOT 5 BLK 5 & E2FT OF VACATED ALLEY LYING W IN OR324/606 & ALSO W PT OF LIGHTHOUSE AVE LYING E OF LOTS 3 4 & 5 BLK 5 & THAT PT OF 4TH ST N OF LOT 5 BLK 5 OR1007/1005
 *The Description above is not to be used on legal documents.
 Property Use Single Family (0100)
 Code
 Subdivision Anastasia, Map Of
 Sec/Twp/Rng 58-7-30
 District C'ty of St Augustine (District 452)
 Millage Rate 20.4933
 Acreage 0.290
 Homestead Y

View Map

Owner

Owner Name Anderson Patricia M 100%
 Anderson Roland J, Patricia M 100%
 Mailing Address 4 LIGHTHOUSE AVE
 SAINT AUGUSTINE, FL 32080-4630

Valuation

	2018
Building Value	\$80,630
Extra Features Value	\$0
Total Land Value	\$507,840
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$588,470
Total Deferred	\$341,273
Assessed Value	\$247,197
Total Exemptions	\$50,000
Taxable Value	\$197,197

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2017	\$65,999	\$0	\$507,840	\$0	\$0	\$573,839	\$242,113	\$381,726	\$192,113
2016	\$66,970	\$0	\$507,840	\$0	\$0	\$574,810	\$237,133	\$387,677	\$187,133
2015	\$68,911	\$0	\$507,840	\$0	\$0	\$576,751	\$235,485	\$391,266	\$185,485
2014	\$56,373	\$0	\$507,840	\$0	\$0	\$564,213	\$233,616	\$380,597	\$183,616
2013	\$57,938	\$0	\$507,840	\$0	\$0	\$565,778	\$230,164	\$385,614	\$180,164
2012	\$58,722	\$0	\$402,408	\$0	\$0	\$461,130	\$226,317	\$284,813	\$176,317
2011	\$59,504	\$0	\$447,120	\$0	\$0	\$506,624	\$219,725	\$336,899	\$169,725
2010	\$60,287	\$0	\$496,800	\$0	\$0	\$557,087	\$216,478	\$390,609	\$166,478

Exemptions

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

Building Information

Building 1
 Actual Area 2371
 Conditioned Area 1402
 Actual Year Built 1986
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Wood

Roof Structure Gable Hip
 Roof Cover Metal
 Interior Flooring Carpet, Ceramic Tile
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 Baths

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	70%
Interior Flooring	Ceramic Tile	30%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
FINISH DECK	0	564
BASE AREA	1046	1046
F UP STORY	356	356
F OPN PRCH	0	60
F OPN PRCH	0	84
F OPN PRCH	0	21
F GARAGE	0	240
Total SqFt	1402	2371

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	115	78	115	FF	\$507,840

Sales

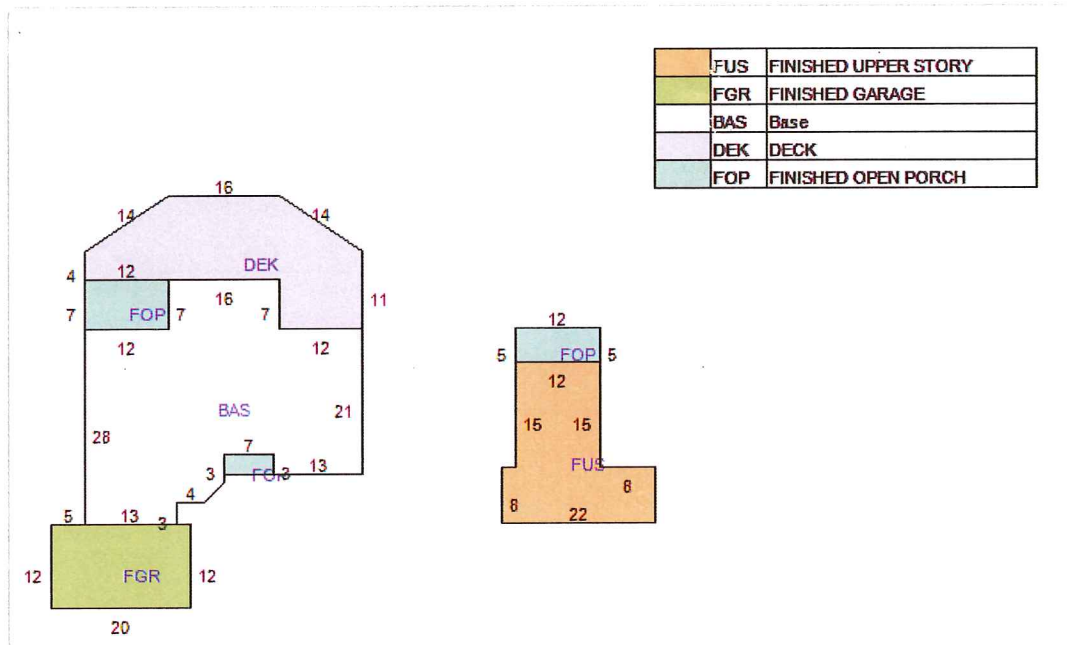
Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/20/1993	\$192,500.00	WD	1007	1005	Q	I	WEST JUDSON B JR, ANNELLE	ANDERSON ROLAND J, PATRICIA M

Area Sales Report
[Recent Sales in Area](#)
Clerk of Court
[Clerk of Court](#)
Tax Collector
[My Tax Bill](#)
Tax Estimator
[Tax Estimator](#)

Map



Sketches



No data available for the following modules: Extra Features.

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The Schneider
Corporation



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 1570800040
 Location 4 LIGHTHOUSE AVE
 Address SAINT AUGUSTINE 32080-0000
 Neighborhood Carvers (ICWFR) (713.42)
 Tax Description* 1-58 CARVERS ANASTASIA N41FT LOT 4 & ALL LOT 5 BLK 5 & E2FT OF VACATED ALLEY LYING W IN OR324/606 & ALSO W PT OF LIGHTHOUSE AVE LYING E OF LOTS 3 4 & 5 BLK 5 & THAT PT OF 4TH ST N OF LOT 5 BLK 5 OR1007/1005
 *The Description above is not to be used on legal documents.
 Property Use Single Family (0100)
 Code
 Subdivision Anastasia, Map Of
 Sec/Twp/Rng 58-7-30
 District City of St Augustine (District 452)
 Millage Rate 20.2171
 Acreage 0.290
 Homestead Y

Owner Information

Owner Name [Anderson Roland J,Patricia M](#) 100%
[Anderson Patricia M](#) 100%
 Mailing Address 4 LIGHTHOUSE AVE
 SAINT AUGUSTINE, FL 32080-4630

Map



Valuation Information

	2019
Building Value	\$102,810
Extra Features Value	\$30,323
Total Land Value	\$607,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$740,333
Total Deferred	\$488,439
Assessed Value	\$251,894
Total Exemptions	\$50,000
Taxable Value	\$201,894

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$97,915	\$0	\$607,200	\$0	\$0	\$705,115	\$247,197	\$507,918	\$197,197
2017	\$65,999	\$0	\$507,840	\$0	\$0	\$573,839	\$242,113	\$381,726	\$192,113
2016	\$66,970	\$0	\$507,840	\$0	\$0	\$574,810	\$237,133	\$387,677	\$187,133
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2010	\$60,287	\$0	\$496,800	\$0	\$0	\$557,087	\$216,478	\$390,609	\$166,478

Exemption Information

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

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	2371	Roof Cover	Metal
Conditioned Area	1402	Interior Flooring	Carpet, Ceramic Tile
Actual Year Built	1986	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood	Baths	

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	70%
Interior Flooring	Ceramic Tile	30%
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Plumbing	8 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
FINISHED DECK	0	564
BASE AREA	1046	1046
FINISHED UPPER STORY	356	356
FINISHED OPEN PORCH	0	60
FINISHED OPEN PORCH	0	84
FINISHED OPEN PORCH	0	21
FINISHED GARAGE	0	240
Total SqFt	1402	2371

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Bulkhead (Average)	0	205	12	0	2460

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	115	78	115	FF	\$607,200

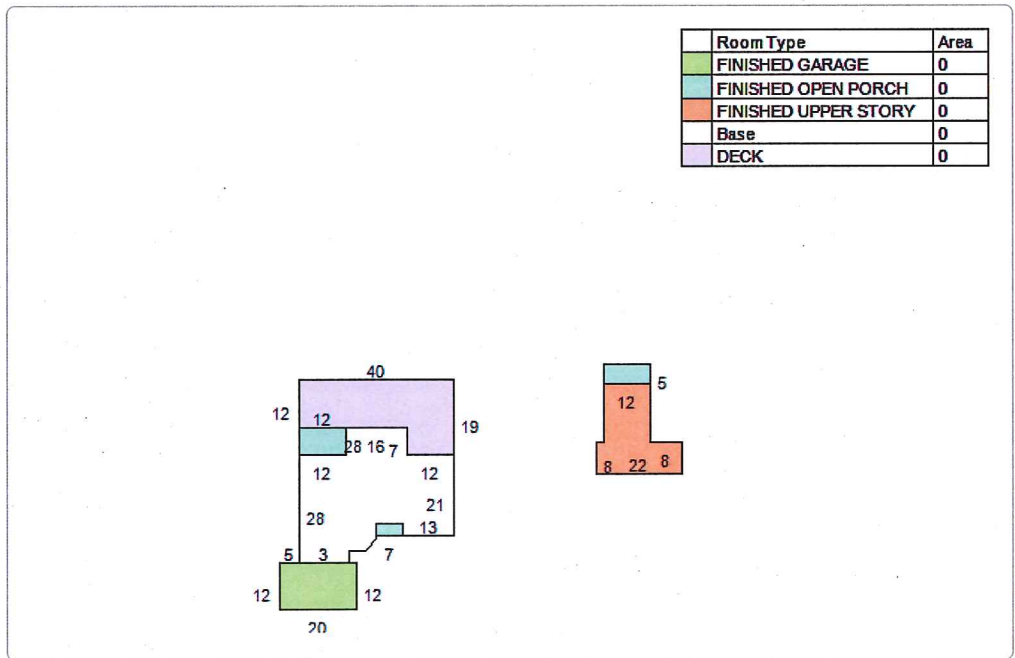
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/20/1993	\$192,500.00	WD	1007	1005	Q	I	WEST JUDSON B JR, ANNELLE	ANDERSON ROLAND J, PATRICIA M

Area Sales Report

Recent Sales in Area

Sketch Information



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 GEOSPATIAL

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Version 2.2.36

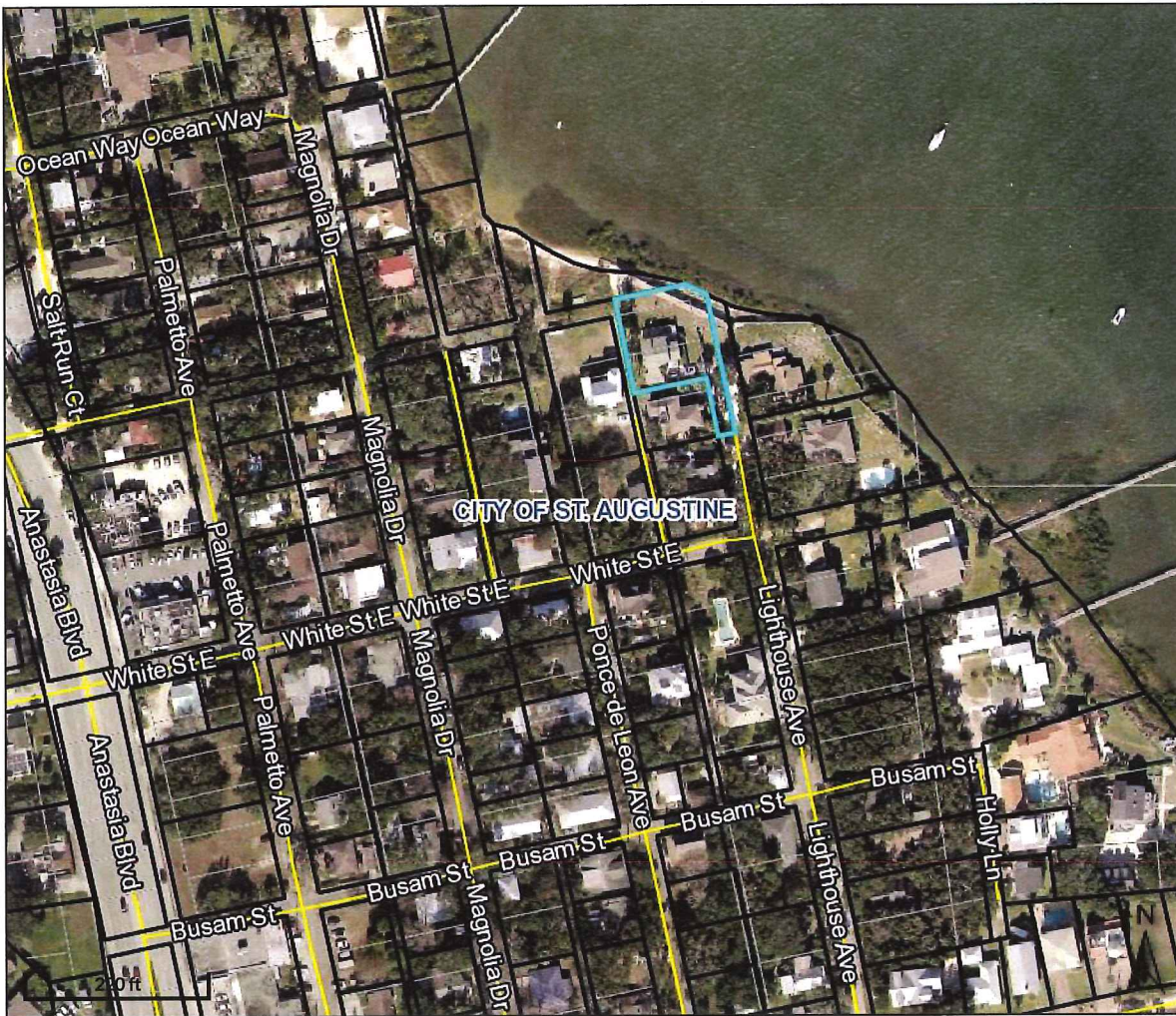
Google Maps 4 Lighthouse Ave



4 Lighthouse Ave

St. Augustine, FL 32080

-  Directions
-  Save
-  Nearby
-  Send to your phone
-  Share



Overview



Legend

- Parcels
- Cities

Parcel ID	1570800040	Physical Address	4 LIGHTHOUSE AVE	Building Value	\$102,810	Last 2 Sales			
Property Class	0100 - Single Family	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$30,323	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	ANDERSON ROLAND J, PATRICIA M	Total Land Value	\$607,200	8/20/1993	\$192500	01	Q
Acres	0.29		4 LIGHTHOUSE AVE	Just Value	\$740,333	n/a	0	n/a	n/a
			SAINT AUGUSTINE FL 32080-4630	Total Deferred	\$488,439				
				Assessed Value	\$251,894				
				Total	\$50,000				
				Exemptions					
				Taxable Value	\$201,894				

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

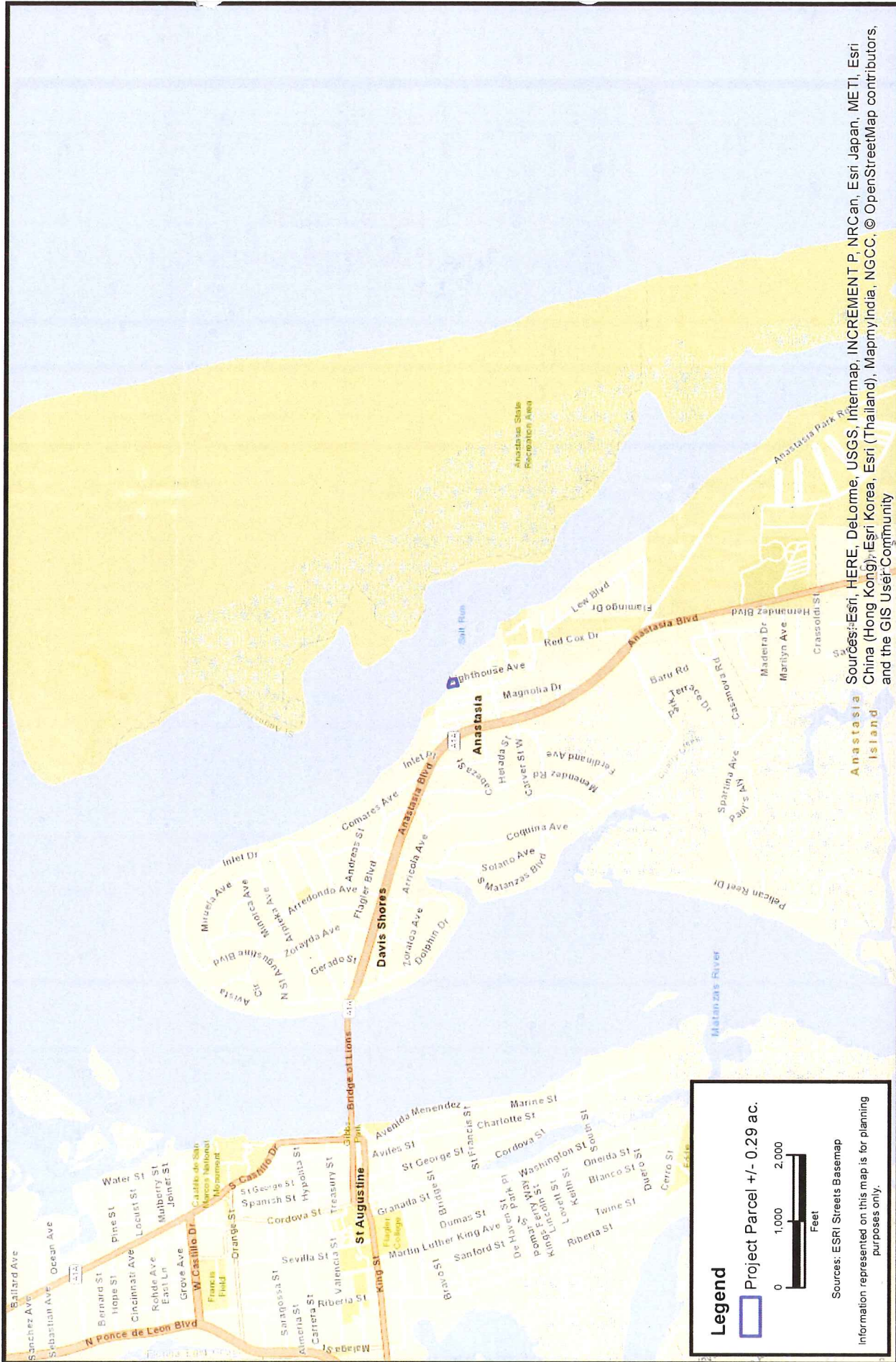
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GEOSPATIAL

Attachment 3

Proposed Dock Plans & Graphics



Legend

Project Parcel +/- 0.29 ac.



Sources: ESRI Streets Basemap

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

CES

7 Waldo Street
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Location Map

Anderson Lighthouse

Project: 5.17258

Date: Jul 25 2019

Figure: 1



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Legend

Project Parcel +/- 0.29 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

7 Waldo Street
St. Augustine, FL 32084
904-540-1786

CES
www.carterenv.com

Aerial Map

Anderson Lighthouse

Project: 5.17258

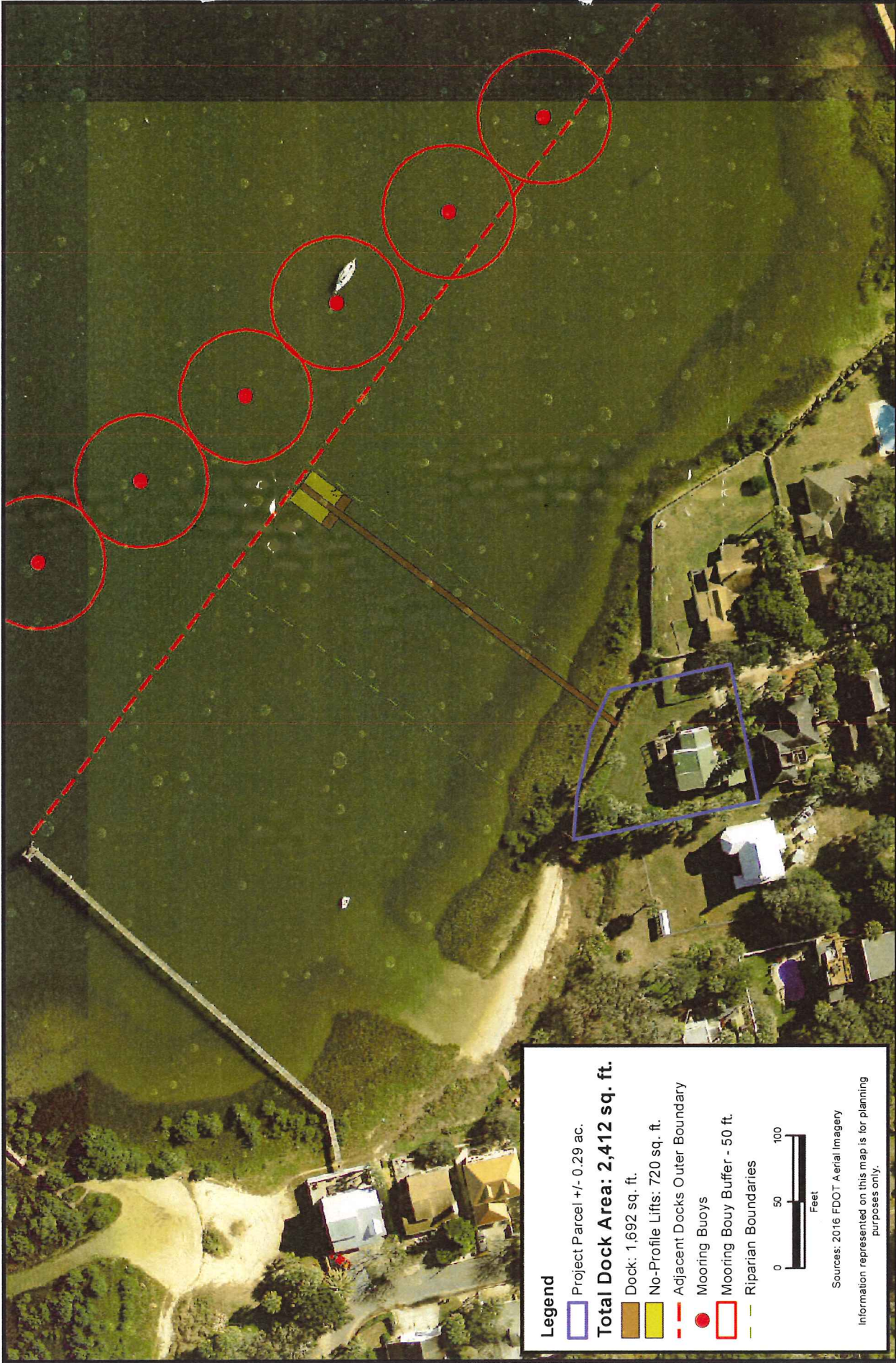
St. Augustine, FL

Date: Jul 25 2019

Figure: 2



YES! HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Legend

- Project Parcel +/- 0.29 ac.
- Dock: 1,692 sq. ft.
- No-Profile Lifts: 720 sq. ft.
- Adjacent Docks Outer Boundary
- Mooring Buoys
- Mooring Bouy Buffer - 50 ft.
- Riparian Boundaries



Sources: 2016 FDOT Aerial Imagery

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

7 Waldo Street
St. Augustine, FL 32084
904-540-1786

CES
www.carterenv.com

Proposed Dock Alignment Anderson Lighthouse

Project: 5.17258

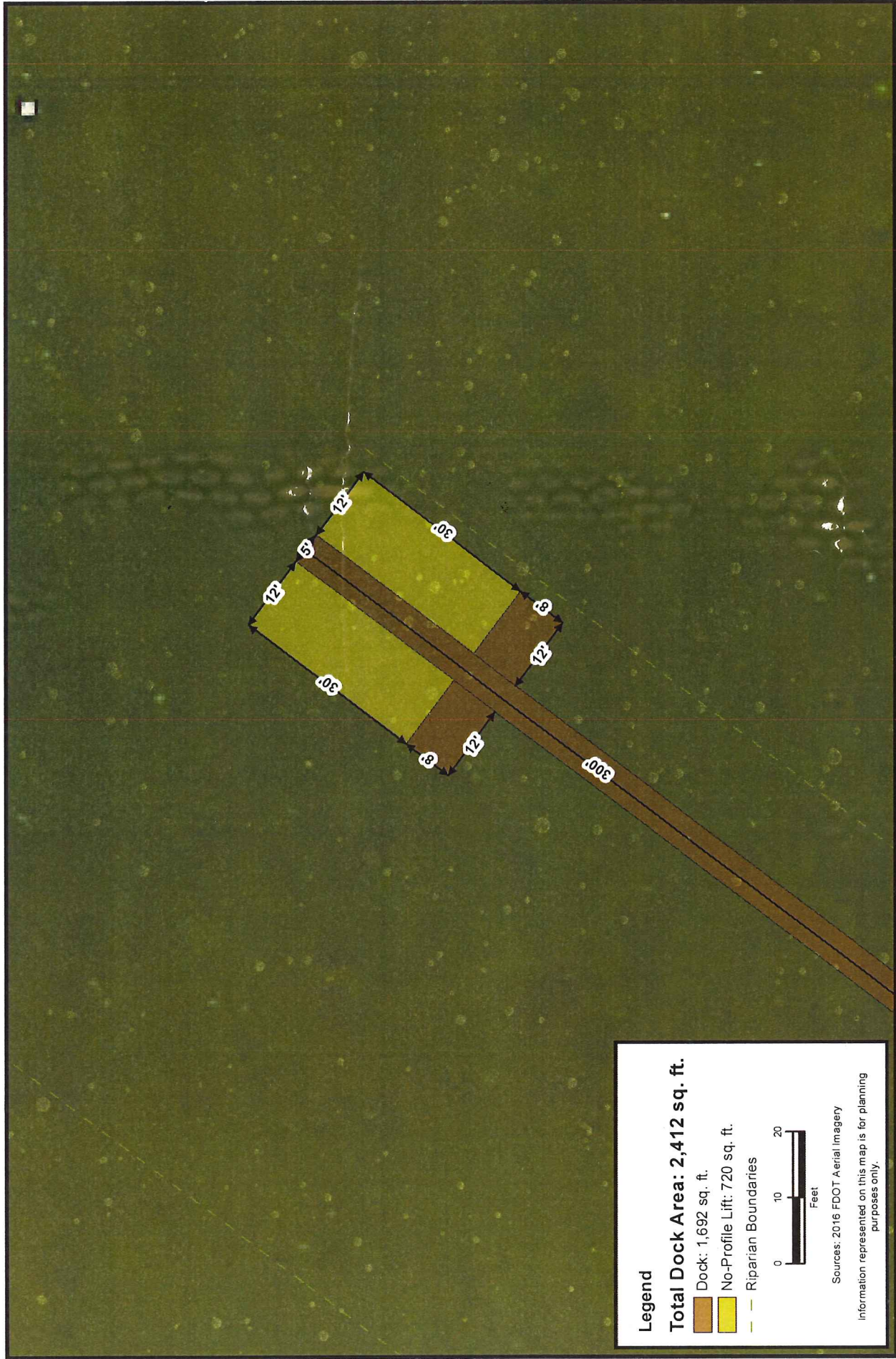
St. Augustine, FL

Date: Jul 25 2019

Figure:

3





Legend

Total Dock Area: 2,412 sq. ft.

