



**CITY OF ST. AUGUSTINE CITY COMMISSION
REGULAR MEETING AGENDA
MONDAY, APRIL 8, 2024 - 5:00 PM
ALCAZAR ROOM**

1. CALL TO ORDER

- ◆ Roll Call
- ◆ Moment of Silence and Pledge of Allegiance

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

- 3.A. Proclamation 2024-10:** Proclaims April 2024 as Sexual Assault Awareness Month in the City of St. Augustine. *(R. Horvath, Commissioner)*
- Proclamation 2024-13:** Proclaims April 19, 2024 as Education and Sharing Day, St. Augustine, Florida. *(N. Sikes-Kline, Mayor)*
- Proclamation 2024-14:** Proclaims April 2024 as Autism Awareness Month in the City of St. Augustine. *(J. Springfield, Commissioner)*
- Proclamation 2024-16:** Proclaims April 2024 as National Poetry Month in the City of St. Augustine. *(R. Horvath, Commissioner)*

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

- ◆ 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

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

(PRESENTATIONS (MAXIMUM OF 10 MINUTES PER PRESENTATION)). PRESENTATIONS FOR COMMISSION MEETINGS MUST BE PRESENTED TO THE CITY MANAGER FOR APPROVAL NO LATER

THAN TEN (10) WORKING DAYS PRIOR TO THE NEXT CITY COMMISSION MEETING. A PRESENTATION SUPPORT SERVICES REQUEST (AVAILABLE ON THE CITY'S WEBSITE) MUST ACCOMPANY ALL PRESENTATIONS.

- 7.A. General Public Presentations
- 7.B. Items of Great Public Importance
- 7.C. Other Items Requiring Public Hearing

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

- 8.A.1. **Ordinance 2024-06**: Sunsets the Code Enforcement, Adjustment and Appeals Board and establishes the Nuisance, Appeals and Adjustment Board. *(I. Lopez, City Attorney)*
- 8.A.2. **Ordinance 2024-07**: Edits and brings into conformity references to the Nuisance, Adjustments and Appeals Board and Special Magistrate throughout the municipal code. *(I. Lopez, City Attorney)*

- 8.B. Ordinances - First Reading (only if required by law)
- 8.C. Resolutions - Public Hearing (only if required by law)

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

- 9.A.1. **Ordinance 2024-08**: Introduction of the annexation of a parcel of land to include 523 West King Street (PID1123300000). *(A. Skinner, Director Planning and Building)*
- 9.A.2. **Ordinance 2024-09**: Amends the future land use designation of 0.23 acres of annexed property at 523 West King Street (PID 1123300000) from St. Johns County Residential-D to City Commercial Medium Intensity. *(A. Skinner, Director Planning and Building)*
- 9.A.3. **Ordinance 2024-10**: Amends the zoning designation of the 0.23 acres of annexed property at 523 West King Street (PID 1123300000) from St. Johns County Residential Single Family-three (RS-3) to City Commercial Medium-Two (CM-2). *(A. Skinner, Director Planning and Building)*
- 9.A.4. **Ordinance 2024-11**: Introduction of the annexation of a parcel of land to include 525 West King Street (PID 1123200000) *(A. Skinner, Director Planning and Building)*
- 9.A.5. **Ordinance 2024-12**: Amends the future land use designation of 0.57 acres of annexed property at 525 West King Street (PID 1123200000) and 527 West King Street (PID 1123400000) from St. Johns County Residential-D to City Commercial Medium Intensity. *(A. Skinner, Director Planning and Building)*
- 9.A.6. **Ordinance 2024-13**: Amends the zoning designation of the 0.57 acres of annexed property at 525 West King Street (PID 1123200000) and 527 West King Street (PID 1123400000) from St. Johns County Planned Unit Development (PUD) to City Commercial Medium-Two (CM-2). *(A. Skinner, Director Planning and Building)*

- 9.A.7. Ordinance 2024-14:** Introduction of the annexation of a parcel of land to include 545 West King Street (PID 1123600000). *(A. Skinner, Director Planning and Building)*
- 9.A.8. Ordinance 2024-15:** Amends the future land use designation of 0.11 acres of annexed property at 545 West King Street (PID 1123600000) from St. Johns County Residential-D to City Commercial Medium Intensity. *(A. Skinner, Director Planning and Building)*
- 9.A.9. Ordinance 2024-16:** Amends the zoning designation of 0.11 acres of annexed property at 545 West King Street (PID 1123600000) from St. Johns County Residential single family-three (RS-3) to City Commercial Medium-Two (CM-2). *(A. Skinner, Director Planning and Building)*

9.B. Resolutions

- 9.B.1. Resolution 2024-13:** Authorizes the City Manager to designate plan administrators and those plan administrators may execute documents related to the 457 Deferred Compensation Plan. *(D. Hayes, Director Human Resources)*

10. STAFF REPORTS AND PRESENTATIONS

- 10.A.** Presentation by Chief Carlos Aviles of the St. Augustine Fire Department regarding a camp which will feature youth empowerment for 6th, 7th and 8th graders on themes relating to girls and presented by female firefighters. *(C. Aviles, St. Augustine Fire Department)*

11. ITEMS BY CITY ATTORNEY

12. ITEMS BY CITY CLERK

- 12.A.** Request for one re-appointment to the Corridor Review Committee (CRC). *(D. Galambos, City Clerk)*

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

15. ADJOURN

NOTICES: In accordance with Florida Statute 286.0105: "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." ***In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone 904-825-1007; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services. The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.

CONSENT AGENDA - APRIL 8, 2024

- CA.1.** Preview of upcoming Commission meetings.
- CA.2.** **THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON APRIL 22, 2024: NONE.**
- CA.3.** **Reminder of Upcoming Meetings:**
- April 22, 2024, 4:00pm, Community Redevelopment Agency Meeting
 - April 22, 2024, 5:00pm, Regular City Commission Meeting
 - May 13, 2024, 4:30pm, Presentation of the 2024 Adelaide Sanchez Award
 - May 13, 2024, 5:00pm, Regular City Commission Meeting
- CA.4.** **APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:**
- February 26, 2024, Regular City Commission Meeting
 - March 11, 2024, Regular City Commission Meeting
- CA.5.** **RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S): NONE.**
- CA.6.** **PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.**
- CA.7.** **NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED: NONE.**
- CA.8.** Approval of License Agreement between the City and Flagler College, Inc. *(I. Lopez, City Attorney)*
- CA.9.** Approval of the application by the St. Augustine Police Department for the Edward Memorial Justice Grant (JAG) for the purchase of new equipment. *(J. Michaux, Chief)*
- End Consent Agenda*



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

Whereas, Sexual Assault Awareness Month is intended to draw attention to the fact that sexual violence is widespread and has public health implications for every community member of St. Augustine; and

Whereas, rape, sexual assault, and sexual harassment impact our community as seen by statistics indicating that one in five women will have experienced sexual assault by the time they complete college; and

Whereas, we must work together to educate our community about what can be done to prevent sexual assault and how to support survivors; and

Whereas, staff and volunteers of anti-violence programs at Betty Griffin Center encourage every person to speak out when witnessing acts of violence however small; and

Whereas, with leadership, dedication, and encouragement, there is compelling evidence that we can be successful in reducing sexual violence in St. Augustine through prevention education, increased awareness, and holding perpetrators who commit acts of violence responsible for their actions; and

Whereas, Betty Griffin Center strongly supports the efforts of national, state and local partners, and of every citizen to actively engage in public and private efforts, including conversations about what sexual violence is, how to prevent it, how to help survivors connect with services, and how every segment of our society can work together to better address sexual violence.

NOW THEREFORE, the City Commission of the City of St. Augustine hereby proclaims the month of **April 2024** as **SEXUAL ASSAULT AWARENESS MONTH** in the City of St. Augustine.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of St. Augustine to be affixed this 8th day of April in the year of our Lord two thousand and twenty-four and the four hundred and fifty-eighth year of the founding of St. Augustine, the Nation's Oldest City.

Nancy Sikes-Kline, Mayor



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

WHEREAS, excellence in education is vital to the success of our city; and in St. Augustine, FL we seek to instill each child and adolescent with a good education; and

WHEREAS, by preparing our students for the responsibilities and opportunities of the future, education develops the intellect through lessons on literacy, math, and science; and

WHEREAS, the Rebbe, Rabbi Menachem Schneerson, of righteous memory, dedicated his life to the betterment of mankind and tirelessly advocated for a better education for all Americans; and

WHEREAS, the Rebbe taught that education should not be limited to the acquisition of knowledge and preparation for a career, but also on character building, with emphasis on the universal moral and ethical values that are the basis of any peaceful civilized society; and

WHEREAS, the United State Congress has established "Education & Sharing Day, USA" as an annual national day to commemorate the Rebbe's achievement's; and the lessons and the vision he set forth are relevant to us all today.

NOW, THEREFORE, BE IT PROCLAIMED the City Commission of the City of St. Augustine, does hereby proclaim **April 19, 2024**, as **EDUCATION & SHARING DAY, ST. AUGUSTINE, FL** and calls upon educators, volunteers, and citizens, to reach out to young people and work to create a better, brighter, and more hopeful future for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of St. Augustine to be affixed this 8th day of April in the year of our Lord two thousand and twenty-four and the four hundred and fifty-eighth year of the founding of St. Augustine, the Nation's Oldest City.

Nancy Sikes-Kline, Mayor



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

WHEREAS, individuals with disabilities, such as those with Autism, and their families, are a valuable part of any community; and

WHEREAS, engagement with those individuals is foundational to a healthy community, where inclusion is its norm, recognizing these individuals are an integral part of the community; and

WHEREAS, in addition to the clinical and educational assistance, the need for social, recreational, & emotional support is vital for the overall wellness of these individuals and their families; and

WHEREAS, individuals with intellectual and developmental disabilities in our local community have limited access to these supports; and

WHEREAS, organizations such as Ability Tree First Coast help these individuals and their families experience REST (recreation, education, supports, and trainings); and

WHEREAS, the strength and sustainability of Ability Tree First Coast is dependent on support from businesses, churches, civic groups, and members of this community, and

WHEREAS, the focus of Autism Awareness Month in April is supporting these individuals' journeys by being engaged with them and supporting organizations, such as Ability Tree First Coast, who have a mission to create inclusive and supportive communities where they can enjoy healthy relationships in their neighborhoods, schools, workplaces, and churches.

