



Planning and Zoning Board

City of St. Augustine, Florida

Regular Meeting Agenda

Tuesday, April 2, 2024, at 1:00pm

Alcazar Room at 75 King Street

Information & Agenda Map

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

1. Roll Call

2. General Public Comments for Items Not on the Agenda

3. Approval of Minutes

- a. February 6, 2024, Regular Meeting minutes.

4. Modification and Approval of Agenda

5. Variance

- a. 2024-0030 Charles Moorhouse – Applicant
c/o Moorhouse Construction, LLC
Shannon Lynch – Owner
[14 Mulberry Street](#)
To approve variance requests to allow for the addition of a bathroom to an existing structure.

6. Use by Exception

- a. 2024-0022 Jonathan Velarde – Applicant
c/o Ancient City Golf Cart Rentals
WVC Properties LLC – Owner
[3 Sebastian Avenue](#)
To approve a use by exception request to allow for the sales and rentals of automobiles.

7. Variance and Conservation Overlay Zone Development

- a. 2024-0020 Bryan Freier – Applicant
c/o Bryan The Builder USA Inc.
Continued, and amended, from March 5, 2024, Regular Meeting Anna Gullledge – Owner
[148 Oyster Catcher Circle](#)
To approve requests to remove significant trees within Conservation Overlay Zone 3 and a variance to maximum lot coverage.

8. Conservation Overlay Zone Development

- a. 2024-0002 Carolyn Haslam – Applicant
c/o Akerman LLP
Continued from March 5, 2024, Regular Meeting Coastal Getaway Homes, LLC – Owner
[214 Pelican Reef Drive / PID 158573-0090](#)
To approve, after the fact, the construction of a bulkhead within Conservation Overlay Zones 1 & 2.
- b. 2024-0016 Matthews | DCCM – Applicant
Meredith B. Schwarz – Owner
Continued from March 5, 2024, Regular Meeting c/o Trinity Parish
[2 Artillery Lane / PID 199220-0000](#)
To approve the removal of a significant tree within Conservation Overlay Zone 3.
- c. 2024-0027 Carter Environmental Services – Applicant
Thomas Hartman – Owner
[7 Lighthouse Avenue](#)
To approve a request for development within Conservation Overlay Zone 1.
- d. 2024-0029 Carter Environmental Services – Applicant
Kyle Cregan – Owner
[67 Water Street](#)
To approve a request for development within Conservation Overlay Zone 2.
- e. 2024-0025 Kevin Finn – Applicant & Owner
c/o Sea Breeze Homes of the First Coast LLC
[125 Spoonbill Point Court](#)
To approve a request to remove significant trees within Conservation Overlay Zone 3.

- f. 2024-0028 Carter Environmental Services – Applicant
Agan Prameshuber – Owner
[171 Inlet Drive Lot A / PID 213831-0010](#)
To approve a request for development within Conservation Overlay Zone 1.

9. Comprehensive Plan Land Use Amendment & Rezoning

- a. 2024-0026 Sipho Holden – Applicant
S Holden, Old City Trust – Owner
[64 Palmer Street](#)
To amend the current land use of Residential Low Density to Residential Medium Density and to rezone the property from Residential Single-Family-Two: RS-2 to Residential General-One: RG-1.
- b. 2024-0032 City of St. Augustine – Applicant
Jeanne Moeller – Owner
c/o Emergency Services Homeless Coalition of St. Johns County
[523 W King Street](#)
To amend the current land use of Residential-D (County) to Commercial Medium Intensity (City) and to rezone the property from Residential Single Family: RS-3 (County) to Commercial Medium-Two: CM-2 (City).
- c. 2024-0033 City of St. Augustine – Applicant
Bill Lazar – Owner
c/o St. Johns Housing Partnership Inc.
[525 W King Street](#)
[527 W King Street](#)
To amend the current land use of Residential-D (County) to Commercial Medium Intensity (City) and to rezone the property from the Sunnyside House PUD (County Ordinance Number 2003-40) to Commercial Medium-Two: CM-2 (City).
- d. 2024-0034 City of St. Augustine – Applicant
Joseph Logan – Owner
c/o Smith SDW Masonic Lodge
[545 W King Street](#)
To amend the current land use of Residential-D (County) to Commercial Medium Intensity (City) and to rezone the property from Residential Single Family: RS-3 (County) to Commercial Medium-Two: CM-2 (City).

10. Conservation Overlay Zone Development, Comprehensive Plan Land Use Amendment, & Rezoning

- a. 2024-0012 Brad C. Wester – Applicant
c/o Driver McAfee Hawthorne & Diebenow, PLLC
BDEP Land, LLC & Nix Boat Yard LLC – Owners
[199 Nix Boat Yard Road / PID 134900-0020](#) (County)
[200 Nix Boat Yard Road / PID 134832-0010](#) (County)
[200-1 Nix Boat Yard Road / PID 134832-0030](#) (County)
[Nix Boat Yard Road / PID 134821-0000](#) (County)
[200 Nix Boat Yard Road / PID 134832-0000](#) (City)
[220-B Nix Boat Yard Road / PID 134830-0000](#) (City)

To amend the current land use of Mixed-Use District (County) to Marine Industrial (City), to rezone the approximately 1.8-acre property from Open Rural (OR) and the approximately 4.49 acres Commercial Highway Tourist (CHT) (County) to Planned Unit Development (PUD) (City), to approve construction within Conservation Overlay Zone 1, 2, & 3 all subject to a Voluntary Petition for Annexation and Pre-annexation Agreement. To amend the existing Cat's Paw Marina PUD, Ordinance No. 2023-20, at 200 and 220 Nix Boat Yard Road to include the above referenced proposals.

11. Other Business

- a. Discussion and Recommendation to amend Chapter 11, Article II Conservation Overlay Zone Development related to boatlifts and other types of docks not associated with single-family use and the maximum height of docks from six (6) feet to eight (8) feet.

12. Adjournment

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

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

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting February 6, 2024

The Planning and Zoning Board met in formal session Tuesday, February 6, 2024, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Chales Pappas, Chairperson and the following were present:

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

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

2. General Public hearings for Items Not on the Agenda

none

3. Approval of Minutes

none

4. Modification and Approval of Agenda

none

5. Variance

5. (a) 2024-0003 – Dawn Phillips DuBose – Applicant & Owner 65 Sanford Street

To approve a variance to the side yard setback requirement for a proposed addition on a property with a Residential Single-Family-Two: RS-2 zoning designation.

Ms. Daugherty read the staff report and said based on a review of Sec. 28-29 staff find that the Board can APPROVE the variance

request to reduce the side yard setback requirement for RS-2 lots of ten (10) feet to seven (7) feet at 65 Sanford Street / PID 207050-0000.

Dawn Dubose reviewed the application.

The Board presented their Ex Parte Communication.

18 certified notices were sent, 3 were returned in favor, 0 returned opposed and 1 had comments.

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

The Board discussed:

There was consensus amongst the Board to allow this variance.

MOTION

Mr. Shaffer MOVED to APPROVE variance 2024-0003, 65 Sanford Street to the side yard setback, finding that 1. The property

suffers a singular disadvantage 2. Recognizing that the owner cannot make reasonable use of the property without the variance 3. The disadvantage does not exist because of conditions created by the owner and 4. Granting the variance will not be contrary to the public interest. The motion was **SECONDED** by Mr. Davis.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5.(b) 2024-0004 – Erica Tangren – Applicant & Owner 472 Arricola Avenue

To approve a variance to the side yard setback requirement for a proposed addition of front and rear porches on a property with a Residential Single-Family-Two: RS-2 zoning designation.

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

Erica Tangren reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- Verified the footprint of the new house
- Leaving existing slab and creating a crawl space
- Felt that the change would make reasonable use of the property

- Same footprint just adding porch
- The plans presented met criteria

Mr. Blow asked the staff to review the 50% destruction of structures policy and verify if owners were still required to build back to the current code.

Ms. Lopez offered to ask a building official and follow up at the next meeting.

Discussion continued:

- Not contrary to the public good
- Property appraisal did not adjust for inflation
- Setback was not being reduced from the existing setback

MOTION

Mr. DePreter **MOVED** to **APPROVE** application 2024-0004 472 Arricola Ave, as had been shown in Board discussion, staff review, and public comment it met the criteria. The motion was **SECONDED** by Ms. Tucker.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Use by Exception

6. (a) 2024-0001 – Karen Smith – Applicant & Owner 172 Cordova Street Unit 3

To approve one (1) off-site parking space at the Municipal Parking Garage within the Residential General-One: RG-1 zoning district as a permitted use by exception.

Ms. Daugherty read the staff report and said based on a review of Section 28-29, staff finds that the Board can **APPROVE** a use by exception request for one (1) parking space within the Municipal Parking Garage at 172 Cordova Street Unit 3 / PID 199990-0103 to

satisfy the requirements of Sec. 28-151. In the event this request is approved by the Board, staff also recommends the following conditions:

1. Approval of this use by exception for one (1) parking space within the Municipal Parking Garage is contingent upon providing proof of parking pass renewal at the time of vacation rental registration.

2. When registering the short-term rentals at 172 Cordova Street, Unit 3, proof of purchase of a parking pass for the duration of the vacation rental registration period is to be paid in full and provided to the Code Enforcement Division.

Patti Kaye reviewed the application.

Ex Parte Communication: none

36 certified notices were sent, 3 were returned in favor, 0 returned opposed and 0 had comments.

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

The Board discussed:

- Large multi-unit building with limited parking
- Applicant approached four businesses and was unsuccessful in getting approval for off-site parking
- Hesitant to grant approval without letters from businesses
- Nothing available for renters on site
- Not an acceptable option as the parking garage closed during busy seasons and a space may not be available when it was needed
- If the information for the business owners that were approached was provided, the Board would have done its due diligence

Ms. Kaye had to contact the applicant to obtain the name of the businesses that had

been contacted for offsite parking permission.

The Board agreed, with the exception of Mr. Shaffer, to recess this application until after the next item, 2024-0002, per the advisement of Ms. Lopez.

After the recess, Ms. Kaye provided the names of the businesses the applicant had contacted to request permission for offsite parking: Old City Inn, Manager Juan; Collector Inn, Manager Richard; Recorder Apartments, Manager Debbie; Casa Monica, Valet Manager McKenzie.

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

MOTION

Mr. DePreter MOVED to APPROVE Use by Exception 2024-0001 172 Cordova Street to approve one offsite parking space at the municipal garage as the applicant has exhausted all other available options. Approval of this use by exception for one parking space within the Municipal Parking Garage is contingent upon 1. providing proof of parking pass renewal at the time of vacation rental registration. 2. When registering the short-term rentals at 172 Cordova Street, Unit 3, proof of purchase of a parking pass for the duration of the vacation rental registration period is to be paid in full and provided to the Code Enforcement Division., and 3. Available parking must be included in any advertisement. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

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

NAYES: Shaffer

MOTION CARRIED

7. Conservation Overlay Zone Development

7. (a) 2024-0002 – Carolyn Haslam – Applicant c/o Akerman LLP Coastal Getaway Homes, LLC – Owner 214 Pelican Reef Drive / PID158573-0090

To approve, after the fact, the construction of a bulkhead within Conservation Overlay Zones 1 & 2.

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

- Staff finds that the use of a rip-rap shoreline is beneficial,

- Staff views the drainage of stormwater into the adjacent marsh as somewhat concerning, however the constructed bulkhead and rip-rap may reduce the drainage impacts into the adjacent marsh, and

- Staff is unsure about potential implications of the bulkhead's scale and how it will influence future development within the Pelican Reef Subdivision.

Carolyn Haslam reviewed the application, Clark Foraker and Patrick Jolley were sworn in for the record.

Ms. Haslam continued reviewing the criteria required to obtain approval.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi asked if this was a retaining wall or bulkhead. She felt that Coastal Getaway Homes had not followed the policies set forth

by the city and further, after the fact approvals were happening too often. She felt that this item should be denied.

Public hearing was closed.

The Board discussed:

- The retaining wall was necessary
- Multiple iterations of site plans
- Felt that applicant was aware of city requirements regarding review and approval of changes in site plans
- Did the Board think an environmental inspection was needed
- No issue with criteria being met regarding the retaining wall
- Efforts should be made, with after the fact approvals, to provide all documentation and communication from other agencies, such as the Water Management District and if applicable the Corp of Engineers
- PZB approval could not be based on the approval of another agency
- Clarification of what the board was approving
- Review was to verify that the development met the requirement of Chapter Eleven of the city code as well as Overlay Zone Two
- Felt the retaining wall met the criteria
- Distance of the bulkhead/retaining wall from the wetlands jurisdictional line
- Future development potentially could be affected

Mr. Fredriksson advised the Board that this application could set the standard for development in this section of the Pelican Reef subdivision.

Ms. Lopez explained that every applicant had to meet the same seventeen criteria. She said the criteria are specific to a particular site and added that each applicant would have differences in relation to the criteria, for example, would the placement of the rip rap be appropriate in relation to an adjacent property going forward, those types

of issues would have to be determined on an individual basis.

Ms. Barnes asked for a further explanation of the review.

Ms. Lopez pointed out the section of the staff report that highlighted Chapter 11 in the city code, specifically item four that stated: structures must demonstrate a reasonable and compatible scale to similar structures in the neighborhood.

Mr. Pappas asked if approval was granted, was there a way to make sure this was not the standard going forward.

Ms. Lopez advised that if the findings were presented in detail for this application, there would be a record for the next applicant that would include the reasons why this particular application was approved.

Discussion continued:

- The existing house was just over eighty feet wide
- Houses in Pelican Reef were built to a higher flood elevation
- Concern that the pool deck is fairly large and the grade seems to be high
- Plans show twenty percent lot coverage
- Conservation easement was included in calculation of lot coverage

Ms. Skinner explained that lot coverage would include roof area only and Pelican Reef was allowed forty percent coverage. She added that the buildable area was landward of the most restrictive jurisdictional line, that was the point by which setbacks and lot coverage would be determined. She said that with future development, setbacks would be considered if the properties were to be adjacent.

The Board continued:

- Felt that there would be an architectural review committee within the private community

- Burden of proof had not been met
- Needed more information for approval
- Did not agree that the retaining wall would necessarily be beneficial to the surrounding area
- Did not want to base approval on the fact that the structure had already been built
- Provide a legible set of plans, all correspondence between the applicant and the St. Johns River Water Management as well as the Corp of Engineers, an environmental analysis if one was available

Ms. Lopez advised that the continuance date would be March 5, 2024 which would give the applicant time to provide the requested information.

MOTION

Mr. Pappas MOVED to CONTINUE application 2024-0002 to the March 5, 2024, meeting of the PZB. The motion was SECONDED by Mr. DePreter.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

7. (b) 2024-0005 – Amber Halcrow – Applicant c/o 1565 Woodworks, LLC Erik Worthmann– Owner 134 Pelican Reef Drive

To approve the removal of significant trees within Conservation Overlay Zone 3.

Mr. Fredriksson read the staff report and said Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. The proposed work in this application is for an addition to an existing home and modification of the driveway which would require the removal of four (4)

¹ Break 3:15 pm to 3:33 pm

significant Red Cedar trees at 134 Pelican Reef Drive / PID 158571-4060.

Amber Halcrow reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

BJ Kalaidi spoke about the removal of the four Red Cedar trees and asked if there were enough cedars on the property to still have the required ten Red Cedars that the neighborhood wanted.

Public hearing was closed.

Mr. Fredriksson advised that in order to be permitted, they would have to show the planting for the additional trees.

The Board discussed:

- Wanted to see an arborist report
- Proposed site plan showed a significant amount of impervious coverage
- Could plans for the driveway be changed to save the 18-inch Red Cedar
- Would like to see a clearer site plan so that there could be discussion of changes to plans to possibly save the trees

Mr. Pappas asked Ms. Halcrow to speak to the questions presented by the Board.

Ms. Halcrow explained that the 42- inch Cedar was in the place of the planned 2 car garage. She said that the 18-inch Cedar was in the path of the entryway of the home, and the 12- inch, on the back of the property, could be saved.

Discussion continued:

- Turn the garage and access it as a second driveway the 42-inch Red Cedar could be saved
- This subdivision had a Review Board and there were the city codes to consider
- Trees had been pruned, but appeared to be healthy
- Should have an arborist report
- Would like to see some attempt to save all of the noted trees
- The applicant stated that they had been approved by the neighborhood Architectural Review Board
- Would rather grant a variance for the setbacks than remove the trees
- Landscape plan showing the location of the ten cedars was a city requirement

MOTION

Mr. Davis MOVED to CONTINUE application 2024-0005 134 Pelican Reef Drive to the March 5, 2024 meeting of the PZB. The motion was SECONDED by Mr. Shaffer

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (c) 2024-0007 – Michael Reed – Applicant & Owner 327 Minorca Avenue / PID 215560-0030

To approve the removal of significant trees within Conservation Overlay Zone 3.

Ms. Daugherty read the staff report and said Review of Section 11-29 staff finds that the Board may APPROVE a request for Conservation Overlay Zone 3 development to remove three significant Cedar trees at 327 Minorca Avenue to allow for the construction of a new single-family home. Approval of a future building permit application will require the replanting of two (2) 2-inch Cedar trees to meet the

requirements of Section 25-56. – Tree removal and replacement.

Michael Reed reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi said that everyone should keep in mind that St. Augustine was a tree city. She felt that the reason for a review was to keep that in place for all to enjoy.

Public hearing was closed.

The Board discussed:

- Needed more information
- Trees were located in the middle of the property and more would be planted
- Visited the site and if the trees were not removed, the lot would be unbuildable
- Replant three trees instead of two
- Consensus with the Board that the trees needed to be removed to build the house and replanting would be an acceptable exchange
- No need for an arborist

MOTION

Ms. Barnes MOVED to APPROVE application 2024-0007 to remove three significant trees 10-inch, 16-inch and 12-inch and require the planting of three additional cedars using horticultural practices, to include the findings according to the requirements A-G the necessity to make reasonable use of the property as well as the ease to alter. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (d) 2024-0009 – James St. Geroge – Applicant & Owner c/o Ponk Mansion LLC 3000 N Ponce de Leon Boulevard

To approve the removal of a significant tree within Conservation Overlay Zone 3.

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

James St. George reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi suggested to the Board that instead of just cement in the parking area to add trees to provide shade.

Public hearing was closed.

Mr. St. George advised the Board that there would be 28 trees on the property.

Mr. Pappas asked the applicant if there was a possibility of planting a live oak in a grassy area on the property.

Mr. St. George advised the Board that the location was where the signage for the business was going to be located.

Mr. Davis asked how many new trees would be planted after the significant tree was removed.

Brad Kuzolian was sworn in for the record. He said more than 15 new trees would be planted.

The Board agreed that the arborist report appeared to be accurate, and the significant tree should be removed.

MOTION

Mr. Shaffer MOVED to APPROVE Conservation Overlay Zone Development 2024-0009 3000 N. Ponce de Leon Boulevard to remove a significant tree as it met the criteria for tree removal. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Rezoning

8.(a) 2024-0011 – Ray Lake – Applicant c/o DiMare Construction 36 Granada LLC – Owner 36 Granada Street

To approve modifications to the existing 36 Granada Planned Unit Development (PUD) related to building design elevations.

Mr. Fredriksson read the staff report and said Staff does not make recommendations concerning the rezoning of land. The Board is responsible for making a recommendation based on the following:

(1) The need and justification for the change.

(2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.

(3) Consistency with the Comprehensive

Ray Lake and Jay McGarvey reviewed the application and discussed the existing Planned Unit Development (PUD).

Plan.Ex Parte Communication:

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

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

The Board discussed:

- Verified that the change in the plan would eliminate any outside seating and make all seating indoors
- Verified the elevation changes
- Mural would be placed on the south side of the building

The Board agreed to make a recommendation to approve this application.

MOTION

Mr. Davis MADE A RECOMMENDATION to APPROVE rezoning application 2024-0011 at 36 Granada Street to approve the modifications to the existing 36 Granada Planned Unit Development related to building design elevations as per the submitted information to the Board, the mural would be on the south side of the building that was not on the plans before the Board but was included in the overall plan. The motion was SECONDED by Mr. DePreter with the addition that the need and justification as stated by the applicant, the relationship of the proposed amendment for the city planning program has not changed, and the consistency in the comprehensive plan was not being altered.

VOTE ON MOTION:

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

NAYES: Pappas
MOTION CARRIED

9. Other Business

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

Mr. Fredriksson stated that during the regular meeting of the City Commission on January 8, 2024, the Commission requested that staff explore adding the Long Leaf Pine to the city's list of significant trees. He noted that the city's list did not currently include pine trees. He explained the Long Leaf Pines were resilient to draught, fire, and high winds, and they provided habitat to endangered species. He added that the city was committed to preserving community trees, the urban forest, air quality, community health, quality of life, and energy conservation, and that protection of these trees was consistent with the objective as well as the intent of Chapter 11 of the City Code. He asked the Board to review the language being added to the city code, and if the Board made a positive recommendation, the staff would move forward with an Ordinance to the City Commission.

Mr. Pappas started the discussion with the Board stating that this was a good idea.

Mr. DePreter agreed that this was a good choice as it was a sturdy tree

Mr. Davis felt that there would be more requests to remove significant trees with the addition of the Long Leaf pine and residents that would not have had to come before the Board previously, would now be required.

Mr. Shaffer was in favor and added that the Board would be able to somewhat monitor tree removal. He thanked the Street Tree Advisory Committee for bringing this to the attention of the Board.

MOTION

Mr. DePreter MOVED to put forth a positive recommendation for adding the Long Leaf Pine to the list of significant protected trees. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. Adjournment

Having no further business, Mr. Davis adjourned the meeting at 5:01 P.M.²

Charles Pappas, Chairperson

² Transcribed by Michele Fudo



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 2, 2024	5.a.	PZB2024-0030
Request	Address	Parcel ID
Variance	14 Mulberry Street	195320-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

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

Future Land Use Designation: Residential Low Density

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

Acreage: 0.05

Applicant: Charles Moorhouse
c/o Moorhouse Construction, LLC

Owner: Shannon Lynch



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

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

Request Summary

This is a [variance](#) request to reduce the required rear [yard](#) setback requirement of [ten \(10\) feet](#) for properties with a Residential Single-Family: RS-2 zoning designation down to two (2) feet and six (6) inches and to increase the lot coverage for a non-conforming lot from thirty-five (35) percent to sixty-one (61) percent. An approval of this application would allow for the owner to construct a forty-four (44) square foot bathroom at the rear of her residence within a portion of an existing patio. The applicant states that the proposed bathroom will be accessible for her aging mother.

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation		N/A
Conservation and Coastal Management		N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing	Policy 1.7.1 Policy 1.7.4	N/A
Infrastructure		N/A

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

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

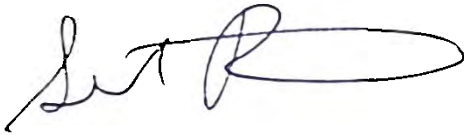
The Planning and Zoning Board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted. No variance shall be granted [unless the applicant shall show and the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

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

According to the St. Johns County Property Appraiser the structure at 14 Mulberry Street was constructed in 1883, which is approximately ninety (90) years prior to the adoption of the City's zoning code. The small size of the lot proves to be a disadvantage and is not a condition created by the owner. The minimum lot size for RS-2 zoning is one-eighth acre (5,450 square feet). The lot size for 14 Mulberry Street is five-hundredths of an acre (2,178 square feet). The small size of the lot is unique. Lots immediately adjacent have an average lot size of 5,227 square feet, which is double the size of 14 Mulberry Street. The requested addition increases the lot coverage from 58.5 percent to 60.8 percent. The addition does not extend beyond the existing structure. The applicant's request to provide housing for their aging mother is supported by [Policy 1.7.1 of the Comprehensive Plan](#) by allowing her to age-in-place.

Staff Recommendation

Based on a review of Sec. 28-29 staff find that the Board can **APPROVE** as variance criteria is met for the variance request to the side yard setback at 14 Mulberry Street / PID 195320-0000.



Sarah Daugherty
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Charles Moorhouse Contact Number: 3302050122
 Business (if applicable): Moorhouse Construction, LLC
 Address: 132 Shamrock Rd City: St. Augustine State: FL Zip: 32086
 E-Mail Address: MoorhouseConstructionLLC@gmail.com
2. NAME OF PROPERTY OWNER: Shannon Lynch Contact Number: (908)256-0282
 Business (if applicable): _____
 Address: 14 Mulberry St City: St Augustine State: FL Zip: 32084
 E-Mail Address: ShannonLynch0826@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
 Lot: LOT 7 Block: BLK G
 Subdivision: Abbott Tract Parcel Number: 1953200000
4. PROJECT STREET ADDRESS: 14 Mulberry St
5. SPECIFIC PROPOSED USE: Master Bathroom
6. ACTION REQUESTED:

☐ Conservation Zone Development	☐ Appeal of Staff Determination
☐ Exception	☐ Land Use Plan Amendment
☒ Variance	☐ Rezoning
☐ Other: _____	
7. DESCRIPTION OF ACTION REQUESTED: The owner of 14 mulberry St, Shannon Lynch, requests a variance to be able to construct a 44 sqft bathroom at the rear of her residence. with a lot size of 2178 sqft and 1234 sqft of roofed space, the lot dimensions and zoning codes restrict the addition of reasonable upgrades. We thereby request a variance to allow the construction of a 3'8" x 10'0" bathroom addition to The northeast side of the residence.
8. JUSTIFICATION FOR ACTION REQUESTED: The owner of 14 mulberry St, Shannon Lynch, desires to convert the existing Florida room into a bedroom with an attached bathroom. The proposed addition will not be visible from the street and will occupy a portion of an existing patio. The addition will improve the livability of the property without significant impacts on roofed square footage or the neighborhood. The owner further justifies this request as she wishes to create an accessible bedroom and bathroom for her aging mother.

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: AS a non-conforming RS-2 zoned property with a lot size of 2178 sqft, 14 Mulberry St is greatly limited in the reasonable improvements that can be made to the property. All neighboring properties have significantly larger lot sizes that would allow for similar improvements.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: The lot size of 14 Mulberry St restricts the ability of the owner to make reasonable livability improvements to the property.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: AS 14 Mulberry St was constructed in 1883, and near by structures being of similar age, the disadvantage was created and existed well before ownership by the current owner or the solidification of the 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: AS the proposed bathroom addition is at the rear of the residence, it will not be visible to the public. Therefore, the project will not be contrary to the interests of the public or those in the vicinity. Further more the proposed project stands to increase the assessed value of the property.

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

02/23/2024

Signature of Property Owner

Date

02/23/2024



Owner's Authorization For Agent

Charles Moorhouse is/are hereby authorized TO ACT ON BEHALF
OF Shannon Lynch, 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:
14 mulberry st St Augustine FL 32084

BY: [Signature]
Signature of Owner
Shannon Lynch
Print Name of Owner
(908) 256-0282
Telephone Number

State of Florida

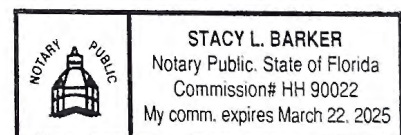
County of St. Johns

Signed and sworn before me on this 23rd day of February, 2024

By Shannon Lynch

Identification verified:

Oath sworn: ☒ Yes ☐ No



Notary Signature: Stacy L. Barker

My Commission expires: 3/22/2025

PZB APPLICATION FEE SCHEDULE

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

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

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

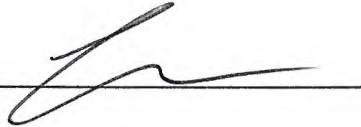
The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

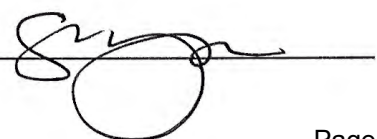
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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

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

Project Address: 14 Mulberry St St Augustine, FL 32084

Applicant's Name: Charles Moorhouse Applicant's Signature: 

Owner's Name: Shannon Lynch Owner's Signature: 



**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.

Charles Moakhouse

Print name of applicant

[Signature]

Signature of applicant

02/23/2024

Date

REVISIONS	
1	
2	
3	
4	

PROJECT
Lynch Residence Bathroom Addition 14 Mulberry St. Saint Augustine, FL 32086

--

MOORHOUSE CONSTRUCTION
Registered Building Contractors RB29003915 Saint Augustine, FL 330-205-0122 - MoorhouseConstructionLLC@gmail.com

DRAWING	SITE PLAN
DRAWN BY	JACOB MOORHOUSE
DATE	02/14/2024
SHEET	A-1

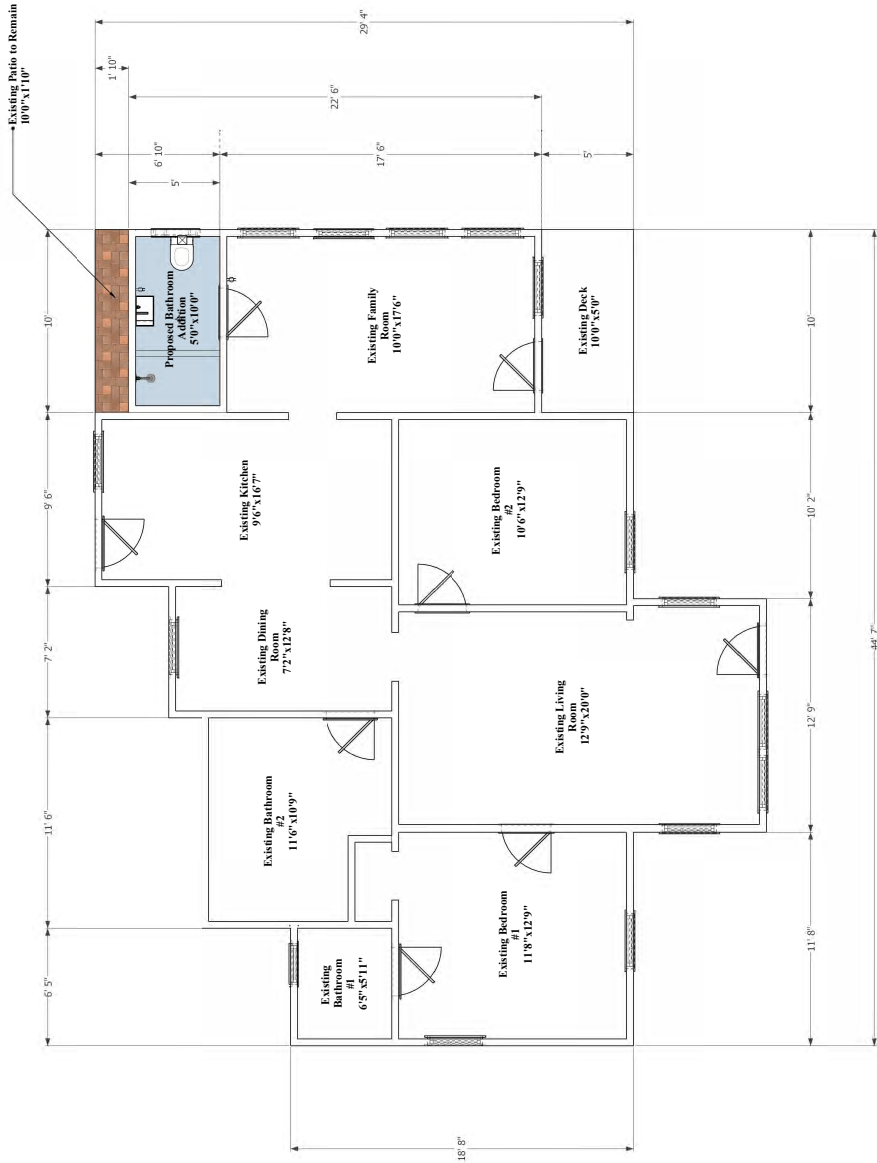
ADDRESS: 14 MULBERRY ST., SAINT AUGUSTINE, FL 32086 ZONING: NONCONFORMING RS-2 SETBACKS: REQUIRED FOR RS-2 PER SEC. 28-162 FRONT: 15' SIDE: 10' REAR: 10' EXISTING: FRONT: 7.5' WEST SIDE: 1.8' EAST SIDE: 5.4' REAR: 2.6' PROPOSED: FRONT: UNCHANGED WEST SIDE: UNCHANGED EAST SIDE: UNCHANGED REAR: UNCHANGED LOT COVERAGE: MAXIMUM COVERAGE FOR NONCONFORMING RS2 PER SEC. 28-159 - 35% EXISTING ROOFED FOOTPRINT SF: 1275 SF NEW ROOFED FOOTPRINT SF: 50 SF TOTAL PROPOSED ROOFED SPACE: 1325 SF EXISTING ROOFED GROUND FOOTPRINT: 1275 SF TOTAL EXISTING LOT COVERAGE: 58.5% (35% MAX) PROPOSED ROOFED GROUND FOOTPRINT: 1325 SF TOTAL PROPOSED LOT COVERAGE: 60.8% (35% MAX) PROPOSED LOT COVERAGE: 60.8% (35% MAX) IMPERVIOUS SURFACE RATIO: MAXIMUM ISE PER SEC. 28-160 - 70% EXISTING TOTAL IMPERVIOUS SURFACES: 1291 SF (59.3%) PROPOSED TOTAL IMPERVIOUS SURFACES: 1341 SF (61.6%)



MULBERRY ST.



1 2 3 4 REVISIONS	
PROJECT	
Lynch Residence Bathroom Addition 14 Mulberry St. Saint Augustine, FL 32086	
MOORHOUSE CONSTRUCTION	
Registered Building Contractors RB29003915 Saint Augustine, FL 330-205-0122 - MoorhouseConstructionLLC@gmail.com	
DRAWING	FLOOR PLAN
DRAWN BY	JACOB MOORHOUSE
DATE	02/14/2024
SHEET	A-2



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

Parcel ID 1953200000
Location 14 MULBERRY ST
Address SAINT AUGUSTINE 32084-0000
Neighborhood Abbott Tract (606)
Tax Description* ABBOTT TRACT CITY PART OF E1/2 LOT 7 BLK G 53.66FT ON MULBERRY ST OR 5105/1118 & 5704/1056(L/E)
**The Description above is not to be used on legal documents.*
Property Use Single Family (0100)
Code
Subdivision Abbott Tract
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.050
Homestead Y

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

Owner Information

Owner Name Lynch Shannon Rose 100%
Lynch Lance 100%
Mailing Address 14 MULBERRY ST
SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2024
Building Value	\$285,898
Extra Features Value	\$0
Total Land Value	\$161,595
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$447,493
Total Deferred	\$109,682
Assessed Value	\$337,811
Total Exemptions	\$50,000
Taxable Value	\$287,811

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$283,190	\$0	\$161,595	\$0	\$0	\$444,785	\$327,972	\$166,813	\$277,972
2022	\$211,506	\$0	\$161,935	\$0	\$0	\$373,441	\$318,419	\$105,022	\$268,419
2021	\$173,470	\$0	\$135,675	\$0	\$0	\$309,145	\$309,145	\$50,000	\$259,145
2020	\$161,742	\$0	\$144,585	\$0	\$0	\$306,327	\$306,327	\$0	\$306,327
2019	\$147,626	\$0	\$144,585	\$0	\$0	\$292,211	\$292,211	\$0	\$292,211
2018	\$116,963	\$0	\$144,585	\$0	\$0	\$261,548	\$251,391	\$10,157	\$251,391
2017	\$112,869	\$0	\$115,668	\$0	\$0	\$228,537	\$228,537	\$0	\$228,537
2016	\$114,263	\$0	\$105,462	\$0	\$0	\$219,725	\$158,006	\$111,719	\$108,006
2015	\$92,042	\$0	\$84,200	\$0	\$0	\$176,242	\$156,908	\$69,334	\$106,908
2014	\$79,118	\$0	\$76,545	\$0	\$0	\$155,663	\$155,663	\$50,000	\$105,663
2013	\$59,837	\$0	\$76,545	\$0	\$0	\$136,382	\$52,983	\$111,382	\$25,000

Building Information

Building	1
Building Value	\$285,898
Year Built	1883
Actual Area	1405
Conditioned Area	1255
Use	Single Family Residence
Style	01
Exterior Wall	Wood

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

Description	Square Footage
BASE AREA	1015
ADDITION	60
FINISHED OPEN PORCH	20
FINISHED DECK	80
ADDITION	180
FINISHED DECK	50

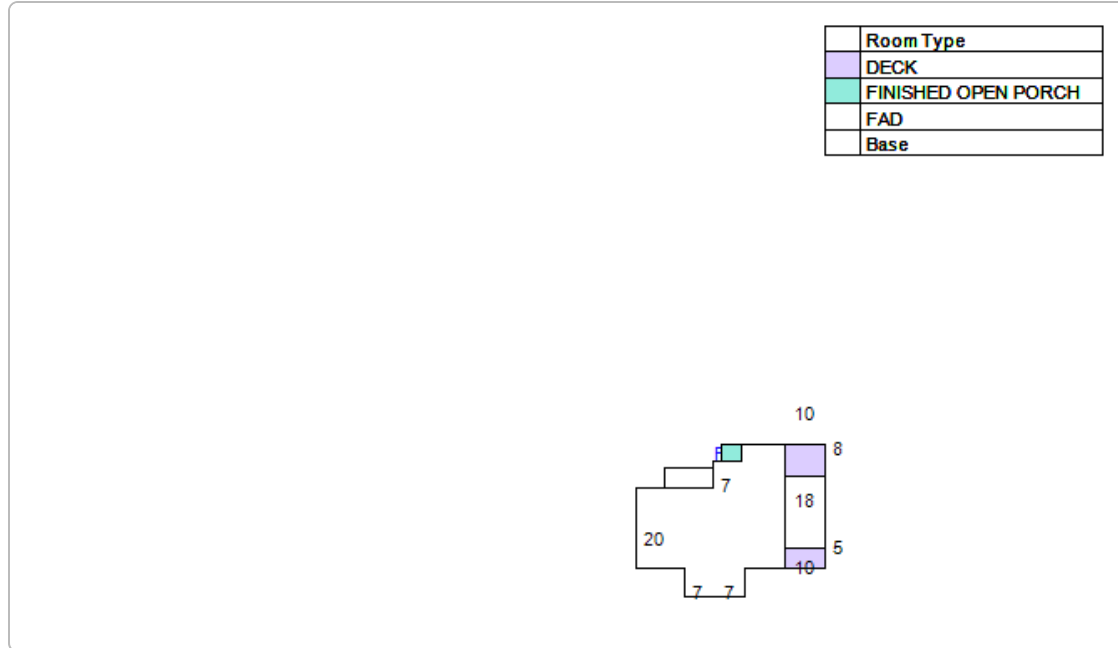
Description

Total SqFt

Square Footage

1405

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	54	46	54	EF	\$161,595

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/3/2023	2/3/2023	\$0.00	LIFE ESTATE	5704	1056	U	I	LYNCH SHANNON ROSE	LYNCH SHANNON ROSE
11/23/2020	11/6/2020	\$380,000.00	WARRANTY DEED	5105	1118	Q	I	STEPHEN & STEPHENS PROPERTIES LLC	LYNCH SHANNON ROSE
10/8/2018	10/5/2018	\$360,000.00	TRUSTEES DEED	4623	1530	Q	I	GORDON SCOTT & NIKKI LIVING TRUST D:10-27-17	STEPHEN & STEPHENS PROPERTIES LLC
1/19/2018	1/4/2018	\$100.00	WARRANTY DEED	4492	1304	U	I	GORDON EMMA A ET AL	GORDON SCOTT & NIKKI LIVING TRUST D:10-27-17
6/6/2013	6/4/2013	\$179,000.00	WARRANTY DEED	3741	1295	Q	I	TAULBEE KAREN S JOINED BY HER SPOUSE	GORDON EMMA A ET AL
	5/28/1993	\$100.00	WARRANTY DEED	994	774	U	I	CONNER JAMES R	TAULBEE KAREN S
	5/28/1993	\$55,500.00	WARRANTY DEED	994	773	U	I	CONNER EDNA B	CONNER JAMES R
	5/6/1992	\$100.00	WARRANTY DEED	941	195	U	I	BAKER MARY P	CONNER EDNA B
	1/1/1980	\$23,500.00		456	223	U	I		BAKER MARY P
	1/1/1978	\$8,000.00		391	415	U	I		

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

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

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 3/27/2024, 2:03:37 AM

Contact Us

Developed by





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 2, 2024	6.a.	PZB2024-0022
Request	Address	Parcel ID
Use by Exception	3 Sebastian Avenue	190430-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: 2530 - Salon/Spa/Barber Shops
(St. Johns County Property Appraiser)

Future Land Use Designation: Commercial Medium Intensity

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

Acreage: .20

Applicant: Jonathan Velarde
c/o Ancient City Golf Cart Rentals

Owner: Wvc Properties LLC

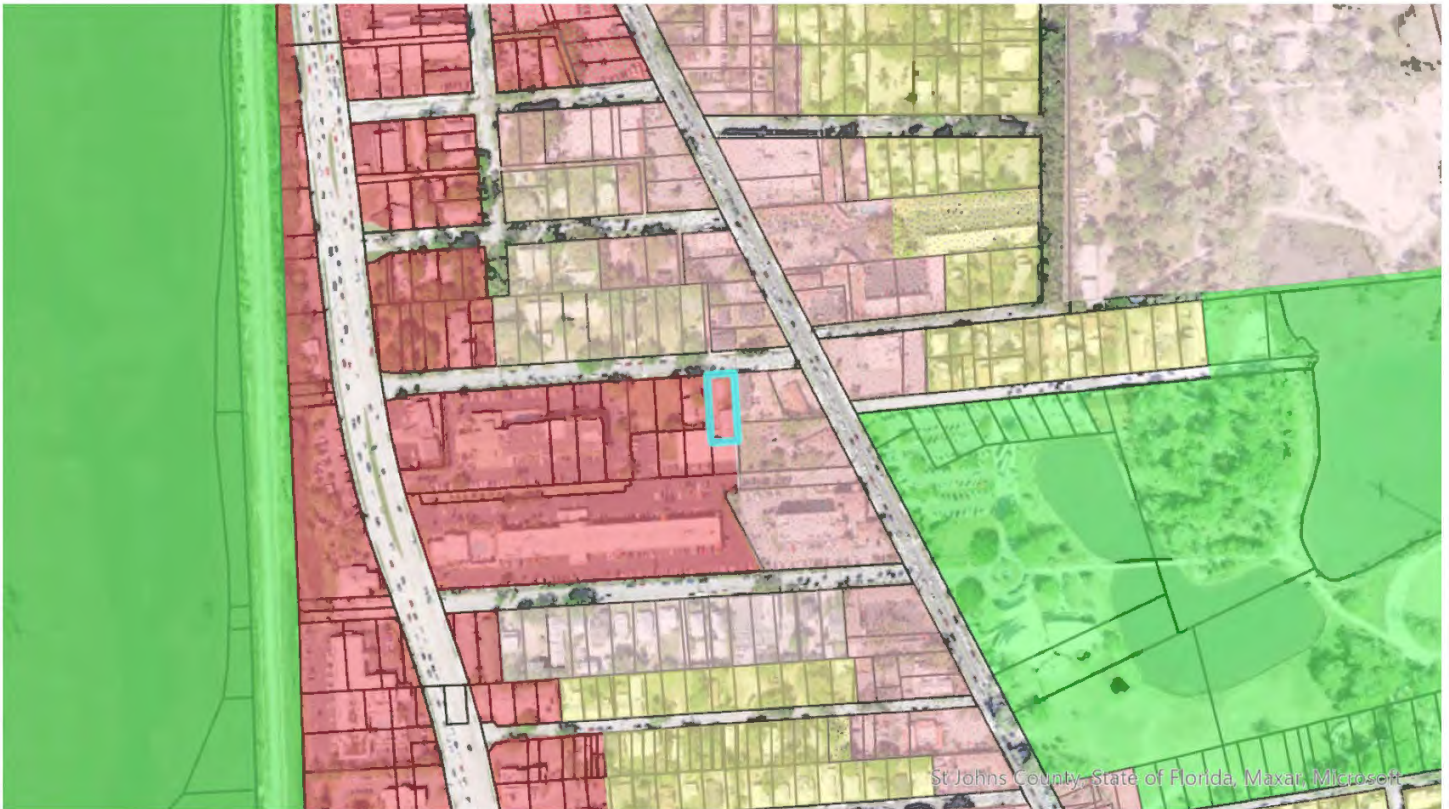


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0800 – Multi-Family (Less than 10 Units)	Commercial Low Intensity	CL-2
South	3900 – Hotels & Motels	Commercial Medium Intensity	CM-2
East	1800 – Office Buildings (Multi-Story)	Commercial Low Intensity	CL-2
West	4600 – Other Food Processing	Commercial Medium Intensity	CM-2

Request Summary

This is a request to approve a [use by exception](#) for a business that offers for sale new or used automobiles, trucks, boats and tractors within the Commercial Medium-Two: CM-2 zoning district at 3 Sebastian Avenue. All new construction and site development on properties with a CM-2 zoning designation shall meet the [requirements of that section](#) of the City’s Code of Ordinances. The application states that the intended use is a golf-cart rental company.

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use	Policy 2.2.1	N/A
Historic Preservation		N/A
Conservation and Coastal Management		N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

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

The Planning and Zoning Board may grant an exception for a use which, if controlled as to number, area, location or relation to the neighborhood would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare ([COSA Code of Ordinances Sec. 28-2 Definitions](#)).

The application states that the intended use is to rent street legal golf carts to primarily explore St. Augustine's historic downtown. The applicant chose this location because it is near the historic district and has ample parking. Required off-street parking for business, commercial or service establishment is one space per three hundred (300) square feet. The application lists the square footage as 1100 square feet requiring four parking spaces. The application lists fourteen (14) spaces however the location of those spaces is not clearly depicted on the site plan. It does appear there is adequate room for the required parking spaces. Sebastian Avenue is an area of commercial activity, and the golf-cart rental property should be in harmony with the existing uses.

Staff Recommendation

Based on a review of Section 28-29, staff finds that the Board can **APPROVE** a use by exception request for a business that offers for sale new or used automobiles, trucks, boats and tractors within Commercial Medium-Two: CM-2 zoning district at 3 Sebastian Avenue / PID 190430-0000.

- **With the condition that the applicant provide a site plan clearly showing where the required four (4) parking spaces are located separate from the where the golf carts for rent will be parked.**



Sarah Daugherty
Senior Planner
Planning and Building Department

Attention

The Planning and Building Department prides itself on customer service, and helping applicants achieve their goals within the parameters of the zoning code.

There are circumstances where applicants must go to a public hearing before the Planning and Zoning Board (PZB). There are legal requirements that need to be met to have a hearing before the PZB.

Due to the volume of applications and the increasingly complicated nature of applications the following policies and zoning code stipulations will be enforced:

- All applications must be received by the required deadline established for a specified meeting;
- All applications must be signed by the applicant and property owner, especially if different;
- All applications must be filled out as necessary based on the nature of the application and/or appropriate explanations or narratives describing the requested action must be attached; and,
- All applications must be accompanied by a site plan at an appropriate scale with measurements and level of detail that allows staff to review the application to determine and confirm any and all issues requiring review by the PZB, including an 11 x 17 inch copy of the proposed plan, and any necessary reports, surveys, plans and documents to accompany an application as appropriate.

Application submittals will be evaluated for completeness. Applications will not be scheduled for a PZB Public Hearing until they are “substantially complete” per Section 28-31 of the Zoning Code.

Complying with these submittal requirements will ultimately expedite applications and make the public hearing process more beneficial to all involved. Thank you for your cooperation.

Conservation Overlay Zone Developments:

- Dock applications for **Conservation Overlay Zone 1** require complete submittal packages that include:
 - a. Survey locations of the proposed docks or modifications to existing docks;
 - b. Plans of the proposed dock or dock modifications;
 - c. Bathometric surveys showing water depths at mean high tide and mean low tide, relationship of the proposed dock to water features, marsh, bank lines, creeks, navigable channels, other site specific issues;
 - d. Aerials of existing conditions, and showing proposed docks and/or water features;
 - e. Details of any railings, features, lighting, dock boxes, fish stations, boat lifts or other items that potentially impact scenic vistas; and,
 - f. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development.

- Preserved tree removal and tree canopy issues related to development in **Conservation Overlay Zone 3** require complete submittal packages that include:
 - a. Tree surveys locating all trees on the site 3" diameter and greater;
 - b. Tree survey including the proposed site plan at an appropriate scale to evaluate the proposed development's impact on the trees, including specific trees and the tree canopy overall;
 - c. An arborist's report outlining the type, size, condition, and professional opinion of the impact of the development on the trees and the specific condition of any "preserved" trees;
 - d. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development; and,
 - e. A detailed analysis of the proposed tree removal per Chapter 25, known as the Landscape Code, to determine tree credits and debits, and landscaping requirements per the Landscape Code.

Planned Unit Development (PUD) Applications:

Planned Unit Development (PUD) applications must comply with Division 8 of the Zoning Code.

A pre-application meeting is highly recommended prior to PZB submittal.

Subdivision Requirements:

Preliminary subdivision requirements must comply with Chapter 23 of the Land Development Code.

A pre-application meeting is highly recommended prior to PZB submittal.



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Jonathan Velarde Contact Number: 805-444-4160

Business (if applicable): Ancient City Golf Cart Rentals

Address: 3 Sebastian Ave City: St Augustine State: FL Zip: 32084

E-Mail Address: Jonathan.velarde@outlook.com

2. NAME OF PROPERTY OWNER: Arthur & Melinda Casado Contact Number: _____

Business (if applicable): _____

Address: 3821 Wahoo Dr City: St Augustine State: FL Zip: 32084

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: 3-42 Garnett SUB D of N 1/2 of Blk 11 Lot C

Subdivision: Garnett Property, Plat of DR. R.S Parcel Number: 1904300000

4. PROJECT STREET ADDRESS: 3 Sebastian Ave

5. SPECIFIC PROPOSED USE: Golf cart Rental business

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☒ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: We are requesting an exception to allow for us to rent street legal golf carts. We would rent to patrons visiting the city.

8. JUSTIFICATION FOR ACTION REQUESTED: Plenty of parking onsite, there is a lot of demand for this type of rental.

Parking is limited at other similar businesses. Conveniently close to downtown St Augustine, we feel this is a safe and popular location.

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

02-12-24

Date

Under Contract - CLOSING IN 14 DAYS ~

Signature of Property Owner

02-12-24

Date



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

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

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

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

JONATHAN VELARDE / WILLIAM VELARDE

Print name of applicant

[Signature] / William Velarde

Signature of applicant

02-12-24
Date



Owner's Authorization For Agent

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

BY: _____

Signature of Owner

Print Name of Owner

Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 3 Sebastian Ave

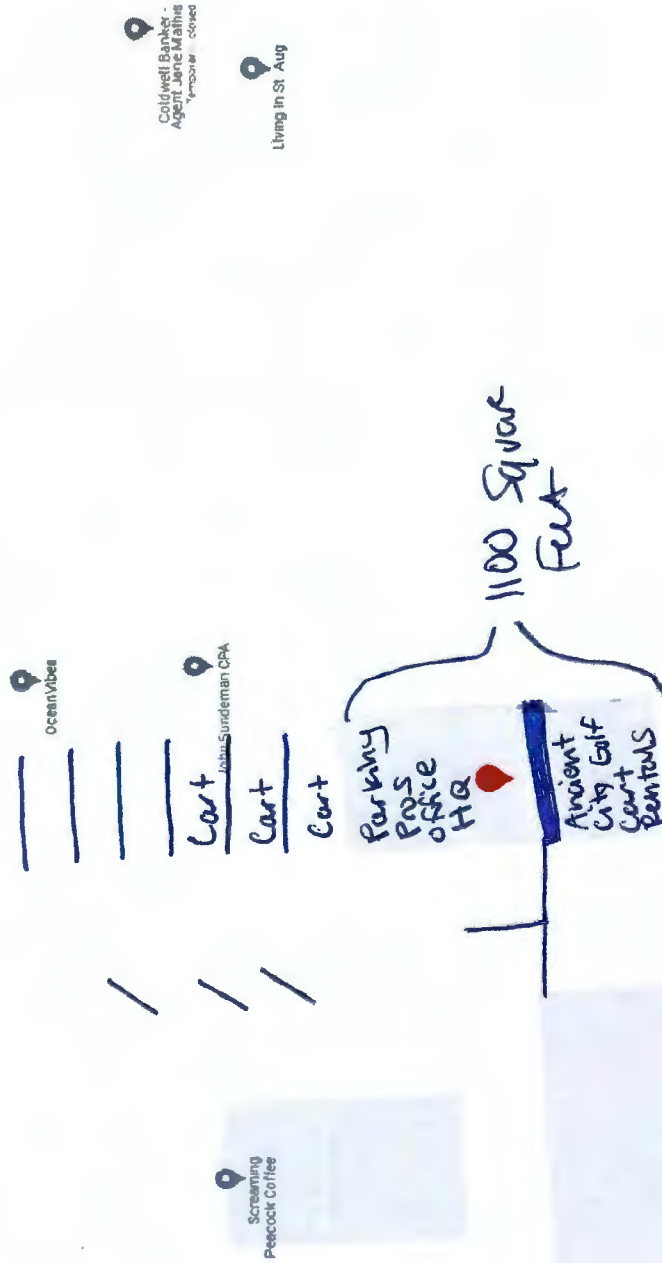
Applicant's Name: JONATHAN VELARDE Applicant's Signature: [Signature]

Owner's Name: Merinda Casado Owner's Signature: under for contract sale
Arthur J

Google Maps

3 Sebastian Ave

Sketch of Golf Cart Rental Business (Proposed office space + cart parking spots)



Map data ©2024 Google 20 ft

- * Parking lot has a total of 14 parking spaces
- * Half the building would be a regular office space for Parking Pros
Other half would be Ancient City Golf Cart Rentals.
- * Ancient City Golf Cart Rentals will be fully insured
- * Ancient City Golf Cart Rentals Hours will be tentatively 9am-5pm.