Dock: 1,692 sq. ft.

No-Profile Lift: 720 sq. ft.

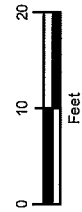
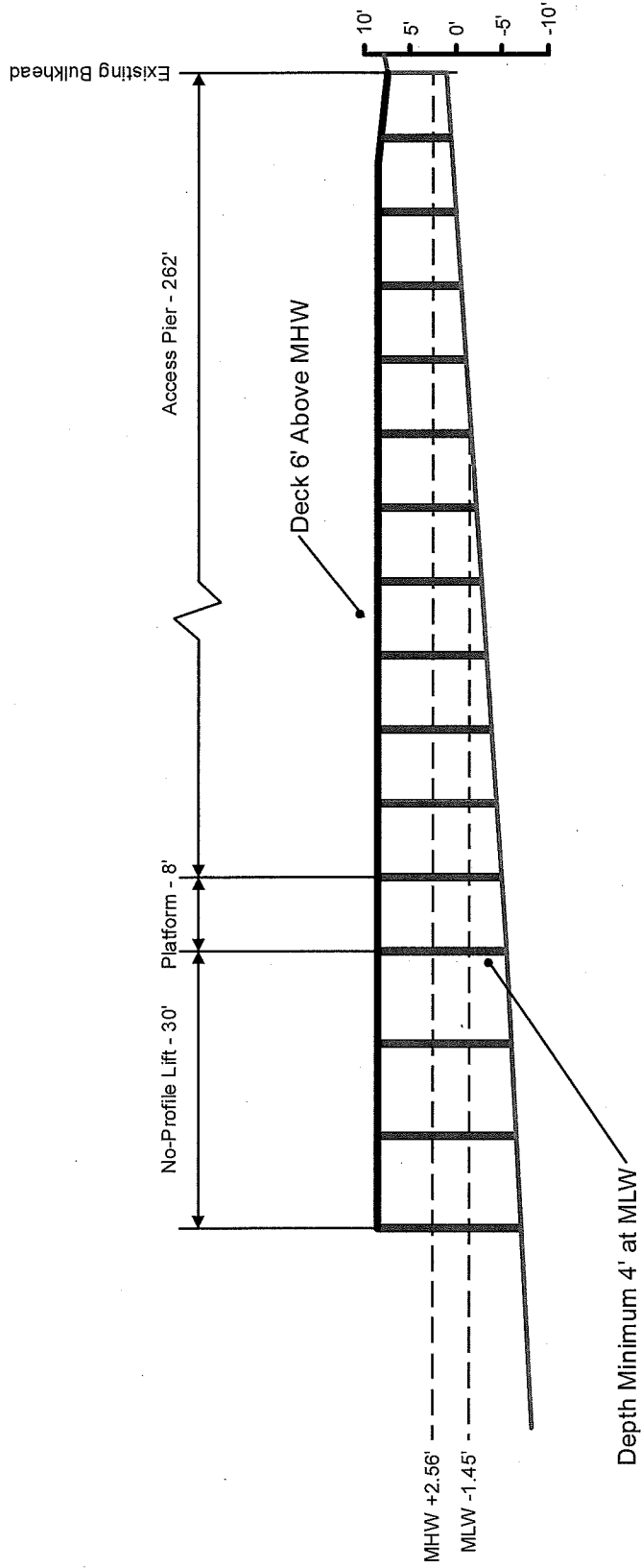
Riparian Boundaries

0 10 20
Feet

Sources: 2016 FDOT Aerial Imagery

Information represented on this map is for planning purposes only.

		Figure: 4
Proposed Dock Dimensions Anderson Lighthouse		
Project: 5.17258	St. Augustine, FL	Date: Jul 25 2019
CARTER ENVIRONMENTAL SERVICES, INC. 7 Waldo Street St. Augustine, FL 32084 904-540-1786 www.carterenv.com		



Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

CES
 7 Waldo Street
 St. Augustine, FL 32084
 904-540-1786
www.carterenv.com

Proposed Dock Cross-Section **Anderson Lighthouse**

St. Augustine, FL

5.17258

Project:

Date: Jul 25 2019

Figure:

5



Attachment 4

Site Photos





CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: September 3, 2019

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2019-0086**

AGENDA ITEM 5(d)

APPLICANT Scott Patrou c/o Ginn & Patrou Holdings, LLC

OWNER Curt Fenelon c/o Augustine Bluff Associates LLC

LOCATION 435 Flagler Blvd / PIN#: 218480-0000

REQUEST To approve the construction of a four hundred sixty five foot (465') long dock with three (3) associated boat lifts within Conservation Overlay Zone 1.

PLANS DATED August 20, 2019

LAND USE Residential Medium Density
ZONING Residential General - One (RG-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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.

CCM Objective 7

Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The measurable target for this objective is that the City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with the land use classifications in the coastal planning area

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

Conservation Overlay Zone 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.

Sec. 11-26. - Purpose and intent.

The purpose of this article is to establish criteria for the review of development proposals and to manage, regulate and direct development within Conservation Overlay Zones 1, 2 and 3 following the goals, objectives and policies contained in the conservation and coastal management element of the comprehensive plan. Further, this article shall serve to preserve and protect environmentally sensitive areas within the city; to promote an understanding of the importance of these areas through passive or scenic recreational opportunities; to protect and conserve endangered, threatened or unique plant and animal life; and to minimize the dangers of natural disasters by discouraging unsuitable development in areas where such growth could impair natural systems or result in loss of life or property.

Sec. 11-28. Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by chapter 28.

Sec. 11-29. Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.
- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:
 - (1) Site specific conditions.
 - (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
 - (3) Natural and proposed drainage patterns.
 - (4) Effect of point and nonpoint discharge in the marine environment.
 - (5) Proposed soil stabilization and erosion control methods.
 - (6) Impact on floodplain.
 - (7) Impact of development on vegetative and animal communities.
 - (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.

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

STAFF SUMMARY AND ANALYSIS

This dock is proposed to be constructed to total overall length of 465' which will be comprised of a four hundred fifty seven foot (457') long access pier six feet (6') in width, an eighteen foot (18') by twenty two foot (22') seating area, a gangway leading to an eight foot (8') by thirty eight foot (38') floating dock with three (3) boat slips accommodating two (2) boat lifts and associated pilings for a single wet slip. The Applicant will install low or no-profile boat lifts not to exceed 12,000 pound lift rating, and to not accommodate a vessel larger than 32 feet in length.

The overall coverage area of the proposed dock and boat lifts was not provided, however Staff calculated the coverage area as approximately 4,286 sq. ft. The proposed dock would be considered consistent with the existing vistas and scenic opportunities as it there are neighboring docks to the south of the subject property, and larger docks (condominium dock) and marina facilities to the north (Conch House Marina)

1. Conservation Overlay Zone Development *(Staff analysis in italics)*

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

(1) Site specific conditions:

The site is currently occupied by a duplex multifamily unit, and if approved, the proposed dock and platform.

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

Other neighboring sites have docks generally perpendicular to the shore, extending into the water with terminal platforms.

(3) Natural and proposed drainage patterns.

Patterns aren't expected to change since improvements are over the water.

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

Only potential effects would be from the use and storage of motorized vessels already experienced in the immediate and general area.

(5) Proposed soil stabilization and erosion control methods.

N/A

(6) Impact on floodplain.

N/A

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

It would be a minimal impact towards these communities with the exception of disturbance during the construction process.

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

N/A

(9) Effect of shade on vegetation and shellfish.

It should be minimal in nature given the dimensions of the approved dock

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

No additional effect since this proposal is similar to other residential docks in the area and is located within a "no wake zone." Shoreline erosion is not a significant potential issue in this situation.

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

Minimal, it would be limited to the access dock which is proposed at six feet (6') in width.

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

Minimal, if any, due to multiple existing docks in the area.

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

N/A

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

Minimal, if any.

- (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.)

N/A

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

Minor impacts from the placement of pilings, but there will be long term benefits in the form of artificial habitat for aquatic life.

- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above

the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

The applicant was not provided a narrative associated with the application. Staff was not provided with any plans for the proposed elevation of the dock or square footage coverage of the dock, however, the Applicant has been made aware of the requirement for the dock to be no higher than six feet (6') above the Mean High Water Line (MHWL) and have agreed that the proposed dock, when submitted for permitting, will not exceed six feet (6') above the MHWL. A dock with different dimensions had been permitted by Florida Department of Economic Opportunity and applied for with the US Army Corp of Engineers in 2007, the permit and application are included.

The Applicant has also provided an alternate configuration of the dock, different to that configuration as applied/noticed for, to potentially accommodate safer travel between this proposed dock and pilings associated to the neighboring dock to the south, the plan as proposed provides for 20 feet of separation, the extended configuration to 475' would allow for 28' of separation.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of an extended dock platform, as proposed, in Conservation Overlay Zone 1 located at 435 Flagler Blvd / PIN: 128480-0000.

SUPPLIMENTS

- Attachment 1 – Application & Narrative
- Attachment 2 – Property Appraiser Information
- Attachment 3 – Site Photos
- Attachment 4 – Proposed Dock Plans
- Attachment 5 – 2007 DEP & USACE Dock Permits

Patrick Doty, CFM
Senior Development Review Planner
Planning & Building Department

Attachment 1

Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$330 (plus advertising costs) Project Number: 2019-0086
Receipt Number: 1668615 Meeting Date: Sept. 3, 2019
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Scott Patrov Contact Number: 904 540 3779
Business (if applicable): Ginn & Patrov Holdings
Address: 770 AIA Beach Blvd Ste D City: St. Augustine State: FL Zip: 32080
E-Mail Address: spatrov@ginnpatrov.com

2. NAME OF PROPERTY OWNER: Curt Fenelon Contact Number: _____
Business (if applicable): Augustine Bluffs Associates
Address: 6664 Ponte Vedra Beach City: Ponte Vedra State: FL Zip: 32082
E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 15 & East 40.53' of 16 Block: 32
Subdivision: _____ Parcel Number: 2184800000

RECEIVED
AUG 08 2019

Planning/Building Dept.

4. PROJECT STREET ADDRESS: 435 Flagler Blvd

5. SPECIFIC PROPOSED USE: Multi Family

6. ACTION REQUESTED:

- ☒ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☒ Other: Dock Permit - COZ 1

7. DESCRIPTION OF ACTION REQUESTED: Building of dock containing
3 boat slips (20' x 65')

8. JUSTIFICATION FOR ACTION REQUESTED: _____

RECEIVED

AUG 13 2019

Planning/Building Dept.

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

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

Date

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.

Scott Patro

Print name of applicant

Scott M. Patro

Signature of applicant

8/9/19

Date

Attachment 2

Property Appraiser Information



St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	2184800000
Location Address	435 FLAGLER BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-100 DAVIS SHORES LOT 15 & E 40.53FT LOT 16 BLK 32 OR2746/1360 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	16-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.240
Homestead	N

Owner Information

Owner Name	Augustine Bluff Associates LLC 100%
Mailing Address	189 SEA HAMMOCK WAY PONTE VEDRA BEACH, FL 32082-0000

Map



Valuation Information

	2019
Building Value	\$95,949
Extra Features Value	\$6,814
Total Land Value	\$239,400
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$342,163
Total Deferred	\$0
Assessed Value	\$342,163
Total Exemptions	\$0
Taxable Value	\$342,163

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$97,360	\$6,814	\$239,400	\$0	\$0	\$343,574	\$343,574	\$0	\$343,574
2017	\$100,182	\$3,869	\$239,400	\$0	\$0	\$343,451	\$343,451	\$0	\$343,451
2016	\$80,428	\$3,869	\$239,400	\$0	\$0	\$323,697	\$323,697	\$0	\$323,697
2015	\$67,009	\$3,869	\$239,400	\$0	\$0	\$310,278	\$310,278	\$0	\$310,278
2014	\$64,136	\$3,869	\$239,400	\$0	\$0	\$307,405	\$307,405	\$0	\$307,405
2013	\$66,274	\$3,869	\$239,400	\$0	\$0	\$309,543	\$309,543	\$0	\$309,543
2012	\$61,225	\$3,869	\$239,400	\$0	\$0	\$304,494	\$304,494	\$0	\$304,494
2011	\$63,168	\$3,869	\$233,604	\$0	\$0	\$300,641	\$300,641	\$0	\$300,641
2010	\$64,140	\$3,869	\$259,560	\$0	\$0	\$327,569	\$327,569	\$0	\$327,569

Building Information

Building 1
Actual Area 2578
Conditioned Area 2124
Actual Year Built 1948
Use Duplex
Style 01
Class N
Exterior Wall Wood

Roof Structure Gable Hip
Roof Cover Metal
Interior Flooring Ceramic Tile, Carpet
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	50%
Interior Flooring	Carpet	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
FRAME ADDITION	490	490
FINISHED OPEN PORCH	0	54
BASE AREA	1074	1074
FINISHED OPEN PORCH	0	120
UNFINISHED GARAGE	0	280
FRAME ADDITION	560	560
Total SqFt	2124	2578

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Finished (Average)	0	0	0	0	312

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	70	160	70	FF	\$239,400

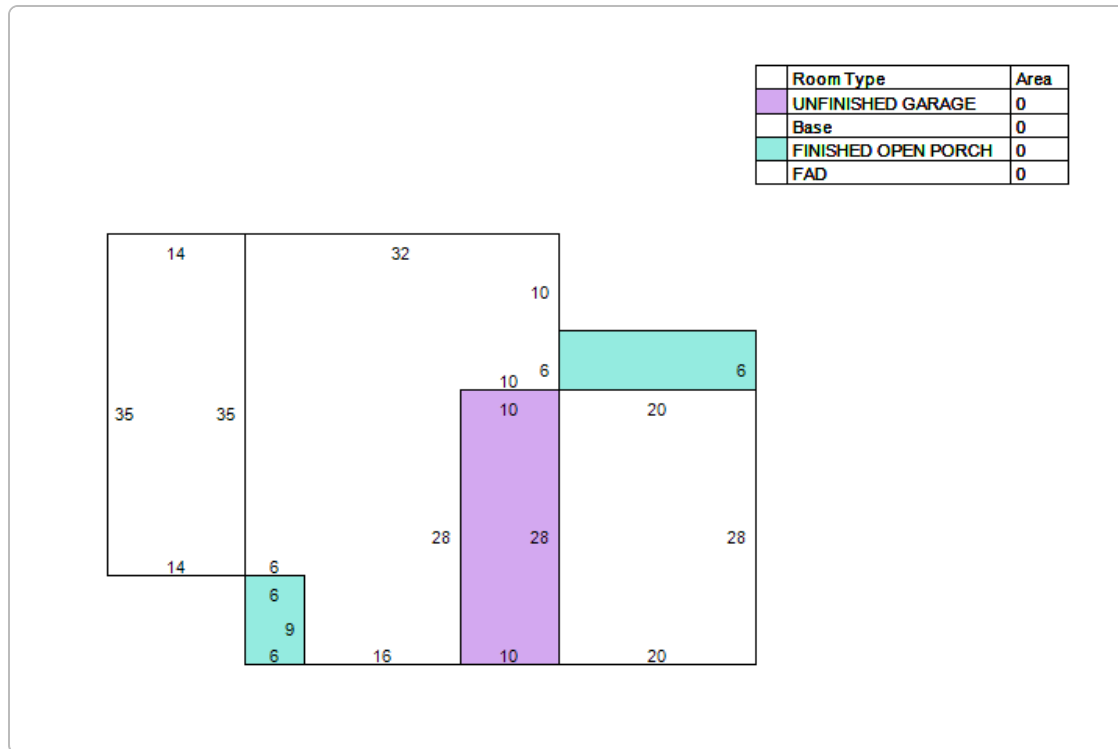
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	7/14/2006	\$800,000.00	WD	2746	1360	Q	I	SCHREIBER TERRY & JAMES	AUGUSTINE BLUFF ASSOCIATES LLC
	6/30/2004	\$499,000.00	WD	2244	741	Q	I	DRAKE MARTHA O	SCHREIBER TERRY & SCHREIBER JAMES (T/C)
	3/6/1998	\$221,000.00	WD	1302	826	Q	I	MC DANIEL SARA C	DRAKE MARTHA O

Area Sales Report

Recent Sales in Area

Sketch Information



No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 8/27/2019, 11:37:10 PM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.1

Attachment 3
Proposed Dock













Photo 1: facing south from northern property boundary



Photo 2 – facing north from southern property boundary



Photo 3 – facing east



Photo 4 – facing east



Photo 5 – facing north towards existing dock on adjacent property



Photo 6 – facing south towards adjacent dock

Attachment 3

Site Photos

2019 & 2007



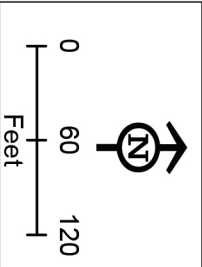
Map created with St. Johns County's iMap

DISCLAIMER:

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

Date: 8/20/2019

435 Flagler Blvd



Attachment 5
2007 FL DEP Permit &
USACE Permit Application



Florida Department of Environmental Protection

Northeast District Office
7825 Baymeadows Way, Suite 200B
Jacksonville, Florida 32256-7590

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

Voice 904-807-3300 FAX 904-448-4366

SUBMERGED LANDS AND ENVIRONMENTAL RESOURCES PROGRAM

October 4, 2007

In the Matter of an Application
for Permit By:

Augustine Bluffs Associates, LLC
Mr. Curt Fenelon
664 Ponte Vedra Beach Blvd.
Ponte Vedra Beach, Florida 32082

DEP File No. 55-279144-001-ES
County: St. Johns

NOTICE OF PERMIT ISSUANCE

Enclosed is Permit Number 55-279144-001-ES to construct a single-family dock issued under Part IV, Chapter 373, Florida Statutes, and Title 62, Florida Administrative Code.

The Department's proposed agency action shall become final unless a timely petition for an administrative hearing is filed under sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition. The procedures for petitioning for a hearing are set forth below.

A person whose substantial interests are affected by the Department's proposed permitting decision may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57 of the Florida Statutes. The petition must contain the information set forth below and must be filed (received by the clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000.

Petitions by the applicant or any of the parties listed below must be filed within fourteen days of receipt of this written notice. Petitions filed by any persons other than those entitled to written notice under section 120.60(3) of the Florida Statutes must be filed within fourteen days of publication of the notice or within fourteen days of receipt of the written notice, whichever occurs first.

Under section 120.60(3) of the Florida Statutes, however, any person who has asked the Department for notice of agency action may file a petition within fourteen days of receipt of such notice, regardless of the date of publication.

The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition or request for mediation within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under sections 120.569 and 120.57 of the Florida Statutes. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with rule 28-106.205 of the Florida Administrative Code.

A petition that disputes the material facts on which the Department's action is based must contain the following information:

- (a) The name, address, and telephone number of each petitioner; the Department permit identification number and the county in which the subject matter or activity is located;
 - (b) A statement of how and when each petitioner received notice of the Department action;
 - (c) A statement of how each petitioner's substantial interests are affected by the Department action;
 - (d) A statement of the material facts disputed by the petitioner, if any;
 - (e) A statement of facts that the petitioner contends warrant reversal or modification of the Department action;
 - (f) A statement of which rules or statutes the petitioner contends require reversal or modification of the Department action;
- and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wants the Department to take.

A petition that does not dispute the material facts on which the Department's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by rule 28-106.301.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice. Persons whose substantial interests will be affected by any such final decision of the Department have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

In addition to requesting an administrative hearing, any petitioner may elect to pursue mediation. The election may be accomplished by filing with the Department a mediation agreement with all parties to the proceeding (i.e., the applicant, the Department, and any person who has filed a timely and sufficient petition for a hearing). The agreement must contain all the information required by rule 28-106.404. The agreement must be received by the clerk in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, within ten days after the deadline for filing a petition, as set forth above. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement.

As provided in section 120.573 of the Florida Statutes, the timely agreement of all parties to mediate will toll the time limitations imposed by sections 120.569 and 120.57 for holding an administrative hearing and issuing a final order. Unless otherwise agreed by the parties, the mediation must be concluded within sixty days of the execution of the agreement. If mediation results in settlement of the administrative dispute, the Department must enter a final order incorporating the agreement of the parties. Persons seeking to protect their substantial interests that would be affected by such a modified final decision must file their petitions within fourteen days of receipt of this notice, or they shall be deemed to have waived their right to a proceeding under sections 120.569 and 120.57. If mediation terminates without settlement of the dispute, the Department shall notify all parties in writing that the administrative hearing processes under sections 120.569 and 120.57 remain available for disposition of the dispute, and the notice will specify the deadlines that then will apply for challenging the agency action and electing remedies under those two statutes.

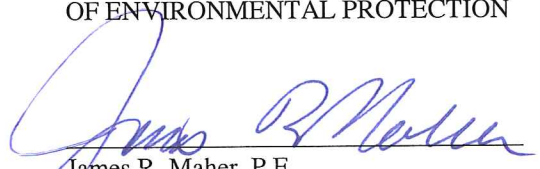
This action is final and effective on the date filed with the Clerk of the Department unless a petition (or request for mediation) is filed in accordance with the above. Upon the timely filing of a petition (or request for mediation) this order will not be effective until further order of the Department.

Augustine Bluffs Associates, LLC
55-279144-001-ES

Any party to the order has the right to seek judicial review of the order under section 120.68 of the Florida Statutes, by the filing of a notice of appeal under rule 9.110 of the Florida Rules of Appellate Procedure with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000; and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days from the date when the final order is filed with the Clerk of the Department.

Executed in Jacksonville, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION



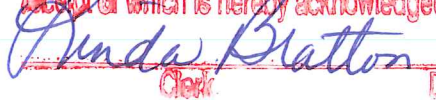
James R. Maher, P.E.
Environmental Administrator

cc: ACOE

CERTIFICATE OF SERVICE

The undersigned duly designated deputy agency clerk hereby certifies that this NOTICE OF PERMIT ISSUANCE and all copies were mailed by certified mail before the close of business on 10/8/07 to the listed persons.

FILED, on this date, pursuant to Section 120.32,
F.S., with the designated Department Clerk,
receipt of which is hereby acknowledged.

 10/8/07
Clerk Date



Florida Department of Environmental Protection

Northeast District Office
7825 Baymeadows Way, Suite 200B
Jacksonville, Florida 32256-7590

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

Voice 904-807-3300 FAX 904-448-4366

ENVIRONMENTAL RESOURCE PERMIT AND SOVEREIGN SUBMERGED LANDS AUTHORIZATION

PERMITTEE/AUTHORIZED ENTITY:

Augustine Bluffs Associates, LLC
Mr. Curt Fenelon
664 Ponte Vedra Beach Blvd.
Ponte Vedra Beach, Florida 32082

AGENT:

Mr. Ryan Carter
Environmental Services, Inc.
2825 Lewis Speedway, Suite 107
St. Augustine, Florida 32084

PERMIT INFORMATION:

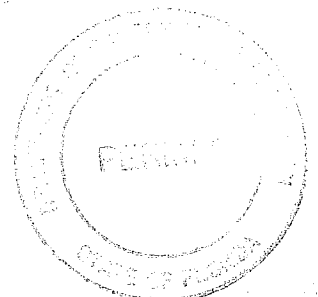
Permit Number: 55-279144-001-ES
Date of Issue: October 4, 2007
Expiration Date of Construction Phase:
October 4, 2012
County: St. Johns
Project: Construct a single-family dock

This environmental resource permit is issued under the authority of Part IV of Chapter 373, F.S., and Title 62, Florida Administrative Code (F.A.C.) for the regulatory authority to construct, alter, abandon, remove, maintenance, and operate the system [project activity and/or structure(s)] as described in the below Description of Project Activity and/or Structure(s). The appropriate proprietary authorization for the use of state-owned submerged lands is granted in accordance with Chapter 253 and Chapter 258, F.S., and Chapter 18-21, F.A.C., and Chapter 18-20, F.A.C., if located in an aquatic preserve,. The activity is not exempt from the requirement to obtain an environmental resource permit nor is the activity exempt from the requirement to obtain proprietary authorization. Pursuant to Operating Agreements executed between the Department and the water management districts, as referenced in Chapter 62-113, F.A.C., the Department is responsible for reviewing and taking final agency action on this activity. In addition, the project has been reviewed under a Coordination Agreement Between the US Army Corps of Engineers, Jacksonville District, and the Department for a State Programmatic General Permit in accordance with Section 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act and may contain Federal authorization to construct and operate the facility as described.

DESCRIPTION OF PROJECT ACTIVITY AND/OR STRUCTURE(S) -

This project is to construct a 4,040 square foot private, residential, 3-slip, single-family dock consisting of an 8' x 365' access pier, 2 boatslips each 8' x 20', an 8' x 100' floating dock with access ramp, and 6 mooring pilings on the ICCW at Salt Run at 435 Flagler Blvd, St Augustine, St Johns County, Florida, and not in an aquatic preserve, nor on state owned lands.

This project is located on at 435 Flagler Blvd., St. Augustine on the Intercoastal Waterway at Salt Run, a class III waterbody in Section 16, Township 07 South, Range 30 East at Latitude 29°53'30.31111", Longitude 81°17'40.028".



REGULATORY AUTHORIZATION -

This permit constitutes the authority sought under the provisions of Part IV of Chapter 373, F.S., and Title 62, Florida Administrative Code (F.A.C.) to construct and operate the system described above and show on the attached drawing(s), survey, and/or documents.

This activity requires regulatory authorization under the provisions of Part IV, Chapter 373, Florida Statutes (FS). The above named permittee has affirmatively demonstrated that the project as described above is in compliance with the criteria set forth in section 373.414, FS.

The duration of the construction phase shall be for a period of five (5) years from the date of issuance of this permit, in accordance with section 62-343.110, subsection (1), paragraph (c), F.A.C. The operation and maintenance phase shall be perpetual in accordance with section 62-343.110, subsection (1), paragraph (d), F.A.C.

WATER QUALITY CERTIFICATION

This permit constitutes certification of compliance with water quality standards under Section 404 of the Clean Water Act, 33 U.S.C. 1344.

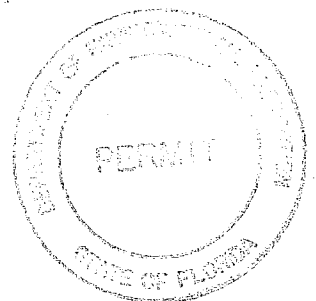
PROPRIETARY REVIEW

Your project does not occur on state-owned submerged lands and will not require authorization from the Department to use these lands for private purposes in accordance with section 253.77, Florida statutes.

SPGP - REVIEW

Your project has been reviewed for compliance with a State Programmatic General Permit (SPGP). Your proposed activity as outlined on the attached drawings is **NOT in compliance with the U.S. Army Corps of Engineers (Corps) State Programmatic General Permit (SPGP)**. A copy of your notice also has been sent to the U. S. Army Corps of Engineers (USACOE) for review. The USACOE may require a separate permit **Failure to obtain this authorization prior to construction could subject you to enforcement action by that agency**. For further information, you should contact the USACOE at 904-232-1661.