NOW, THEREFORE, BE IT PROCLAIMED the City Commission of the City of St. Augustine, does hereby proclaim **April 2024**, as **AUTISM AWARENESS MONTH**, and encourages all citizens to observe this month with appropriate programs, activities, and ceremonies.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of St. Augustine to be affixed this 8th day of April in the year of our Lord two thousand and twenty-four and the four hundred and fifty-eighth year of the founding of St. Augustine, the Nation's Oldest City.

Nancy Sikes-Kline, Mayor



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

WHEREAS, National Poetry Month seeks to highlight the extraordinary legacy and ongoing achievement of American poets; introduce Americans to the pleasures and benefits of reading poetry; bring poets and poetry to the public in immediate and innovative ways; make poetry an important part of our children's education; and

WHEREAS, poetry, as an essential part of the arts and humanities, affects every aspect of life in America today, including education, the economy, and community pride and development; and

WHEREAS, poetry has produced some of the nation's leading creative artists and has inspired other artists in fields such as music, theatre, film, dance, and the visual arts; and

WHEREAS, St. Augustine served as the home or source of inspiration of numerous literary legends, including renowned authors Marjorie Kinnan Rawlings, Zora Neale Hurston and Pulitzer Prize-winning poet William Rose Benet; and

WHEREAS, this literary tradition continues today through the work of local authors, supported in their efforts by organizations such as Ancient City Poets and our local arts agency, the St. Johns Cultural Council.

*NOW, THEREFORE, the City Commission of the City of St. Augustine does hereby proclaim the month of **April 2024**, as **NATIONAL POETRY MONTH** in St. Augustine; and encourages citizens to celebrate and promote the literary traditions and contributions of local authors during this month and throughout the year.*

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of St. Augustine to be affixed this 8th day of April in the year of our Lord two thousand and twenty-four and the four hundred and fifty-eighth year of the founding of St. Augustine, the Nation's Oldest City.

Nancy Sikes-Kline, Mayor

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: March 27, 2024

RE: **ORDINANCE 2024-06: NUISANCE, APPEALS AND ADJUSTMENT BOARD**

Please find attached Ordinance 2024-06 which sunsets the Code Enforcement, Adjustment and Appeals Board, establishes the Nuisance, Appeals and Adjustment Board, and provides that all code enforcement violation matters will be heard by a Special Magistrate.

Please place Ordinance 2024-06 on the regular City Commission agenda for second reading on March 27, 2024.

Thank you.

/s/ Isabelle C. Lopez

Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk

Agenda Title:

Ordinance 2024-06 sunsets the Code Enforcement, Adjustment and Appeals Board and establishes the Nuisance, Appeals and Adjustment Board.

Business Impact Estimate

Proposed ordinance's title/reference: **ORDINANCE 2024-06: AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 2 ARTICLE V, DIVISION 2 OF THE CODE OF THE CITY OF ST. AUGUSTINE; AMENDING SECTIONS 2-211, 2-212, 2-213, AND 2-216 NAMING THE NUISANCE, APPEALS AND ADJUSTMENT BOARD; PROVIDING FOR ORGANIZATION AND POWERS; REPEALING SECTIONS 2-214 AND 2-215; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Augustine is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Augustine hereby publishes the following information:

¹ See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): The proposed ordinance furthers the public purpose of serving the public health, safety, morals, and welfare of the community because it provides for a more streamlined redistribution of the matters currently assigned to the Code Enforcement, Adjustment and Appeals Board to the Special Magistrate and separately to the newly formed Nuisance, Appeals and Adjustment Board, allowing each to better develop a consistent body of decisions.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of St. Augustine, if any: none.

(a) An estimate of direct compliance costs that businesses may reasonably incur: none.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: none.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: the ordinance itself does not add any new charges or fees, the Special Magistrate will bill hourly to the City directly and the cost of enforcement overall may be reviewed annually during the City's budget cycle.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: none.

4. Additional information the governing body deems useful (if any): This ordinance simply redistributes the current duties of one publicly appointed board to a contracted Special Magistrate for code enforcement proceedings, and reassigns other duties to a newly created Nuisance, Appeals and Adjustment Board.

ORDINANCE NO. 2024-06

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 2 ARTICLE V, DIVISION 2 OF THE CODE OF THE CITY OF ST. AUGUSTINE; AMENDING SECTIONS 2-211, 2-212, 2-213, AND 2-216 NAMING THE NUISANCE, APPEALS AND ADJUSTMENT BOARD; PROVIDING FOR ORGANIZATION AND POWERS; REPEALING SECTIONS 2-214 AND 2-215; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City of St. Augustine has previously created the City's Code Enforcement, Adjustment and Appeals Board and has assigned various duties to that board consistent with Florida law; and

WHEREAS, section 162.03, Florida Statutes, authorizes a municipality to appoint special magistrates, which have the same status as the code enforcement board; *Sarasota County v. Bow Point on Gulf Condominium Developers, LLC*, 974 So.2d 431 at FN 1 (Fla. 2nd DCA 2007); and

WHEREAS, the City of St. Augustine incorporated the use of a Special Magistrate as an alternative to the City's Code Enforcement, Adjustment and Appeals Board as adopted by Ordinance 2019-47; and

WHEREAS, the City Commission for the City of St. Augustine finds that it is in the best interest of public health, safety, and general welfare that the following amendment be adopted.

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

Section 1. Amending Chapter 2, Article V, Division 2, Section 2-211. Chapter 2, Article V, Division 2, Section 2-211 of the Code of the City of St. Augustine is hereby amended, as follows:

"Sec. 2-211. - Created.

There is hereby created the Nuisance, Appeals and Adjustment Board code

~~enforcement board~~ of the city which shall consist of ~~five~~^{seven} (57) members who are residents of the city, whose members ~~may~~^{shall} include, when possible, ~~an~~ architects, ~~a~~ business ~~persons~~ ^{man}, ~~an~~ engineers, ~~a~~ general contractors, ~~a~~ subcontractors, and ~~a~~ realtors, in addition to members of the general public. Members shall be appointed by the city commission for a specific term upon notification that a matter must be determined by the board ~~terms of three (3) years~~. Consistent with Florida law, the members of the Nuisance, Appeals and Adjustment Board will perform ex officio the duties of the nuisance board, and board of adjustment, and appeals, and only hold one office. The Code Enforcement, Adjustment and Appeals Board as it exists upon the effective date of this ordinance will sunset and cease operations. All decisions and orders of that board entered before the effective date of this ordinance will continue in full force and effect. Hearings scheduled after the effective date of this ordinance will be assigned to the special magistrate without need to modify any existing notice. Membership on the Code Enforcement, Adjustment and Appeals will be terminated on the effective date of this ordinance, and individuals who served on that board may be appointed by the city commission to serve on the Nuisance, Appeals and Adjustment Board. ~~A member may be reappointed for one (1) successive term and appointment to fill any vacancy shall be for the remainder of the unexpired term of office.~~

Section 2. Amending Chapter 2, Article V, Division 2, Section 2-212. Chapter 2, Article V, Division 2, Section 2-212 of the Code of the City of St. Augustine is hereby amended, as follows:

"Sec. 2-212. - Organization.

The members of the Nuisance, Appeals and Adjustment Board ~~code enforcement board~~ shall elect a chair ~~person~~^{man} from among the members of the board. A majority of the ~~The presence of four (4) or more~~ members shall constitute a quorum of the ~~enforcement~~ board. Members shall serve without compensation, but may be reimbursed for such travel, mileage and per diem expenses as may be authorized by the city commission or as are otherwise provided by law. All notifications to the local governing body ~~required by F.S. § 162.09(1)~~, shall be made by notification to the city manager or his or her designee."

Section 3. Amending Chapter 2, Article V, Division 2, Section 2-213. Chapter 2, Article V, Division 2, Section 2-213 of the Code of the City of St. Augustine is hereby amended, as follows:

"Sec. 2-213. - Powers.

~~Enforcement proceedings, conducting of hearings and powers of the code enforcement board shall be as provided by the Local Government Code~~

~~Enforcement Board Act [F.S. § 162.01 et seq.].~~

~~The code enforcement board shall hear applications for reduction of fines or fees prior to recordation of lien and approve or deny applications based on the evidence presented after consideration of factors as outlined in section 162.09(2)(b).~~

~~The Nuisance, Appeals and Adjustment Board code enforcement board shall hear Building and Fire Code appeals, statutory nuisance complaints, and floodplain adjustment questions consistent with Florida law. application for reduction of recorded liens and make recommendation for approval or denial to the city commission. The city commission shall make final determination and approve or deny reduction, modification, or release of recorded liens."~~

Section 4. Repealing Chapter 2, Article V, Division 2, Section 2-214. Chapter 2, Article V, Division 2, Section 2-214 of the Code of the City of St. Augustine is hereby repealed in its entirety, as follows:

~~**"Sec. 2-214. -- Contractor disciplinary board.**~~

~~The code enforcement board is designated as the local jurisdiction enforcement body to conduct disciplinary proceedings against a locally licensed or regulated contractor as authorized by F.S. § 489.131(7) and to enforce codes and ordinances against unlicensed contractors pursuant to F.S. § 489.27 and shall have all powers authorized by such sections. Hearings shall be held before the code enforcement board."~~

Section 5. Repealing Chapter 2, Article V, Division 2, Section 2-215. Chapter 2, Article V, Division 2, Section 2-215 of the Code of the City of St. Augustine is hereby repealed in its entirety, as follows:

~~**"Sec. 2-215. -- Contractor disciplinary proceedings.**~~

~~(a) *Investigation by planning and building department.* The planning and building department, acting on behalf of the City of St. Augustine, Florida (the "city"), shall cause to be investigated any complaint which is filed before it if the complaint is in writing, signed by the complainant, and legally sufficient. A complaint is legally sufficient if it contains ultimate facts which show that a violation of this Code, of any of the practice acts relating to the building contractors regulated by the department of business and professional regulation (the "department") or the city, or of any rule promulgated by the department, the city or a regulatory board in the department has occurred. Prior to finding legal sufficiency, the city may require supporting information or documentation as necessary to determine legal sufficiency. The city may investigate or continue to investigate, and the city may take appropriate final action on a complaint even though the original complainant withdraws it or otherwise indicates his desire not to cause the complaint to be investigated or~~