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

Parcel ID	1904300000
Location Address	3 SEBASTIAN AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Salon Spa Barber Shops Countywide (COM) (680.41)
Tax Description*	3-42 GARNETT SUBD OF N1/2 OF BLK 11 LOT C (EX S70FT) OR5830/1774 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Salon/Spa/Barber Shops (2530)
Subdivision	Garnett Property, Plat of Dr. R.S.
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.200
Homestead	N

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

Owner Information

Owner Name	Casado Melinda A,Arthur J 100% Casado Arthur J 100%
Mailing Address	3821 WAHOO DR SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	\$120,678
Extra Features Value	\$5,934
Total Land Value	\$304,920
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$431,532
Total Deferred	\$0
Assessed Value	\$431,532
Total Exemptions	\$0
Taxable Value	\$431,532

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$144,086	\$6,204	\$304,920	\$0	\$0	\$455,210	\$244,603	\$210,607	\$244,603
2022	\$68,357	\$4,302	\$155,106	\$0	\$0	\$227,765	\$222,366	\$5,399	\$222,366
2021	\$56,968	\$4,902	\$155,106	\$0	\$0	\$216,976	\$202,151	\$14,825	\$202,151
2020	\$58,487	\$5,377	\$155,106	\$0	\$0	\$218,970	\$183,774	\$35,196	\$183,774
2019	\$61,435	\$5,853	\$155,106	\$0	\$0	\$222,394	\$167,067	\$55,327	\$167,067
2018	\$61,242	\$3,277	\$133,564	\$0	\$0	\$198,083	\$151,879	\$46,204	\$151,879
2017	\$58,326	\$2,193	\$77,553	\$0	\$0	\$138,072	\$138,072	\$0	\$138,072
2016	\$44,083	\$2,311	\$79,544	\$0	\$0	\$125,938	\$125,938	\$0	\$125,938
2015	\$38,388	\$2,430	\$79,544	\$0	\$0	\$120,362	\$120,362	\$0	\$120,362
2014	\$38,710	\$2,431	\$79,260	\$0	\$0	\$120,401	\$120,401	\$0	\$120,401
2013	\$40,861	\$2,549	\$79,260	\$0	\$0	\$122,670	\$122,670	\$0	\$122,670

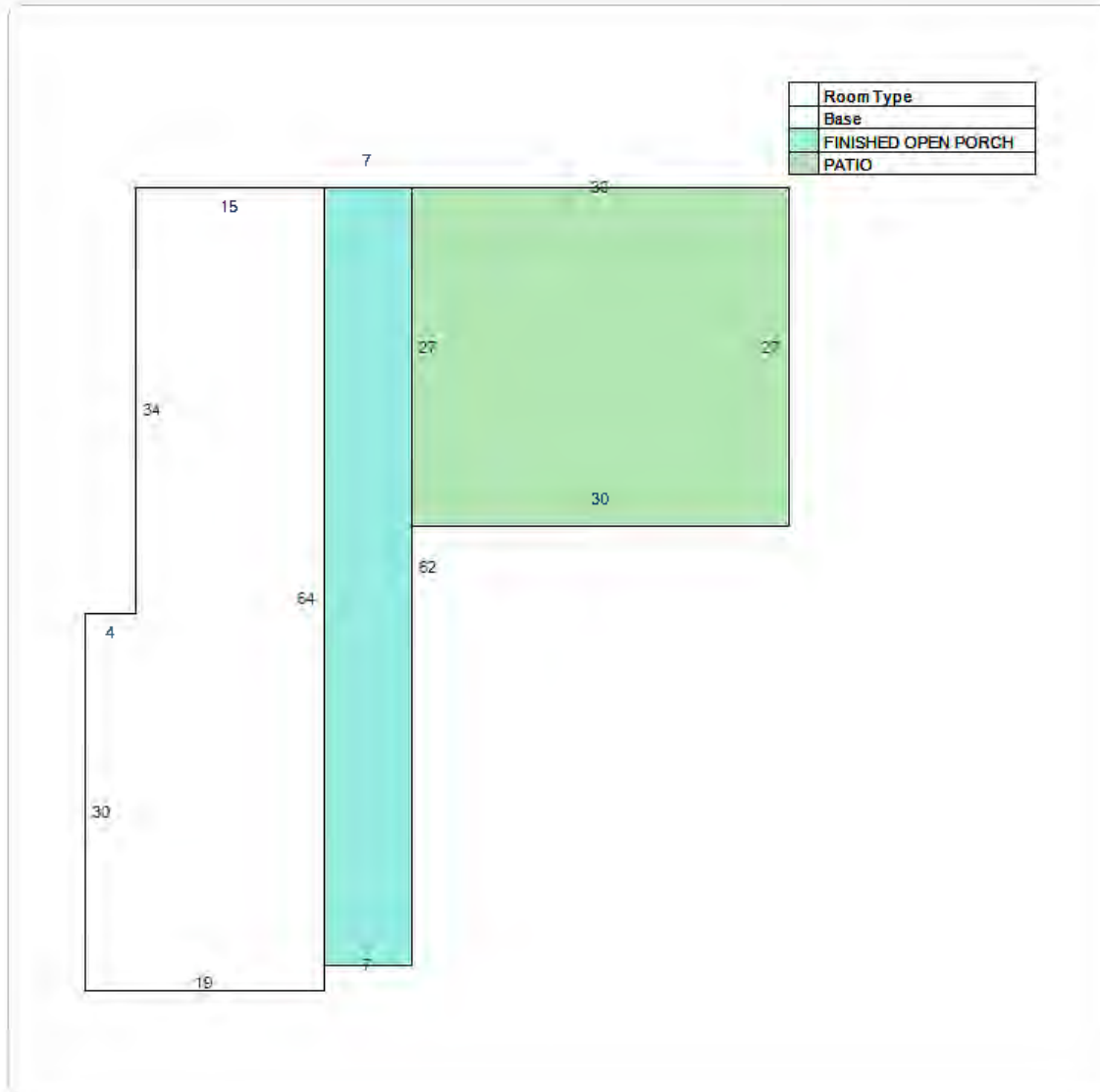
Building Information

Building 1
Building Value \$120,678
Year Built 1950
Actual Area 2324
Conditioned Area 1080
Use Salon/Spa/Barber Shops
Style 04
Exterior Wall Cement Fiber

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	1080
FINISHED OPEN PORCH	434
PATIO/SLAB	810
Total SqFt	2324

Sketch Information



Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		4084
Aluminum / Vinyl Fence - Under 6' (COM)		482
Handicap Ramp (COM)		1368

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Salon/Spa/Barber Shops	0	0	8712	SF	\$304,920

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/26/2023	9/20/2023	\$0.00	QUIT CLAIM DEED	5830	1774	U	I	TRE SEBASTIAN ENTERPRISES LLC	CASADO MELINDA A,ARTHUR J
12/8/2014	12/1/2014	\$0.00	TRUSTEES DEED	3962	536	U	I	CASADO MELINDA A & ARTHUR J TRUSTEES	TRE SEBASTIAN ENTERPRISES LLC
	2/2/2005	\$275,000.00	WARRANTY DEED	2369	1227	Q	I	YELLOW BRICK ROAD PROPERTIES LLC	CASADO MELINDA A & ARTHUR J TRUSTEES
	3/31/2003	\$192,000.00	WARRANTY DEED	1924	1812	Q	I	DIAFERIA MICHELE G	YELLOW BRICK ROAD PROPERTIES LLC
	8/14/1997	\$55,000.00	WARRANTY DEED	1258	608	U	I	PALOMBA CHARLES T	DIAFERIA MICHELE G
	4/30/1997	\$30,000.00	PERSONAL REP	1237	673	U	I	PALOMBA ROSE MARIE ESTATE (BY PERS REP)	PALOMBA CHARLES T
	4/10/1997	\$0.00	COURT ORDER	1232	1420	U	I	PALOMBA ROSE MARIE ESTATE (ORD DET HS)	AMERICAN CANCER SOCIETY (1/3) ETAL

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	3/21/1997	\$0.00	COURT ORDER	1230	1068	U	I	PALOMBA ROSE MARIE ESTATE	PALOMBA ROSE MARIE ESTATE (ORD AUTH SALE)
	10/22/1996	\$0.00	LETTERS OF ADMN	1203	59	U	I	PALOMBA ROSE MARIE ESTATE	PALOMBA ROSE MARIE ESTATE
	7/18/1996	\$0.00	DEATH CERTIFICATE	1237	675	U	I	PALOMBA ROSE MARIE (DIED 7-18-96)	
	1/1/1980	\$33,000.00		474	76	U	I		PALOMBA ROSE MARIE
	1/1/1978	\$18,000.00		367	451	U	I		
	8/24/1966	\$0.00	WILL	1203	56	U	I	PALOMBA ROSE MARIE	PALOMBA ROSE MARIE

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: 3/13/2024, 1:53:11 AM](#)

Contact Us

Developed by



Re:

We had a staff meeting earlier to catch up on some stuff and I have a request that I need from you.

Can you please provide a written narrative regarding the 3 Sebastian Ave location containing two office buildings (one being for Valet Parking Pros and one for golf cart rentals <pending PZB approval>).

We just want to ensure we have something in writing in the files.

If you could also show on the survey when you get it digitally what spots are for employee parking in each office (ex 1 spot of VPP and one for the other business) and a rough sketch of the floor plan for the office space.

Thank you for your help!

Thank you kindly,

Victoria Murphy
Planner I

Hello,

Our plan is to make half the building our company office for Valet Parking Pros and then the other half would be for the future golf cart rental company. We have plenty of parking.

Jonathan Velarde
904-409-1350
Owner

From: [Jonathan Velarde](#)
To: [Victoria Murphy](#); [Jonathan Velarde](#)
Cc: [Clay Velarde](#)
Subject: Re: Response to Questions
Date: Monday, March 11, 2024 11:33:29 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

Good morning!

Yes, we purchased the property last week. My brother, William and I, are the official owners now.

Respectfully,

Jonathan Velarde
805-444-4160

From: Victoria Murphy <vmurphy@citystaug.com>
Date: Monday, March 11, 2024 at 11:10 AM
To: Jonathan Velarde <florida@valetparkingpros.com>
Cc: jonathanvelarde@outlook.com <jonathanvelarde@outlook.com>, Clay Velarde <velardeclay@gmail.com>
Subject: RE: Response to Questions

Good morning!

I also wanted to confirm you all purchased the property, I noticed the owner's authorization form isn't signed which is fine if you are representing your own property.

I just need to have something to provide as you are the owner for the file.

Thanks!

Thank you kindly,

Victoria Murphy
Planner I

E: vmurphy@citystaug.com | P: 904-209-4324 | W: www.CityStAug.com

City of St. Augustine
P.O. Box 210, St. Augustine, FL 32085



Office: 75 King Street, Lobby B



Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Jonathan Velarde <florida@valetparkingpros.com>
Sent: Friday, March 8, 2024 11:10 AM
To: Victoria Murphy <vmurphy@citystaug.com>
Cc: jonathanvelarde@outlook.com; Clay Velarde <velardeclay@gmail.com>
Subject: RE: Response to Questions

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

Hello!

I am going to get a pdf copy from the surveyor and then try to fill that in electronically

I don't want to draw on the OG copies.

From: Victoria Murphy <vmurphy@citystaug.com>
Sent: Friday, March 8, 2024 10:51 AM
To: Jonathan Velarde <florida@valetparkingpros.com>
Cc: jonathanvelarde@outlook.com; Clay Velarde <velardeclay@gmail.com>
Subject: RE: Response to Questions

Thank you for getting this over to me!

Is there also anyway you can outline the first sketch directly on the survey to avoid confusion

It would also be great if we could get the original PDF survey sent over opposed to the scan (since the scan is in two parts).

Thank you kindly,

Victoria Murphy

Planner I

E: vmurphy@citystaug.com | P: 904-209-4324 | W: www.CityStAug.com



City of St. Augustine

P.O. Box 210, St. Augustine, FL 32085

Office: 75 King Street, Lobby B



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From: Jonathan Velarde <florida@valetparkingpros.com>

Sent: Friday, March 8, 2024 10:42 AM

To: Victoria Murphy <vmurphy@citystaug.com>

Cc: jonathanvelarde@outlook.com; Clay Velarde <velardeclay@gmail.com>

Subject: Response to Questions

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

Good morning!

Please see attached for our response to questions asked. We are now the official property owners as of 03/05/2024.

Do we need to show proof or anything or can you look it up from city database?

It's held under WVC Properties (Jonathan Velarde & William Velarde).

Jonathan Velarde

805-444-4160

www.valetparkingpros.com

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File Number: 64869 Estate Title of St. Augustine, Inc.
Print Date & Time: 3/5/2024 9:35 AM 71 CARRERA STREET
Escrow Officer: Carol Lagasse ST AUGUSTINE, FL 32084
Settlement Location: 71 CARRERA STREET
ST AUGUSTINE, FL
32084

Property Address: 3 SEBASTIAN Ave. ST. AUGUSTINE, Florida 32084

Lot C, Block 11, GARNETT SUBD, St Johns County, Florida

190430-0000

Buyer: WVC PROPERTIES LLC, a Florida Limited Liability Company

Seller: MELINDA A. CASADO

ARTHUR J. CASADO

Lender: BARWICK BANKING COMPANY - 1200 PLANTATION ISLAND DRIVE S, STE 110, ST. AUGUSTINE, FL
32080

Settlement Date: 3/05/2024

Disbursement Date: 3/05/2024

Additional dates per state requirements: 3/05/2024

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$595,000.00	Sales Price of Property	\$595,000.00	
		Deposit		\$3,000.00
		Deposit Additional		\$7,000.00
		Loan Amount		\$476,000.00
\$25,000.00		Seller Credit		\$25,000.00
		Prorations/Adjustments		
\$1,032.70		County Taxes 1/1/2024 to 3/5/2024		\$1,032.70
		Loan Charges to BARWICK BANKING COMPANY		
		Appraisal Review Fee to BARWICK BANKING COMPANY	\$300.00	
		Credit Report Monitoring to BARWICK BANKING COMPANY	\$50.00	
		Document Preparation Fee to BARWICK BANKING COMPANY	\$150.00	
		Future Release Fee to BARWICK BANKING COMPANY	\$15.00	
		Insurance Monitoring to BARWICK BANKING COMPANY	\$150.00	
		Loan Origination Fee to BARWICK BANKING COMPANY (0.350%)	\$1,666.00	
		Wire Fee to BARWICK BANKING COMPANY	\$25.00	
		Other Loan Charges		
		Appraisal Fee to Provident Valuation Services Inc.	\$1,600.00	

		Environmental Screening to EDR	\$150.00	
		Flood Certification to CoreLogic	\$37.00	
		Tax Service to CoreLogic	\$200.00	
		Title Charges & Escrow/Settlement Charges		
		Title - Lender's Policy \$476,000.00 Premium - \$379.00 to Old Republic National Title Insurance Company 9 06 REM FL ALTA \$342.90 8 1 06 EPL FL ALTA \$25.00	\$746.90	
\$3,050.00		Title - Owner's Policy \$595,000.00 Premium - \$3,050.00 to Old Republic National Title Insurance Company		
\$85.00		Search Fee to Estate Title of St. Augustine, Inc.		
\$395.00		Settlement Fee to Estate Title of St. Augustine, Inc.		
		Title - Title - Loan Closing Fee to Estate Title of St. Augustine, Inc.	\$495.00	
		Title- Courier, E-doc Wire to Estate Title of St. Augustine, Inc.	\$95.00	
		Commission		
\$14,875.00		Real Estate Commission Buyer's Broker (2.5%) \$14,875.00 to LPT REALTY		
\$14,875.00		Real Estate Commission Seller's Broker (2.5%) \$14,875.00 to CENTURY 21 ST. AUGUSTINE PROPERTIES INC.		
		Government Recording and Transfer Charges		
		E-recording fee to ETSA fbo Simplifile	\$19.00	
		Intangible Tax to Clerk of the Court	\$952.00	
		Rec Assg/Rents to Clerk of the Court	\$61.00	
		Rec LLC Aff to Clerk of the Court	\$10.00	
		Recording Fees Deed: \$18.50 Mortgage: \$86.50 to Clerk of the Court	\$105.00	
\$4,165.00		Tax Stamp for State Deed to Clerk of the Court		
		Tax Stamp for State Mortgage to Clerk of the Court	\$1,666.00	
		Miscellaneous		
\$450.00		Survey Fee to Brandt Wilson		
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$63,927.70	\$595,000.00	Subtotals	\$603,492.90	\$512,032.70
		Due From Borrower/Buyer		\$91,460.20
\$531,072.30		Due To Seller		
\$595,000.00	\$595,000.00	Totals	\$603,492.90	\$603,492.90

Title Insurance – Simultaneous Rate Premiums

The Owner's and Lender's title insurance premiums set out above represent the actual rates filed with the Florida Department of Insurance. The Owner's and Lender's title insurance premiums shown on the Closing Disclosure were calculated and disclosed in the manner required by Federal regulation as required by the Consumer Financial Protection Bureau (CFPB). Despite the difference in the breakdown of premiums disclosed, the total combined premiums as required to be disclosed by the CFPB equals the total combined premiums calculated above using the current rules and rates of this State.

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. SELLER INSTRUCTIONS: If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be reported on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

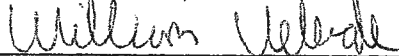
Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Estate Title of St. Augustine, Inc. to cause the funds to be disbursed in accordance with this statement.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender in this transaction appearing on this Settlement Statement pertaining to "Comparison of Loan Estimate, Closing Disclosure and Settlement Statement Charges" and "Loan Terms", and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters. The parties have read the above sentences, recognize that the recitations herein are material, agree to same, and recognize Title Company is relying on the same.

"It is understood all funds may be placed in an interest bearing escrow account and interest, if any, earned will be retained by Estate Title of St. Augustine, Inc. Further, all parties authorize Estate Title of St. Augustine, Inc. to release the combined closing statement to any party with any connection to this transaction, including but not limited to Realtors, Lenders, Insurance Companies, Utility Companies and any other party requiring this document for proof of sale, proof of purchase, payoffs, etc. at its sole discretion and without recourse.

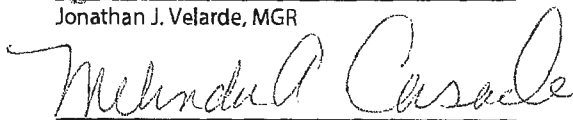
WVC PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY



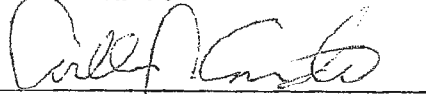
William C. Velarde, MGR



Jonathan J. Velarde, MGR



MELINDA A. CASADO



ARTHUR J. CASADO

03-05-2024

Date

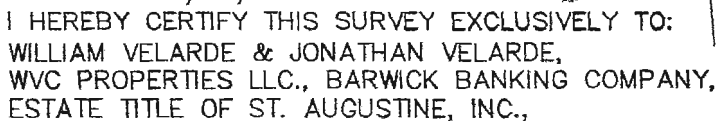
March 5, 2024

Date

MARCH 5 - 2024

Date

PAVED
SAN SEBASTIAN AVENUE
50' RIGHT-OF-WAY POW



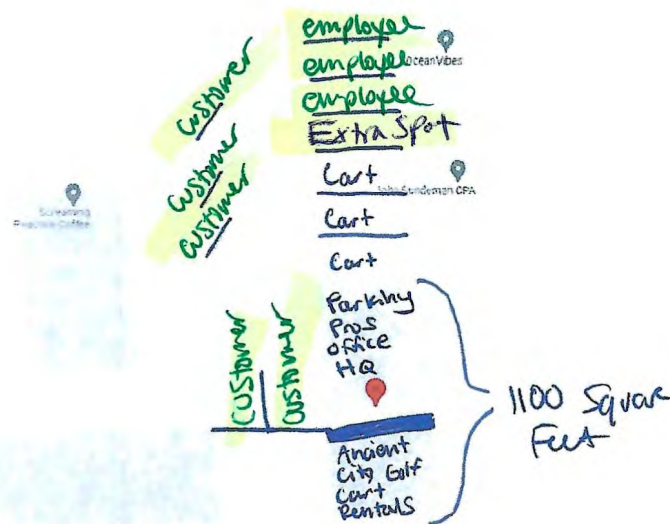
2/12/24, 4:55 PM

3 Sebastian Ave - Google Maps



3 Sebastian Ave

Sketch of Golf Cart Rental Business (Proposed office space + cart parking spots)



Google

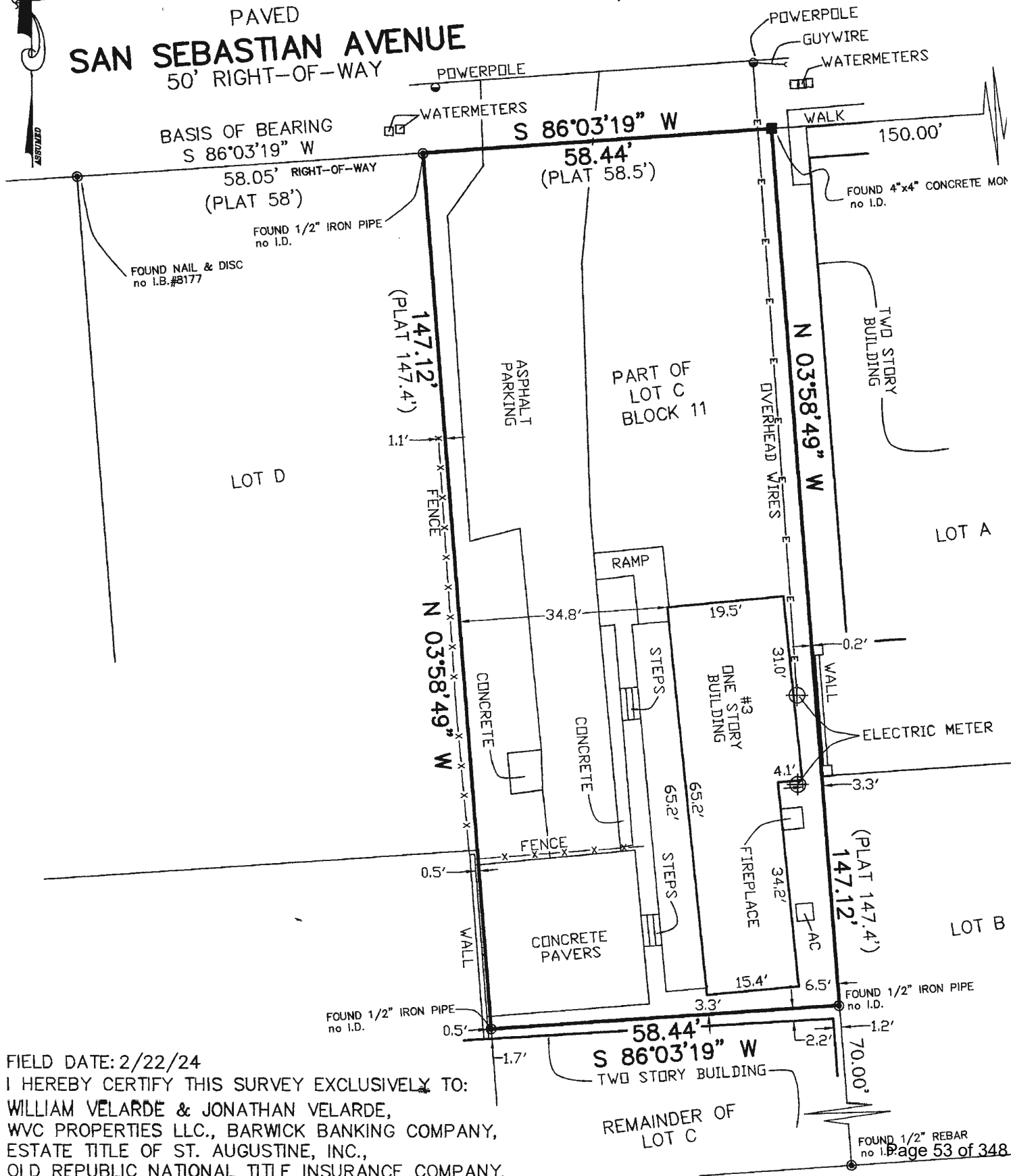
Map data ©2024 Google 20 ft

- * Parking Lot has a total of 14 parking spaces
- * Half the building would be a regular office space for Parking Pros
other half would be Ancient City Golf Cart Rentals.
- * Ancient City Golf Cart Rentals will be fully insured
- * Ancient City Golf Cart Rentals Hours will be tentatively 9am-5pm.

<https://www.google.com/maps/place/3+Sebastian+Ave,+St.+Augustine,+FL+32084/@29.9049975,-81.3187327,21z/data=!4m6!3m5!1s0x88e427c79b4ecffb:0xe809197891c521ed!8m2!3d29.9049491!4...> 1/1

MAP SHOWING SURVEY OF
 LOT C EXCEPT THE SOUTH 70' THEREOF OF THE DR. R.S. GARNETT SUBDIVISION
 BLOCK 11 OF THE GARNETT SUBDIVISION OF THE CITY OF ST. AUGUSTINE, FLORIDA
 AS PER THE PLAT OF SAID SUBDIVISION MADE BY PETER KENDRICK AND RECORDED
 FEBRUARY 12, 1925, IN PLAT BOOK 3, PAGE 42 OF THE PUBLIC RECORDS OF
 ST. JOHNS COUNTY, FLORIDA.

PAVED
SAN SEBASTIAN AVENUE
 50' RIGHT-OF-WAY

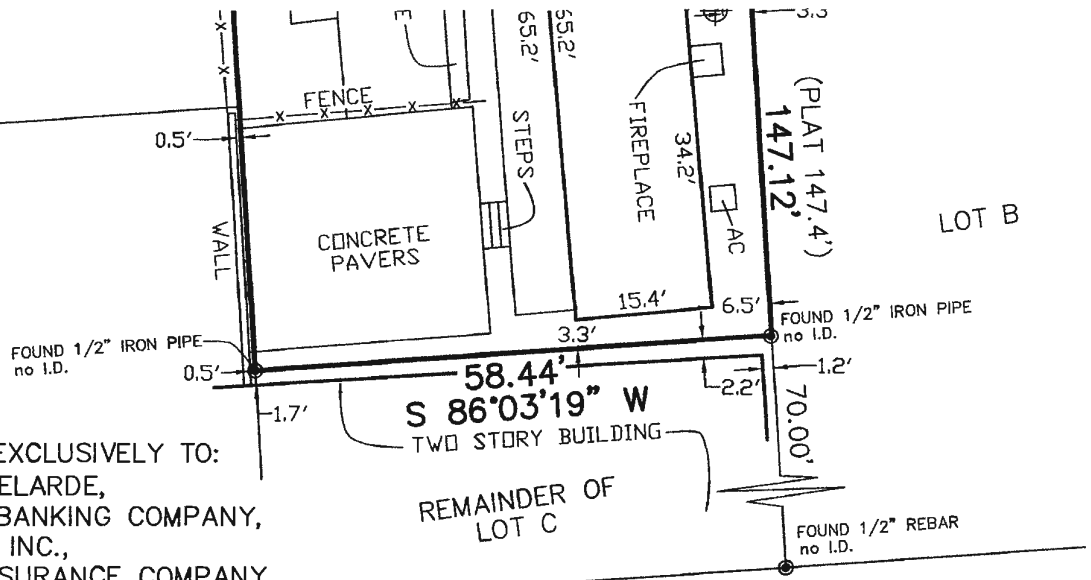


FIELD DATE: 2/22/24

I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
 WILLIAM VELARDE & JONATHAN VELARDE,
 WVC PROPERTIES LLC., BARWICK BANKING COMPANY,
 ESTATE TITLE OF ST. AUGUSTINE, INC.,
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

FIELD DATE: 2/22/24

HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
WILLIAM VELARDE & JONATHAN VELARDE,
WVC PROPERTIES LLC., BARWICK BANKING COMPANY,
STATE TITLE OF ST. AUGUSTINE, INC.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.



FLOOD ELEVATION CERTIFICATE:

THIS PROPERTY LIES IN FLOOD ZONE AE(EL6),
AS SHOWN ON THE FLOOD INSURANCE RATE
MAP (F.I.R.M.), COMMUNITY PANEL NO.
125147 12109C0314J, MAP DATED 12/7/18,
FOR ST. JOHNS COUNTY, FLORIDA.

LEGEND:

- △ - DENOTES CENTRAL ANGLE
- R - DENOTES RADIUS
- T - DENOTES TANGENT DISTANCE
- L - DENOTES LENGTH OF ARC

NOTES:

THIS IS A BOUNDARY AND LOCATION SURVEY, CORNERS AS
NO UNDERGROUND STRUCTURES OR UTILITIES, LOCATED OR

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A
OPINION, LEGAL DESCRIPTION WAS PROVIDED BY CLIENT. NO
OF EASEMENTS WERE PROVIDED TO SURVEYOR, EXCEPT AS :

ELEVATIONS ARE BASED ON UNITED STATES COASTAL & GEOD
SURVEY (U.S.C. & G.S.) N.A.V.D. 1988.

NORTH IS ASSUMED, BASED ON THE NORTH LINE OF BLOCK
REFERENCE BEARING AS SHOWN.

CERTIFICATION: I HEREBY CERTIFY, that the survey shown hereon was
made under my direction and supervision and is correct to the best
of my knowledge and belief and that it meets the standards as set
forth in Chapter 5J-17, Florida Administrative Code, pursuant to
section 472.027, Florida Statutes.

R. Brandt Wilson

R. BRANDT WILSON, P.L.S., FL. CERT# LS4690

Not valid without the signature and the original raised
seal of a florida licensed surveyor and mapper

BRANDT WILSON PLS
PROFESSIONAL LAND SURVEYOR
1835 GREEN SPRINGS CIRCLE, #A
FLEMING ISLAND, FL., 32003
1-(904)471-7512

DRAWN BY:	BW	JOB NO.:	24-025
SCALE:	1" = 20'	SHEET NO.	1 OF 1



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 2, 2024	7.a.	PZB2024-0020
Request	Address	Parcel ID
Variance & Conservation Overlay Zone Development	148 Oyster Catcher Circle	158571-2090



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	Vacant Residential (0000)
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	0.28
Applicant:	Bryan Freier c/o Bryan The Builder USA Inc.
Owner:	Anna Gullede



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

Pelican Reef is a gated community; please contact the applicant, Bryan Freier, at 407-383-0432 directly for information about visiting the site.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0100 – Single Family	Residential Low Density	RS-2
South	0100 – Single Family	Residential Low Density	RS-2
East	0000- Vacant Land	Residential Low Density	RS-2
West	0100 – Single Family	Residential Low Density	RS-2

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to remove twelve (12) [significant Red Cedar trees](#) within [COZ 3](#) and a [variance](#) request to increase the lot coverage requirement of forty (40) percent for properties within Pelican Reef to 42.8 percent. An approval of this request would allow for a retaining wall and fill to build a single-family home.

On March 3, 2024, the applicant appeared before the Board to request the removal of 12 significant trees. The request was continued by the Board and the applicant was asked to create a landscaping plan that included 10 red cedar trees approved by a certified arborist. A variance request to the lot coverage has been added by the applicant since the last meeting.

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation		N/A
Conservation and Coastal Management		Policy 2.4.2 CCM Objective 2.6
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

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

Removal of significant trees shall be [reviewed by the Planning and Zoning Board](#), all significant trees removed shall be replaced in accordance with the requirements of [Chapter 25](#). The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to [minimize the impact on existing trees and native vegetation](#). In determining whether or not a permit required by this section should be issued, the PZB shall [consider and base all decisions on the following](#):

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

The applicant has submitted an updated landscaping plan including ten (10) red cedar trees and a letter from Edward Conlon Certified Arborist approving the plan.

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

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

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

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

The applicant has stated that the size and shape of the property is a disadvantage when building a home comparable to the houses on neighboring properties. The applicant states, “the homeowner would incur financial consequences by having to alter the architectural, structural and truss engineering.” Staff review of neighboring properties did not find 148 Oyster Catcher Circle to be inconsistent in size and shape. Staff found that the lot size and shape does not create a singular hardship for the applicant and the owner is able to make reasonable use of the affected property while still adhering to the maximum lot coverage limit. The lot coverage of forty (40) percent for Pelican Reef is already an approved variance (BDAC 88-418) from the thirty (30) percent lot coverage allowed in the current zoning designation of RS-2.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. Based on a review of Sec. 28-29 staff find that the Board can **CONTINUE** until the applicant demonstrates meeting the variance criteria or **DENY** as variance criteria is not met for the variance request to the lot coverage requirements at 148 Oyster Catcher Circle / PID 158571-2090.



Sarah Daugherty
Senior Planner
Planning and Building Department

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: Because of the shape and size of the property. We cannot feasibly build a home comparable to that of the remaining neighborhood with the current lot coverage requirements.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes, the disadvantage would cause the homeowner to make significant changes to the building plans which would take away from the design goals for this home. In addition, the homeowner would incur financial consequences by having to alter the Architectural, Structural and truss engineering.

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

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: Yes. Although the lot coverage would exceed the requirement by 2.8%, the Impervious surface ratio is under the max allowable surface area by 15% and would not affect any neighboring properties and would likely not be noticable.

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.

Bryan Freier
Signature of Applicant

03/26/2024
Date

Anne Marie Guller
Signature of Property Owner

3/26/2024
Date

IMPERVIOUS SURFACE RATIO WORKSHEET
(Method of Calculation)

IMPERVIOUS SURFACE - Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities.

IMPERVIOUS SURFACE RATIO (ISR) - The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.

LOT AREA - The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street or handle of a panhandle lot shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area.

Property Address 148 Oyster Catcher Cir_____

Lot Area 15,890.07_____ square feet

Impervious Surfaces:

- | | |
|---|------------------------------|
| 1. Existing building(s) footprint | <u>0</u> _____ sq.ft. |
| 2. Existing concrete/paver patios,
driveways, walkways, etc. | <u>0</u> _____ sq.ft. |
| 3. Proposed roofed building(s) footprint | <u>5,257</u> _____ sq.ft. |
| 4. Proposed concrete/paver patios,
driveways, walkways, etc. | <u>1,518.36</u> _____ sq.ft. |

Total Impervious Surfaces 6775.36_____ sq.ft.

6775.36_____ divided by 12,275_____ = 55%_____

Total Impervious Surface	Lot Area	Impervious Surface Ratio %
--------------------------	----------	----------------------------

I, Nicholas Freier Nicholas Freier (Signature) certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete to the best of my knowledge.

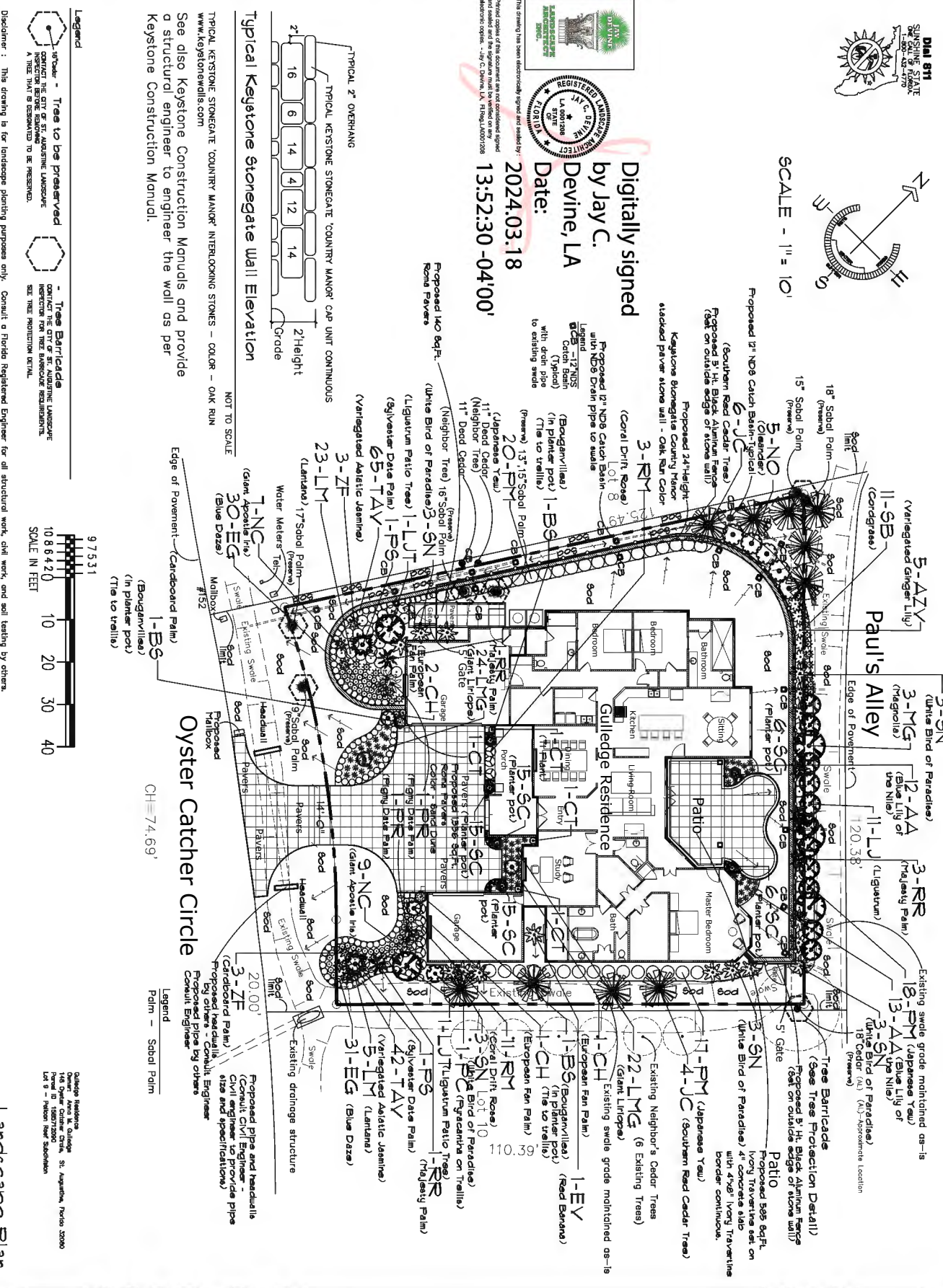
Date 03/12/2024_____



Scale - 1" = 10'

Digitally signed
by Jay C.
Devine, LA
Date: 2024.03.18
13:52:30 -0400

ALL COPYRIGHTS RESERVED - JAY DEVINE - LANDSCAPE ARCHITECT. REPRODUCTION OF THESE PLANS WITHOUT PERMISSION IS EXPRESSLY FORBIDDEN.
DISCLAIMER: COMPARE THE DATE ON THIS DRAWING WITH THE COPY OF THE CITY OR COUNTY APPROVED DRAWING. THIS DRAWING MAY NOT BE THE CITY OR COUNTY APPROVED DRAWING. SEE THE OWNERS REPRESENTATIVE FOR THE APPROVED DRAWING DATE.
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North

1" = 10'

DATE: 3-18-2024

DRAWN: J. Devine

CHECKED: J. Devine

Gullidge Residence

148 Oyster Catcher Circle, St. Augustine, Florida 32080

Landscape Plan



Bryan The Builder <bryanthebuilder01@gmail.com>

Fw: Landscaping

1 message

eddie conlon <treemedicinc@yahoo.com>
To: bryanthebuilder01@gmail.com

Tue, Mar 26, 2024 at 5:39 PM

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Tuesday, March 26, 2024, 11:39 AM, eddie conlon <treemedicinc@yahoo.com> wrote:

To: Nick Freier.
Brian the Builder

SEE BROCHURE FOR INFO CALL 800-433-4370

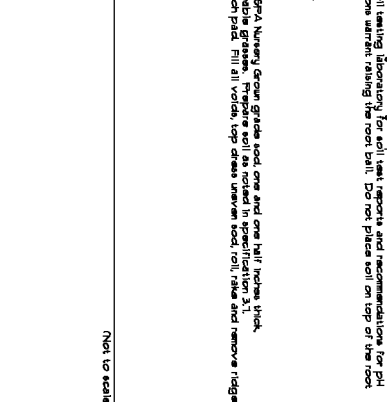
[illegible]

1

5. The above information is true and correct to the best of my knowledge and belief.

et soils, to plant the trees on a raised bed

1



5	9N	Brilliant nical / White Bird of Paradise
6	2F	Zonal Infrascas / Caribbean Parrot
GROUND COVER		
25	AA	Agavepina Africana / Blue Lily of the Nile
61	EG	Evolvula glomerata / Blue Daisy
26	LH	Lantana x New Gold / New Gold Lantana
48	LHG	Litopae nical gigan / Giant Litopae
LO1	TAV	Tridactylum pinnata variegata / Variegated
SEASONAL COLOR OR PLANTER POTS - CHART TO PROVIDE - AS PROVIDED EITHER THESE INDICATION TO POTS - PROVIDE DETAILED		
51	SC	Seasonal Color - Summer - Purple Penstemon, Winter - Blue and Yellow Penstemon Spring - Geranium sp / Geranium (Red) Spring - Fuchsia lanceolata - Egyptian Blue
GOD		
IN FULL SUN USE ST. AUGUSTINE FLORICULT		
IN SHADE USE ST. AUGUSTINE GLABRIC, OR PALMETTO BRADDO		
MULCH		
PROVIDE 3" OF SHREDED PINE BARK FOLLOWED BY 1" OF CO CO		
INDICATION		
PROVIDE AN INDICATION DESIGN PLANTING ACCORDING TO THE PLANTING CHART		
PROVIDE AN INDICATION AS WELL, DRAWING TO THE OWNER, THE		

Example: $10 \times 10 \times (3 + 3) = 60$
 50 divided by 21 =
 156 C.Yards

GRACO Plant Nursery Mix 111664

EXISTING SUB-GRADE

Graco Realistic Concrete, P.O. Box 89, - 2 Allen Rd.
Phoenix, 1-800-343-8672, (225-357-1672)

Provide Plant Nursery Mix with the following: Agged
Multi-Pass (Composted Cow Manure and Nutrient G
Sand - 3% and Micronex Minor Elements - 2 lbs p
PLANT LIST (PROVIDE FLORIDA #1 TREE

QNTY. KEY BOTANICAL NAME / COMMON NAME

22

Augustine, Florida

• DESIGN • GRAPHICS

148 Oyster Catcher Circle, St. A

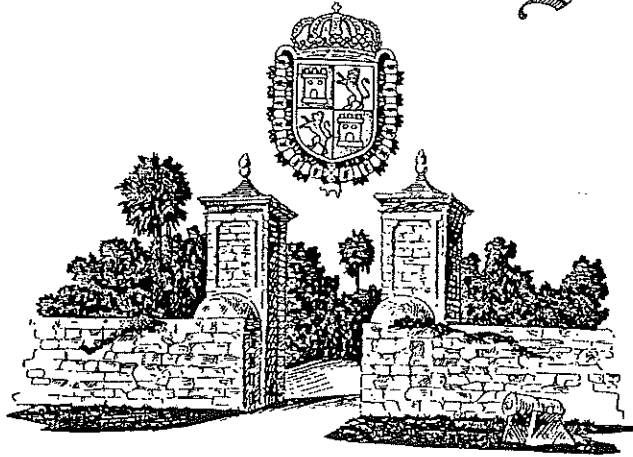
ESCAPE ARCHITECTURE • LAND PLANNING

DEVINE LANDSCAPE ARCHITECT INC • LAND

9

City of Saint Augustine

PLANNING AND BUILDING
DEPARTMENT



March 26, 1991

SAINT AUGUSTINE, FLORIDA

Mr. Pierre D. Thompson
Thompson, Bailey & Baker
31 Cordova Street
St. Augustine, Florida 32084

RE: Zoning Variance (BDAC 88-418)

Dear Mr. Thompson:

As you requested, this letter will confirm the Planning and Zoning Board (PZB) action concerning your application (BDAC 88-418) on March 5, 1991.

The PZB approved BDAC 88-418 for a variance to reduce the sideyard setback requirements from ten feet (10') to six inches (6") on twenty-two (22) patio home lots on Spoonbill Court.

Also, the PZB approved a variance to allow forty percent (40%) lot coverage on all lots in the Pelican Reef Subdivision. Failure to exercise these variances by commencement of the use or action approved within one year shall render the variance invalid. These variances are transferable and are considered a "blanket variance".

Please contact my office if you have questions regarding this subject.

Sincerely,

Troy Bunch
Director, Planning and Building

TB:em

xc: Joseph Pomar, Jr., City Manager
BDAC File 88-418



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

Amy Skinner

From: Isabelle Lopez
Sent: Friday, October 8, 2021 5:19 PM
To: Amy Skinner; David Birchim; Jacob Fredriksson
Cc: Richard Thibault; Shanna Lee
Subject: Pelican Reef tree removals
Attachments: 1995 Appeal of Staff Decision.pdf

- a. The April 5, 1995 PZB order. The PZB land development order requires that lot owners maintain 10 cedars on each lot as a condition of the development, and that any other tree removal will require a permit from the city. These terms are summarized in the letter dated April 5, 1995 from Jean Carver, Citizen Boards Technician to Pierre Thompson regarding his April 4, 1995 PZB appeal of a staff determination/variance 95-0187. This correspondence could be characterized as the rendered PZB order and appears to identify a development permit condition binding on the developer and his successors, the individual lot owners.
- b. Plat of Pelican Reef. I further looked at the plat for Pelican Reef, and it includes a notation that additional restrictions may be found in the public records that affect tree removal/wetlands.
- c. Recorded Covenants and Restrictions. The lots in Pelican Reef are bound by the covenants and restrictions found in OR 937 BK 198. Page 215 sections 2.14 and 2.15 describe the requirements for each lot owner to replace each removed cedar tree with two cedar trees, and the requirement that a minimum of 10 cedars be planted on each lot, and failure to do so shifts the requirement to the homeowner's association Architectural Review Board to access the lot, conduct the planting and place a lien on the property for costs associated with the planting.
- d. Legislative Bill Analysis. I looked at the bill analysis of 163.045, Florida Statutes, HB 1159 (2019), and it described the intent of the bill to address general city ordinances. There is nothing in the bill analysis or the actual adopted language in the statute that points to an intent to preempt and nullify development order conditions. There is also no language stating an intent to nullify private covenants running with the land. The bill analysis focuses on land development code regulations and ordinances of general applicability. The bill analysis also discusses the intent of the Bert Harris Act as it relates to the bill; of note, the Harris Act itself does not apply to any action before May 1995. Nothing in the 2019 bill adopts the preemption retroactively or explicitly removes development permit conditions that pre-date its adoption.

Therefore, I believe that 163.045 does not apply to lots within Pelican Reef, as those lots are bound by a land development order with conditions pre-dating the Harris Act, and pre-dating adoption of this bill. The conditions are further adopted in a recorded Covenant and Restriction enforceable on each lot. The statute was not intended to impair this private contractual right. Should an applicant claim that the tree is statutorily "dangerous" per 163.045, the staff report should remind the PZB that the state statute does not apply to lots in Pelican Reef, because the terms of the development order have not been nullified nor has the recorded Covenant and Restriction become invalid. Even with a statutory "dangerous" tree, the lot owner must still plant 2 for 1, and maintain 10 cedars on the lot. This is not because of a general code provision (which is not allowed per 163.045) but because of a development order condition and a covenant running with the land.

Title XI
COUNTY ORGANIZATION AND
INTERGOVERNMENTAL RELATIONS

Chapter 163
INTERGOVERNMENTAL
PROGRAMS

View Entire
Chapter

163.045 Tree pruning, trimming, or removal on residential property.—



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)

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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

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 2, 2024	8.a.	PZB2024-0002
Request	Address	Parcel ID
Conservation Overlay Zone Development	214 Pelican Reef Drive	158573-0090



Figure 1. Aerial photograph of the subject property.

Site & Background Information

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

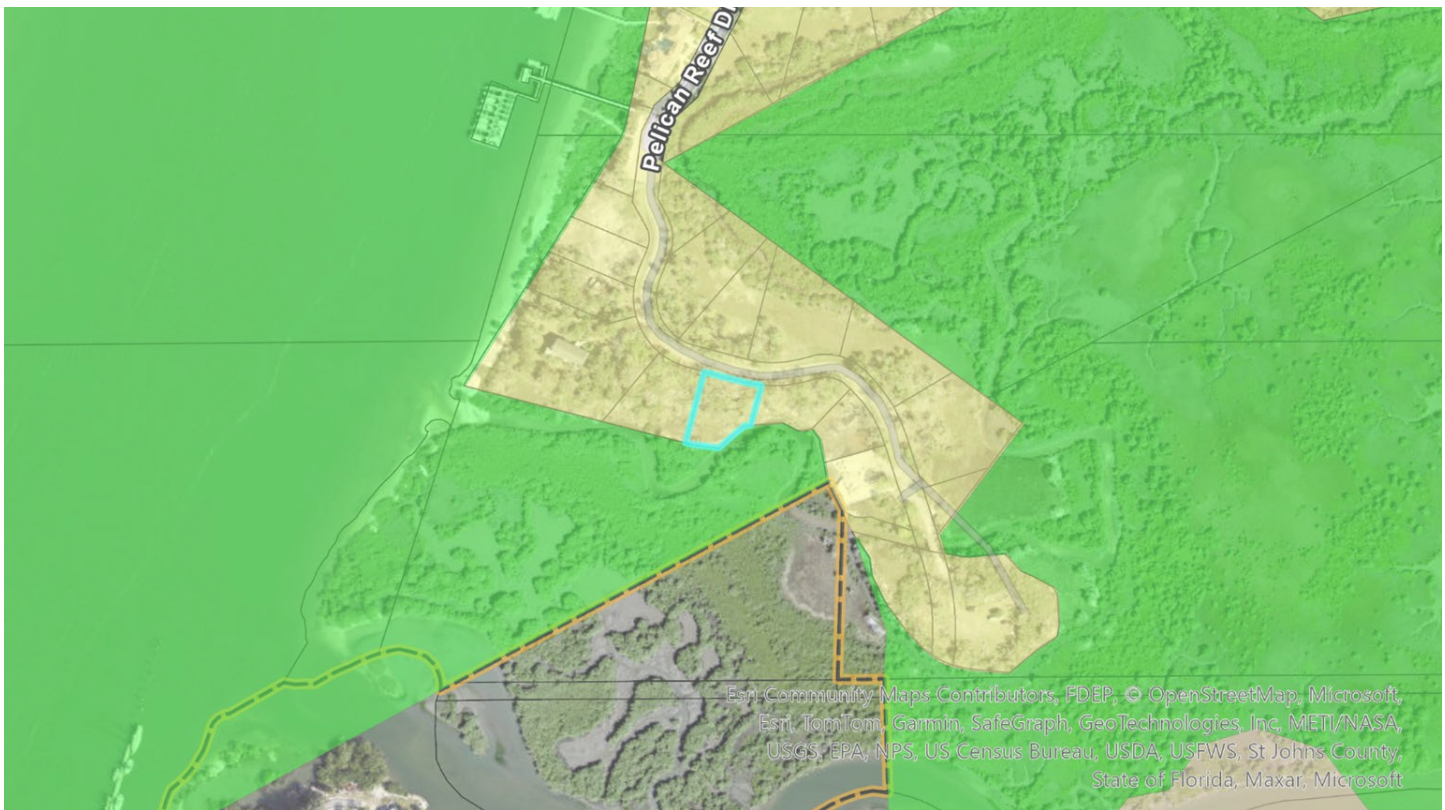


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

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

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

Request Summary

This is a request to approve, after the fact, and clarify the construction and use of a bulkhead with significant rip-rap and a single-family home within [Conservation Overlay Zone 2](#) at 214 Pelican Reef Drive / PID 158573-0090.

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

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

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

This application and request was last heard during the [February 6, 2024 PZB Regular Meeting](#) when it was then continued to the March 5th meeting to provide the following requested information:

- The provision of two (2) full sets of plans
- Previous correspondence with St. Johns Water Management District, Florida Department of Environmental Protection, and the United States Army Corps of Engineers.
- Relevant information to be provided by an environmental consultant
- Documentation of the jurisdictional wetland line and its proximity to the on-site development
- Documentation of any potential drainage impacts
- An analysis and review of the City's seventeen (17) criteria for Conservation Overlay Zone development under the framework of this being proposed work as opposed to completed

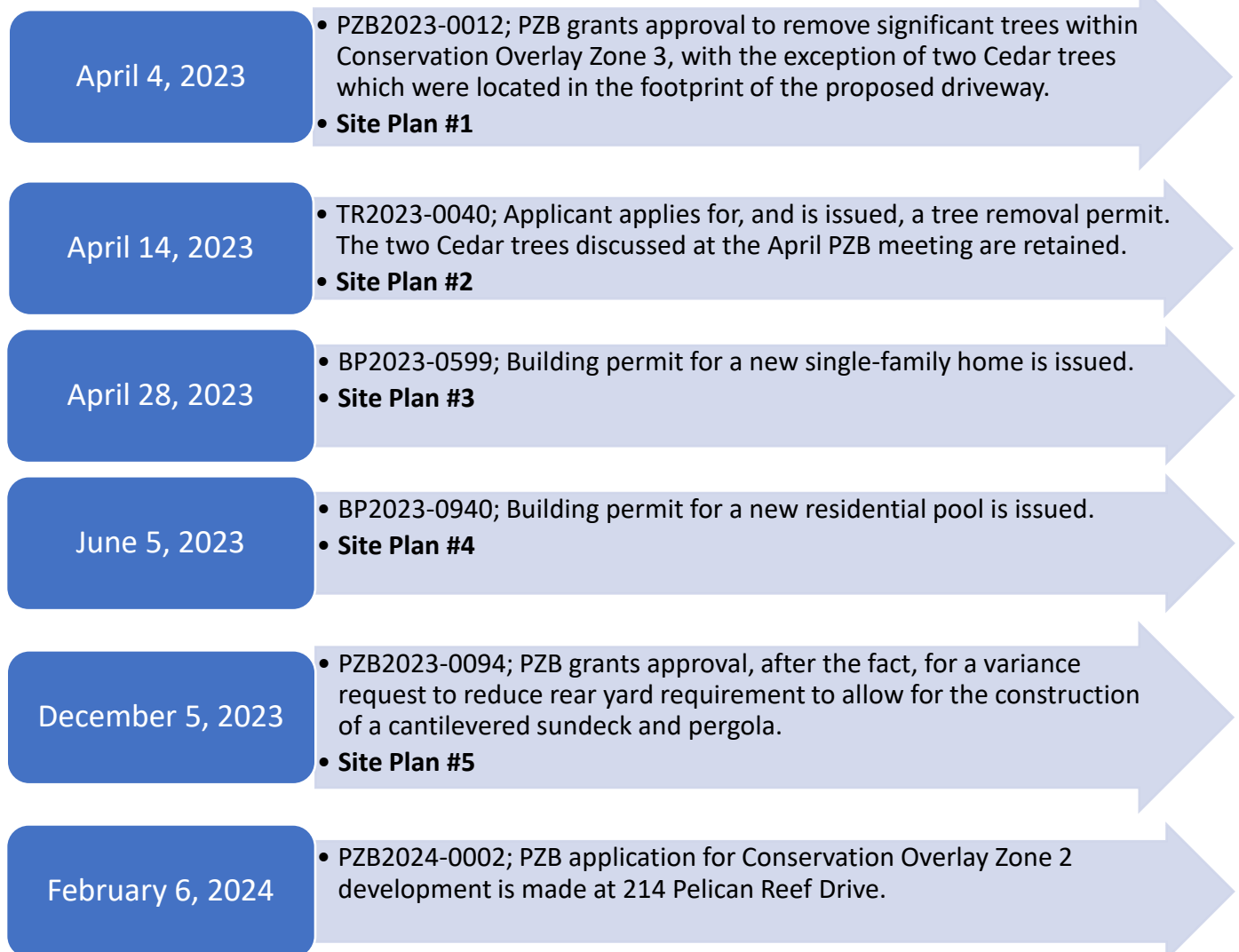
During the March 5, 2024 regular meeting the Board approved the applicant's request to be continued to the April 2, 2024 regular meeting.