Authority for review - an agreement with the U.S. Army Corps of Engineers entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection State Programmatic General Permit, Section 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act".



PERMIT CONDITIONS -

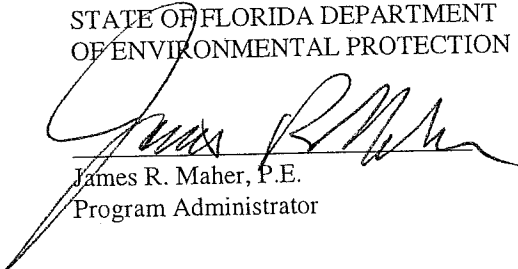
The above named permittee, Augustine Bluffs Associates, LLC, is hereby authorized to construct the work shown on the application and approved drawing(s), plans, and other documents attached hereto or on file with the Department and made a part hereof, pending satisfactory execution of the sovereign submerged lands authorization documents. **This permit is subject to the limits, conditions, and locations of work shown in the attached drawings, and is also subject to the attached General Conditions and Specific Conditions which are a binding part of this permit.** You are advised to read and understand these drawings and conditions prior to commencing the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings. If you are utilizing a contractor, the contractor also should read and understand these drawings and conditions prior to commencing the authorized activities. Failure to comply with all drawings and conditions shall constitute grounds for revocation of the permit and appropriate enforcement action.

Operation of the facility is not authorized except, when determined to be in conformance with all applicable rules and with the general and specific conditions of this permit/certification/authorization, as specifically described below and attached hereto.

Executed in Jacksonville, Florida.

Issued this 4th day of October, 2007.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION


James R. Maher, P.E.
Program Administrator

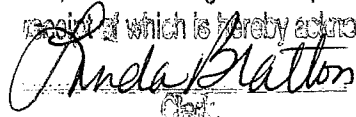
Enclosed Regulatory General Conditions
 Regulatory Specific Conditions
 Proprietary General Consent Conditions
 Proprietary Specific Conditions as applicable
 SPGP General Conditions
 SPGP Specific Conditions as applicable

Copy to USACOE, Regulatory Section, Jacksonville

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this NOTICE OF PERMIT, Department File Number 55-279144-001-ES and all copies were mailed before the close of business on 10/8/07 to the listed persons.

FILED, on this date, pursuant to Section 120.32,
F.S., with the designated Department Clerk,
of which is hereby acknowledged.

 10/8/07



REGULATORY GENERAL CONDITIONS

DEP File No.: 55-279144-001-ES

Augustine Bluffs Associates, LLC

(a) All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit.

(b) This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications, shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by Department staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.

(c) Activities approved by this permit shall be conducted in a manner which do not cause violations of state water quality standards.

(d) Prior to and during construction, the permittee shall implement and maintain all erosion and sediment control measures (best management practices) required to retain sediment on-site and to prevent violations of state water quality standards. All practices must be in accordance with the guidelines and specifications in chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988), which are incorporated by reference, unless a project specific erosion and sediment control plan is approved as part of the permit, in which case the practices must be in accordance with the plan. If site specific conditions require additional measures during any phase of construction or operation to prevent erosion or control sediment, beyond those specified in the erosion and sediment control plan, the permittee shall implement additional best management practices as necessary, in accordance with the specifications in chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988). The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.

(e) Stabilization measures shall be initiated for erosion and sediment control on disturbed areas as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.

(f) At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the Department a Construction Commencement Notice Form No. 62-343.900(3) indicating the actual start date and the expected completion date.

(g) When the duration of construction will exceed one year, the permittee shall submit construction status reports to the Department on an annual basis utilizing an Annual Status Report Form No. 62-343.900(4). These forms shall be submitted during June of each year.

(h) For those systems which will be operated or maintained by an entity which will require an easement or deed restriction in order to provide that entity with the authority necessary to operate or maintain the system, such easement or deed restriction, together with any other final operation or maintenance documents as are required by subsections 7.1.1 through 7.1.4 of the Applicant's Handbook: Management and Storage of Surface Waters, must be submitted to the Department for approval. Documents meeting the requirements set forth in these subsections of the Applicant's Handbook will be approved. Deed restrictions, easements and other operation and maintenance documents which require recordation either with the Secretary of State or the Clerk of the Circuit Court must be so recorded prior to lot or unit sales within the project served by the system, or upon completion of construction of the system, whichever occurs first. For those systems which are proposed to be maintained by county or municipal entities, final operation and maintenance documents must be received by the Department when maintenance and operation of the system is accepted by the local governmental entity. Failure to submit the appropriate final documents referenced in this paragraph will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system.

(i) Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.

REGULATORY GENERAL CONDITIONS

DEP File No.: 55-279144-001-ES

Augustine Bluffs Associates, LLC

(j) Within 30 days after completion of construction of the permitted system, or independent portion of the system, the permittee shall submit a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing As Built Certification Form 62-343.900(5) supplied with this permit. When the completed system differs substantially from the permitted plans, any substantial deviations shall be noted and explained and two copies of as-built drawings submitted to the Department. Submittal of the completed form shall serve to notify the Department that the system is ready for inspection. The statement of completion and certification shall be based on on-site observation of construction (conducted by the registered professional engineer, or other appropriate individual as authorized by law, or under his or her direct supervision) or review of as-built drawings for the purpose of determining if the work was completed in compliance with approved plans and specifications. As-built drawings shall be the permitted drawings revised to reflect any changes made during construction. Both the original and any revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawing. All surveyed dimensions and elevations shall be certified by a registered surveyor. The following information, at a minimum, shall be verified on the as-built drawings:

1. Dimensions and elevations of all discharge structures including all weirs, slots, gates, pumps, pipes, and oil and grease skimmers;
2. Locations, dimensions, and elevations of all filter, exfiltration, or underdrain systems including cleanouts, pipes, connections to control structures, and points of discharge to the receiving waters;
3. Dimensions, elevations, contours, or cross-sections of all treatment storage areas sufficient to determine stage-storage relationships of the storage area and the permanent pool depth and volume below the control elevation for normally wet systems, when appropriate;
4. Dimensions, elevations, contours, final grades, or cross-sections of the system to determine flow directions and conveyance of runoff to the treatment system;
5. Dimensions, elevations, contours, final grades, or cross-sections of all conveyance systems utilized to convey off-site runoff around the system;
6. Existing water elevation(s) and the date determined; and
7. Elevation and location of benchmark(s) for the survey.

(k) The operation phase of this permit shall not become effective until the permittee has complied with the requirements of the condition in paragraph (i) above, the Department determines the system to be in compliance with the permitted plans, and the entity approved by the Department in accordance with subsections 7.1.1 through 7.1.4 of the Applicant's Handbook: Management and Storage of Surface Waters, accepts responsibility for operation and maintenance of the system. The permit may not be transferred to such an approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the Department, the permittee shall request transfer of the permit to the responsible approved operation and maintenance entity, if different from the permittee. Until the permit is transferred pursuant to section 7.1 of the Applicant's Handbook: Management and Storage of Surface Waters, the permittee shall be liable for compliance with the terms of the permit.

(l) Should any other regulatory agency require changes to the permitted system, the permittee shall provide written notification to the Department of the changes prior to implementation so that a determination can be made whether a permit modification is required.

(m) This permit does not eliminate the necessity to obtain any required federal, state, local and special Department authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and chapter 40C-4 or chapter 40C-40, F.A.C.

REGULATORY GENERAL CONDITIONS

DEP File No.: 55-279144-001-ES

Augustine Bluffs Associates, LLC

(n) The permittee is hereby advised that section 253.77, F.S., states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the state, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.

(o) The permittee shall hold and save the Department harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.

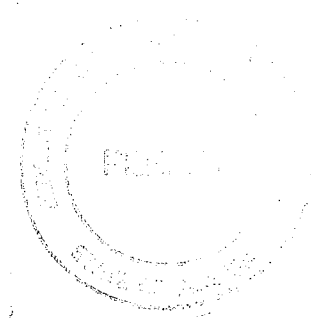
(p) Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered specifically approved unless a specific condition of this permit or a formal determination under section 373.421(2), F.S., provides otherwise.

(q) The permittee shall notify the Department in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or the real property at which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of section 62-343.130, F.A.C. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.

(r) Upon reasonable notice to the permittee, Department authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.

(s) If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the Department.

(t) The permittee shall immediately notify the Department in writing of any previously submitted information that is later discovered to be inaccurate.



REGULATORY SPECIFIC CONDITIONS

DEP File No.: 55-279144-001-ES

Augustine Bluffs Associates, LLC

1. If prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permittee shall cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee shall contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (800) 847-7278, as well as the Department of Environmental Protection at 904-807-3300. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes. The following excerpt from **872.05 Unmarked Human Burials is provided for informational purposes:**

872.05(4) DISCOVERY OF AN UNMARKED HUMAN BURIAL OTHER THAN DURING AN ARCHAEOLOGICAL EXCAVATION --When an unmarked human burial is discovered other than during an archaeological excavation authorized by the state or an educational institution, **all activity that may disturb the unmarked human burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or the State Archaeologist.**

2. Prior to commencement of work authorized by this permit, the permittee shall provide written notification of the date of the commencement and proposed schedule of construction to the Submerged Lands and Environmental Resources Program, Department of Environmental Protection, Northeast District, 7825 Baymeadows Way, Suite B-200, Jacksonville, Florida 32256-7590.
3. All wetland areas or water bodies which are outside the specific limits of construction authorized by this permit shall be protected from erosion, siltation, scouring, excess turbidity, or dewatering. Turbidity curtains, hay bales, and other such erosion/turbidity control devices shall be installed pursuant to Chapter 6 of The Florida Land Development Manual, A Guide to Sound Land and Water Management, prior to the commencement of dredging, filling, or construction activity. The devices shall remain functional at all times and shall be maintained on a regular basis. Turbidity and/or sedimentation resulting from any activities associated with the project shall not be allowed to enter waters of the State.
4. Floating turbidity curtains, (FDOT Type II or equivalent), shall be used to surround all open water work areas and shall remain in place until such time as turbidity levels within these work areas have reduced sufficiently so as not to exceed the State water quality standard.
5. The waterward end of the dock shall be marked by a sufficient number of reflectors so as to be visible from the water at night by reflected light. The reflectors shall not be green or red in color.
6. The work shall be done during periods of average or low water.



REGULATORY SPECIFIC CONDITIONS

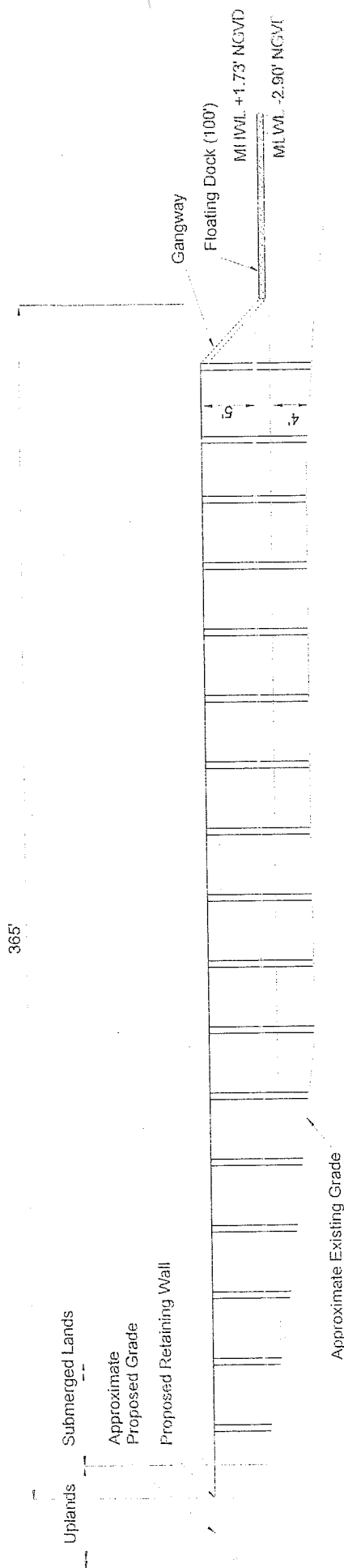
DEP File No.: 55-279144-001-ES

Augustine Bluffs Associates, LLC

7. No portion of the boat slip/mooring area shall be constructed over submerged grass beds.
8. The project shall comply with applicable State Water Quality Standards, namely:
 - a) Surface Waters, Minimum Criteria, General Criteria - **62-302.500**,
 - b) Class III Waters - Recreation, Propagation and Maintenance of a Healthy, Well-Balanced Population of Fish and Wildlife. - **62-302.400**.
9. Water depth at the mooring area shall be sufficient to prevent bottom scouring by boat propellers.
10. Outside the specific limits of construction authorized by this permit, any disturbance of or damage to wetlands or the littoral zone as a result of pier, dock, or bulkhead construction shall be corrected by restoring pre-construction elevations and planting vegetation of the same species, size, and density that exist in adjacent undisturbed wetland or littoral areas.
11. There shall be no stockpiling of tools, materials (i.e., lumber, pilings, riprap, and debris) within wetlands, along the shoreline within the littoral zone, or elsewhere within waters of the state unless specifically approved in this permit. Any and all construction debris shall be removed from wetlands/waters of the state within 14 days of completion of the work authorized by this permit.
12. The permittee is hereby relieved from the requirement to submit as-built drawings prepared by a registered professional, as required by General Condition (j), except where the services of a registered professional are used in the construction of the system. However, the permittee is still required, within 30 days of completion of construction, to submit a written notice to the Department of the date construction was completed, together with a copy of the permit drawings, modified as appropriate, to reflect the condition of the as-built structure. Such condition also shall not relieve the permittee from the responsibility for submitting all other information required by this permit.
13. The structure authorized by this permit shall not be placed on any property, other than that owned by the permittee, without the prior written approval of that property owner.

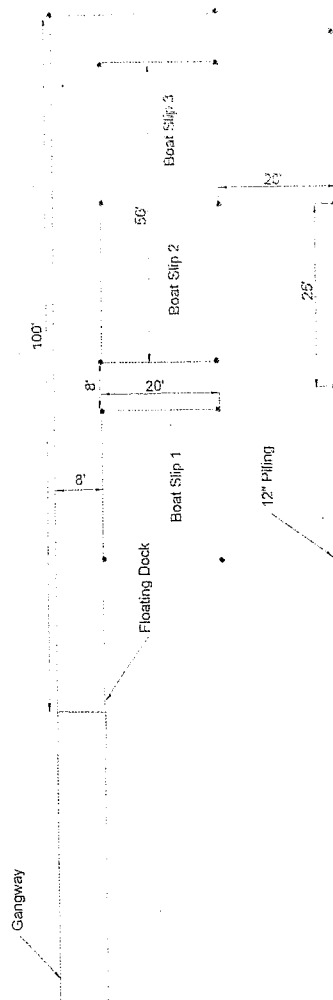


Cross-Section



N.T.S.

Floating Dock Plan View



Information represented on this map is for planning purposes only and subject to review and approval by appropriate regulatory agencies.

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 2825 Lewis Speedway, Suite 107
 St. Augustine, FL 32084
 904-824-5494
 FAX 904-824-8364
www.environmentalservicesinc.com

Dock Profile
Augustine Bluffs, LLC
 St. Johns County, Florida

Project: EG07029.00
Date: May 2007
Drwn/Chkd: DCH
Figure: 5



Legend

-  Project Area
-  Residential, Low Density (FLUCFCS110)+/- 0.06 ac.
-  Fixed Single Family Units (FLUCFCS111)+/-0.19ac.
-  Saltwater Marsh (FLUCFCS642)+/-0.01 ac.

0 25 50



Feet

1 inch equals 50 feet

Sources: 2005 Aerial Photography Provided by FDOT Surveying & Mapping Office

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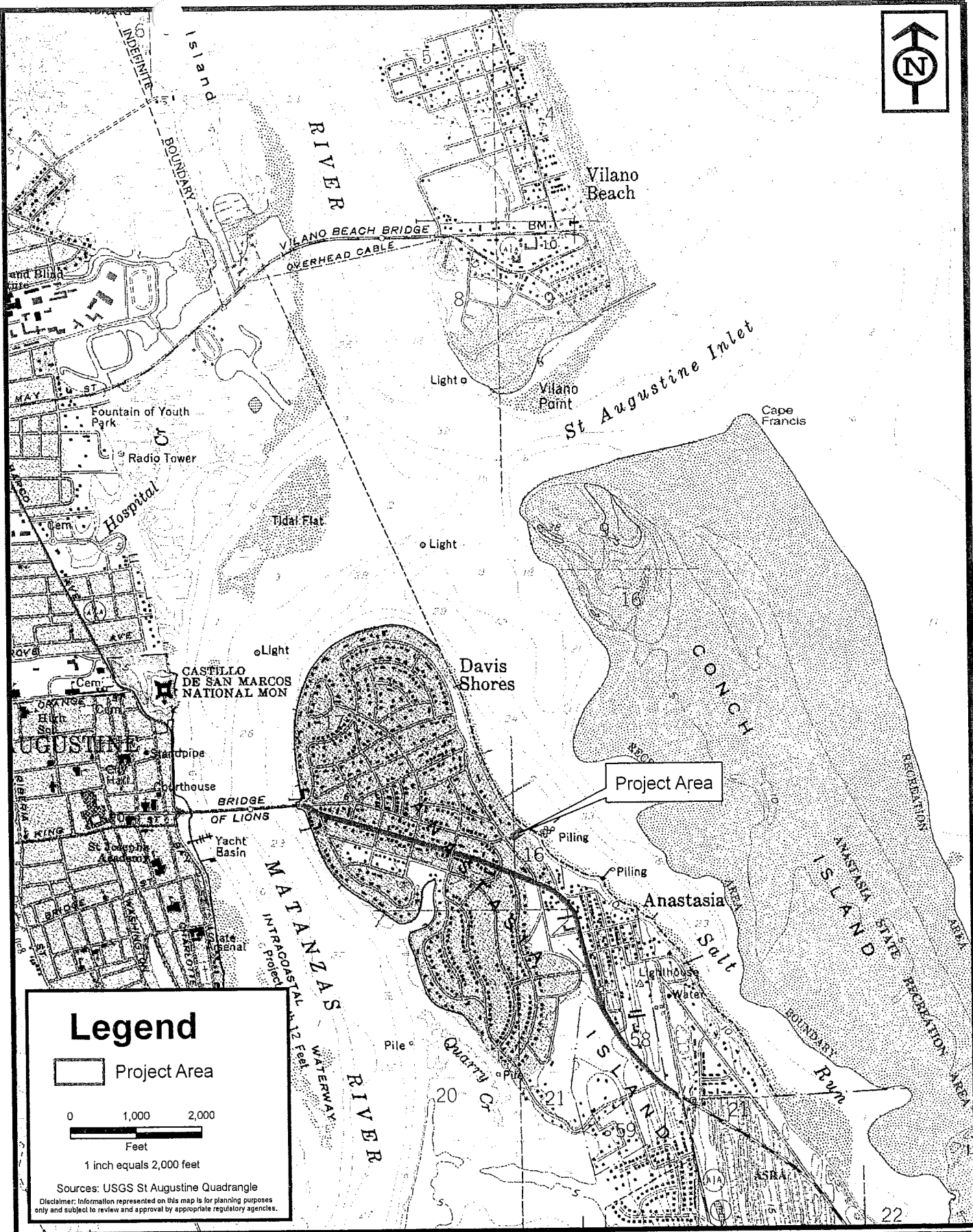
Existing Site Conditions
Augustine Bluffs, LLC
St. Johns County, Florida

Project: EG07029.00

Date: April 2007

Drwn/Chkd: DCH

Figure: 3



Legend

 Project Area

0 1,000 2,000

Feet

1 inch equals 2,000 feet

Sources: USGS St Augustine Quadrangle

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Site Location Map

Augustine Bluffs, LLC

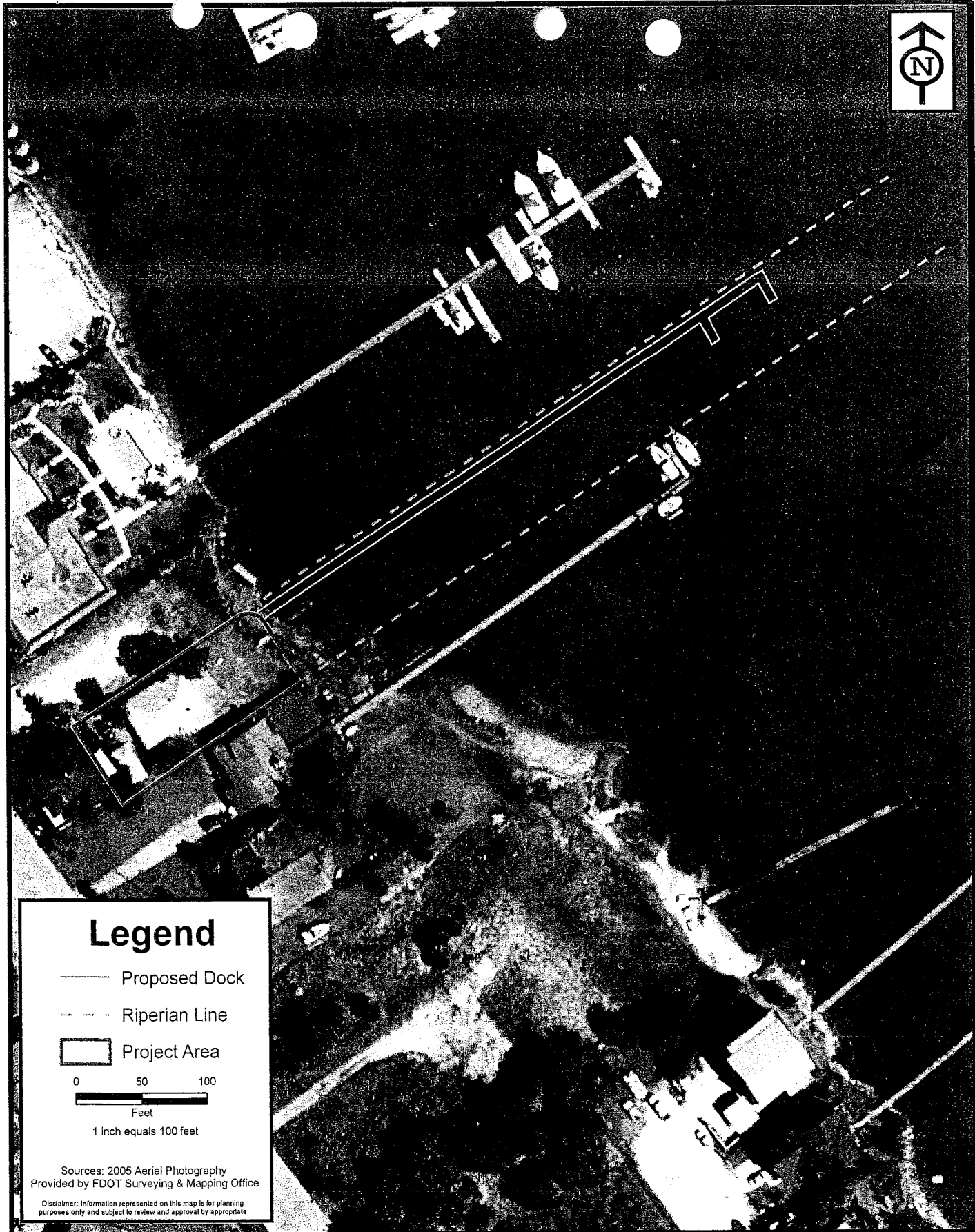
St. Johns County, Florida

Project: EG07029.00

Date: April 2007

Drwn/Chkd: DCH

Figure: 1



Legend

— Proposed Dock

- - - Riparian Line

□ Project Area

0 50 100



Feet

1 inch equals 100 feet

Sources: 2005 Aerial Photography
Provided by FDOT Surveying & Mapping Office

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Proposed Site Conditions
Augustine Bluffs, LLC
St. Johns County, Florida

Project: EG07029.00

Date: April 2007

Drwn/Chkd: DCH

Figure: 4

CASSIA



MOULTRE

ST. AUGUSTINE

Legend

 Project Area

0 25 50
Feet

1 inch equals 50 feet

Sources: 2005 Aerial Photography Provided
By FDOT Surveying & Mapping Office
USDA Soil Survey

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Soils Map

Augustine Bluffs, LLC

St. Johns County, Florida

Project: EG07029.00

Date: April 2007

Drwn/Chkd: DCH

Figure: 2



DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
POST OFFICE BOX 4970
JACKSONVILLE, FLORIDA 32232-0019

REPLY TO
ATTENTION OF

Regulatory Division
North Permits Branch
Atlantic Permits Section
SAJ-2007-4013(LP-NBF)

October 1, 2007

Permit Application No. SAJ-2007-4013(LP-NBF)

TO WHOM IT MAY CONCERN: This district has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403) as described below:

APPLICANT: Curt Fenelon
Augustine Bluffs Association, LLC
664 Ponte Vedra Beach Boulevard
Ponte Vedra Beach, Florida 32082

WATERWAY & LOCATION: The project is located at 435 Flagler Boulevard, in Section 18, Township 7 south, Range 30 East, St. Augustine, St. Johns County, Florida

LATITUDE & LONGITUDE: Latitude 29.891561 North
Longitude -81.294862 West

PROPOSED WORK: To construct a 5-foot-wide by 365-foot-long access walkway with a gangway leading to an 8-foot-wide by 100-foot-long floating dock with two 20-foot-long finger piers and pilings to create three boat slips.

ENDANGERED SPECIES: OPTION A: The U.S. Army Corps of Engineers (Corps) has determined the project may affect the West Indian Manatee or its designated critical habitat. The Corps will request initiation of formal consultation with the U.S. Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act by separate letter.

ESSENTIAL FISH HABITAT (EFH): This notice initiates consultation on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act of 1996. Our initial determination is that the proposed action would not have a

substantial adverse impact on EFH or Federally managed fisheries within Salt Run. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

IMPACT ON CULTURAL RESOURCES: Review of information provided by the applicant indicates that no registered properties, or properties listed as eligible or inclusion therein, are located at the site of the proposed work. Presently, unknown archeological, scientific, prehistoric, or historical data may be lost or destroyed by the work to be accomplished.

This project is being evaluated for possible issuance pursuant to a letter of permission. Comments regarding the application should be submitted in writing to the District Engineer at the above address within 15 days from the date of this notice.