~~prosecuted to completion. The city may investigate any anonymous complaint if the complaint is in writing and is legally sufficient, if the alleged violation of law or rules is substantial, and if the city has reason to believe, after preliminary inquiry, that the alleged violations in the complaint are true. The city may investigate a complaint made by a confidential informant if the complaint is legally sufficient, if the alleged violation of law or rule is substantial, and if the city has reason to believe, after preliminary inquiry, that the allegations of the complainant are true. Unless a complaint has been filed with the city or the city has been specifically authorized by statute, the city may not initiate an investigation unless it has reasonable cause to believe that a licensee or a group of licensees has violated a Florida Statute, a rule of the department, a rule or ordinance of the city, or a rule of a board. When an investigation of any person is undertaken, the city shall promptly furnish to the person or his attorney a copy of the complaint or document which resulted in the initiation of the investigation. The person may submit a written response to the information contained in such complaint or document within twenty (20) days after service to the person of the complaint or document. The person's written response shall be considered by the planning and building director (the "director"). However, if the city manager agrees in writing that such notification would be detrimental to the investigation, the city may withhold notification. The city may conduct an investigation without notification to any person if the act under investigation is a criminal offense.~~

- ~~(b) *Determination of probable cause.* The director shall make his determination of probable cause within thirty (30) days after receipt by him of the final investigative report of the city. The city manager may grant extensions of the thirty-day time limit. If the director does not find probable cause within the thirty-day time limit, as may be extended, or if the director finds no probable cause, the city manager may determine, within ten (10) days after the director fails to determine probable cause or ten (10) days after the time limit has elapsed, that probable cause exists. In lieu of a finding of probable cause, the director may issue a letter of guidance to the subject. If the director finds that probable cause exists, he shall direct the city to file a formal complaint against the licensee. The city shall follow the directions of the director regarding the filing of a formal complaint. If directed to do so, the city shall file a formal complaint against the subject of the investigation and prosecute that complaint pursuant to the provisions of section 2-214 hereof. However, the city manager may decide not to prosecute the complaint if he finds that probable cause had been improvidently found by the director.~~
- ~~(c) *Notification to complainant.* The city shall periodically notify the person who filed the complaint of the status of the investigation, whether probable cause has been found, and the status of any civil action or administrative proceeding or appeal.~~
- ~~(d) *Hearings.* A request for a hearing shall be granted or denied within fifteen (15) days of receipt. All parties shall be afforded an opportunity for a hearing after reasonable notice of not less than fourteen (14) days. The notice shall include:~~

- ~~(1) A statement of the time, place and nature of the hearing.~~
- ~~(2) A statement of the legal authority and jurisdiction under which the hearing is to be held.~~
- ~~(3) A short and plain statement of the matters asserted by the city and by all parties of record at the time notice is given. If the city or any part is unable to state the matters in sufficient detail at the time initial notice is given, the notice may be limited to a statement of the issues involved, and therefore, upon timely written application, a more definite and detailed statement shall be furnished not less than three (3) days prior to the date set for the hearing.~~

~~All parties shall have an opportunity to respond, to present evidence and argument on all issues involved, to conduct cross examination and submit proposed findings of fact and orders, to file exceptions to any order and to be represented by counsel. When appropriate, the general public may be given an opportunity to present oral or written communications. If the city proposes to consider such material, then all parties shall be given an opportunity to cross-examine or challenge or rebut it. All pleadings, motions or other papers filed in the proceedings must be signed by a party, the party's attorney or the party's qualified representative. The signature of a party or party's attorney or a party's qualified representative constitutes a certificate that he has read the pleading, motion or other paper and that, to the best of his knowledge, information and belief formed after reasonable inquiry, it is not imposed for any improper purpose, such as to harass or to cause unnecessary delay or for frivolous purpose or needless increase in the cost of litigation. If a pleading, motion or other paper is signed in violation of these requirements, the enforcement board, upon motion or its own initiative, shall impose upon the person who signed it, a represented party, or both, an appropriate sanction, which may include an order to pay the other party or parties the amount of reasonable expenses incurred because of the filing of the pleading, motion or other paper, including a reasonable attorney's fee.~~

~~The record in a case governed by this subsection shall consist only of:~~

- ~~(1) All notices, pleadings, motions and intermediate rulings.~~
- ~~(2) Evidence received or considered.~~
- ~~(3) A statement of matters officially recognized.~~
- ~~(4) Questions and proffers of proof and objections and rulings thereon.~~
- ~~(5) Proposed findings and exceptions.~~
- ~~(6) Any decision, opinion, proposed or recommended order, or report by the officer presiding at the hearing.~~
- ~~(7) All staff memoranda or data submitted to the enforcement board during the hearing or prior to its disposition, after notice of the submission to all parties.~~
- ~~(8) All matters placed on the record after an ex parte communication.~~
- ~~(9) The official transcript.~~

~~The city shall, upon the request of any party and at that party's expense, make arrangements to accurately and completely preserve all testimony in the proceeding and, on the request of any party, it shall make a full or partial transcript available at no more than actual cost. At the request of any other party, full or partial transcripts shall be provided at no more than cost.~~

~~Findings of fact shall be based exclusively on the evidence of record and on matters officially recognized.~~

Section 6. Amending Chapter 2, Article V, Division 2, Section 2-216. Chapter 2, Article V, Division 2, Section 2-216 of the Code of the City of St. Augustine is hereby amended, as follows:

"Sec. 2-216. – Nuisance Board.

The Nuisance, Appeals and Adjustment Board ~~code enforcement board~~ is designated the administrative board to hear complaints regarding nuisances pursuant to F.S.893.138, as may be amended from time to time."

Section 7. Inclusion in Code. The City Commission intends that the provisions of this Ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this Ordinance may be re-numbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 8. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 9. Severance of Invalid Provisions. In the event that any section, subsection, sentence, clause, phrase, word, term or provision of this Ordinance shall be held by a court of competent jurisdiction to be partially or wholly invalid, unconstitutional or unenforceable or involved for any reason whatsoever, any such invalidity, unconstitutionality, illegality, or unenforceability shall not affect any of the other or remaining terms, provisions, clauses, sentences, or sections of this Ordinance, and this Ordinance shall be read and/or applied as if the invalid, unconstitutional, illegal, or unenforceable section, subsection, sentence, clause, phrase, word, term or provision did not exist.

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

PASSED by the City Commission of the City of St. Augustine, Florida, this
_____ day of _____, 2024.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: March 27, 2024

RE: **ORDINANCE 2024-07: REMOVING REFERENCE TO THE CODE ENFORCEMENT, ADJUSTMENT AND APPEALS BOARD AND MAKING ALL REFERENCES CONFORM**

Please find attached Ordinance 2024-07 removing reference to the Code Enforcement, Adjustment and Appeals Board and making all references conform.

Please place Ordinance 2024-07 on the regular City Commission agenda for second reading on March 25, 2024.

Thank you.

/s/ Isabelle C. Lopez

Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk

Agenda Title:

Ordinance 2024-07 edits and brings in conformity references to the Nuisance, Adjustment and Appeals Board and Special Magistrate throughout the municipal code.

Business Impact Estimate

Proposed ordinance's title/reference: **ORDINANCE 2024-07: AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING THE CODE OF THE CITY OF ST. AUGUSTINE; AMENDING SECTIONS 3-23, 8-3, 8-4, 8-5, 8-446, 8-447, 8-448, 8-452, 8-453, 19-2, 19-5, 22-3, 25-56, 25-57, 28-35, 28-90, 28-347, AND 29-43 TO CONFORM TO THE SUNSETTING OF THE CODE ENFORCEMENT, ADJUSTMENT AND APPEALS BOARD; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Augustine is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Augustine hereby publishes the following information:

¹ See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): The proposed ordinance furthers the public purpose of serving the public health, safety, morals, and welfare of the community because it provides concordance of cross-citations for the Special Magistrate and separately for the newly formed Nuisance, Appeals and Adjustment Board, providing clarity as to each jurisdiction.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of St. Augustine, if any: none.

(a) An estimate of direct compliance costs that businesses may reasonably incur: none.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: none.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: the ordinance itself does not add any new charges or fees, the Special Magistrate will bill hourly to the City directly and the cost of enforcement overall may be reviewed annually during the City's budget cycle.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: none.

4. Additional information the governing body deems useful (if any): This ordinance simply makes the cross-references to the Special Magistrate, and to the Nuisance, Appeals and Adjustment Board consistent throughout the municipal code.

ORDINANCE NO. 2024-07

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING THE CODE OF THE CITY OF ST. AUGUSTINE; AMENDING SECTIONS 3-23, 8-3, 8-4, 8-5, 8-446, 8-447, 8-448, 8-452, 8-453, 19-2, 19-5, 22-3, 25-56, 25-57, 28-35, 28-90, 28-347, AND 29-43 TO CONFORM TO THE SUNSETTING OF THE CODE ENFORCEMENT, ADJUSTMENT AND APPEALS BOARD; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City of St. Augustine has previously created the City's Code Enforcement, Adjustment and Appeals Board and has assigned various duties to that board consistent with Florida law; and

WHEREAS, section 162.03, Florida Statutes, authorizes a municipality to appoint special magistrates, which have the same status as the code enforcement board; *Sarasota County v. Bow Point on Gulf Condominium Developers, LLC*, 974 So.2d 431 at FN 1 (Fla. 2nd DCA 2007); and

WHEREAS, the City of St. Augustine incorporated the use of a Special Magistrate as an alternative to the City's Code Enforcement, Adjustment and Appeals Board as adopted by Ordinance 2019-47; and

WHEREAS, the City of St. Augustine is considering Ordinance 2024-06, an ordinance that would sunset the current Code Enforcement, Adjustment and Appeals Board and disperse its function to a newly created Nuisance, Appeals and Adjustment Board and to the Special Magistrate, requiring all referenced sections of the code to be amended to concord; and

WHEREAS, the City Commission for the City of St. Augustine finds that it is in the best interest of public health, safety, and general welfare that the following amendment be adopted.

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

Section 1. Amending Chapter 3, Article II, Division 1, Section 3-23. Chapter 3, Article II, Division 1, Section 3-23 of the Code of the City of St. Augustine is hereby amended, as follows:

"Sec. 3-23. – Sign regulations generally.

- (a) Permits. No sign of any kind shall be installed, erected, painted, altered or relocated by any person, business or institution, except as described in subsection (b) below, until a permit has been issued by the planning and building department. Applications for sign permits shall be accompanied by a survey of existing signs to remain, linear dimensions of primary and secondary street frontages, a complete list of proposed signs (including sign types, heights, widths, individual and cumulative square feet, letter styles, colors and materials used), a site plan indicating all sign locations, a sketch of all proposed signs and elevations showing all sign locations, as well as any additional specific information required by the planning and building department. Failure to submit all required information will delay review of the application. Continued failure to submit all required information within fifteen (15) working days following notification by the planning and building department shall result in the nullification of the application. A new, complete application must then be filed.

(...)