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

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

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

Below is the development timeline at 214 Pelican Reef Drive; associated site plans are included in this report.



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

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

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

Based on the Development timeline:

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

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

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

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

Sec. 11-29. – Standards for review.

- (b) **Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions.** At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 **shall remain undeveloped except as provided in subsections (1)–(4) of this subsection.** If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations

in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

- (1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.
- (2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed stand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.
- (3) Dead, diseased, unsafe, or fallen trees may be removed.
- (4) Bridges, paths, walkways, gazebos, docks and decks, **bulkheads, seawalls, and retaining walls**, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands **and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area.** Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts. The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

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

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

- (4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts. The applicant will present any

mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

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

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

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

these responses are included in this packet. This application does not include work for docks which is why number seventeen of the seventeen criteria is not addressed.

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

Staff Recommendation

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

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

Given that no new information has been provided by the applicant as of March 27th, 2024, staff finds that the Board may **CONTINUE** this request to a date uncertain to allow both time for the applicant to supply the previous requested information and readvertise this application and request.



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

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

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



Figure 1. Aerial photograph of the subject property.

Site & Background Information

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

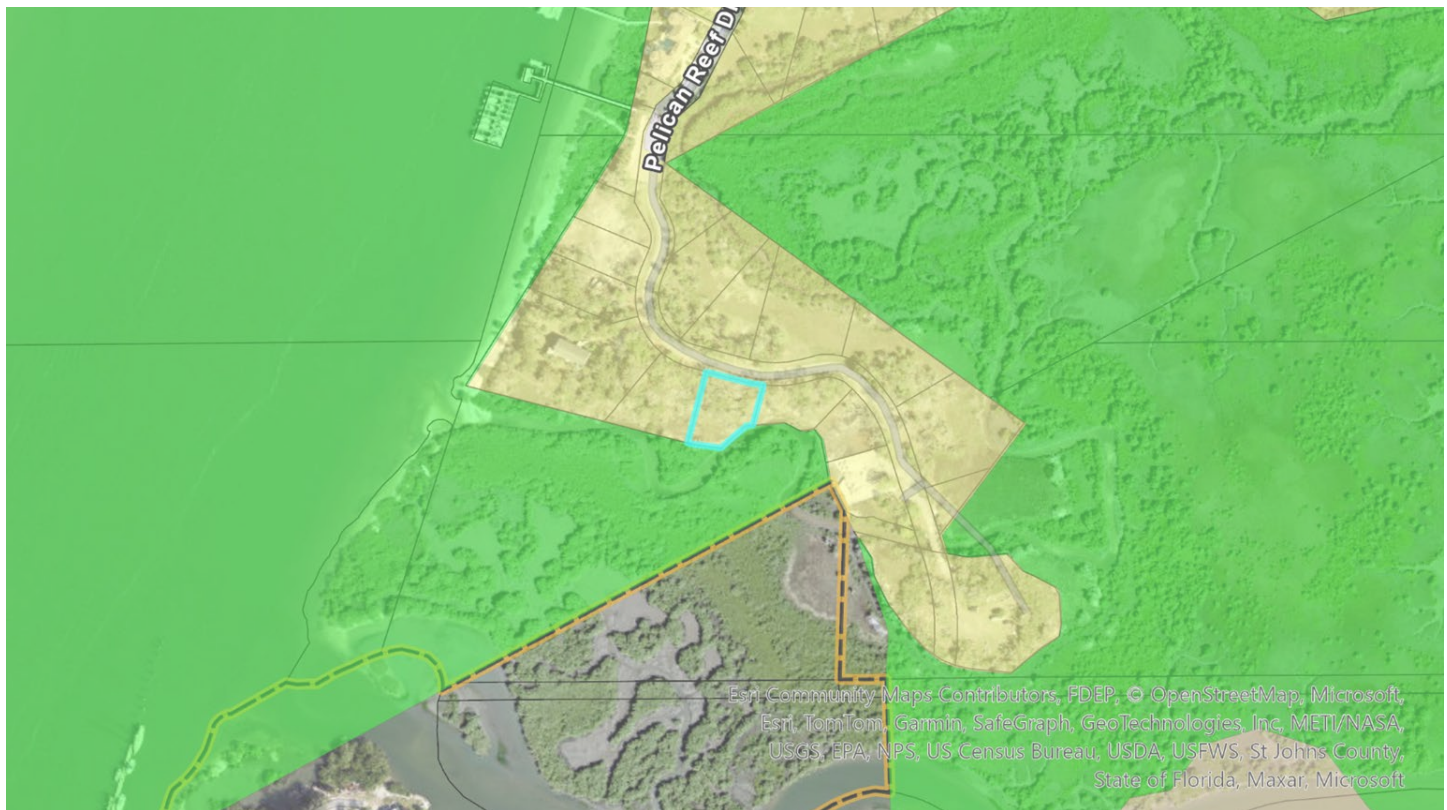


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

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

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

Request Summary

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

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

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

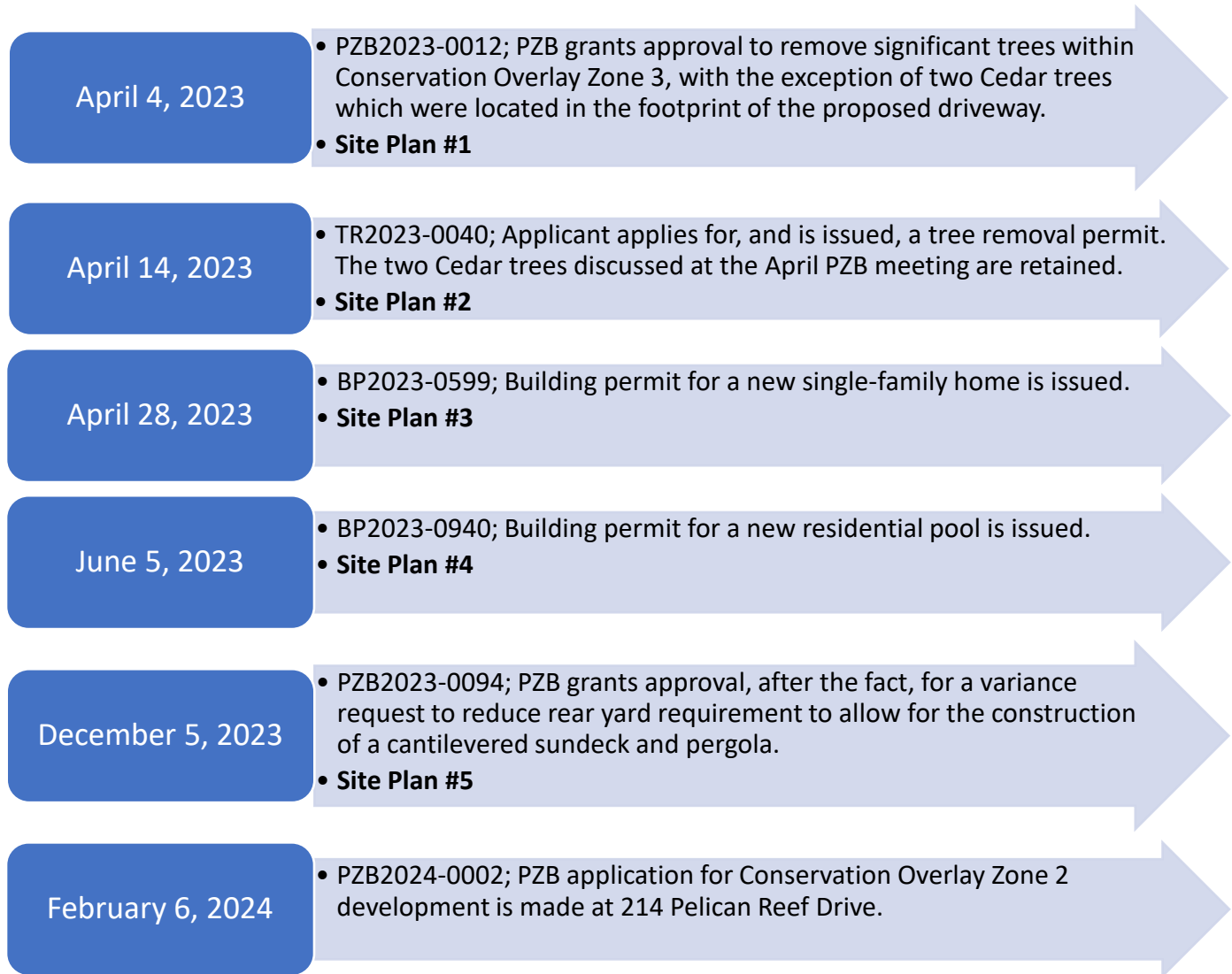
As part of their application the applicant has included a four (4) page letter, dated January 8th, 2024, which provides further information regarding their request.

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

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

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

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



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

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

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Based on the Development timeline:

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

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

- (4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts. The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

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

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Staff Recommendation

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

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



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



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

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

Business (if applicable): _____

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

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

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

Business (if applicable): _____

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

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

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 9 Block: 12, Phase 6

Subdivision: Pelican Reef Parcel Number: 158573-0090

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

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

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

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

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

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

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

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

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

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

10. **PREVIOUS APPLICATIONS:**

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

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

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

11. **AGREEMENT:**

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

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

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

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

Haslam, Carolyn

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

1/4/2024

Signature of Applicant

Date



Signature of Property Owner

1/5/2024
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.

Carolyn Haslam

Print name of applicant

Haslam,
Carolyn

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

Signature of applicant

1/4/2024

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

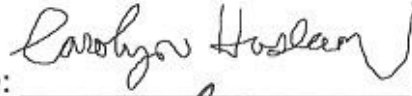
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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

214 Pelican Reef Drive, St. Augustine, FL 32080

Project Address: _____

Akerman LLP, c/o Carolyn Haslam

Applicant's Name: _____ Applicant's Signature: 

Coastal Getaway Homes, LLC

Owner's Name: Amy Chumley Owner's Signature: 



Owner's Authorization For Agent

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

☒ the attached application, or ☐ described within the previously filed

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

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

State of Tennessee

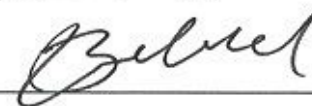
County of Knox

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

By Amy Chumley

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: 

My Commission expires: 2-28-27



My Commission Expires Feb. 28, 2027

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

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

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



Owner Information

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

Map



Valuation Information

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

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

Historical Assessment Information

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

Land Information

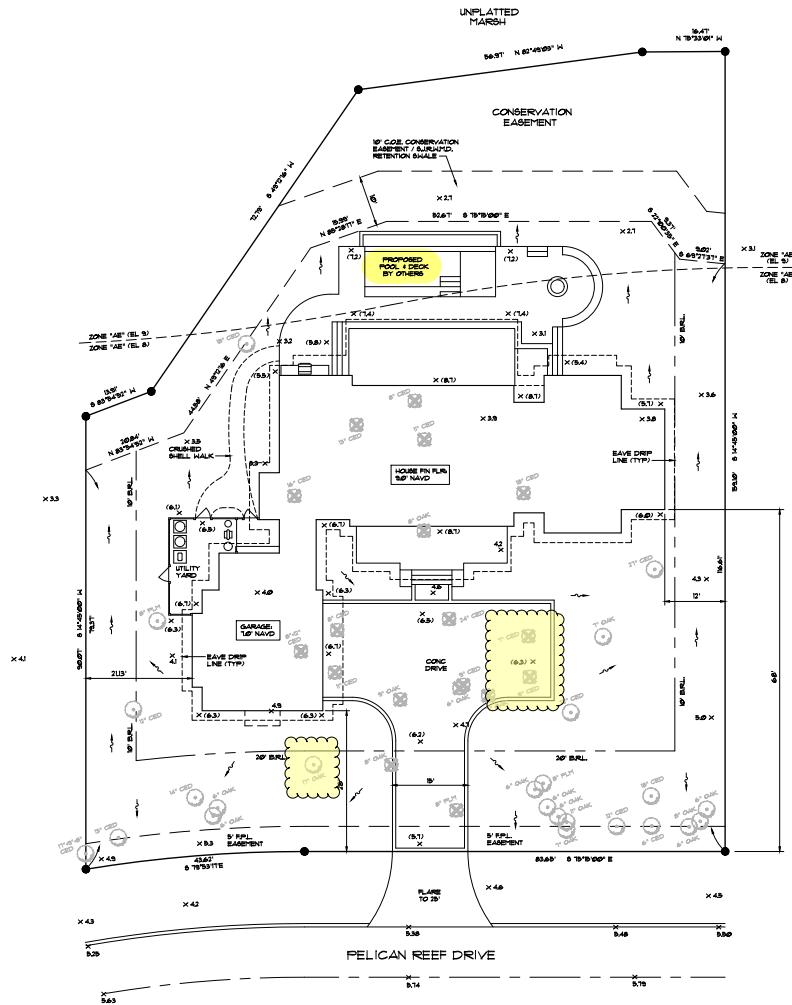
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$315,000

Sale Information

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

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

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



DRAINAGE TYPE: 'B'

TOPOGRAPHY LEGEND	
	EXISTING SPOT ELEVATION
	PROPOSED NEW SPOT ELEVATION
	DRAINAGE FLOW

TREE LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	PLANT: PALM, OAK, CEDAR
TREE INCH CALCULATION	
LOT	17,600 SQ FT (6.46 ACRES)
REMOVED TREE INCHES (1" = 1" DBH)	1,000
EXISTING TREE INCHES PROVIDED	1,000

LOT COVERAGE	
LOT 9	17,600 SQ FT
BUILDING FOOTPRINT (TO EXTERIOR WALLS)	3,599 SQ FT
BUILDINGS COVERAGE % OF TOTAL LOT	3,599 / 17,600 = 20.3%
TOTAL INTERVENOUS	
BUILDING FOOTPRINT	3,599 SQ FT
PROPOSED UTILITY YARD	1,000 SQ FT
PROPOSED POOL & DECK	1,000 SQ FT
TOTAL	5,599 SQ FT
TOTAL INTERVENOUS	
BUILDING FOOTPRINT	3,599 SQ FT
PROPOSED UTILITY YARD	1,000 SQ FT
PROPOSED POOL & DECK	1,000 SQ FT
TOTAL	5,599 SQ FT
TOTAL INTERVENOUS	
BUILDING FOOTPRINT	3,599 SQ FT
PROPOSED UTILITY YARD	1,000 SQ FT
PROPOSED POOL & DECK	1,000 SQ FT
TOTAL	5,599 SQ FT

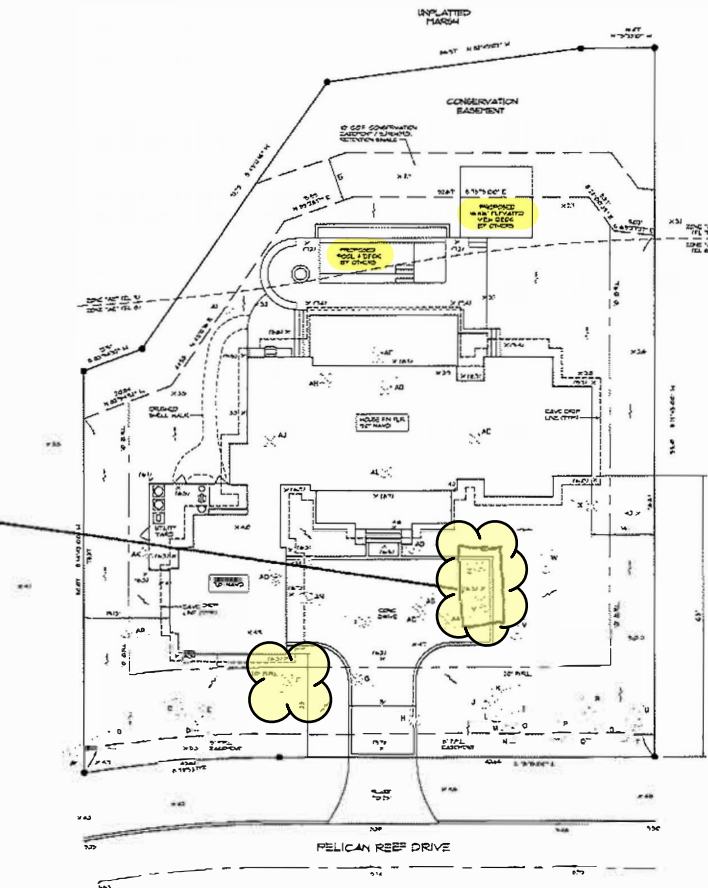
1 SITE PLAN
SCALE: 1" = 10'-0"

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

- NOTES:
- PROVIDE SILT FENCE FOR EROSION CONTROL.
 - BUILDING HEIGHT: 3'-0".
 - RAISED STEPS/HALL FOUNDATION.
 - BUILDING SETBACKS ARE REQUIRED TO THE FURTHEST PROTECTION.
 - FINISHED FLOOR AND GRADE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 NAVD 83.
 - EROSION CONTROL, SUCH AS SILT FENCE SHALL BE PLACED AT THE LITER OF CONSTRUCTION ACTIVITIES BEFORE PROPERTIES ARE RECLAIMED TO THE FURTHEST PROTECTION.
 - EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
 - SOIL REINFORCED DRAINAGE PATTERNS SHALL NOT BE ALTERED WITHOUT AUTHORIZATION BY THE ENGINEER OF RECORD OR SUPERVISOR OF A REINFORCED DRAINAGE PLAN (ENGINEER & SEALER). IF DRAINAGE PATTERNS ARE ALTERED OR CHANGED, ALL WILL NOT BE ISSUED UNTIL CORRECTED PER FIELD STAFF.
 - DRAINAGE SHALL BE DIRECTED AWAY FROM ADJACENT LOTS AND OFF FALL DIRECTLY TO ADJACENT PROPERTY LINE.
 - RETAINING WALLS, ROOF GUTTERS WITH UNDERDRAIN DRAINAGE SYSTEMS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
 - CONTRACTOR TO COORDINATE A LOT GRADE INSPECTION WITH COUNTY STAFF PRIOR TO PERMIT CLOSE OUT. CALL 904-201-2444 AND SCHEDULE A 904 INSPECTION.

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

These trees will be preserved
per old PZB mtg. note.
Note the Y & Z on carbonat
report.

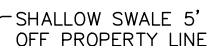
[illegible]

TOTAL IMPERVIOUS:	
BUILDING FOOTPRINT	3,565 SQ FT
DRIVE/FRONT WALK	1,347 SQ FT
PROPOSED UTILITY YARD	258 SQ FT
PROPOSED GRILL PATIO	160 SQ FT
PROPOSED POOL & DECK	950 SQ FT
TOTAL	6,280 SQ FT
TOTAL IMPERVIOUS 6,280 / 17,600 = 35.7%	

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

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

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



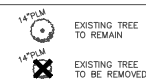
1. **DRAINAGE NOTE:**
THE COVERED PORCH AND STOOP SHALL BE SLOPED AT MIN. 1% AWAY FROM STRUCTURE. AT THE CONNECTION POINT OF THE PORCH AND STOOP, THE TYPICAL ELEVATION DROD SHALL BE 4 INCHES.
2. **GROUND ELEV.** AT FOUNDATION SHALL BE MIN. 6IN BELOW F.F. ELEV.
3. **CONTRACTOR SHALL BE REQUIRED TO BE WITHIN ± 0.1 FT OF DESIGN ELEVATIONS.**
4. **RETAINING WALLS, ROOF GUTTERS WITH UNDERGROUND PIPING AND POP-UPS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD COORDINATE WITH ST JOHNS COUNTY LOT GRADING STAFF.**
5. **A DRIVEWAY/CURB OR SWALE WILL BE PROVIDED IN COORDINATION WITH ST JOHNS COUNTY ROAD 45 & BRIDGE.**
6. **THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT, BASED ON ACTUAL FIELD CONDITIONS.**
7. **UPLAND BUFFERS ADJACENT TO THE WETLANDS AR TO REMAIN NATURAL, VEGETATED, AND UNDISTURBED. THE UPLAND BUFFER WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE FENCE. THE UPLAND BUFFER TO BE MAINTAINED AND CLEARING CONTRACTOR/OWNER WILL BE RESPONSIBLE IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER(S).**
8. **SETBACKS SHALL BE MEASURED TO WALLS.**

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

(IN FEET)
1 inch = 30 ft.

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

TREE LEGEND



PLM = PALM
CYP = CYPRESS
OAK = OAK

TREFF INCH CALCULATION

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

1121 CORPORATE SQUARE BLVD SUITE 251
JACKSONVILLE, FLORIDA 32216
PHONE: (904) 551-4945

2121 JAC
PH

**ALPHA
SOUTHEAST**

C.A. NO. 29643

9 YACHTMANS POINTE
FOR
GLENN LAYTON HOMES
SITE DRAINAGE PLAN

REVISIONS

PLOT DATE: 02/15/2023

DRAWN BY: KG

DESIGNED BY:	RDP
CHECKED BY:	SSP

CHECKED BY: RDP
SCALE: AS NOTED

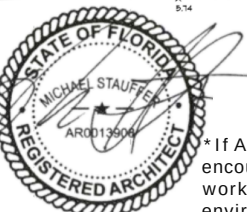
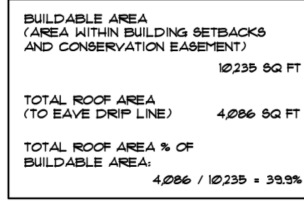
JOB NO.:	71801.00
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CONCLUSIONS

SHEET NO.

10. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

10. *Journal of the American Medical Association*, 2000; 283: 2686-2692.



Site Plan #4: Submitted with BP2023-00940 for a new residential pool.

Pool/spa protection shall be provided in compliance with the Florida Building Code and the St Johns County Land Development Code

No trees to be removed for project *All measurements to waters edge*

904 209-0623

REVISED 5/4/23: A/C # 4 POOL EQUIPMENT PAD\$ RELOCATED.	A. Erosion control such as silt fence shall be placed at the limits of construction activities and/or property line. B. Excavated material shall be removed from the site. C. Existing/Engineered drainage patterns shall not be altered without authorization by the Engineer or record or submission of a revised engineered drainage plan (signed and sealed). If drainage patterns are altered or changed C.O. will not be issued until corrected per field staff. D. Drains will be directed away from adjacent lots (not outfall directly to adjacent property line). E. The applicant/owner/contractor shall immediately contact St Johns county lot grading staff should modifications to the plan be required based on actual field conditions. F. Retaining walls ,roof gutters with underground drainage system may be required based on actual field conditions. G. Contractor to coordinate a lot grade inspection with county staff prior to permit close out. Call 904-827-6842 and schedule 804 inspection.
REVISED 4/26/23: ADJUSTED FINISHED FLOOR AND GRADE ELEVATIONS TO MATCH NEW DRAINAGE PLAN.	

GLENN LAYTON HOMES

MICHAEL STAUFFER, ARCHITECT DocuSigned by: <i>Michael Stauffer - Michael Stauffer Architect</i> FLORIDA 713D300E631F4F0... VIRGIN ISLANDS 1417 SADLER ROAD, #195 6501 REDHOOK PLAZA, SUITE 201 FERNANDINA BEACH, FLORIDA 32034 ST THOMAS, USVI 00802 904-540-6059 340-775-3133 FL REGISTERED ARCHITECT AR13908 USVI LICENSE #786A	SCALE 1" = 20' - 0"	LOT #9, BLOCK 12, PHASE 6 PELICAN REEF "YACHTMAN'S POINTE" ST JOHNS CO, FL
	DATE 5/4/2023	DRAWN BY JBF
	JOB NO. 23-1012	PLAN NO. K1816
	PARCEL #9, BLOCK 12, PHASE 6 PELICAN REEF "YACHTMAN'S POINTE" ST JOHNS CO, FL PELICAN REEF DRIVE ST AUGUSTINE, FL 32080 PARCEL ID: 1585730090	

TOPOGRAPHY LEGEND	
	EXISTING SPOT ELEVATIONS
	PROPOSED NEW SPOT ELEVATION
	DRAINAGE FLOW

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

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

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

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

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

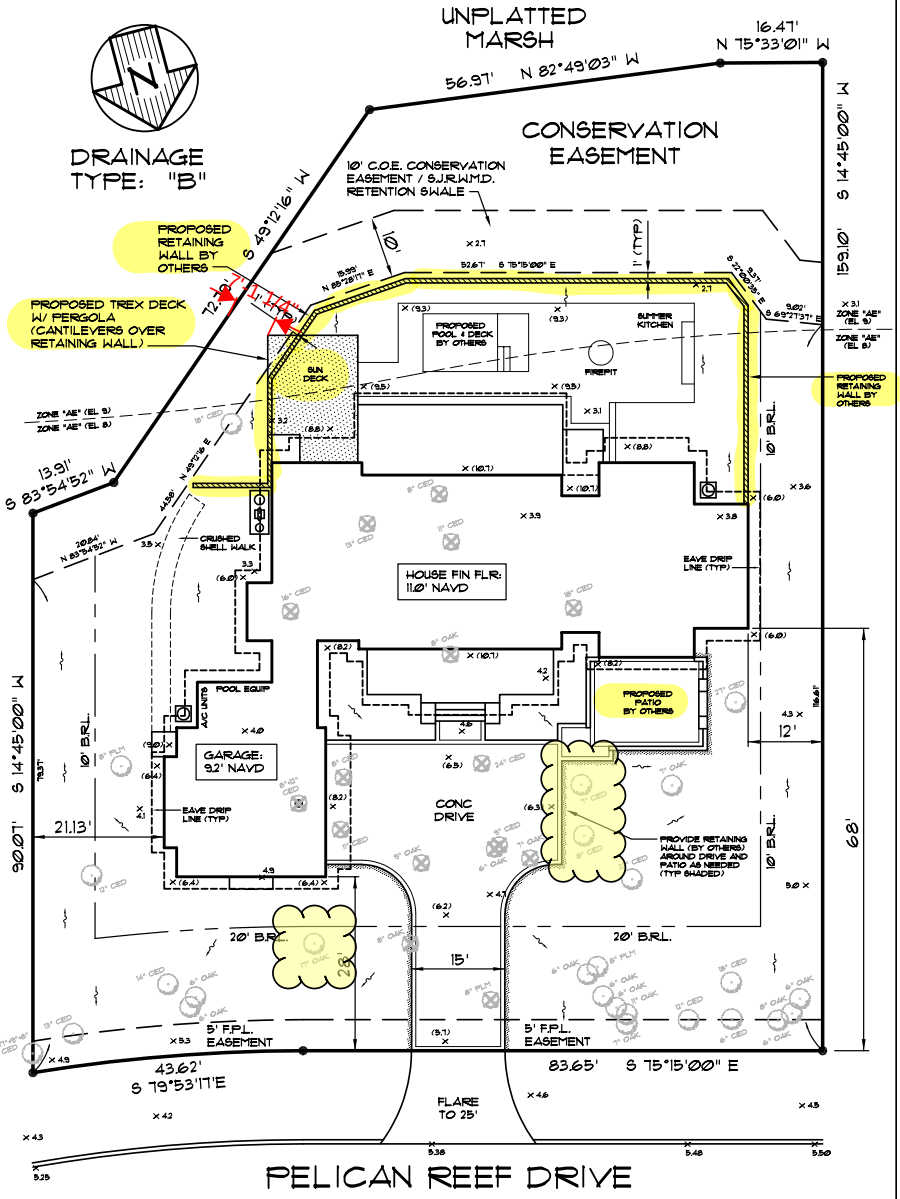
REVISED 8/23/23:
- TREX DECK AND RETAINING WALL REVISED

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

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

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

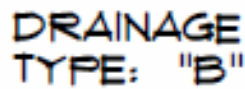
GLENN LAYTON HOMES



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

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

MICHAEL STAUFFER, ARCHITECT FLORIDA 1417 SADLER ROAD, #195 FERNANDINA BEACH, FLORIDA 32034 904-540-6059 FL REGISTERED ARCHITECT ARI3908	SCALE 1"=20'-0"		LOT #9, BLOCK 12, PHASE 6 PELICAN REEF "YACHTMAN'S POINTE" ST JOHNS CO, FL PELICAN REEF DRIVE ST AUGUSTINE, FL 32080 PARCEL ID: 1585130090
	DATE	DRAWN BY	
	8/23/2023	JBF	
	JOB NO.	PLAN NO.	
	23-1012	K1816	



UNPLATTED
MARSH

16.47'
N 75°33'01" W

56.97' N 82°49'03" W

CONSERVATION
EASEMENT

59.10' 6 14°45'00" W

PROPOSED
RETAINING
WALL BY
OTHERS —

PROPOSED TREX DECK
W/ PERGOLA
(CANTILEVERS OVER
RETAINING WALL) _____

ZONE "A" (EL. 2)
ZONE "A" (EL. 2)

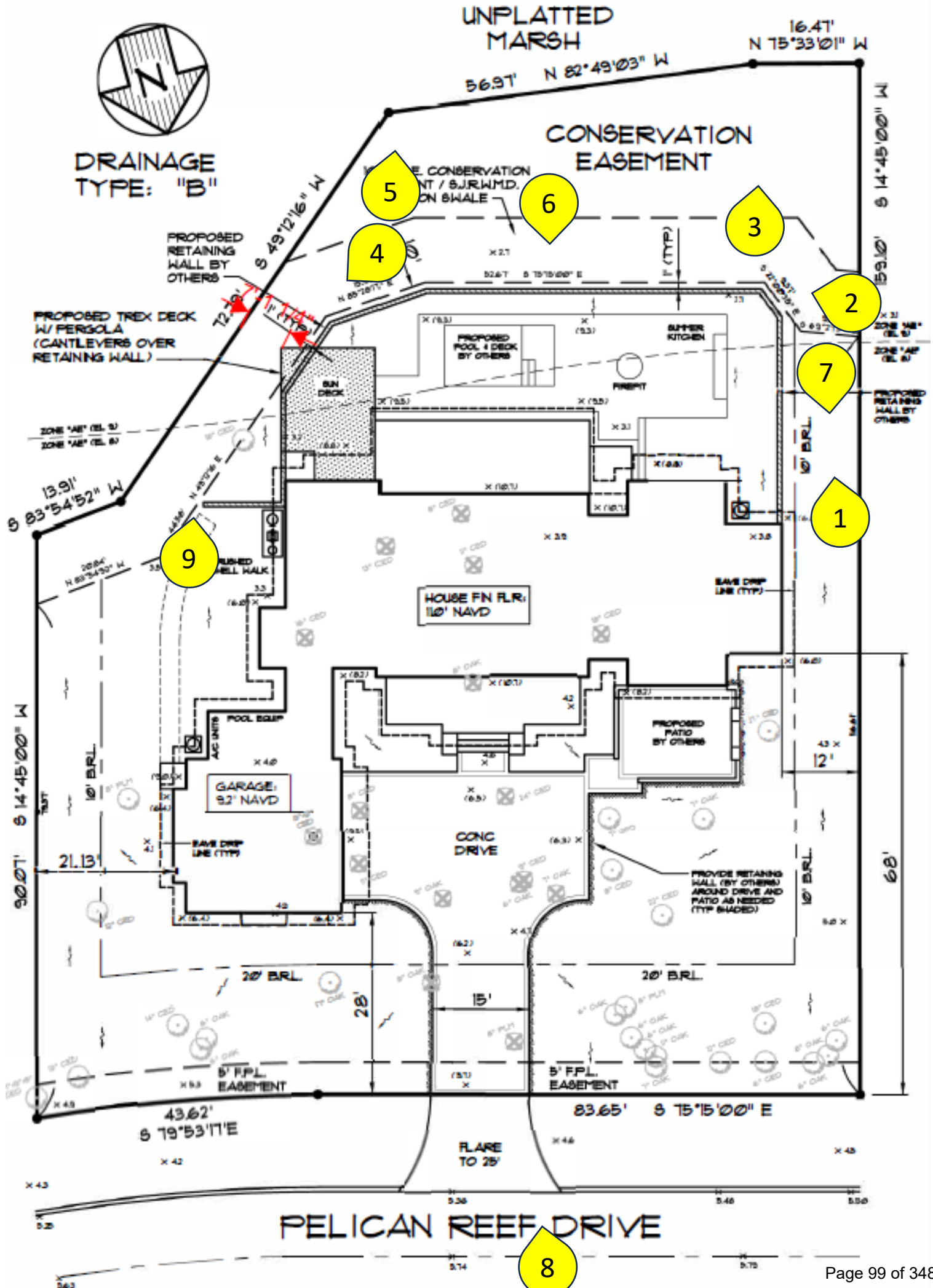
13.91'
S 83°54'52" W

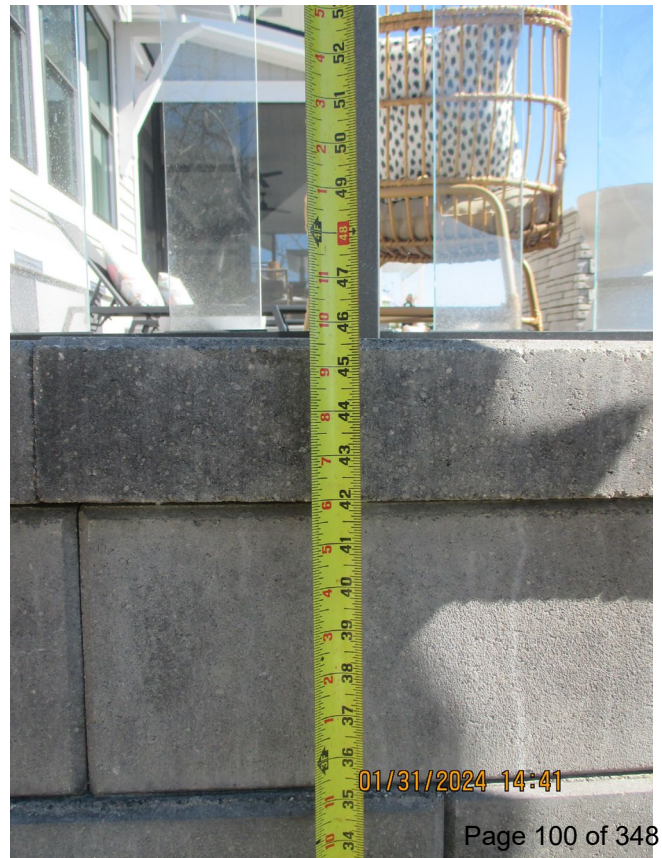
9007' S 14°45'00" W

6 79°53'17"E

PELICAN REEF DRIVE

Page 99 of 348







2

01/31/2024 14:41





4

01/31/2024 14:43







6

01/31/2024 14:45





01/31/2024 14:47





Carolyn R. Haslam

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

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

Carolyn.Haslam@akerman.com

January 8, 2024

Via Permit Portal

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

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

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

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

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

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

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

(1) Site specific conditions.

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

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

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

(3) Natural and proposed drainage patterns.

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

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

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

(5) Proposed soil stabilization and erosion control methods.

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

(6) Impact on floodplain.

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

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

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

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

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

(9) Effect of shade on vegetation and shellfish.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully,

AKERMAN LLP

Carolyn Haslam

Carolyn R. Haslam

cc: Coastal Getaway Homes, LLC

Enclosures

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



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

BP - New Single Family

CITY OF ST. AUGUSTINE

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

PERMIT #: BP2023-0599

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

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

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

STAFF USE ONLY

AUTHORIZED SIGNATURE

Shelley Clayton

DATE ISSUED

April 28, 2023

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

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

ELEVATION CERTIFICATE

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

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

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

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

Benchmark Utilized: SJC 1350 Vertical Datum: NAVD 1988

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

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

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

Check the measurement used.

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

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Certifier's Name
JAMES D. HARRISON, JR.

License Number
2647

Title
REGISTERED LAND SURVEYOR

Company Name
ALL AMERICAN SURVEYORS OF FLORIDA, INC.

Address
3751 SAN JOSE PLACE, SUITE 15

City
JACKSONVILLE

State
FLORIDA

ZIP Code
32257

Signature

Date

Telephone

Ext.

6-7-2023

904-279-0088

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

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

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

ITEM A5: LAT AND LONG DEPICTED FROM GOOGLE EARTH.

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

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

ELEVATION CERTIFICATE

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

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

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

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

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

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

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

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

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

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

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

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

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

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

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

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

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

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

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

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

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

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

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

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

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

MAP SHOWING SURVEY OF

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

APPROVED

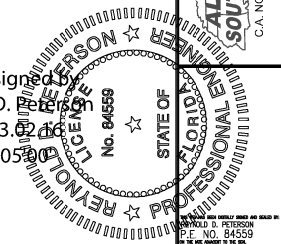
These plans have been reviewed for compliance with the City of St.
Augustine Land Use & Development Codes. Any deviation from these plans
or specifications related to the above codes must be reviewed and approved
in advance in writing by the Planning & Building Department.
An approved set of these plans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

Tracey Mullins 04/18/2023

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

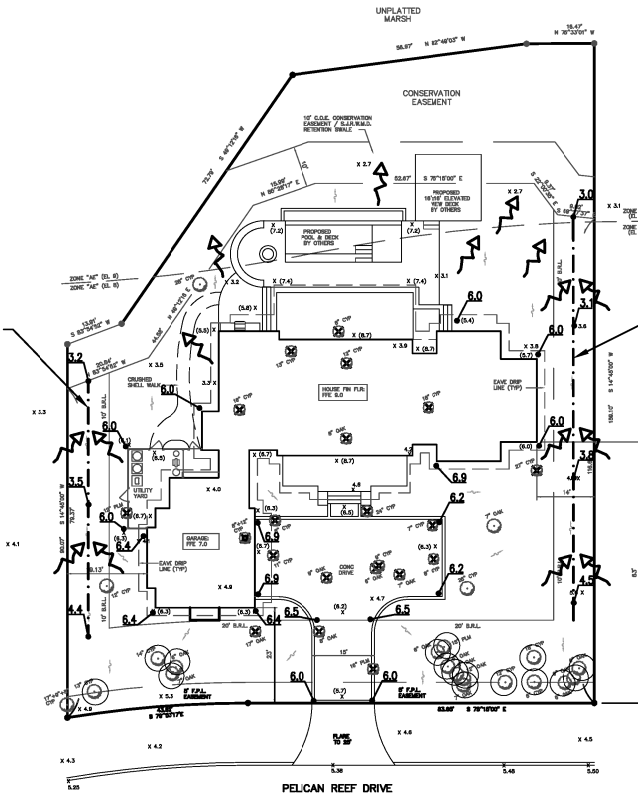
Reynold D.
Peterson

Digitally signed by
Reynold D. Peterson
Date: 2023.02.18
10:33:34 -0500



SHALLOW SWALE 5'
OFF PROPERTY LINE

SHALLOW SWALE 5'
OFF PROPERTY LINE



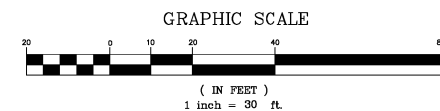
NOTES:
- PROVIDE SILT FENCE FOR EROSION CONTROL.
- BUILDING HEIGHT: 34'-0\"/>

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

DRAINAGE LEGEND

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

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



9 YACHTSMANS POINTE
FOR
GLENN LAYTON HOMES
SITE DRAINAGE PLAN

REVISIONS

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

DESIGN CRITERIA

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

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

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

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

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

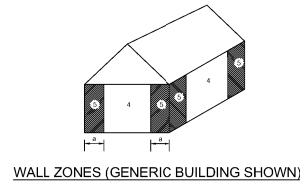
FLOOR LOADING (C _s = 1.00)	TC LL	TC DL	BC LL	BC DL
BALCONIES/DECKS	60 psf	10 psf	5 psf	5 psf
GAME ROOMS	60 psf	10 psf	0 psf	5 psf
ALL OTHER AREAS	40 psf	10 psf	0 psf	5 psf

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

DEFLECTION CRITERIA

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

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



WALL ZONES (GENERIC BUILDING SHOWN)

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

These plans have been reviewed and approved for substantial compliance with the Florida Building Code, Residential, Part II, Chapter 9, Section 905.2, by the Professional Engineer, Adam K. Russell, License No. 77693, State of Florida, on 04-06-2023.

R. "Buddy" Schwaland CBO, CFM 04/27/2023

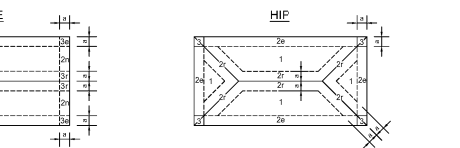
GENERAL NOTES

- CONCRETE**
- ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY" (2014)
 - MIXING AND DELIVERY OF CONCRETE SHALL COMPLY WITH ACI 318, ACI 301, AND ASTM C94. CONCRETE SLUMP NOT TO EXCEED 6" IN ACCORDANCE WITH ASTM C143
 - CONCRETE SHALL MEET THE MIN COMPRESSIVE STRENGTH (f_c) AT 28 DAYS AS FOLLOWS:
 - SLABS ON GROUND AND FOOTINGS f_c = 2,500 psi
 - STRUCTURAL WALLS, BEAMS, AND COLUMNS f_c = 3,000 psi
 - STEEL REINFORCING FOR FOOTINGS SHALL COMPLY WITH ASTM A615 DEFORMED BARS AND HAVE A MIN YIELD STRENGTH OF 40,000 psi (GRADE 40)
 - SEE FOUNDATION PLAN AND DETAILS FOR ALL ADDITIONAL CONCRETE AND REINF REQUIREMENTS AND SPECIFICATIONS
 - SLABS ON GROUND SHALL BE REINFORCED PER ONE OF THE FOLLOWING METHODS:
 - 6x6 W/ 4x4 W/ WWF SHALL BE PLACED IN THE MIDDLE TO UPPER THIRD OF THE SLAB, SUPPORTED AT A MAX 3FT SPACING, AND SHALL CONFORM TO ASTM A1064/A1064M. EDGES SHALL BE LAPPED A MINIMUM OF 8"
 - SYN'TETIC FIBER REINFORCEMENT - FIBER LENGTH BETWEEN 7"-24". DOSAGE AMOUNTS SHALL BE 0.75-3.10 POUNDS PER CUBIC YARD IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SHALL COMPLY W/ ASTM C116

- SOILS**
- ALL SLABS ON GROUND AND FOOTINGS HAVE BEEN DESIGNED ASSUMING NON-EXPANSIVE SOIL WITH A MIN ALLOWABLE SOIL CAPACITY OF 2,000 psf
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A SOILS INVESTIGATION REPORT FROM A LICENSED GEOTECHNICAL ENGINEER AND SHALL NOTIFY EOR IF ANY SOIL CONDITIONS DIFFER FROM THE ASSUMPTIONS STATED ON THIS PLAN SET
 - FOUN'S SHALL BE FULLY SUPPORTED BY UNDISTURBED NATURAL SOILS OR STRUCTURAL COMPACTED FILL FREE OF ORGANICS, DEBRIS OR ANY OTHER DELTERIOUS MATERIAL
 - STRUCTURAL COMPACTED FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. ALL FILL GREATER THAN 12" IN DEPTH SHALL BE INSPECTED FOR PROPER COMPACTION PRIOR TO CONCRETE POUR IN ACCORDANCE WITH ASTM D1557
 - SOILS SHALL BE TREATED FOR SUBTERRANEAN TERMITES OR BY OTHER CODE APPROVED TERMITE PREVENTION METHOD AND IS THE RESPONSIBILITY OF THE CONTRACTOR
 - SLABS ON GROUND SHALL BE PLACED OVER A MIN 6-MIL (0.006") POLYETHYLENE VAPOR RETARDER, ALL JOINTS SHALL BE LAPPED A MINIMUM OF 6"

- MASONRY**
- ALL MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE CONSTRUCTED IN ACCORDANCE TO TMS 402 (2016)
 - ALL CMU SHALL CONFORM TO ASTM C90 AND BE NORMAL WEIGHT W/ MIN COMPRESSIVE STRENGTH OF 2,000 psi (f_m = 1,500 psi)
 - ALL MASONRY SHALL BE LAID IN RUNNING BOND PAT'ERN W/ FULL MORTAR BEDS
 - MORTAR SHALL CONFORM TO ASTM C270 AND SHALL BE TYPE M OR TYPE S WITH MIN COMPRESSIVE STRENGTH OF 2,000 psi AT 28 DAYS
 - ALL GROUT USED IN MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASTM C476. GROUT SHALL HAVE THE MIN COMPRESSIVE STRENGTH OF 2,000 psi AT 28 DAYS. GROUT SLUMP SHALL BE BETWEEN 8"-11"
 - STEEL REINFORCING FOR MASONRY SHALL COMPLY WITH ASTM 615 DEFORMED BARS AND HAVE A MINIMUM YIELD STRENGTH OF 40,000 psi (GRADE 40)
 - ALL MASONRY STEMWALL FOUNDATIONS AND WALL CELLS CONTAINING VERTICAL REINF SHALL BE GROUT FILLED SOILS
 - PRE-CAST LINTELS SHALL BE PROVIDED ABOVE ALL OPENINGS. TEMPORARY SHORING SHALL BE PROVIDED BY CONTRACTOR FOR ALL LINTEL SPANS 6FT OR GREATER

- WOOD FRAMING**
- ALL WOOD AND WOOD-BASED PRODUCTS HAVE BEEN DESIGNED IN ACCORDANCE WITH NDS FOR WOOD CONSTRUCTION AND NDS SUPPLEMENT (2018)
 - ALL STRUCTURAL SAWN LUMBER AND ENGINEERED WOOD PRODUCT SHALL BE IDENTIFIED BY GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY
 - ALL STRUCTURAL WOOD OR WOOD-BASED MEMBERS IN CONTACT WITH SOIL, CONCRETE, MASONRY, OR EXPOSED TO WEATHER SHALL BE PT ACCORDING TO AWPA 11 AND/OR AWPA M4, BASED ON INTENDED USE
 - REFERENCE FBC2304.10.1 FOR CODE PRESCRIBED CONNECTIONS. ALL FRAMING CONNECTIONS SPECIFIED ON PLAN ARE IN ADDITION TO THESE MIN CODE REQUIREMENTS



ROOF ZONES (GENERIC BUILDING SHOWN)

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

These plans have been reviewed and approved for substantial compliance with the Florida Building Code, Residential, Part II, Chapter 9, Section 905.2, by the Professional Engineer, Adam K. Russell, License No. 77693, State of Florida, on 04-06-2023.

R. "Buddy" Schwaland CBO, CFM 04/27/2023

PRE-ENGINEERED WOOD TRUSSES

- ALL PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ANS/PTP 1 (2014)
- ALL TRUSSES SHALL BE PREPARED BY A DELEGATED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND SHALL MEET OR EXCEED THE MIN DESIGN CRITERIA SPECIFIED ON THESE PLANS
- ALL TRUSS-TO-TRUSS, MULTI-PLY TRUSS CONNECTIONS, AND BEAMS PROVIDED WITHIN THE ROOF AND/OR FLOOR SYSTEM ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER AND SHALL BE SUBMITTED FOR APPROVAL TO THE EOR PRIOR TO FABRICATION
- TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE WITH THE SBCE BCSI "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES"
- ALL TRUSS UPLIFT REACTIONS AND UPLIFT CONNECTORS REQ HAVE BEEN CALCULATED BY THE EOR. CONNECTORS SPECIFIED ON THIS PLAN SET SUPERCEDE CONNECTORS & UPLIFTS SHOWN ON TRUSS MANUFACTURER'S SHOP DRAWINGS
- CONTACT EOR IF TRUSS CONSTRUCTION DOCUMENTS PROVIDED BY TRUSS MANUFACTURER DIFFERS FROM THE LAYOUT SHOWN ON THIS PLAN SET

ROOF, FLOOR, & WALL SHEATHING

- ALL WOOD STRUCTURAL PANEL SHEATHING SHALL CONFORM TO DOC PS 1 OR DOC PS 2
- PANELS SHALL BE IDENTIFIED FOR GRADE, BOND CLASSIFICATION, AND PERFORMANCE CATEGORY BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY
- SEE FRAMING NOTES FOR SHEATHING THICKNESS, SPAN RATING, FASTENING, AND BLOCKING REQUIREMENTS
- ALL SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION (STRENGTH AXIS) PERPENDICULAR TO SUPPORTS UNO ON PLAN

WATERPROOFING

- DESIGN AND INSTALLATION OF ALL WATERPROOFING FLASHING, AND ROOFWALL COVERING ASSEMBLIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR ARCHITECT OF RECORD.