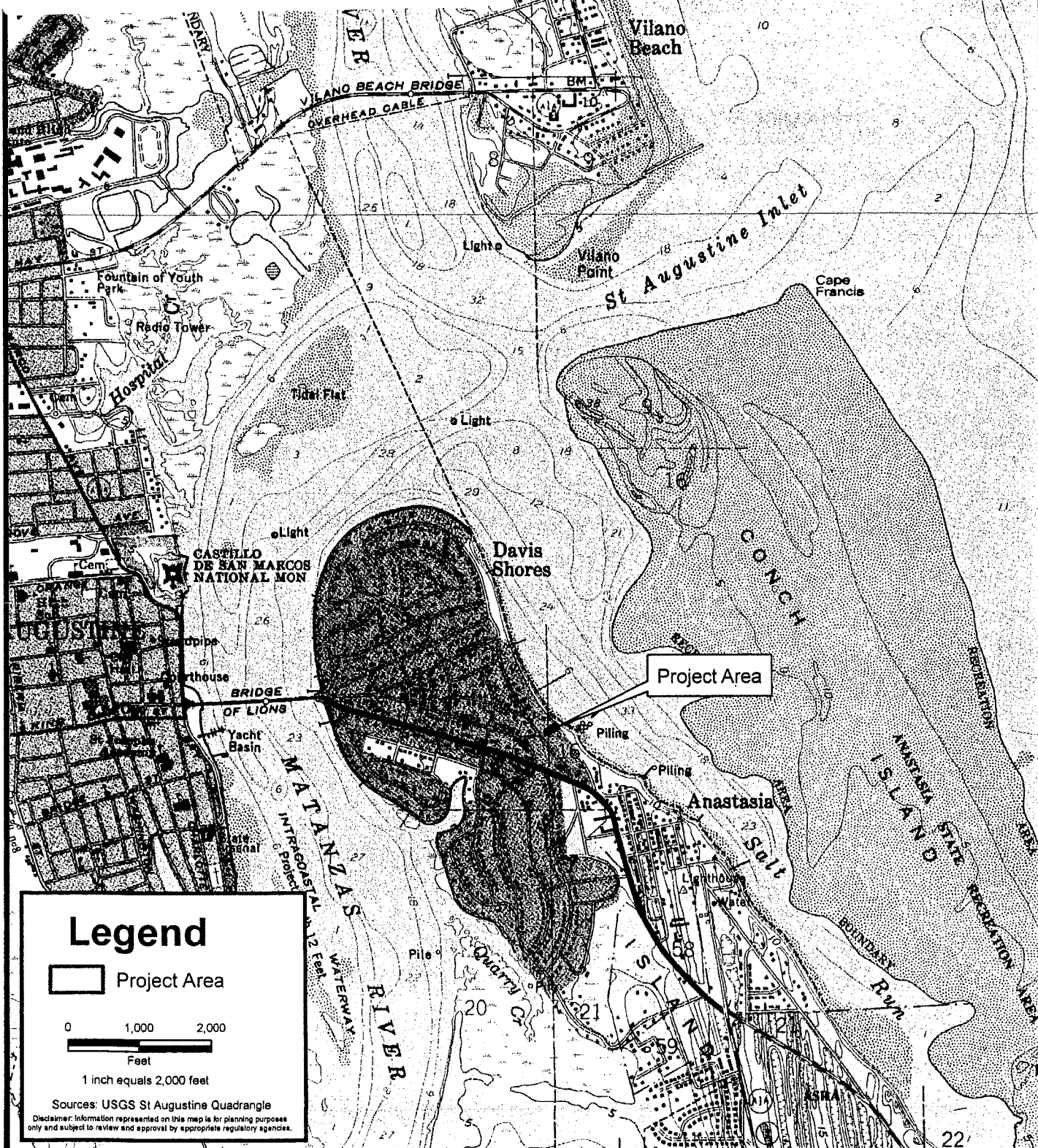
If you have any questions concerning this application, you may contact Norma Fouraker at the letterhead address, by electronic mail at norma.b.fouraker@usace.army.mil, or by telephone at 904-232-1679.

The decision whether to issue or deny this permit application will be based on the information received from this coordination and the evaluation of the probable impact to the associated wetlands. This is based on an analysis of the applicant's avoidance and minimization efforts for the project, as well as any compensatory mitigation proposed.


Norma Fouraker
Project Manager

Mailing Labels
for
SAJ-2007-4013

FWS, Jacksonville
NMFS, HCD, St. Petersburg
NMFS, 9741 Ocean Shore Boulevard, St. Augustine, FL 32080 8618
SHPO, RA Gray Building, 500 South Bronough Street, Tallahassee,
Florida 32399-0250
✓Curt Fenelon, Augustine Bluffs Associates, LLC, 664 Ponte Vedra
Beach Boulevard, Ponte Vedra Beach, Florida 32082
Michael Golubovich, Environmental Services, Inc., 2825 Lewis
Speedway, Suite 107, St. Augustine, Florida 32084
Gager, Linda Lawrence, 27 Comares Avenue, At. Augustine,
FL 32080-3726
City of St. Augustine, P.O. Box 210, St. Augustine, FL
32085-0210
Vernon & Susan Grandgeorge, 3432 Washington Drive, Falls Church
VA 22041-0000



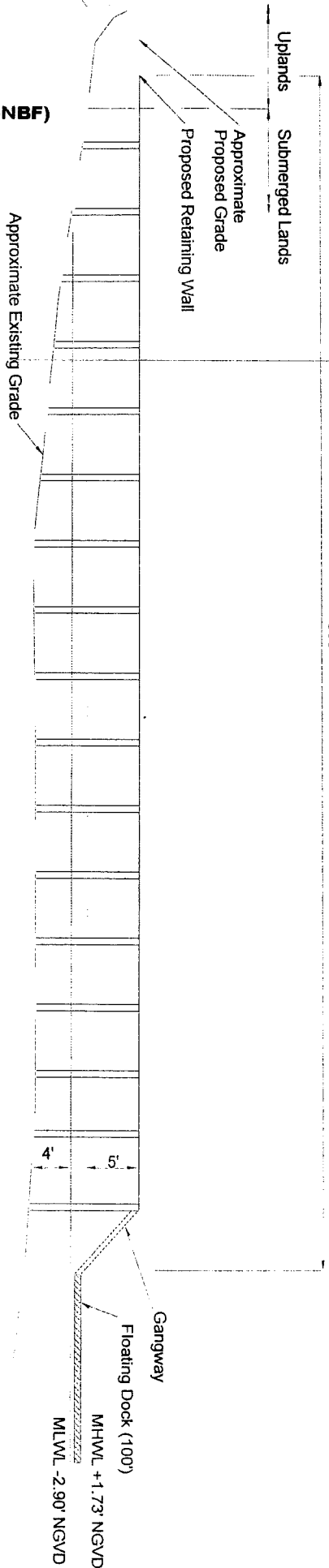
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904-824-8384 FAX
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Site Location Map
Augustine Bluffs, LLC
St. Johns County, Florida

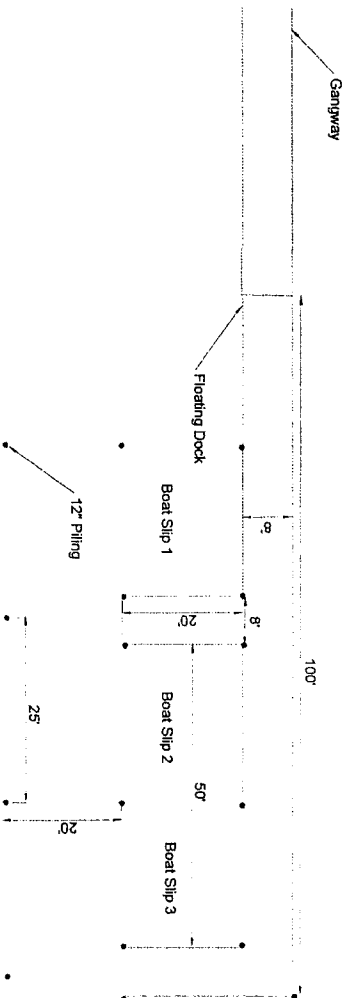
Project: EG07029.00
Date: April 2007
Drwn/Chkd: DCH
Figure: 1

Cross-Section

365'



Floating Dock Plan View



US ARMY CORPS OF ENGINEERS
APPLICATION NUMBER SAJ-2007-4013L(LP-NBF)
DATE 10/1/07
DRAWING SHEET 2 OF 4

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Dock Profile
Augustine Bluffs, LLC
 St. Johns County, Florida

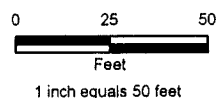
Project:	EG07029.00
Date:	May 2007
Dwn/Chkd:	DCH
Figure:	5



US ARMY CORPS OF ENGINEERS
APPLICATION NUMBER SAJ-2007-4013L(LP--NBF)
DATE 10/1/07
DRAWING SHEET 3 OF 4

Legend

-  Project Area
-  Residential, Low Density (FLUCFCS110)+/- 0.06 ac.
-  Fixed Single Family Units (FLUCFCS111)+/-0.19ac.
-  Saltwater Marsh (FLUCFCS642)+/-0.01 ac.



Sources: 2005 Aerial Photography Provided by FDOT Surveying & Mapping Office

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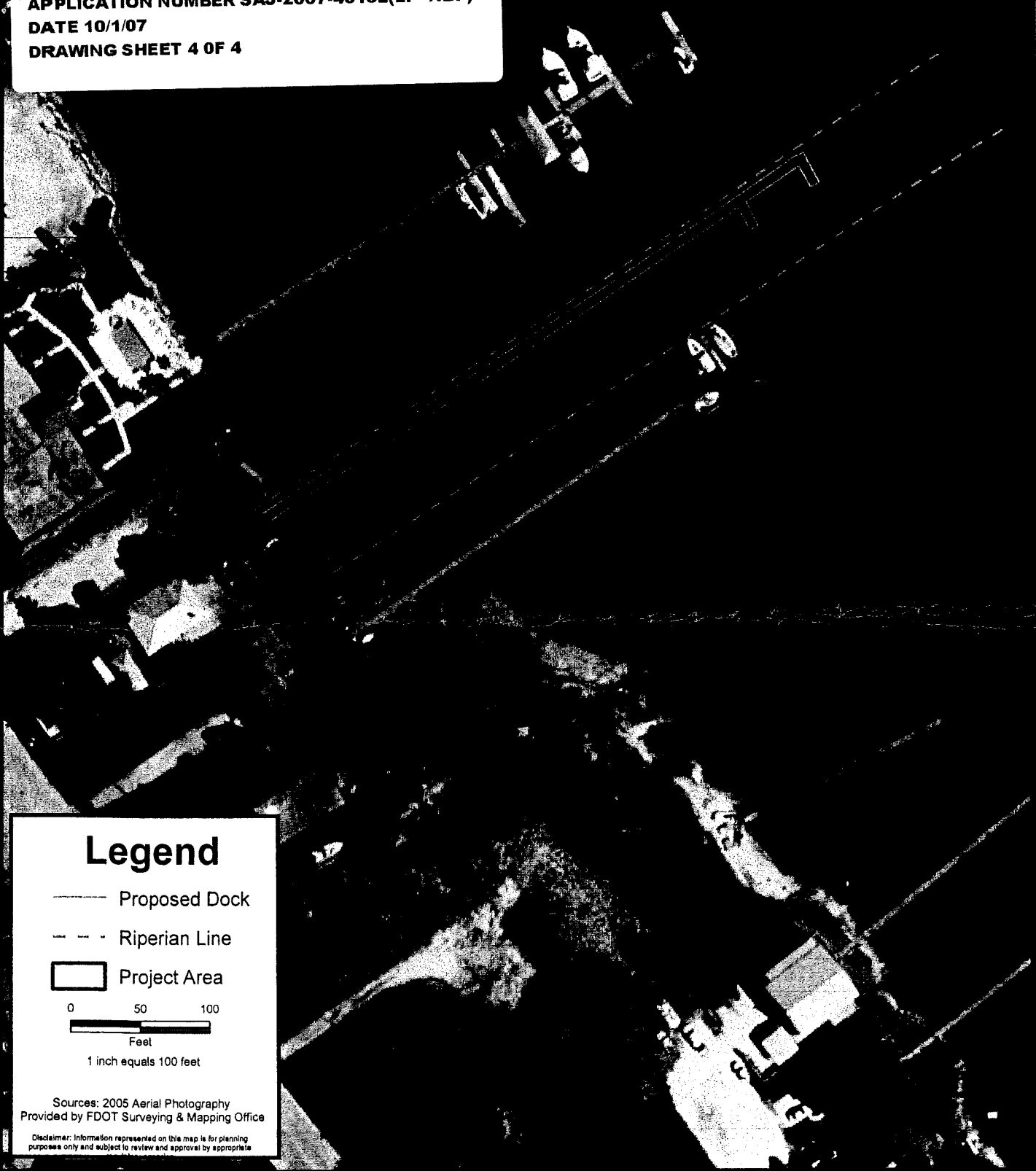


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Existing Site Conditions
Augustine Bluffs, LLC
St. Johns County, Florida

Project:	EG07029.00
Date:	April 2007
Drwn/Chkd:	DCH
Figure:	3

US ARMY CORPS OF ENGINEERS
APPLICATION NUMBER SAJ-2007-4013L(LP--NBF)
DATE 10/1/07
DRAWING SHEET 4 OF 4

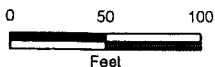


Legend

----- Proposed Dock

----- Riparian Line

Project Area



1 inch equals 100 feet

Sources: 2005 Aerial Photography
Provided by FDOT Surveying & Mapping Office

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Proposed Site Conditions
Augustine Bluffs, LLC
St. Johns County, Florida

Project:	EG07029.00
Date:	April 2007
Drwn/Chkd:	DCH
Figure:	4

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: September 3, 2019

RE: **Ordinance 2019-XX – Providing for Variances to Exceed the Maximum Lot Coverage for Handicap Accessibility to Existing Structures in HP-1, HP-2 and HP-3**

At the August 6, 2019 Regular Planning & Zoning Board meeting, staff was directed by the Board to review and draft updates to the city code regarding variances to exceed the maximum lot coverage in zoning districts Historic Preservation 1, 2 and 3 for handicap accessibility.

The current code states, “no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained for school, church and government agency uses.”

An update would allow for structures that are existing (as of the effective date of this ordinance) and located within zoning districts Historic Preservation 1, 2 and 3, to apply to the Planning and Zoning Board for a variance to exceed the maximum lot coverage to accommodate handicap accessibility requirements.

Attached please find a draft of Ordinance 2019-XX, which updates Sec. 28-29(b)(1) for your consideration and recommendation to the City Commission.

David Birchim, AICP
Director, Planning and Building Department

ORDINANCE NO. 2019-XX

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING SECTION 28-29 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING THAT A LOT COVERAGE VARIANCE MAY BE GRANTED FOR HANDICAP ACCESSIBILITY IN HISTORIC PRESERVATION DISTRICTS 1, 2 AND 3; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 166.041, Florida Statutes, provides procedures for adoption of ordinances by municipalities; and

WHEREAS, the Code currently does not allow for lot coverage variances except for certain uses in Historic Preservation Districts 1, 2 and 3; and

WHEREAS, there are existing buildings within Historic Preservation Districts 1, 2 and 3 that may require additions or modifications to comply with handicap accessibility requirements; and

WHEREAS, these existing buildings may also exceed lot coverage limitations or require additions which would exceed lot coverage limitations within Historic Preservation Districts 1, 2 and 3 in order to comply with handicap accessibility requirements; and

- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

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

Section 2. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or relettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 3. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to Section 166.041(4), Florida Statutes.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: September 3, 2019

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

The new Transportation and Mobility Element of the Comprehensive Plan is a required element. The element is the chapter of the Comprehensive Plan that establishes the overall plan and framework for a long term transportation network, addressing impacts of traffic volumes, and establishing a program to encourage alternative modes of transportation for the City. It is the element that outlines all of the important issues to try to address traffic, livability, tourist volume, and a potential balance of modern transportation needs in an ancient city.

Attached are updated Transportation and Mobility Element Goals, Objectives and Policies, and the associated 2040 Mobility Plan maps.

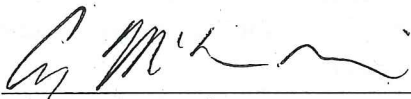
The comments, and the direction provided by the PZB helped set the direction establishing a multimodal mobility plan to alleviate stress related to traffic volumes, transportation and parking needs, and providing a safe environment for alternative modes of transportation.

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

- Question of parking and traffic related to infill development
- Traffic – visitors parking outside of the city
- Mass transit – parking vs living city
- Mobility/transportation
- Limited area, limited infrastructure
- “carrying capacity”
- Include pedestrian improvements – safer, wider, “complete streets” concept
- Encourage waterway transportation – outstanding questions include access and shore based parking availability/facilities
- Concerns related to freight delivery/heavy vehicles – safety, hours, loading zones, it was noted that the City is working on this issue
- Encourage bicycling as an alternative mode of transportation including bike infrastructure, rails to trails, and regional connections

- Public parking is a priority, organize alternatives, parking locations and associated transportation issues
- Support alternative modes of transportation/allow “decision making” sooner than later, include shuttles/circulators
- Consider traffic modeling downtown/alternatives downtown

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



Amy McClure Skinner, AICP
Deputy Director
Planning and Building Department

Transportation and Mobility Element

Mobility Plan Summary Narrative

The Mobility Plan for the City of St. Augustine includes a range of options to manage vehicular traffic and congestion, reduce pressure and improve the transportation experience downtown, encourage the use of multimodal transportation and other associated improvements.

Management strategies include establishing a park once environment, access to short and long term parking that encourages the use of the existing parking garage, and variable parking pricing to encourage the efficient use of the existing parking in the downtown area, and a potential circulator system.

Downtown management also includes shared streets, and pedestrian and accessibility improvements.

Encouraging multimodal transportation includes developing peripheral parking facilities that may be surface initially and/or garages, improving regional connections including pedestrian and bicycle usage and trails and utilizing the waterways.

Other associated improvements.

Key Issues and Assumptions

The updated Data and Analysis follows the statutory requirements.

The City desires to move toward a safer multimodal transportation system.

The Mobility Plan will include concepts to enhance the quality of life for city residents and reduce congestion that allows for easier access to the city.

These issues are also related to the future land use plan, infrastructure, sustainability, housing and recreation.

ST. AUGUSTINE MOBILITY PLAN & MOBILITY FEE OVERVIEW

In 2007, the Florida Legislature introduced the concept of Mobility Plans and Mobility Fees. In 2011, the Legislature eliminated state mandated transportation concurrency and made it optional for local governments. In 2013, the Legislature encouraged local governments to adopt Mobility Plans and Fees as an alternative to transportation concurrency, proportionate share and impact fees.

The integration of land use, transportation and parking in the proposed 2040 Mobility Plan will allow the City to transition from comprehensive plan policies focused on primarily moving cars to policies that promote a multimodal transportation system focused on safely providing mobility and accessibility for people of all ages and abilities consistent with Florida Statute 163.3180 (5)(f).

The 2040 Mobility Plan is focused on making it safer and more convenient for people to walk and bicycle and to use creative approaches to create a park once environment for longer duration visits within the historic districts (collectively to be referred to as the multimodal district).

Safety for people walking and bicycling is enhanced through expansion of Shared Streets (e.g. Hypolita and Spanish Streets), trails, and the establishment of multimodal ways on King Street, San Marco Avenue, and Anastasia Boulevard, along with protected bike lanes on US 1 and A1A.

Park once environments are created through parking management strategies such as dynamic pricing of on-street parking, providing strategically located parking garages on the periphery the multimodal district, using variable parking message signs at gateways to the City, developing a residential parking permit program, and deploying new micromobility and microtransit technology to connect parking garages with destinations in the multimodal district.

The Mobility Plan also lays the ground work to plan for safer streets for all users and to ensure the design of context sensitive Complete Streets. Elements of the Mobility Plan include establishment of multimodal quality of service intended to proactively plan for sidewalk, paths, trails, protected bike lanes, and to promote multimodal compatible speed limits for streets and intersections.

The projects identified in the Mobility Plan serve as the basis for development of a Mobility Fee. The intent of a Mobility Fee, per Florida Statute 163.3180 (5)(i), is to serve as an alternative to transportation concurrency, proportionate share, and road impact fees. A Mobility Fee is one funding source available to local governments that repurposes revenues away from primarily funding road capacity to one that funds multimodal projects in the Mobility Plan.

The enactment of a Mobility Fee provides a simplified, streamlined and equitable process that allows new development to mitigate its transportation impact through a one-time Mobility Fee payment to fund the multimodal projects established in the Mobility Plan. Mobility Fees are required to meet the dual rational nexus test and roughly proportionality test.

The City may still require site access assessments (fka traffic studies) for site related improvements such as turn lanes, traffic signals, and safety improvements; as well as evaluate the need for site related pedestrian, bicycle and transit improvements and to ensure multimodal connectivity and accessibility is provided to adjacent developments.



TRANSPORTATION
MOBILITY
ELEMENT

08-26-19

City of St. Augustine Comprehensive Plan
EAR-Based Amendments

Transportation Mobility Element

TME Goal 1

To maintain a coordinated multimodal transportation system which provides for the safe, efficient, and economical movement of people, goods, and services, which is consistent with the Future Land Use Plan, conserves energy, and protects the City's natural, cultural, and historical resources.

TME Objective 1.1

The City shall provide a safe, convenient, connected, visible, and efficient ~~multimodal motorized and non-motorized~~ transportation system. The measurable targets for this objective are based upon the establishment of multimodal quality of service standards for people walking, bicycling, riding transit, and driving. ~~require promote the continued enforcement of development regulations related to on-site parking and maneuvering. ; and (2) the continued maintenance of adopted levels of service standards for roadways in the city.~~

TME Policy 1.1.1

The establishment of quality of service standards shall be used to periodically measure mobility provided within the City.

TME Policy 1.1.2

The quality of service standards shall be used for multimodal transportation planning to identify needed improvements for future updates of the Mobility Plan.

TME Policy 1.1.3

The quality of service standards shall also be used to develop multimodal capacities for projects included in the Mobility Plan that will serve as the basis for development of a Mobility Fee to be paid by new development and redevelopment with an increase in person travel demand.

TME Policy 1.1.4

The established quality of service standards maybe used for Complete Street Design and to establish requirements for new development and redevelopment to achieve for multimodal facilities internal to the project and along external on-site property boundaries.

City of St. Augustine

ADOPTED EAR-Based Comprehensive Plan Amendments: Goals, Objectives and Policies

Facility	Average Daily Traffic	Peak Hour
Local roadway	D	D
Collector	D	D
Minor Arterial	D	E
Principal Arterial	C	D

The City hereby adopts the following Level of Service for State, SIS and FIHS facilities-

	SIS AND FIHS FACILITIES		TRIP FUNDED FACILITIES AND OTHER STATE ROADS	
	Limited Access Highway (Freeway)	Controlled Access Highway(	Other Multilane	Two Lane
Rural Areas	B	B	B	C
Transitioning Urbanized Areas, Urban Areas, or Communities	C	C	C	C
Urbanized Areas Under 500,000	C(D)	C	D	D
Urbanized Areas Over 500,000	D(E)	D	D	D
Roadways Parallel to Exclusive Transit Facilities	E	E	E	E
Inside TCMAs	D(E)	E	--	--
Inside TCEAs2 and MMTDs2	--	--	--	--

NOTES:

1. Level of service standards inside of parentheses apply to general use lanes only when exclusive through lanes exist.
2. For rural two-lane facilities, the standard is C.
3. FDOT must be consulted as provided by Section 163.3180(5), (7), or (15), Florida Statutes, regarding level of service standards set on SIS or TRIP facilities impacted by TCMAs, MMTDs, or TCEAs respectively.
4. The level of service standards for non TRIP facilities may be set by local governments in accordance with Rule 9J-5.0055, F.A.C.
6. It is recognized that certain roadways (i.e., constrained roadways) will not be expanded by the addition of through lanes for physical, environmental, or policy reasons. In such instances, a variance to the level of service may be sought pursuant to Section 120.542, Florida Statutes.
7. Level of service letter designations are defined in the Department's 2009 Quality/Level of Service Handbook.

TME Policy 1.1.5

The City adopts the following quality of service standards for streets and roads based upon posted speed limits that encourage slower vehicle speeds and create a safer environment for people to walk, bicycle and access transit.

<u>Posted Speed Limit</u>	<u>Street and Road Quality of Service Standard</u>
<u>15 MPH or less</u>	<u>A</u>
<u>20 MPH</u>	<u>B</u>
<u>25 MPH</u>	<u>C</u>
<u>30 MPH</u>	<u>D</u>
<u>35 MPH or greater</u>	<u>E</u>

TME Policy 1.1.6

The City adopts the following quality of service standards for sidewalks, paths and trails that accommodate travel demand for people walking, jogging, running, skating, riding a bicycle, scooter or micromobility device based on the width of the facility and the type of physical separation from motor vehicle travel lanes. The land development regulations shall further define the types of physical separation.

<u>Facility Type</u>	<u>Limited Separation</u>	<u>Street Trees</u>	<u>On-Street Parking</u>	<u>Landscape Buffer</u>
<u>Trail 12' or wider</u>	<u>B</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Path 10'</u>	<u>C</u>	<u>B</u>	<u>B</u>	<u>B</u>
<u>Path 8'</u>	<u>D</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Sidewalk 7' or less</u>	<u>E</u>	<u>D</u>	<u>D</u>	<u>D</u>

The presence of two or more physical separation features, such as on-street parking and street trees would result in an increase in one letter grade. For example, a 10' wide path with street trees and on-street parking would achieve a quality of service of "A", a 5' wide sidewalk with street trees and a landscape buffer would achieve a quality of service of "C"

TME Policy 1.1.7

The City adopts the following quality of service standards for bike lanes that accommodate travel demand for people skating, riding a bicycle, scooter, skateboard, or micromobility device based on the width of the facility and either the level of physical separation from motor vehicle travel lanes, the visibility of the facility or the posted speed limit. The land development regulations shall further define the types of physical separation and pavement markings.

Facility Type	Limited Separation	Protected	Buffered	Green Lane	Posted Speed Limit
Bike lane 6' or more	<u>B</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>30 mph – A</u>
Bike lane 5'	<u>C</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>25 mph – B</u>
Bike lane 4'	<u>D</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>20 mph – C</u>
Paved Shoulder	<u>E</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>20 mph – D</u>
The presence of a physical separation features, along with pavement markings and posted speed limits would result in an increase in one letter grade.					

TME Policy 1.1.8

The City adopts the following quality of service standards for transit based upon frequency of service. The service standards are only for roadways or corridors that feature transit service. The City may elect to establish target transit quality of service standards for public / private partnership proposals and during the annual capital improvements planning process.

Frequency of Service	Trolley	Bus	Streetcar	Aerial Tram
10 minutes or less	A	A	A	A
15 minutes	B	B	B	B
30 minutes	C	C	C	C
45 minutes	D	D	D	D
60 minutes	E	E	E	E

TE Policy 1.1.2

The minimum acceptable level of service on any State road operating under conditions as of in a backlogged condition on October 1, 1991, shall be 10% below the traffic volume existing at that time. The minimum acceptable level of service on any constrained roads shall be 11.5% below the volume existing on October 1, 1991. The minimum acceptable level of service on constrained roads within historical corridors shall be 15.5% below the volume existing on October 1, 1991.

TE Policy 1.1

The City shall continue to use FDOT counts on all state facilities, and work with St. Johns County to collect traffic count data for County roadways within the City limits. These counts will focus first on constrained facilities, then on segments nearing maximum level of service, and then on other roadways. The studies will be conducted using the methodology from the most recent version of FDOT Quality/Level of Service Handbook.

TME Goal 2

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

TME Objective 1.2

To develop and implement a 2040 Mobility Plan focused on the movement of people, the provision of multiple multimodal transportation options to move about the community, the pursuit of a park once environment for travel within the City's multimodal district for longer duration visits, and the development of a Mobility Fee, based upon the projects identified in the Mobility Plan, that allows for new development and redevelopment to equitably mitigate its impact to the multimodal transportation system.