- (2) Failure to obtain a permit prior to installation or other work on a sign on more than three (3) occasions within a one-year period shall result in the property owner, agent and/or sign contractor being cited and brought before the ~~code enforcement board~~ Special Magistrate and shall be subject to a fine of not less than fifty dollars (\$50.00) and not more than two hundred fifty dollars (\$250.00) per violation. Such property owner, agent and/or sign contractor who has failed to obtain a permit on more than three (3) occasions within a one-year period shall be brought before the city commission, who may revoke such person's occupational license and/or suspend such person from obtaining sign permits for a period of up to one (1) year.

(...)

- (d) *Sign locations.* Notwithstanding more specific or stringent requirements of this article, all signs shall meet the following location requirements:
- (1) Right-of-way. No sign other than government signs and traffic control devices may be posted, affixed, attached, or placed on a right-of-way for a public street, road, highway, alleyway, sidewalk or trail, or private street or alleyway open to the public. Signs placed in the right-of-way may be removed without notice by law enforcement, code enforcement officers, building official, the city engineer, or any other city employee at the direction of the city manager. The cost of such removal shall be charged

to the sign owner and/or contractor, or the property owner. Failure to submit payment within thirty (30) days shall result in the case being brought before the ~~code enforcement board~~ Special Magistrate except as specifically outlined in section 3-23(b)(10).

(...)

- (i) *Obsolete signs, removal.* Any sign which advertises a use no longer existing shall be removed by the property owner or agent within fifteen (15) days after written notification from the planning and building department. Failure to remove the sign shall result in the case being brought before the ~~code enforcement board~~ Special Magistrate.

(...)

- (m) *Violations.* Any person violating any section, subsection or requirement of this article shall be guilty of an offense and shall be cited and brought before the ~~code enforcement board~~ Special Magistrate. The ~~code enforcement board~~ Special Magistrate may impose a fine of up to two hundred fifty dollars (\$250.00) per day for each day the violation exists."

Section 2. Amending Chapter 8, Article I, Sections 8-3, 8-4, and 8-5. Chapter 8, Article I, Sections 8-3, 8-4, and 8-5 of the Code of the City of St. Augustine are hereby amended, as follows:

"Sec. 8-3. - Impact of decisions.

All decisions of the building official and fire official and all decisions of the Nuisance, Appeals and Adjustment Board ~~code enforcement, adjustments and appeals board~~ shall be in writing and shall be binding upon all persons, but shall not limit the authority of the state fire marshal, pursuant to F.S. § 633.161. Decisions of general application shall be indexed by building and fire code sections and shall be available for inspection during normal business hours.

Sec. 8-4. - Nuisance, Appeals and Adjustment Board~~Code enforcement, adjustments and appeals board.~~

- (a) The Nuisance, Appeals and Adjustment Board ~~code enforcement board~~ created pursuant to Chapter 2 of the Code of the city is hereby designated as the board of adjustments and appeals, as referenced in this chapter as well as other chapters within the Code of the city, and is hereby designated as the local administrative board as referenced in F.S. § 553.73, (hereinafter referred to as the Nuisance, Appeals and Adjustment Board ~~Code Enforcement, Adjustments and Appeals Board~~ for the City of St. Augustine, Florida). Upon receipt of an appeal in writing, or application for a variance, along with a fee of fifty dollars (\$50.00), the Building official shall schedule a hearing before the Nuisance, Appeals and Adjustment Board ~~code enforcement, adjustments and appeals board~~ within thirty (30) days of receipt of the appeal or application.

- (b) The Nuisance, Appeals and Adjustment Board ~~code enforcement, adjustments and appeals board~~ shall, to the greatest extent possible, be composed of members with expertise in building construction and fire safety standards.

Sec. 8-5. - Conflict resolution.

- (a) In the event of a conflict between the minimum building code and the minimum fire prevention code, it shall be resolved by agreement between the building official and the fire official in favor of the requirement of the code which offers the greatest degree of life safety or alternatives which would provide an equivalent degree of life safety and an equivalent method of construction.
- (b) Any decision made by the fire official and the building official may be appealed to the Nuisance, Appeals and Adjustment Board ~~code enforcement, adjustments and appeals board~~. If the decision of the fire official and the building official is to apply the provisions of either the building code or the fire prevention code, the board may not alter the decision unless the board determines that the application of such code creates any one or more of the following conditions:
- (1) The true intent of the codes or ordinances described in this Code has been incorrectly interpreted;
 - (2) The provisions of the codes or ordinances do not fully apply;
 - (3) A decision is unreasonable or arbitrary as it applies to alternatives or new materials.
- (c) If the decision of the fire official and the building official is to adopt an alternative to the codes, the Nuisance, Appeals and Adjustment Board ~~code enforcement, adjustments and appeals board~~ shall give due regard to the decision rendered by the officials and may modify that decision if the board adopts a better alternative, taking into consideration all relevant circumstances. In any case in which the Nuisance, Appeals and Adjustment Board ~~code enforcement, adjustments and appeals board~~ adopts alternatives to the decision rendered by the fire official and the building official, such alternatives shall provide an equivalent degree of life safety and an equivalent method of construction as the decision rendered by the officials.
- (d) In the event that the building official and the fire official are unable to agree on a resolution of the conflict between the building code and the fire prevention code, the Nuisance, Appeals and Adjustment Board ~~code enforcement, adjustments and appeals board~~ shall resolve the conflict in favor of the code which offers the greatest degree of life safety or alternatives which would provide an equivalent degree of life safety and an equivalent method of construction."

Section 3. Amending Chapter 8, Article V, Division 7, Sections 8-446, 8-447, and 8-448. Chapter 8, Article V, Division 7, Sections 8-446, 8-447, and 8-448 of the Code of the City of St. Augustine are hereby amended, as follows:

"Sec. 8-446. - General.

The Nuisance, Appeals and Adjustment Board ~~code enforcement, adjustments and appeals board~~ shall hear and decide on requests for appeals and requests for variances from the strict application of this article. The ~~code enforcement, adjustments and appeals~~ board's written decision on variance requests shall be made within ten (10) days after the public hearing required by section 8-4. Pursuant to F.S. § 553.73(5), the ~~code enforcement, adjustments and appeals~~ board shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the Florida Building Code. This section does not apply to Section 3109 of the Florida Building Code, Building.

Sec. 8-447. - Appeals.

The Nuisance, Appeals and Adjustment Board ~~code enforcement, adjustments and appeals board~~ shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the administration and enforcement of this article. Any person aggrieved by the decision may appeal such decision to the Circuit Court, as provided by Florida Statutes.

Sec. 8-448. - Limitations on authority to grant variances.

The Nuisance, Appeals and Adjustment Board ~~code enforcement, adjustments and appeals board~~ shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in section 8-452 of this article, the conditions of issuance set forth in section 8-453 of this article, and the comments and recommendations of the floodplain administrator and the building official. The ~~code enforcement, adjustments and appeals~~ board has the right to attach such conditions as it deems necessary to further the purposes and objectives of this article."

Section 4. Amending Chapter 8, Article V, Division 7, Sections 8-452 and 8-453.

Chapter 8, Article V, Division 7, Sections 8-452 and 8-453 of the Code of the City of St. Augustine are hereby amended, as follows:

"Sec. 8-452. - Considerations for issuance of variances.

In reviewing requests for variances, the Nuisance, Appeals and Adjustment Board ~~code enforcement, adjustments and appeals board~~ shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this article, and the following:

- (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
- (2) The danger to life and property due to flooding or erosion damage;
- (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
- (4) The importance of the services provided by the proposed development to the city;

- (5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
- (6) The compatibility of the proposed development with existing and anticipated development;
- (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
- (8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;
- (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- (10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

Sec. 8-453. - Conditions for issuance of variances.

Variances shall be issued only upon:

- (1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this article or the required elevation standards;
- (2) Determination by the Nuisance, Appeals and Adjustment Board code enforcement, adjustments and appeals board that:
 - a. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;
 - b. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and
 - c. The variance is the minimum necessary, considering the flood hazard, to afford relief;

(...)"

Section 5. Amending Chapter 19, Article I, Sections 19-2 and 19-5. Chapter 19, Article I, Sections 19-2 and 19-5 of the Code of the City of St. Augustine are hereby amended, as follows:

"Sec. 19-2. - Declaration of nuisances; abatement.

Violations of this chapter are nuisances. The Special Magistrate code enforcement board may order the building official to abate such nuisances. If the city manager or

the building official determines that the nuisance presents an immediate threat to the health, safety, and welfare of the City of St. Augustine and/or its residents, visitors, or property, the city manager or the building official may declare the nuisance and immediately abate it, in which case the cost of abatement shall be imposed as a lien. The determination of a nuisance by the city manager or the building official and/or the reasonableness of such lien may be appealed to the Special Magistrate code enforcement board.

Sec. 19-5. - Remedy; procedure.

Failure to remedy nuisances as required by this chapter, within fifteen (15) days after service of notice to do so, is a violation and shall be enforced in accordance with F.S. ch. 162. However, the notice may provide an alternative remedy period, in which case that remedy period shall be controlling. In cases where the city manager or the building official declares and/or abates a nuisance without an order by the Special Magistrate code enforcement board, an appeal shall be filed within thirty (30) days of service of notice, with the same penalties and same rights as provided in F.S. ch. 162.”

Section 6. Amending Chapter 22, Article I, Section 22-3. Chapter 22, Article I, Section 22-3 of the Code of the City of St. Augustine is hereby amended, as follows:

“Sec. 22-3. - Underground utilities required in historic preservation district.

(...)

- (c) All new electrical services or electrical service upgrades installed within the historic preservation district defined herein shall be served underground from the existing public service utilities, whether or not the existing public service lines are installed aboveground or underground. However, in the event that installation of such service is a hardship, an owner may apply to the Nuisance, Appeals and Adjustment Board ~~board of adjustments and appeals~~ for a variance from this section.

(...)”

Section 7. Amending Chapter 25, Article III, Sections 25-56 and 25-57. Chapter 25, Article III, Sections 25-56 and 25-57 of the Code of the City of St. Augustine are hereby amended, as follows:

“Sec. 25-56. - Tree removal and replacement.

(...)