NAIL SIZES		
SPECIFICATION	DIAMETER (Ø)	LENGTH
8c COMMON	0.131"	2 1/2"
RSRS-01	0.113"	2 1/2"
CSRS-03	0.131"	2 1/2"
0d x 1 1/2"	0.148"	1 1/2"
10d	0.131"	3"
10d COMMON	0.148"	3"
16d SINKER	0.148"	3 1/2"
16d COMMON	0.162"	3 1/2"

NOTE: ALL CONNECTIONS ON PLAN SHALL BE W/ 10d, UNO

METAL CONNECTOR SCHEDULE				
SIMPSON	USP	QUICK-TIE	CONNECTION AT MEMBER	ANCHORAGE
H2.5T	RT7	HA6	(5) 8d x 1 1/2" EACH END	--
H8	RTA8	HA8	(5) 10d x 1 1/2" EACH END	--
M12	MTW12	CSMTS12	(7) 10d x 1 1/2" EACH END	--
HTS20	HTW20	CSHTS20	(11) 10d x 1 1/2" EACH END	--
LG73-SDS2.5	LUG73	CSLG73	(12) 7/8"x2 1/2" SDS (WS25) TO GIRDER	(26) 16d SINKERS TO STUDS
LG74-SDS3	LUG74	CSLG74	(16) 7/8"x3" SDS (WS3) TO GIRDER	(30) 16d SINKERS TO STUDS
MSTA24	MSTA24	CSMS24	(9) 10d COMMON EACH END	--
MSTA36	MSTA36	CSMS36	(13) 10d COMMON EACH END	--
CS18	CS20	CS18-200	(9) 10d COMMON EACH END	--
DTT2Z	DTB-TZ	HDTT	(8) 7/8" x 1 1/2" WOOD SCREWS	7/8" Ø x 4 1/2" SCREW ANCHOR OR EMBED
HTT4	HTT45	HDTT45	(18) 16d x 2 1/2"	7/8" Ø ANCHOR W/ 6" EMBED
HTT5	HTT45	HDTT45	(26) 16d x 2 1/2"	7/8" Ø ANCHOR W/ 6" EMBED
ABU44Z	PAU44	PBA44	(12) 16d COMMON	7/8" Ø ANCHOR W/ 7" EMBED
ABU66Z	PAU66	PBA66	(12) 16d COMMON	7/8" Ø ANCHOR W/ 7" EMBED

- NOTES:**
- ALL CONNECTORS SPECIFIED PER SIMPSON STRONG-TIE "WOOD CONSTRUCTION CONNECTORS" CATALOG (2021-2023), USP "STRUCTURAL CONNECTORS," 60TH EDITION (2022), & QUICK-TIE "PRODUCT CATALOG" (FALL 2021)
 - ALL CONNECTORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
 - ANY CONNECTORS NOT SPECIFIED IN TABLE ABOVE, SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS
 - POSITIVE PLACEMENT GUN NAILS W/ EQUAL DIAMETER & MIN 2 1/2" LONG MAY BE USED TO COMMON NAILS ON CS18 STRAPS, MSTA STRAPS, AND ABU POST BASE ANCHORS
 - PLAN SPECIFIED CONNECTORS MAY BE SUBSTITUTED W/ EQUAL OR GREATER ALTERNATIVE AS DETERMINED BY PRODUCT MANUFACTURER
 - ALL POST-INSTALLED AND EMBED ANCHORS IN CONCRETE SHALL BE INSTALLED W/ SIMPSON HIT-EX AT-XP, QUICK-TIE QE-1, OR EQUIVALENT
 - FASTENERS, CONNECTORS, AND ACCESSORIES IN CONTACT WITH PT WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS
 - IF FOR EXTERIOR USE OR WITH ACQ/CAMCA TREATED WOOD, CONNECTORS & FASTENERS SHALL BE HOT-DIPPED GALVANIZED, G-185 (2-MAX), OR STAINLESS STEEL

SHEET INDEX	
S0.0	GENERAL NOTES
S0.1	FOUNDATION PLAN
S0.2	RETAINING WALL PLAN
SD.0	FOUNDATION DETAILS
S1.0	1ST LEVEL FRAMING
S1.1	1ST LEVEL ROOF/FLOOR
S2.0	2ND LEVEL FRAMING
S2.1	2ND LEVEL ROOF
SD.1	DETAILS
SD.2	DETAILS
SD.3	DETAILS

ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE
ADDT	ADDITIONAL
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	THE ENGINEERED WOOD ASSOCIATION
ARCH	ARCHITECTURAL DRAWINGS
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASD	ALLOWABLE STRESS DESIGN
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ATR	ALL-THREAD ROD
AWPA	AMERICAN WOOD PROTECTION ASSOCIATION
BC	BOTTOM CHORD
BCSI	BUILDING COMPONENT SAFETY INFORMATION
BRG	BEARING
CAC	COMPONENTS & CLADDING
CLG	CEILING
CONC	CONCRETE
C _u	LOAD DURATION FACTOR
CONT	CONTINUOUS
CONV	CONVENTIONAL
CMU	CONCRETE MASONRY UNIT
DBL	DOUBLE
DIAG	DIAGONAL
DL	DEAD LOAD
DOC	DEPARTMENT OF COMMERCE
EOR	ENGINEER OF RECORD
EW	EACH WAY
EWP	ENGINEERED WOOD PRODUCT
F _c	CONCRETE COMPRESSIVE STRENGTH
FBC	FLORIDA BUILDING CODE
FDN	FOUNDATION
FFE	FINISHED FLOOR ELEVATION
f _m	MASONRY COMPRESSIVE STRENGTH
FLC	FLORIDA RESIDENTIAL CODE
FT	FEET
FTG	FOOTING
GC	INTERNAL PRESSURE COEFFICIENT
HDR	HEADER
HGT	HEIGHT
ILO	IN LEO OF
ks	KIPS PER SQUARE INCH
LL	LIVE LOAD
LSL	LAMINATED STRAND LUMBER (1.55E-1 1/2" WIDE PILES UNO)
LVL	LAMINATED VENER LUMBER (2.0E-1 1/2" WIDE PILES UNO)
MAX	MAXIMUM
MIN	MINIMUM
NDS	NATIONAL DESIGN SPECIFICATION
Nc	NUMBER
OC	ON CENTER
OSB	ORIENTED STRAND BOARD
PERP	PERPENDICULAR
PLT	PLATE
psf	POUNDS PER SQUARE FOOT
psi	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REINF	REINFORCEMENT
REQ	REQUIRED
RERS	ROOF SHEATHING RING SHANK
SBCE	STRUCTURAL BUILDING COMPONENTS ASSOCIATION
SEI	STRUCTURAL ENGINEERING INSTITUTE
SF	SQUARE FEET (AREA)
SIM	SIMILAR TO DETAIL/CALLOUT
SPF	SPRUCE PINE FIR
SW	SHEARWALL
SYP	SOUTHERN YELLOW PINE
TC	TOP CHORD
TL	TOTAL LOAD
TMS	THE MASONRY SOCIETY
TOP	TOP OF PLATE
TOM	TOP OF MASONRY
TPI	TRUSS PLATE INSTITUTE
TYPE	TYPICAL
ULT	ULTIMATE
UNO	UNLESS NOTED OTHERWISE
W/	WITH
WO	WITHOUT
WSP	WOOD STRUCTURAL PANEL
WWF	WELDED WIRE FABRIC

Adam K Russell
Digitally signed by Adam K Russell
Date: 2023.04.06
08:58:45 -04'00'

THIS PLAN HAS BEEN DIGITALLY SIGNED AND RECALCULATED BY ADAM K. RUSSELL, P.E. ON 04-06-2023 USING A DIGITAL SIGNATURE.
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JACKSONVILLE, FL 32224

GLENN
LAYTON
HOMES

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

PROJECT NUMBER
23-0422

SHEET NUMBER
S0.0

SHEET NAME
GENERAL
NOTES

REVISIONS

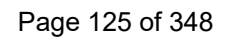
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DESIGNED
JH

REVIEWED
BDP

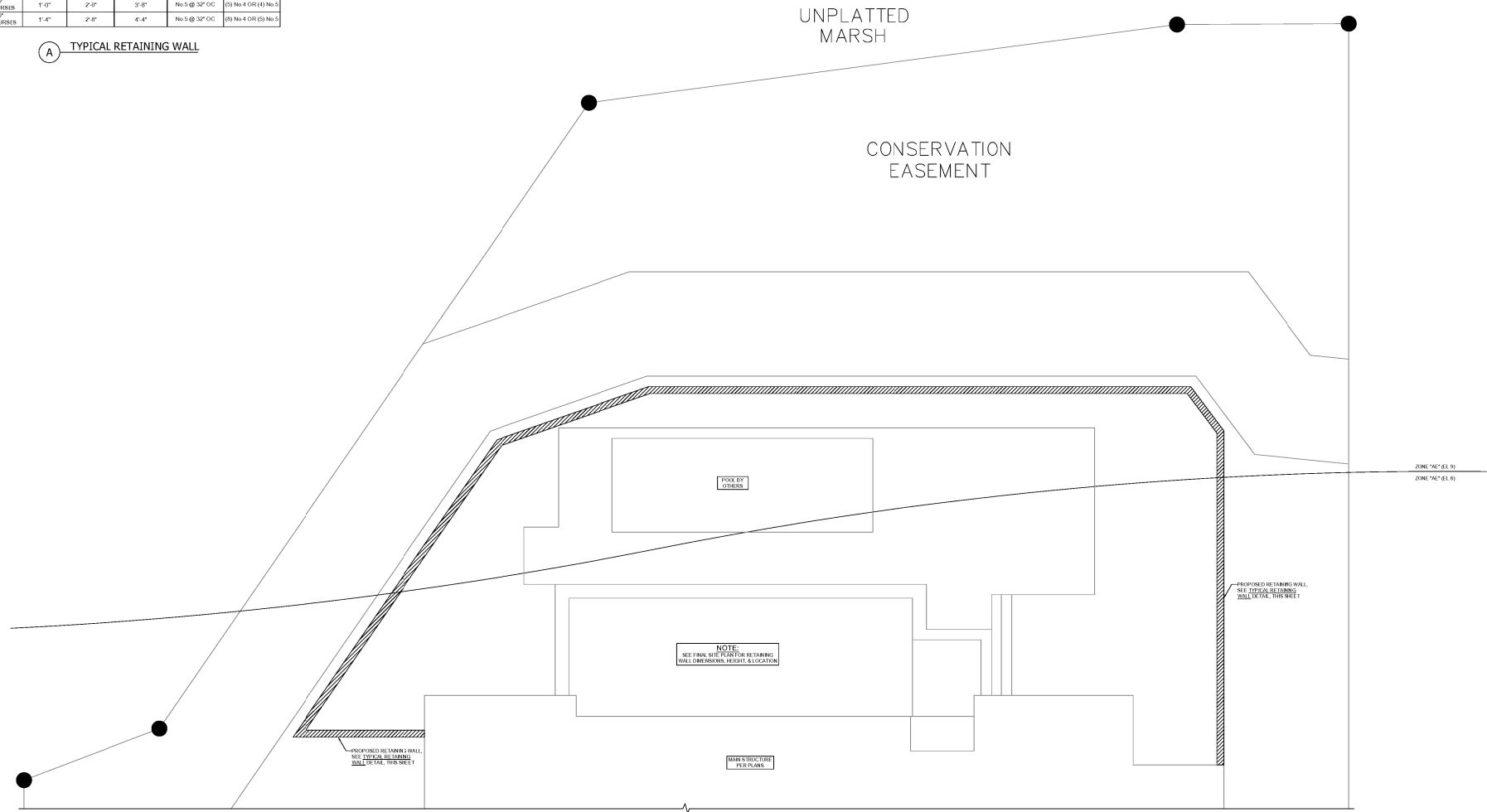
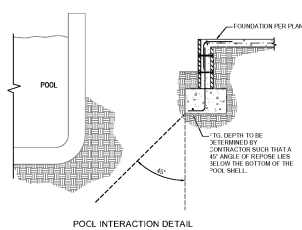
Russell
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13241 BARTRAM PARK BLVD #601
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C.A. No. 32795

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



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

(A) TYPICAL RETAINING WALL



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

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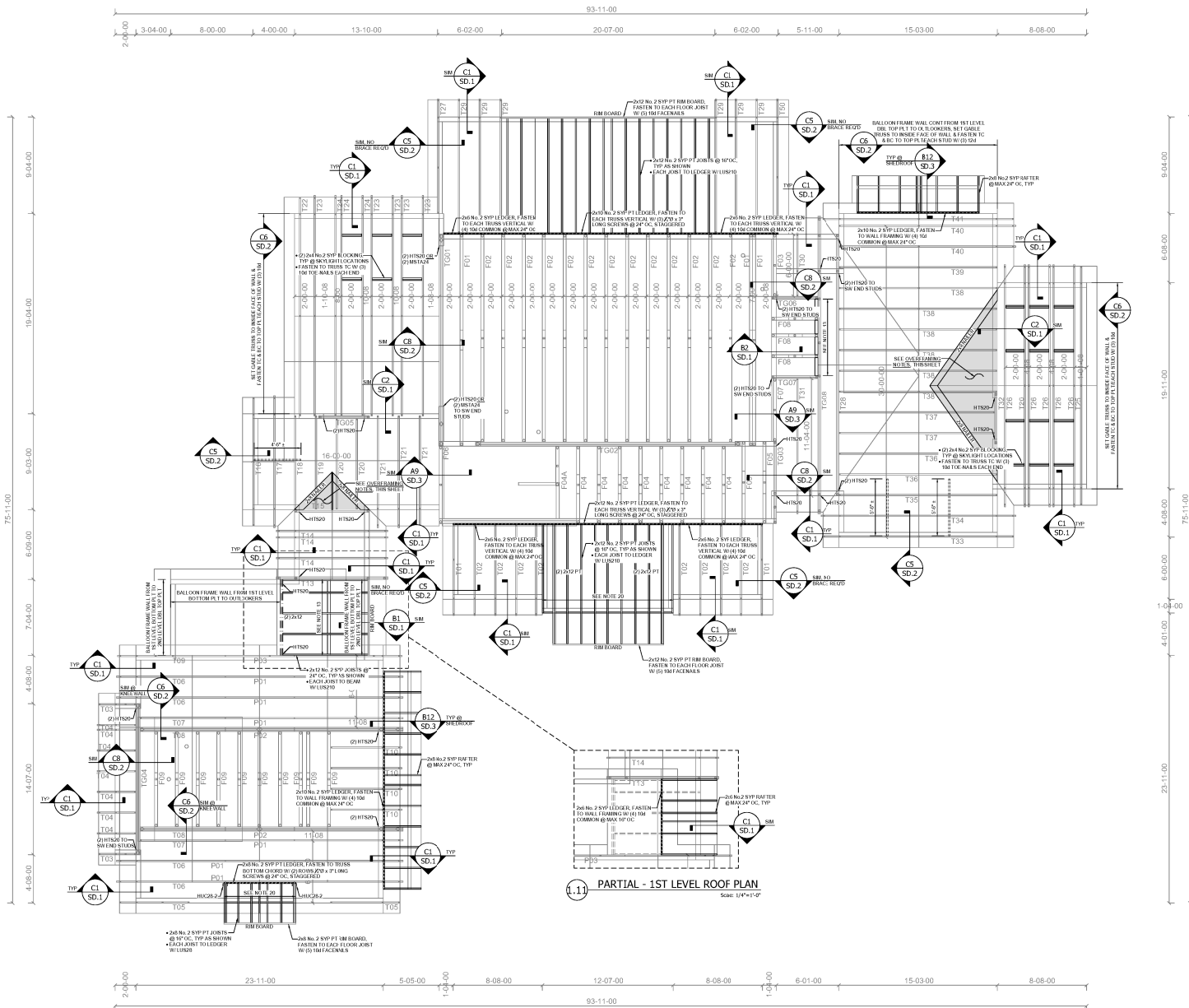
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GLENN LAYTON HOMES

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214 PELICAN REEF DR
ST. AUGUSTINE, FL 32080
ST. JOHNS COUNTY

PROJECT NUMBER
23-0422
SHEET NUMBER
S0.2
SHEET NAME
RETAINING WALL PLAN
REVISIONS
DATE DESCRIPTION
DESIGNED
JH
REVIEWED
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C.A. No. 32756
ADAM K. RUSSELL, P.E.
FL LICENSE NO. 77693
04-06-2023



Scale 1/4"=1'-0"



TRUSS FRAMING NOTES:

ROOF TRUSSES

1. TRUSS RAKE TRUSSES TO BE TOP PLT OR (1) 10M TIE NAILS
2. SEE JOIST PLAN AND TYPICAL WALL SECTIONS, SHEET SD.1, FOR ALL ADDITIONAL RAKE TRUSS CONNECTIONS
3. TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE W/ THE AISC RCN GUIDE

ROOF SHEATHING

4. SHEATHING TO BE INSTALLED PER THE FOLLOWING SPECIFICATIONS, SHEATHING SHALL BE INSTALLED IN LONGITUDINAL JOISTS ARE TO SUPPORTS
 - a. THE MAXIMUM 1/2" 20# SPAN RATED OVER DECK PLYWOOD
 - b. ALL OTHERS MIN 2" 20# SPAN RATED OVER DECK PLYWOOD
5. FASTEN SHEATHING TO ROOF TRAMMING PER SPECIFICATIONS BELOW, REFERENCE BOSS JOISTS, SHEET SD.1
6. MIN 1/2" 20# SPAN RAKE SHEATHING
 - a. JOIST 1 & 2 FASTEN IN RIDGE @ 12" OC EDGE, 12" OC FIELD
 - b. ALL OTHER JOISTS FASTEN IN RIDGE @ 12" OC EDGE, 12" OC FIELD
 - c. MIN 2" 20# SPAN RAKE SHEATHING
 - d. MIN 2" 20# SPAN RAKE SHEATHING
 - e. ALL OTHER JOISTS FASTEN IN RIDGE @ 12" OC EDGE, 12" OC FIELD
 - f. AT LOCATIONS WHERE RAKE IS ADJACENT TO WALLS OR FRAMING, PROVIDE 2x4 NAILER FLUOR TO MATCH RAKE PITCH, FASTEN NAILER TO EACH VERTICAL WALL JOIST FRAMING MEMBER W/ (1) 10M MAX 2" OC, EDGE NAIL, EDGE SHEATHING TO NAILER

FLOOR TRUSSES

7. FASTEN FLOOR TRUSSES TO OSB, TOP PLT OR (1) 10M TIE NAILS
8. SEE TRUSS PLAN AND TYPICAL WALL SECTION SD.1 FOR ALL ADDITIONAL UPLET CONNECTIONS
9. TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE W/ THE AISC RCN GUIDE
10. JOIST TRUSSES RAKE PERPENDICULAR TO SUPPORTS INSTALL CONE 2x4 No.2 SYP RIBBON BRACED AS SHOWN IN DETAIL DISC.1, ATTACH RIBBON DOWN TO EACH TRUSS IN RIDGE OR TRAP FACIALS
11. PROVIDE CURVE STUDS TO BRACE FLOOR TRUSS SYSTEM BELOW UPPER LEVEL MULTIPLE STUD GROUPS, STUDS DOCK PILES TO MATCH NAIL PILES ABOVE
12. PROVIDE FACTORED SHEAR PANELS TO BE INSTALLED AS SHOWN IN RIDGE LAYOUT, FASTEN TO WALL OSB TO PLT BELOW AND FLOOR DECK FROM ABOVE W/ 10M 2" OC
13. 2x4 No.2 SYP PLATE BRACING BLOCKING BETWEEN FLOOR TRUSSES, FASTEN W/ (1) 10M TIE NAILS EACH END

FLOOR SHEATHING

14. SHEATH FLOOR FRAMING W/ 2" TONGUE AND GROOVE ONE END 1/2" PLYWOOD
15. FASTEN SHEATHING TO OSB W/ 10M 2" OC, PROVIDE BRACING W/ 10M 2" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD

BEAM FASTENING

- a. 2x12 SYP BEAMS FASTEN TO WALLS W/ 10M 2" OC, PROVIDE BRACING W/ 10M 2" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD
- b. 2x12 SYP BEAMS FASTEN TO WALLS W/ 10M 2" OC, PROVIDE BRACING W/ 10M 2" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD
- c. 2x12 SYP BEAMS FASTEN TO WALLS W/ 10M 2" OC, PROVIDE BRACING W/ 10M 2" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD
- d. 2x12 SYP BEAMS FASTEN TO WALLS W/ 10M 2" OC, PROVIDE BRACING W/ 10M 2" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD

BALCONY JOISTS

16. 2x12 SYP JOISTS SHALL BE 2x12 @ MAX 16" OC, LONG 16' 0"
17. PROVIDE EACH JOIST W/ 10M 2" OC, PROVIDE BRACING W/ 10M 2" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD
18. PROVIDE FULL RAKE BLOCKING ABOVE IN TERMINATE BEARING LOCATIONS, FASTEN TO EACH JOIST TO OSB TIE NAILS EACH END
19. JOIST JOISTS TO ESTABLISH SLOPE BY BUILDER

OVERFRAMING NOTES

20. ALL OVERFRAMING TO BE 2x12 @ MAX 16" OC, PROVIDE BRACING W/ 10M 2" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD
21. 2x12 SYP JOISTS SHALL BE 2x12 @ MAX 16" OC, LONG 16' 0"
22. PROVIDE EACH JOIST W/ 10M 2" OC, PROVIDE BRACING W/ 10M 2" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD
23. PROVIDE FULL RAKE BLOCKING ABOVE IN TERMINATE BEARING LOCATIONS, FASTEN TO EACH JOIST TO OSB TIE NAILS EACH END
24. JOIST JOISTS TO ESTABLISH SLOPE BY BUILDER

RAFTER SPAN TABLE

RAFTER OC	SPACING	2x4	2x6	2x8	2x10	2x12
12"	12"	12'	12'	12'	12'	12'
16"	16"	12'	12'	12'	12'	12'
20"	20"	12'	12'	12'	12'	12'
24"	24"	12'	12'	12'	12'	12'

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SHEET NUMBER
S1.1

SHEET NAME
1ST LEVEL
ROOF/FLOOR

REVISIONS

DATE DESCRIPTION

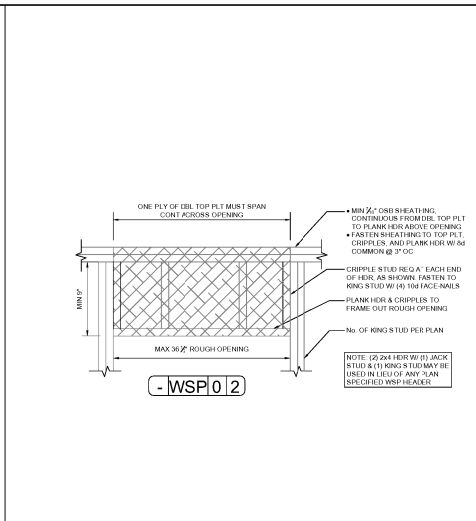
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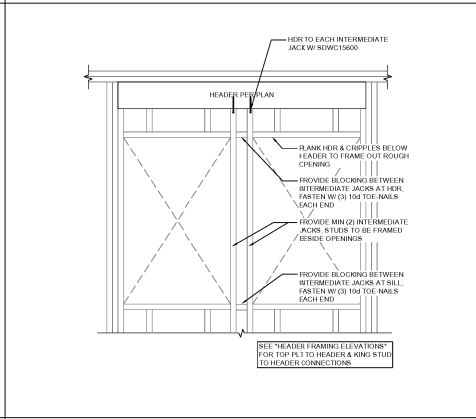
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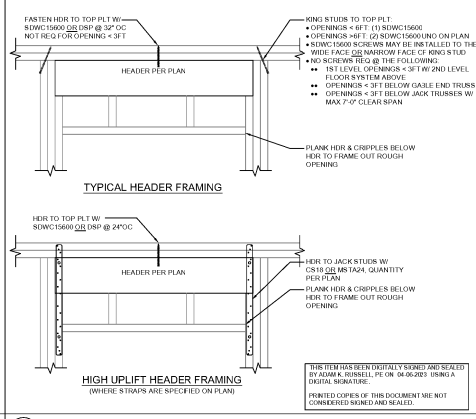
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C4 WSP HEADER FRAMING ELEVATION

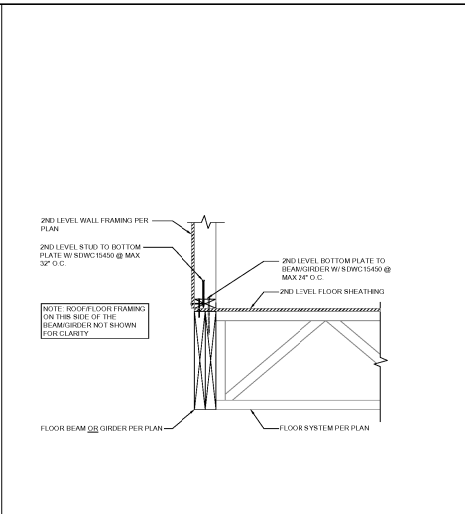


B4 INTERMEDIATE JACK STUDS AT HEADER

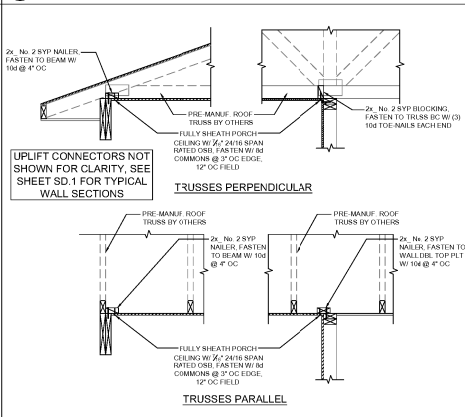


A4 HEADER FRAMING ELEVATIONS

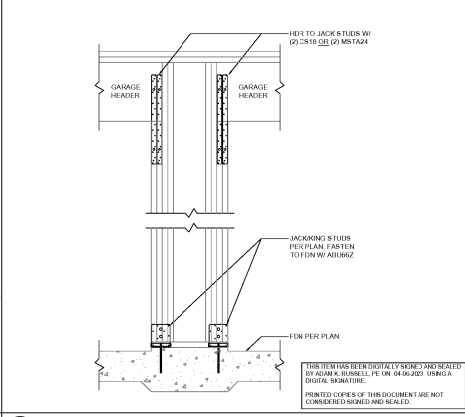
4314 PARLO OAKS CT JACKSONVILLE, FL 32224 GLENN LAYTON HOMES	
YACHTMAN'S POINTE 214 PELICAN REEF DR ST. AUGUSTINE, FL 32080 ST. JOHNS COUNTY	
PROJECT NUMBER 23-0422	
SHEET NUMBER SD.1	
SHEET NAME DETAILS	
REVISIONS	
DATE	DESCRIPTION
DESIGNED JH	REVIEWED BDP
 Russell Rowland 13241 BARTRAM PARK BLVD #601 JACKSONVILLE, FL 32228 P 904-955-0500 F 904-955-0500 CA No. 32786	
 ADAM K. RUSSELL, PE FL LICENSE NO. 77693 04-06-2023	



C5	GABLE ANGLE BRACING	C6	BALLOON FRAMED GABLE TO OUTLOOKERS	C7	KNEEWALL FRAMING- OVER GIRDER/BEAM	C8	UPPER LEVEL WALL ABOVE BEAM/GIRDER
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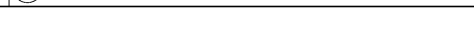
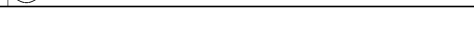
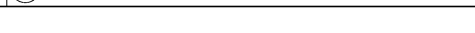
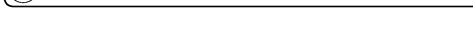
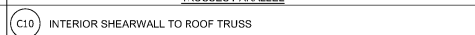


B5	TYPICAL CONNECTION AT PORCH BEAM	B6	TYPICAL CONNECTION AT UPPER LEVEL PORCH BEAM	B7	PORCH BEAM TO WALL DETAILS	B8	PORCH SHEATHING @ ALL EXTERIOR PORCHES
----	----------------------------------	----	--	----	----------------------------	----	--



A5	PORTAL FRAME ELEVATION W/ BEAM BELOW - TYPICAL AT EACH END WALL SEGMENT	A6	PORTAL FRAME ELEVATION- TYPICAL AT EACH END WALL SEGMENT	A7	GARAGE RETURN >1'-10" W DE	A8	GARAGE RETURN-CENTER
----	--	----	--	----	----------------------------	----	----------------------

GLENN LAYTON HOMES		4314 PABLO OAKS CT JACKSONVILLE, FL 32224	
YACHTMAN'S POINTE 214 PELICAN REEF DR ST. AUGUSTINE, FL 32080 ST JOHNS COUNTY			
PROJECT NUMBER		23-0422	
SHEET NUMBER		SD.2	
SHEET NAME		DETAILS	
REVISIONS			
DATE	DESCRIPTION		
	DESIGNED		
	JH		
	REVIEWED		
	BDP		
 Russell Rowland 13941 EASTSTAR PARK BLVD #601 JACKSONVILLE, FL 32256 P 904-503-3283 RUSSROW.COM C.A. No. 32756			
 ADAM K. RUSSELL, PE FL LICENSE NO. 77693 04-06-2023			



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 2, 2024	8.b.	PZB2024-0016
Request	Address	Parcel ID
Conservation Overlay Zone Development	2 Artillery Lane	199220-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: 2815 – Parking Lots (Owner Occupied)
(St. Johns County Property Appraiser)

Future Land Use Designation: Historic Preservation

Zoning Designation: [Historic Preservation: HP-2](#)

Acreage: 0.62

Applicant: Matthews | DCCM

Owner: Meredith B. Schwarz
c/o Trinity Parish



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

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	7100 – Churches	Historic Preservation	HP-2
South	7500 – Non-Profit, Charitable & Orphanages	Historic Preservation	HP-1
East	0300 – Multi-Family (10+ Units) 7900 – Cultural Organizations & Facilities	Historic Preservation	HP-2
West	0100 – Single Family	Historic Preservation	HP-1

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to remove one (1) existing [significant 31”/29” dbh Oak tree](#) within [COZ 3](#). An approval of this request would allow for the reconfiguration of an existing parking facility located at 2 Artillery Lane. The applicant has stated in their application that the justification for the request is to “allow for new parking lot improvements.”

This application was heard during the March 5, 2024, PZB Regular Meeting and was continued by the Board to allow time for the applicant to have an arborist report completed for the tree proposed to be removed. As of March 26th no new information has been provided by the applicant as it relates to this request.

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	Policy 1.5.4	This request appears to lack consideration for the possibility of maintaining vegetation on site and being inconsistent with this policy.
Recreation and Open Space		
Transportation and Mobility	Policy 1.1.4	This request stems from the desire to not only maintain, but improve and invest in, a surface parking within the Historic Downtown which is inconsistent with the City’s policy of implementing the adopted Mobility Plan and its intent for satellite parking areas.

	Policy 1.3.6	The proposed improvements at this property are solely focused on provisions for private automobiles which is inconsistent with the City's policy to support alternative modes of transportation.
	Policy 3.1.17	The final development engineering plans associated with this request do not appear to evaluate opportunities to coordinate with the Mobility Plan making this proposal inconsistent with this policy.
Housing		
Infrastructure		

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

Removal of significant trees shall be [reviewed by the Planning and Zoning Board](#), all significant trees removed shall be replaced in accordance with the requirements of [Chapter 25](#). The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to [minimize the impact on existing trees and native vegetation](#). In determining whether or not a permit required by this section should be issued, the PZB shall [consider and base all decisions on the following](#):

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

The proposed work for the parking facility at 2 Artillery Lane was first reviewed in October of 2021 during a Development Review Committee meeting. During this meeting the owner was made aware of requirements for PZB review as they relate to significant tree removal and any potential increase in the number of parking spaces within the existing parking facility.

A Code Enforcement complaint was filed on March 17, 2022, following work in progress at 2 Artillery Lane for expansion of the parking facility and removal of three (3) trees, two (2) of which were significant: a 42" dbh Southern Magnolia and a 27" dbh Water Oak tree. On April 12, 2022, the Code Enforcement, Adjustments and Appeals Board found the property at 2 Artillery Lane in violation of Chapter 25, City of St. Augustine Code of Ordinances, for removing trees without permits.

The City's Public Works Department received a Letter of Transmittal on July 22, 2022, from Matthews Design Group for civil engineering Construction Plans which then underwent review by City staff. The first submittal included plans which appeared to retain the 31"/29" Oak tree in question, in subsequent submittals this tree was documented as being removed.

Uses and structures located in historic preservation districts 1, 2, 3 and 4 [are not required to provide off-street parking and loading](#) by the City to meet any land development codes. Any parking facilities that are constructed within these districts shall meet the specific requirements contained in this section. Parking facilities within historic preservation districts 1, 2 and 3 shall not exceed a maximum of twenty (20) spaces and shall not be located within twenty-five (25) feet of another facility. The parking facility at 2 Artillery Lane historically has had fifty-three (53) parking spaces, this proposed layout does not increase the number of parking spaces. The church is proposing to reconfigure the parking and circulation pattern to improve the safety and efficiency of the drop-off and pick-up process. Since the changes proposed keep the same number of parking spaces (53) the only issue is the proposed removal of a significant tree on-site.

An approval of the request for Conservation Overlay Zone 3 development at 2 Artillery Lane would allow for the continued use of the parking facility as proposed. Although the parking use downtown does not necessarily further the goals of the City's Mobility Plan it is an existing use.

Staff Recommendation

Based on a review of the City's applicable Land Development Codes staff finds that the Board may **CONTINUE** this request for Conservation Overlay Zone 3 Development to remove a significant 31"/29" dbh Oak tree at 2 Artillery Lane / PID 199220-0000 in order to determine its current health and condition so as to evaluate this request as required by the City's Code of Ordinances more effectively.



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



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Trinity Parish Church Contact Number: _____

Business (if applicable): _____

Address: 215 St. George Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: _____

2. NAME OF PROPERTY OWNER: Trinity Chr Of St Aug Vestry 100% Contact Number: _____

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 1 Block: 34

Subdivision: _____ Parcel Number: 1992200000

4. PROJECT STREET ADDRESS: 2 Artillery Lane, St. Augustine, FL 32084

5. SPECIFIC PROPOSED USE: Parking Lot

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☒ Other: Tree removal approval

7. DESCRIPTION OF ACTION REQUESTED: It is proposed tree removal for parking lot improvements

8. JUSTIFICATION FOR ACTION REQUESTED: The existing split trunk water oak will need to be removed to allow for new parking lot improvements.

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: _____

No the area has been used as a parking lot of the church for many years, however the parking area need to be restored and improved

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

The Trinity Parish Project has been an ongoing project

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

04/18/2019



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

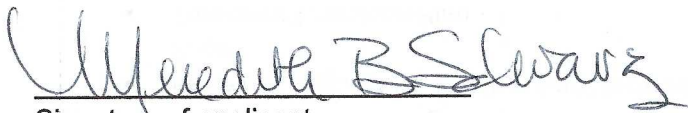
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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.

Meredith B. Schwarz

Print name of applicant



Signature of applicant

02/04/2024

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

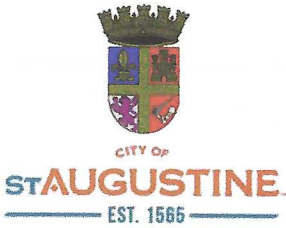
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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

Project Address: _____

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

Owner's Name: Trinity Parish Owner's Signature: [Signature]



Owner's Authorization For Agent

Meredith B. Schwarz is/are hereby authorized TO ACT ON BEHALF
OF Trinity Parish, 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: Meredith B. Schwarz

Signature of Owner

Meredith B. Schwarz

Print Name of Owner

904-309-3036

Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____



Owner's Authorization For Agent

Matthews | DCCM is/are hereby authorized TO ACT ON BEHALF
OF Trinity Parish Church, the owner(s) of those lands described within

☒ the attached application, or ☐ described within the previously filed

Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:
75 King Street Lobby B St. Augustine, FL 32084

BY: Meredith B Schwarz

Signature of Owner

Meredith B. Schwarz

Print Name of Owner

904-309-3036

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 7th day of February, 2024.

By: Jouana Murphy

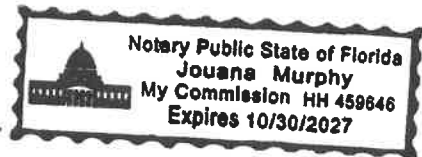
Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature:

Jouana Murphy

My Commission expires: OCTOBER 30, 2027



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1992200000
Location Address	2 ARTILLERY LN SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOT 1 BLK 34 DB224/584 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Parking Lots (Owner Occupied) (2815)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.620
Homestead	N

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



Owner Information

Owner Name	Trinity Chr Of St Aug Vestry 100%
Mailing Address	215 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$506,014

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$27,849
Total Land Value	\$1,356,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,383,849
Total Deferred	\$877,835
Assessed Value	\$506,014
Total Exemptions	\$506,014
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$29,495	\$1,356,000	\$0	\$0	\$1,385,495	\$460,013	\$1,385,495	\$0
2022	\$0	\$11,394	\$406,800	\$0	\$0	\$418,194	\$418,194	\$418,194	\$0
2021	\$0	\$11,415	\$406,800	\$0	\$0	\$418,215	\$418,215	\$418,215	\$0
2020	\$0	\$11,446	\$406,800	\$0	\$0	\$418,246	\$418,246	\$418,246	\$0
2019	\$0	\$11,476	\$406,800	\$0	\$0	\$418,276	\$403,457	\$418,276	\$0
2018	\$0	\$11,507	\$355,272	\$0	\$0	\$366,779	\$366,779	\$366,779	\$0
2017	\$0	\$11,529	\$355,272	\$0	\$0	\$366,801	\$366,801	\$366,801	\$0
2016	\$0	\$11,559	\$355,272	\$0	\$0	\$366,831	\$366,831	\$366,831	\$0
2015	\$0	\$11,589	\$355,272	\$0	\$0	\$366,861	\$366,861	\$366,861	\$0
2014	\$0	\$11,619	\$355,272	\$0	\$0	\$366,891	\$366,891	\$366,891	\$0
2013	\$0	\$11,650	\$355,272	\$0	\$0	\$366,922	\$366,922	\$366,922	\$0

Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		11408
Wood Fence - 6' and Above (COM)		166
Concrete Paving - Under 8" (COM)		16275

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Parking Lots	226	120	27120	SF	\$1,356,000

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 2/28/2024, 1:43:48 AM](#)

Contact Us



GENERAL NOTES

- GENERAL NOTES (CONTINUED)

- POTABLE WATER SYSTEM NOTES

- ### WASTEWATER SYSTEM NOTES

- ## HYDROSTATIC TESTING NOTES

- ### UTILITY ABANDONMENT

- STANDARD WATER/SEWER/RECLAIMED

WATER SEPARATION REQUIREMENTS

THE CONTRACTOR SHALL INSTALL ALL MAINS IN ACCORDANCE WITH THE 62-555.314. FAC. BELOW. THE CONTRACTOR SHALL NOTIFY THE C.O.S.

STANDARD WATER/SEWER/RECLAIMED WATER SEPARATION REQUIREMENTS

GENERAL NOTES

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES, SYNTHETIC BALES AND OTHER EROSION/SEDIMENTATION CONTROLS AS REQUIRED.
3. CLEAR AND GRUB FOR DIVERSION SHALES/DIkes AND SEDIMENT BASIN IF REQUIRED.
4. CONSTRUCT SEDIMENTATION BASIN IF REQUIRED.
5. CONTINUE CLEARING AND GRUBBING.
6. STOCK PILE TOP SOIL IF REQUIRED.
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED.
8. STABILIZE DERIVED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
9. INSTALL STORM SEWER, WATER, SEWER AND IRRIGATION.
10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOIL AND PLANTING.
11. REMOVE ACCUMULATED SEDIMENT FROM BASIN.
12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETED AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SHALES/DIkes AND RESEED/SOIL AS REQUIRED.

TIMING OF CONTROLS / MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND SYNTHETIC BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENTATION BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL. IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA SHALL BE STABILIZED WITHIN 14 DAYS. WHERE CONSTRUCTION ACTIVITIES ARE TEMPORARILY CEASED OR STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SHALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE CLEARING AND EROSION CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE EROSION AND SEDIMENTATION CONTROLS AS SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR SHALL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE PLANS AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE PLANS AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

STABILIZED CONSTRUCTION ENTRANCE.

1. CONSTRUCTION PAD LOCATED AND MAINTAIN FOR THE DURATION OF THE CONSTRUCTION A STONE STABILIZER PAD INSTALLED AT POINTS OF VEHICULAR INGRESS AND EGRESS TO THE CONSTRUCTION SITE. ADEQUATE SHALL BE FOOT SIZE NO. 1 COURSE AGGREGATE.

EROSION AND SEDIMENT CONTROL STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
 - a. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 3:30 PERCENT.
 - b. IN MINOR SHALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
 - c. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
 - d. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SHALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY AND/OR BUILT TO INSURE AGAINST WASHOUT.
 - e. REFER TO THE DETAILS FOR CONSTRUCTING THE SYNTHETIC BALE BARRIER. ALSO, REFER TO THE DETAILS FOR PROPER LOCATION, MATERIAL AND USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
 - a. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 3:30 PERCENT.
 - b. IN MINOR SHALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
 - c. H. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL, AND THE AREA BELOW THE LEVEL IS TO BE STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO REINTEGRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO THE DETAILS.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATIONS: THE SURFACE AREA OF OPEN RAW EROSION-LOSE EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEED WITH A GOOD GRASS COVER. TEMPORARY SEEDING SHALL BE MADE AS EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COME WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MULCH OF MULKY MATERIALS CUT INTO THE SOIL OF THE SEEDING AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDING OR SEEDING AND MULCH AREA(S) SHALL BE ROLLED AND WATERED OR HYDRO MULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX AND AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGASSING: IF AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEED. THE SEEDING MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDING AND MULCHED OR SODDED.

CONTROLS (CONTINUED)

STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES WILL BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
 - A. BLOCK AND GRAVEL SEDIMENT FILTER - THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO THE DETAILS FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
 - B. GRAVEL SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED SEDIMENT TRAP.
 - C. DROP INLET SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (3:4 SLOPE) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIAN. REFER TO THE DETAILS FOR CONSTRUCTION OF SYNTHETIC BALE AND FABRIC SEDIMENT FILTERS.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER POND (OR TRAPPING POND) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,000 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,000 CUBIC FEET OF STORAGE PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE SEDIMENT BASIN AND THE SEDIMENT BASIN. TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR SEDIMENT BASIN. ALL SEDIMENT BASINS MUST BE MAINTAINED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL:

WASTE MATERIALS:

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURED LOCKED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE:

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE:

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING:

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE KEPT EMPTY DAILY TO REMOVE ANY EXCESS MUD. PAVED AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE SEDIMENT BASIN AND THE SEDIMENT BASIN. TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR SEDIMENT BASIN. ALL SEDIMENT BASINS MUST BE MAINTAINED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

MAINTENANCE / INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE PRACTICES:

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- NO MORE THAN 10 ACRES OF THE SITE WILL BE DEVOTED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
- ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES TO PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- DIVERSION DIKES/SHALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
- THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION CONTROL MEASURES. THE REPORTS SHALL BE MADE AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS UNDER CONTROL IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES:

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER LINE FLUSHING.
- PAYMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM Dewatering EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE. ALL SUCH DISCHARGES SHALL MEET STATE WATER QUALITY STANDARDS AND ALL NECESSARY PERMITS SHALL BE OBTAINED.

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GENERAL:

- AN EFFORT WILL BE MADE TO STORE ONLY THOSE PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONLY AT DISCHARGE POINT PROVIDED. NO OFFSITE DISCHARGE WILL BE PERMITTED.

SPILL CONTROL PRACTICES:

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS INCLUDE BUT ARE NOT LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, COGGLES, LIQUID ABSORBENT (E.G. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TROUGH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

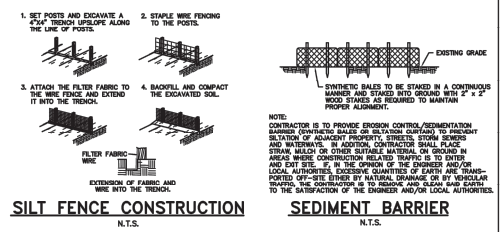
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

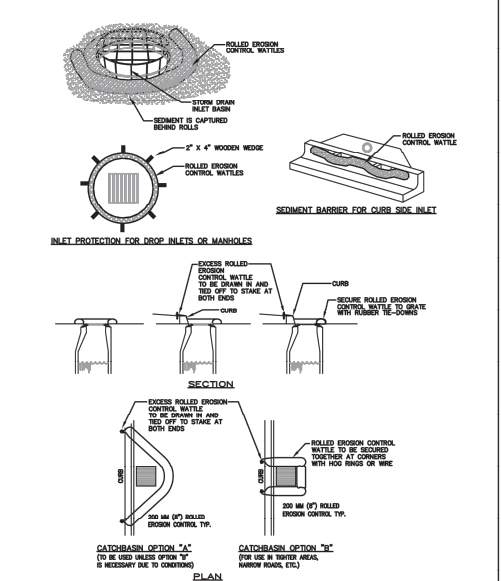


SILT FENCE CONSTRUCTION

N.T.S.

SEDIMENT BARRIER

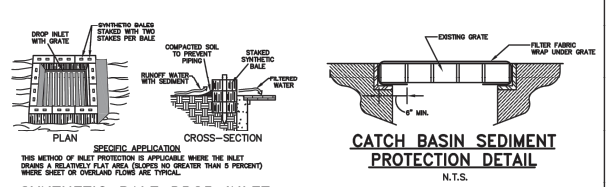
N.T.S.



- NOTES:
1. INSTALLATION IS TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. SECURE ROLLED EROSION CONTROL PRODUCT TO DISCHARGE AT EACH END.
 3. ROLLS SHOULD BE REINFORCED WITH 1/2" X 4" WOOD STUDS TO PREVENT SEDIMENT AND DEBRIS.
 4. USE 1/2" DIAMETER, 8' LONG WOOD STUDS FOR STEADY-STATE EROSION CONTROL. PLACE THE STUDS AROUND THE STRUCTURE AND ALONG THE ENDS TOGETHER WITH WOOD STUDS TO HOLD DOWN WATTLE ROLLS.

ROLLED EROSION AND SEDIMENTATION CONTROL PRODUCTS

N.T.S.



CATCH BASIN SEDIMENT PROTECTION DETAIL

N.T.S.

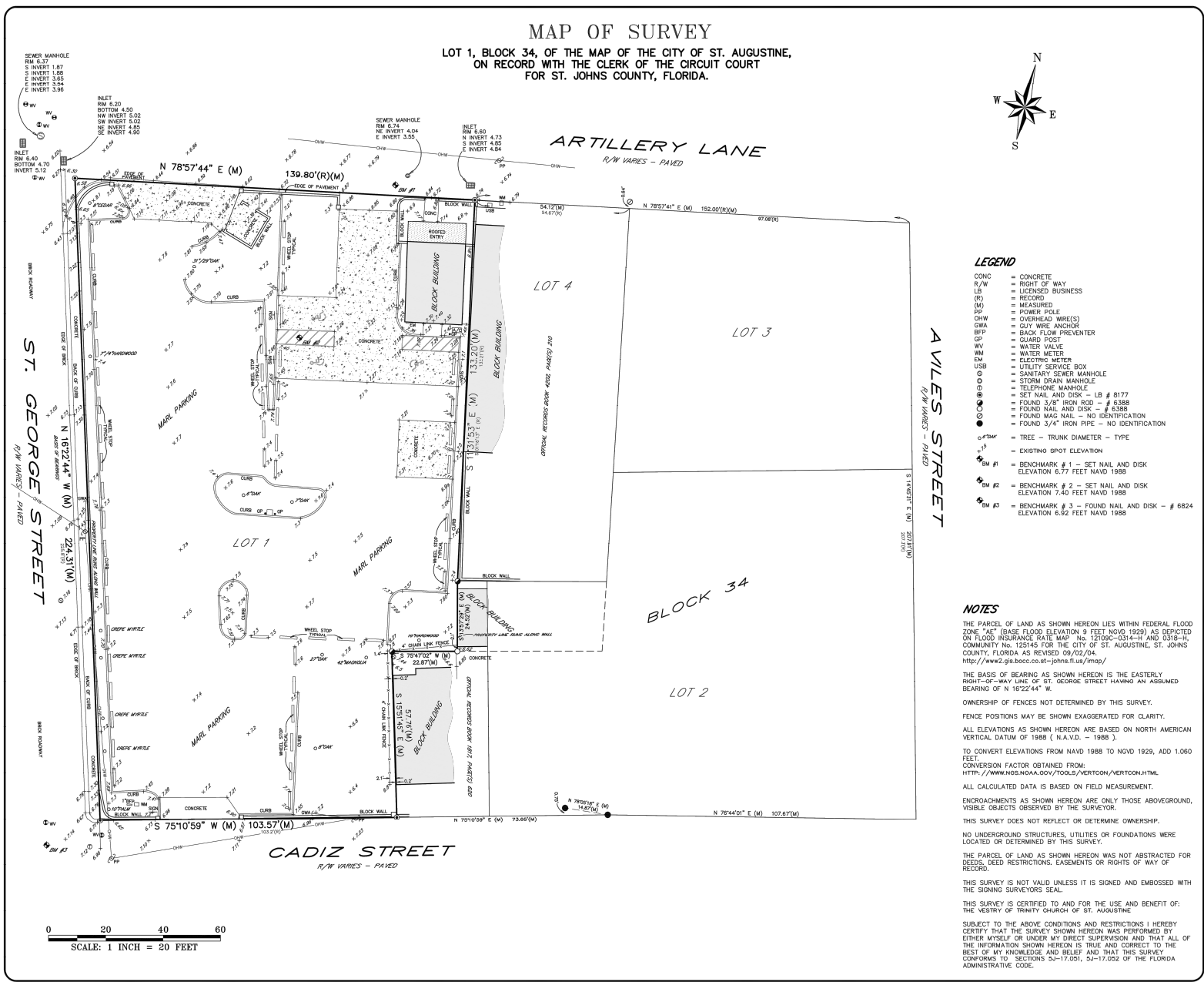
SYNTHETIC BALE DROP INLET SEDIMENT FILTER

N.T.S.

CITY OF ST. AUGUSTINE
STORM WATER POLLUTION
PREVENTION PLAN

REVISION
DATE: FEB 2017
NOT TO
SCALE
N-2





BOUNDARY SURVEY

ST. AUGUSTINE, FLORIDA, 32084

ANCIENT CITY SURVEYORS
ID # 8177

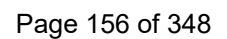
ACS
PROFESSIONAL
LAND SURVEYORS

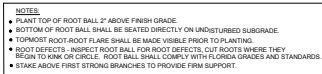
4685 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE 904-787-9987 FAX 904-197-0052

REVISIONS

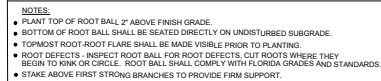
NO.	DATE	DESCRIPTION
1	08/21/2018	FIELD BOOK/PAGE(S) 436/13-16, 20
2	08/21/2018	PLAN NUMBER: 18-332
3	08/21/2018	JOB NUMBER: 18-332

DATE SIGNED:

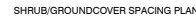
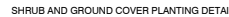




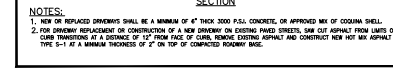
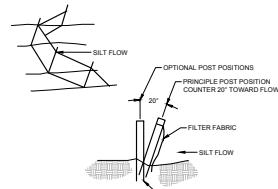
TREE PLANTING - SINGLE TRUNK
N.T.S.



2 TREE PLANTING ON SLOPE - SINGLE TRUNK
SCALE N.T.S.



Page 157 of 348



Fw: Hazardous trees, wind damage

Rick Conlon <treemedicoffice@yahoo.com>

Thu 2/24/2022 2:16 PM

To: Susan Lieberman <susan@trinitysta.org>

Susan,

Here is the report on the two oaks that were removed. It was also sent to Cutis Boles at the city. Let me know if you have any questions.

Thank you,

Rick

*Office Manager
Tree Medic Tree Surgeons, Inc.
Coastline Landscape Management, LLC
4100 A1A South
St Augustine, FL 32080
904-794-0003 Office
treemedicoffice@yahoo.com*

----- Forwarded Message -----

From: eddie conlon <treemedicinc@yahoo.com>

To: Edward Conlon <treemedicoffice@yahoo.com>; Curtis Boles <cboles@citystaug.com>

Sent: Friday, January 28, 2022, 06:28:23 AM EST

Subject: Hazardous trees, wind damage

Trinity episcopal church
St. George St.

1. 36" Water oak.

Description: The tree is located at the south end of the parking lot and has been pruned multiple times for die back, storm damage, and decay. The canopy that is left as mistletoe and epicormic growth.

This tree has a history of large limb loss and is located over the parking area and adjacent to a home.

Recommendation: Removal. Due to the location and his past history with new fractures in the trunk. Removal is highly recommended this tree poses a severe and immediate threat to persons and property.

2. 32" Southern Magnolia

Description: history is located at the south end of the parking lot center. This tree has a large lateral crack in the trunk at the main crotch. The tree is hollow and has a past history of limb failure this tree also has a large amount of competitive limbs with bark inclusion and rubbing limbs. This tree is been pruned severely to compensate for its defects over do years and is now become too hazardous to maintain.

Recommendation: Removal . This tree poses a severe and immediate threat to all persons and property in and around the tree is over the parking area and adjacent to a home.

Edward Conlon certified arborist FL 0829 a. International Society Of Arboriculture.
Tree risk assessment qualified FI06/16
Florida ISA

[Tree Experts St. Augustine FL | Tree Disease Diagnosis & Treatment in St. Augustine, Florida \(FL\) - Tree Medic Tree Surgeons, Inc.](#)

**Tree Experts St. Augustine FL | Tree
Disease Diagnosis & Treatment in St.
Augustine, Florida (FL) - Tree Medic Tree
Surgeons, Inc.**

Since 1983, Tree Medic Tree Surgeons, Inc. in St. Augustine, FL, has been providing top-quality services. Our first priority is the health and safety of trees.

[Sent from Yahoo Mail for iPhone](#)

Rob Cook

From: noreply@civicplus.com
Sent: Tuesday, April 19, 2022 6:10 PM
To: Rob Cook
Subject: Online Form Submittal: Tree Removal Permit Application

Tree Removal Permit Application

Name of applicant:	THE VESTRY OF TRINITY CHURCH OF ST. AUGUSTINE, INC.
Daytime telephone:	(904) 824-2876
Business (if applicable):	<i>Field not completed.</i>
Applicant address:	215 St. George St.
Applicant city:	Saint Augustine
Applicant state:	Florida
Applicant zip code:	32084
Email:	rcook@robcookpa.com
(Section Break)	
Is the applicant the property owner?	Yes
(Section Break)	
Tree removal requested	
Trunk diameter:	36
Type:	Water Oak
Reason for removal:	Diseased Dangerous
Trunk diameter:	32
Type:	Southern Magnolia
Reason for removal:	Diseased Dangerous
Trunk diameter:	<i>Field not completed.</i>

Type:	Field not completed.
Reason for removal:	Field not completed.
Trunk diameter:	Field not completed.
Type:	Field not completed.
Reason for removal:	Field not completed.

(Section Break)

AGREEMENT

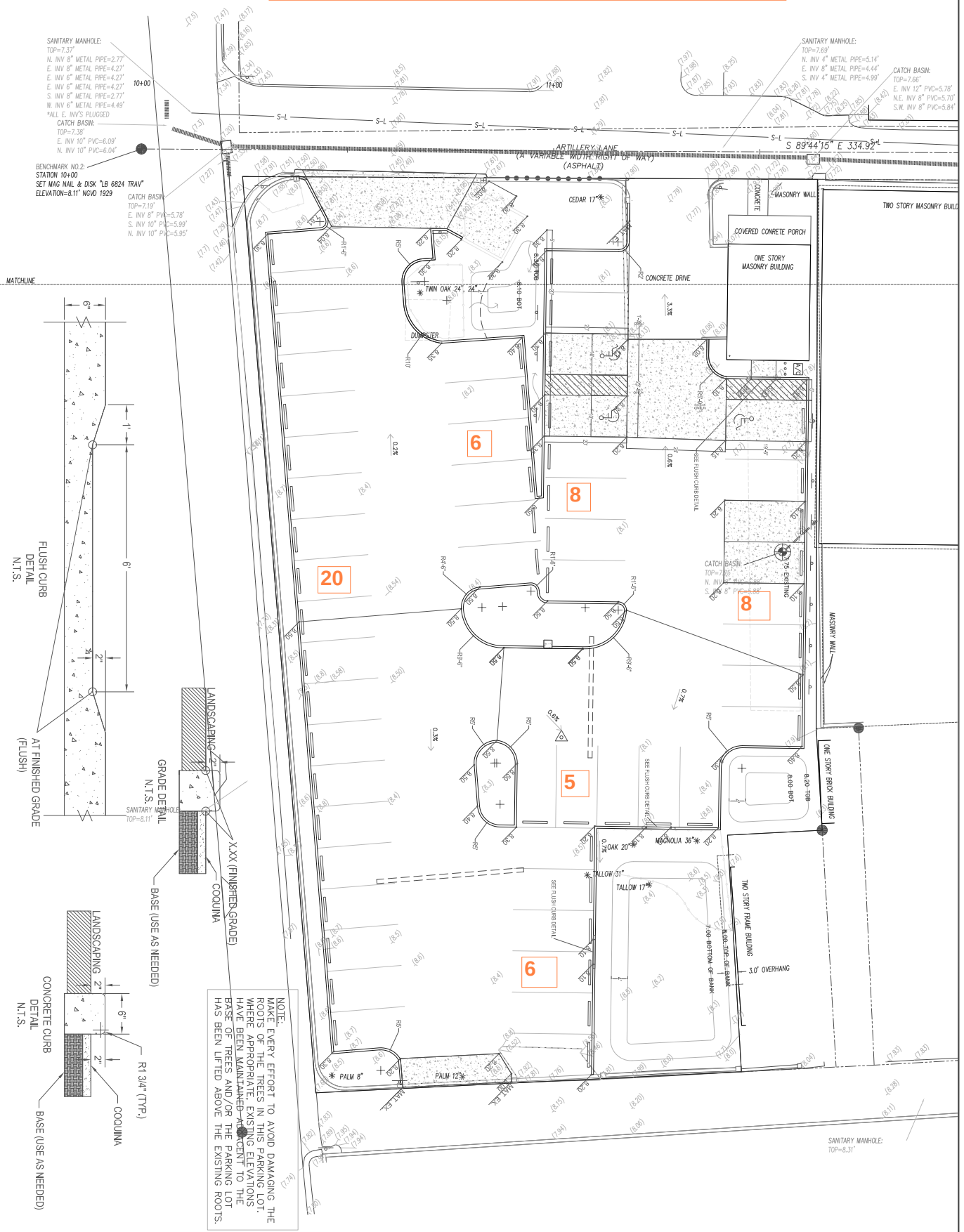
In filing this application, I understand that it becomes part of the Public Record of the City of St. Augustine, and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further agree that I will relocate the tree being removed or replace the tree being removed somewhere on the project property (2 for 1 replacement for Southern Red Cedar Tree (*Juniperus silicicola*); 1 for 1 replacement for all others). Shade trees will be replaced with shade trees; understory trees will be replaced with either shade or understory trees. Shade trees will be a minimum of 10' overall height when planted. Understory trees will be a minimum of 8' overall height when planted. REQUIRED REPLACEMENT TREES MUST BE PLANTED WITHIN 30 DAYS.