TME Policy 1.2.1

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

TME Policy 1.2.2

The Mobility Plan shall identify multimodal projects that include improvements, services, and programs for people walking, bicycling, riding transit, driving motor vehicles and utilizing new mobility technologies. The projects identified in the Mobility Plan shall be based upon existing demand and projected increases in personal travel demand by 2040, the mobility plan horizon year, from new development, redevelopment, tourism and the growing population in northeast Florida.

TME Policy 1.2.3

Mobility Plan projects within the City's multimodal district shall prioritize walking and bicycling and the provision of safe, visible, connected and convenient ADA compliant facilities to encourage people walking and bicycling.

TME Policy 1.2.4

The Mobility Plan shall promote a park once environment with parking garages located outside of the multimodal district for longer duration visits

generally exceeding three or more hours. Surface parking lots maybe initially provided with the intent of constructing parking garages. The Mobility Plan shall include transit circulator routes and identify water taxi docks, for public and/or private water taxi service, that connect the parking garages to destinations within the multimodal district. As more parking spaces are located in parking garages along the periphery of the multimodal district and frequent multimodal transportation options are provided, longer duration visits may include visits of two or more hours in length.

TME Policy 1.2.5

The City shall evaluate opportunities to partner with private transit companies to provide services and shall also consider water taxi services, and new transit technology including autonomous microtransit vehicles and aerial tramways. The City shall maintain and expand programs to license transit providers and water taxi services, along with paratransit services. The City shall continue to work with the Sunshine Bus Company and other transit providers to determine service routes that can provide enhanced mobility.

TME Policy 1.2.6

The addition of motor vehicle capacity, turn lanes, or upgrades to enhance the flow of vehicles within the multimodal district shall be discouraged, except for access improvements from US 1 to the Historic Downtown Parking Garage. Mobility Plan projects for motor vehicles shall be focused on the diversion of cut-through and regional traffic away from the multimodal district and onto US 1, SR 207, SR 312, and SR 16, with an emphasis on further diversion of trips away from US 1 and SR 207 once the SR 313 extension is completed.

TME Policy 1.2.7

The Mobility Plan projects shall further the multimodal quality of service standards established in TME Objective 1.1

TME Policy 1.2.8

The Mobility Plan projects may include, but are not limited to, sidewalks, paths, trails, bike lanes, protected bike lanes, buffered bike lanes, bicycle boulevards, bicycle racks, shared streets, speed reduction programs, shared-use multimodal lanes, flexible lanes, dedicated transit lanes, high-occupancy vehicle lanes, mobility hubs, pavement markings, traffic control devices, enhanced crosswalks, advanced warning systems, streetscape, hardscape, landscape, turn lanes, intersection improvements, safety improvements, roundabouts, bridges, transit stops, shelters, stations and pull-out bays, transit vehicles, and new motor vehicle travel lanes.

TME Policy 1.2.9

The Mobility Plan projects may include repurposing existing right-of-way from motor vehicle travel lanes to lanes for shared streets, dedicated transit facilities, high-occupancy lanes, protected bicycle facilities, flexible 15 MPH lanes, shared-use multimodal lanes, expansion of sidewalks, trails and paths, and the integration of green infrastructure.

TME Policy 1.2.10

The objectives and subsequent policies in the Transportation Mobility Element related to Complete Streets, reduced fatalities and injuries of transportation system users and parking management are components of the overall Mobility Plan. Multimodal projects include those identified in the Mobility Plan and future multimodal projects developed under Complete Streets, safety programs, and parking management strategies.

TME Policy 1.2.11 1.1.9

The City establishes the following priorities for multimodal projects: ~~traffic and roadway improvement projects~~:

- 1st priority projects which are needed to protect the public health and safety;
- 2nd priority projects which are needed to preserve or achieve full use of existing facilities, to promote efficient use of existing facilities, or to prevent or reduce future maintenance or improvement costs;
- 3rd priority projects which are needed to promote infill development and redevelopment; and
- 4th priority projects which are needed to provide facilities and services to new developments.

TME Policy 1.2.12

Utility providers shall coordinate repairs, replacements and upgrade of utilities within public rights-of-way and publically accessible easements with the City to identify opportunities to incorporate Mobility Plan, Complete Street, safety, and parking management multimodal projects into the utility projects.

TME Policy 1.2.13

Right-of-way use permits issued, renewed, or extended by the City shall include requirements that all utility projects within right-of-ways and easements be coordinated with the City to identify opportunities to incorporate Mobility Plan, Complete Street, safety, and parking management

multimodal projects.

TME Policy 1.2.14

The City shall coordinate resurface, restoration, and rehabilitation, collectively known as (3R) projects, with the County and the State to identify opportunities to incorporate Mobility Plan, Complete Street, safety, and parking management multimodal projects with 3R projects.

TME Policy 1.2.15

The City shall require that all right-of-way use and access connection permits issued to new development and redevelopment of any land use include an evaluation of impacts to and opportunities to coordinate with Mobility Plan, Complete Street, safety, and parking management multimodal projects with 3R projects.

TME Policy 1.2.16

The City shall coordinate with the County and the State on driveway and access connection permits to evaluate the impacts to and opportunities to coordinate with Mobility Plan, Complete Street, safety, and parking management multimodal projects with 3R projects.

TME Policy 1.2.17

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

TME Policy 1.2.18

The City shall consider opportunities for public / private partnerships and for agreements with third parties and other local government entities to advance Mobility Plan, Complete Street, safety and parking management projects; including the consideration of both front ending and reimbursement agreements, from lawfully available revenue sources, to advance multimodal projects.

TME Policy 1.2.19

The City shall account for sea level rise in the planning and design of Mobility Plan, Complete Street, safety, and parking management multimodal projects.

TME Policy 1.2.20

The City shall evaluate the provision of safe routes to school in the planning

and design of Mobility Plan, Complete Street, safety, and parking management multimodal projects.

TME Policy 1.2.21

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

TME Policy 1.2.22

The Mobility Plan projects shall serve as the basis for development of a mobility fee. The Mobility Fee shall be a one-time assessment on new development or redevelopment that results in an increase in person travel demand. The Mobility Fee shall be required to meet the dual rational nexus test and shall be reasonably attributable to the person travel demand of new development, infill and redevelopment. Multimodal capacities based upon quality of service standards shall be established to ensure fees are reasonably assignable to the impacts of new development or redevelopment.

TME Policy 1.2.23

The Mobility Fee, consistent with Florida Statute, is intended to replace transportation concurrency and proportionate fair-share contributions, and would be provided in place of a road impact fee.

TME Policy 1.2.24

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

TME Policy 1.2.25

The Mobility Plan and Fee shall be re-evaluated and updated every five years. The Mobility Fee shall be indexed and adjusted for inflation on an annual basis.

TME Objective 1.3

The City shall develop context sensitive Complete Street policies within its Land Development Regulations. Complete Streets are designed to accommodate all users, including, but not limited to motorists, cyclists, pedestrians, transit riders, and mobility impaired individuals. The quality of service standards established under

Objective 1.1 maybe utilized in the development of Complete Street design requirements.

TME Policy 1.3.1

Complete Street policies shall require that pedestrian, bicycle, transit, motorist and other anticipated users of a multimodal street are included in evaluation and design of street cross-section based upon anticipated mobility and accessibility needs.

TME Policy 1.3.2

Complete Street policies shall address both travel along the street, as well as crossing the street mid-block and at intersections. The Complete Street policies shall address the need for more high visibility mid-block crosswalks that reduce crossing distances for people walking and bicycling and the use of advanced warning devices such as rectangular rapid reflective beacons (RRFB).

TME Policy 1.3.3

Complete Street policies shall be developed with the flexibility to ensure streets are designed in context sensitive manner, based upon the existing and future environment in which the street is located.

TME Policy 1.3.4

Complete Street design requirements shall be based upon the premise that each street is unique in form and function and should avoid establishing standardized one-size fits all design requirements.

TME Policy 1.3.5

The Complete Street policies shall include street cross-sections that reduce travel lane widths and allow for innovative cross-sections such as shared streets, yield streets, bicycle priority streets and low speed local streets. Complete Street designs should minimize the width of motor vehicle travel lanes to the greatest extent feasible, while still providing access for emergency response and sanitation vehicles.

TME Policy 1.3.6

The Complete Street policies shall include allowances for reimaging and

repurposing right-of-way from the movement of motor vehicles to the movement of people through the development of innovative concepts such as shared streets, bicycle priority streets, dedicated transit lanes, high-occupancy vehicles lanes, shared-use multimodal ways, low speed multimodal lanes, adding on-street parking and widening facilities for people walking, and for people bicycling where on-street facilities are not available.

TME Policy 1.3.7

Complete Street policies shall prioritize the provision of areas for people walking in the design of local streets through use of separated facilities where right-of-way is available. Where right-of-way is limited, shared streets or the use of pavement markings, signage, and vertical barriers where feasible, shall be prioritized to provide safe places for people to walk. Policies for facilities for people walking on collector and arterial roads shall emphasize the physical separation from motor vehicle travel lanes and the incorporation of streetscape, hardscape and landscape within that physical separation.

TME Policy 1.3.8

Complete Street policies for people bicycling should focus on innovative use of speed limits, pavement markings and signage to create safe and comfortable spaces for people bicycling on local streets in a mixed traffic environment. Policies for collector and arterial streets shall first evaluate the provision of protected, physically separated facilities for people on bicycles and allow for innovative use of vertical barriers to separate people on bikes from motor vehicle travel lanes. Where physical barriers are not feasible on collector and arterial roads, the buffering of facilities for people riding on bicycles shall be provided to the maximum extent feasible. For restricted right-of-way along collector and arterials, high visibility pavement markings shall be used on facilities for people bicycling where protected or buffered facilities cannot be provided. Sharrows for bicycles shall be prohibited from use on any road with a speed limit greater than 25 MPH. Where safe and visible facilities for people bicycling cannot be provided, sidewalk, paths or trails shall be designed to accommodate bicycles with high visibility crossings or a level, continuous facility treatment across driveways and intersecting roads and streets.

TME Policy 1.3.9

The Complete Street policies shall incorporate streetscape, hardscape, landscape, street trees, street lights and the integration of architectural features and art work within street and road right-of-way. The provision of shade for people walking and bicycling shall be incorporated into cross-sections to the maximum extent feasible.

TME Policy 1.3.10

Complete Street policies shall incorporate on-street parking, once safe, connected, visible, and convenient facilities for people walking and bicycling have been provided within the right-of-way. On-street parking should be provided on both sides of all streets and roads with speed limits of 35 MPH or slower where right-of-way is available and spaces have been provided for people walking and bicycling. The width of on-street parking may vary and the use of drop curbs, pavers, brick or other treatments other than asphalt is encouraged to visually delineate on-street parking areas and motor vehicle travel lanes.

TE Policy 1.1.6

~~The City shall continue to provide signage and traffic signals on City streets which conform with the Manual on Uniform Traffic Control Devices standards. The City shall continue to support both the St. Johns County and FDOT practice of providing signage and traffic signals on State and County roadways in the City which conform with the Manual on Uniform Traffic Control Devices standards.~~

TME Objective 1.4

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

TME Policy 1.4.1

The City supports a multi-disciplinary approach to reduce the number of traffic fatalities and severe injuries that includes engineers, planner, law enforcement, fire rescue, public health representatives and other community stakeholder.

TME Policy 1.4.2

The City, in coordination with FDOT, St. Johns County and the North Florida Transportation Planning Organization shall identify high collision locations, and identify appropriate operational and safety improvements for all users of the transportation system, with priority given to improvements for people walking, bicycling and riding transit.

TME Policy 1.4.3

The City shall consider development of a safety plan that integrates components of Engineering, Enforcement, Encouragement, Equity and Evaluation.

TME Policy 1.4.4

The City shall consider a neighborhood speed limit program that reduces posted speed limits on local residential streets to 15 MPH and 20 MPH, collector streets to 20 MPH and 25 MPH, and arterial roads to 25 MPH, 30 MPH and 35 MPH, depending upon the context, design and street network and innovative traffic calming techniques to encourage lower motor vehicle speeds and provide a safer environment for people to walk and bicycle through share streets and bicycle priority streets.

TME Policy 1.4.5

The City shall consider a speed limit program for Historic Districts that reduces posted speed limits on streets to 15 MPH, 20 MPH and a maximum of 25 MPH on collector streets and arterial roads, depending upon the context, design and land uses adjacent to the street network and the reduction in travel lane widths, the extension of curbs, the addition of high visibility enhanced crosswalks, greater allowance of on-street parking and the development of shared streets and bicycle priority streets.

TME Objective 1.5

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

TME Policy 1.5.1.

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

TME Policy 1.5.2

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

TME Policy 1.5.3

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

TME Policy 1.5.4

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

TME Policy 1.5.5

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

TME Policy 1.5.6

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

TME Policy 1.5.7

The City shall explore the acquisition of underutilized retail parcels to establish high turn-over parking lots with maximum time limits of no more than two hours to serve commercial businesses within historic districts that are not able to provide on-street parking or where on-street parking is removed on San Marco, Anastasia Blvd and King Street. The parking lots shall employ dynamic parking technology to ensure the spaces are reserved to provide quick turnover to serve local business.

TME Policy 1.5.8

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

TME Policy 1.5.9

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

TME Policy 1.5.10

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

TME Policy 1.5.11

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

TME Policy 1.5.12

The City shall establish a parking management strategies within historic districts that utilizes dynamic parking rates for events and peak season parking demands to encourage parking once in either the Historic Parking Garage or in peripheral parking garages identified in the Mobility Plan. Strategies shall include the use of variable message technology on major corridors entering the Historic District that provides real time information on the availability of parking and indicates the price for on-street parking and parking in the Historic Parking Garage. On-street parking shall charge the highest hourly rate during events and peak season to discourage visitors from congestion streets searching for parking. On-street parking shall also include limited duration parking, typically two hours or less, to encourage higher turnover and improve access to local business.

TME Policy 1.5.13

The City shall establish a residential parking permit program that only allows on-street parking in certain neighborhoods to residents of the neighborhood. The maximum number of permits for residential unit shall be limited. The program may provide a program where temporary visitor permits maybe purchased. Visitors and short term rental visitors will be encouraged to parking in garages and in periphery parking structures and lots.

TME Policy 1.5.14

All public and private parking garages with more than 250 parking spaces, shall be directly served by a four-lane divided road that provides direct access to US 1, SR 207 and Anastasia Blvd. Four lane divided roads included on the Mobility Plan and programmed in the Capital Improvements Program shall meet the requirement that the parking structure are directly accessed by a four-lane divided road. No development order approvals shall be approved for a parking structure that does not have direct access to a four-lane divided road or where a four-lane divided road is included on the Mobility Plan and fully funded in the Capital Improvements Program.

TME Policy 1.5.15

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

Objective 1.6

The City will establish access management, cross-access, and curbside management standards in the Land Development Regulations.

TME Policy 1.6.1

The City shall develop land development regulations for access management, driveway access reductions and design, cross-access connections that account for redevelopment and infill development of adjacent properties, internal vehicle circulation, vehicle queue storage and multimodal access to adjacent developments and existing roads and streets.

TME Policy 1.6.2

The City shall evaluate developing land development regulations for curbside management that includes drop-off and pick-up areas for ride hailing services, car / van pools and requirements for areas designated for bike share and car share, including provisions for electric charging of bikes, cars, and other new mobility technologies.

TME Policy 1.6.3

The City may consider the development of criteria for development to conduct site impact assessments to address access connections to the existing transportation system and connectivity between developments.

Objective 1.7

The City shall evaluate the establishment of requirements to regulate new mobility technologies, including rental vehicle services, ride hailing services, transportation network companies (TNC), mobility as a service (MaaS) providers, and car, bike and mobility sharing services as well as any existing or new mobility technology, system, program or service that operates within the City on publicly owned right-of-way and publicly accessible easements.

TME Policy 1.7.1

The City shall have the right to license, permit, and regulate the operations for mobility technology providers, systems and programs.

TME Policy 1.7.2

The City shall have the right to require data from mobility technology providers, systems and programs.

TME Policy 1.7.3

The City shall have the right to establish fees on mobility technology providers, systems and programs to offset the capital, operation and maintenance of the transportation system, including transit operations and mobility services and programs within the City that are utilized by such mobility technology providers, systems and programs.

TME Policy 1.7.4

The City shall evaluate the establishment of land development regulations and mobility strategies to regulate and control the curb of public and private right-of-way for drop-off and pick-up of users, deliveries and packages, parking, docking requirements, accessibility requirements, maintenance and operations, and dockless e-mobility transport devices, such as bicycles and scooters.

TE Policy 1.1.4

~~Continue to implement provisions of the Downtown Area Traffic Master Plan related to traffic circulation (one-way and two-way streets), satellite parking areas, public transportation, and on-street parking.~~

TE Policy 1.1.5

~~Continue to maintain programs to license trams and other forms of paratransit. Continue to work with the Sunshine Bus Company and other providers to determine service routes that can provide enhanced mobility as an alternative to the single-occupant automobile.~~

TE Policy 1.1.6

~~The City shall continue to provide signage and traffic signals on City streets which conform with the Manual on Uniform Traffic Control Devices standards. The City shall continue to support both the St. Johns County and FDOT practice of providing signage and traffic signals on State and County roadways in the City which conform with the Manual on Uniform Traffic Control Devices standards.~~

TE Policy 1.1.7

~~The City shall continue to consider the development of bicycle and pedestrian routes taking into consideration roadway widths, traffic volumes and accident rates, with the safety of the cyclists being the primary concern.~~

TE Policy 1.1.8

~~The following minimum pavement widths shall apply to all new public and private roadways. — This belongs in the land development code, not the Comp Plan~~

~~One way, one traffic lane:~~

~~no on-street parking — 12 feet~~

~~parking on one side — 18 feet~~

~~parking on both sides — 26 feet~~

~~One way, two traffic lanes:~~

~~no on-street parking — 18 feet~~

~~parking on one side — 26 feet~~

~~parking on both sides — 34 feet~~

~~Two way, two traffic lanes:~~

~~no on-street parking — 20 feet~~

~~parking on one side — 28 feet~~

~~parking on both sides — 36 feet~~

~~Two way, four traffic lanes:~~

~~no on-street parking — 38 feet~~

~~parking on one side — 48 feet~~

parking on both sides — 56 feet

OR

~~Residential development:~~

~~marginal access — 20 feet~~

~~minor street — 20 feet~~

~~collector — 24 feet~~

~~Commercial or Industrial development:~~

~~marginal access — 20 feet~~

~~minor street — 24 feet~~

~~collector — 28 feet~~

TE Policy 1.1.9

~~The City establishes the following priorities for traffic and roadway improvement projects:~~

~~1st priority — projects which are needed to protect the public health and safety;~~

~~2nd priority projects which are needed to preserve or achieve full use of existing facilities, to promote efficient use of existing facilities, or to prevent or reduce future maintenance or improvement costs;~~

~~3rd priority — projects which are needed to promote infill development and redevelopment; and~~

~~4th priority — projects which are needed to provide facilities and services to new developments.~~

Objective 1.8 1-2

Protect existing and future rights-of-way from building encroachment, through the continued enforcement of the subdivision regulations, right-of-way permitting regulations and development regulations.

TME Policy 1.8.1 1-2.1

The City shall continue to enforce Chapter 23 of the City Code (subdivisions) which requires that all subdivisions platted in the future designate permanent rights-of-way providing access to each lot or parcel in the subdivision on the subdivision plat. The City shall continue to enforce the Right-of-Way permitting process established in Chapter 22 (streets, sidewalks, parks and miscellaneous public places) of the City Code which regulates connections and access points of driveways to roadways, the installation, repair or replacement of utilities and prohibits the construction of any buildings or structures in any public right-of-way. Connections to City roadways shall be regulated according to local standards. Connections to state roadways shall be regulated by FDOT standards. The City shall continue to enforce Chapter 28 of the City Code (zoning and on-site parking) which requires all structures and buildings to be constructed on private property, and which also establishes minimum required yards (setbacks) in the zoning districts associated with each land use classification.

TME Policy 1.8.1 1-2.2

For all new subdivisions and new developments requiring or providing public or private roadways, rights-of-way of sufficient width shall be provided for adequate stormwater management and utilities facilities, and to accommodate the Complete Street design standards ~~minimum pavement widths established~~ in the Land Development Regulations

TME Objective 1.9 1.3

~~The Transportation Element system shall be consistent with and support the Future Land Use Plan as depicted on the Future Land Use Map series and all subsequent amendments. The measurable target for this objective is that development shall only be permitted as intended by the Future Land Use Plan and that adopted levels of service for such development shall be maintained.~~

~~TE Policy 1.9.1 1.3.1-~~

~~The City shall continue to implement the adopted comprehensive plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Site plan review shall consist of review of the development proposal for compliance with all applicable chapters of the City Code including but not limited to: Chapter 28 (zoning and on-site parking); Chapter 11 (environmental protection and conservation overlay zones); Chapter 21 (concurrency management and for on-site storm drainage); Chapter 3 (signs); Chapter 25 (landscaping); Chapter 23 (subdivisions); Chapter 8 (building code); Chapter 26 (utilities – potable water, sanitary sewer, solid waste and city storm sewer); Chapter 6 (archaeology); and Chapter 13 (flood control). All subdivisions shall be reviewed, platted and recorded as required by Chapter 23 of the City Code prior to a building permit being issued. Building permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the adopted levels of service standards. Ordinances amending the City Code shall be codified at least annually. The City Code shall be on display for the public in the City Clerk's office.~~

TE Policy 1.3.2

~~The City shall continue to maintain or improve existing pedestrian facilities by: repairing and replacing sidewalks as needed, including handicap accessible curb cuts at crosswalks; continuing to provide benches for public seating in the Plaza, along the bayfront and other areas; and~~

~~continuing to provide signs and maps directing pedestrians in the downtown area to public restrooms and other points of interest.~~

TME Objective 1.10 ~~1.4~~

Coordinate the City's Transportation Element plan with the plans and programs of the Florida Department of Transportation and St. Johns County. ~~This objective is implemented by TE Policy 4.2.1. The measurable target for this objective is that levels of service standards for all roads inside the city limits shall be maintained for future development.~~

TME Policy 1.10.1 ~~1.4.1~~

The City shall continue to maintain staff level communication with the FDOT Regional Office to keep informed of FDOT regulations, plans, schedules and activities concerning traffic signs and signals, roads, bridges and access management related to the state highway system in the City limits. The City shall continue to maintain staff level communication with St. Johns County to keep informed of County regulations, plans, schedules and activities concerning traffic signs and signals, roads, bridges and access management related to County roads in the City limits. ~~This policy implements TE Objective 1.4.~~

TME Policy 1.10.2 ~~1.4.2~~

Continue to improve the aesthetic appearance of the gateways into the City, such as West Castillo Drive through installation and maintenance of landscaping, street lighting and other appurtenances. ~~This policy implements TE Objective 1.4.~~

TME Policy 1.10.3 ~~1.4.3~~

Maintain the present street pattern and restore colonial street widths where practical in the area bounded by Orange, Cordova, and St. Francis Streets and the bay front. ~~This policy implements TE Objective 1.4.~~

TME Policy 1.10.4 ~~1.4.4~~

The City shall work with FDOT to limit the use of roadways other than King Street, Avenida Menendez and the Bridge of Lions in the area of the City of St. Augustine National Register District as arterials in the State highway system. ~~This policy implements TE Objective 1.4.~~

TME Policy 1.10.5 ~~1.4.5~~

All traffic control signs, traffic signals, transformers, switching gear and related accessory equipment to be installed in the public right-of-way in locally designated historic preservation zoning districts shall be approved by the Historic Architectural Review Board. ~~This policy implements TE Objective 1.4.~~

~~TE OBJECTIVE 1.5~~

~~The City recognizes that the use of gasoline creates a large portion of the green house gas emissions and shall incorporate transportation strategies to address the reduction of these green house gas emissions.~~

~~The City shall identify and pursue strategies to reduce the vehicle miles traveled.~~

- ~~A) Establish locations for compact mixed use development.~~
- ~~B) Increase opportunities for job creation proximate to higher density residential.~~
- ~~C) Facilitate future opportunities for transit-oriented developments~~
- ~~D) The City shall encourage existing and new developments to be connected by roadways, bikeways, and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system.~~

~~TE Policy 1.5.1~~

~~The City shall employ Transportation System Management Strategies to protect the right-of-way, improve efficiency and enhance safety.~~

- ~~A) The City will continue efforts to coordinate and participate in, when feasible, in regional transportation studies which encourage and promote transit initiatives. The County will continue to work with JTA, North Florida TPO, NEFRC and FDOT and other transportation agencies to educate and encourage transit in the region.~~