- (f) Appeals. When a tree removal permit, including a permit for the removal of a preserved tree not involved with a site plan for new development, has been denied by the planning and building division, the property owner or agent may appeal this decision to the Nuisance, Appeals and Adjustment Board ~~code enforcement, adjustments and appeals board~~. The ~~code enforcement, adjustments and appeals~~ board shall approve or deny the appeal and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. The board may require more stringent replacement

requirements than is required by this chapter. The Nuisance, Appeals and Adjustment Board ~~code enforcement, adjustments and appeals board~~ shall not be empowered to relax the standards and requirements contained herein. If a preserved tree is approved by the board to be removed, a minimum of two (2) shade trees a minimum of ten (10) feet in height shall be used as replacement. The replacement of trees that have been removed after board approval shall be done within thirty (30) days after the tree has been removed.

(...)

Sec. 25-57. - Enforcement.

(...)

(c) *Violations and penalties.*

- (1) Any person violating any of the provisions of this chapter may be cited in accordance with sections 2-316 through 2-329 of the Code of the City of St. Augustine, or referred to the ~~municipal code enforcement board~~ Special Magistrate for appropriate action. The ~~municipal code enforcement board~~ Special Magistrate may impose a fine up to two hundred fifty dollars (\$250.00) per day. Each day that a violation of this chapter continues shall be deemed a separate offense.
- (2) In addition to any fine or penalty imposed by citation or the ~~municipal code enforcement board~~ Special Magistrate, any person found in violation of this chapter shall replace any tree removed in a manner contrary to this chapter and shall replace such tree or trees under the criteria set forth in section 25-56(g) of this Code."

Section 8. Amending Chapter 28, Article II, Division 1, Section 28-35. Chapter 28, Article II, Division 1, Section 28-35 of the Code of the City of St. Augustine is hereby amended, as follows:

"Sec. 28-35. - Penalties.

Any person who shall violate any of the codes, regulations, restrictions and limitations promulgated under the authority of this chapter shall be brought before the ~~municipal code enforcement board~~ Special Magistrate and be subject to a fine of up to two hundred fifty dollars (\$250.00) per day, and each day that a violation is permitted to exist shall constitute a separate offense."

Section 9. Amending Chapter 28, Article II, Division 3, Section 28-90. Chapter 28, Article II, Division 3, Section 28-90 of the Code of the City of St. Augustine is hereby amended, as follows:

"Sec. 28-90. - Administration and records.

- (g) Any decision of the historic architectural review board certified by the planning director to be in conflict with a determination or decision of the planning and zoning board or of the Nuisance, Appeals and Adjustment Board ~~board of~~

~~adjustments and appeals~~; shall be reviewed by the city commission in the same manner as an appeal and the commission shall review the determination of the historic architectural review board, and the decision of the planning and zoning board or ~~board of the Nuisance, Appeals and Adjustment Board~~ adjustments and appeals as to which it is certified to be in conflict and shall determine whether the decision of the historic architectural review board should be affirmed, modified or reversed and the decision of the commission shall supersede the decision reviewed. All affected persons shall be notified of the hearing by the city commission in the same manner as that provided for appeals from decisions of the planning and zoning board. The hearing before the commission shall be de novo.

Section 10. Amending Chapter 28, Article IV, Division 1, Section 28-347. Chapter 28, Article IV, Division 1, Section 28-347 of the Code of the City of St. Augustine is hereby amended, as follows:

"Sec. 28-347. - Supplementary regulations for certain uses.

(...)

4. If at any time evidence is provided that a mobile food dispensing vehicle is being operated in a way that does not comply with these regulations, a notice of violation shall be issued to the lot owner and mobile food vendor and the violation shall be referred to the ~~code enforcement board~~ Special Magistrate for a hearing and disposition in accordance with the provisions of chapter 2, article VI of this Code of Ordinances.

(...)"

Section 11. Amending Chapter 29, Article III, Section 29-43. Chapter 29, Article III, Section 29-43 of the Code of the City of St. Augustine is hereby amended, as follows:

"Sec. 29-43. - Violations, enforcement, and penalties.

(...)

- (e) Any person found in violation and/or who fails to comply with the requirements of any provision of the article shall, without limitation on the city's legal recourse, be subject to prosecution before the City of St. Augustine's Special Magistrate ~~Code Enforcement Board~~, pursuant to the City of St. Augustine Code of Ordinances. Each day of violation shall constitute a separate violation.

(...)"

Section 12. Inclusion in Code. The City Commission intends that the provisions of this Ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this Ordinance may be re-numbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 13. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 14. Severance of Invalid Provisions. In the event that any section, subsection, sentence, clause, phrase, word, term or provision of this Ordinance shall be held by a court of competent jurisdiction to be partially or wholly invalid, unconstitutional or unenforceable or involved for any reason whatsoever, any such invalidity, unconstitutionality, illegality, or unenforceability shall not affect any of the other or remaining terms, provisions, clauses, sentences, or sections of this Ordinance, and this Ordinance shall be read and/or applied as if the invalid, unconstitutional, illegal, or unenforceable section, subsection, sentence, clause, phrase, word, term or provision did not exist.

Section 15. Effective Date. This Ordinance shall become effective ten (10) days after passage, pursuant to § 166.041(5), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2024.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: March 28, 2024

RE: **Ordinance 2024-08 related to the Annexation of a Parcel of Land including 523 West King Street (PID 1123300000) - Introduction and First Reading**

Please place the attached ordinance related to the annexation of 523 West King Street on the April 8, 2024, City Commission Agenda for Introduction and First Reading.

The property is approximately 0.23 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its east and northern boundaries. The current use of the property is residential.

The City Commission reviewed and accepted the Voluntary Petition to annex, and annexation agreement at the February 12, 2024, City Commission meeting.

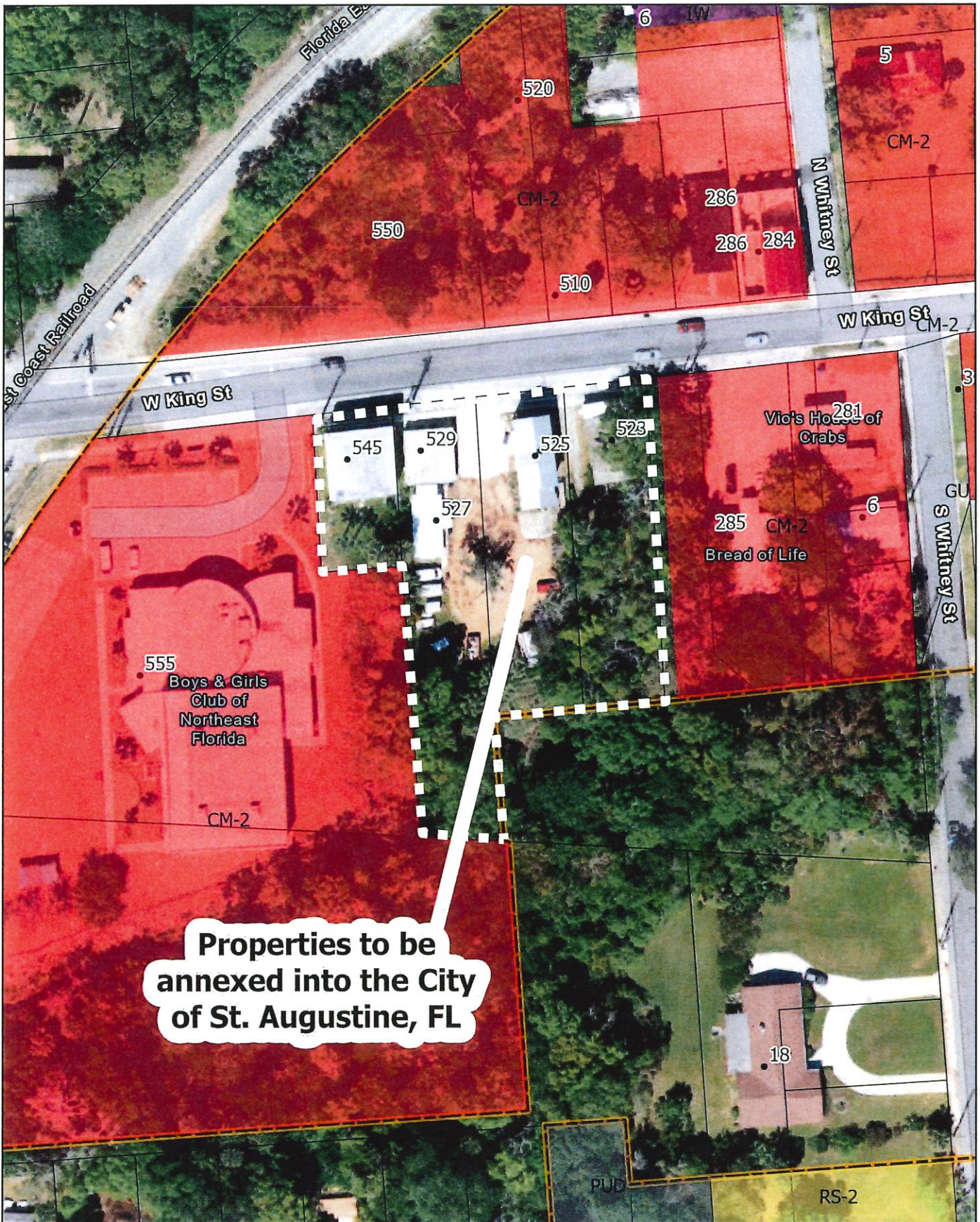
St. Johns County has assigned a future land use designation for the property as Residential-D and the county zoning is Residential, Single family-three (RS-3). The petitioner/applicant will appear before the city's Planning and Zoning Board (PZB) with an application to assign a city future land use designation and to amend the county zoning designation to a city zoning designation for the property on April 2, 2024. The specific city land use designation recommended for discussion by the PZB is Commercial Medium Intensity with a recommended city zoning designation of Commercial Medium-two (CM-2).

Also attached is a map illustrating the location of the property in relation to the existing city limits. City staff will review the legal descriptions to confirm that they are complete. Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

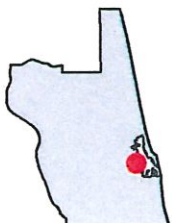
If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



**Properties to be
annexed into the City
of St. Augustine, FL**



Proposed City Limits

A map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the office of the city clerk



ST AUGUSTINE
EST. 1565

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft

2024



0 0.01 Miles

ORDINANCE NO. 2024-08

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.23 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an owner of real property has presented to the City Commission of the City of St. Augustine, Florida a Petition for Voluntary Annexation of property, described more particularly on Exhibit "A," attached hereto and made a part hereof, and depicted on the map attached hereto and made a part hereof as Exhibit "B;" and

WHEREAS, said real property lies in an unincorporated area of St. Johns County, is contiguous to the City of St. Augustine, Florida and is reasonably compact in configuration; and

WHEREAS, the City Commission of the City of St. Augustine, Florida has determined that the Petition has been properly executed by the owner of the subject real property;

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

Section 1. Annexation of Property. The following described property that is currently located outside the incorporated area of the City of St. Augustine, Florida is hereby annexed to the City of St. Augustine, Florida:

**SEE EXHIBIT “A,” AND EXHIBIT “B,” ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 2. Amendment of Charter. Section 1.04 of the Charter Laws of the City of St. Augustine, Florida is hereby amended by the addition of a new subsection “(xxxx)” to read as described in Exhibit “A,” attached hereto and made a part hereof.