Electronic Signature Agreement:	I agree.
Electronic Signature:	Rob Cook o/b/o THE VESTRY OF TRINITY CHURCH OF ST. AUGUSTINE, LLC

Email not displaying correctly? [View it in your browser.](#)

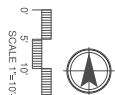
Approved Site Plan dated July 2010



C-1.0

AVILES STREET
TWP PARKING LOT
GRADING PLAN

DESIGNED BY: RCF
DRAWN BY: RCF
CHECKED BY: MG
DATE: 07/10
REV. NO: 1





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 2, 2024	8.c.	PZB2024-0027
Request	Address	Parcel ID
Conservation Overlay Zone Development	7 Lighthouse Avenue	157030-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	0.53
Applicant:	Carter Environmental Services
Owner:	Thomas Hartman



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

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0800 – Multi-Family (Less than 10 Units)	Residential Low Density	RS-2
South	0100 – Single Family	Residential Low Density	RS-1
East	Salt Run	Open Land	
West	0800 – Multi-Family (Less than 10 Units) 0100 – Single Family	Residential Low Density	RS-2

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to construct a dock within [COZ 1 & 2](#) at 7 Lighthouse Avenue. On September 6, 2022, an application for a dock at 7 Lighthouse Avenue appeared before the Planning and Zoning Board for a dock 321.16 feet long and a total area of 2814 square feet. This application was continued requesting the applicant reconfigure the terminal platform. On October 4, 2022, the Planning and Zoning Board approved a revised dock application for 7 Lighthouse Avenue that included a dock 261.1 feet long with a total area of 2142 square feet.

The approved application (PZB 2022-0050) expired on October 4, 2023, and the current application is to renew the previously approved dock layout.

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

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

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

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

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

- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.
- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length

shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

The applicant has submitted the dock application as previously approved by the Board on October 4, 2022. This approval has expired, and the applicant is requesting approval from the Board.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction of a dock at 7 Lighthouse Avenue / PID 157030-0000.



Sarah Daugherty
Senior Planner
Planning and Building Department



Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF
OF Pilar B Hartmann, 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: Pilar B Hartmann
Signature of Owner
Pilar B Hartmann

Print Name of Owner
(828) 275-1700

Telephone Number

State of North Carolina

County of Buncombe

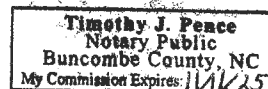
Signed and sworn before me on this 08 day of March, 2024.

By Pilar Belmonte Hartmann

Identification verified: NC DL

Oath sworn: ☒ Yes ☐ No

Notary Signature:



My Commission expires: 11 November 2025

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.

Michael Carpenter

3-8-24

Signature of Applicant

Date

Cathy B. H.:

3-8-24

Signature of Property Owner

Date



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

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

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

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

MICHAEL CARPENTER

Print name of applicant

Michael Carpenter

Signature of applicant

3-8-24

Date



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$330 (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Michael Carpenter Contact Number: 9045401786

Business (if applicable): Carter Environmental Services (CES)

Address: 42 Masters Dr City: St. Augustin State: FL Zip: 32084

E-Mail Address: mcarpenter@carterenv.com

2. NAME OF PROPERTY OWNER: Thomas Hartman Contact Number: _____

Business (if applicable): _____

Address: 180 Patton Mountain Rd City: Ashville State: NC Zip: 28804

E-Mail Address: hanseatic@aol.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 1&2&S1/2 Lot Block: BLK 3

Subdivision: Anastasia Parcel Number: 1570300000

4. PROJECT STREET ADDRESS: 7 Lighthouse Ave

5. SPECIFIC PROPOSED USE: Proposed Dock

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Conservation Overlay Zone Approval

8. JUSTIFICATION FOR ACTION REQUESTED: See Overlay Zone Dev. Supplement

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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Mike Carpenter

Digitally signed by Mike Carpenter
DN: cn=Mike Carpenter, o=Center Environmental Services, ou=GIS,
email=mcarpenter@centerenv.com, c=US
Date: 2022.07.22 12:03:40 -0400

Signature of Applicant

Date



Signature of Property Owner

7.28.22

Date

04/18/2019



**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 Carpenter

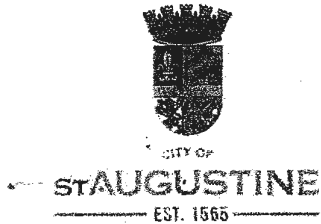
Print name of applicant

Michael Carpenter

Signature of applicant

7-20-22

Date



Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF
OF Thomas Hartmann, the owner(s) of those lands described within
☒ PILAR BELMONTE HARTMANN
☐ 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:
7 Lighthouse Ave.

BY: Pilar Belmonte Hartmann
Signature of Owner
PILAR BELMONTE HARTMANN, THOMAS HARTMANN
Print Name of Owner
828 713-7200
Telephone Number

State of North Carolina

County of Buncombe

Signed and sworn before me on this 28 day of JULY, 2022

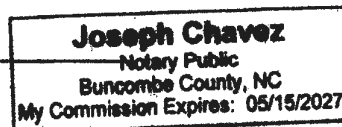
By Pilar Belmonte Hartmann, Thomas Michael Hartmann

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: Joseph Chavez

My Commission expires: 05/15/2027



Attachment 1
Overlay Zone Application Narrative

**7 Lighthouse Ave.
Overlay Zone Development Application Supplement
July 19th, 2022**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock and boat lift at 7 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 2,814 sq. ft. The height of the dock will be 5' 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.*

Currently there is no vegetation present. The dock will be constructed 5' above mean high water, high enough as to not over shade any future 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 135 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 currently 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 not exceed 6' above MHW.

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

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

Attachment 2

Overlay Zone Application Graphics



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

October 4, 2022

Michael Carpenter
c/o Carter Environmental Services
42 Masters Drive
St Augustine, FL 32084

Re: Conservation Overlay Zone Development – 7 Lighthouse Avenue – Case Number 2022-0050

Dear Applicant:

On Tuesday, October 4, 2022, the Planning and Zoning Board (PZB) met and discussed your application to approve the construction of a new 2,814 square foot dock and boat lift within Conservation Overlay Zone 1.

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

Conservation Overlay Zone Development approval is valid for a period of one (1) year from the date of approval. Failure to exercise the Conservation Overlay Zone Development by commencement of the use or action approved shall render the approval invalid, unless an extension has been applied for and approved not less than thirty (30) days prior to the one (1) year expiration date.

Please contact the Planning and Building Department at 904-825-1065 for the proper permits, fees and requirements to proceed with your project in accordance with the Planning and Zoning Board's decision.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|---|--|
| ☐ Appeal | ☐ Preliminary Subdivision Plat Approval |
| ☒ Conservation Overlay Zone Development | ☐ PUD Modification/Amendment |
| ☐ Use by Exception | ☐ Rezoning |
| ☐ Final Development Plan | ☐ Variance |
| ☐ Land Use Plan Amendment | ☐ Other Click here to enter text. |

IN THE MATTER OF:

Case No.: 2022-0050

Applicant: Michael Carpenter c/o Carter Environmental Services

Owner: Michael Carpenter c/o Carter Environmental Services

Address: 7 Lighthouse Avenue

Parcel Number: 1570300000

RE: Request to approve the construction of a new 2,814 square foot dock and boat lift within Conservation Overlay Zone 1.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 4, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the October 4, 2022 Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a land use designation of Residential Low Density and a zoning classification of Residential Single Family Two (RS-2).
4. The above-described Conservation Overlay Zone Development is subject to Section 28-29 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action MEETS / **DOES NOT MEET** the requirements of Section 28-29, City of St. Augustine Code, and APPROVES / **DENIES** / **CONTINUES** the Applicant's request to approve the construction of a new 2,814 square foot dock and boat lift within Conservation Overlay Zone 1.

Subject to the following conditions:

- - revised plan approved shelter and smaller terminal
- platform
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 4 day of October, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

2022 - 0050 REQUEST APPROVED / DENIED / CONTINUED

Michelle Davis
Sign Name Michelle Davis

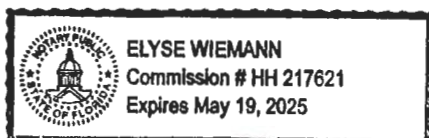
Print Name
PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Michael A. Davis who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 4th day of October, A.D., 2022.

Elyse Wiemann
Notary Public, State of Florida





Location Map Hartmann - 7 Lighthouse		Figure: 1
Project: 5.22161	Date: Sep 14 2022	St. Augustine, FL

CARTER ENVIRONMENTAL SERVICES, INC.

CES

42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

 Subject Property +/- 0.53 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Aerial Map

Hartmann - 7 Lighthouse

Project:

5.22161

St. Augustine, FL

Date: Sep 14 2022

Figure:

2





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

 Subject Property +/- 0.53 ac.

0 100 200
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

CES

42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Neighboring Structures

Hartmann - 7 Lighthouse

Project:	5.22161	Date: Sep 14 2022	Figure:	3
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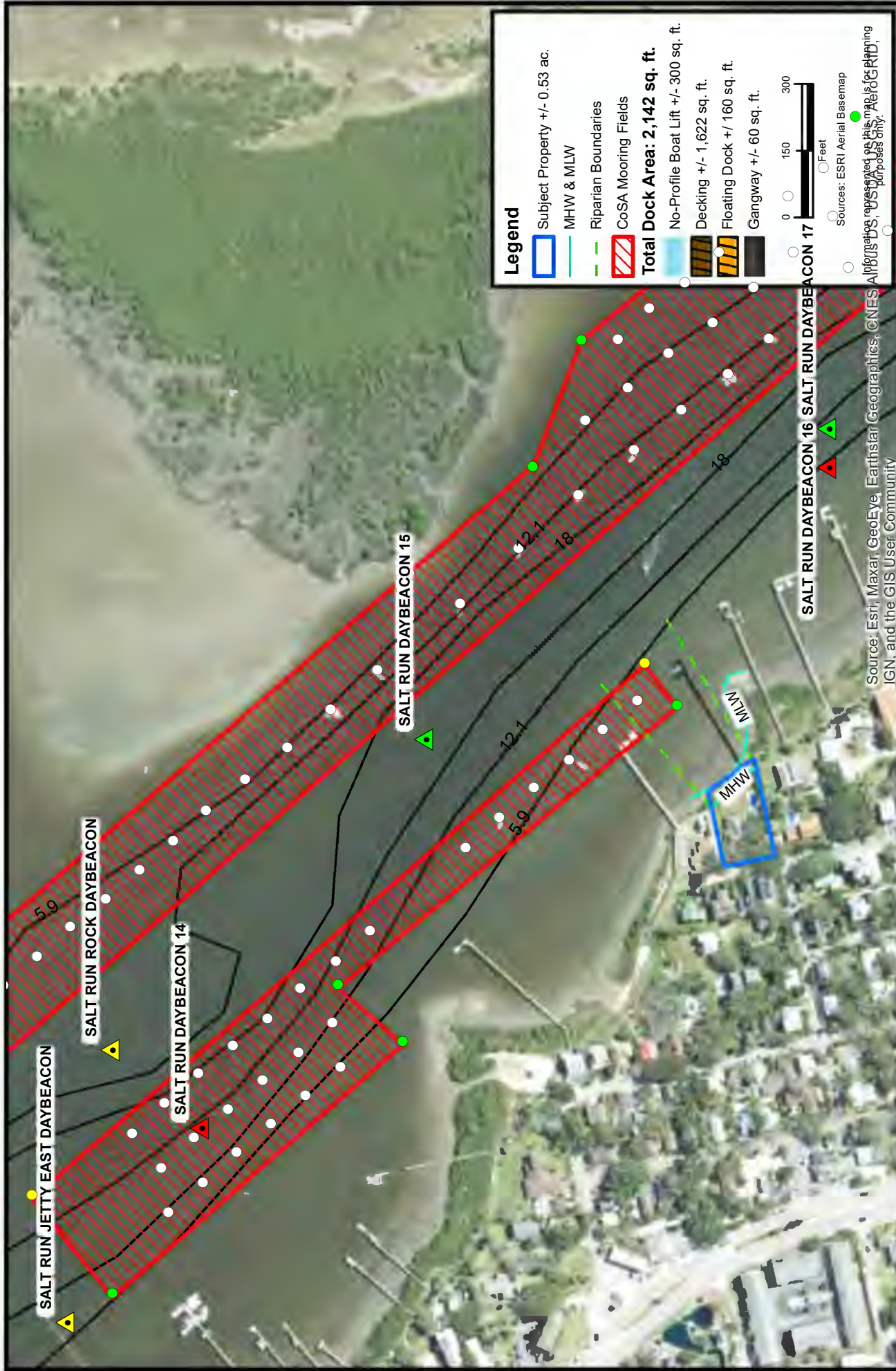


Figure: **4a**

Proposed Dock Alignment
Hartmann - 7 Lighthouse

Project: 5.22161
 Date: Sep 20 2022
 St. Augustine, FL

CARTER ENVIRONMENTAL SERVICES, INC.
 42 Masters Drive
 St. Augustine, FL 32084
 904-540-1786
www.carterenv.com



CARTER ENVIRONMENTAL SERVICES, INC. 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Proposed Dock Alignment Hartmann - 7 Lighthouse		Figure: 4b
	Project: 5.22161	Date: Sep 20 2022	



Legend

- Subject Property +/- 0.53 ac.
- MHW & MLW
- Riparian Boundaries

Total Dock Area: 2,142 sq. ft.

- No-Profile Boat Lift +/- 300 sq. ft.
- Decking +/- 1,622 sq. ft.
- Floating Dock +/- 160 sq. ft.
- Gangway +/- 60 sq. ft.

0 30 60 Feet

Sources: ESRI Aerial Basemap

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

		Figure: 6
Proposed Dock Bathymetry Hartmann - 7 Lighthouse		
Project: 5.22161	Date: Sep 20 2022	
St. Augustine, FL		

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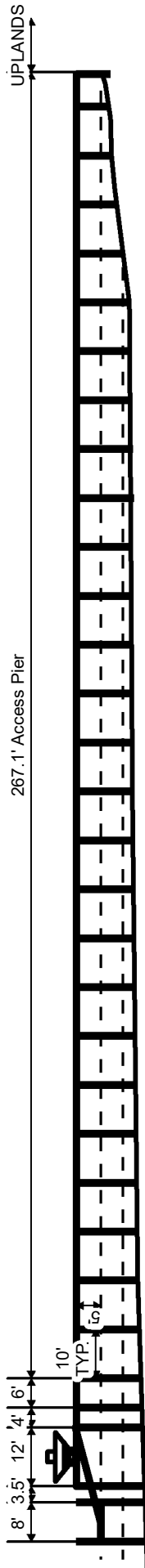


Figure:

Proposed Dock Profile View

Hartmann - 7 Lighthouse

Date: Sep 14 2022

St. Augustine, FL

Project: 5.22161

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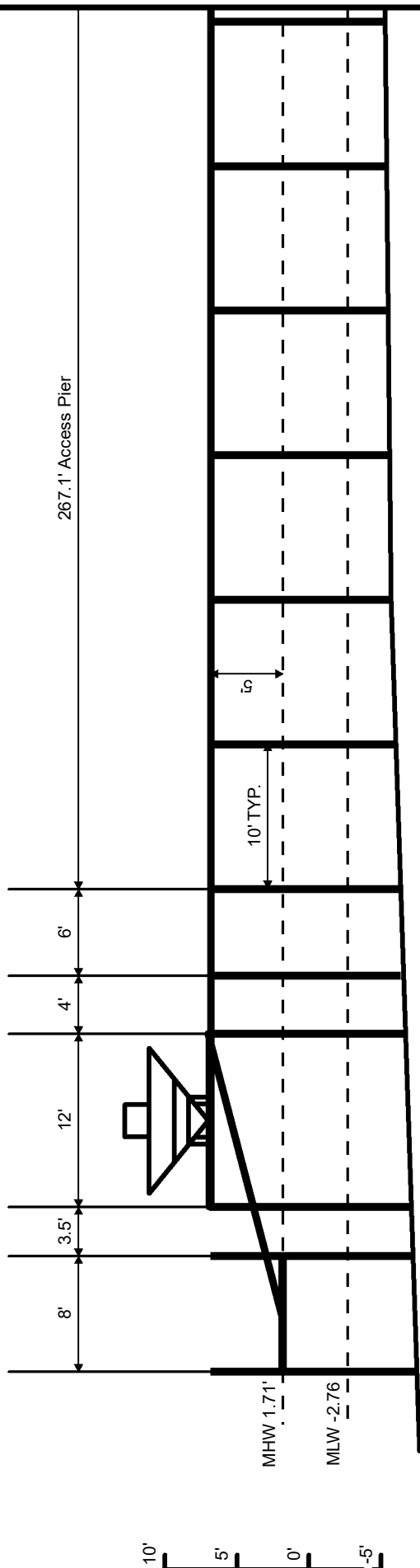
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904-540-1786

Proposed Dock Profile View Detail
Hartmann - 7 Lighthouse

Project: 5.22161 St. Augustine, FL Date: Sep 14 2022



Figure: 7b





MHW 1.71'

MLW -2.76

25' BOAT LIFT

4'

3' 1' 5' ACCESS PIER

20' FLOATING DOCK

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Proposed Dock Cross-Section View
Hartmann - 7 Lighthouse



St. Augustine, FL

5.22.161

Project:

Date: Sep 14 2022

Figure:

8

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1570300000
Location	7 LIGHTHOUSE AVE
Address	SAINT AUGUSTINE 32080-0000
Neighborhood	Carvers (ICWFR) (713.42)
Tax	1-58 58-75-30E MB1/58 ANASTASIA LOTS 1 & 2 & S1/2 LOT 3 BLK 3
Description*	GL 1 SEC 16 & VACATED COQUINA AVE & RIP RGTS OR137/367 & 2004/942(Q/C) & 4631/299(Q/C)
	<i>*The Description above is not to be used on legal documents.</i>
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	18.872
Acreage	0.530
Homestead	N

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

No Image Available

Owner Information

Owner Name	Seven Ripples LLC 100%
Mailing Address	180 PATTON MOUNTAIN RD ASHVILLE, NC 28804-0000

Map



Valuation Information

	2024
Building Value	\$120,573
Extra Features Value	\$39,093
Total Land Value	\$680,064
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$839,730
Total Deferred	\$3,898
Assessed Value	\$835,832
Total Exemptions	\$0
Taxable Value	\$835,832

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$125,123	\$42,036	\$680,064	\$0	\$0	\$847,223	\$759,847	\$87,376	\$759,847
2022	\$110,222	\$28,554	\$680,064	\$0	\$0	\$818,840	\$690,770	\$128,070	\$690,770
2021	\$80,769	\$28,554	\$518,650	\$0	\$0	\$627,973	\$627,973	\$0	\$627,973
2020	\$61,040	\$28,554	\$518,650	\$0	\$0	\$608,244	\$608,244	\$0	\$608,244
2019	\$101,034	\$24,614	\$616,550	\$0	\$0	\$742,198	\$742,198	\$0	\$742,198
2018	\$107,682	\$26,250	\$616,550	\$0	\$0	\$750,482	\$750,482	\$0	\$750,482
2017	\$50,514	\$26,076	\$515,660	\$0	\$0	\$592,250	\$592,250	\$592,250	\$0
2016	\$51,637	\$25,808	\$515,660	\$0	\$0	\$593,105	\$593,105	\$593,105	\$0
2015	\$53,882	\$25,808	\$515,660	\$0	\$0	\$595,350	\$590,526	\$595,350	\$0
2014	\$44,371	\$25,808	\$515,660	\$0	\$0	\$585,839	\$585,839	\$585,839	\$0
2013	\$46,182	\$25,808	\$515,660	\$0	\$0	\$587,650	\$530,647	\$587,650	\$0

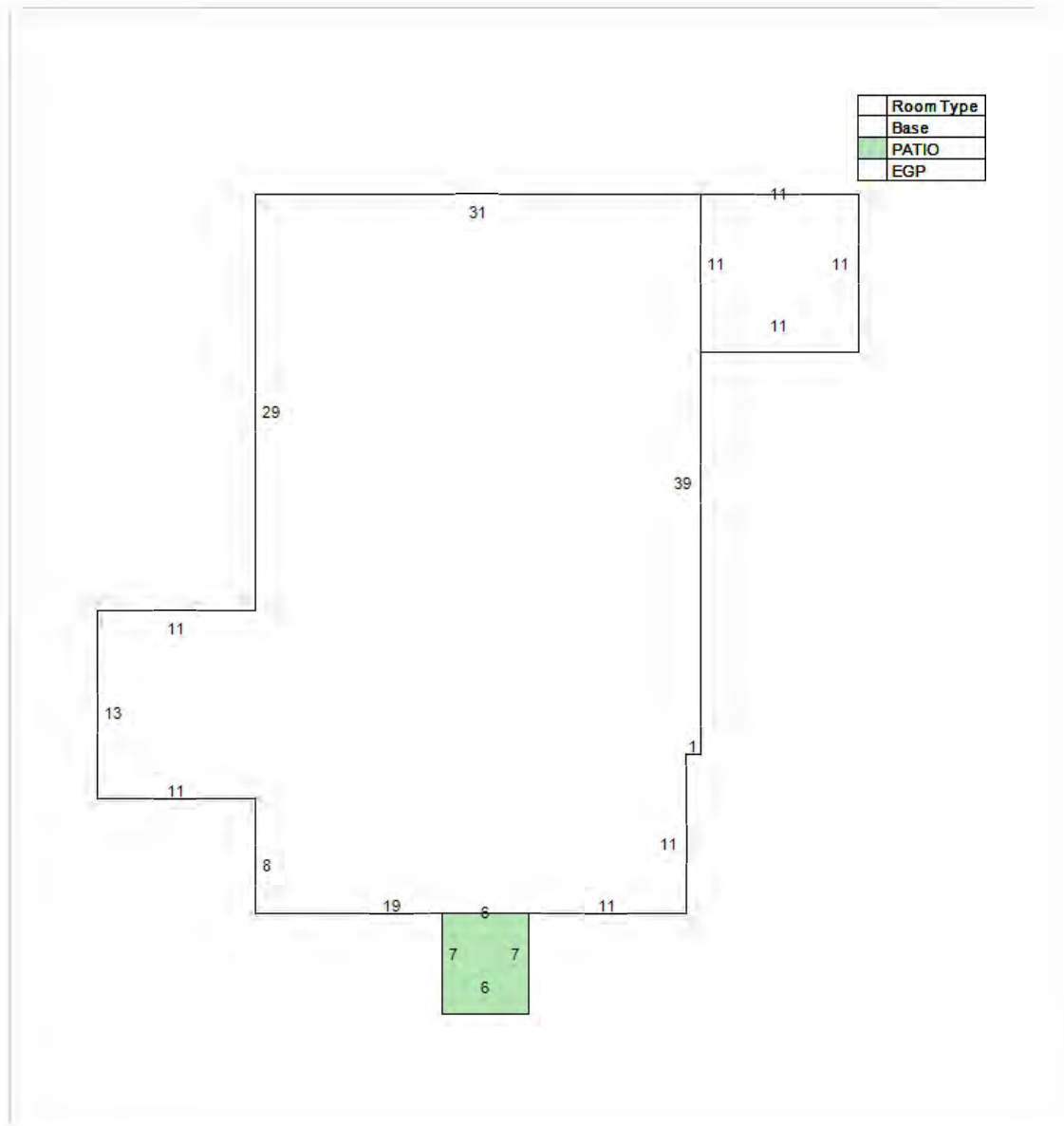
Building Information

Building	1
Building Value	\$120,573
Year Built	1930
Actual Area	1845
Conditioned Area	1682
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Stucco, Wood Shingle

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	2

Description	Square Footage
BASE AREA	1682
UNFINISHED ENCLOSED PORCH	121
PATIO/SLAB	42
Total SqFt	1845

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		20930
Pool - Low (RES)		12800
Bulkhead - Low (Mix)		5363

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	115	0	115	FF	\$680,064

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/24/2018	8/23/2018	\$100.00	QUIT CLAIM DEED	4631	299	U	I	BELMONTE ANN TRUSTEE/HER TRUST D:7-24-03	SEVEN RIPPLES LLC
	7/24/2003	\$100.00	QUIT CLAIM DEED	2004	942	U	I	BELMONTE ANN L	BELMONTE ANN TRUSTEE/HER TRUST D:7-24-03

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

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

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 3/27/2024, 2:03:37 AM](#)

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Developed by
 **Schneider**
GEOSPATIAL

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 2, 2024	8.d.	PZB2024-0029
Request	Address	Parcel ID
Conservation Overlay Zone Development	67 Water Street	196000-0000



Figure 1. Aerial photograph of the subject property.

Property Class:	0000 – Vacant Residential
(St. Johns County Property Appraiser)	
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.23
Applicant:	Carter Environmental Services
Owner:	Kyle Cregan



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

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to construct a bulkhead within [COZ 1 & 2](#) at 67 Water Street. The proposed bulkhead will replace an existing bulkhead that spans half of the property as well as the addition of new bulkhead across the remainder of the lot. In total the applicants request to build sixty-three (63) feet of bulkhead at a height of 5.68 feet to accommodate 1.5 feet of proposed fill.

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation		N/A
Conservation and Coastal Management		Policy 1.7.9 Policy 1.8.7 Policy 2.4.1
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

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

The Planning and Zoning Board [shall review all applications for development in COZ 1 and 2](#). Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is [authorized to impose limitations](#) in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

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

- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.
- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length

shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

Figure 5, “Digital Elevation model (DEM)” of the application depicts the lot draining away from the marsh to the street. However, Figure 6, “Profile View” shows a split drainage plan with the highest elevation being 7.1 feet under the house, while the waterside elevation is depicted at 5.2 feet and the elevation at edge of pavement is shown as 5.96 feet. The applicant should clarify the proposed drainage plan and the probable impacts to water quality.

There is a proposed 8-foot concrete block wall mentioned in Figure 6. This will be reviewed separately as a fence/wall; however the applicant should clarify the amount of fill proposed as it relates to the need or not for the proposed wall.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction of a bulkhead and the placement of fill at 67 Water Street / PID 196000-0000.



Sarah Daugherty
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786

Business (if applicable): CARTER ENVIRONMENTAL SERVICES

Address: 42 MASTERS DR City: ST. AUGUSTINE State: FL Zip: 32084

E-Mail Address: RYAN@CARTERENV.COM

2. NAME OF PROPERTY OWNER: KYLE CREGAN Contact Number: 727-364-4024

Business (if applicable): _____

Address: 67 WATER STREET City: ST. AUGUSTINE State: FL Zip: 32084

E-Mail Address: khcregan@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 2 Block: 3

Subdivision: DISMUKES Parcel Number: 196000000

4. PROJECT STREET ADDRESS: 67 WATER STREET, ST. AUGUSTINE, FL

5. SPECIFIC PROPOSED USE: BULKHEAD

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: CONSERVATION OVERLAY ZONE APPROVAL FOR A BULKHEAD

8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE ATTACHED NARRATIVE AND GRAPHICS.

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.

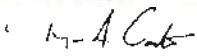
11. AGREEMENT:

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

3-1-24

Date



Signature of Property Owner

3-1-24

Date



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

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

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

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

Kyle Cregar

Print name of applicant

[Signature]

Signature of applicant

2/1/24

Date



Owner's Authorization For Agent

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

BY: _____

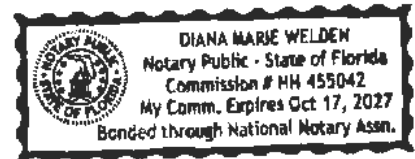
Signature of Owner

Kyle Cregan

Print Name of Owner

727-364-4024

Telephone Number



State of FL

County of St. Johns

Signed and sworn before me on this 1st day of March, 2024

By Kyle Cregan

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

Diana M Welden

My Commission expires: _____

10/17/27

**67 Water Street
Overlay Zone Development Application Supplement
March 1, 2024**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed bulkhead at 67 Water Street. The proposed bulkhead will serve as replacement for an existing bulkhead that spans half of the property. The remaining proposed bulkhead will be placed 18" landward of the existing bulkhead as allowed by FAC 62.330.051(12)(2) and at or slightly landward of the delineated wetland line. The purpose of the bulkhead is to serve as a replacement for the existing bulkhead which is dated and not high enough for the 1.5' of proposed lot fill. The total proposed bulkhead will total +/-63' in length and will be +/- 1.5' above the existing bulkhead top elevation and lot grade (Figures 3 & 4). Please see attached figures for design details. All prudent and necessary steps will be taken during construction, and for the duration of the project, to ensure that no adverse impacts to water quality will occur. This may include, but is not limited to, siltation curtains, and floating turbidity curtains, as necessary. All newly exposed surfaces will be seeded or sodded as soon as practicable.

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

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

This is a private bulkhead. Public benefits may be economically-related through construction activities and 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.*

The proposed bulkhead will be placed on or slightly above the delineated wetland line and any associated fill will be graded toward Water Street.

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

N/A

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

N/A

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 63 feet of water frontage. There is salt marsh vegetation and oyster colonies present downhill from the proposed bulkhead.

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 Water Street.

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: N/A

Lighting of the open water areas at night: N/A

Increased noise from day users: N/A

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

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

9. **N/A**

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

N/A

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

N/A

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

N/A

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.*

N/A

15. *Impact of development on water quality.*

N/A

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: N/A

Negative: N/A

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

Positive: N/A

Negative: N/A

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

Positive: N/A

Negative: N/A

17. Dock specifications:

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

N/A

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

N/A

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

N/A



**CARTER ENVIRONMENTAL
SERVICES, INC.**

ES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Location Map

Cregan 67 Water Street

Project: 5.23387

St. Augustine, FL

Date: Feb 09 2024

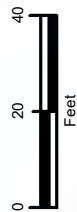
Figure:



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Legend

 Project Area +/- 0.23 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

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www.carterenv.com

Current Aerial

Cregan 67 Water Street

Project:

5.23387

St. Augustine, FL

Date: Feb 09 2024

Figure:

2





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Wetland Delineation Assessment Map w/ Flagging Key

Cregan 67 Water Street

CARTER ENVIRONMENTAL SERVICES, INC.

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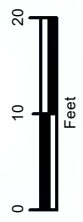
Project: 5.23387

Date: Feb 09 2024

Figure: 3

Legend

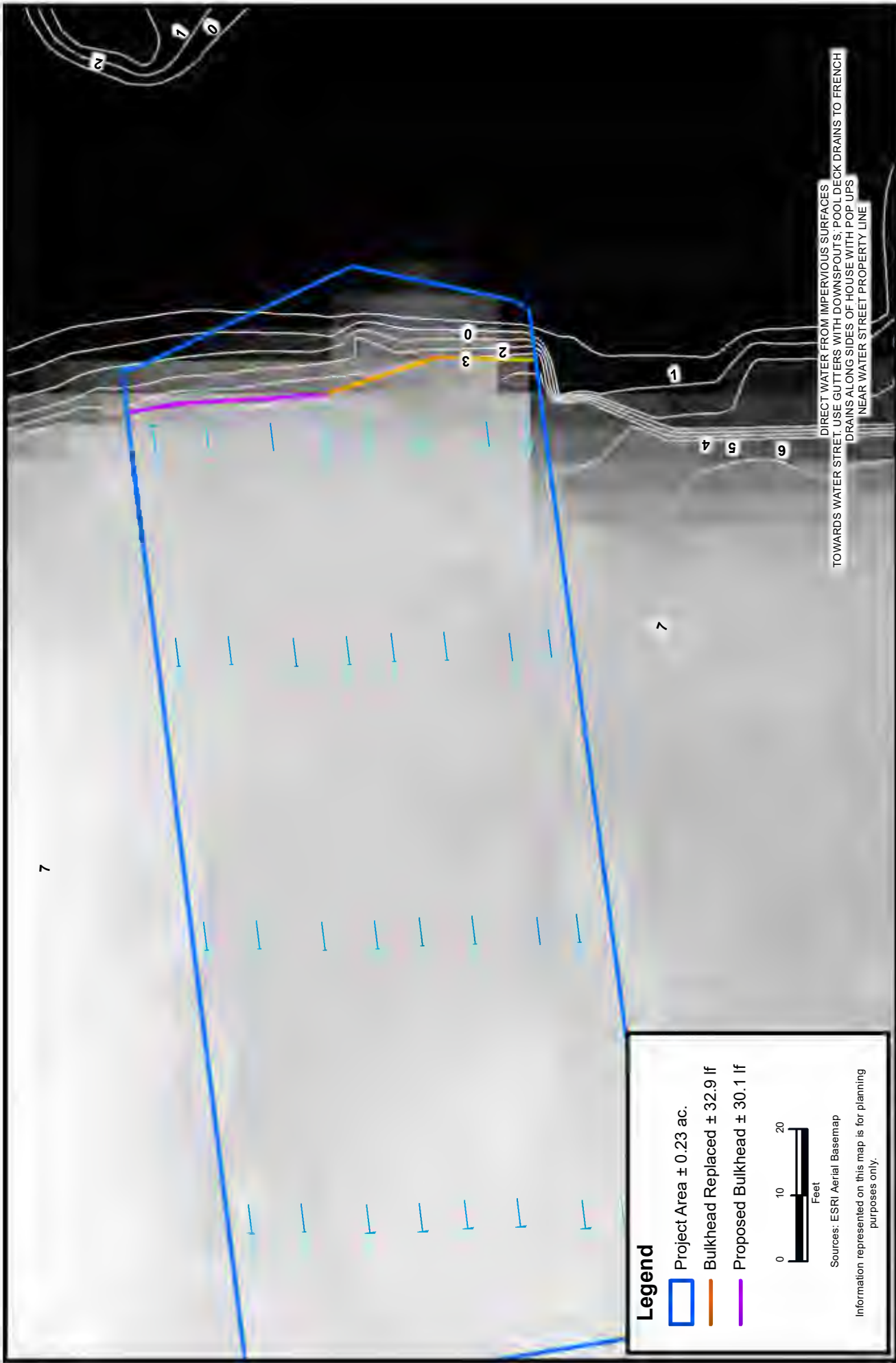
- Project Area +/- 0.23 ac.
- Approximate Wetlands +/- 0.017 ac.
- Wetland/GPS Points 8-11-23



Sources: ESRI Aerial Basemap
Information represented on this map is for planning purposes only.



CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Proposed Site Conditions Cregan 67 Water Street			Figure: 4
	Project: 5.23387	Date: Feb 22 2024		



CARTER ENVIRONMENTAL
SERVICES, INC.

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42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Digital Elevation Model (DEM) w/ 1' Elevation Contours

Cregan 67 Water Street

Project:

5.23387

St. Augustine, FL

Date: Feb 22 2024

Figure:

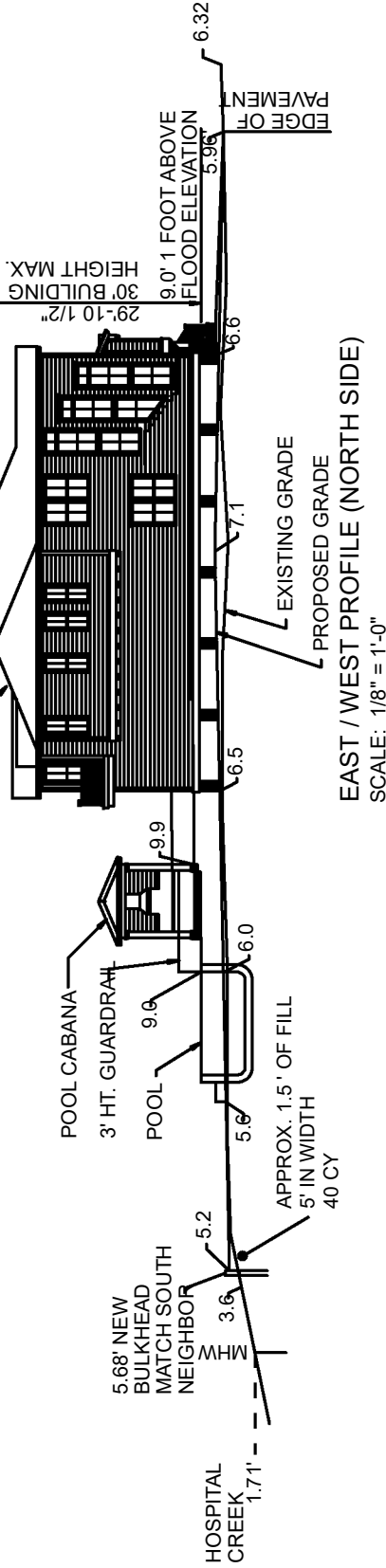
5



EAST

WEST

HOSPITAL CREEK



SEE SITE PLAN FOR NEW 8' TALL CONCRETE BLOCK WALL AT NORTH PROPERTY LINE

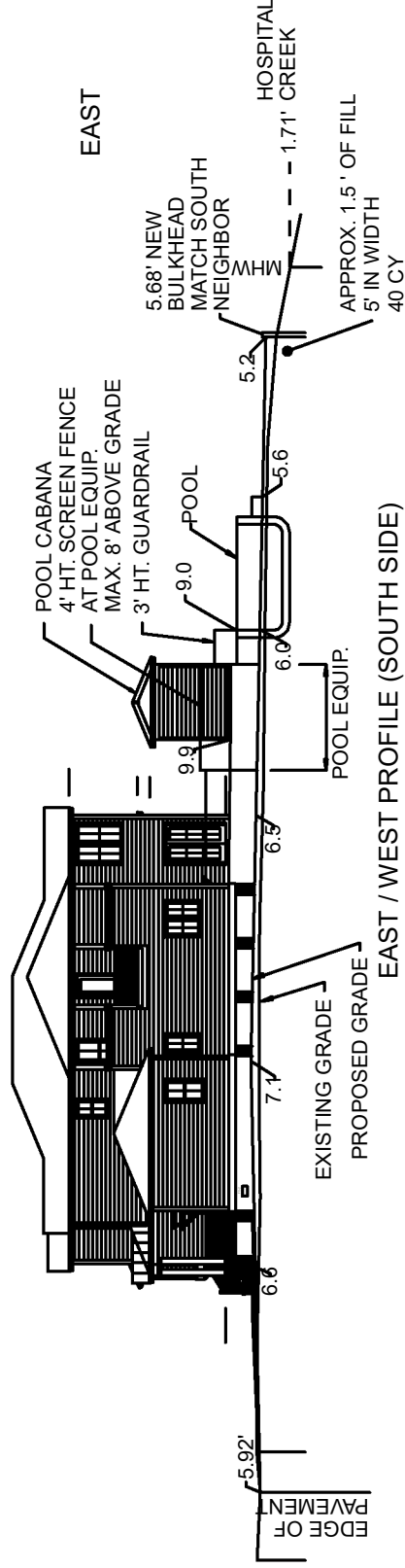
EAST / WEST PROFILE (NORTH SIDE)

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

DIRECT WATER FROM IMPERVIOUS SURFACES TOWARDS WATER STREET. USE GUTTERS WITH DOWNSPOUTS, POOL DECK DRAINS TO FRENCH DRAINS ALONG SIDES OF HOUSE WITH POP UPS NEAR WATER STREET PROPERTY LINE.

WEST

EAST



EAST / WEST PROFILE (SOUTH SIDE)

CARTER ENVIRONMENTAL SERVICES, INC.
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Profile View

Cregan 67 Water Street

Project: 5.23387

St. Augustine, FL

Date: Feb 22 2024

Figure: 6





Home (/) / Products ([products.html](#)) / Datums ([stations.html?type=Datums](#)) /
8720576 ST. AUGUSTINE, FL Favorite Stations

Station Info

Tides/Water Levels

Meteorological Obs.

Phys. Oceanography

Datums for 8720576, ST. AUGUSTINE FL

NOTICE: All data values are relative to the NAVD88.

Elevations on NAVD88

Station: 8720576, ST. AUGUSTINE, FL

Status: Accepted (May 22 2012)

Units: Feet

Control Station: 8720220 Mayport (Ferry Depot), FL

T.M.: 75

Epoch: ([/datum_options.html#NTDE](#)) 1983-2001

Datum: NAVD88

Datum	Value	Description
MHHW (/datum_options.html#MHHW)	2.05	Mean Higher-High Water
MHW (/datum_options.html#MHW)	1.71	Mean High Water
MTL (/datum_options.html#MTL)	-0.53	Mean Tide Level
MSL (/datum_options.html#MSL)	-0.50	Mean Sea Level
DTL (/datum_options.html#DTL)	-0.44	Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)	-2.76	Mean Low Water
MLLW (/datum_options.html#MLLW)	-2.93	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-4.70	Station Datum
GT (/datum_options.html#GT)	4.98	Great Diurnal Range
MN (/datum_options.html#MN)	4.48	Mean Range of Tide
DHQ (/datum_options.html#DHQ)	0.34	Mean Diurnal High Water Inequality
DLQ (/datum_options.html#DLQ)	0.16	Mean Diurnal Low Water Inequality

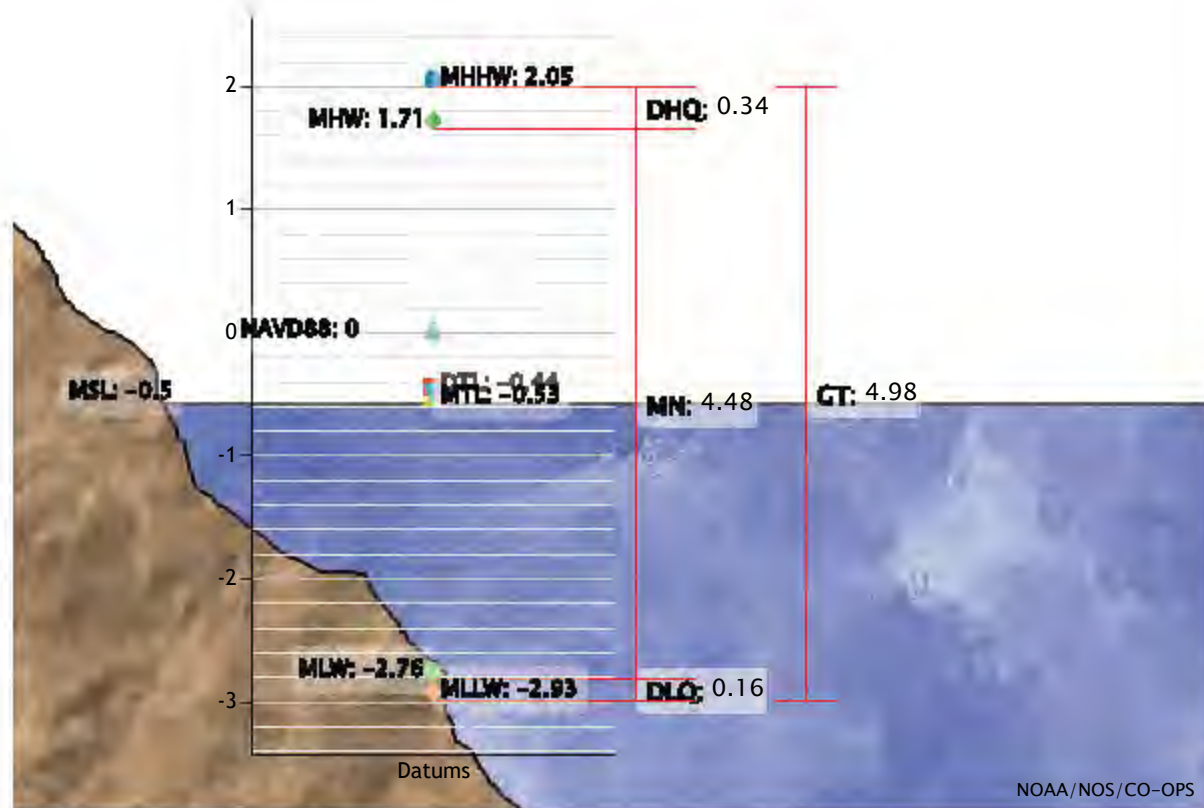
Datum	Value	Description
HWI (/datum_options.html#HWI)	1.03	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	7.28	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)	4.13	Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)	11/03/1978 15:18	Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)	-5.58	Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)	04/05/1977 19:06	Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)		Highest Astronomical Tide
HAT Date & Time		HAT Date and Time
LAT (/datum_options.html#LAT)		Lowest Astronomical Tide
LAT Date & Time		LAT Date and Time

Tidal Datum Analysis Periods

01/01/1977 - 12/31/1978

Datums for 8720576, ST. AUGUSTINE, FL

All figures in feet relative to NAVD88



Showing datums for

8720576 ST. AUGUSTINE, FL

Datum

NAVD88

Data Units ☒ Feet

☐ Meters

Epoch ☒ Present (1983-2001)

☐ Superseded (1960-1978)

Submit

Show nearby stations

Products available at 8720576 ST. AUGUSTINE, FL

TIDES/WATER LEVELS

Water Levels

[NOAA Tide Predictions \(/noaatidepredictions.html?id=8720576\)](/noaatidepredictions.html?id=8720576)

Harmonic Constituents

Sea Level Trends

[Datums \(/datums.html?id=8720576\)](/datums.html?id=8720576)

[Bench Mark Sheets \(/benchmarks.html?id=8720576\)](/benchmarks.html?id=8720576)

[Extreme Water Levels \(/est/est_station.shtml?stnid=8720576\)](/est/est_station.shtml?stnid=8720576)

[Reports \(/reports.html?id=8720576\)](/reports.html?id=8720576)

METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

PORTS®

This station is not a member of PORTS®

OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

INFORMATION

[Station Home Page \(/stationhome.html?id=8720576\)](/stationhome.html?id=8720576)

[Data Inventory \(/inventory.html?id=8720576\)](/inventory.html?id=8720576)

Website Owner: Center for Operational Oceanographic Products and Services

National Oceanic and Atmospheric Administration (<http://www.noaa.gov>)

National Ocean Service (<http://oceanservice.noaa.gov>)

Privacy Policy (</privacy.html>)

Disclaimer (</disclaimers.html>)

Take Our Survey (</survey.html>)

Freedom of Information Act (<https://www.noaa.gov/foia-freedom-of-information-act>)

Contact Us (</contact.html>)



Existing dock



Shoreline without bulkhead north of dock



Neighbor to the south bulkhead and section of existing bulkhead



Neighbor to the south's dock



Neighbor to the north's dock

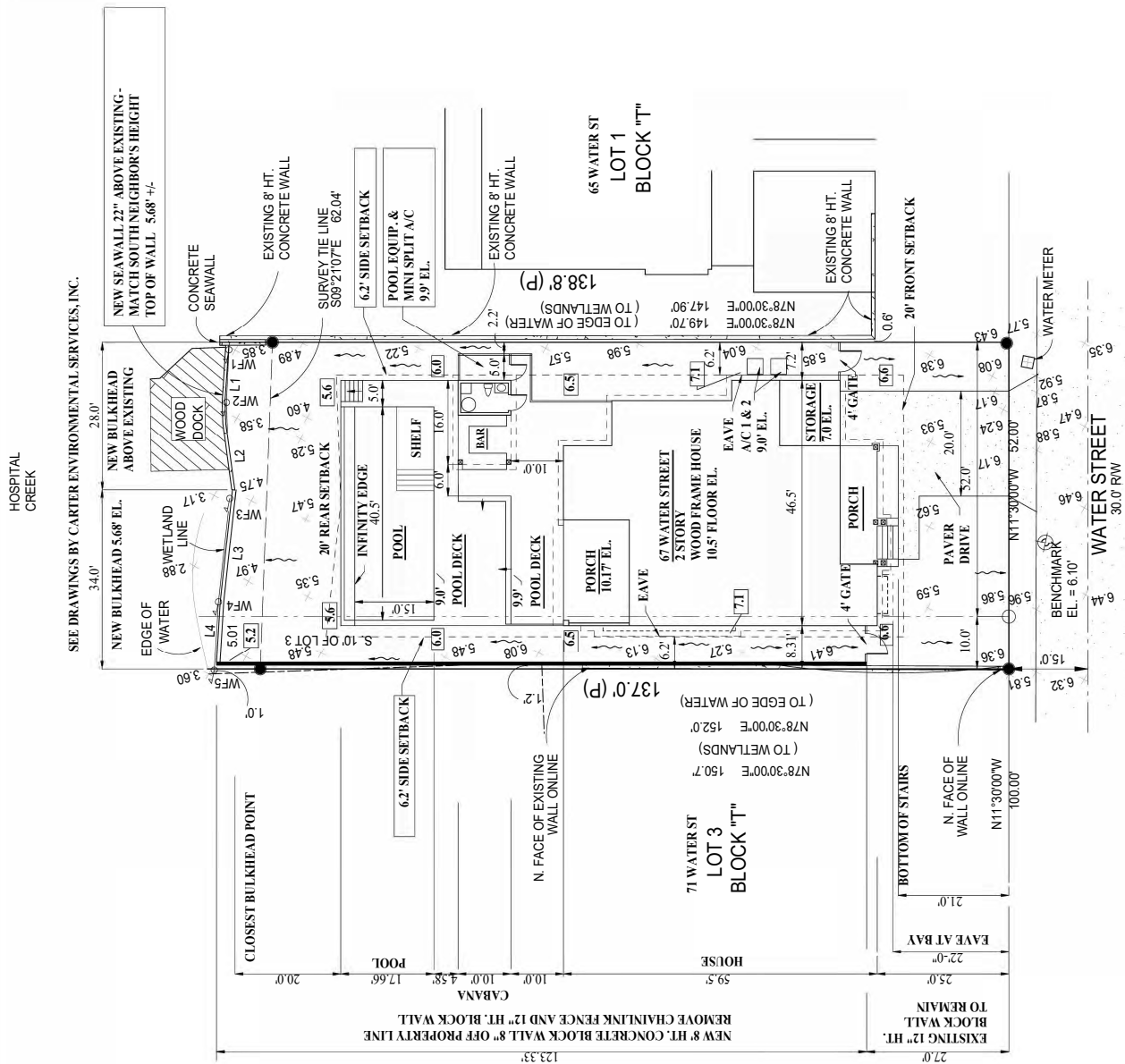
WETLAND LINE TABLE	
BEARING	LENGTH
L1 N08°45'23"W	11.39'
L2 N13°29'26"W	18.29'
L3 N06°13'54"W	19.70'
L4 N07°59'01"W	12.78'

DIRECT WATER FROM IMPERVIOUS SURFACES TOWARDS WATER STREET. USE GUTTERS WITH DOWNSPOUTS, POOL DECK DRAINS TO FRENCH DRAINS ALONG SIDES OF HOUSE WITH POP UPS NEAR WATER STREET PROPERTY LINE.

LOT INFORMATION:

ZONING: RS-1 NON CONFORMING LOT
 SETBACKS 20' FRONT, 20' REAR, 10% LOT WIDTH = 6.2' SIDE SETBACK
 9,225 SQ. FT. LOT TO BULKHEAD
 2,675 SQ. FT. MAXIMUM BUILDING (29%)
 2,496 SQ. FT. BUILDING + 160 SQ. FT. CABANA = 2,656 SQ. FT., 29% COMPLIES
 9,225 SQ. FT. LOT X 70% = 6,457 SQ. FT. MAXIMUM IMPERVIOUS
 2,496 SQ. FT. HOUSE + 160 SQ. FT. CABANA + 602 SQ. FT. PAVER
 DRIVEWAY + SIDEWALK + 1,932 SQ. FT. POOL, POOL DECK, POOL
 EQUIPMENT + 18 SQ. FT. A/C PADS = 5,208 SQ. FT. = 56% IMPERVIOUS, COMPLIES
 FLOOD ZONE: AE 8.0' N.A.V.D. 88, F.I.R.M. 12109C 0314 J
 EFFECTIVE DATE: 12/7/2018

ARCHAEOLOGICAL ZONE IIA ABBOTT TRACT HISTORIC DISTRICT



WATER STREET
 SCALE: 1"=10'



ST-1
 1 OF 6 SHEETS

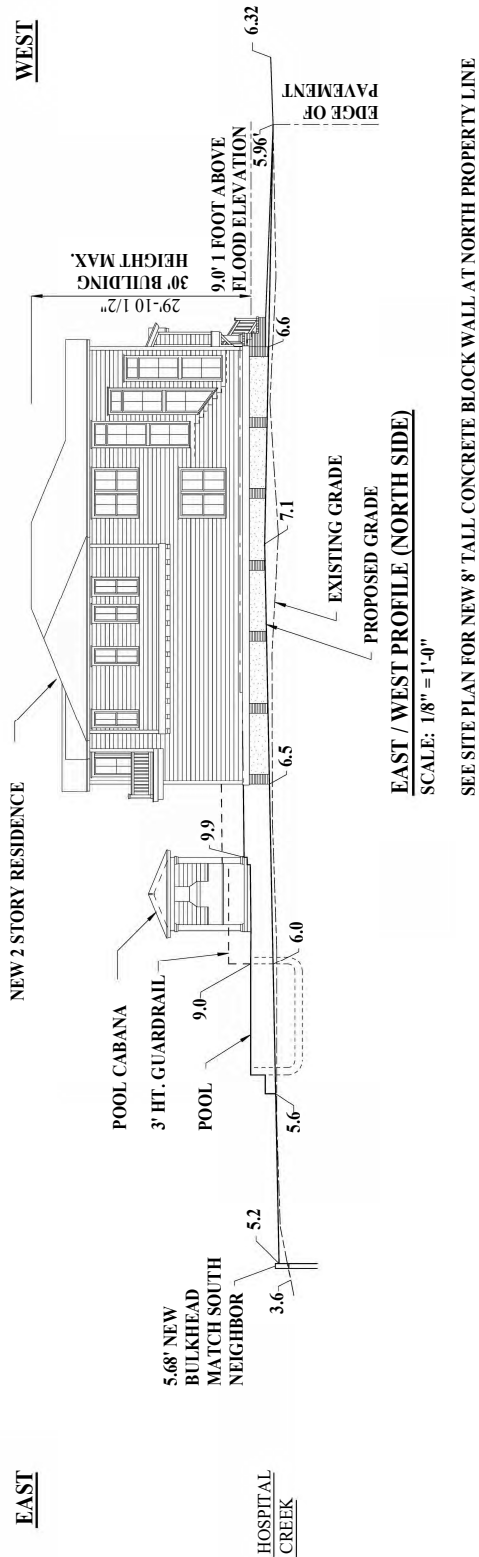
DATE	2/28/2018
BY	ARCHITECT
SCALE	AS SHOWN
PROJECT	CABANA
CLIENT	KYLE & ASHLEY CREGAN

SITE PLAN
 67 WATER ST
 ALL LOT 2 & 10 FT OF LOT 3 DISMISSES SUB CITY
 CITY OF ST. AUGUSTINE, FLORIDA
 NEW CUSTOM HOME FOR
 KYLE & ASHLEY CREGAN

DESIGN ASSOCIATES, INC.
 4230 South French Road
 St. Augustine, Florida 32092
 (904) 669-4904
 karen@karen-cowart.com

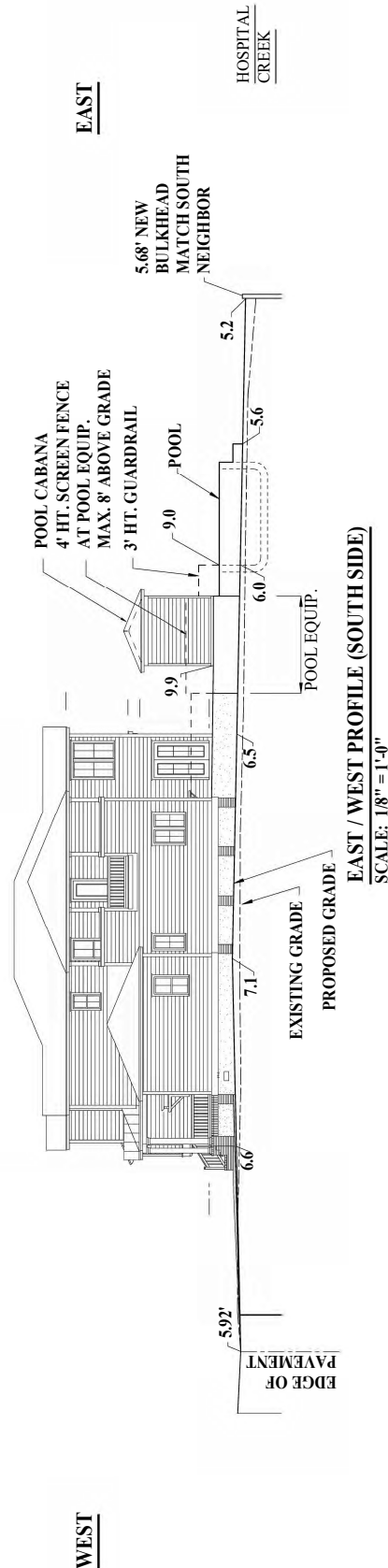
ARCHITECTS FOR CONSTRUCTION PERMIT
 KAREN COWART ASSOCIATES, INC. 12109C 0314 J
 EFFECTIVE DATE: 12/7/2018
 ANY DIMENSIONS
 UNLESS OTHERWISE SPECIFIED
 SHALL BE IN FEET AND INCHES
 FRACTIONS SHALL BE IN 16THS OF AN INCH
 DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE

EAST



DIRECT WATER FROM IMPERVIOUS SURFACES TOWARDS WATER STREET. USE GUTTERS WITH DOWNSPOUTS, POOL DECK DRAINS TO FRENCH DRAINS ALONG SIDES OF HOUSE WITH POP UPS NEAR WATER STREET PROPERTY LINE.