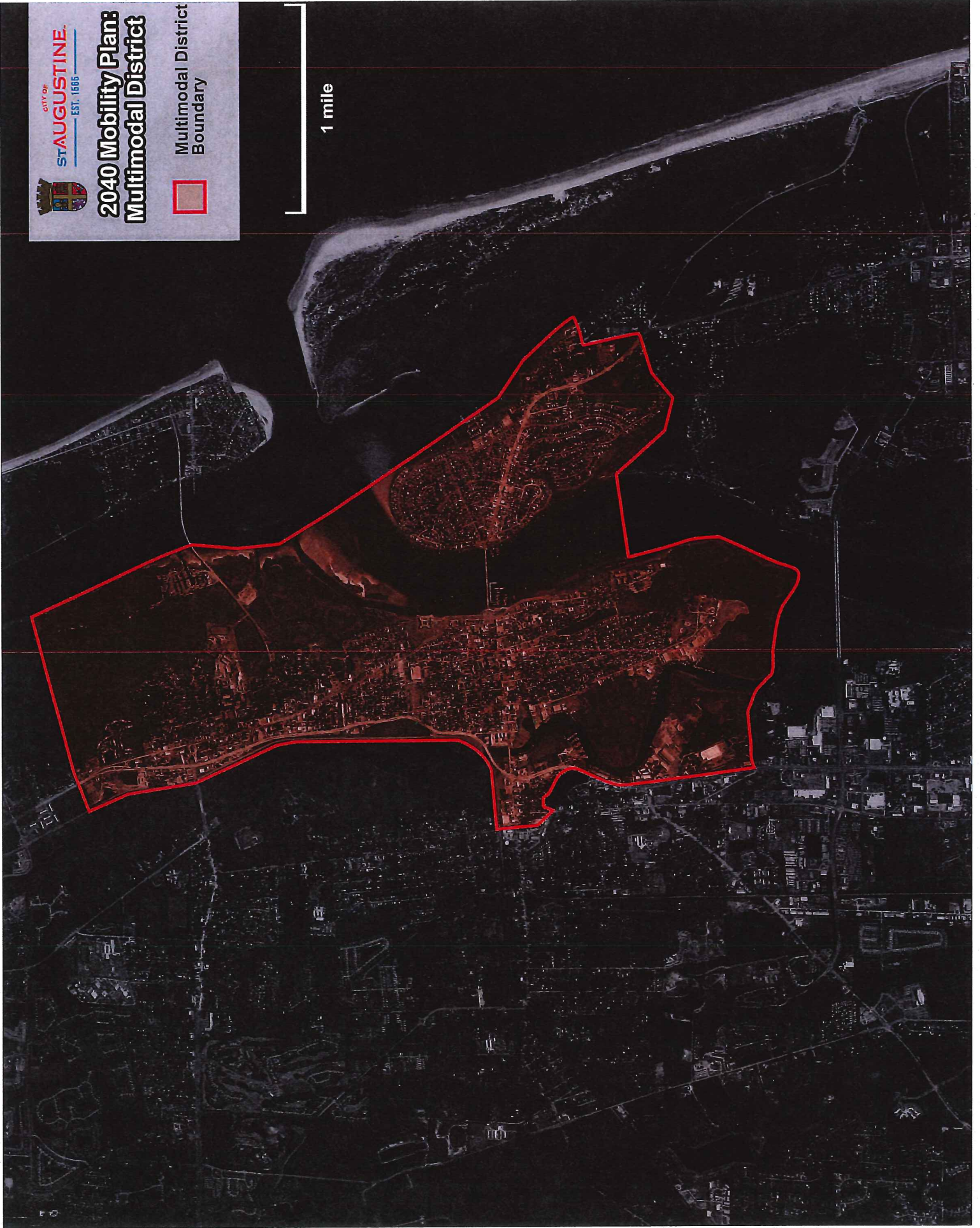
CITY OF
ST. AUGUSTINE
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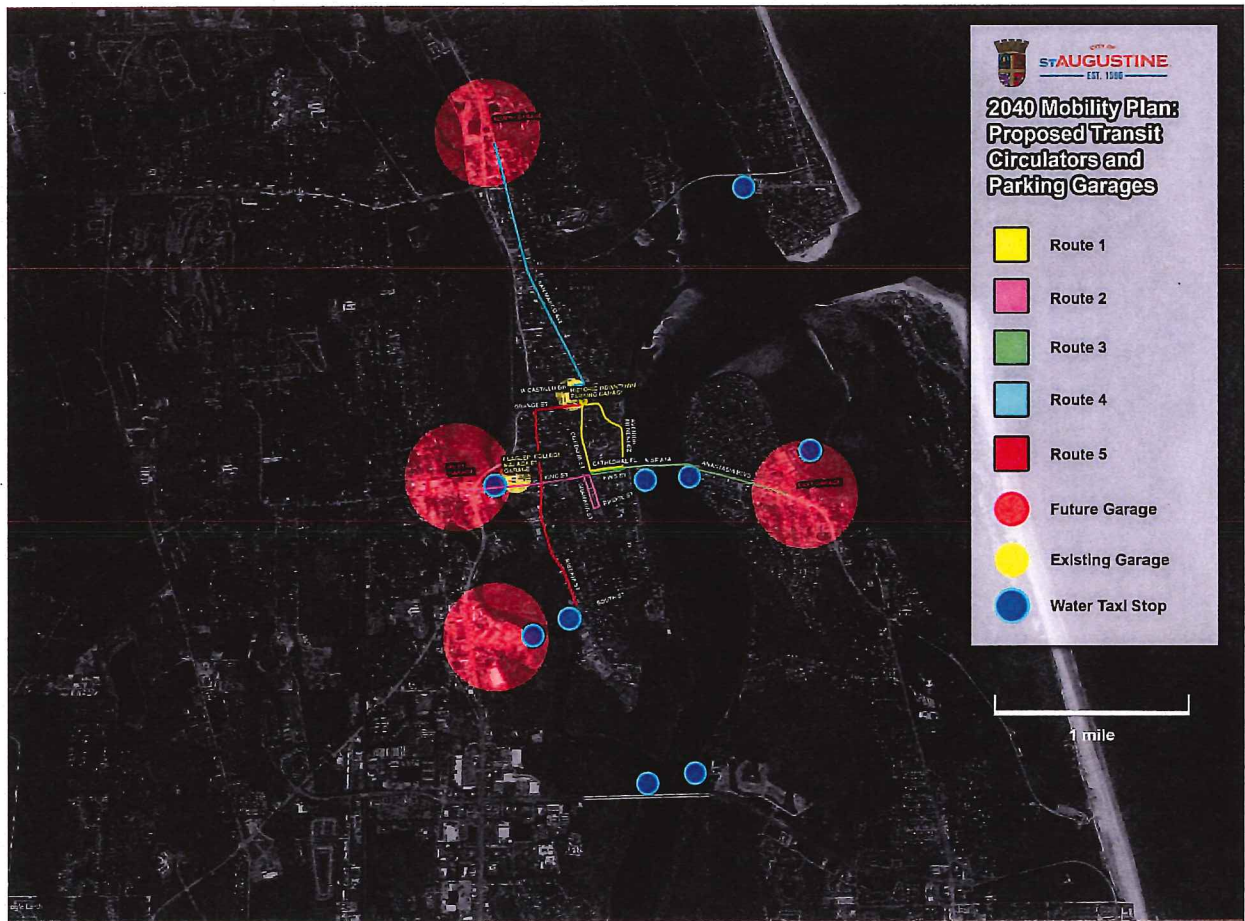
2040 Mobility Plan: Multimodal District

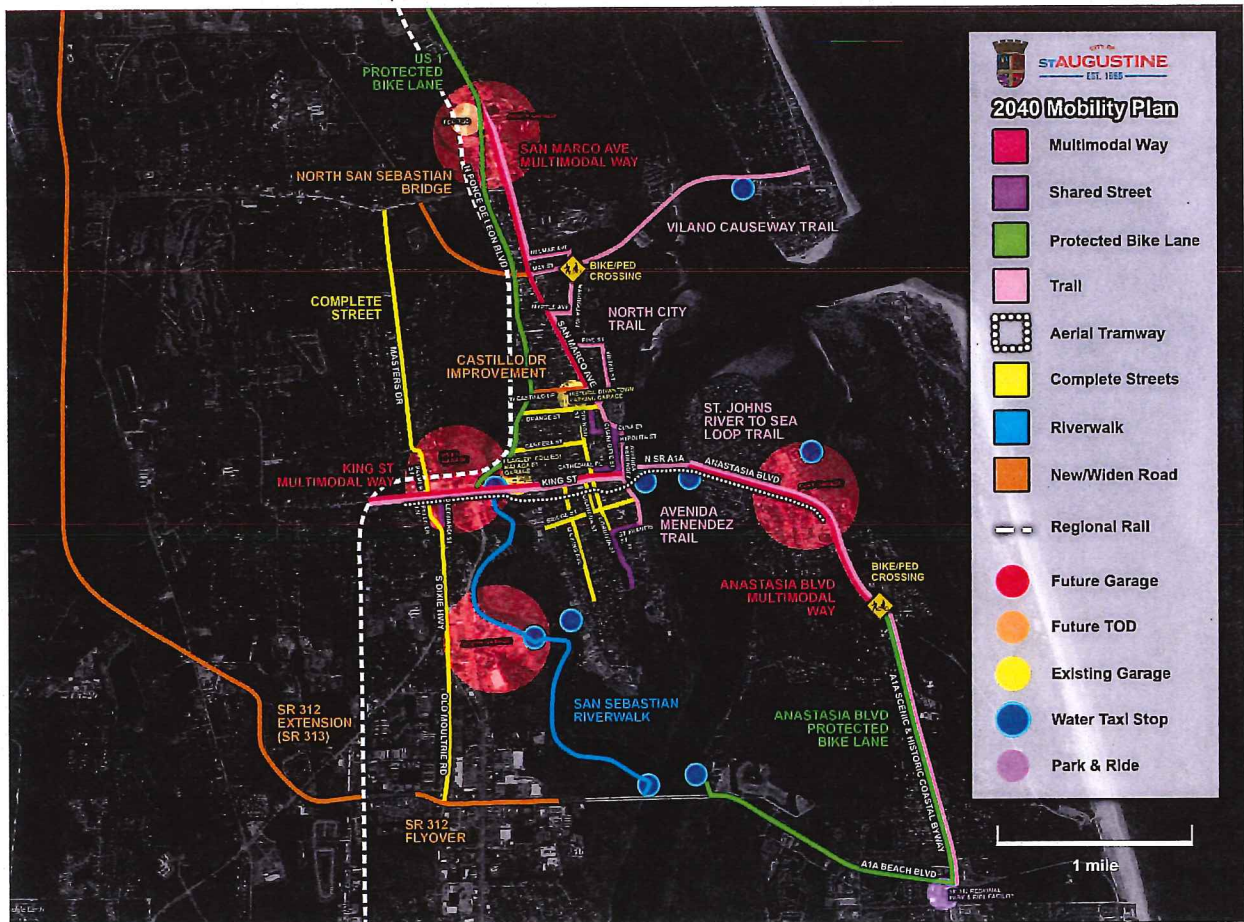


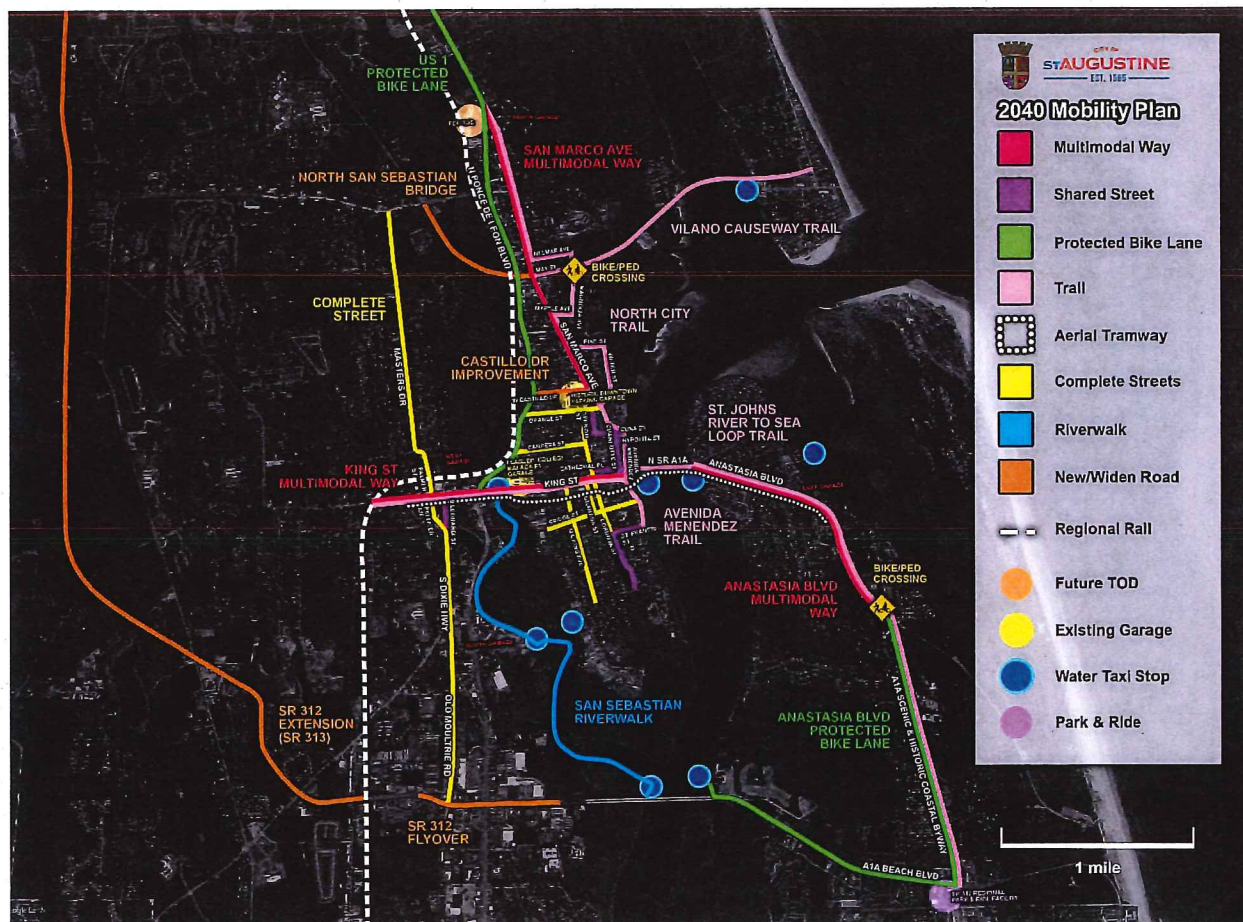
Multimodal District
Boundary

1 mile









CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: September 3, 2019

RE: **Item 7 (c)**
Discussion and Public Comment Related to the Draft Conservation and Coastal Management Element Goals, Objectives and Policies for the Comprehensive Plan

The Conservation and Coastal Management Element of the Comprehensive Plan is a required element. The element addresses specific topics that include data, and evaluations related to the environment, conservation, “perils of flood”, evacuation, as well as, storm surge potential for the City.

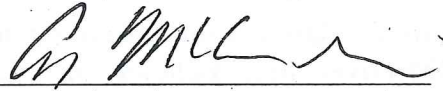
Attached are **Draft** Goals, Objectives and Policies. The attached incorporates suggestions and comments discussed at the PZB Workshop on August 20, 2019.

This element is the chapter of the Comprehensive Plan that establishes the overall, plan and framework to identify natural resources, associated conservation issues, protecting coastal zone areas, the local ecology, preparing for natural disasters, and adapting to sea level rise and flooding for the City. It is the element that outlines all of the important issues impacting the environment, and recognizes the potential impact of development on environmentally sensitive areas.

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

- Incorporate “perils of flood” language as required
- Research armoring issues related to conservation zone development
- Research alternative practices, such as, impervious surface ratios
- Research tree canopy implications related to filling
- Address extreme events and infrastructure impacts
- Relate conservation issues to the future land use plan

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

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

Amy McClure Skinner, AICP
Deputy Director
Planning and Building Department

Conservation and Coastal Management Element

Introduction to the Conservation Element

As potential development pressures increase, the need for protection and management of the City's natural, and historic resources will increase. The identification of the types of resources, their location, and their significance to the residents of the City is necessary to outline goals, objectives, and policies intended to guide future growth, create protection incentives, and establish conservation guidelines for the use of natural resources in the area.

This environmental planning process is a continuously evolving one that responds not only to new discoveries about the importance of upland and aquatic habitats, but also to the changing needs and priorities of the citizens who share those areas.

The role of the Conservation Element is to maintain or improve the quality of the City's environmental and natural resources and its citizens' quality of life in the face of potential population and development growth. The Conservation Element must work in harmony with the Future Land Use, Coastal Management, Transportation and Mobility, Recreation and Open Space, and the other elements of the Comprehensive Plan in ensuring environmental protection while fostering responsible economic growth. The updated Conservation Element provides an inventory and analysis of the City's natural resources, and establishes policies that provide long-term protection and management of these resources.

Key Issues and Assumptions

The updated Data and Analysis follows the statutory requirements.

Water resources require attention if the intention is to maintain quality of life. The ecosystems within the city are all connected.

Conservation of resources needs to be taken seriously, including drinking water.

These issues are also related to mobility and transportation issues, infrastructure, community resiliency and sustainability.

Introduction to the Coastal Management Element

Since 2011 the perspective on the environment and the impacts of human development have both expanded and changed.

As potential development pressures increase, the need for protection and management of the City's natural, and historic resources will increase. The identification of the types of resources, their location, and their significance to the residents of the City is necessary to outline goals, objectives, and policies intended to guide future growth, create protection incentives, and establish conservation guidelines for the use of natural resources in the area.

A community's natural resources are among its greatest assets. They warrant protection and enhancement not only for their ecological importance, but also for protecting against natural disasters, and rising waters in low lying coastal zones, including addressing the impacts of sea level rise.

Key Issues and Assumptions

Coastal management includes species preservation, ecological planning and updating the land development code. The code may need to be updated related to conservation overlay zones, tree preservation, and replanting to maintain a tree canopy in all stages.

The implications of sea level rise, and the perils of flood are real, and need to be addressed to sustain our community.

Conservation and Coastal Management Element

Draft

Goals, Objectives and Policies

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

Conservation and Coastal Management Element Goals, Objectives and Policies

Conservation Summary

As potential development pressures increase, the need for protection and management of the City's natural, and historic resources will increase. The identification of the types of resources, their location, and their significance to the residents of the City is necessary to outline goals, objectives, and policies intended to guide future growth, create protection incentives, and establish conservation guidelines for the use of natural resources in the area.

This environmental planning process is a continuously evolving one that responds not only to new discoveries about the importance of upland and aquatic habitats, but also to the changing needs and priorities of the citizens who share those areas.

The role of the Conservation Element is to maintain or improve the quality of the City's environmental and natural resources and its citizens' quality of life in the face of potential population and development growth. The Conservation Element must work in harmony with the Future Land Use, Coastal Management, Transportation and Mobility, Recreation and Open Space, and the other elements of the Comprehensive Plan in ensuring environmental protection while fostering responsible economic growth. The updated Conservation Element provides an inventory and analysis of the City's natural resources and establishes policies that provide long-term protection and management of these resources.

Order of Issues and Page References

Natural Resources

4-12

- Air Quality
- Surface Water
- Floodplain Protection
- Hazardous Waste
- Soils and Minerals
- Environmentally Sensitive Areas
- Wetlands

Conservation of Groundwater Resources

12-17

- Wellfield Protection
- Coordination with Land Use Plan
- Regional Water Supply Planning
- Conserve and Appropriately Use Energy

Coastal Management Summary

Since 2011 the perspective on the environment and the impacts of human development have both expanded and changed.

As potential development pressures increase, the need for protection and management of the City's natural, and historic resources will increase. The identification of the types of resources, their location, and their significance to the residents of the City is necessary to outline goals, objectives, and policies intended to guide future growth, create protection incentives, and establish conservation guidelines for the use of natural resources in the area.

A community's natural resources are among its greatest assets. They warrant protection and enhancement not only for their ecological importance, but also for protecting against natural disasters, and rising waters in low lying coastal zones, including addressing the impacts of sea level rise.

Order of Issues and Page References

Maintain, Restore, Enhance, Coastal Quality	18-27
Ecological Planning Principles	27-28
Development in Coastal High Hazard Area (CHHA)	28-31
Protect Against Natural Disasters	31-34
Ports	34
Preservation	34
Perils of Flood and Sea Level Rise	35-38

Overall Conservation and Coastal Management Goal

Overall Goal

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

Conservation Goal

Chapter 163.3177(6)(d) F.S.

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.

Natural Resources

Air Quality

CCM Objective 5 1.1

The City shall ~~M~~meet or exceed the minimum air quality standards established by the Florida Department of Environmental Protection (DEP). The measurable target for this objective is continuing to meet the DEP air quality standards.

CCM Policy ~~5.1~~ 1.1.1

The City shall continue to allow the Department of Environmental Protection (DEP) to maintain an air quality monitoring station at the City Public Works Complex ~~in the West Sector~~ or other locations if deemed appropriate by the DEP. Should this monitoring show that air quality standards are not being met, the City will take appropriate action through the direction of DEP to resolve the air quality deficiency.

CCM Policy 1.1.2

The City of St. Augustine shall cooperate with any local, state or federal agency programs, which monitor or otherwise contribute to maintenance of air quality.

CCM Policy 1.1.3

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

- a. Encourage developments such as infill, redevelopment, clustered and mixed-use developments;
- b. Require vegetative and landscape buffers, and where appropriate, street trees along

- transportation corridors to buffer land uses;
- c. Encourage non-motorized, and alternative forms of transportation by establishing and maintaining a multi-modal Mobility Plan including bicycle paths, trails, sidewalks and pedestrian ways, and alternative forms of transportation where feasible; and
- d. Establish policies that promote interconnectivity via safe pedestrian crossings, bicycle and walkable complete streets, including encouraging grid patterns, multi-use paths and trails in existing and new development.

CCM Policy 1.1.4

The City shall report suspected air quality violations to DEP.

CCM Policy 1.1.5

The City of St. Augustine shall require that industrial and commercial businesses in the City meet or exceed applicable federal and state air quality standards.

Surface Water

CCM Objective 1.2

The City shall endeavor to protect the quality of all surface waters by conducting or cooperating with monitoring evaluations and study efforts.

CCM Policy 1.2.1

The City shall continue to ensure the protection and enhancement of surface water quality.

CCM Policy 1.2.2

The City shall work towards the enhancement of the Department of Environmental Protection (DEP) and the St. Johns River Water Management District (SJRWMD) surface water quality testing program results by aiming for the development, operation and maintenance of cost effective and efficient potable water and wastewater systems that promote timely, orderly and efficient land development patterns while protecting the public health and environment.

CCM Policy 2.2 1.2.3

The City will ~~C~~ontinue to cooperate with the Florida Department of Environmental Protection (DEP) and any other government agency or adjacent local jurisdictions which monitors water quality in the City's estuaries.

CCM Policy 1.2.4

The City shall update its Stormwater Master Plan (stormwater management system) within three (3) years of adoption of this comprehensive plan. The design of the Stormwater Master Plan (stormwater management system) shall meet the rules and criteria established by the City of St. Augustine, the SJRWMD, the Florida Department of Transportation (FDOT), if applicable, and the Northeast Florida Regional Council (NEFRC).

CCM Policy 1.2.4.1

After completion of the Stormwater Master Plan update, the City shall identify those components of the stormwater management system that may be contributing to the degradation of surface water quality, and develop a priority listing for mitigating those elements on an annual basis.

CCM Policy 1.2.4.2

The City shall prohibit any point source pollution discharges into surface waters, including, but not limited to, lakes, ponds, rivers, streams, creeks, and wetlands.

Floodplain Protection

CCM Objective 1.3

The City shall ensure long range protection of the functionality of the City's floodplains.

CCM Policy 1.3.1

The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.

CCM Policy 1.3.2

The City shall enforce land development regulations and amend the land development code (LDC) as necessary to specify regulations for development within the floodplains and any floodways.

CCM Policy 1.3.3

The 1% annual chance flood zone (100-year flood zone) shall be delineated within the Future Land Use Map series, and its demarcation shall be determined by the most recent flood insurance rate maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA).

CCM Policy 1.3.4

The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.

Hazardous Waste

CCM Objective 1.4

The City shall coordinate with the appropriate agencies that ensure that sources of hazardous wastes are identified and monitored.

CCM Policy 1.4.1

The City shall continue to utilize the City and the County's fire and emergency management services and the state emergency response commission for hazardous materials for monitoring of any hazardous waste generators within the City.

CCM Policy 1.4.2

The City shall coordinate with St. Johns County to provide and promote citizen education programs and materials regarding hazardous waste and the proper method of disposal of common household hazardous waste materials.

CCM Policy ~~2.1~~ 1.4.3

The City shall ~~C~~oordinate with St. Johns County to identify and eliminate point and nonpoint discharges outside the city limits that impact city waterways.

Soils and Minerals

CCM Objective 1.5

The City shall appropriately manage soils data and protect against soil erosion and uses inconsistent with the soils of the city.

CCM Policy 1.5.1

The City shall require that an erosion and sediment control plan be submitted prior to commencement of any development activities; that erosion and sedimentation control devices shall be properly installed and maintained throughout all development activities; and that all disturbed soil areas shall be permanently stabilized upon completion of development activities to reduce soil erosion.

CCM Policy ~~1.8~~ 1.5.2

The City shall require the use of silt curtains, grass swales and other techniques during construction to prevent soil erosion and sedimentation of area waterways.

CCM Policy 1.5.3

The City shall notify the local office of the U.S. Soil Conservation Service of any major soil erosion problems that may occur within the City's jurisdiction.

CCM Policy 1.5.4

Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.

CCM Objective ~~3~~ 1.6

Protect and conserve minerals and soils by continuing enforcement of the development regulations..

CCM Policy ~~3.1~~ 1.6.1

The City shall continue to implement the Future Land Use Plan and enforce the City Code which prohibits all mining activities.

Environmentally Sensitive Areas

CCM Objective 1.7

The City shall conserve, protect and appropriately use native wildlife habitat and environmentally sensitive areas.

CCM Policy 1.7.1

The City shall seek to increase its conservation areas, through land acquisition, when possible, incentives for protective easements, and other appropriate permanent protective mechanisms to ensure the preservation of natural communities and listed animal species habitat.

CCM Policy 1.7.2

The City shall work closely with the Florida Fish and Wildlife Conservation Commission (FFWCC) and private landowners to increase the public's knowledge of habitat protection and best management practices to protect endangered and threatened species, as well as, species of special concern.

CCM Policy 1.7.3

The City shall notify the FFWCC of the presence of any roosting, nesting or frequented habitat areas for endangered or threatened wildlife occurring within its jurisdiction.

CCM Policy 1.7.4

The City's Land Development Code (LDC) shall establish regulations to ensure the protection of areas of native vegetation, wildlife habitat and endangered and threatened species, including the following:

- Developers shall be required to identify wildlife habitat and endangered and threatened species as part of the development review process, and they shall be required to submit mitigation measures for review as part of the City's development review process, if necessary.
- The City shall require proposed development to utilize and preserve existing topographic contours to the maximum extent feasible in project design.
- The City shall require proposed development to assess the potential of creating or adding to greenway corridors or trails within their project to adjacent land or adjacent jurisdictions in an effort to incrementally build protected corridors.

CCM Policy 1.7.5

The City shall monitor the following activities in areas identified as being environmentally sensitive and in areas containing endangered and/or threatened wildlife:

- The removal or excavation of soil, sand, gravel, minerals, organic matter or materials of any kind;
- The changing of existing drainage characteristics, sedimentation patterns, flow patterns or flood retention characteristics;
- The disturbance of the environmentally sensitive area's water level or water table by drainage, impoundment or other means;
- The dumping or discharging of material, or the filling of an environmentally sensitive area with material;
- The placing of fill or the grading or removal of material that would alter topography;
- The destruction or removal of plant life that would alter the character of an environmentally sensitive area or wildlife habitat; and
- The undertaking of an activity that results in a significant change of water temperature, a significant change of physical or chemical characteristics of environmentally sensitive area water sources, or the introduction of pollutants.

CCM Policy 1.7.6

The City shall encourage new developments to protect existing native vegetation in common areas and buffer zones and shall encourage additional planting of native plant species to enhance sparse vegetation in common areas and buffer zones.

CCM Policy 1.7.7

During the statutory Evaluation and Appraisal Report process, the City shall obtain updated maps from FFWCC showing the locations of unique natural areas and of habitat for endangered and threatened species and species of special concern.

CCM Policy 1.7.8

The City shall strive to coordinate with St. Johns County to encourage the protection of environmentally sensitive areas that cross jurisdictional boundaries.

CCM Policy 1.7.9

The City will encourage the restoration of degraded natural areas through the restoration of natural communities, restoration of natural hydrology and removal of non-native vegetation through the development review process.

CCM Policy 1.7.10

The City shall protect any natural preservation property if identified in the recreation and open space element.

CCM Policy 4.4 1.7.11

Since there are no existing natural reservations in the City, none are identified in the Recreation and Open Space Element. If, in the future, there are natural reservations in the city, then the City shall develop policies to protect those natural reservations.

Wetlands

CCM Objective 1.8

The City of St. Augustine will protect and manage wetlands and the natural functions of wetlands in accordance with Section 163.3177(6)(d).F.S. by implementing the following policies.

CCM Policy 1.8.1

No development will be allowed in areas assigned the Open Land (Conservation) land use category as created by this 2040 Comprehensive Plan, except the following uses:

1. Existing uses within wetland areas may continue, but shall not be allowed to expand except as provided for elsewhere in this Comprehensive Plan and the City Land Development Regulations, and in accordance with any other applicable jurisdiction.
2. Activities designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water; floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.
3. New development and redevelopment shall have no significant impact on the wetlands such as passive recreation, trails, wooded boardwalks, construction of wildlife management shelters, discharge structures from upland developments,

- utility crossings; footbridges; observation decks and similar structures not requiring dredging and/or filling for their placement or maintenance.
4. Allow for Insect Control Structures, stormwater management structures, as well as utility installation with temporary impacts to the wetlands.
 5. Setbacks shall be must be consistent with the Conservation Overlay Zone development section of the Comprehensive Plan.