Section 3. Filing of Ordinance. Upon passage of this ordinance, the City Clerk shall file a certified copy hereof with the Clerk of the Circuit Court of St. Johns County, Florida, the Florida Department of State and the Chief Administrative Officer of St. Johns County, Florida, all within seven (7) days after the date of adoption of this ordinance.

Section 4. Inclusion in Code. It is the intention of the City Commission that the provisions of this ordinance shall become and be made part of the Code of the City of St. Augustine and that the sections of this ordinance may be renumbered or relettered and the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 5. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 7. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to s. 166.041(5), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2024.

ATTEST:

Nancy Sikes-Kline, Mayor-
Commissioner

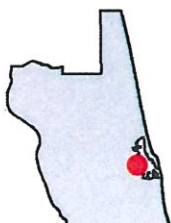
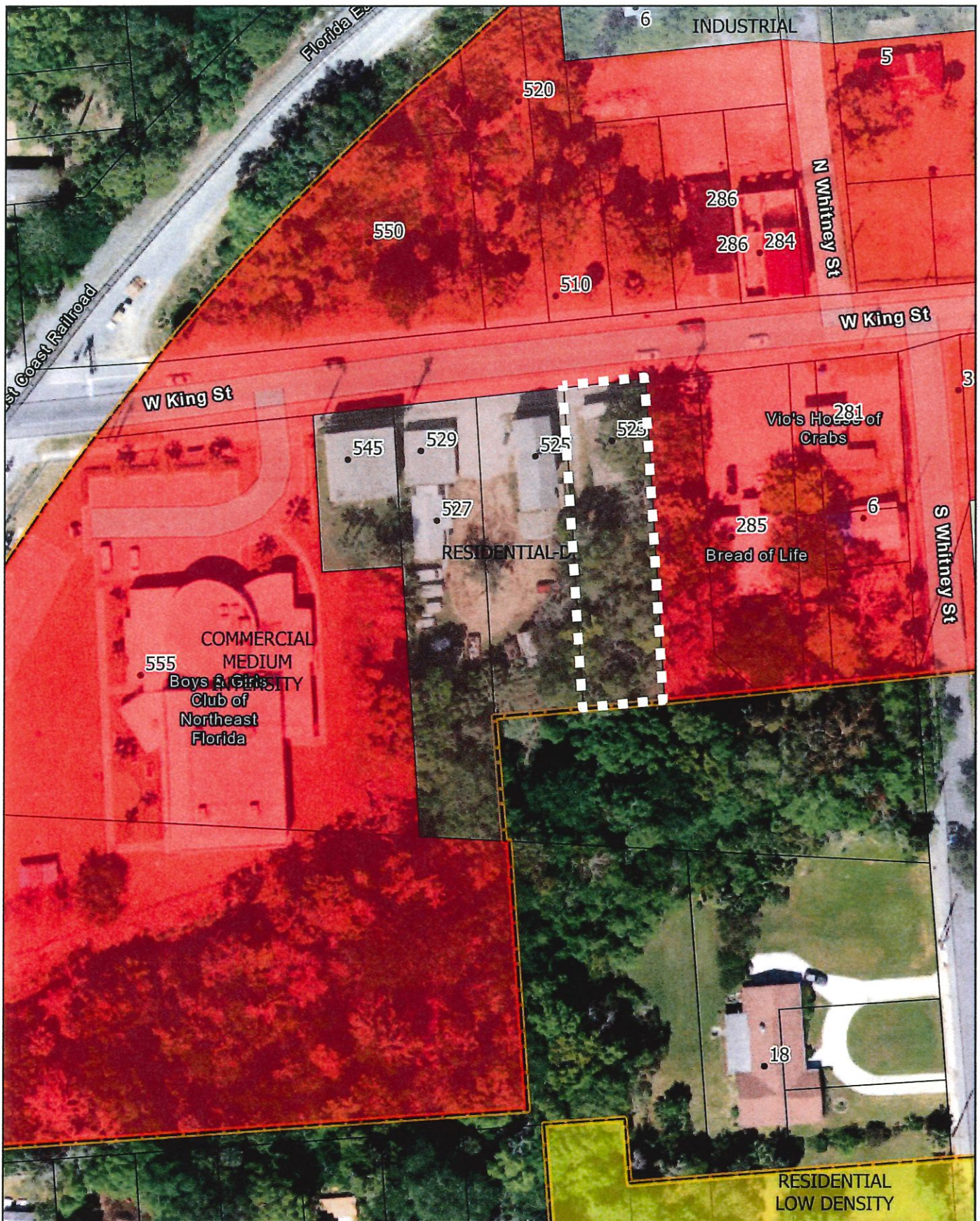
Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION AND RECORDED DEED

BEGINNING at a point on the South side of King Street 55 feet East of the Northwest corner of a certain tract of land conveyed to Horace Lindley on October 28th, 1930 by Moses Demps and Rosa Demps, and recorded in Deed Book 103, Page 591 records of St. Johns County, Florida, as a starting point and thence Easterly along the South boundary line of King Street 50 feet, thence Southerly 200 feet, said line running at a right angle to the South boundary line of King Street, thence Westerly a distance of 50 feet, said line running parallel to the South boundary line of King Street, thence Northerly to the Southern boundary of King Street and the POINT OF BEGINNING.

EXCEPT therefrom that portion conveyed to the State of Florida for the use and Benefit of the State Road Department of Florida in deed recorded in Official Records Book 38, Page 732 of the public records of St. Johns County, Florida.



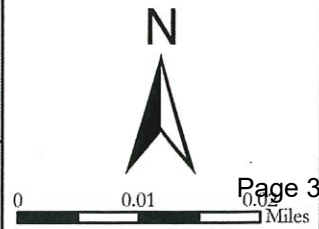
Current Land Use

523 W King Street has a current land use designation of Residential-D (St. Johns County).



Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft

2024



St. Johns County, FL

Apply for Exemptions

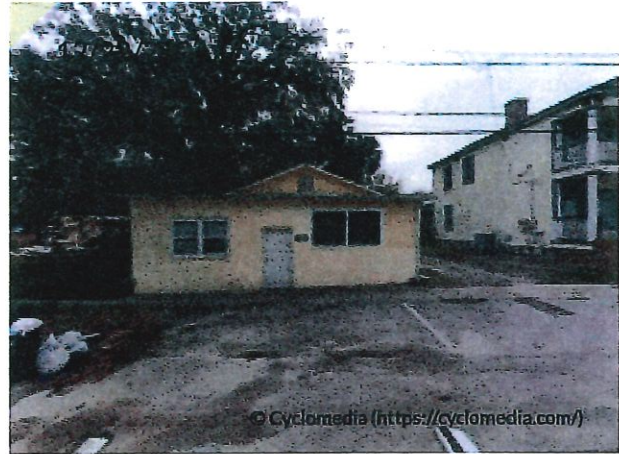
[Apply for Exemptions](#)

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 Single Family (0100)
 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 0.230
 Homestead N

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


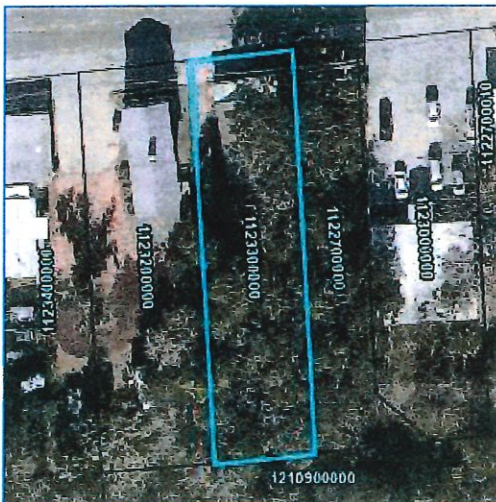
Owner Information

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	\$30,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$162,196
Total Deferred	\$21,186
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

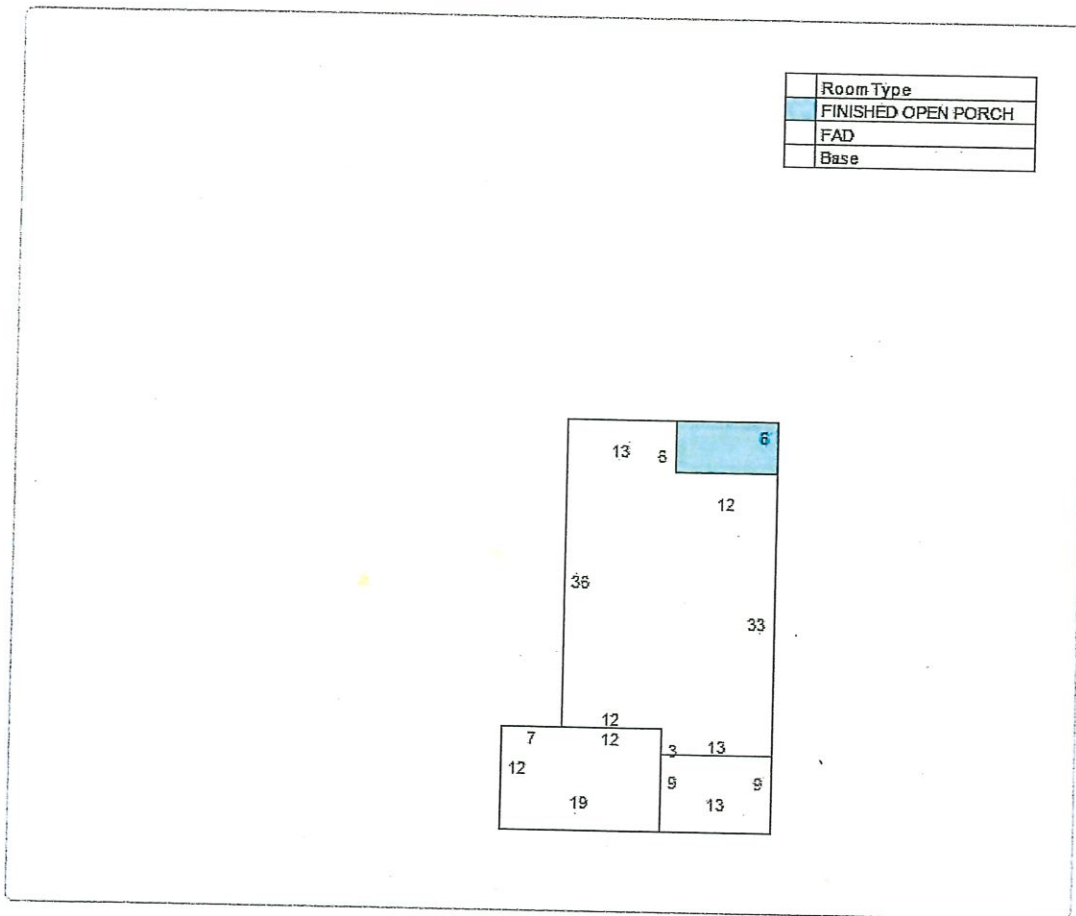
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$134,329	\$0	\$30,000	\$0	\$0	\$164,329	\$128,191	\$164,329	\$0
2022	\$107,094	\$0	\$30,000	\$0	\$0	\$137,094	\$116,537	\$137,094	\$0
2021	\$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	Roof Cover	Composite Shingle
Building Value	\$132,196	Roof Structure	Gable Hip
Year Built	1940	Interior Flooring	Pine Wood
Actual Area	1284	Interior Wall	Drywall
Conditioned Area	1212	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Concrete Block, Wood	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	\$30,000