WEST



ST-2
1 of 3 SHEETS

PROJECT	DATE
TWENTY	FEBRUARY 1, 2024
NO.	ASSISTED
OWNER	CREGAN
DESIGNER	CREGAN

SITE PROFILES
67 WATER ST
ALL LOT 2 & 3 OF LOT 3 DISMISSES SUB CITY
NEW CUSTOM HOME FOR
CITY OF ST. AUGUSTINE, FLORIDA
KYLE & ASHLEY CREGAN

PLAN DESIGNER
karen covatta
DESIGN ASSOCIATES, INC.
(904) 669-4904
karen@covattaassociates.com

4230 South Pinck Road
St. Augustine, Florida 32092

ANY DISCREPANCIES
BETWEEN THE ARCHITECTURAL
DRAWINGS AND THE SITE
PROFILES SHALL BE
RESOLVED BY THE
ARCHITECT. THE
ARCHITECT SHALL
BE RESPONSIBLE FOR
THE ACCURACY OF
THE SITE PROFILES.
THE ARCHITECT
DOES NOT WARRANT
THE ACCURACY OF
THE SITE PROFILES
FOR ANY PURPOSES
OTHER THAN THE
DESIGN OF THE
PROJECT.

PRELIMINARY - NOT FOR CONSTRUCTION

SECOND FLOOR PLAN

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

FIRST FLOOR PLAN

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

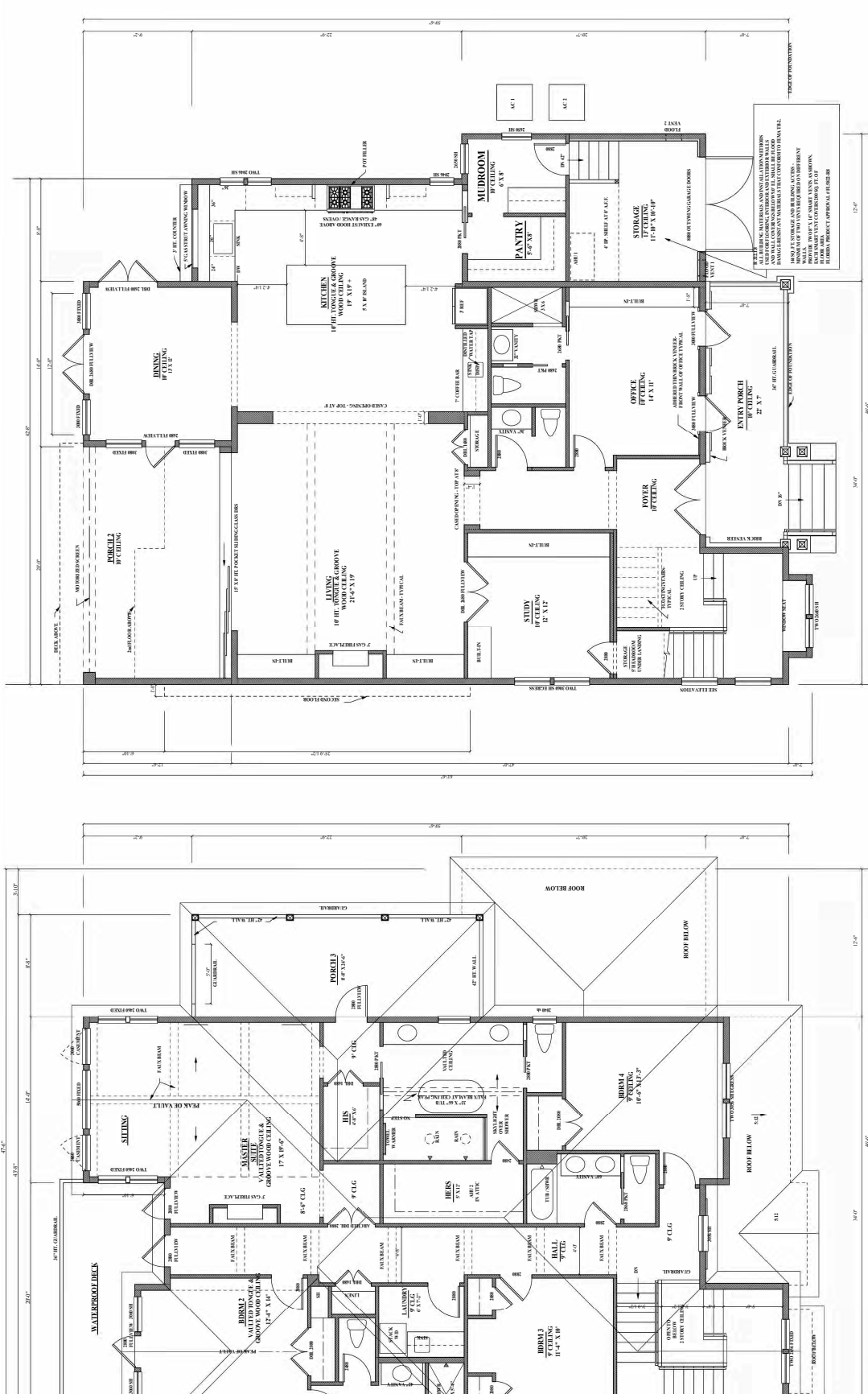
SQUARE FOOTAGE CALCULATIONS	
1,440 SQ. FT. LIVING FIRST FLOOR (AC)	
1,440 SQ. FT. LIVING SECOND FLOOR (AC)	
1,440 SQ. FT. LIVING THIRD FLOOR (AC)	
1,440 SQ. FT. LIVING FOURTH FLOOR (AC)	
1,440 SQ. FT. LIVING FIFTH FLOOR (AC)	
1,440 SQ. FT. LIVING SIXTH FLOOR (AC)	
1,440 SQ. FT. LIVING SEVENTH FLOOR (AC)	
1,440 SQ. FT. LIVING EIGHTH FLOOR (AC)	
1,440 SQ. FT. LIVING NINTH FLOOR (AC)	
1,440 SQ. FT. LIVING TENTH FLOOR (AC)	
1,440 SQ. FT. LIVING ELEVENTH FLOOR (AC)	
1,440 SQ. FT. LIVING TWELFTH FLOOR (AC)	
1,440 SQ. FT. LIVING THIRTEENTH FLOOR (AC)	
1,440 SQ. FT. LIVING FOURTEENTH FLOOR (AC)	
1,440 SQ. FT. LIVING FIFTEENTH FLOOR (AC)	
1,440 SQ. FT. LIVING SIXTEENTH FLOOR (AC)	
1,440 SQ. FT. LIVING SEVENTEENTH FLOOR (AC)	
1,440 SQ. FT. LIVING EIGHTEENTH FLOOR (AC)	
1,440 SQ. FT. LIVING NINETEENTH FLOOR (AC)	
1,440 SQ. FT. LIVING TWENTIETH FLOOR (AC)	

A-1

SHEET	
PROJECT	67 WATER ST
DATE	10/10/2018
DESIGNER	KYLE & ASHLEY CREGAN
CLIENT	CITY OF ST. AUGUSTINE, FLORIDA
PROJECT	NEW CUSTOM HOME FOR
PROJECT	ALL LOT 2 & 3 10 FT OF LOT 3 DISMISSES SUB CITY

KYLE & ASHLEY CREGAN
NEW CUSTOM HOME FOR
CITY OF ST. AUGUSTINE, FLORIDA
ALL LOT 2 & 3 10 FT OF LOT 3 DISMISSES SUB CITY
67 WATER ST
FLOOR PLAN STUDY
SHEET

KAREN COWART
DESIGN ASSOCIATES, INC.
4230 South French Road
St. Augustine, Florida 32092
(904) 669-4004
karen@kcowart.com



ALL LOT 2 & S 10 FT OF LOT 3 DISMISSES SUB CITY
CITY OF ST. AUGUSTINE, FLORIDA
NEW CUSTOM HOME FOR:
KYLE & ASHLEY CREGAN

PLAN DESIGNS
kare DESIGN

[illegible]

NO SCALE
APPLY BUTYL FLASHING IN WATER SIDE OF SHOWN TYPICAL

NO SCALE
APPLY BUTYL FLASHING IN WATER SIDE OF ASHON TYPICAL



STEP 2



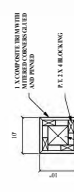
STEPS



LEFT SIDE ELEVATION

LEFT S

SHEET		A-4	
PROJECT	KC	DATE	FEBRUARY 8, 2024
SCALE	AS SHOWN	DRAWN	C. GREGAN
TYPICAL		SHEET	



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

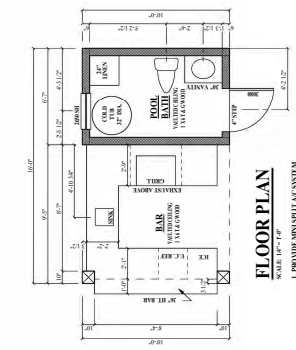
PRELIMINARY - NOT FOR CONSTRUCTION

POOL CABANA
SHEET
TITLE
67 WATER ST
NEW CUSTOM HOME FOR
CITY OF ST. AUGUSTINE, FLORIDA
ALL LOT 2 & 3 OF LOT 3 DISMICKS SUB CITY
KYLE & ASHLEY CREGAN

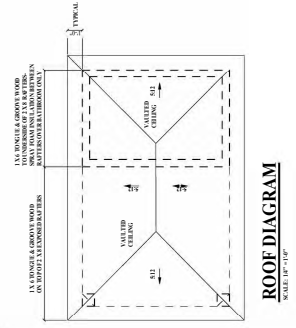
karen cownt
DESIGN ASSOCIATES, INC.
4230 South French Road
St. Augustine, Florida 32092
(904) 669-4904
karen@karencownt.com

THIS DRAWING IS THE PROPERTY OF KAREN COWART DESIGN ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KAREN COWART DESIGN ASSOCIATES, INC.

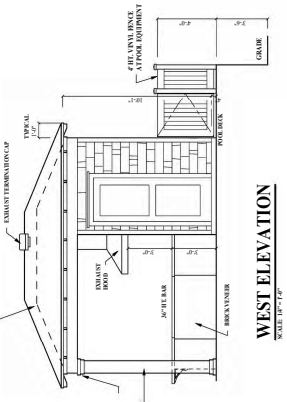
POOL CABANA



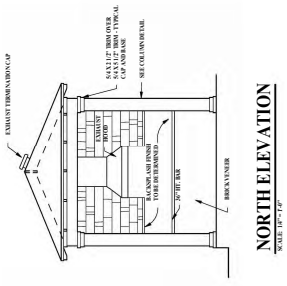
FLOOR PLAN
SCALE: 1/4" = 1'-0"



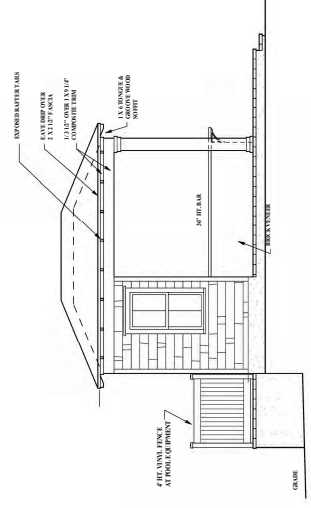
ROOF DIAGRAM
SCALE: 1/4" = 1'-0"



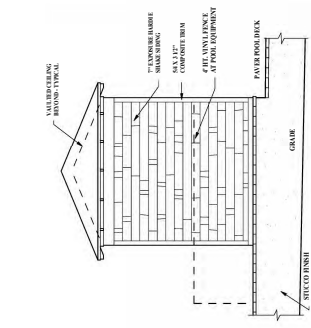
WEST ELEVATION
SCALE: 1/4" = 1'-0"



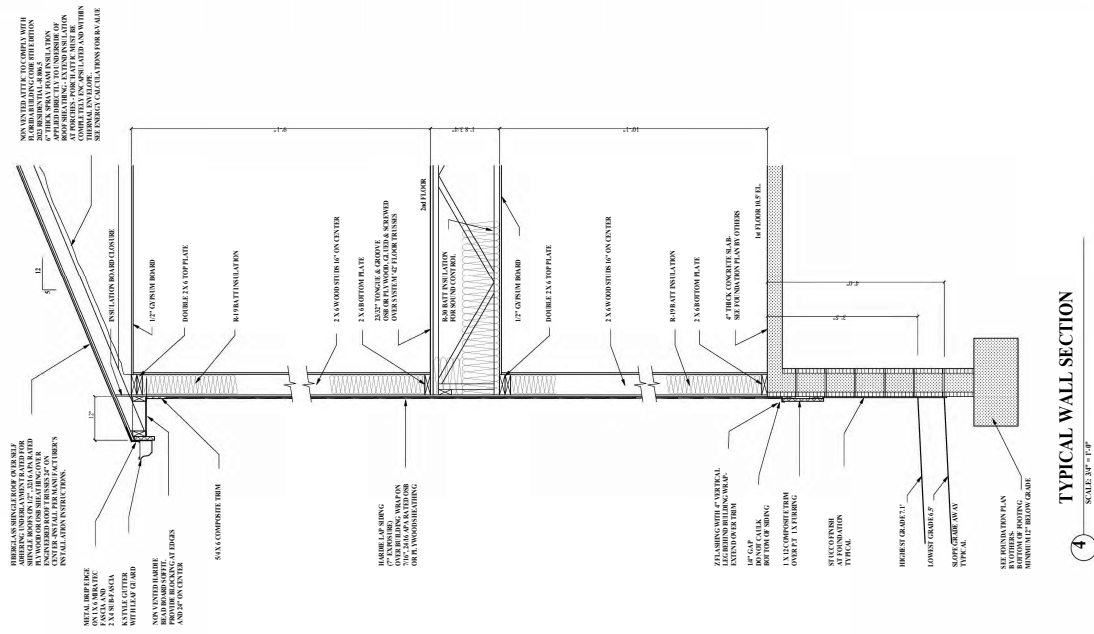
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

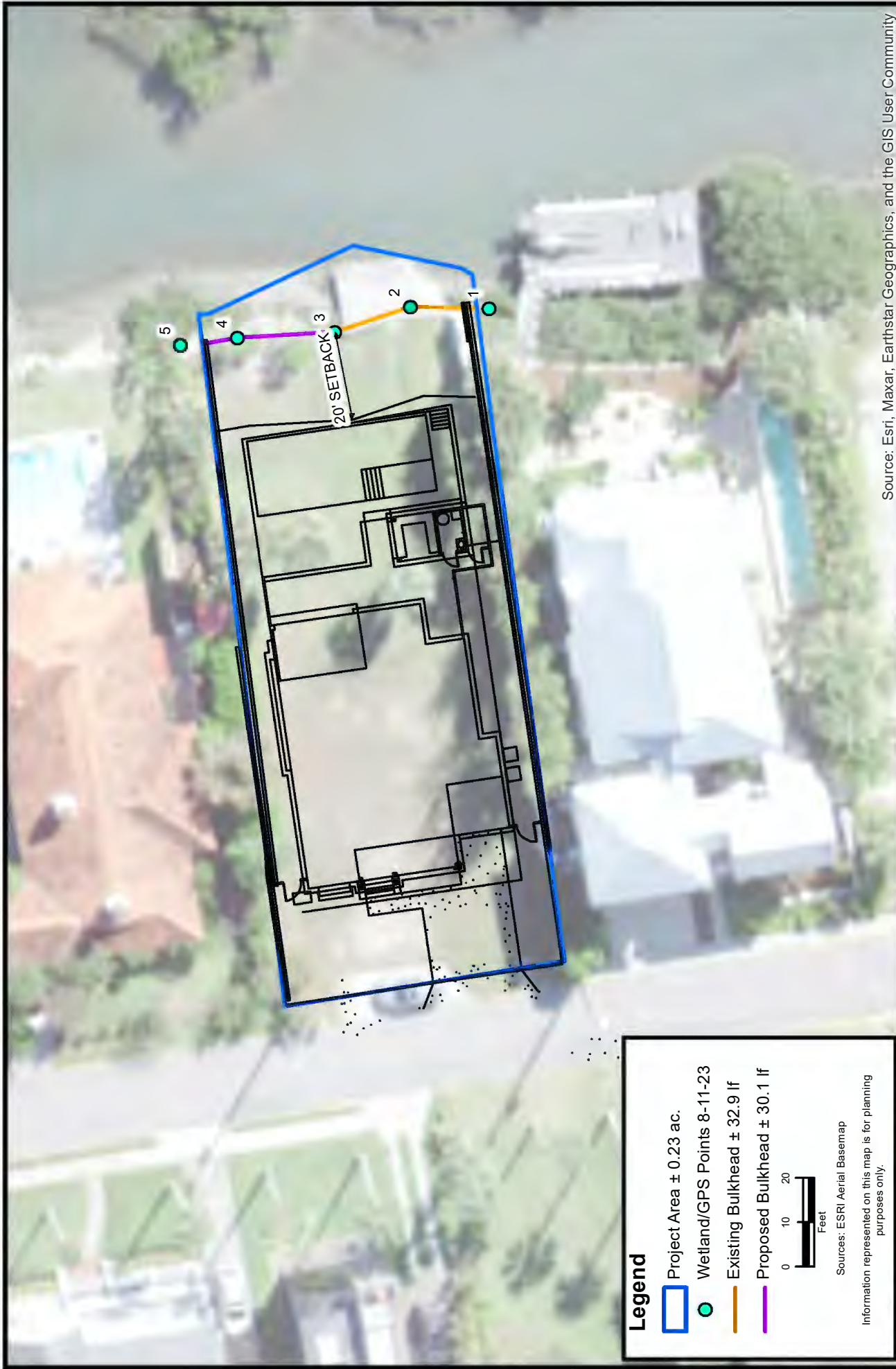


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

SEE ENGINEER'S SIGNED AND SEALED DRAWINGS
FOR ALL STRUCTURAL COMPONENTS - TYPICAL



CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com		Proposed Site Conditions Cregan 67 Water Street			
Project: 5.23387		St. Augustine, FL		Date: Mar 25 2024	
				Figure: 7	

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1960000000
Location Address	67 WATER ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dismukes (608)
Tax Description*	3-85 DISMUKES SUB CITY ALL LOT 2 & S10FT OF LOT 3 BLK T & RIP RIGHTS OR5793/1460 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Dismukes Subdivision Of Block T-Abbott T
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.230
Homestead	N

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



Owner Information

Owner Name	Cregan Kyle,Ashley 100%
	Cregan Ashley 100%
Mailing Address	67 WATER ST SAINT AUGUSTINE, FL 32084-2890

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$8,316
Total Land Value	\$899,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$907,316
Total Deferred	\$0
Assessed Value	\$907,316
Total Exemptions	\$0
Taxable Value	\$907,316

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$8,791	\$516,150	\$0	\$0	\$524,941	\$482,406	\$42,535	\$482,406
2022	\$0	\$4,228	\$434,323	\$0	\$0	\$438,551	\$438,551	\$0	\$438,551
2021	\$0	\$4,755	\$387,801	\$0	\$0	\$392,556	\$392,556	\$0	\$392,556
2020	\$0	\$5,283	\$387,801	\$0	\$0	\$393,084	\$393,084	\$0	\$393,084
2019	\$0	\$5,084	\$387,801	\$0	\$0	\$392,885	\$392,885	\$0	\$392,885
2018	\$0	\$5,545	\$387,801	\$0	\$0	\$393,346	\$393,346	\$0	\$393,346
2017	\$203,020	\$5,518	\$387,801	\$0	\$0	\$596,339	\$596,339	\$0	\$596,339
2016	\$208,660	\$3,203	\$387,801	\$0	\$0	\$599,664	\$599,664	\$0	\$599,664
2015	\$159,474	\$3,240	\$387,801	\$0	\$0	\$550,515	\$550,515	\$0	\$550,515
2014	\$125,349	\$2,209	\$387,801	\$0	\$0	\$515,359	\$181,111	\$384,748	\$130,611
2013	\$123,899	\$2,227	\$387,801	\$0	\$0	\$513,927	\$178,434	\$385,993	\$127,934

Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		8316

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	62	165	62	FF	\$899,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/18/2023	7/7/2023	\$1,100,100.00	WARRANTY DEED	5793	1460	Q	V	INNOVATIVE INVESTMENTS OF FLORIDA LLC	CREGAN KYLE,ASHLEY
4/27/2021	4/21/2021	\$100.00	QUIT CLAIM DEED	5248	299	U	V	WILDLANDS CONSULTING AND PROPERTY SERVICES LLC	INNOVATIVE INVESTMENTS OF FLORIDA LLC
3/28/2019	3/19/2019	\$200,000.00	WARRANTY DEED	4701	47	U	V	FLOYD RENEE ELIZABETH REVOCABLE TRUST D:1-6-2017	WILDLANDS CONSULTING AND PROPERTY SERVICES LLC
7/21/2017	7/21/2017	\$965,000.00	WARRANTY DEED	4407	1828	Q	I	PRICE JEFFREY PAUL ETAL	FLOYD RENEE ELIZABETH REVOCABLE TRUST D:1-6-2017
7/21/2017	6/2/2014	\$0.00	DEATH CERTIFICATE	4407	1827	U	I	PRICE ELERY PERSHING (DECD)	PRICE ELERY JAMES & JEFFREY P
	10/11/2007	\$100.00	QUIT CLAIM DEED	2997	1867	U	I	PRICE ELERY,PRICE ELERY JAMES &JEFFREY P(JTRS	PRICE ELERY
	10/24/2001	\$100.00	QUIT CLAIM DEED	1668	1786	U	I	PRICE ELERY	PRICE ELERY,PRICE ELERY JAMES &JEFFREY P(JTRS
	9/1/1982	\$0.00		554	95	U	V		PRICE ELERY
9/26/1962	9/25/1962	\$0.00	QUIT CLAIM DEED	30	103	U	I	WHIITFORD MARGARET WAINWRIGHT ESTATE	PRICE ELERY,JOSIE O

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



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 2, 2024	8.e.	PZB2024-0025
Request	Address	Parcel ID
Conservation Overlay Zone Development	125 Spoonbill Point Court	158571-6100



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	Vacant Residential (0000)
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	0.22
Applicant & Owner:	Kevin Finn c/o Sea Breeze Homes of the First Coast LLC



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

Pelican Reef is a gated community; please contact the applicant, Kevin Finn, at 904-237-3849 directly for information about visiting the site.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0900 – Vacant Residential Common Elements	Residential Low Density	RS-2
South	0100 – Single Family	Residential Low Density	RS-2
East	0100 – Single Family	Residential Low Density	RS-2
West	0100 – Single Family	Residential Low Density	RS-2

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to remove nine (9) trees, including six (6) [significant Red Cedar trees](#) within [COZ 3](#). An approval of this request would allow for the construction of a single-family home.

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation		N/A
Conservation and Coastal Management		Policy 2.4.2 CCM Objective 2.6
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

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

Removal of significant trees shall be [reviewed by the Planning and Zoning Board](#), all significant trees removed shall be replaced in accordance with the requirements of [Chapter 25](#). The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to [minimize the impact on existing trees and native vegetation](#). In determining whether or not a permit required by this section should be issued, the PZB shall [consider and base all decisions on the following](#):

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

The arborist report indicates that five of the six significant cedar trees to be removed are in poor health. Only cedar tree, “# 7” in the arborist report is listed in fair condition. The arborist report states that tree #7 is to be removed for the roadside swale. The applicant should clarify if the health of the tree would warrant modifying the driveway/swale layout to retain the tree. The landscaping plan shows that two sabal palms are to be retained and 10 cedar trees are to be planted. The retaining or planting of 10 red cedar trees is a requirement of the Pelican Reef community.

Table of Trees to be Removed and Condition from Arborist Report

Tree #	Species	DBH	Condition
1	Cedar	12	The cedar tree is in very bad condition. 50% of the limbs are dead. Very weak canopy. Impact from grade change in construction will result in death of the tree.
2	Cedar	24	Cedar tree back right corner, completely rotten at base is a risk to the home to the east as well as the construction site and future home.
3	Hackberry	12	Hackberry back right of property large decay in trunk from previous split. Recommend removal.
4	Cedar	16	Sable palms on right side of property.
5	Cedar	15	Left side of Property Center, Cedar tree dead.
6	Oak	10	Live Oak tree front left. Very weak bark splitting saltwater damage.
7	Cedar	16	Front left by swale Cedar leaning over roadway. (Good)condition Trunk is leaning approximately 8° from roots being cut for swale at road side. Canopy is green. Health is fair.
8	Palm		sable palms on right side of property.
9	Cedar	20	Cedar tree center of lot on right side dead.

Dead, poor condition, recommend removal.
Good/ Fair condition
* Significant trees

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. The proposed work in this application is for the construction of a single-family home at 125 Spoonbill Point Court / PID 158571-6100.



Sarah Daugherty
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: _____ (plus advertising costs) Project Number: _____
 Receipt Number: _____ Meeting Date: _____
 Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Kevin Finn Contact Number: 904-237-3849
 Business (if applicable): Sea Breeze Homes of The First Coast LLC
 Address: 107 Vedra Hardy Ct City: Ponte Vedra Beach State: FL Zip: 32082
 E-Mail Address: Finn2135@yahoo.com
2. NAME OF PROPERTY OWNER: Sea Breeze Homes Contact Number: 904-237-3849
 Business (if applicable): _____
 Address: 125 Spoonbill Point Ct City: St Augustine State: FL Zip: 32080
 E-Mail Address: Finn2135@yahoo.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
 Lot: 10 Block: 6
 Subdivision: Peleia Reef Parcel Number: 158571-6100
4. PROJECT STREET ADDRESS: 125 Spoonbill Point Ct.
5. SPECIFIC PROPOSED USE: New Single Family Home
6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☐ Other: Tree Removal
7. DESCRIPTION OF ACTION REQUESTED: To Remove 5-4 Cedar, 2-3 Palm And 1 OAK trees
8. JUSTIFICATION FOR ACTION REQUESTED: to Build A new home

04/18/2019

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

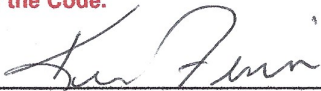
11. AGREEMENT:

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

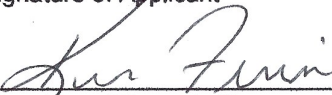
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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

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


Signature of Applicant

2-20-2024
Date


Signature of Property Owner

2-20-2024
Date

04/18/2019

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 125 Spoon 1311 Point Ct.

Applicant's Name: Kevin Finn Applicant's Signature: [Signature]

Owner's Name: Kevin Finn Owner's Signature: [Signature]



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

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

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

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

Kevin Finn
Print name of applicant

Kevin Finn
Signature of applicant

3-13-2024
Date

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1585716100
Location Address	125 SPOONBILL POINT CT SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	25/87-91 PELICAN REEF LOT 10 BLK 6 OR5501/1642 &5703/1073(Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Pelican Reef
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.220
Homestead	N

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



Owner Information

Owner Name	Indigo Partners LLC Et AL 99%
	Sea Breeze Homes Of The First Coast LLC Et AL 1%
Mailing Address	107 VEDRA LANDING CT PONTE VEDRA BEACH, FL 32082-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$125,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$125,000
Total Deferred	\$0
Assessed Value	\$125,000
Total Exemptions	\$0
Taxable Value	\$125,000

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$0	\$125,000	\$0	\$0	\$125,000	\$125,000	\$0	\$125,000
2022	\$0	\$0	\$140,000	\$0	\$0	\$140,000	\$140,000	\$0	\$140,000
2021	\$0	\$0	\$120,000	\$0	\$0	\$120,000	\$93,170	\$26,830	\$93,170
2020	\$0	\$0	\$120,000	\$0	\$0	\$120,000	\$84,700	\$35,300	\$84,700
2019	\$0	\$0	\$120,000	\$0	\$0	\$120,000	\$77,000	\$43,000	\$77,000
2018	\$0	\$0	\$70,000	\$0	\$0	\$70,000	\$70,000	\$0	\$70,000
2017	\$0	\$0	\$70,000	\$0	\$0	\$70,000	\$70,000	\$0	\$70,000
2016	\$0	\$0	\$60,000	\$0	\$0	\$60,000	\$60,000	\$0	\$60,000
2015	\$0	\$0	\$55,000	\$0	\$0	\$55,000	\$55,000	\$0	\$55,000
2014	\$0	\$0	\$55,000	\$0	\$0	\$55,000	\$48,400	\$6,600	\$48,400
2013	\$0	\$0	\$55,000	\$0	\$0	\$55,000	\$44,000	\$11,000	\$44,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$125,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/2/2023	1/17/2023	\$100.00	QUIT CLAIM DEED	5703	1073	U	V	SEA BREEZE HOMES OF THE FIRST COAST LLC ET AL	INDIGO PARTNERS LLC ET AL
2/25/2022	2/25/2022	\$149,000.00	WARRANTY DEED	5501	1642	Q	V	904 VENTURES LLC	SEA BREEZE HOMES OF THE FIRST COAST LLC ET AL
11/12/2021	11/10/2021	\$100.00	QUIT CLAIM DEED	5418	1843	U	V	KFOURY DAVID	904 VENTURES LLC
7/29/2016	7/28/2016	\$82,500.00	WARRANTY DEED	4231	975	Q	V	CHATILA ABRAHAM	KFOURY DAVID
12/8/2014	12/2/2014	\$57,500.00	WARRANTY DEED	3962	823	Q	V	PORECCA MARIANE	CHATILA ABRAHAM
	6/17/2003	\$71,500.00	WARRANTY DEED	1982	1343	Q	V	THOMPSON BROS REALTY INC & PIERRE D THOMPSON	PORECCA MARIANE

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

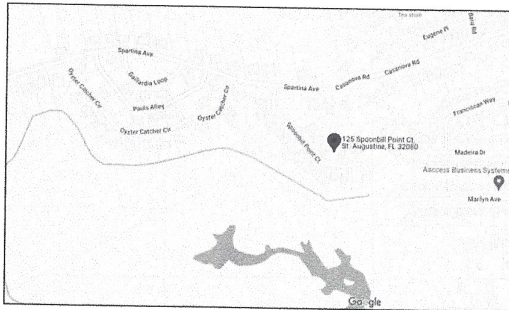
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/13/2024, 1:53:11 AM

Contact Us

Developed by
 Schneider
GEOSPATIAL

SITE LOCATION



SITE CALCULATIONS:
 LAND AREA: 0.22 ACRES = 9,583.20 S.F.
 MAX. ALLOWABLE BLDG: 9,833.28 S.F.
 MAX ALLOWABLE IMPERVIOUS: 6,708.24 S.F.
 HOME COVERAGE: 8,633.28 S.F.
 % OF BUILDING COVERAGE: 37.91%
 PAVEMENT WALK & DRIVE: 615.44 S.F.
 % OF WALKS & DRIVES: 6.42%
 STOOPS & AC PAD: 59.88 S.F.
 % OF SHOWER & AC PAD: 0.62 S.F.
 TOTAL IMPERVIOUS: 44.95%
 MAX. ALLOWABLE IMPERVIOUS: 70%

TYPE "B" DRAINAGE

FLOOD ZONES: AE-7
 FIRM PANEL: 12109C0318J
 EFFECTIVE DATE: 12/07/2018
 FEMA PART 1 & 2 ARE REQUIRED
 PER HOA/ARB GUIDELINES THE
 MINIMUM FINISH FLOOR OF THE
 HOME MUST BE 9.00' NAVD 1988

**IF YOU ARE CONFUSED CALL
 THE DESIGNER @ 904-993-2231
 FOR CLARIFICATION**

**FOOTER & STEMWALL FOUNDATION
 MAX BUILDING HEIGHT WILL BE
 BELOW 35 FEET**

ZONING INFO: RS-2
SETBACKS:
 FRONT: 15'
 SECONDARY FRONT: 12'
 REAR: 10'
 SIDE: 10'
 MAX BLDG COVERAGE: 40%
 MAX IMPERVIOUS LOT COVERAGE: 70%
 MAX HEIGHT: 35'



**LOT 9
 BLOCK 6
 (VACANT)**

THESE DENOTE
 WATER: SJCH
 SEWER: SJCH
 ELECTRIC: FPL

28°55'56"W 89°41'11" IRON TO IRON
 28°55'34"E 106°16'16" (PLAT)
 28°53'56"W 145°95'
 10'X10' F.P.&L. EASEMENT W/TRANS. PAD
 5/8" I.R.(F) #4958
 18'-2'-1/16"
 16" PALM 15' SETBACK
 10" OAK
 C2(PLAT)
 C1X 16" CEDAR
 (6.14)
 (6.19)

I.R.(S)
 LANDTECH-3
 REF. PT.
 (5.5)

**HYAC PAD MUST
 BE AT OR
 ABOVE 9.0' NAVD**

**F.F.: 9.0' NAVD 1988
 PER HOA/ARB**

**F.F.: 7.0' NAVD 1988
 IN GARAGE CURB**

**LOT 10
 BLOCK 6
 (VACANT)**

LAKE PIERRE

581°21'25"E 52.30'(PLAT)

20' EASEMENT

20.26'(PLAT)

(3.6)
 1/2" I.R.(F)
 #6388
 (5.2) REF. PT.

**LOT 11
 BLOCK 6
 (VACANT)**

517°57'16"W 141°54'
 N17°44'45"E 120.85'(PLAT)
 517°57'16"W 105.91' IRON TO IRON

20" CEDAR
 11'-6"
 10' SETBACK

12" CEDAR
 14" PALM
 16'-4'-3/16"

P.T.
 5/8" I.R.(F)
 #4958
 (5.7)
 (5.1)
 (5.3)

(5.7) N84°47'41"W
 36.58'
 (5.3) S84°47'41"E
 36.58'(PLAT)

**BENCH MARK#1
 NAIL AND DISK(SET)
 LANDTECH TRAV.
 EL.=6.24' NGVD29**

**125 SPOONBILL POINT COURT
 50' RIGHT-OF-WAY (NOT VERIFIED)**

**BENCH MARK#2
 NAIL AND DISK(SET)
 LANDTECH TRAV.
 EL.=6.05' NGVD29**

**IMPACT RATED WINDOWS &
 DOORS ARE REQUIRED IN THIS
 WINDBORNE DEBRIS AREA**

**CONTRACT NOTE: CONTRACT
 SPECIFICATIONS TAKE PRECEDENCE
 OVER THESE DRAWINGS. ANY CONFLICT
 WILL DEFAULT TO SAID DOCUMENTS**

135 MPH, EXPOSURE "C" PER THE E.O.R.

TREE REQUIREMENTS:
 0.22 ACRES X 40 INCHES/ACRE = 9 INCHES OF APPROXIMATE
 TREES TO BE PLANTED. 70% OF THE REQUIRED TREES
 BE CANOPY TYPE WITH NO MORE THAN 50% OF THE SAME
 SPECIES AND 50% MUST BE NATIVE PER THE SJ LAND
 DEVELOPMENT CODE 4.01.05.E1. NOTE: THERE ARE MORE
 THAN ENOUGH TREES TO MEET THE TREE REQUIREMENTS

**FOUNDATION VENTS ARE REQUIRED IN
 GARAGES DUE TO THE HOME BEING IN AN
 FLOOD ZONE:**
 AREA REQUIRED FOR FLOOD VENTS: 799.13
 VENT MODEL USED: 816CS, 8X16, 105
 INCHES COVERS 205 S.F. ENCLOSED AREA/VENT
 CALCULATION: 799.13/205 = 3.8981 VENTS
 REQUIRED = 4 VENTS
 FIELD ADJUST LOCATION BASED ON EXISTING
 FILED CONDITIONS
 ONE SOURCE: CRAWL SPACE DOOR SYSTEMS
 800-230-9598

**BUBBLED AREA = SILT FILL
 WHICH WILL BE USED ON
 TO PREVENT IMPACTS
 SURROUNDING PROPERTY**

WIND DESIGN CRITERIA:
 WIND SPEED: 135 MPH
 EXPOSURE CATEGORY: "C"
 BUILDING TYPE: ENCLOSURE
 BUILDING CATEGORY:
 IMPORTANCE FACTOR: 1.0
 TOPOGRAPHY: FLAT
 MEAN ROOF HEIGHT: -25'
 BUILDING CODE: FBC-R 2001
 TTH EDITION
 BUILDING ENGINEER TO CON

LEGAL DESCRIPTION:
 R/E #: 1585711-6100
 LOT 10, BLOCK 6
 PELICAN POINT
 OR 5418/1843
 SAINT AUGUSTINE, FLORIDA 32084
 CITY OF ST. AUGUSTINE BEACH
 0.22 ACRES

SITE PLAN

CLEARANCE SHEET #: R2020-0

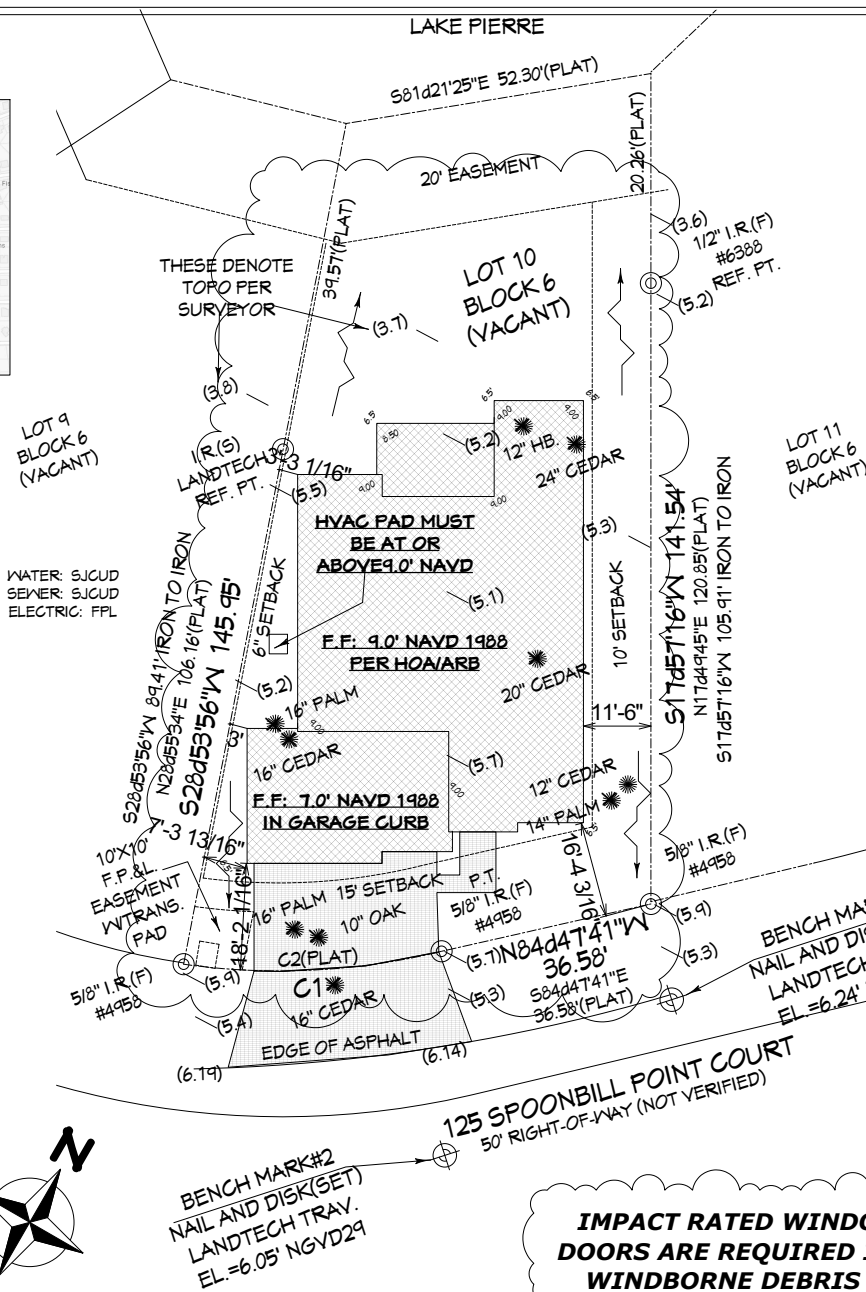
TYPE "B" DRAINAGE

FLOOD ZONES: AE-7
FIRM PANEL: 12109C0318J
EFFECTIVE DATE: 12/07/2018
FEMA PRE-CONSTRUCTION FEMA, PART 1 &
2 ARE REQUIRED
PER HOA/ARB GUIDELINES THE MINIMUM
FINISH FLOOR OF THE HOME MUST BE 9.00'
NAVY 1988 OR H PER HIGHER AS A MINIMUM

**IF YOU ARE CONFUSED CALL
THE DESIGNER @ 904-993-2231
FOR CLARIFICATION**

FOOTER & STEMWALL FOUNDATION
MAX BUILDING HEIGHT WILL BE
BELOW 35 FEET

ZONING INFO: RS-2
SETBACKS:
FRONT: 15'
SECONDARY FRONT: 12'
REAR: 10'
SIDE: 10'
MAX BLDG COVERAGE: 40%
MAX IMPERVIOUS LOT COVERAGE: 70%
MAX HEIGHT: 35'



CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

135 MPH, EXPOSURE "C" PER THE E.O.R.

TREE REQUIREMENTS:
 0.22 ACRES X 40 INCHES/ACRE = 9 INCHES OF APPROVED TREES TO BE PLANTED. 70% OF THE REQUIRED TREES MUST BE CANOPY TYPE WITH NO MORE THAN 50% OF THE SAME SPECIES AND 50% MUST BE NATIVE PER THE SJC LAND DEVELOPMENT CODE 4.01.05.E1. NOTE: THERE ARE MORE THAN ENOUGH TREES TO MEET THE TREE REQUIREMENTS.

FOUNDATION VENTS ARE REQUIRED IN THE GARAGES DUE TO THE HOME BEING IN AN AE-7 FLOOD ZONE:
AREA REQUIRED FOR FLOOD VENTS: 799.13
VENT MODEL USED: 816CS, 8X16, 105 SQR. INCHES COVERS 205 S.F. ENCLOSED AREA/VENT CALCULATION: $799.13/205 = 3.8981$ VENTS REQUIRED = 4 VENTS
FIELD ADJUST LOCATION BASED ON EXISTING FIELD CONDITIONS
ONE SOURCE: CRAWL SPACE DOOR SYSTEMS: 1-800-230-9598

BUBBLED AREA = SILT FENCE
WHICH WILL BE USED ON SITE
TO PREVENT IMPACTS TO
SURROUNDING PROPERTIES

WIND DESIGN CRITERIA:
WIND SPEED: 135 MPH
EXPOSURE CATEGORY: "C"
BUILDING TYPE: ENCLOSED
BUILDING CATEGORY: II
IMPORTANCE FACTOR: 1.0
TOPOGRAPHY: FLAT
MEAN ROOF HEIGHT: -25 FT
BUILDING CODE: FBC-R 2023
8TH EDITION
ELECTRIC CODE: NEC 2020
BUILDING ENGINEER TO CONFIRM

LEGAL DESCRIPTION:
RE #: 158571-6100
LOT 10, BLOCK 6
PELICAN POINT
OR 5418/1843
SAINT AUGUSTINE, FLORIDA 32080
CITY OF ST. AUGUSTINE BEACH
0.22 ACRES

**IMPACT RATED WINDOWS &
DOORS ARE REQUIRED IN THIS
WINDBORNE DEBRIS AREA**

SITE PLAN

PLAN #
2537

DATE	CLIENT APPROVAL SIGNATURE
	KEVIN FINN
	INDIGO PARTNERS, LLC

BUILT BY:
Sea Breeze Homes of the First Coast, LLC
CRC1333048/FRO11599
107 VEDRA LANDING COURT
PONTE VEDRA BEACH, FL 32082
D. C. KEVIN ETNN 004-237-3840

PROJECT DESCRIPTION:
SPOONBILL POINT COURT SPEC HOME
125 SPOONBILL POINT CT., ST.
AUGUSTINE, FL 32080
PELICAN REEF, LOT 10, BLOCK 6
P/E #4 - 150F71-6100

Design Drawings
provided by:

 **DESIGNS *for* LIVING** LLC
RESIDENTIAL DESIGN SERVICE 1998-99

DATE:	3/19/2024
SCALE:	1" = 10'-0"
SHEET:	A-2

[illegible]



● eddie conlon

From: treemedicinc@yahoo.com

To: finn2135@yahoo.com, Edward Conlon

Sea Breeze Homes

Site: Pelican Reef

Address: 125 Spoonbill Ct
St. Augustine Fl.
32084

There are two trees I would recommend saving on this a lot

Due to the impact of the trees and the condition of the trees and the plans for the home. There are 2 tree that will be able to be sa
(2) sable palms on the east side of the property.

(1) sable palm on the east side by a cedar tree.

The cedar tree is in very bad condition. 50% of the limbs are dead. Very weak canopy. Impact from grade change in construction death of the tree.

Cedar tree center of lot on right side dead.

Cedar tree back right corner, completely rotten at base is a risk to the home to the east as well as the construction site and future.
back right of property large decay in trunk from previous split. Recommend removal.

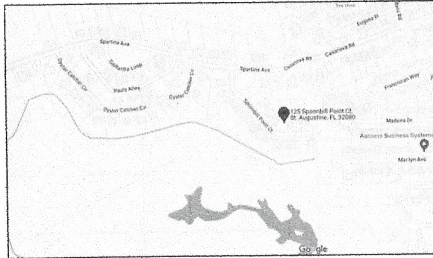
Left side of Property Center, Cedar tree dead.

Front left by swale Cedar leaning over roadway. (Good)condition Trunk is leaning approximately 8° from roots being cut for swa

Canopy is green. Health is fair.

Live Oak tree front left. Very weak bark splitting saltwater damage.

SITE LOCATION



SITE CALCULATIONS:
 LAND AREA: 0.22 ACRES = 9,589.20 S.F.
 MAX. ALLOWABLE BLDG: 3,899.28 S.F.
 MAX. ALLOWABLE IMPERVIOUS: 6,708.24 S.F.
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 % OF BUILDING COVERAGE: 37.41%
 PAVEMENT WALK & DRIVE: 615.44 S.F.
 % OF WALKS & DRIVES: 6.42%
 STOODS & AC PAD: 59.88 S.F.
 % OF SHOWER & AC PAD: 0.62 S.F.
 TOTAL IMPERVIOUS: 44.93%
 MAX. ALLOWABLE IMPERVIOUS: 70%

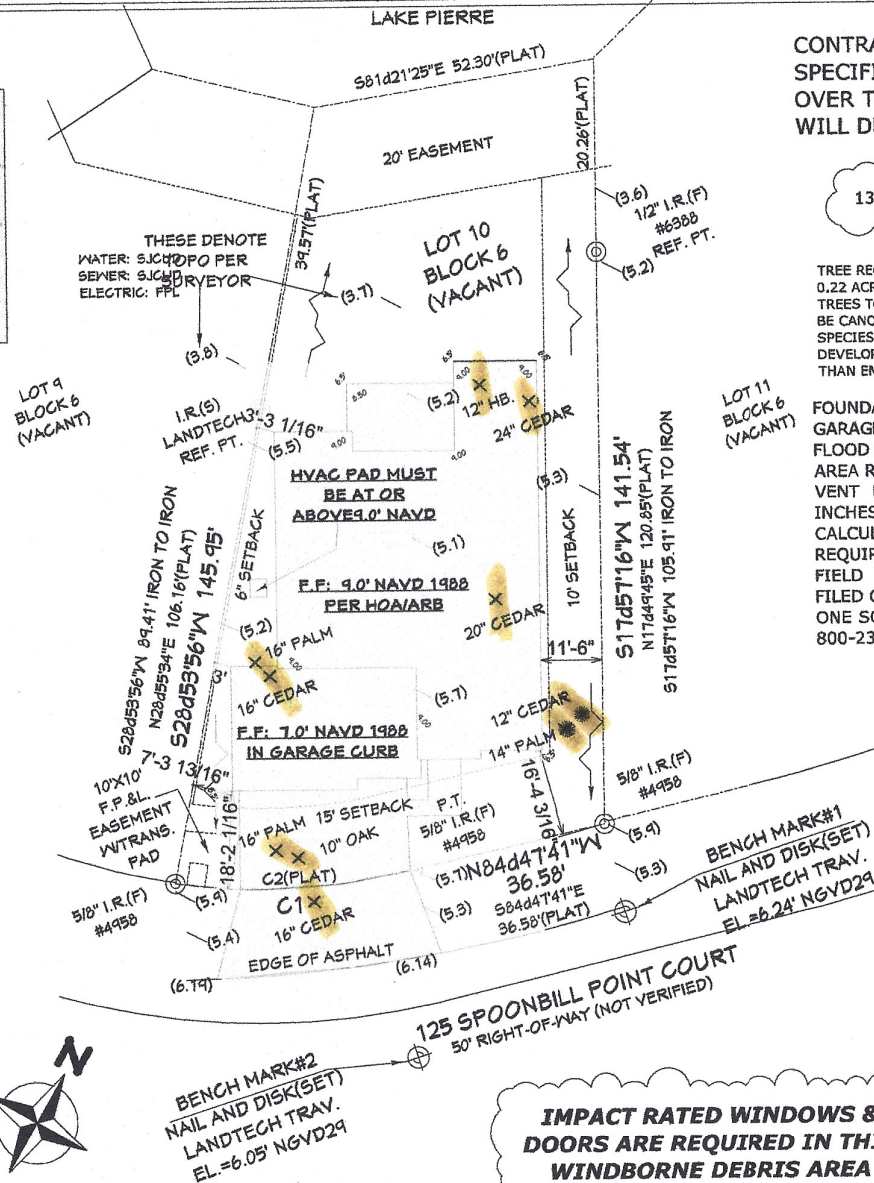
TYPE "B" DRAINAGE

FLOOD ZONES: AE-1
 FIRM PANEL: 12104C0318J
 EFFECTIVE DATE: 12/01/2018
 FEMA PART 1 & 2 ARE REQUIRED
 PER HOA/ARB GUIDELINES THE
 MINIMUM FINISH FLOOR OF THE
 HOME MUST BE 9.00' NAVD 1988

**IF YOU ARE CONFUSED CALL
 THE DESIGNER @ 904-993-2231
 FOR CLARIFICATION**

**FOOTER & STEINWALL FOUNDATION
 MAX BUILDING HEIGHT WILL BE
 BELOW 35 FEET**

ZONING INFO: RS-2
 SETBACKS:
 FRONT: 15'
 SECONDARY FRONT: 12'
 REAR: 10'
 SIDE: 10'
 MAX BLDG COVERAGE: 40%
 MAX IMPERVIOUS LOT COVERAGE: 70%
 MAX HEIGHT: 35'



**CONTRACT NOTE: CONTRACT AND
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 OVER THESE DRAWINGS. ANY CONFLICT
 WILL DEFAULT TO SAID DOCUMENTS.**

135 MPH, EXPOSURE "C" PER THE E.O.R.

TREE REQUIREMENTS:
 0.22 ACRES X 40 INCHES/ACRE = 9 INCHES OF APPROVED
 TREES TO BE PLANTED. 70% OF THE REQUIRED TREES MUST
 BE CANOPY TYPE WITH NO MORE THAN 50% OF THE SAME
 SPECIES AND 50% MUST BE NATIVE PER THE SJC LAND
 DEVELOPMENT CODE 4.01.05.E1. NOTE: THERE ARE MORE
 THAN ENOUGH TREES TO MEET THE TREE REQUIREMENTS.