CCM Policy 1.8.2

The fragmentation of large wetland community associations shall be discouraged by allowing for density transfers, conservation easements, transfer of development rights, fee simple acquisition, and encouraging development clustering away from the wetlands and other land development tools to enhance conservation, as implemented by the land development code or other legal instrument.

CCM Policy 1.8.3

All wetlands on any proposed development site must be identified as part of the City's application process prior to the issuance of development orders which permit site alteration.

CCM Policy 1.8.4

The City shall adopt a Map as part of the Future land Use Map Series designating wetlands. Wetland areas will be delineated based on the procedures outlined by standard industry practice. The precise delineation of these areas shall be determined through site specific studies and field determination through the permitting and review process.

CCM Policy 1.8.5

The City of St. Augustine shall coordinate with the FDEP and SJRWMD regarding wetland areas under their respective jurisdiction.

CCM Policy 1.8.6

Removal, encroachment and alteration of wetlands pursuant to the "no net loss" requirements of the City Comprehensive Plan, and shall be in compliance with the following:

1. Appropriate justification for the proposed alteration is provided to the City;
2. Adequate mitigation of any adverse hydrological and physical alterations is provided in accordance with the requirements of the agencies claiming jurisdiction over the wetland;
3. Setbacks shall be 25 feet. Setbacks of less than 25 feet must be consistent with the Conservation Overlay Zone development section of the Comprehensive Plan;
4. The following activities are permitted in wetland setback areas provided:
 - (a) Construction of boardwalks/catwalks, docks, for direct access to water bodies; construction of wildlife management shelters; discharge

structures from upland developments; utility crossings; foot bridges; observation decks and similar structures not requiring dredging and/or filling for their placement and maintenance;

- (b) The City shall include in its land development regulations provisions for mandatory site plan review for all development proposed in State jurisdictional wetlands. The regulations include appropriate standards for mitigation of adverse impacts to wetlands values and the provision that reasonable use of property, restoration of the disturbed wetlands and/or creation of new wetlands will be required in accordance with the rules and criteria of FDEP and SJRWMD.

CCM Policy 1.8.7

The purpose of mitigation is to offset environmental impacts for the public good. Mitigation activities approved by federal, state or regional agencies are supported by the City. Mitigation shall be as permitted by the SJRWMD. Prioritization of mitigation shall be as determined by SJRWMD current policies or as amended.

CCM Objective 1.9

The City will work towards establishing an education and outreach program related to the City's resources.

CCM Policy 1.9.1

Through education and outreach the City will encourage public participation, possible land acquisition opportunities and intergovernmental coordination.

Water Conservation

Conservation of Groundwater Resources

CCM Objective 6 1.10

Protect the quality and quantity of St. Augustine's ground water resources through the participation in the Florida WaterStar program and the use of waterwise and Florida-Friendly Landscaping practices. The measurable target for this objective is water quality and quantity measured by the monitoring well at the City's wellfield. This monitoring well is required by the St. Johns River Water Management District's Consumptive Use Permit.

CCM Policy 6.1 1.10.1

The City will maintain the existing 1,500 feet protective easements around the potable water well fields.

CCM Policy 6.2 1.10.2

The City will cooperate with St. Johns County and Putnam County regional entities, such as, the St. Johns River Water Management District and other Florida utilities to protect water recharge areas.

CCM Policy 6.3 1.10.3

The Consumptive Use Permit issued to the City by the St. Johns River Water Management District requires the City to comply with District directives for conservation during times of water emergency. In the event that the District declares a water emergency, the City shall follow directives issued by the District which may include customer water restrictions, bans on outdoor water use and system wide pressure reduction.

CCM Policy 6.4 1.10.4

The City shall continue to use effluent for irrigation and process water at both the Waste Water Treatment Plants to conserve potable ground water.

CCM Objective 1.11

The City shall conserve and protect future and existing groundwater resources for potable water usage.

CCM Policy 1.11.1

The City shall, in cooperation with the St. Johns County, DEP and SJRWMD, continue to ensure the protection of groundwater quality and quantity.

CCM Policy 1.11.1.1

The City shall cooperate with designated programs of St. Johns County, SJRWMD and other such applicable agencies in the identification and protection of water recharge areas to ensure aquifer depletion and contamination does not occur.

CCM Policy 1.11.2

The City shall notify the SJRWMD of the presence of any abandoned free-flowing artesian wells identified within its jurisdiction and record their existence.

CCM Policy 1.11.3

The City shall support, assist and cooperate with St. Johns County and the SJRWMD in order to conduct water conservation programs.

CCM Policy 1.11.4

The City shall continue to expand and explore water conservation efforts in conjunction with the DEO, SJRWMD, and any other regional or local entities to maintain a low per capita consumption of potable water.

Wellfield Protection

CCM Objective 1.12

Protect and conserve the quality and quantity of groundwater resources to ensure long-term public health and safety of potable water supplies.

CCM Policy 1.12.1

The City shall continue enforcing a comprehensive wellhead protection program to protect current and future public water supply needs from potential adverse effects from incompatible land uses and activities.

CCM Policy 1.12.2

The City shall continue to maintain the groundwater monitoring wells adjacent to the wellfields

Coordination with Land Use Plan

CCM Objective 1.13

The City shall maintain and enforce the future land use plan adopted in the Comprehensive Plan, and land development code that include performance criteria designed to protect and conserve surface waters, floodplains, groundwater resources and wetlands from physical and hydrologic alterations and direct incompatible land uses away from these resources.

CCM Policy 1.13.1

The City shall include in its Land Development Code a requirement that any development that contains land meeting the definition of a wetland, as defined by the Comprehensive Plan shall conduct wetland delineation. A delineation of the upland wetland boundary shall be established by a professional registered wetland specialist, biologist or similar profession or registered engineer that, through a comprehensive planning process, identifies the types, values, functions, size, conditions and specific locations of the wetlands on the site.

CCM Policy 1.13.2

Future land uses which are incompatible with the protection and conservation of surface waters, floodplains, groundwater resources and wetlands and their functions shall be directed away from these resources.

CCM Policy 1.13.3

The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of the City's resources are land use factors which shall be considered when directing incompatible land uses away from floodplains, floodways, and wetlands.

CCM Policy 1.13.4

The policies of the Conservation and Coastal Management Element shall not be construed to prevent timbering operations so long as timbering operations utilize best management practices specified in the most recent Silviculture Best Practices Handbook published by the Florida Department of Agriculture and Consumer Sciences, Division of Forestry to minimize the effects of the wetlands.

Regional Water Supply Planning

CCM Objective 1.14

The City shall explore the development of alternative water supplies to meet future needs.

CCM Policy 1.14.1

The City shall continue to explore opportunities to expand water conservation efforts in conjunction with wastewater improvements and/or expansions.

CCM Policy 1.14.2

When improving or expanding the City's water systems the City shall evaluate feasible alternative water supply sources.

CCM Policy 1.14.3

The Water Supply Work Plan shall identify long-term water supply strategies consistent with programs relating to the City's consumptive use permit, as modified from time-to-time, the SJRWMD Water Supply Plan, and the Five-year schedule of Capital Improvements Plan.

CCM Policy 1.14.4

The City shall develop and adopt a water conservation program consistent with any Consumptive Use Permit (CUP) stipulations and requirements to decrease demand placed on groundwater resources.

CCM Policy 1.14.5

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

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

CCM Policy 1.14.6

The City shall develop a billing rate structure which benefits users whose demand on the groundwater resources is below the per capita average.

CCM Policy 1.14.7

The City shall encourage low water use landscape for both residential and commercial development.

CCM Policy 1.14.8

The City shall routinely conduct water audits to determine water loss, and enforce the SJRWMD's applicable landscape irrigation rule, as amended from time to time.

Conserve and Appropriately Use Energy

CCM Objective 1.15

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

CCM Policy 1.15.1

The City shall promote awareness of environmental issues related to the built environment by developing environmental education content for the City's website, including making available environmental GIS data and other data such as aerial photography, air quality index and water quality testing results from natural water bodies. The website shall also include "Green Building" benefits and highlight sustainable initiatives of the local government.

CCM Policy 1.15.2

The City shall encourage the development community to obtain green certifications under the United States Green Building Council, Florida Green Building Coalition, Florida Yards and Neighborhoods Program, Energy Star and Florida Water Star™ programs by providing incentives that make these certifications advantageous.

CCM Policy 1.15.3

The City will encourage new facilities to be designed and built according to the principles promoted by the Leadership in Energy and Environmental Design (LEED), Energy Star and Florida Water Star™ programs, as appropriate and financially feasible.

CCM Policy 1.15.4

The City shall routinely conduct audits of City facilities to determine electric power usage and the potential for energy and cost savings in lighting, heating and cooling of air and water, equipment power usage, and potential alternative/renewable electric power generation sources. The City may create a central database, or other appropriate system, to track electric and other utility costs.

CCM Policy 1.15.5

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

CCM Policy 1.15.6

The City has established wetland areas as the carbon sequestration areas and established policies to encourage energy conservation throughout the City.

Coastal Management Goal

Chapter 163.3177(6)(g) F.S.

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

Maintain, Restore, Enhance Coastal Quality

CCM Objective ~~1~~ 2.1

~~As Salt Run and Robinson Creek~~ Monitor whether any waterbodies have been designated as Class II Waters by the Department of Environmental Protection within the city limits, and the City will work to insure that these water bodies remain open for shellfish propagation and harvesting. ~~The measurable target for this objective is whether Salt Run and Robinson Creek remain open for shellfish propagation and harvesting.~~

CCM Policy ~~1.1~~ 2.1.1

The City maintains three (3) "Conservation Overlay Zones. The boundaries of the Conservation Overlay Zones, generally indicated on the Conservation Overlay Zone Map adopted as part of the Future Land Use Map series, shall be determined on a site specific basis during site plan review of each development proposal.

Conservation Overlay Zone 1 Passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone. ~~Locally, these uses are more fully governed by other elements of the Comprehensive Plan and the City's land development regulations.~~

Conservation Overlay Zone 2 This Conservation Overlay Zone allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off street parking areas ~~providing that they are constructed with pervious materials except as may otherwise be required by the ADA Standards for Accessible Design and Florida statutes s.553.5041 Parking Spaces for Persons Who Have Disabilities;~~ and residential development, providing 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 The restrictions on uses and other development and performance standard requirements within this zone including tree canopy and tree removal are governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations.

CCM Policy 1-5 2.1.2

The City shall continue to implement the adopted Comprehensive Plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. ~~In addition, applications for building permits for development in Conservation Overlay Zones 1, 2 and 3 shall be accompanied by a copy of any permits required by the U. S. Army Corps of Engineers, the St. Johns River Water Management District and the Florida Department of Environmental Protection.~~ Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only ~~for such structures and uses which have received permits under provisions of applicable federal and state regulations and, will be issued only~~ for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect.

The planning and zoning board is authorized to impose limitations in the nature and manner of construction or use so as to: avoid damage to adjacent salt marshes and the associated vegetative communities; eliminate any harm to the animal, fish or shellfish contained therein; avoid blocking or disrupting vistas and scenic opportunities and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Only water dependent structures and uses shall be permitted in Conservation Overlay Zone 1; all other structures and uses shall be prohibited.

Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and use so as to: avoid damage to adjacent salt marshes and the associated vegetative communities; eliminate any harm to any animal, fish or shellfish life contained therein; 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. In those cases where proposed development will occur near an altered shoreline or will be within 150 feet of existing development (development landward of the most restrictive jurisdictional line and along the existing shoreline but not more than 150 feet away), development may not occur waterward of the existing line of development or the most restrictive jurisdictional line, whichever is more landward. In those cases where proposed development will occur near a natural shoreline and there is no existing development within 150 feet, development must occur at least ~~20~~ 25 feet landward of the most restrictive jurisdictional line. ~~High density development such as residential development in excess of thirteen (13) units per acre~~

~~shall be prohibited in Conservation Overlay Zone 2 (100 feet landward of the most restrictive jurisdictional line) when there exists a natural shoreline.~~

Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of preserved or protected trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and use 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.

Development in Conservation Overlay Zone 3 must retain either: (1) at least twenty five (25) percent of the trees on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh); or (2) fifty (50) percent of the trees on the site, unless approved via a public hearing.

CCM Policy 2.1.3

Development in Conservation Overlay Zones shall conform to all requirement of the Federal Emergency Management Agency (FEMA) relating to flood control and prevention. Finish floors must be constructed at or above the base flood elevation **plus any defined freeboard** established by FEMA. Prior to a Certificate of Occupancy being issued for the structure, the City shall continue to require an Elevation Certificate signed by a licensed engineer or surveyor certifying that the lowest floor of the structure has been constructed at or above the established base flood elevation **plus any defined freeboard**.

The City shall continue to maintain three (3) conservation overlay zones: Conservation Overlay Zone 1 for the protection of habitat waterward of the most restrictive jurisdictional line; Conservation Overlay Zone 2 for the protection of natural habitat one hundred feet (100') landward of the most restrictive jurisdictional line; and Conservation Overlay Zone 3 for the protection of natural habitat beyond one hundred feet (100') landward of the most restrictive jurisdictional line.

Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria:

- (1) Site specific conditions.
- (2) The relationship of the site 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.
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- (17) The City shall pursue no net loss in wetlands by both amount and type of community.
- (18) Require a wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species, and protecting native vegetative communities from destruction by development activities. ~~This policy implements CCM Objectives 1.3, 1.4, 1.7 and 3.4.~~

CCM Policy ~~1.6~~ 2.1.4

No landfills or dumps shall be permitted in Conservation Overlay Zones 1 or 2.

CCM Policy ~~1.7~~ 2.1.5

The City shall continue to enforce the City Code which prohibits the discharge of any sewage or other polluted waters except where suitable treatment has been provided by the City. Tertiary treatment shall be considered a suitable treatment.

CCM Policy ~~1.8~~ 2.1.6

Require the use of silt curtains, grass swales and other techniques during construction to prevent soil erosion and sedimentation of area waterways.

CCM Policy ~~1.9~~ 2.1.7

No additional waterways shall be impounded or altered to restrict or interfere with the natural tidal flow.

CCM Policy ~~1.10~~ 2.1.8

The City will continue to enforce the City Code which requires development to connect to the city's sanitary sewer system if available if sewer is not available to the property, and cannot be made available in conjunction with construction, septic tank permits may be issued by St. Johns County Health Department as a temporary on-site sewage disposal system.

CCM Policy ~~1.11~~ 2.1.9

Continue to enforce City Code which prohibits the discharge of any seafood viscera into any city waterway.

CCM Objective 2.2

Maintain or improve the quality of the water in the city's estuaries. ~~The measurable target for this objective is~~ The City will continue to monitor water quality in the city's estuaries as reported in the Florida Water Quality Assessment 305b Technical Report published by the the Florida Department of Environmental Protection.

CCM Policy 2.1 2.1

Coordinate with St. Johns County to identify and eliminate point and nonpoint discharges outside the city limits that impact city waterways.

CCM Policy 2.2 2

Continue to cooperate with the Florida Department of Environmental Protection (DEP) and any other government agency or adjacent local jurisdictions which monitors water quality in the City's estuaries.

CCM Objective 3 2.3

Protect and conserve minerals and soils by continuing enforcement of the land development regulations.

CCM Policy 3.1 2.3.1

The City shall continue to implement the Future Land Use Plan and enforce the City Code which prohibits all mining activities.

CCM Objective 4 2.4

Protect coastal wetlands, coastal barriers, estuaries, tidal marshes, wildlife habitat, marine habitat and living marine resources. ~~The measurable target for this objective is the continued enforcement of~~ The City will continue to enforce all City development regulations related to development in or adjacent to environmentally sensitive areas.

CCM ~~Objective 4.1~~ Policy 2.4.1

The City shall continue to protect wetlands, ~~as defined in Rule 9J-5.002(149), Florida Administrative Code (1999),~~ by adopting land development regulations which establish minimum setbacks, identify minimum buffers in which no development would be permitted, and eliminate direct discharges. The City shall pursue no net loss of wetlands. The measurable target for this policy is the number of wetlands at the time of adoption minus the number of wetlands at the time of the next Evaluation and Appraisal Report, based on information provided by the St. Johns River Water Management District.

CCM ~~Objective 4.2~~ Policy 2.4.2

The City shall protect native vegetation and wildlife habitat by adopting land development regulations which establish measures for the protection of native vegetation (trees, shrubs and grasses) and wildlife habitat. The City shall pursue retaining 50% of the native vegetation on

development sites. ~~The measurable target for this policy is the amount of native vegetation and wildlife habitat at the time of adoption minus the amount of native vegetation and wildlife habitat at the time of the next Evaluation and Appraisal Report, based on information provided by the St. Johns River Water Management District.~~ As implemented in the land development code.

CCM Policy 4.2 2.4.3

The City shall take any action specifically requested by the State Division of Parks and Recreation and the Florida Fish and Wildlife Conservation Commission to protect sea turtles and their nests in the Anastasia State Recreation Area during the nesting season.

CCM Policy 4.3 2.4.4

The City shall take any action specifically requested by the U. S. Army Corps of Engineers to support their periodic beach renourishments in the Anastasia State Recreation Area during the winter and spring to protect sea turtle nesting areas. The City shall also take any action specifically requested by the U.S. Army Corps of Engineers to support their practice of placing beach grade sand from the periodic maintenance dredging of St. Augustine Inlet, and the Intracoastal Waterway directly on the beaches of Anastasia State Recreation Area to reverse the effects of erosion.

CCM Policy 4.4 2.4.5

Since there are no existing natural reservations in the City, none are identified in the Recreation and Open Space Element. If, in the future, there are natural reservations in the city, then the City shall develop policies to protect those natural reservations.

CCM Policy 4.5 2.4.6

The City will continue to encourage the retention and installation of native vegetation through the incentives and credits outlined in the City Code. ~~The City shall consider elimination of the requirement for a public hearing in Conservation Overlay Zone 3 if 100% waterwise and Florida-Friendly Landscaping is used for landscaping and replacement trees.~~

CCM Policy 4.6 2.4.7

Encourage Florida East Coast Railway officials and other property owners not to renew leases for the billboards which are located along Ponce de Leon Boulevard (U. S. 1) and State Road 16 near the marsh when those leases are considered for renewal.

CCM Policy 4.7 2.4.8

The City shall continue to support the established practice of the Anastasia Mosquito Control District not to do aerial spraying within the City limits, and to avoid truck spraying during the mating season in the areas known to be inhabited by the Sweadner's Hairstreak Butterfly.

CCM Policy 4.8 2.4.9

As an additional means of protection, the City shall consider public acquisition of lands that contain significant natural resources including environmentally sensitive areas, natural vegetative communities, and wildlife habitats. Such lands, should they be acquired, shall be managed as open space and for passive outdoor recreation in a manner that furthers the protection of the resources occurring on site.

CCM Policy 4.9 2.4.10

The City shall take efforts to enhance degraded natural resources by means such as the removal of non-native and invasive plant species that occur within native vegetative communities, restoration of natural hydrology, and landscaping with indigenous, drought tolerant plant species.

CCM Objective 8 Policy 2.4.11

As the only beaches and dunes within the city limits are in the Anastasia State Recreation Area, over which the City has no regulatory jurisdiction, the City will continue to support the efforts of the State Division of Parks and Recreation to protect the beaches and dunes, and restore the altered or degraded beaches and dunes.

Preserve Wildlife

CCM Objective 2.5

The City shall encourage development and management of resources in a manner which sustains local wildlife, their habitat and the ecological services of the land, and shall protect significant habitats of populations of threatened or endangered species in accordance with the provisions of the Endangered Species Act (ESA) 16 USC 1531, and Florida Administrative Code Division 68A.

CCM Policy 2.5.1

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

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

CCM Policy 2.5.2

The City shall protect significant habitats for native wildlife and vegetation in areas of known environmentally sensitive habitats, including habitats of endangered species. The Land Development Code shall be updated with regulations to ensure that prior to the issuance of development permits in such areas, detailed inventories and assessments of impacts of development shall be conducted. The City shall seek assistance from the Florida Department of Environmental Protection and the Florida Fish and Wildlife Conservation Commission in assessing identification of habitat, and any needed relocation or mitigation.

CCM Policy 2.5.3

The City shall plan for the provision of wildlife corridors (greenway corridors) to allow for survival of species, prevent isolation of natural communities, and decrease fragmentation of habitat. In planning for wildlife corridors (greenway corridors), the City should take into account maintaining large, connected area of natural vegetation, wide vegetation corridors along major water courses, and connectivity for movement of key species among the large area.

CCM Policy 2.5.4

The City shall evaluate the presence of native upland habitats and their linkages to contiguous or related lowland and wetland habitats, and consider implementation of regulations to protect these native upland habitats including strategies such as retaining native vegetation, providing for undeveloped habitat buffers around waterways, protecting areas of temporary or seasonal wetlands and ponds, and identifying opportunities for linking open space, stormwater facilities and buffers to create separation from human and wildlife communities.

CCM Policy 2.5.5

The City shall seek assistance from the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection, the U.S. Fish and Wildlife Service, and any other appropriate entity for the identification and protection of species of special concern, or threatened and endangered species. These agencies shall also be requested to assist in updates to and the development of the City's land development regulations and future ordinances for the protection of these resources, especially the manatee, sea turtle, gopher tortoise, shorebirds, and other identified species of special concern or threatened or endangered species within the City.

CCM Objective 2.6

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.

CCM Policy 2.6.1

The City shall implement recommendations from the Urban Forestry Management Plan, including updating the existing inventory of street trees.

CCM Policy 2.6.2

The City shall establish a tree planting and replacement strategy for street and public trees, including goals for maintenance trimming and pruning and use of a Tree Fund to facilitate planting efforts. Where feasible, any maintenance should follow arborist-approved tree pruning practices.

CCM Policy 2.6.3

The City shall discourage invasive vegetation from plant materials permitted in public or private landscape plans. The City shall make a commitment to removal of invasive vegetation from rights-of-way and public property, and inform private property owners of the benefits of removing invasive vegetation.

CCM Policy 2.6.4

In order to prevent catastrophic loss to the City's public trees due to insect or disease, the City shall diversify public tree species when planting new or replacement trees.

CCM Policy 2.6.5

The City shall consider implementing tree and landscaping plans for specific public areas and rights-of-way.

CCM Policy 2.6.6

The City shall continue to seek Tree City USA designation on an annual basis and participate in Arbor Day commemoration.

CCM Policy 2.6.7

The City shall consider implementing the heritage tree program through the Land Development Code and encourage private property owners to apply for heritage tree designation.

CCM Policy 2.6.8

The City shall regularly monitor the Land Development Code requirements regarding tree and landscaping requirements in order to assess their ability to best protect the City's existing trees.

CCM Policy 2.6.9

The City shall conduct community outreach and education encouraging property owners to maintain existing trees and plant new trees.

Ecological Planning Principles

CCM Objective 7 2.7

Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to Salt Run, the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. ~~The measurable target for this objective is that~~ The City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with the land use classifications in the coastal planning area adjacent to the riverine environments.

CCM Policy 7.1 2.7.1

New marinas must meet all applicable requirements of state and federal permitting agencies, including the manatee protection guidelines established by the Department of Environmental Protection. In addition:

1. marinas ~~must~~ should be located within one statute mile of passes or inlets;
2. marinas must be located in areas designated for such use by the Future Land Use Plan;
3. all marina basins shall be designated idle speed zones;
4. marinas must be constructed in naturally deep water to minimize dredging, and basins should be of sufficient depth to prevent stirring up of bottom sediments by boat propellers;
5. marinas should be constructed adjacent to upland high bluffs or in areas where the salt marsh has been subject to extensive past disturbance;
6. marina entrances should be located such that maximum tidal flushing and circulation occurs;
7. marina construction should include linear development, and docking space should be designed to minimize or avoid impacts on salt marsh or other native vegetation; and marinas should be served by municipal waste water systems and should have adequate solid waste collection facilities with frequent collection.

CCM Policy 7.2 2.7.2

The following performance standards shall apply to development of water dependent and water-related uses:

- (1) compliance with all of the conditions of any regulatory agency permits required for the development;
- (2) compliance with any conditions established by the Planning and Zoning Board for development in a Conservation Overlay Zone discussed in ~~Policy 5~~ of this element; and
- (3) compliance with the Future Land Use Plan and all of the implementing development regulations contained in the City Code. Priorities for shoreline land uses and siting for water-

dependent and water-related uses are as established by the Future Land Use Plan and implemented by the City Code. Water-dependent and water-related uses shall continue to be permitted uses or permissible uses by exception in all of the zoning districts in the city.

CCM Objective ~~12~~ 2.8

Within the City there are two public access, permitted marine navigation channels: the San Sebastian River Channel and the Salt Run Navigation Channel. The San Sebastian Channel serves the City's "Working Waterfront". The Salt Run Channel serves the City's only public boat ramp and it serves one of the City's public mooring fields. Both the San Sebastian Channel and the Salt Run Channel provide both commercial and recreational boater access to the Atlantic Intracoastal Waterway and the Atlantic Ocean. The City, in partnership with other governmental agencies will work to maintain these public navigation channels as permitted by State and Federal agencies.

CCM Policy ~~12.1~~ 2.8.1

The St Augustine Inlet Navigation Channel provides the City marine access to the Atlantic Ocean. The US Army Corps of Engineers with their local sponsor the St Augustine Port Waterway & Beach District are responsible for maintaining the inlet navigation channel. This ocean access navigation channel is an important economic asset to the City's marine and tourist industries. The City will support the efforts of the USACOE and the SAPW&BD to maintain this ocean access navigation channel.

Development in CHHA

CCM Objective ~~11~~ 2.9

The City shall limit population densities in coastal high hazard areas as depicted in the Coastal High Hazard Areas Map adopted as part of the Future Land Use Map series. The coastal high hazard area for the City shall be considered the evacuation zone for a category 1 hurricane.

CCM Objective ~~10~~ 2.9.1

In the event that public or private property in the City is damaged by a natural disaster, the post disaster redevelopment will reduce or eliminate the risk of human life and property damage by natural hazards which includes sea level rise and intense rain events. The measurable target for this objective is that, in the event property is damaged or destroyed by a natural disaster, post disaster redevelopment will be in accordance with: (1) the densities and intensities of land use established by the Future Land Use Plan; (2) the criteria for developing in the Conservation Overlay Zones implemented by the City Code; and (3) requirements of the Building Code.

CCM Policy ~~10.1~~ 2.9.2

New development, alterations to existing structures and repairs to existing structures that sustain damage greater than 50% of their structural value located in the coastal high hazard areas as depicted in the Coastal High Hazard Area Map adopted as part of the Future Land Use Map series shall be constructed or repaired to comply with the current building code of the City, as required by the State of Florida. Seawalls located in the coastal high hazard areas as depicted in the Coastal High Hazard Area Map that sustain damage greater than 50% of the seawall area due to a tropical storm or hurricane shall be rebuilt as revetments or rip-rap, or be replaced with native vegetation. The City will prepare, ~~by the year 2012,~~ and maintain a post-disaster redevelopment plan. The post-disaster redevelopment plan shall differentiate between post-disaster redevelopment and post-disaster repair. The City shall continue to enforce and adopt land development regulations that incorporate:

1. building practices, to include structural integrity requirements and use of hazard protection devices;
2. floodplain management, to assure maximum drainage of floodwaters;
3. beach and dune preservation, to maintain protection from velocity waters;
4. stormwater management;
5. sanitary sewer construction and location, including backflow prevention and minimum elevations; and
6. land use, including location of institutions, docks, and buildings and distribution of densities and intensities.