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.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 1/30/2024, 1:32:45 AM

Contact Us

Developed by
 Schneider
GEOSPATIAL

In & Ret Land Title
139 King St.
St. Augustine, FL 32084
File # L18341

Public Records of
St. Johns County, FL
Clerk# 99055244
O.R. 1457 PG 702
04:09PM 11/24/1999
REC \$9.00 SUR \$1.50
Doc Stamps \$269.50

Prepared by: **Cindy Brown**
Land Title of America Group
4475 US #1 South, Suite 202
St. Augustine, Florida 32086
File No.: **L18341**

Parcel I.D. No.: 112330-0000 [Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **22nd** day of **November, 1999** BETWEEN **ERNEST J. McHONE, a married man,** GRANTOR*, whose post office address is 5338 Shore Drive, St. Augustine, Florida 32086, GRANTOR*, and **EMERGENCY SERVICES & HOMELESS COALITION OF ST. JOHNS COUNTY, INC.,** GRANTEE*, whose post office address is 291 West King Street, St. Augustine, Florida 32084.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS and RESERVATIONS of record, if any; However, this reference does not operate to reimpose same: SUBJECT TO Zoning Ordinances that may affect subject property; SUBJECT TO Taxes for the year 1999 and Subsequent Years.

THE GRANTOR WARRANTS THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE GRANTOR'S HOMESTEAD AS THAT TERM IS DEFINED PURSUANT TO ARTICLE X, SECTION 4, CONSTITUTION OF THE STATE OF FLORIDA BECAUSE NEITHER THE GRANTOR NOR ANY DEPENDENTS OF GRANTOR RESIDE ON THE ABOVE DESCRIBED REAL PROPERTY OR UPON ANY REAL PROPERTY CONTIGUOUS THERETO.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Typed Name: J. RUSSELL COLLINS

Ernest J. McHone
ERNEST J. McHONE

Typed Name: Linda H. Whittington

COUNTY OF ST. JOHNS
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on **November 22nd, 1999** by **ERNEST J. McHONE, a married man** who is/are personally known to me or has produced his/her Driver's License as identification.

[Seal]

J. RUSSELL COLLINS
Notary Public, State of Florida
My Comm. expires April 5, 2009
Comm. No. CC544486

J. Russell Collins
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Name: **J. RUSSELL COLLINS**
COMMISSION EXPIRATION:

EXHIBIT "A"

BEGINNING at a point on the South side of King Street 55 feet East of the Northwest corner of a certain tract of land conveyed to Horace Lindley on October 28th, 1930 by Moses Demps and Rosa Demps, and recorded in Deed Book 103, Page 591 records of St. Johns County, Florida, as a starting point and thence Easterly along the South boundary line of King Street 50 feet, thence Southerly 200 feet, said line running at a right angle to the South boundary line of King Street, thence Westerly a distance of 50 feet, said line running parallel to the South boundary line of King Street, thence Northerly to the Southern boundary of King Street and the POINT OF BEGINNING.

EXCEPT therefrom that portion conveyed to the State of Florida for the use and Benefit of the State Road Department of Florida in deed recorded in Official Records Book 38, Page 732 of the public records of St. Johns County, Florida.

Legal Description Approved by *SL* / / / (Grantor's Initials)

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-08 - AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.23 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Augustine is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of St. Augustine is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

¹ See Section 166.041(4)(c), Florida Statutes.

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Augustine hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT ANNEXES PROPERTY ADJACENT TO THE EXISTING CITY LIMITS IN AN EFFORT TO INCLUDE THE PROPERTY INTO A SOON TO BE FORMULATED CITY COMMUNITY REDEVELOPMENT AREA (CRA). THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur: **NONE.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **NONE.**

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **NONE.**

THE PROPOSED ORDINANCE ANNEXES APPROXIMATELY 0.23 ACRES INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION IS TO INCORPORATE THE EXISTING RESIDENTIAL STRUCTURE INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: March 28, 2024

RE: **Ordinance 2024-09 – Amending the Future Land Use Designation of 0.23 acres of Annexed Property from St. Johns County Residential-D to City Commercial Medium Intensity – First Reading**

The property is approximately 0.23 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its east and northern boundaries. The current use of the property is residential.

The county's Future Land Use Map (FLUM) identifies Residential-D as the current land use category for the property. The owner has requested to change the land use to the City Commercial Medium Intensity land use category. An application to rezone the property to Commercial Medium-two (CM-2), which is consistent with the proposed land use category, has also been submitted. The owner is proposing to maintain the property as its current use.

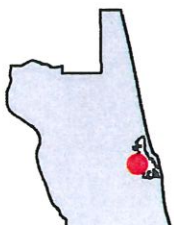
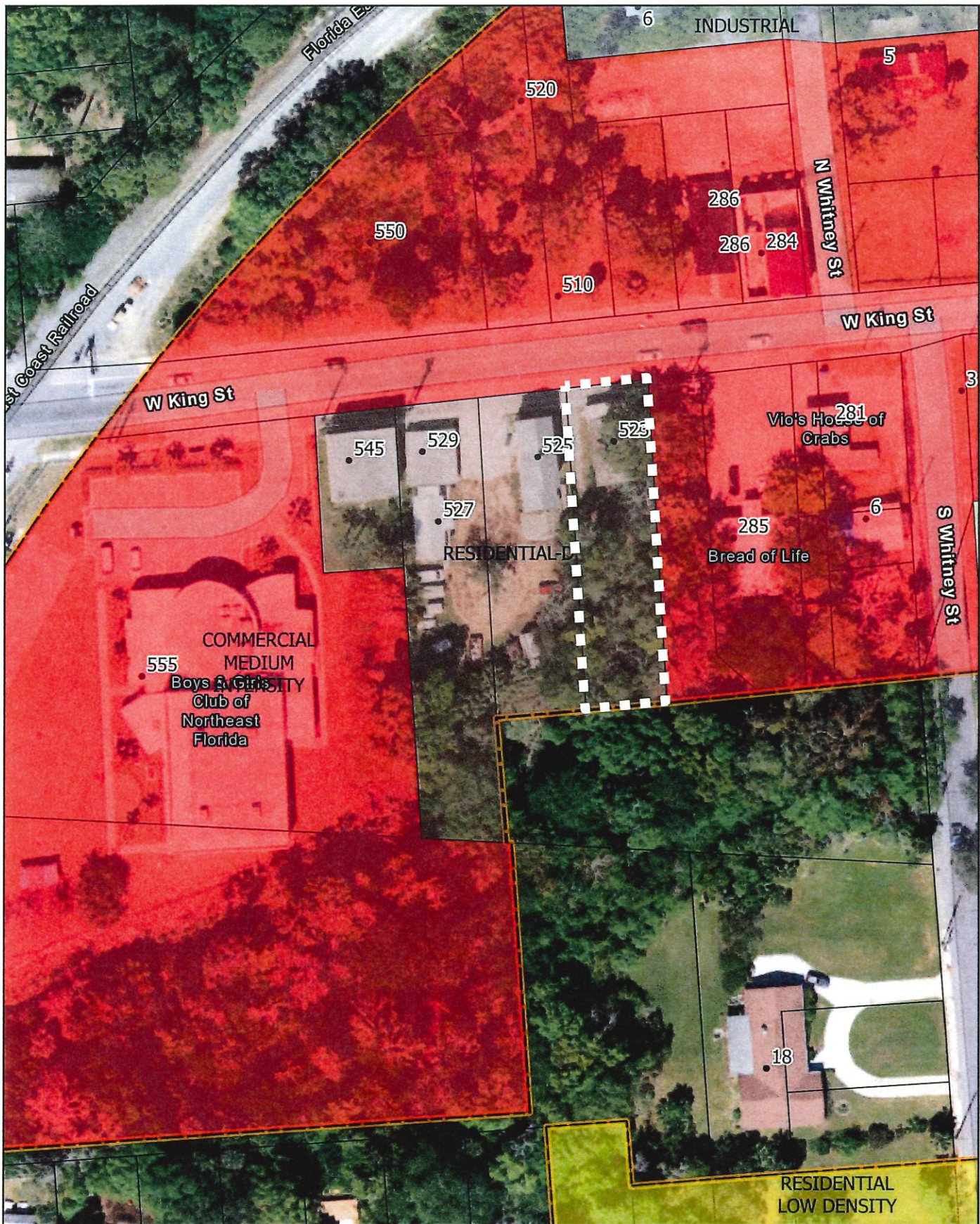
The Planning and Zoning Board (PZB) is set to review this application on April 2, 2024, to make a recommendation to amend the future land use of this property from the county designation to Commercial Medium Intensity. Attached you will find the Ordinance, and legal description(s), a map illustrating the requested change, and the packet of information regarding this application and the compatible rezoning provided to the PZB.