**FOUNDATION VENTS ARE REQUIRED IN THE
 GARAGES DUE TO THE HOME BEING IN AN AE-7
 FLOOD ZONE:**
 AREA REQUIRED FOR FLOOD VENTS: 799.13
 VENT MODEL USED: 816CS, 8X16, 105 SQR.
 INCHES COVERS 205 S.F. ENCLOSED AREA/VENT
 CALCULATION: 799.13/205 = 3.8981 VENTS
 REQUIRED = 4 VENTS
 FIELD ADJUST LOCATION BASED ON EXISTING
 FILED CONDITIONS
 ONE SOURCE: CRAWL SPACE DOOR SYSTEMS: 1-
 800-230-9598

**BUBBLED AREA = SILT FENCE
 WHICH WILL BE USED ON SITE
 TO PREVENT IMPACTS TO
 SURROUNDING PROPERTIES**

WIND DESIGN CRITERIA:
 WIND SPEED: 135 MPH
 EXPOSURE CATEGORY: "C"
 BUILDING TYPE: ENCLOSED
 BUILDING CATEGORY: II
 IMPORTANCE FACTOR: 1.0
 TOPOGRAPHY: FLAT
 MEAN ROOF HEIGHT: -25 FT
 BUILDING CODE: FBC-R 2020
 7TH EDITION
 BUILDING ENGINEER TO CONFIRM

LEGAL DESCRIPTION:
 R/E #: 158571-6100
 LOT 10, BLOCK 6
 PELICAN POINT
 OR 5419/1849
 SAINT AUGUSTINE, FLORIDA 32080
 CITY OF ST. AUGUSTINE BEACH
 0.22 ACRES

**IMPACT RATED WINDOWS &
 DOORS ARE REQUIRED IN THIS
 WINDBORNE DEBRIS AREA**

SITE PLAN
 CLEARANCE SHEET #: R2020-006479*1

**PLAN #
 2537**

CLIENT APPROVAL SIGNATURE DATE
 KEVIN FINN
 INDOOR PARTNERS, LLC

BUILT BY: S&B Design Homes of the First Coast, LLC
 CSCI133048/F011599
 125 SPOONBILL POINT CT., ST.
 AUGUSTINE, FLORIDA 32080
 P.O. BOX 10, BLOCK 6
 R/E #: 158571-6100

PROJECT DESCRIPTION:
 SPOONBILL POINT COURT SPEC HOME
 125 SPOONBILL POINT CT., ST.
 AUGUSTINE, FLORIDA 32080
 P.O. BOX 10, BLOCK 6
 R/E #: 158571-6100

DESIGN CRITERIA:
 WIND SPEED: 135 MPH
 EXPOSURE CATEGORY: "C"
 BUILDING TYPE: ENCLOSED
 BUILDING CATEGORY: II
 IMPORTANCE FACTOR: 1.0
 TOPOGRAPHY: FLAT
 MEAN ROOF HEIGHT: -25 FT
 BUILDING CODE: FBC-R 2020
 7TH EDITION
 BUILDING ENGINEER TO CONFIRM

DATE:
 12/10/2022
SCALE:
 1" = 10'-0"
SHEET:
 A-2

Fw: Tree evaluation

From: Kevin Finn (finn2135@yahoo.com)

To: treemedicinc@yahoo.com

Date: Friday, March 22, 2024 at 12:52 PM EDT

----- Forwarded Message -----

From: eddie conlon <treemedicinc@yahoo.com>

To: "finn2135@yahoo.com" <finn2135@yahoo.com>; Edward Conlon <treemedicoffice@yahoo.com>

Sent: Friday, March 15, 2024 at 06:31:56 PM EDT

Subject: Tree evaluation

Sea Breeze Homes

Site: Pelican Reef

Address: 125 Spoonbill Ct
St. Augustine Fl.
32084

There are two trees I would recommend saving on this a lot

Due to the impact of the trees and the condition of the trees and the plans for the home. There are 2 tree that will be able to be saved.

SAVE (2) sable palms on the east side of the property.

(1) sable palm on the east side by a cedar tree.

1) 12" The cedar tree is in very bad condition. 50% of the limbs are dead. Very weak canopy. Impact from grade change in construction will result in death of the tree.

#9) 20"Cedar tree center of lot on right side dead.

#2) 24" Cedar tree back right corner, completely rotten at base is a risk to the home to the east as well as the construction site and future home. #3)12"

Hackberry back right of property large decay in trunk from previous split.

Recommend removal.

#5)16" Left side of Property Center, Cedar tree dead.

#7) 14" Front left by swale Cedar leaning over roadway. (Good)condition Trunk is leaning approximately 8° from roots being cut for swale at road side. Canopy is green. Health is fair.

#6) 10"Live Oak tree front left. Very weak bark splitting saltwater damage.

#4&8) sable palms on right side of property.

* 10 cedar trees to be planted on lot

SITE LOCATION

Lake Pierre

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

135 MPH, EXPOSURE "C" PER THE E.O.R.

TREE REQUIREMENTS:
0.22 ACRES X 40 INCHES/ACRE = 9 INCHES OF APPROVED TREES TO BE PLANTED. 70% OF THE REQUIRED TREES MUST BE CANOPY TYPE WITH NO MORE THAN 50% OF THE SAME SPECIES AND 50% MUST BE NATIVE PER THE SJC LAND DEVELOPMENT CODE 4.01.05.E.1. NOTE: THERE ARE MORE THAN ENOUGH TREES TO MEET THE TREE REQUIREMENTS.

FOUNDATION VENTS ARE REQUIRED IN THE GARAGES DUE TO THE HOME BEING IN AN AE-7 FLOOD ZONE:
AREA REQUIRED FOR FLOOD VENTS: 799.13
VENT MODEL USED: 816CS, 8X16, 105 SQR.
INCHES COVERS 205 S.F. ENCLOSED AREA/VENT CALCULATION: $799.13 / 205 = 3.8981$ VENTS REQUIRED = 4 VENTS
FIELD ADJUST LOCATION BASED ON EXISTING FILED CONDITIONS
ONE SOURCE: CRAWL SPACE DOOR SYSTEMS: 1-800-230-9598

BUBBLED AREA = SILT FENCE WHICH WILL BE USED ON SITE TO PREVENT IMPACTS TO SURROUNDING PROPERTIES

WIND DESIGN CRITERIA:
WIND SPEED: 135 MPH
EXPOSURE CATEGORY: "C"
BUILDING TYPE: ENCLOSURE
BUILDING CATEGORY: II
IMPORTANCE FACTOR: 1.0
TOPOGRAPHY: FLAT
MEAN ROOF HEIGHT: -25 FT
BUILDING CODE: FBG-R 2023
8TH EDITION
ELECTRIC CODE: NEC 2020
BUILDING ENGINEER TO CONFIRM

LEGAL DESCRIPTION:
R/E #: 1505T1-6100
LOT 10, BLOCK 6
PELICAN POINT
OR 5418/1843
SAINT AUGUSTINE, FLORIDA 32080
CITY OF ST. AUGUSTINE BEACH
0.22 ACRES

IMPACT RATED WINDOWS & DOORS ARE REQUIRED IN THIS WINDBORNE DEBRIS AREA

SITE PLAN

PLAN # 2537

CHECKLIST:

DATE	APPROVAL SIGNATURE	DATE	APPROVAL SIGNATURE

CLIENT INFORMATION:
SUBMITTER: Kevin Finn
DESIGNER: Kevin Finn
ENGINEER: Kevin Finn
ADDRESS: 107 VEDRA LANDING COURT, SUITE 100, VEDRA BEACH, FL 32982
PHONE: 904-237-3849
P.O.C.: KEVIN FINN 904-237-3849

PROJECT DESCRIPTION:
SPHOONBILL POINT COURT SPHC HOME
125 SPOONBILL POINT CT., ST.
PELICAN REF. LOT 10, BLOCK 6
R/E #: 1505T1-6100

DESIGNER'S SEAL:
KEVIN FINN, P.E.
FLORIDA PROFESSIONAL ENGINEERING BOARD No. 1505T1-6100
ST. AUGUSTINE BEACH, FLORIDA 32080
904-237-3849
www.kevinfinndesign.com

NOTES:
COPYRIGHT 2024, DESIGNS FOR LIVING, LLC - Under section 100 of the Architecture laws, Copyright Protection Act Title 17 of the United States Code, specific and copyright law apply to original designs of a building created by a registered professional architect or architectural drafter, including a construction drawing, model, or plan. Any reproduction, distribution, or use of any part of this drawing without written permission of the Designer is prohibited. This document is intended for the use of the client only and is not to be used for any other purpose. The Designer assumes no responsibility for the accuracy of the information provided herein, nor for the results obtained from its use. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Designer's office shall not be held liable for errors or omissions in this drawing or any other documents prepared by or for the Designer's office.

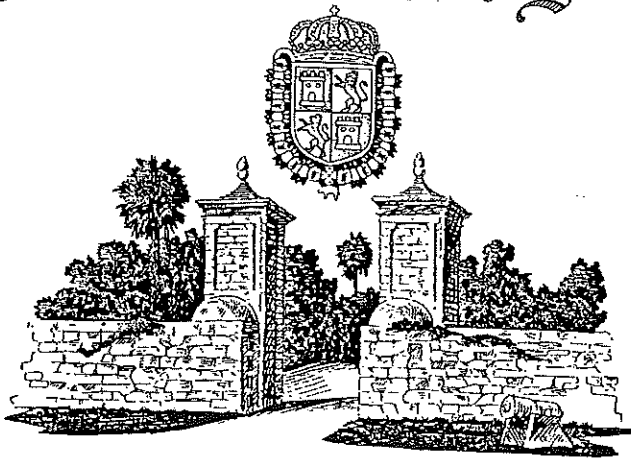






City of Saint Augustine

PLANNING AND BUILDING
DEPARTMENT



March 26, 1991

SAINT AUGUSTINE, FLORIDA

Mr. Pierre D. Thompson
Thompson, Bailey & Baker
31 Cordova Street
St. Augustine, Florida 32084

RE: Zoning Variance (BDAC 88-418)

Dear Mr. Thompson:

As you requested, this letter will confirm the Planning and Zoning Board (PZB) action concerning your application (BDAC 88-418) on March 5, 1991.

The PZB approved BDAC 88-418 for a variance to reduce the sideyard setback requirements from ten feet (10') to six inches (6") on twenty-two (22) patio home lots on Spoonbill Court.

Also, the PZB approved a variance to allow forty percent (40%) lot coverage on all lots in the Pelican Reef Subdivision. Failure to exercise these variances by commencement of the use or action approved within one year shall render the variance invalid. These variances are transferable and are considered a "blanket variance".

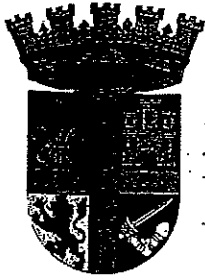
Please contact my office if you have questions regarding this subject.

Sincerely,

Troy Bunch
Director, Planning and Building

TB:em

xc: Joseph Pomar, Jr., City Manager
BDAC File 88-418



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

Amy Skinner

From: Isabelle Lopez
Sent: Friday, October 8, 2021 5:19 PM
To: Amy Skinner; David Birchim; Jacob Fredriksson
Cc: Richard Thibault; Shanna Lee
Subject: Pelican Reef tree removals
Attachments: 1995 Appeal of Staff Decision.pdf

- a. The April 5, 1995 PZB order. The PZB land development order requires that lot owners maintain 10 cedars on each lot as a condition of the development, and that any other tree removal will require a permit from the city. These terms are summarized in the letter dated April 5, 1995 from Jean Carver, Citizen Boards Technician to Pierre Thompson regarding his April 4, 1995 PZB appeal of a staff determination/variance 95-0187. This correspondence could be characterized as the rendered PZB order and appears to identify a development permit condition binding on the developer and his successors, the individual lot owners.
- b. Plat of Pelican Reef. I further looked at the plat for Pelican Reef, and it includes a notation that additional restrictions may be found in the public records that affect tree removal/wetlands.
- c. Recorded Covenants and Restrictions. The lots in Pelican Reef are bound by the covenants and restrictions found in OR 937 BK 198. Page 215 sections 2.14 and 2.15 describe the requirements for each lot owner to replace each removed cedar tree with two cedar trees, and the requirement that a minimum of 10 cedars be planted on each lot, and failure to do so shifts the requirement to the homeowner's association Architectural Review Board to access the lot, conduct the planting and place a lien on the property for costs associated with the planting.
- d. Legislative Bill Analysis. I looked at the bill analysis of 163.045, Florida Statutes, HB 1159 (2019), and it described the intent of the bill to address general city ordinances. There is nothing in the bill analysis or the actual adopted language in the statute that points to an intent to preempt and nullify development order conditions. There is also no language stating an intent to nullify private covenants running with the land. The bill analysis focuses on land development code regulations and ordinances of general applicability. The bill analysis also discusses the intent of the Bert Harris Act as it relates to the bill; of note, the Harris Act itself does not apply to any action before May 1995. Nothing in the 2019 bill adopts the preemption retroactively or explicitly removes development permit conditions that pre-date its adoption.

Therefore, I believe that 163.045 does not apply to lots within Pelican Reef, as those lots are bound by a land development order with conditions pre-dating the Harris Act, and pre-dating adoption of this bill. The conditions are further adopted in a recorded Covenant and Restriction enforceable on each lot. The statute was not intended to impair this private contractual right. Should an applicant claim that the tree is statutorily "dangerous" per 163.045, the staff report should remind the PZB that the state statute does not apply to lots in Pelican Reef, because the terms of the development order have not been nullified nor has the recorded Covenant and Restriction become invalid. Even with a statutory "dangerous" tree, the lot owner must still plant 2 for 1, and maintain 10 cedars on the lot. This is not because of a general code provision (which is not allowed per 163.045) but because of a development order condition and a covenant running with the land.

Title XI
COUNTY ORGANIZATION AND
INTERGOVERNMENTAL RELATIONS

Chapter 163
INTERGOVERNMENTAL
PROGRAMS

View Entire
Chapter

163.045 Tree pruning, trimming, or removal on residential property.—



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 2, 2024	8.f.	PZB2024-0028
Request	Address	Parcel ID
Conservation Overlay Zone Development	171 Inlet Drive Lot A	213831-0010



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	<u>Residential Single-Family-One: RS-1</u>
Acreage:	0.39
Applicant:	Carter Environmental Services
Owner:	Agan Prameshuber



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

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	Salt Run	Open Land	OL
South	0100 – Single Family	Residential Low Density	RS-1
East	0000 – Vacant Residential	Residential Low Density	RS-1
West	0100 – Single Family	Residential Low Density	RS-1

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to construct a dock within [COZ 1 & 2](#) at 171 Inlet Drive Lot A. [On September 6, 2022](#), the Board approved an application for the construction of a new 939 square foot boat dock, boat lift, and PWC lift at 171 Inlet Drive Lot A.

The current application is for a modification to the previously approved dock (PZB 2022-0046). The applicant is requesting a new one thousand and forty-five (1,045) square foot boat dock, boat lift, and PWC lift.

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation		N/A
Conservation and Coastal Management	Policy 2.1.1	N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

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

The Planning and Zoning Board [shall review all applications for development in COZ 1 and 2](#). Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is [authorized to impose limitations](#) in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

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

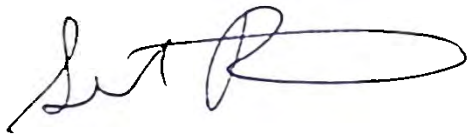
- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.
- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length

shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

The applicant has submitted an application modifying the previously approved single-family dock. The modifications include an increase in square footage of decking and boat lift.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for a modification to the previously approved application by the Planning and Zoning board for a dock on September 6, 2022, at 171 Inlet Drive Lot A / PID 213831-0010.



Sarah Daugherty
Senior Planner
Planning and Building Department

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.

Michael Carpenter

3-8-24

Signature of Applicant

Date

Signature of Property Owner

Date

04/18/2019



**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 CARPENTER

Print name of applicant

Michael Carpenter

Signature of applicant

3-8-24

Date



Owner's Authorization For Agent

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

BY: _____

Signature of Owner

AGAN PRAMESHUBER

Print Name of Owner

904 708-4200

Telephone Number

State of Florida

County of Duval

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

By Agan Prameshuber

Identification verified:

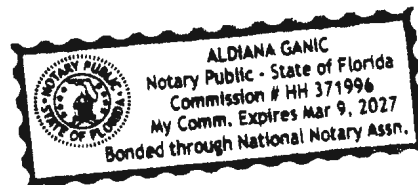
Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

alidiana Lemic'

My Commission expires: _____

03/09/2027





CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$330 (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Michael Carpenter Contact Number: 904-540-1786

Business (if applicable): Carter Environmental Services

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

E-Mail Address: mcarpenter@carterenv.com

2. NAME OF PROPERTY OWNER: Agan Prameshuber Contact Number: 904-708-4200

Business (if applicable): _____

Address: 3653 East Bury Dr City: Jacksonville State: FL Zip: 32224

E-Mail Address: aganprameshuber@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: A Block: 1

Subdivision: Davis Shores Ocean View Parcel Number: 2138310010

4. PROJECT STREET ADDRESS: 171 Inlet Dr. - Lot A

5. SPECIFIC PROPOSED USE: Proposed SIngle Family Dock

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Conservation Overlay Zone Approval for a single family dock

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

6. 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 angular 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 brief description 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 when an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.01(6) 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 Carpenter

Signature of Applicant

7-20-22

Date

[Signature]

Signature of Property Owner

7-20-22

Date

ORLA/2022



**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 Carpenter

Print name of applicant

Michael Carpenter

Signature of applicant

7-20-22

Date



Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF
OF Agan Prameshuber 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:
171 Inlet Dr. Lot - A

BY: _____

Signature of Owner

Agan Prameshuber

Print Name of Owner

904 708-4200

Telephone Number

State of FLORIDA

County of DUVAL

Signed and sworn before me on this 20th day of July, 2022

By Agan Prameshuber

Identification verified

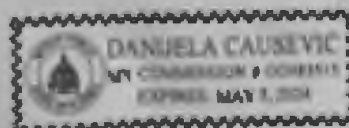
Oath sworn ☒ Yes ☐ No

Notary Signature

Daniela Causevic

My Commission expires

5-3-24



Attachment 1
Overlay Zone Application Narrative

**171- Lot A Inlet Drive
Overlay Zone Development Application Supplement
July 2022**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock that includes one new boat lift & a dual PWC lift at 171- Lot A Inlet Dr. The proposed dock will allow the new owners access to the Salt Run. Total dock and lift area over open water will be approximately 939 sq. ft. The height of the dock will be 5' 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 no salt marsh vegetation between the uplands and open water on the site. The shoreline is sea-walled and armored with riprap and vegetation is not present.

- 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 95 feet of Salt Run frontage that is not visible from Atlantic beaches. The property and adjacent properties utilize sea walls/riprap and are elevated from the coastline. Mangroves and marine vegetation are present in the area but not on the site.

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

The property sits on the Salt Run and is adjacent to another single-family home to the south and to a currently vacant single-family lot to the north.

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: There are no anticipated vegetative impacts as salt marsh, mangroves, and sea grass are not present. Also, the dock will minimally shade a small area of open water, but will be built as required by state and federal agencies, five feet or higher above mean high water.

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 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 are not anticipated. Negative effects to shellfish, if any, should be minimal, with potentially positive impacts in the form of additional substrate for shellfish to colonize.

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

The dock site is located in a channel of slightly deeper water behind a large sand bar at the mouth of the Salt Run, and due to this natural restriction boating is limited to lower and no-wake speeds. Also, the current presence of a dock at the site is related to boat usage by prior property owners. Use of the modified dock by the new 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 supports will provide shelter for larval, juvenile, and adult fish.

Negative: Extremely small loss of juvenile habitat from the placement of approximately 17 new pilings for the dock expansion.

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

Positive: The pilings used to construct the dock/lift additions 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 additional dock area 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 currently 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 not exceed 6' above MHW, with a proposed height for the newly constructed dock being 5' to match the existing dock profile.

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

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

Attachment 2

Overlay Zone Application Graphics



Location Map

Lot A - Prameshuber 171 Inlet

Date: Jul 03 2022

St. Augustine, FL

5.21548

Project:

**CARTER ENVIRONMENTAL
SERVICES, INC.**

ES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Page 277 of 348



Legend

Subject Property +/- 0.42 ac.

0 100 200
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.

ces

42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Current Aerial

Lot A - Prameshuber 171 Inlet

Project: 5.21548		Date: Jul 03 2022	Figure: 2
------------------	--	-------------------	-----------



Legend



Subject Property +/- 0.42 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.

CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Neighboring Structures

Lot A - Prameshuber 171 Inlet

Project:

5.21548

St. Augustine, FL

Date: Jul 18 2022

Figure:

3





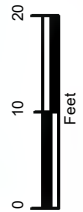
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Legend

- Subject Property +/- 0.42 ac.
- Riparian Lines
- GPS Depth Measurements at Low Tide
- Bathymetric Contours

Proposed Dock Area +/- 1,045 sq. sf.

- Proposed Decking +/- 356 sf.
- Proposed Boat Lift: +/- 546 sf.
- Proposed PWC Lift +/- 144 sf.



Sources: ESRI Aerial Basemap
Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dock Alignment Lot A - Prameshuber 171 Inlet

Project: 5.21548 St. Augustine, FL

Date: Feb 29 2024

Figure: 4



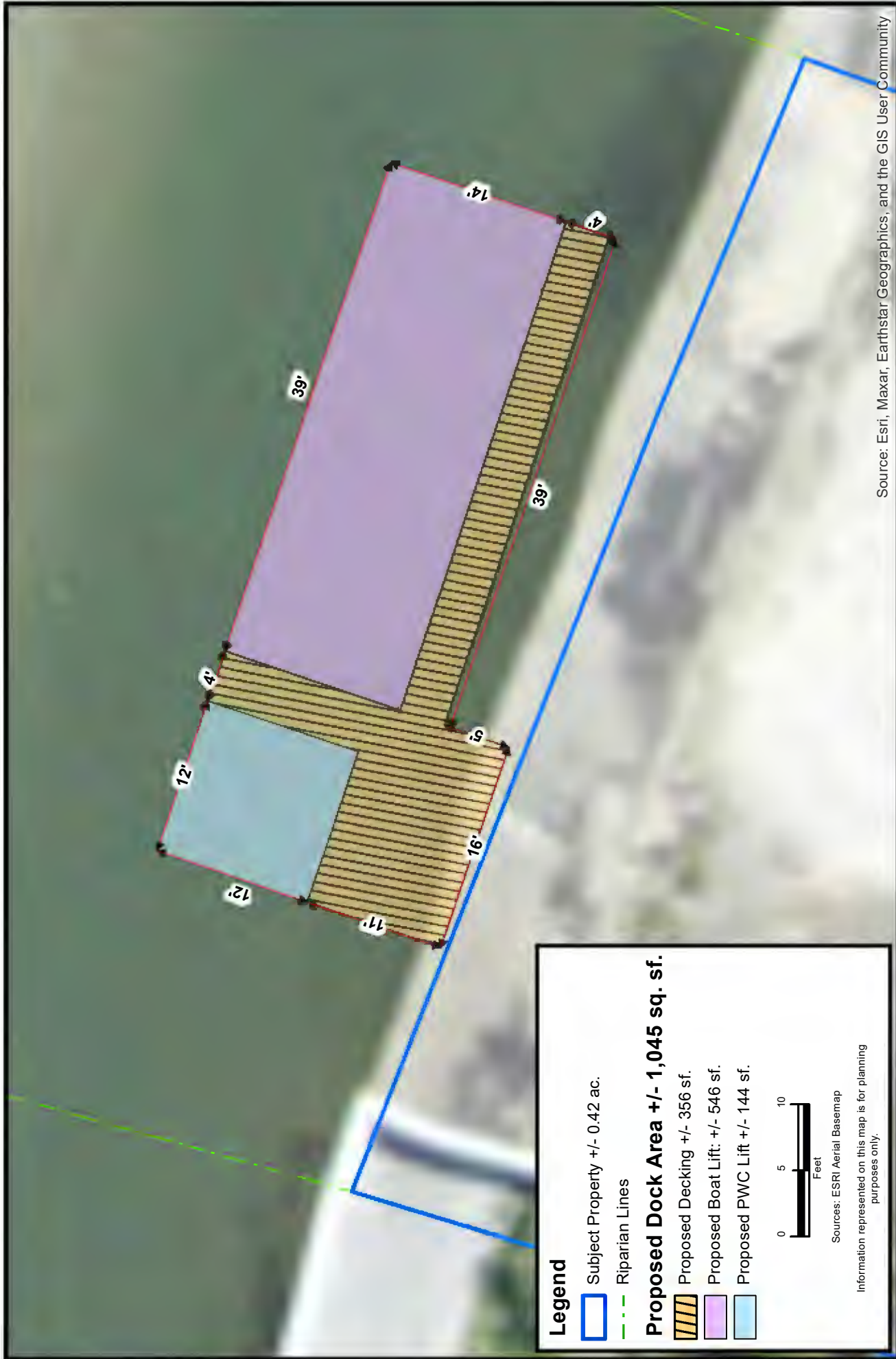
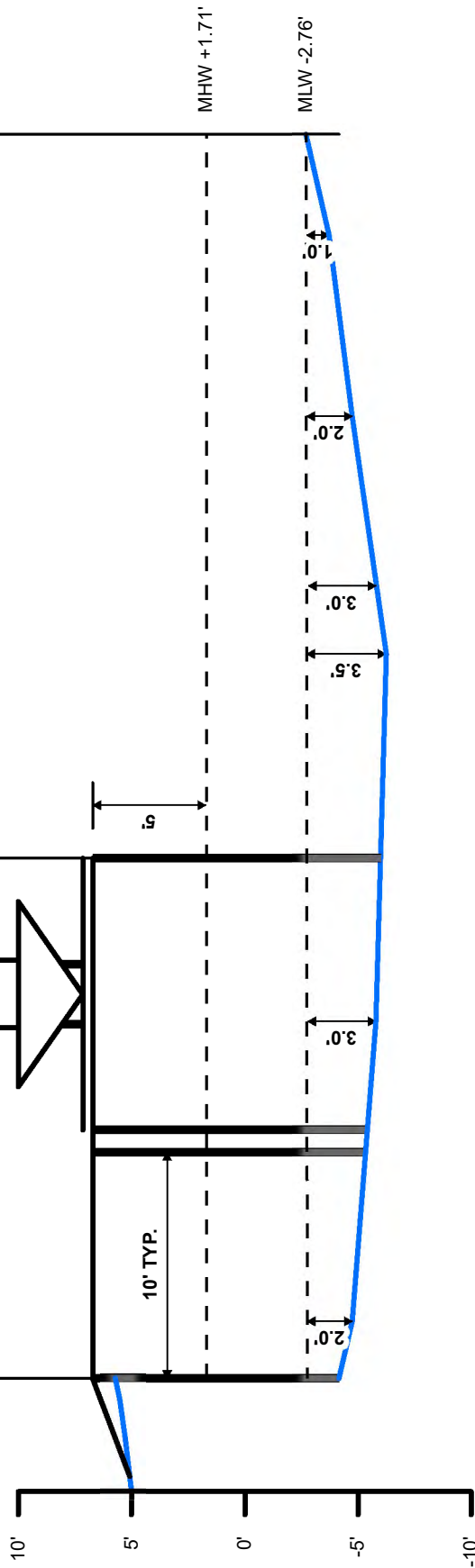


	Figure: 5	
	Date: Feb 29 2024	
Proposed Dock Dimensions		
Lot A - Prameshuber 171 Inlet		
Project: 5.21548	St. Augustine, FL	
CARTER ENVIRONMENTAL SERVICES, INC.		
		
42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com		



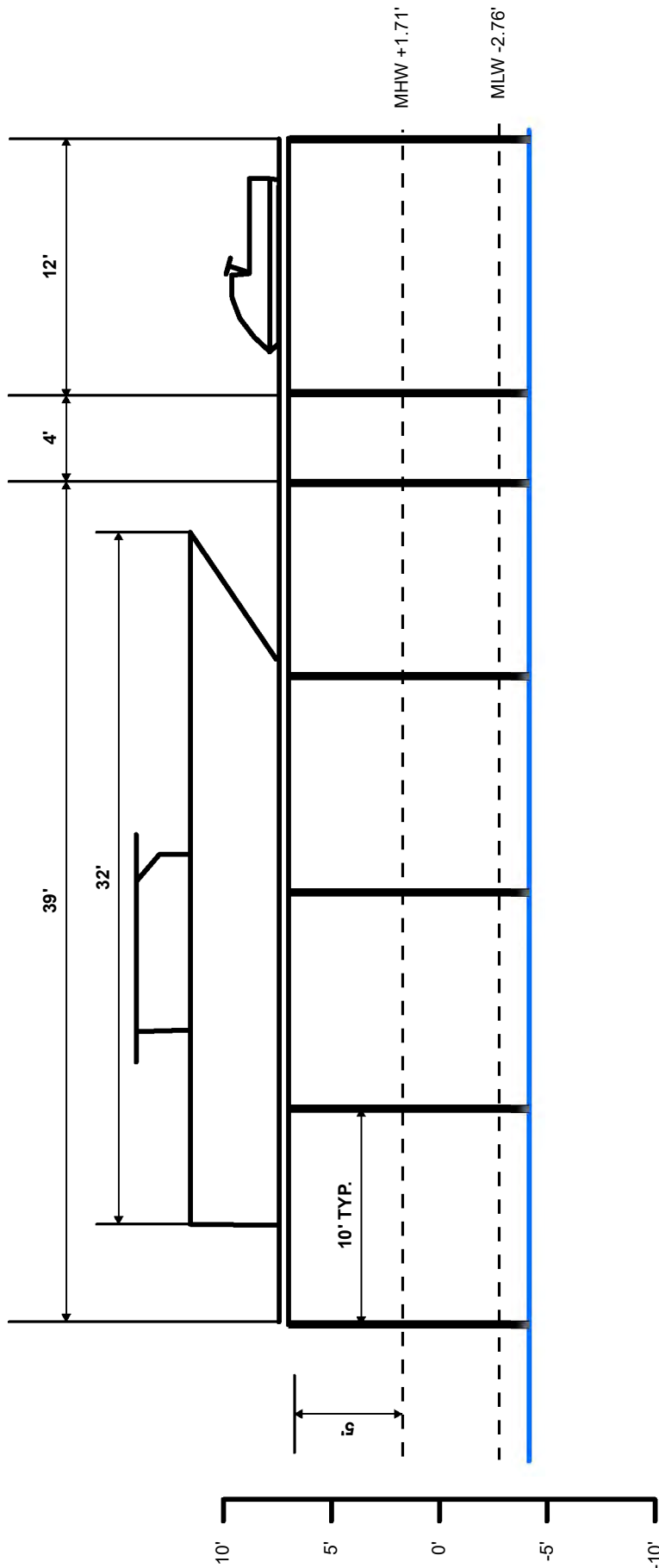
Proposed Dock Profile Lot A - Prameshuber 171 Inlet

CARTER ENVIRONMENTAL SERVICES, INC.
CES
 42 Masters Drive
 St. Augustine, FL 32084
 904-540-1786
www.carterenv.com

Project: 5.21548

Date: Feb 29 2024

Figure: 6



CARTER ENVIRONMENTAL
SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dock Cross Section
Lot A - Prameshuber 171 Inlet



Project: 5.21548

Date: Feb 29 2024

Figure: 7



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

September 6, 2022

Michael Carpenter c/o Carter Environmental Services
42 Masters Dr
St Augustine, FL 32084

cc: Agan Prameshuber

Re: Conservation Overlay Zone Development – 171 Inlet Drive Lot A – Case Number 2022-0046

Dear Applicant:

On Tuesday, September 6, 2022, the Planning and Zoning Board (PZB) met and discussed your application to approve the construction of a new 939 square foot dock, boat lift and PWC lift within Conservation Overlay Zone 1.

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

Conservation Overlay Zone Development approval is valid for a period of one (1) year from the date of approval. Failure to exercise the Conservation Overlay Zone Development by commencement of the use or action approved shall render the approval invalid, unless an extension has been applied for and approved not less than thirty (30) days prior to the one (1) year expiration date.

Please contact the Planning and Building Department at 904-825-1065 for the proper permits, fees and requirements to proceed with your project in accordance with the Planning and Zoning Board's decision.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|---|--|
| ☐ Appeal | ☐ Preliminary Subdivision Plat Approval |
| ☒ Conservation Overlay Zone Development | ☐ PUD Modification/Amendment |
| ☐ Use by Exception | ☐ Rezoning |
| ☐ Final Development Plan | ☐ Variance |
| ☐ Land Use Plan Amendment | ☐ Other Click here to enter text. |

IN THE MATTER OF:

Case No.: 2022-0046
Applicant: Michael Carpenter c/o Carter Environmental Services
Owner: Agan Prameshuber
Address: 171 Inlet Drive Lot A
Parcel Number: 2138310010

RE: Request to approve the construction of a new 939 square foot dock, boat lift and PWC lift within Conservation Overlay Zone 1.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 6, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the September 6, 2022 Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a land use designation of Residential Low Density and a zoning classification of Residential Single Family One (RS-1).
4. The above-described Conservation Overlay Zone Development is subject to Section 28-29 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action MEETS **DOES NOT MEET** the requirements of Section 28-29, City of St. Augustine Code, and APPROVES / **DENIES** / **CONTINUES** the Applicant's request to approve the construction of a new 939 square foot dock, boat lift and PWC lift within Conservation Overlay Zone 1.

Subject to the following conditions:

- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 6 day of September, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

2022-0046 REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Grant Mustary

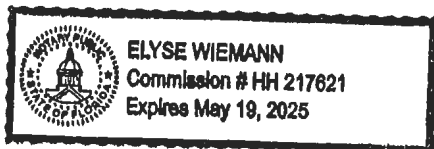
Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Grant Mustary who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 6 day of September, A.D., 2022.



Elyse Wiemann
Notary Public, State of Florida

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2138310010
Location Address	INLET DR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	107/16-17 INLET VIEW LOT A OR5556/701 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	INLET VIEW
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.390
Homestead	N

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



Owner Information

Owner Name	Prameshuber Agan 100%
Mailing Address	3653 EASTBURY DR JACKSONVILLE, FL 32224-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$14,193
Total Land Value	\$1,258,400
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,272,593
Total Deferred	\$224,915
Assessed Value	\$1,047,678
Total Exemptions	\$0
Taxable Value	\$1,047,678

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$4,435	\$948,000	\$0	\$0	\$952,435	\$952,435	\$0	\$952,435
2022	\$0	\$13,054	\$731,136	\$0	\$0	\$744,190	\$744,190	\$0	\$744,190
2021	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0

Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		14193

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	88	202	88	FF	\$1,258,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/11/2022	5/4/2022	\$1,250,000.00	WARRANTY DEED	5556	701	Q	V	ANTONATOS ANN CAROLYN REVOCABLE TRUST D: 09/23/2015	PRAMESHUBER AGAN

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 3/27/2024, 2:03:37 AM](#)

Contact Us

Developed by



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 2, 2024	9.a.	PZB2024-0026
Request	Address	Parcel ID
Comprehensive Plan Land Use Amendment and Rezoning	64 Palmer Street	107160-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

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

Future Land Use Designation: Residential Low Density

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

Acreage: 0.31

Applicant: Sipho Holden

Owner: Old City Trust



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

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0100 – Single Family	Residential Low Density	RS-2
South	0100 – Single Family	Residential Low Density	RS-2
East	0100 – Single Family	Residential Low Density	RS-2
West	0100 – Single Family	Commercial Low Intensity	CL-1

Request Summary

This application is a request to amend the City’s Comprehensive Plan Future Land Use map and rezone the property at 64 Palmer Street.

	Current	Proposed
Land Use Designation	Residential Low Density	Residential Medium Density
Zoning Designation	Residential Single-Family-Two: RS-2	Residential General-One: RG-1

The applicant is proposing to convert the existing structure from a single-family residence into a duplex; duplexes are not an allowed use under the [RS-2 zoning designation](#) which is why the request for rezoning the property to [Residential General-One: RG-1](#) has been made.

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Policy 2.2.1	This proposal is an infill type of redevelopment which is consistent with this policy.
	Policy 5.1.2	The City’s policy to encourage infill development deems it necessary to increase density in appropriate locations which is consistent with this request.
	Objective 5.2	This policy that new development should aim to reduce vehicle miles traveled is consistent with this request by allowing the location of new housing to be closer to services within St. Augustine.
	Policy 5.2.3	This request is consistent with this policy by providing multi-family units within the City.

	Policy 6.4.4	The Residential Medium Density land use designation request is consistent with the policy to maintain a diverse medium intensity residential character which is present in the area with other RG-1 and CL-1 zoned areas.
Historic Preservation		
Conservation and Coastal Management		
Recreation and Open Space		
Transportation and Mobility		
Housing	Policy 1.1	This request is consistent with the objective of assisting the private sector in providing adequate housing to meet current and future needs of the City.
	Goal 2	This request is consistent with this goal by increasing the type of housing within the City.
	Policy 3.2.1	This proposal is consistent with this policy as it is compatible infill development within an existing neighborhood.
Infrastructure		

Staff Analysis and Recommendation

Staff does not make recommendations concerning amendments of the City's Future Land Use Map or rezonings, instead the [Board is tasked with making recommendations to the city commission](#) which shall show that the Board has studied and considered:

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



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



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Sipho Holden Contact Number: 503-739-4598

Business (if applicable): _____

Address: _____ City: St Augustine State: FL Zip: _____

E-Mail Address: sipho78@yahoo.com

2. NAME OF PROPERTY OWNER: S Holden, Old City Trust Contact Number: 503-739-4598

Business (if applicable): _____

Address: 64 Palmer St City: St Augustine State: FL Zip: 32084

E-Mail Address: sipho78@yahoo.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 10 BLK 13 OR5129/1215 Block: 13

Subdivision: Ravenswood Parcel Number: 1071600000

4. PROJECT STREET ADDRESS: 64 Palmer St., St Augustine, FL 32084

5. SPECIFIC PROPOSED USE: multi-family (duplex)

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☒ Rezoning

☐ Other: 739

7. DESCRIPTION OF ACTION REQUESTED: _____

Re-zoning request to RG1 (Residential, General-one).

8. JUSTIFICATION FOR ACTION REQUESTED: _____

More efficient land-use

Large corner lot with 2 separate entrances (Palmer St and Pearl St.)

Large lot with ample parking.

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.

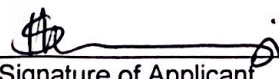
11. AGREEMENT:

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.

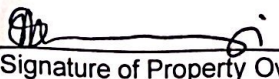
IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided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

02/26/2024

Date



Signature of Property Owner

02/26/2024

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.

Sipho Holden, Old City Trust

Print name of applicant



Signature of applicant

2/26/2024

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

64 Palmer St., St. Augustine, FL 32084

Project Address: _____

Sipho Holden

Applicant's Name: _____ Applicant's Signature: 

Sipho Holden

Owner's Name: _____ Owner's Signature: 

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID	1071600000
Location Address	64 PALMER ST SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	RAVENSWOOD SUB S90FT OF LOT 10 BLK 13 OR5129/1215 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Ravenswood Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.310
Homestead	N

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

Owner Information

Owner Name	Old City Tr 100%
Mailing Address	64 PALMER ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	\$217,450
Extra Features Value	\$0
Total Land Value	\$109,782
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$327,232
Total Deferred	\$80,327
Assessed Value	\$246,905
Total Exemptions	\$0
Taxable Value	\$246,905

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$224,039	\$0	\$91,485	\$0	\$0	\$315,524	\$224,459	\$91,065	\$224,459
2022	\$198,710	\$0	\$90,040	\$0	\$0	\$288,750	\$204,054	\$84,696	\$204,054
2021	\$131,094	\$0	\$54,410	\$0	\$0	\$185,504	\$185,504	\$0	\$185,504
2020	\$133,111	\$0	\$40,928	\$0	\$0	\$174,039	\$130,978	\$43,061	\$130,978
2019	\$117,671	\$0	\$40,928	\$0	\$0	\$158,599	\$119,071	\$39,528	\$119,071
2018	\$122,106	\$0	\$37,076	\$0	\$0	\$159,182	\$108,246	\$50,936	\$108,246
2017	\$108,896	\$750	\$35,150	\$0	\$0	\$144,796	\$98,405	\$46,391	\$98,405
2016	\$96,267	\$750	\$27,927	\$0	\$0	\$124,944	\$89,459	\$35,485	\$89,459
2015	\$55,056	\$750	\$25,520	\$0	\$0	\$81,326	\$81,326	\$0	\$81,326
2014	\$51,818	\$750	\$25,520	\$0	\$0	\$78,088	\$78,088	\$0	\$78,088
2013	\$57,510	\$794	\$25,520	\$0	\$0	\$83,824	\$83,824	\$0	\$83,824

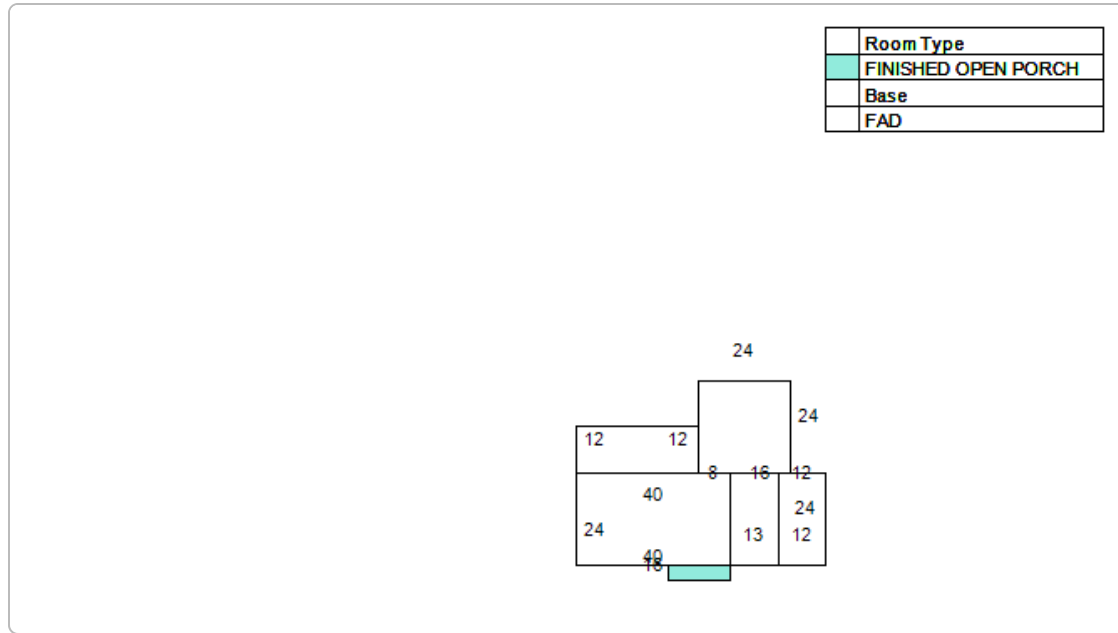
Building Information

Building 1
Building Value \$217,450
Year Built 1978
Actual Area 2584
Conditioned Area 2520
Use Single Family Residence
Style 01
Exterior Wall Brick, Wood

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

Description	Square Footage
ADDITION	576
ADDITION	288
ADDITION	312
ADDITION	384
BASE AREA	960
FINISHED OPEN PORCH	64
Total SqFt	2584

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	90	150	90	EF	\$109,782

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/18/2020	12/18/2020	\$100.00	WARRANTY DEED	5129	1215	U	I	UMUNTU TR	OLD CITY TR
11/18/2014	11/17/2014	\$100.00	WARRANTY DEED	3955	246	U	I	UMUNTU REVOCABLE TRUST	UMUNTU REVOCABLE TRUST
9/23/2013	9/17/2013	\$60,800.00	WARRANTY DEED	3793	601	U	I	DONALDSON MARILYN J	UMUNTU REVOCABLE TRUST
9/23/2013	9/17/2013	\$100.00	QUIT CLAIM DEED	3793	600	U	I	DONALDSON MARILYN J	UMUNTU REVOCABLE TRUST
9/6/2011	8/31/2011	\$100.00	PERSONAL REP	3471	48	U	I	JAMES GLORIA JACKSON EST BY	DONALDSON MARILYN J
5/16/2011	4/7/2011	\$0.00	LETTERS OF ADMN	3437	221	U	I	JAMES GLORIA (DECD 12/8/10)	JAMES GLORIA ESTATE
5/16/2011	4/5/2007	\$0.00	WILL	3437	223	U	I	JAMES GLORIA	JAMES GLORIA
	3/1/2001	\$0.00	AFFIDAVIT	1585	740	U	V	JAMES HAZEL (WIDOW OF ROOSEVELT JAMES)	
	1/31/2001	\$0.00	QUIT CLAIM DEED	1585	742	U	V	JAMES HAZEL (WIDOW OF ROOSEVELT JAMES)	JAMES GLORIA
	1/1/1978	\$0.00		397	631	U	V		JAMES GLORIA

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

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Last Data Upload: 3/27/2024, 2:03:37 AM

Contact Us

Developed by



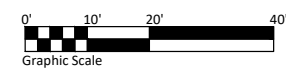


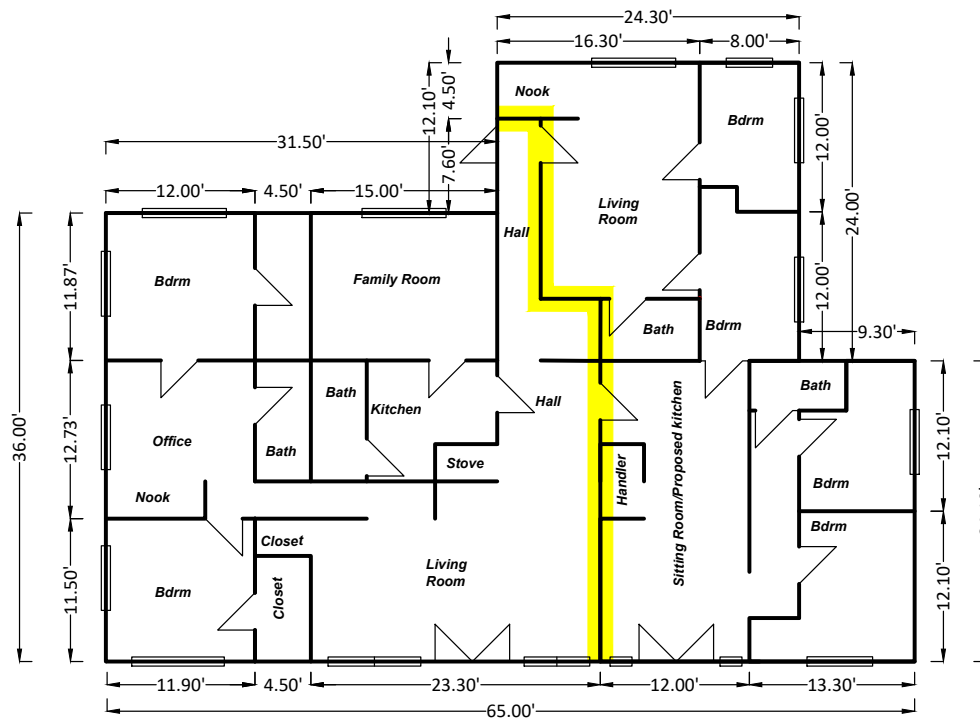
Parcel No. (APN) 1071600000
Land Use RESIDENTIAL
SINGLE FAMILY RESIDENCE
Lot Area (0.31 ACRES)

ADDRESS: 64 Palmer St
St. Augustine, FL 32084



Scale: 1"=20'
THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.





Legend:

Firewall

Note:

The duplex will comply with all the fire and building codes

FLOOR PLAN

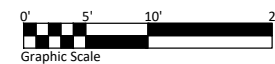
Parcel No. (APN) 617-293-03
Land Use RESIDENTIAL
SINGLE FAMILY RESIDENCE

ADDRESS: 23191 Vista Way
Lake Forest, CA 92630

Scale: 1"=10'



THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 2, 2024	9.b.	PZB2024-0032
Request	Address	Parcel ID
Comprehensive Plan Land Use Amendment and Rezoning	523 W King Street	112330-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: 1805 – Office Buildings (Multi-Story) (Owner Occupied)
(St. Johns County Property Appraiser)

Future Land Use Designation: Residential-D (County)

Zoning Designation: [Residential Single Family: RS-3 \(County\)](#)

Acreage: 0.23

Applicant: City of St. Augustine

Owner: Jeanne Moeller
c/o Emergency Services Homeless Coalition of St. Johns County

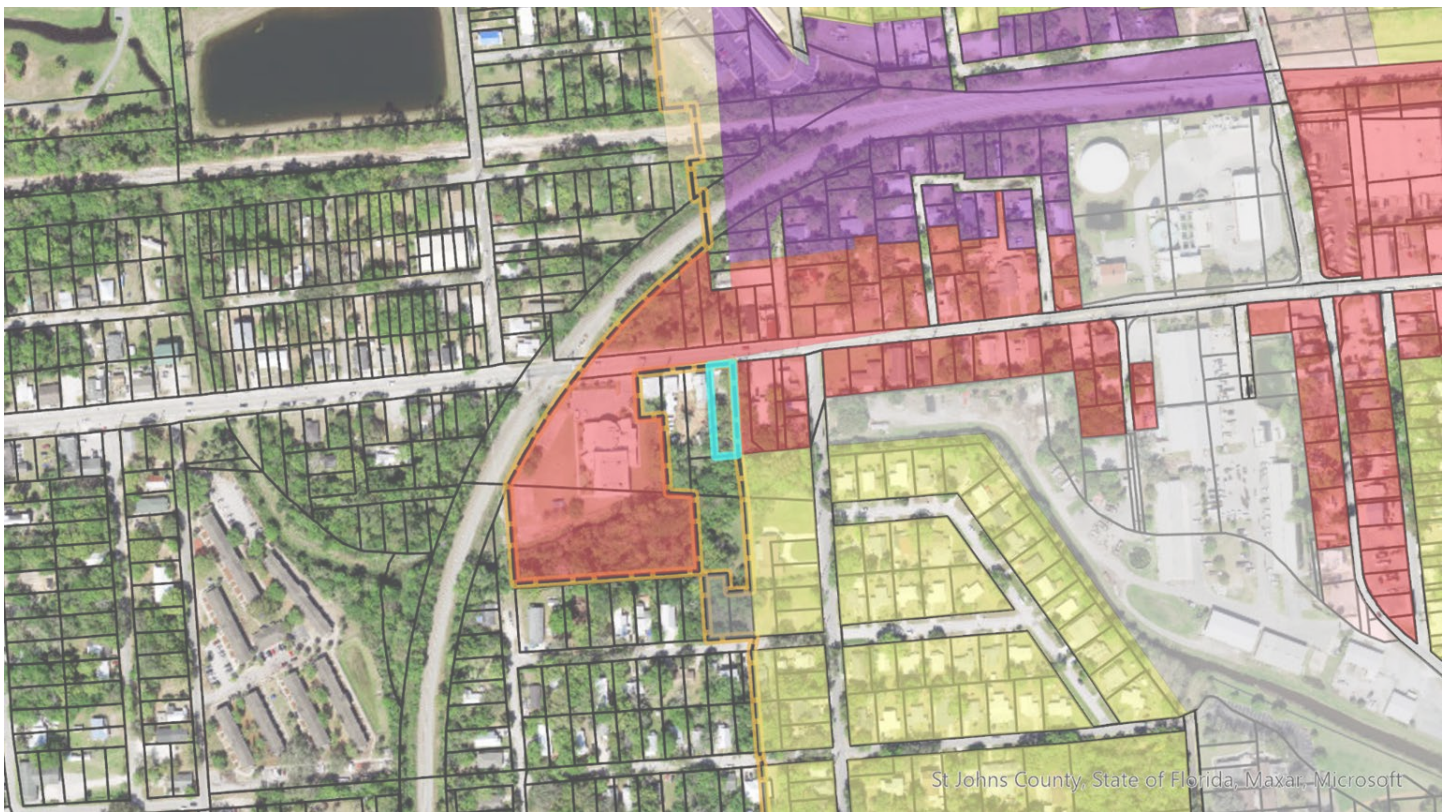


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	1000 – Vacant Commercial	Commercial Medium Intensity	CM-2
South	0100 – Single Family 0000 – Vacant Residential 8900 – Municipally Owned	Residential-D (County)	RS-3 (County)
East	0100 – Single Family	Commercial Medium Intensity	CM-2
West	1705 – Office Buildings (1 Story) (Owner Occupied)	Residential-D (County)	PUD (County)

Request Summary

This application is a request for amending the City’s Comprehensive Plan Land Use map and rezoning the property at 523 W King Street subject to the petition for voluntary annexation which was first reviewed by the City Commission on [February 12, 2024](#).

The surrounding areas within the city along West King Street have a Commercial Medium Intensity land use with a compatible [Commercial Medium-Two: CM-2 zoning designation](#). This commercial designation allows a broad range of uses, including those allowed under [Commercial Medium-One: CM-1](#), and also residential uses that may continue on the property.

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Objective 5.1	This request for annexation is consistent with this objective based on its location and proximity to other properties located within the City.
	Policy 5.1.2	The City’s policy to encourage infill development in appropriate locations is consistent with this request.
	Goal 6	This request is consistent with the City’s goal for a desired land use pattern.
	Policy 6.5.2	This request is consistent with this policy to apply the Commercial Medium Intensity land use designation where adequate traffic circulation capacity is available.
Historic Preservation		

Conservation and Coastal Management		
Recreation and Open Space		
Transportation and Mobility		
Housing	Policy 3.2.1	This proposal is consistent with this policy as it is compatible infill development within an existing neighborhood.
Infrastructure		

Staff Analysis and Recommendation

Staff does not make recommendations concerning amendments of the City's Future Land Use Map or rezonings, instead the [Board is tasked with making recommendations to the city commission](#) which shall show that the Board has studied and considered:

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



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



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: City of St. Augustine Contact Number: _____

Business (if applicable): _____

Address: P.O. Box 210 City: St. Augustine State: FL Zip: 32085

E-Mail Address: _____

2. NAME OF PROPERTY OWNER: Jeanne Moeller Contact Number: 904-460-6670

Business (if applicable): Emergency Services Homeless Coalition of St Johns County

Address: 523 West King Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: debi@homelesscoalitionstjohns.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: 1123300000

4. PROJECT STREET ADDRESS: 523 West King Street

5. SPECIFIC PROPOSED USE: Existing structure

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☒ Land Use Plan Amendment

☐ Variance

☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: This request is related to a voluntary annexation petition and development agreement to annex this 0.23 acres owned by the Homeless Coalition into the City of St. Augustine.

The request is for the PZB to make a recommendation to the City Commission related to a city land use category and zoning designation.

This property is currently undesignated by St. Johns County. The requested land use is Commercial Medium Intensity with a compatible zoning district of Commercial Medium-two (CM-2).

8. JUSTIFICATION FOR ACTION REQUESTED: This property is proposed to be annexed into the city.
When property is annexed into the city it needs to be incorporated into the city's
Comprehensive Plan and zoning map.

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date


Signature of Property Owner

3/12/2024
Date



Owner's Authorization For Agent

City of St. Augustine is/are hereby authorized TO ACT ON BEHALF OF ESHC of St Johns County, 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: Jeanne Moeller
Signature of Owner
Jeanne Moeller
Print Name of Owner
904-460-6670
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 12th day of March, 2024.