CCM Objective 2.10

The City shall protect property, residents, and visitors within the Coastal High Hazard Area. Protection shall be provided through appropriate designations on the Future Land Use Map to ensure that population is directed away from the coastal high hazard area, limitations on construction of infrastructure in the Coastal High Hazard Area, and coordination with hazard mitigation and post-disaster plans.

CCM Policy 2.10.1

The City shall designate Coastal High Hazard Areas (CHHA) on the Future Land Use Map (FLUM) series and ensure the criteria for mitigation found in a coastal high-hazard area is met, as defined in F.S. 163.3178(9). The CHHA is the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

CCM Policy 2.10.2

The City shall carefully consider public expenditures for infrastructure improvements which subsidize increases in development in the CHHA. An increase in development means a change in land use to a more dense or intense category or a redevelopment activity which increases density or intensity. Improvements to a public facility which are necessary to address a deficiency, necessary to serve the existing population, and constructed in a manner that minimizes impacts from storm events may be allowable.

CCM Policy 2.10.3

Prior to the development of public facilities in the CHHA, it shall be determined that no other feasible sites exist outside that area. Where public facilities are proposed for renovation or expansion, relocation shall be considered as an option. If construction of public facilities in the CHHA occurs, all facilities must be flood proofed to ensure minimum damage from storms and hurricanes.

CCM Policy 2.10.4

The City shall maintain a list of infrastructure facilities located in the CHHA which could be relocated, mitigated or replaced should state or federal funding become available for such activities. It is the City's intent to relocate, replace, or mitigate impacts to listed infrastructure facilities as funds become available.

CCM Policy 2.10.5

All new permanent building construction shall meet the standards of the National Flood Insurance Program (NFIP) and the City's floodplain protection regulations, including nonresidential construction within the coastal high hazard area meeting storm and flood proofing standards exceeding those required for a 100-year storm.

CCM Policy 2.10.6

The City shall continue to allow development within the CHHA; however, the City shall direct population concentrations, including nonresidential development, away from the CHHA. Development and/or redevelopment in the CHHA shall not increase the intensity currently allowed by the Comprehensive Plan.

CCM Policy 2.10.7

The City shall prohibit the location of new assisted living facilities, nursing homes, hospitals, or other similar facilities that provide critical health services or serve special needs populations within the CHHA.

CCM Policy 2.10.8

The City recognizes sea-level rise as a potential coastal hazard, and shall work with St. Johns County and state and regional entities as appropriate to develop strategies for responding to sea-level rise, including:

- a. Analysis of the estimated sea-level rise and its effects on estuaries, wetlands, floodplains, beaches, and uplands;
- b. Identification of structures and areas of possible risk;
- c. Determination of additional data and research needed;
- d. Assistance from state and federal agencies;
- e. Analysis of City and County buffer requirements and whether additional buffering should be required;
- f. Evaluation of locating public facilities in areas projected to be affected by rising sea level;
- g. Consideration of the effects of sea-level rise on potable water sources, saltwater intrusion, septic systems, wastewater treatment facilities, and the water table;
- h. Consider the Historic Preservation Master Plan; and
- i. Creation of Adaptation Action Areas, as permitted by state statute.

Protect Against Natural Disasters

CCM Objective 9 2.11

Ensure that a total evacuation of the city in the event of a Category 3 2 storm can be accomplished in a time period determined to be safe as provided for in the St. Johns County Comprehensive Emergency Management Plan. ~~The measurable target for this objective is a safe evacuation of the City in the event of a natural disaster.~~

CCM Policy ~~9.1~~ 2.11.1

The St. Johns County Comprehensive Emergency Management Plan addresses County action before, during and after any natural disaster (including hurricanes); and County interaction with other governmental and non-governmental agencies related to disaster preparation and response. The decision to activate the Emergency Operations Center is made by St. Johns County. The decision to evacuate all or part of the City shall be coordinated with the County Emergency Operations Center. Residents living in areas to be evacuated shall be notified to evacuate via ~~radio and television~~ all available media, and by the police and fire departments. Notice to evacuate shall be given as soon as the expected time and location of landfall is known, and shall not be less than 12 hours prior to the expected landfall. When the evacuation order is issued, the locations of open evacuation shelters will be publicized. The decision to evacuate the Florida School for the Deaf and the Blind is made by school officials. The decision to evacuate county-operated nursing homes is made by St. Johns County.

CCM Policy 9.2 2.11.2

The City shall maintain a current list of all evacuation shelters in St. Johns County, including the location and capacity of each shelter. ~~This list shall be included in the St. Johns County Comprehensive Emergency Management Plan.~~ This list shall be updated as necessary to reflect current conditions.

CCM Objective 2.12

The City shall protect the safety of residents and visitors through making residents aware of the threats related to developing within the Coastal High Hazard Area, preparation of a post-disaster plan, and through maintaining evacuation routes and standards for evacuation times.

CCM Policy 2.12.1

The City shall coordinate with St. Johns County for the safe evacuation of the coastal population in accordance with St. Johns County's hurricane evacuation plan.

CCM Policy 2.12.2

The City shall prioritize the improvement of City transportation facilities to give special consideration to routes for hurricane evacuation, and shall coordinate with the State and St. Johns County to prioritize improvement of State and County transportation facilities necessary for hurricane evacuation.

CCM Policy 2.12.3

The City shall coordinate with the County's Emergency Management Director whenever the County updates its hurricane evacuation plan, disaster preparedness plan, Local Mitigation Strategy, and Post-Disaster Redevelopment Plan. An analysis of the existing plans shall include the following:

- a. Road carrying capacities as compared to the needs of the main evacuation routes, based upon population to be evacuated;
- b. Number and adequacy of shelters to serve the City's population;
- c. Methods of issuing evacuation orders to ensure all residents are adequately notified and, if necessary, assisted during evacuation;
- d. Adequacy of educational information available and reaching the public regarding shelters, evacuation routes, emergency assistance, and enforcement of evacuation orders; and
- e. Current information on the number and location of special needs population.

CCM Policy 2.12.4

The City shall coordinate with St. Johns County Emergency Management to distribute the hurricane guide, updated annually, showing evacuation routes, hurricane hazards, safety procedures, shelters, and other pertinent information for its citizens, including special needs populations.

CCM Policy 2.12.5

The City shall develop and maintain a post-disaster redevelopment plan to address strategic actions necessary to establish order, communication, and basic service delivery systems necessary for health, safety, and welfare following a hurricane or other natural disaster. This plan shall be reviewed with the County for compliance with the local Comprehensive Emergency Management Plan. The post-disaster redevelopment plan should provide a basis for policies related to the following activities during times of natural disaster:

- a. Potentially establishing a temporary moratorium on building activity;
- b. Reviewing and deciding upon emergency building permits;
- c. Coordinating with State and federal officials to prepare disaster assistance applications;
- d. Analyzing and recommending to the City Commission hazard mitigation options, including reconstruction or relocation of damaged public facilities;
- e. Developing a redevelopment plan including limitations on redevelopment in areas which have historically experienced destruction or severe damage from storm surge, waves, erosion, or other manifestations of storm-driven waters;
- f. Discouraging the rebuilding and redevelopment of facilities which encourage growth in hazardous areas, except for necessary services for existing development
- g. Ensuring that land acquisition programs include provisions for the possible redirection of funds to acquire estuarine properties which should not be redeveloped following a major disaster;
- h. Recommending amendments to the local emergency plan and other appropriate policies and procedures;
- i. Distinguishing between immediate repair and cleanup action needed to protect public health and safety and long-term repair and redevelopment activities;
- j. Eliminating unsafe conditions and inappropriate uses;
- k. Incorporating applicable recommendations of interagency hazard mitigation reports;
- l. Identifying mechanisms for the removal, relocation, or structural modification of damaged and unsafe structures;
- m. Considering development credits or transfer of development rights for use as incentives to reduce rebuilding damaged structures in the coastal high hazard area;
- n. Identifying areas needing redevelopment; and
- o. Providing for strategies to address historic and cultural resources.

CCM Policy 2.12.6

The City shall require the redevelopment of any structure that received storm damage in excess of fifty (50) percent of the structure's appraised value to meet all current laws and ordinances, including those enacted since construction of the subject structure. The City shall address potential exemptions for historic structures in relation to this policy.

CCM Policy 2.12.7

The City shall coordinate coastal area population densities with hurricane evacuation plans. The City shall enforce land development regulations which ensure that land use decisions impacting population density within the Level A evacuation zone, and the category 1 and 2 storm surge inundation zones are coordinated with the County's hurricane evacuation plan and applicable regional or State hurricane evacuation study.

CCM Policy 2.12.8

Disaster preparedness plans shall address the needs of special needs populations, including evacuation and specific shelter requirements. The City will assist the County and support County efforts to identify and maintain data on special needs populations.

CCM Policy 2.12.9

The City shall continually coordinate with the County's Emergency Management Department to develop a plan for reducing the hurricane evacuation time within the County.

CCM Policy 2.12.10

The City shall continually coordinate with the County's Emergency Management Department to ensure that adequate hurricane shelters are available to serve the City's residents and visitors.

CCM Policy 2.12.11

Construction in floodplains shall adhere to local development standards in keeping with the requirements of the National Flood Insurance Program (NFIP). The City shall maintain maps of existing development and densities within the floodplain.

Ports

CCM Policy 4.1 2.13.1

New marinas must incorporate the manatee protection recommendations of the Department of Environmental Protection (DEP). The City shall support the establishment of no wake zones and posted manatee areas that are not within a new marina's boundaries. New marinas shall be required to have pumpout facilities.

CCM Policy 2.13.2

The City will also work to protect working waterfronts consistent with Florida Statutes 342.07.

Preservation

CCM Policy 2.14.1

The City will encourage the protection of recreational and historic resources.

Perils of Flood and Sea Level Rise

CCM Objective 2.15

The City will reduce natural hazard impacts through compliance with FEMA regulations, participation in the NFIP's Community Rating system (CRS), and by targeting vulnerable properties for mitigation.

CCM Policy 2.15.1

The City shall continue to participate in the Federal Emergency Management Agency's National Flood Insurance Program and Community Rating System in order to achieve higher flood insurance premium discounts.

CCM Policy 2.15.2

Development and redevelopment in the City will be consistent with or more stringent than the flood-resistant constructions in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R part 60.

CCM Objective 2.16

The City will promote the development of adaptation strategies and engineering solutions for areas vulnerable to coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, salt water intrusion and other impacts related to climate change or exacerbated by sea level rise, with the intent to increase the City's comprehensive adaptability and resiliency capacities.

CCM Policy 2.16.1

To assess the impacts of sea level rise and increased rainfall, at a minimum, the City will draw upon the Coastal Vulnerability Assessment: City of St. Augustine and Strategic Adaptation Plan for St. Augustine, Florida, or similar detailed vulnerability assessment. The City's basis for measuring sea level rise may be revised from time-to-time in acknowledgement of evolving data and associated vulnerabilities.

CCM Policy 2.16.2

Strategies for preparing for sea-level rise, such as increasing road surface elevation standards, subsurface stabilization, stormwater management and drainage, and adjustment of bridge heights to allow for navigation, should be collectively assessed and implemented where appropriate.

Adaptation strategies may apply to the following:

- a. Public infrastructure planning, siting, construction, replacement, operation, and maintenance;
- b. Emergency management;
- c. Stormwater management;
- d. Land development regulations;
- e. Building codes;
- f. Comprehensive planning; and
- g. Other functions

CCM Policy 2.16.3

Any construction activities seaward of the coastal construction control lines (CCCL) established pursuant to s. 161.053 will be consistent with Chapter 161: Beach and Shore Preservation. Infrastructure and roadway improvements within already developed public rights-of-way will be maintained as required to meet minimum level of service standards.

CCM Policy 2.16.4

Armoring or other shoreline stabilization efforts by property owners shall not disrupt or harm adjacent or nearby properties.

CCM Policy 2.16.5

The City shall engage stakeholders, St. Johns County and other agencies to increase planning and implementation of natural erosion prevention and hazard mitigation.

CCM Policy 2.16.6

The City shall promote the installation of low impact development (LID) or green infrastructure (GI) on public property and encourage its installation on private property. Potential types of LID/GI include but are not limited to:

- a. Bioretention cells and rain gardens;
- b. Permeable pavements;
- c. Cisterns and detention basins;
- d. Bioswales; and

e. Green roofs

CCM Policy 2.16.7

The City shall discourage the disturbance of natural shorelines to improve and continue the shoreline stabilization, protection and habitat benefits natural shorelines provide.

CCM Policy 2.16.8

In the next update of the stormwater master plan, the City shall incorporate an increase in green infrastructure strategies to reduce run off, and provide additional opportunities for water capture and filtration.

CCM Policy 2.16.9

Any established Adaptation Action Area in accordance with Sections 163.3164(1) and 163.3177(6)(g)10 F.S. is with the purpose to increase grant and other funding opportunities and identify creative solutions to achieve the following goals:

1. Protect the health, safety and welfare of residents;
2. Prevent damage to public and private property;
3. Reduce National Flood Insurance Program premiums to property owners; and
4. Prioritize projects and funding that aim to increase the resilience of the City to natural hazards, sea level rise, and flooding.

CCM Policy 2.16.10

The City shall continue to use public input, subject matter experts, and best available science/data to refine the identification of any Adaptation Action Area(s).

CCM Policy 2.16.11

The City shall consider and utilize, but not be limited to, the following tools, site development techniques and strategies for use within any Adaptation Action Area to implement in order to mitigate flooding and effects of sea level rise and storm surge in order to protect property, to the greatest physical and financial extent possible:

1. Green street techniques to divert, capture or absorb water in a way to reduce flood impacts on private property, including, but not limited to street trees, landscaped areas and vegetative curb extensions, bioswales, vernacular streetscapes, and roadway re-design;
2. Hybrid stormwater master plan to integrate a combination of green and gray infrastructure, including but not limited to bioretention, increasing pipe capacity, stormwater parks, rain garden/bioswales, pumps, and water flow diversion strategies;
3. Underground utilities in vulnerable and feasible areas;

4. Assess parking standards and redesign parking lots with greater water capture techniques;
5. Comprehensive planning;
6. Land development regulations;
7. Increases of setback lines;
8. Natural shoreline restoration;
9. Permeable pavement;
10. Dry and wet flood proofing of structures; and
11. Green/open space.

CCM Policy 2.16.12

The City will work to institute the practice of adapting and mitigating the built environment to address natural hazards, flooding, and impacts from sea level rise across all plans, policies, procedures, and in coordination with partner agencies.

CCM Policy 2.16.12.1

The anticipated impacts of storm surge and sea level rise shall be a consideration in the implementation and administration of the City's Comprehensive Plan, building and life-safety codes, capital improvement plans, emergency management plans, land development codes, water resource and stormwater management plans, any coastal management plans, and economic development programs.

CCM Objective 2.17

The reestablishment of businesses after a disaster is critical to the redevelopment of the impacted area.

CCM Policy 2.17.1

The City will cooperate with local businesses and organizations to aid in disaster planning and recovery for businesses located in the impacted area.

CCM Policy 2.17.2

The City will cooperate with the local business community to develop an informational program about hurricane preparedness for local businesses.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: September 3, 2019

RE: **Item 7 (d)**
Discussion and Public Comment Related to the Draft Recreation and Open Space Element Goals, Objectives and Policies for the Comprehensive Plan

The Recreation and Open Space Element of the Comprehensive Plan is a required element. The element is the chapter of the Comprehensive Plan that establishes the overall plan and framework to include standards for recreation needs and recognize open space as an important aspect to quality of life for the City. It is the element that recognizes the important issues of encouraging recreation, appreciating the environment, and establishing the importance of open space and environmentally sensitive areas.

Attached are **Draft** updated Goals, Objectives and Policies related to the element. The attached incorporates suggestions and comments discussed at the PZB Workshop on August 20, 2019.

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

- Encourage public/private partnerships, for example the City Marina
- Include discussion related to the larger context of impacts from tourism and growth in the County on the City park assets and resources
- Address safety related to parks including access, and safe entrances to and from recreational sites
- Encourage pocket parks in all neighborhoods and areas of the City

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


Amy McClure Skinner, AICP
Deputy Director

Recreation and Open Space Element

Introduction to the Recreation and Open Space Element

Providing recreational opportunities and open space is a foundation of strong neighborhoods, communities, and regions. The Recreation and Open Space Element identifies the recreation sites within the City that are available to the public and discusses private resources as well. The City of St. Augustine currently includes approximately 757 acres of parkland. In addition, St. Augustine is fortunate to have significant riverine and marsh environments associated with the Tolomato, San Sebastian and Matanzas rivers, Salt Run and Anastasia State Park. These areas border the uplands of the City and contribute to the unique character of the city. The surrounding area including the city also provides recreational and economic opportunities for tourism, fishing, sailing, boating and enjoying the outdoors.

As a tourist destination the city is unique in its appeal to visitors, regional and county residents, and its own citizen quality of life.

The Recreation and Open Space Element must indicate a comprehensive system of public and private sites for recreation. This may include natural reservations, parks, playgrounds, parkways, open spaces, waterways, and other recreational facilities. The Recreation and Open Space Element must also include level of service standards for the amount of recreation available as development occurs. The Recreation and Open Space Element serves as a guide for the development and use of public land within the City of St. Augustine and recognizes private resources. This includes creating an efficient pattern and location of recreational opportunities designed to serve all sectors of the population. The Recreation and Open Space Element contains goals, objectives and policies to maintain and expand the existing recreation network.

Key Issues and Assumptions

The updated Data and Analysis follows the statutory requirements.

The City has an abundance of parks and recreation opportunities, including environmentally sensitive areas.

The City is a tourist destination that contributes to its appeal as a recreation destination.

These issues are also related to conservation and coastal management, mobility and transportation issues, community resiliency and sustainability.

Recreation & Open Space Element **Draft Goals, Objectives and Policies**

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

Recreation and Open Space Element

Goals, Objectives and Policies

Summary

Providing recreational opportunities and open space is a foundation of strong neighborhoods, communities, and regions. The Recreation and Open Space Element identifies the recreation sites within the City that are available to the public and discusses private resources as well. The City of St. Augustine currently includes approximately 768 acres of parkland. In addition, St. Augustine is fortunate to have significant riverine and marsh environments associated with the Tolomato, San Sebastian and Matanzas rivers, Salt Run and Anastasia State Park. These areas border the uplands of the City and contribute to the unique character of the city. The surrounding area including the city also provides recreational and economic opportunities for tourism, fishing, sailing, boating and enjoying the outdoors.

As a tourist destination the city is unique in its appeal to visitors, regional and county residents, and its own citizen quality of life.

The Recreation and Open Space Element is a required comprehensive plan element under Florida's Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes). The Recreation and Open Space Element must indicate a comprehensive system of public and private sites for recreation. This may include natural reservations, parks, playgrounds, parkways, open spaces, waterways, and other recreational facilities. The Recreation and Open Space Element must also include level of service standards for the amount of recreation available as development occurs. The Recreation and Open Space Element serves as a guide for the development and use of public land within the City of St. Augustine and recognizes private resources. This includes creating an efficient pattern and location of recreational opportunities designed to serve all sectors of the population. The Recreation and Open Space Element contains goals, objectives and policies to maintain and expand the existing recreation network.

Order of Issues and Page References

Level of Service Standards	3-4
Natural Areas and Open Space	5-6
Natural Areas, Open Space and Sustainability	6
Park Maintenance and Joint Use of Facilities	7
Accessibility	8
Historic Preservation and Tourism	8

Recreation & Open Space Element Goals, Objectives and Policies

Chapter 163.3177(6)(e) F.S.

ROS Overall Goal

To provide open space, recreation sites and recreation facilities which meet the needs of residents and visitors, support City conservation efforts and provide a healthy and aesthetically pleasing environment.

Level of Service Standards for Parks

ROS Objective 1.1

Coordinate private and public resources to adequately provide recreation sites and facilities at the adopted level of service standards.

ROS Policy 1.1.1

To ensure that park facilities keep pace with the impacts of sustained growth and to plan for future parks and open space facilities, the City adopts the following level of service standards (LOS):

- Neighborhood Parks: LOS standard 0.80 acres per 1,000 people
- Community Parks: LOS standard 1 acre per 1,000 people
- Regional Parks: LOS standard of 5 acres per 1,000 people

ROS Policy ~~1.2~~ 1.1.2

The City shall make an effort to incorporate documented historic and archaeological sites into park areas whenever possible to address both recreation and preservation needs.

ROS Policy ~~1.3~~ 1.1.3

The City will coordinate the development of the projects which are listed in the Capital Improvements Element as projects secured with private funding.

ROS Objective ~~2~~ 1.2

The City shall ensure safe public access to the recreation sites and facilities. The measurable target for this objective is public access to the identified recreation sites and facilities.

ROS Policy ~~2.1~~ 1.2.1

Although the only beaches in the City are in the Anastasia State Recreation Area and are therefore not subject to the City's development regulations, the City shall continue to support the policy of the State Division of Parks and Recreation in permitting public access to those beaches. The City shall continue to provide access to shores and waterways depicted on the Future Land Use Map by: (1) continuing to enforce the Future Land Use Plan which allows water-dependent or water related uses as permitted uses in every land use classification; and (2) continuing to operate the municipal marina.

ROS Policy ~~2.2~~ 1.2.2

The City shall correct park and recreation facility deficiencies and provide future parks and recreation facilities according to the following priorities:

1. maintenance, repair and replacement of existing facilities located on existing recreation sites.
2. development of new facilities, located on existing recreation sites, to correct existing deficiencies.
3. acquisition of new recreation sites to correct existing deficiencies.
4. development of new facilities, to be located on new recreation sites, to correct existing deficiencies.
5. development of new facilities, located on existing recreation sites, to provide for future needs.
6. acquisition of new recreation sites to provide for future needs.
7. development of new facilities, located on new recreation sites, to provide for future needs.

ROS Policy 1.2.3

The City of St. Augustine shall utilize the National Recreation and Parks Association (NRPA) guidelines outlined in the Data and Analysis to determine the type and location of parklands.

ROS Policy 1.2.4

The Land Development Code shall address standards for park development and improvements, which shall include buffering, landscaping, parking and siting facilities.

ROS Policy 1.2.5

The City shall refer to the State Comprehensive Outdoor Recreation Plan (SCORP) as a guideline to assist in the evaluation of facilities and siting new parks and improvements.

Natural Areas and Open Space

ROS Objective 4 **2.1**

Public agencies and private developments shall provide open space as defined in this element.

~~ROS Policy 4.1~~

~~The following Level of Service Standards shall be provided for all development: Regional Parks 5.0 acres per 1,000 persons Community Parks 1.0 acre per 1,000 persons Neighborhood Parks 0.8 acres per 1,000 persons All residential development of twenty five (25) units or more must provide, at a minimum, contiguous parkland or open space meeting the level of service standard for neighborhood parks for the projected number of residents based on the average household size from the most recent census. For development of twenty five (25) to ninety nine (99) units, this parkland or open space must provide at least passive recreational activity. For development of one hundred (100) or more units, this parkland or open space must provide at least one (1) active recreational facility (preferably one determined to be deficient in the particular planning sector) and one (1) passive recreational facility, per one hundred (100) units. Level of Service standards for Regional Parks shall be continually coordinated with the State Division of Parks and Recreation. The Level of Service standards for Community and Neighborhood Parks not located inside the City limits, but providing services to City residents shall be continually coordinated with St. Johns County. This policy implements ROS Objectives 1 and 4.~~

ROS Policy 4.2 **2.1.1**

The City shall continue to enforce the Future Land Use Plan and the development regulations contained in the City Code to preserve open space.

ROS Policy 4.2 **2.1.2**

The Recreation and Open Space classification is intended to designate parks, natural reservations and active recreation sites.

ROS Policy 4.2 **2.1.3**

The **newly created** Open Land (**Conservation**) classification is intended to designate open space. Additionally, open space is determined on a site specific basis during site plan review and through the conservation overlay zone development process. Open space so determined is defined as being marshland, swamp, natural or manmade bodies of water, and environmentally sensitive lands where local, state or federal regulations prohibit development **including land under conservation easement, conservatorship or other permanent protection.**

ROS Policy 4.2 2.1.4

The City shall continue to investigate and utilize local, state and federal funding programs to enhance, acquire and expand recreation and open space facilities and natural reservations.

ROS Policy 4.3 2.1.5

The City Code shall continue to contain and implement open space definitions and standards established in the Future Land Use Plan and in the Conservation Overlay Zone Development section of the Conservation and Coastal Management Element, which includes the definition of “undeveloped conservation parklands”.

ROS Policy 4.4 2.1.6

The City shall coordinate with the county and adjacent jurisdictions to acquire lands to be used as conservation and open space for the purpose of creating a system of resource based recreational trails, greenways, and greenway corridors. To enhance such a trail system, priority shall be given to lands that are adjacent to or by some other means are connected to other lands dedicated for such purposes, especially where such acquisitions create new or enhanced access to water bodies and shorelines, which may encourage paddling, kayaking and fishing.

ROS Policy 2.1.7

The City shall encourage greenways and a recreational trail system that provide extensions or connections to existing adjacent municipality, county and state trails. This can include paddling, biking, walking, running and hiking.

Natural Areas, Open Space and Sustainability

insert

Park Maintenance and Joint Use of Facilities

ROS Objective 3.1

The City shall maintain and improve all City parks in a manner that is consistent with the recreation needs of City residents and shall maximize the potential of the individual facilities.

ROS Policy 3.1.1

The City's parks and recreational facilities shall be renovated and/or upgraded consistent with the Capital Improvements Plan (CIP) to provide improved recreational opportunities.

ROS Policy 3.1.2

The City shall maintain an inventory of the location, size, condition, and amenities available at each public park.

ROS Objective 3.2

The City shall continue to coordinate with the public and private sector to avoid duplication of recreation facilities. This shall include provisions for joint use of school board or other public agencies' recreation facilities to meet the recreation demands of the City's citizens.

ROS Policy 3.2.1

The City shall coordinate with private developers to provide public recreation facilities within their development.

ROS Policy 3.2.2

The City shall utilize the LOS standards to recommend recreation improvements located within private developments.

Accessibility

ROS Objective 4.1

Within the planning timeframe, all recreation and open space areas shall be evaluated as to their accessibility to all St. Augustine residents regardless of physical condition, age or economic condition as outlined in the uniform federal accessibility standards.

ROS Policy 4.1.1

All City parks and open space shall provide unobstructed access, when reasonably possible, through the following procedures:

- Existing facilities shall be evaluated and improved, if necessary, within the planning timeframe.
- Any new roadway or sidewalk construction required to access future sites shall be improved to engineering standards established in the Land Development Code.
- Appropriate safety improvements for the safe ingress and egress to and from recreational sites shall be considered.

ROS Policy 4.1.2

Any park undergoing renovation shall incorporate wheelchair access and bicycle parking.

ROS Policy 4.1.3

Within the planning timeframe, bicycle racks and park benches shall be provided at all recreational sites.

Historic Preservation and Tourism

insert