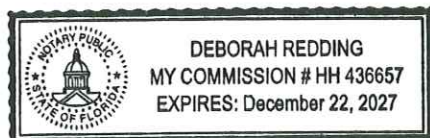
By Jeanne Moeller

Identification verified: Personally Known

Oath sworn: _____ Yes _____ No

Notary Signature: Deborah Redding

My Commission expires: December 12, 2027



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 1123300000
Location Address 523 W KING ST
 SAINT AUGUSTINE 32084-0000
Neighborhood King-Madore West Old Dixie (2500)
Tax Description* (4) DANCY TRACT E50 OF W105 OF N200FT OF LOT 2 BLK 27 (EX R/W RD S214) OR1457/702
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Dancy Tract of New Augustine Subdivision
Sec/Twp/Rng 41-7-29
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.230
Homestead N

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


Owner Information

Owner Name [Emergency Services & Homeless Coalition Of St Johns County Inc](#) 100%
Mailing Address COALITION OF ST JOHNS CO
 PO BOX 3422
 SAINT AUGUSTINE, FL 32085-3422

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$141,010

Map



Valuation Information

	2024
Building Value	\$132,196
Extra Features Value	\$0
Total Land Value	\$100,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$232,196
Total Deferred	\$91,186
Assessed Value	\$141,010
Total Exemptions	\$141,010
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$134,329	\$0	\$30,000	\$0	\$0	\$164,329	\$128,191	\$164,329	\$0
2022	\$107,094	\$0	\$30,000	\$0	\$0	\$137,094	\$116,537	\$137,094	\$0
2021	\$78,443	\$0	\$27,500	\$0	\$0	\$105,943	\$105,943	\$105,943	\$0
2020	\$85,215	\$0	\$27,500	\$0	\$0	\$112,715	\$99,514	\$112,715	\$0
2019	\$69,815	\$0	\$27,500	\$0	\$0	\$97,315	\$90,467	\$97,315	\$0
2018	\$54,743	\$0	\$27,500	\$0	\$0	\$82,243	\$82,243	\$82,243	\$0
2017	\$50,588	\$165	\$27,500	\$0	\$0	\$78,253	\$78,253	\$78,253	\$0
2016	\$46,773	\$197	\$27,500	\$0	\$0	\$74,470	\$74,470	\$74,470	\$0
2015	\$47,527	\$198	\$27,500	\$0	\$0	\$75,225	\$75,225	\$75,225	\$0
2014	\$46,151	\$231	\$27,500	\$0	\$0	\$73,882	\$73,882	\$73,882	\$0
2013	\$46,862	\$263	\$27,500	\$0	\$0	\$74,625	\$74,625	\$74,625	\$0

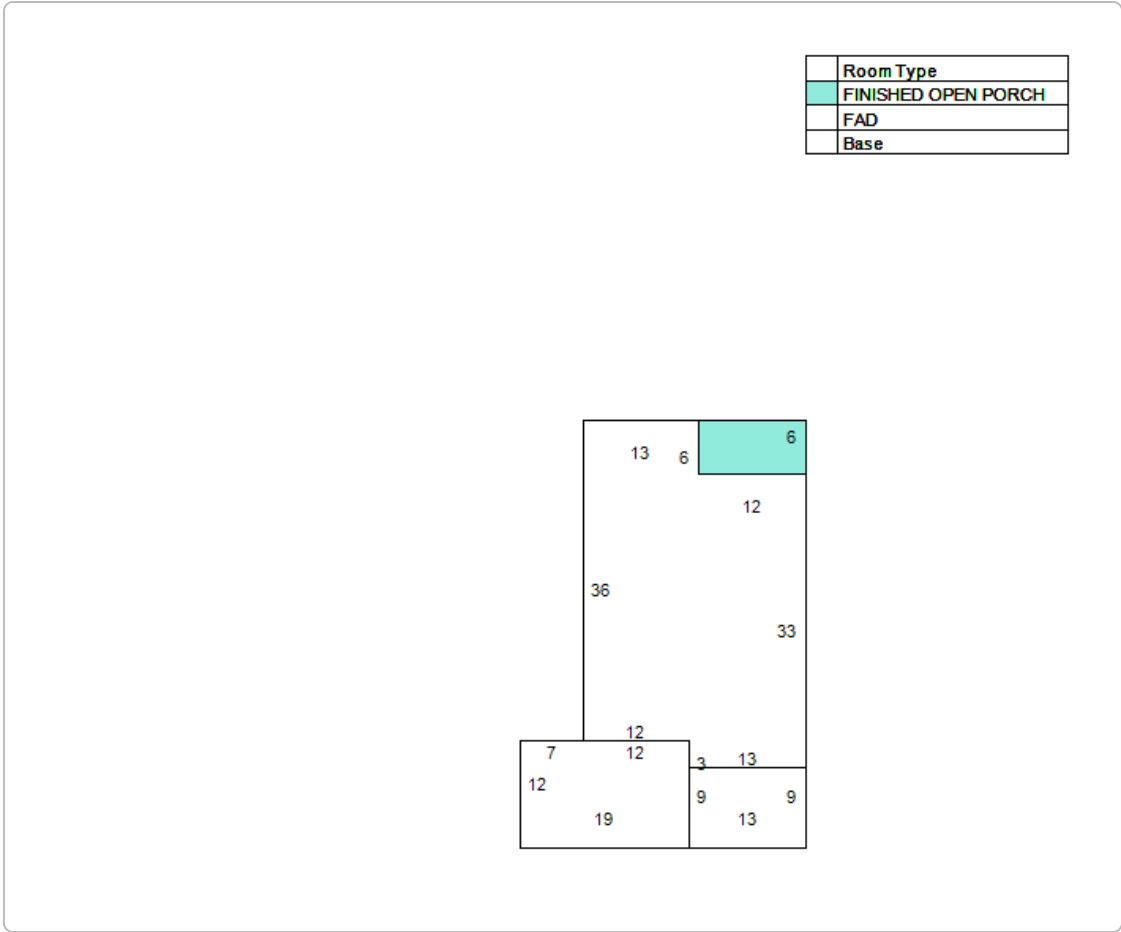
Building Information

Building	1
Building Value	\$132,196
Year Built	1940
Actual Area	1284
Conditioned Area	1212
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Block, Wood

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	1

Description	Square Footage
BASE AREA	867
ADDITION	117
FINISHED OPEN PORCH	72
ADDITION	228
Total SqFt	1284

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	200	10000	SF	\$100,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	11/22/1999	\$38,500.00	WARRANTY DEED	1457	702	U	I	MC HONE ERNEST J	EMER SERV & HOMELESS COALITION OF ST JOHNS CO
	6/16/1999	\$10,500.00	WARRANTY DEED	1418	1736	U	I	BROWN ELEANOR/PHILLIPS SHIRLEY/EUBANKS ETAL	MCHONE ERNEST J
	6/11/1999	\$0.00	SUMMARY ORDER ADMIN	1416	1520	U	I	EUBANKS SAMUEL JR ESTATE (DEC'D 8/13/96)	BROWN E,PHILLIPS S,EUBANKS A,NOLAND R(1/4)

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

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Contact Us



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 2, 2024	9.c.	PZB2024-0033
Request	Address	Parcel ID
Comprehensive Plan Land	525 W King Street	112320-0000
Use Amendment and Rezoning	527 W King Street	112340-0000



Figure 1. Aerial photograph of the subject properties with 527 W King Street outlined in blue.

Site & Background Information

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

Future Land Use Designation: Residential-D (County)

Zoning Designation: [Sunnyside House PUD](#) (County Ordinance Number 2003-40)

Acreage: 0.57

Applicant: City of St. Augustine

Owner: Bill Lazar
c/o St. Johns Housing Partnership Inc.

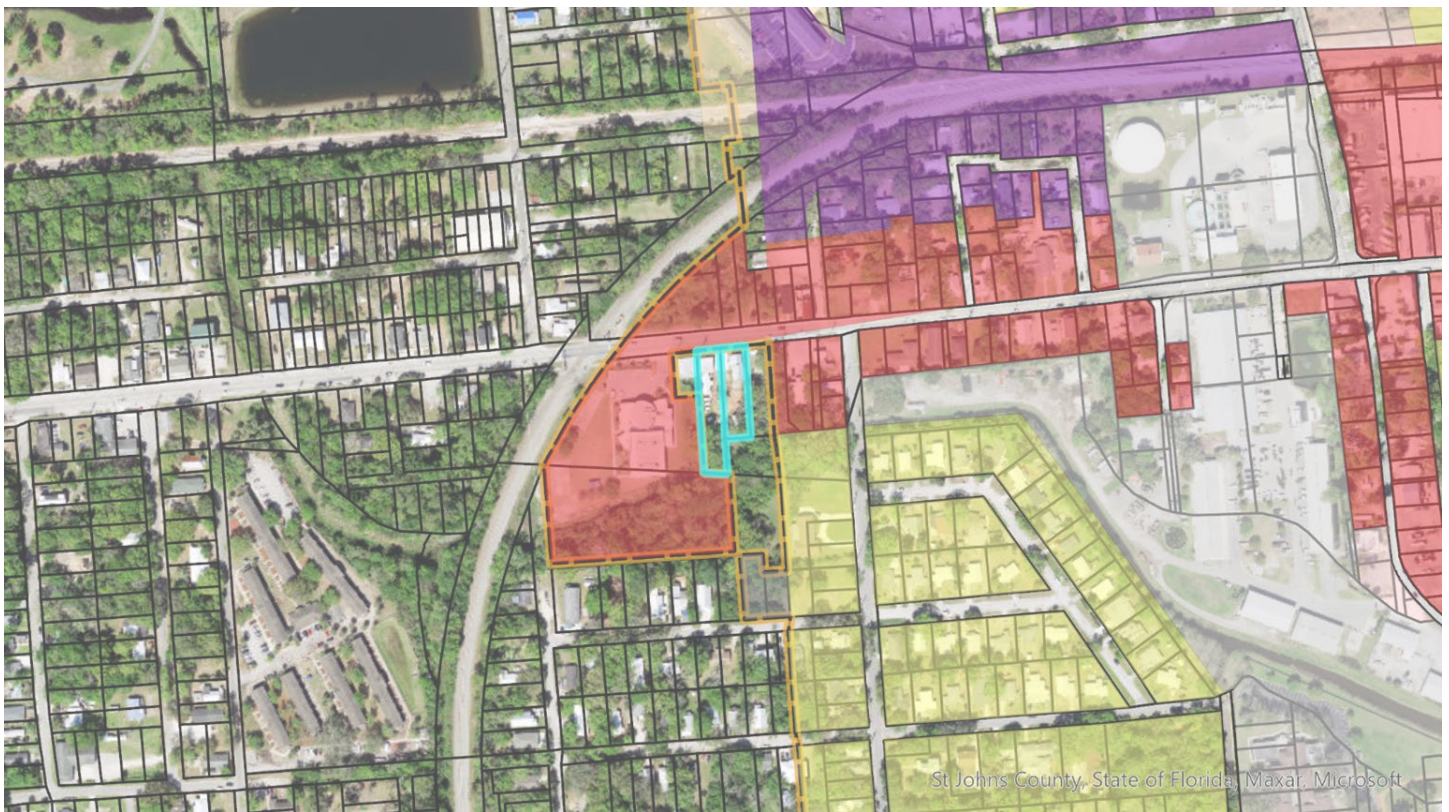


Figure 2. The City of St. Augustine's zoning map highlighting the subject properties.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	1000 – Vacant Commercial	Commercial Medium Intensity	CM-2
South	0100 – Single Family 0000 – Vacant Residential 8900 – Municipally Owned	Residential-D (County)	RS-3 (County)
East	1805 – Office Buildings (Multi-Story) (Owner Occupied)	Residential-D (County)	RS-3 (County)
West	7705 – Clubs, Lodges or Union Halls (Owner Occupied)	Residential-D (County)	RS-3 (County)

Request Summary

This application is a request for amending the City’s Comprehensive Plan Land Use map and rezoning the properties at 525 & 527 W King Street subject to the petition for voluntary annexation which was first reviewed by the City Commission on [February 12, 2024](#).

The surrounding areas within the city along West King Street have a Commercial Medium Intensity land use with a compatible [Commercial Medium-Two: CM-2 zoning designation](#). This commercial designation allows a broad range of uses, including those allowed under [Commercial Medium-One: CM-1](#), and also residential uses that may continue on the property.

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Objective 5.1	This request for annexation is consistent with this objective based on its location and proximity to other properties located within the City.
	Policy 5.1.2	The City’s policy to encourage infill development in appropriate locations is consistent with this request.
	Goal 6	This request is consistent with the City’s goal for a desired land use pattern.
	Policy 6.5.2	This request is consistent with this policy to apply the Commercial Medium Intensity land use designation where adequate traffic circulation capacity is available.
Historic Preservation		

Conservation and Coastal Management		
Recreation and Open Space		
Transportation and Mobility		
Housing	Policy 3.2.1	This proposal is consistent with this policy as it is compatible infill development within an existing neighborhood.
Infrastructure		

Staff Analysis and Recommendation

Staff does not make recommendations concerning amendments of the City's Future Land Use Map or rezonings, instead the [Board is tasked with making recommendations to the city commission](#) which shall show that the Board has studied and considered:

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



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



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: City of St. Augustine Contact Number: _____

Business (if applicable): _____

Address: P.O. Box 210 City: St. Augustine State: FL Zip: 32085

E-Mail Address: _____

2. NAME OF PROPERTY OWNER: Bill Lazar Contact Number: 904-669-1069

Business (if applicable): St Johns Housing Partnership

Address: 525-527 West King Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: blazar@sjhp.org

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: 1123200000 & 1123400000

4. PROJECT STREET ADDRESS: 525-527 West King Street

5. SPECIFIC PROPOSED USE: Existing structure(s)

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☒ Land Use Plan Amendment

☐ Variance ☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: This request is related to a voluntary annexation petition and

development agreement to annex this 0.57 acres owned by the Housing Partnership into the City of St. Augustine.

The request is for the PZB to make a recommendation to the City Commission related to a city land use category and zoning designation.

This property is currently designated Residential-D by St. Johns County with a PUD zoning. The requested land use is Commercial Medium Intensity with a compatible zoning district of Commercial Medium-two (CM-2).

8. JUSTIFICATION FOR ACTION REQUESTED: This property is proposed to be annexed into the city.

When property is annexed into the city it needs to be incorporated into the city's

Comprehensive Plan and zoning map.

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date


Signature of Property Owner


Date



Owner's Authorization For Agent

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

BY: _____

Signature of Owner

Print Name of Owner

Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 11th day of March, 2024

By Bill Lazar

Identification verified:

Oath sworn: _____ Yes X No

Notary Signature: _____

My Commission expires: _____



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 1123200000
Location 525 W KING ST
Address SAINT AUGUSTINE 32084-0000
Neighborhood Office (Class C) Countywide (COM) (202.03)
Tax Description* (5) DANCY TRACT W55 OF N200FT OF LOT 2 BLK 27 (EX R/W OF RD S214 IN OR35/671) OR1611/704 & 3157/14(C/D)
**The Description above is not to be used on legal documents.*
Property Use Office Buildings (1Story) (Owner Occupied) (1705)
Code
Subdivision Dancy Tract of New Augustine Subdivision
Sec/Twp/Rng 41-7-29
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.250
Homestead N

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


Owner Information

Owner Name [St Johns Housing Partnership Inc](#) 100%
Mailing Address PO BOX 1086
 SAINT AUGUSTINE, FL 32085-1086

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$134,308

Map



Valuation Information

	2024
Building Value	\$126,293
Extra Features Value	\$0
Total Land Value	\$110,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$236,293
Total Deferred	\$101,985
Assessed Value	\$134,308
Total Exemptions	\$134,308
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$129,490	\$0	\$77,000	\$0	\$0	\$206,490	\$122,098	\$206,490	\$0
2022	\$73,528	\$0	\$41,250	\$0	\$0	\$114,778	\$110,998	\$114,778	\$0
2021	\$62,702	\$0	\$41,250	\$0	\$0	\$103,952	\$100,907	\$103,952	\$0
2020	\$64,195	\$0	\$41,250	\$0	\$0	\$105,445	\$91,734	\$105,445	\$0
2019	\$50,395	\$0	\$33,000	\$0	\$0	\$83,395	\$83,395	\$83,395	\$0
2018	\$50,974	\$0	\$33,000	\$0	\$0	\$83,974	\$83,974	\$83,974	\$0
2017	\$52,132	\$0	\$33,000	\$0	\$0	\$85,132	\$85,132	\$85,132	\$0
2016	\$52,712	\$0	\$33,000	\$0	\$0	\$85,712	\$85,712	\$85,712	\$0
2015	\$53,291	\$0	\$30,250	\$0	\$0	\$83,541	\$83,541	\$83,541	\$0
2014	\$53,756	\$0	\$30,250	\$0	\$0	\$84,006	\$84,006	\$84,006	\$0
2013	\$55,610	\$0	\$30,250	\$0	\$0	\$85,860	\$85,860	\$85,860	\$0

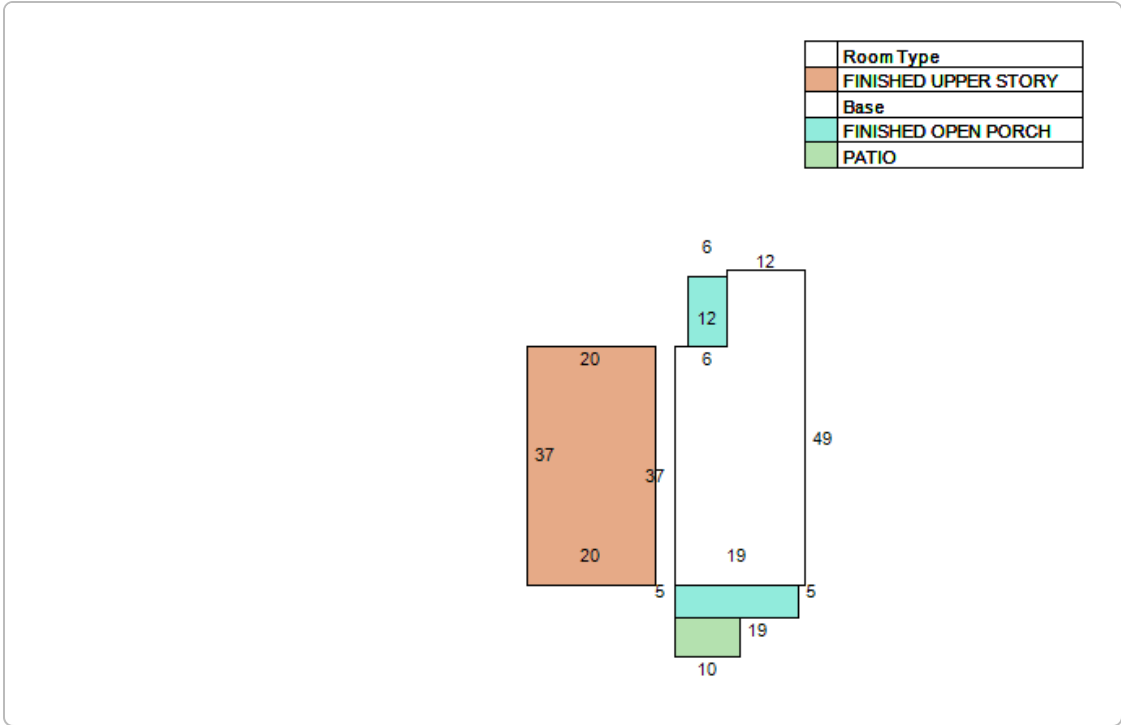
Building Information

Building 1
Building Value \$126,293
Year Built 1900
Actual Area 1940
Conditioned Area 1624
Use Office Class C
Style 01
Exterior Wall Concrete Siding

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Hardwood
Interior Wall Panels
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
PATIO/SLAB	60
FINISHED OPEN PORCH	66
BASE AREA	884
FINISHED UPPER STORY	740
FINISHED OPEN PORCH	95
FINISHED OPEN PORCH	95
Total SqFt	1940

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings (1 Story)	55	200	11000	SF	\$110,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/5/2001	\$0.00	CORRECTIVE DEED	3157	14	U	I	PHILLIPS SHIRLEY P/R EST ROSA MARY DEMPS	ST JOHNS HOUSING PRTNSP INC
	6/5/2001	\$17,500.00	WARRANTY DEED	1611	704	U	I	DEMPS ROSA MARY ESTATE BY PERS REP	ST JOHNS COUNTY HOUSING PARTNERSHIP INC

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

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

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 1123400000
Location 527 W KING ST
Address 529 W KING ST
 SAINT AUGUSTINE 32084-0000
Neighborhood Office (Class C) Countywide (COM) (202.03)
Tax Description* (6) DANCY TRACT E50FT OF LOT 3 BLK 27 (EX R/W RD S214 IN OR35/671) OR1611/701 & 702 & 3157/17(C/D) & 3157/19(C/D)
**The Description above is not to be used on legal documents.*
Property Use Office Buildings (1Story) (Owner Occupied) (1705)
Code
Subdivision Dancy Tract of New Augustine Subdivision
Sec/Twp/Rng 41-7-29
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.320
Homestead N

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

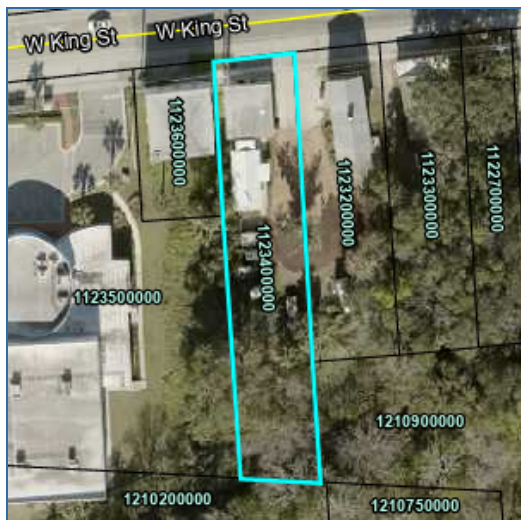

Owner Information

Owner Name [St Johns Housing Partnership Inc](#) 100%
Mailing Address PO BOX 1086
 SAINT AUGUSTINE, FL 32085-1086

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$64,385

Map



Valuation Information

	2024
Building Value	\$84,028
Extra Features Value	\$2,872
Total Land Value	\$138,650
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$225,550
Total Deferred	\$161,165
Assessed Value	\$64,385
Total Exemptions	\$64,385
Taxable Value	\$0

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

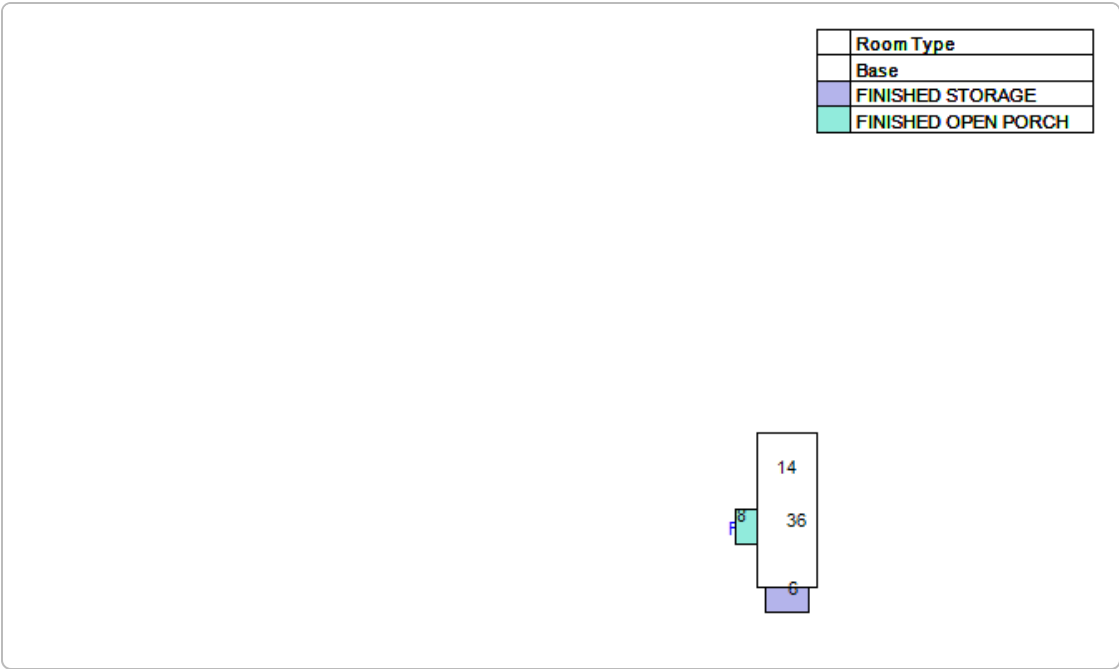
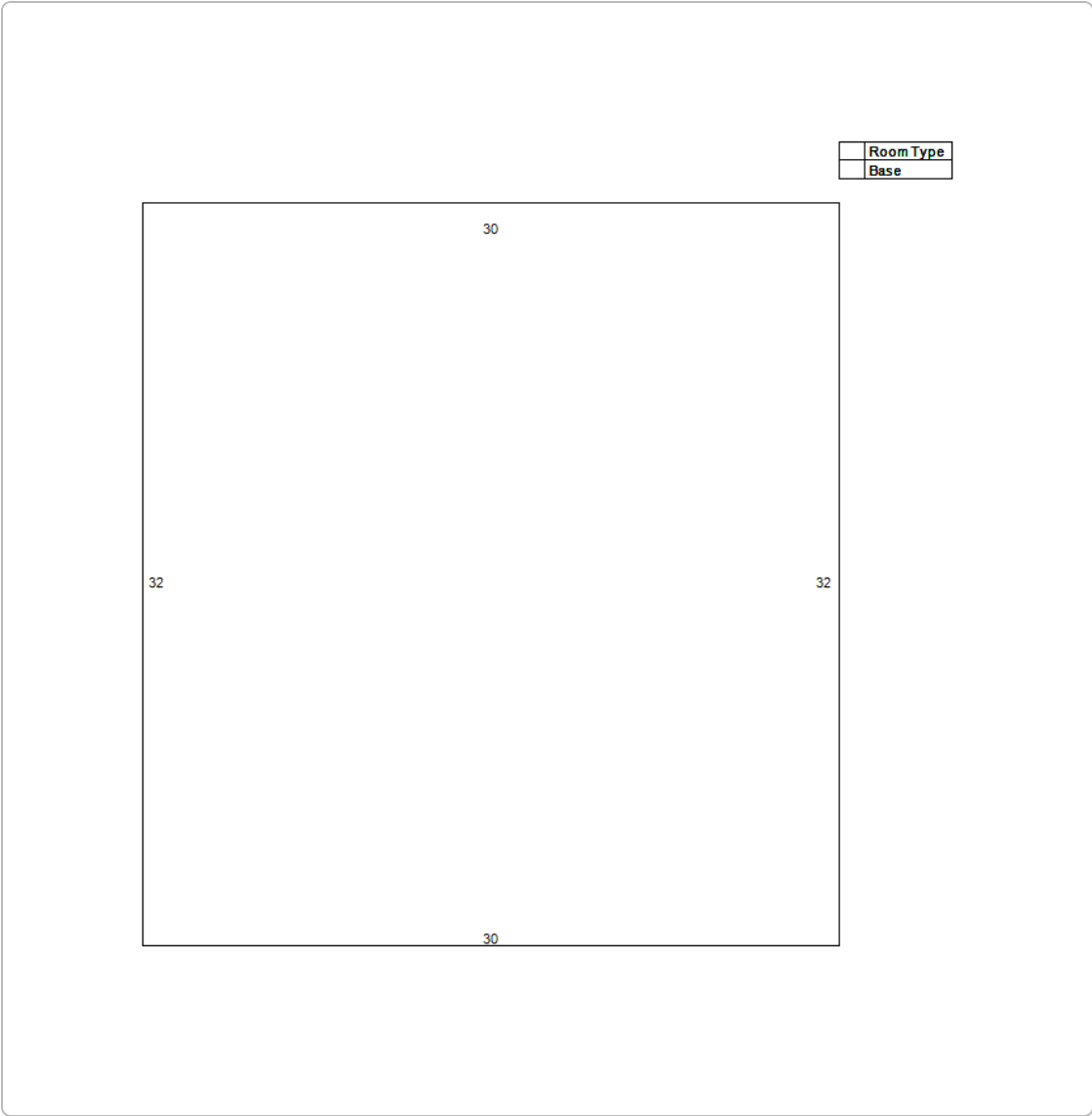
Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$86,463	\$3,016	\$97,055	\$0	\$0	\$186,534	\$58,532	\$186,534	\$0
2022	\$16,521	\$1,138	\$51,994	\$0	\$0	\$69,653	\$53,211	\$69,653	\$0
2021	\$13,799	\$1,169	\$51,994	\$0	\$0	\$66,962	\$48,374	\$66,962	\$0
2020	\$11,676	\$2,201	\$51,994	\$0	\$0	\$65,871	\$43,976	\$65,871	\$0
2019	\$9,473	\$2,232	\$45,000	\$0	\$0	\$56,705	\$39,978	\$56,705	\$0
2018	\$6,860	\$2,263	\$45,000	\$0	\$0	\$54,123	\$36,344	\$54,123	\$0
2017	\$6,533	\$1,960	\$45,000	\$0	\$0	\$53,493	\$33,040	\$53,493	\$0
2016	\$6,533	\$1,991	\$45,000	\$0	\$0	\$53,524	\$30,036	\$53,524	\$0
2015	\$6,533	\$2,022	\$18,750	\$0	\$0	\$27,305	\$27,305	\$27,305	\$0
2014	\$6,149	\$1,784	\$18,750	\$0	\$0	\$26,683	\$26,683	\$26,683	\$0
2013	\$6,149	\$1,803	\$18,750	\$0	\$0	\$26,702	\$26,702	\$26,702	\$0

Building Information

Building	1	Roof Cover	Metal
Building Value	\$32,988	Roof Structure	Gable Hip
Year Built	1945	Interior Flooring	Pine Wood
Actual Area	604	Interior Wall	Drywall
Conditioned Area	504	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood	Baths	
Description		Square Footage	
FINISHED OPEN PORCH		40	
FINISHED STORAGE/UTILITY		60	
BASE AREA		504	
Total SqFt		604	
Building	2	Roof Cover	Built Up
Building Value	\$51,040	Roof Structure	Flat
Year Built	1960	Interior Flooring	Ceramic Tile
Actual Area	960	Interior Wall	Drywall
Conditioned Area	960	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Block	Baths	
Description		Square Footage	
BASE AREA		960	
Total SqFt		960	

Sketch Information



Extra Feature Information

Code Description	Status	Value
Handicap Ramp (COM)		1371
Concrete Paving - Under 8" (COM)		1501

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings (1 Story)	50	300	13865	SF	\$138,650

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/5/2001	\$0.00	CORRECTIVE DEED	3157	19	U	I	PHILLIPS SHIRLEY P/R EST MOSES DEMPS JR DECD	ST JOHNS HOUSING PARTNERSHIP INC
	6/5/2001	\$0.00		3157	17	U	I	PHILLIPS SHIRLEY P/R EST MOSES DEMPS JR DECD	ST JOHNS HOUSING PRTNSP INC
	6/5/2001	\$17,500.00	WARRANTY DEED	1611	702	U	I	DEMPS MOSES JR ESTATE BY PERS REP	ST JOHNS COUNTY HOUSING PARTNERSHIP INC
	6/5/2001	\$100.00	QUIT CLAIM DEED	1611	701	U	I	DEMPS MOSES JR ESTATE BY PERS REP	ST JOHNS COUNTY HOUSING PARTNERSHIP INC
	9/11/2000	\$0.00	OTHER INSTRUMENT	1529	1629	U	I	DEMPS MOSES JR (DECD 8/3/98)	DEMPS MOSES JR ESTATE (LETT OF ADMIN)

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

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| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 3/13/2024, 1:53:11 AM](#)

Contact Us



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 2, 2024	9.d.	PZB2024-0034
Request	Address	Parcel ID
Comprehensive Plan Land Use Amendment and Rezoning	545 W King Street	112360-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

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

Future Land Use Designation: Residential-D (County)

Zoning Designation: [Residential Single Family: RS-3 \(County\)](#)

Acreage: 0.11

Applicant: City of St. Augustine

Owner: Joseph Logan
c/o Smith SDW Masonic Lodge

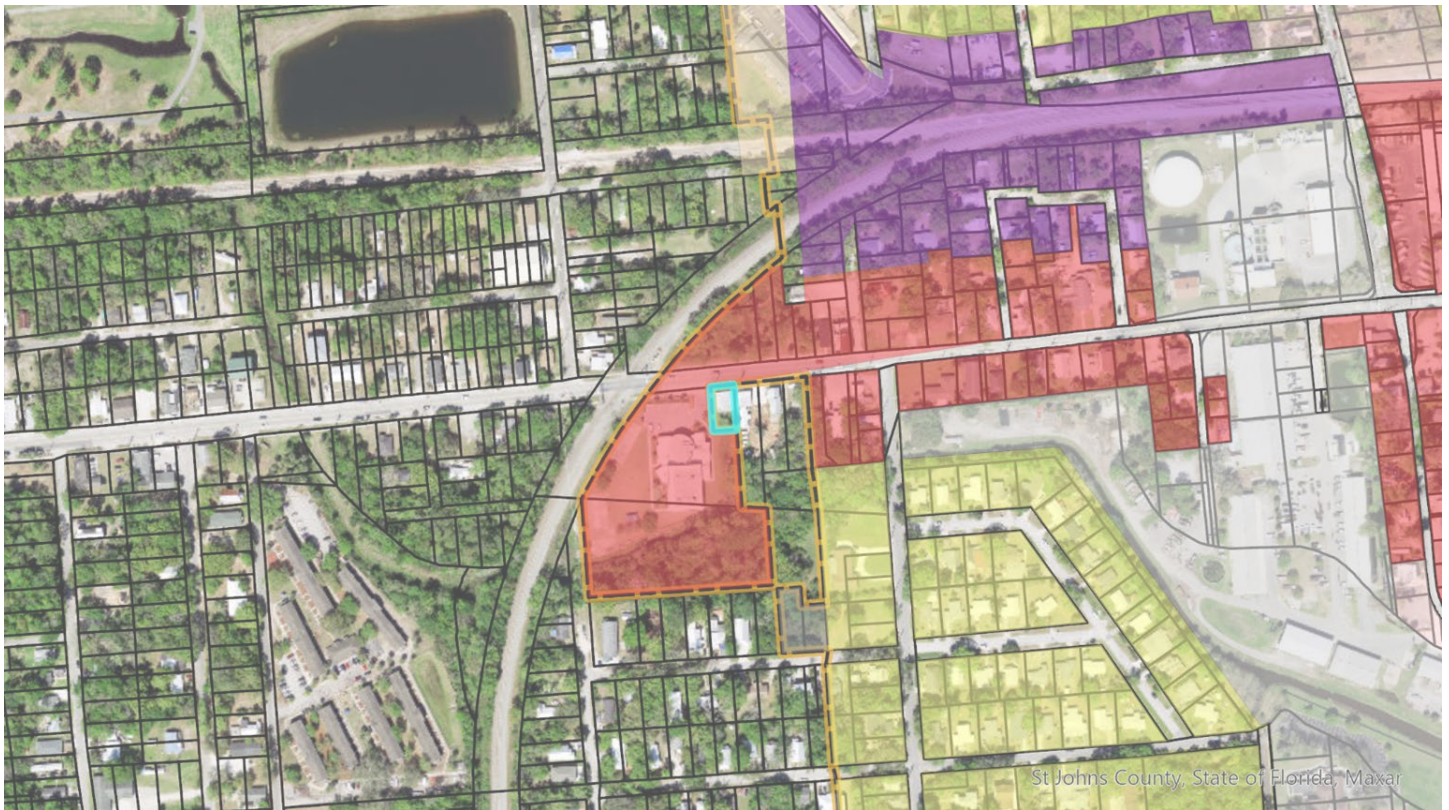


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	1000 – Vacant Commercial	Commercial Medium Intensity	CM-2
South	0100 – Single Family 0000 – Vacant Residential 8900 – Municipally Owned	Residential-D (County)	RS-3 (County)
East	1705 – Office Buildings (1 Story) (Owner Occupied)	Residential-D (County)	PUD (County)
West	8900 – Municipally Owned	Commercial Medium Intensity	CM-2

Request Summary

This application is a request for amending the City’s Comprehensive Plan Land Use map and rezoning the property at 545 W King Street subject to the petition for voluntary annexation which was first reviewed by the City Commission on [February 12, 2024](#).

The surrounding areas within the city along West King Street have a Commercial Medium Intensity land use with a compatible [Commercial Medium-Two: CM-2 zoning designation](#). This commercial designation allows a broad range of uses, including those allowed under [Commercial Medium-One: CM-1](#), and also residential uses that may continue on the property.

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Objective 5.1	This request for annexation is consistent with this objective based on its location and proximity to other properties located within the City.
	Policy 5.1.2	The City’s policy to encourage infill development in appropriate locations is consistent with this request.
	Goal 6	This request is consistent with the City’s goal for a desired land use pattern.
	Policy 6.5.2	This request is consistent with this policy to apply the Commercial Medium Intensity land use designation where adequate traffic circulation capacity is available.
Historic Preservation		

<u>Conservation and Coastal Management</u>		
<u>Recreation and Open Space</u>		
<u>Transportation and Mobility</u>		
<u>Housing</u>	Policy 3.2.1	This proposal is consistent with this policy as it is compatible infill development within an existing neighborhood.
<u>Infrastructure</u>		

Staff Analysis and Recommendation

Staff does not make recommendations concerning amendments of the City's Future Land Use Map or rezonings, instead the Board is tasked with making recommendations to the city commission which shall show that the Board has studied and considered:

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



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



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: City of St. Augustine Contact Number: _____

Business (if applicable): _____

Address: P.O. Box 210 City: St. Augustine State: FL Zip: 32085

E-Mail Address: _____

2. NAME OF PROPERTY OWNER: Joseph Logan Contact Number: 904-669-1370

Business (if applicable): Smith SDW Masonic Lodge

Address: 545 West King Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: joesr194@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: 1123600000

4. PROJECT STREET ADDRESS: 545 West King Street

5. SPECIFIC PROPOSED USE: Existing structure

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☒ Land Use Plan Amendment

☐ Variance

☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: This request is related to a voluntary annexation petition and development agreement to annex this 0.11 acres owned by the Ancient City Lodge into the City of St. Augustine.

The request is for the PZB to make a recommendation to the City Commission related to a city land use category and zoning designation.

This property is currently designated Residential-D by St. Johns County with a RS-3 zoning. The requested land use is Commercial Medium Intensity with a compatible zoning district of Commercial Medium-two (CM-2).

8. JUSTIFICATION FOR ACTION REQUESTED: This property is proposed to be annexed into the city.

When property is annexed into the city it needs to be incorporated into the city's Comprehensive Plan and zoning map.



Owner's Authorization For Agent

City of St. Augustine is/are hereby authorized TO ACT ON BEHALF OF _____, 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
JOSEPH LOGAN
Print Name of Owner
904.669.1370
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 12th day of March, 2024

By Joseph Logan

Identification verified:

Oath sworn: _____ Yes X No

Notary Signature:

Jaime D. Perkins

My Commission expires:

2/8/2028



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.

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Signature of Applicant

Date

Signature of Property Owner

Date

04/18/2019

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 1123600000
Location Address 545 W KING ST
 SAINT AUGUSTINE 32084-0000
Neighborhood King-Madore (COM) (2500.01)
Tax Description* DANCY TRACT W50 OF E100 OF N 100FT OF LOT 3 BLK 27 (EX R/W OF RD S214) DB152/281
**The Description above is not to be used on legal documents.*
Property Use Code Clubs, Lodges or Union Halls (Owner Occupied) (7705)
Subdivision Dancy Tract of New Augustine Subdivision
Sec/Twp/Rng 41-7-29
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.110
Homestead N

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


Owner Information

Owner Name Smith Sdw Masonic Lodge 100%
Mailing Address PO BOX 1702
 C/O JOHN HERRING
 SAINT AUGUSTINE, FL 32085-1702

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$145,140

Map



Valuation Information

	2024
Building Value	\$150,367
Extra Features Value	\$0
Total Land Value	\$60,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$210,367
Total Deferred	\$65,227
Assessed Value	\$145,140
Total Exemptions	\$145,140
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$130,397	\$0	\$35,000	\$0	\$0	\$165,397	\$131,945	\$165,397	\$0
2022	\$114,660	\$0	\$18,750	\$0	\$0	\$133,410	\$119,950	\$133,410	\$0
2021	\$90,295	\$0	\$18,750	\$0	\$0	\$109,045	\$109,045	\$109,045	\$0
2020	\$93,161	\$0	\$18,750	\$0	\$0	\$111,911	\$111,911	\$111,911	\$0
2019	\$96,144	\$0	\$15,000	\$0	\$0	\$111,144	\$106,604	\$111,144	\$0
2018	\$100,951	\$0	\$15,000	\$0	\$0	\$115,951	\$96,913	\$115,951	\$0
2017	\$73,103	\$0	\$15,000	\$0	\$0	\$88,103	\$88,103	\$88,103	\$0
2016	\$73,103	\$0	\$15,000	\$0	\$0	\$88,103	\$88,103	\$88,103	\$0
2015	\$76,758	\$0	\$6,250	\$0	\$0	\$83,008	\$83,008	\$83,008	\$0
2014	\$77,402	\$0	\$6,250	\$0	\$0	\$83,652	\$83,652	\$83,652	\$0
2013	\$81,702	\$0	\$6,250	\$0	\$0	\$87,952	\$87,952	\$87,952	\$0

Building Information

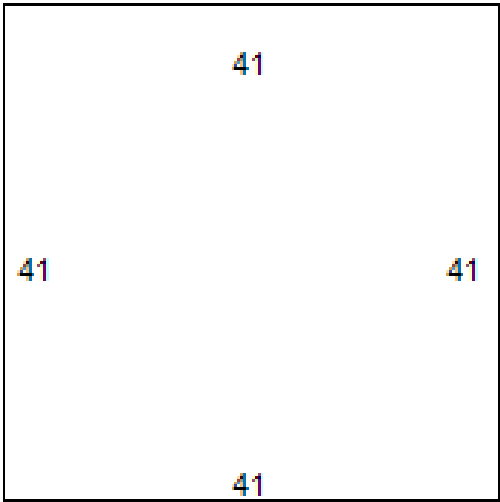
Building 1
Building Value \$150,367
Year Built 1958
Actual Area 5043
Conditioned Area 5043
Use Recreation - Club House
Style 04
Exterior Wall Concrete Block

Roof Cover Built Up
Roof Structure Rigid Frame
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning Window
Bedrooms
Baths

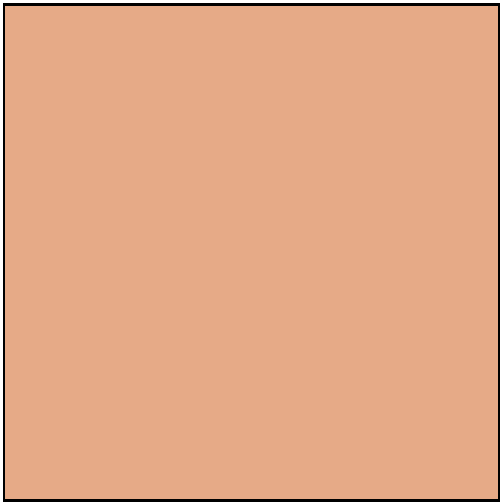
Description	Square Footage
BASE AREA	1681
FINISHED UPPER STORY	1681
FINISHED UPPER STORY	1681
Total SqFt	5043

Sketch Information

	Room Type
	FINISHED UPPER STORY
	Base



41



41



41



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Clubs, Lodges or Union Halls	50	100	5000	SF	\$60,000

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

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Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: April 2, 2024

RE: Cat's Paw Marina Request to be Continued

The attached email as part of this memo is a request from the applicant that PZB2024-0012, Conservation Overlay Zone Development, Comprehensive Plan Land Use Amendment, & Rezoning request at Nix Boat Yard Road, be continued to allow for time to modify the request to accommodate the Planning and Zoning Board's previous requests.

Once this information is provided by the applicant to staff the application will be added to the next available PZB Regular Meeting Agenda and will also be readvertised for its second public hearing.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at 904-209-4331 or email at jfredriksson@citystaug.com.

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

Re: Next PZB (for Cat's Paw Marina)**Brad Wester** <BWester@drivermcafee.com>

Tue 3/19/2024 2:54 PM

To: Jacob Fredriksson <jfredriksson@citystaug.com>; Amy Skinner <askinner@citystaug.com>

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Hi Jacob,

We respectfully request tabling the matter for now and postponing our item at the April 2 PZB. We have more work to do based on a modification to the overall plan.

What do you need from me to officially postpone this?

Brad

From: Jacob Fredriksson <jfredriksson@citystaug.com>**Date:** Monday, March 11, 2024 at 10:50 AM**To:** Brad Wester <BWester@drivermcafee.com>, Amy Skinner <askinner@citystaug.com>**Subject:** RE: Next PZB (for Cat's Paw Marina)

Good morning,

Attached is the Planning and Zoning Board Application Review Comments sheets for PZB2024-0012 at Nix Boat Yard Road. This application will be placed on the April 2nd PZB agenda, the additional information requested by the Board is included in this document and must be submitted by March 22nd, 2024, by 5:00pm. If you have any questions, please let me know. Thank you.

Jacob Fredriksson, CNU-A

Planning Manager

City of St. Augustine | Planning and Building Department

P.O. Box 210 | St. Augustine, FL 32085

Office: 75 King Street, Lobby B | Phone: 904.209.4331

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Brad Wester <BWester@drivermcafee.com>**Sent:** Wednesday, March 6, 2024 6:07 PM**To:** Jacob Fredriksson <jfredriksson@citystaug.com>; Amy Skinner <askinner@citystaug.com>**Subject:** Next PZB (for Cat's Paw Marina)

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Jacob and Amy,

Can we get on the next PZB hearing date please?

I guess that would be Tuesday, April 2?

We can and will be ready and will provide the updated info/exhibits to you and the PZB members directly.

BW



Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: April 2, 2024

RE: Discussion and Recommendation to amend Chapter 11, Article II Conservation Overlay Zone Development related to boatlifts and other types of docks and increase the height of docks from six (6) feet to eight (8) feet.

The Planning and Zoning Board (PZB) has recently discussed updating Chapter 11 and the conservation overlay zone criteria related to docks and boatlifts. The relevant part of the code is section 11-29(c)17 where the Standards for review and the criteria for evaluating Conservation Overlay Zone One dock development are outlined.

Criteria (c)17 is specific to docks. The PZB discussed establishing different criteria for dock boatlifts that are not single family in nature and recognizing that larger boats and larger weighted boatlifts should be accounted for in the code. It was also discussed that the 12,000 lb boatlift limitation was probably specific for more typical single-family docks.

Additionally, several months ago the PZB requested that staff consider raising the minimum height for docks to something higher than the six (6) foot maximum outlined in the code. At the time staff indicated that the city was initiating a “resilient shoreline” ordinance and requisite research which may impact a recommended dock height. These efforts are ongoing and require a longer timeline than originally thought, therefore based on initial information staff has also drafted changes to the attached code language that raise the maximum dock height of six (6) feet to eight (8) feet.

As additional information is gathered, and draft language related to the resilient shoreline effort becomes clearer the specific dock height limitation can be readdressed.

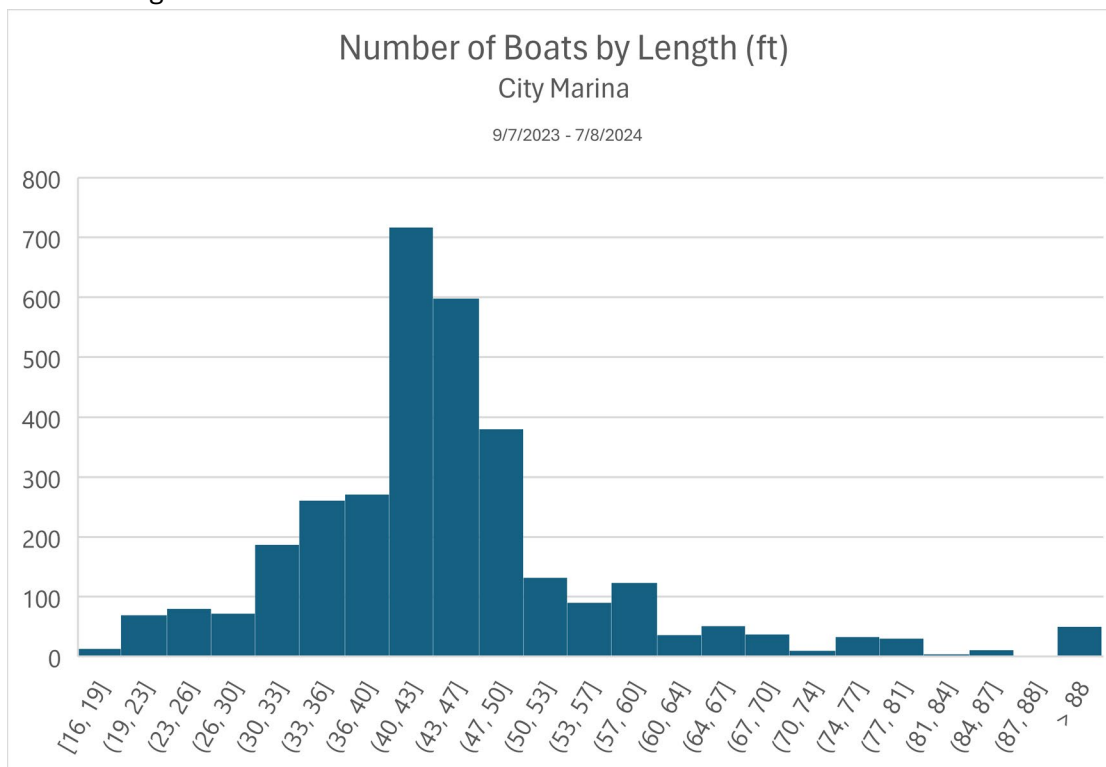
Please see attached draft redline language to be added and reformatted into the city land development code, as well as data obtained from the City Marina illustrating the size of boats utilizing the docking facilities. If the Planning and Zoning Board (PZB) makes a positive recommendation for these revisions to the code, staff will move forward with an Ordinance to the City Commission.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4331 or email at sdaugherty@citystaug.com or Amy Skinner at (904) 209-4213 or email at askinner@citystaug.com.

A handwritten signature in dark ink, appearing to read 'Sarah Daugherty', with a large, stylized loop at the end.

Sarah Daugherty
Senior Planner
Planning and Building Department

Vessel Length



City of St. Augustine Municipal Marina	
Vessel Length (ft)	
Max	205
Minimum	16
Average	44.79
Median	110.5

Data from the St. Augustine Municipal Marina demonstrates that the average length of vessel registered there between September 2023 and July 2024 was 44.79-feet.

Lift Capacity

<https://boaterpal.com/how-much-do-boats-weigh/>

However, if we generalize based on length: small boats that are 17-22 feet weigh around 1,600-3,200 pounds. Boats 23-27 feet weigh around 3,600-4,800 pounds. Medium-sized boats 28-35 feet weigh around 5,800-13,500 pounds. And large boats 36-45 feet weigh around 15,500-29,000 pounds.

Boat Type	Boat Weight (lbs)	Trailer Weight (lbs)
Fiberglass Bass Boats	1,800-2,900	500-1,200
Aluminum Bass Boats	1,100-2,650	500-1,200
Bowriders	2,000-10,350	800-2,300
Pontoon Boats	1,500-3,350	950-1,900
Sit-down Jet Skis	650-1,000	200-300
Stand-up Jet Skis	300-550	200-300
Ski boats	3,195-3,550	1,100
Wake boats	4,300-7,350	1,100-1,900
Deep V Fishing Boats	1,350-2,800	500-1,100
Small Center Consoles (16'-25')	1,570-6,300	500-1,650
Large Center Consoles (26'-40')	7,100-21,700	1,700-2,000+
Small Sailboats (15'-25')	400-5,000	500-1,800
Large Sailboats (26'-40')	6,000-30,000	1,700-2,000+
Cuddy Cabins	2,000-5,300	800-1,800
Small Cabin Cruisers (30'-40')	11,100-25,200	NA
Large Cabin Cruisers (41'-50')	27,000-46,800	NA
Small Yachts (55'-70')	87,000-150,000	NA
Large Yachts (75'-90')	157,500-235,500	NA

The BoaterPal website states the weight of a 41-foot to fifty-foot vessel is 27,000 -46,8000 pounds.

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.
- (b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in subsections (1)—(4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:
 - (1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.

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- (2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed stand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.
 - (3) Dead, diseased, unsafe, or fallen trees may be removed.
 - (4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts. The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

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

- (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.

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- (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)~~ eight (8) 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)~~ eight (8) 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.
- i) All uses excluding Maritime Use District(s) [MUDs] and a Waterfront community as defined below:
- (1) 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.
- (2) No boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift.
- ii) Maritime Use District(s) [MUDs] and Waterfront community as defined below:
- (1) Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of forty-six thousand eight hundred (46,800) pounds or less.
- (2) No boats in excess of forty-seven (47) feet in length shall be allowed on a boatlift.
- (3) Any impacts to the viewshed related to the increased capacity of the boatlift and/or increased size of the boat on the lift must be described and illustrated in the application.

(4) A Waterfront community is defined as a development adjacent to a riverine or marsh environment that includes a multifamily development comprised of four (4) or more units with shared waterfront facilities and/or commercial marine use(s).

- (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 significant 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 significant tree.
 - f. Impact upon the urban and natural environment, including:
 1. Ground and surface water stabilization.
 2. Water quality and aquifer recharge.
 3. Ecological impacts.
 4. Noise pollution.
 5. Air movement.
 6. Air quality.
 7. Wildlife habitat.
 - g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

(e) Issuance of permit. The planning and building division shall issue the removal permit for trees not identified as significant trees under section 11-27 unless, upon consideration of the criteria set forth above, it finds any of the following will result:

- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
- (2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.
- (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
- (4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.

(Code 1964, § 7-115; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 00-34, § 1, 10-9-00; Ord. No. 01-14, § 1, 7-23-01; Ord. No. 04-01, § 1, 1-26-04; Ord. No. 14-14, § 1, 9-22-14; Ord. No. 19-03, § 1, 1-28-19; Ord. No. 21-13, § 1, 8-23-21)