City staff will review the legal descriptions to confirm that they are complete. Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

Please place Ordinance 2024-09 on the City Commission agenda for first reading. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



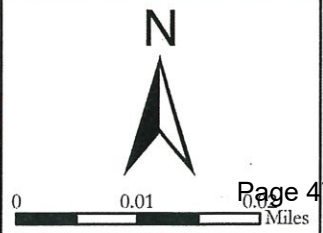
Current Land Use

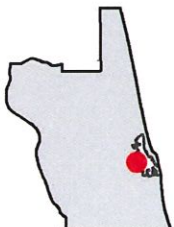
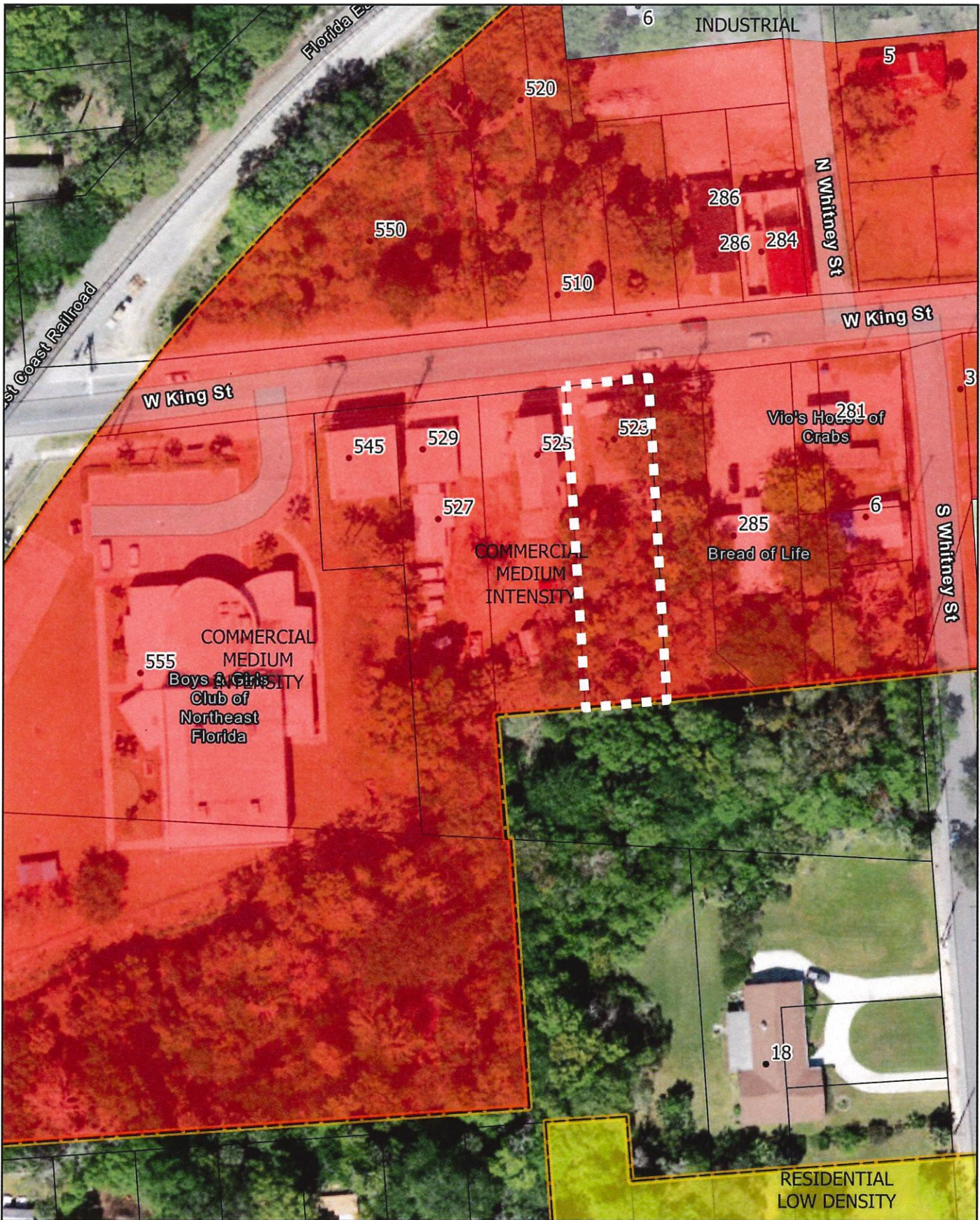
523 W King Street has a current land use designation of Residential-D (St. Johns County).



Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft

2024





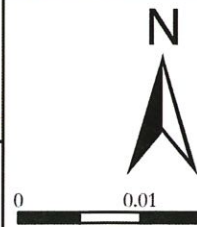
Proposed Land Use

523 W King Street is proposed to have a future land use designation of Commercial Medium Intensity.

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft



2024



ORDINANCE NO. 2024-09

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.23 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS PORTIONS OF THE DANCY TRACT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that parcels of property containing approximately 0.23 acres of land, located south of West King Street as a portion of the Dancy Tract being more fully described herein, that the property's Future Land Use Map (FLUM) designation should be amended from St. Johns County Residential-D to City Commercial Medium Intensity;

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 0.23 acres commonly known as a portion of the Dancy Tract, and identified on the Future Land Use Map (FLUM) of St. Johns County as Residential-D, is hereby amended to the city classification of Commercial Medium Intensity. This property is more fully described in the attached legal description.

Section 2. Legal Description of Property. The following described property that is annexed by the adoption of Ordinance 2024-08 and incorporated into the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to amend the Future Land Use Map (FLUM) of the City's Comprehensive Plan for the City of St. Augustine, Florida to reflect the FLUM amendment of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed. The remaining portions of said Comprehensive Plan for the City of St. Augustine, Florida and any associated ordinances which are not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption or, if challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2024.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

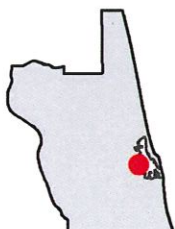
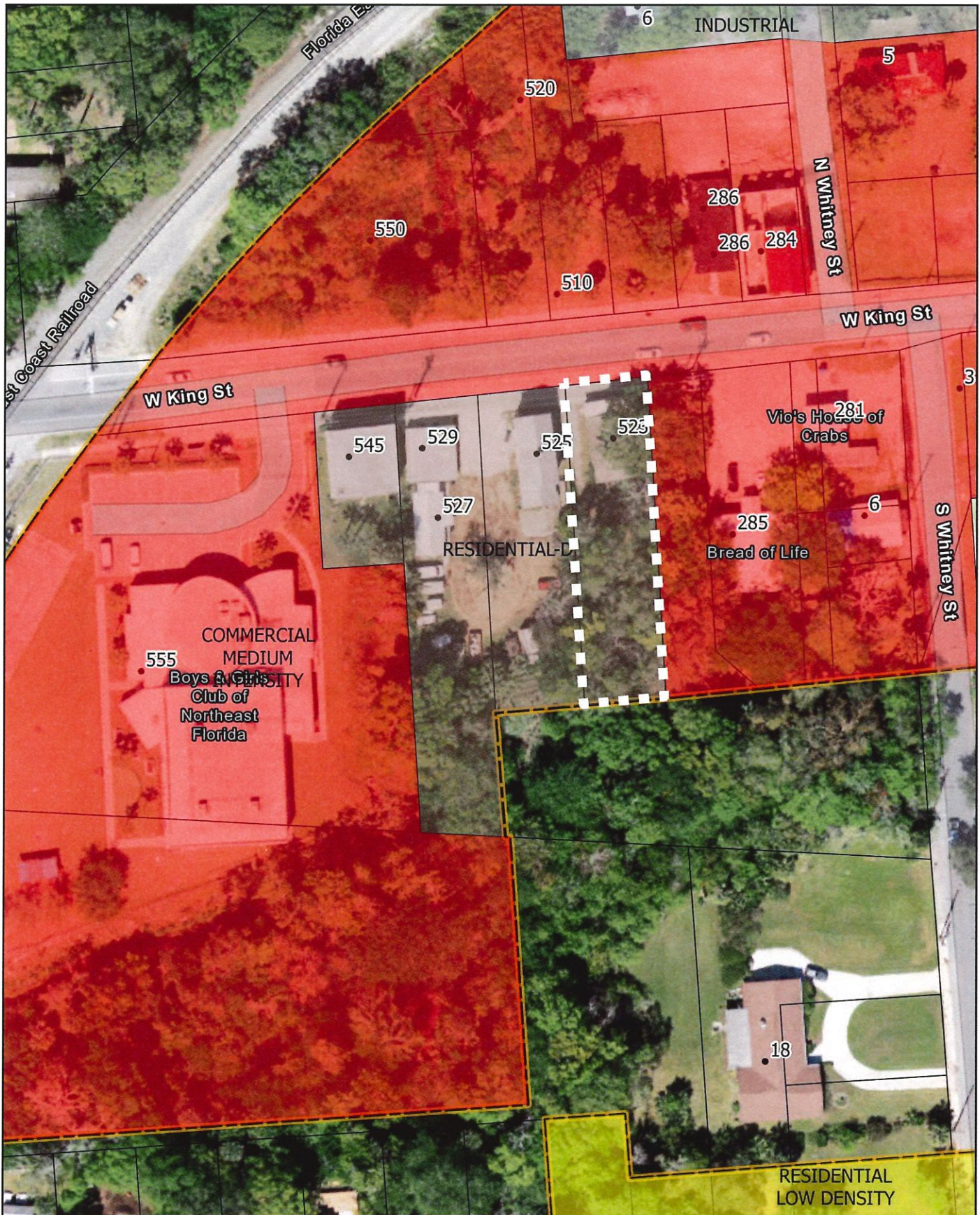
Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION AND RECORDED DEED

BEGINNING at a point on the South side of King Street 55 feet East of the Northwest corner of a certain tract of land conveyed to Horace Lindley on October 28th, 1930 by Moses Demps and Rosa Demps, and recorded in Deed Book 103, Page 591 records of St. Johns County, Florida, as a starting point and thence Easterly along the South boundary line of King Street 50 feet, thence Southerly 200 feet, said line running at a right angle to the South boundary line of King Street, thence Westerly a distance of 50 feet, said line running parallel to the South boundary line of King Street, thence Northerly to the Southern boundary of King Street and the POINT OF BEGINNING.

EXCEPT therefrom that portion conveyed to the State of Florida for the use and Benefit of the State Road Department of Florida in deed recorded in Official Records Book 38, Page 732 of the public records of St. Johns County, Florida.



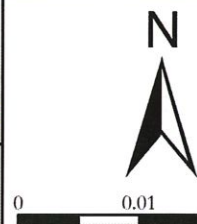
Current Land Use

523 W King Street has a current land use designation of Residential-D (St. Johns County).



Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft

2024



St. Johns County, FL

Apply for Exemptions

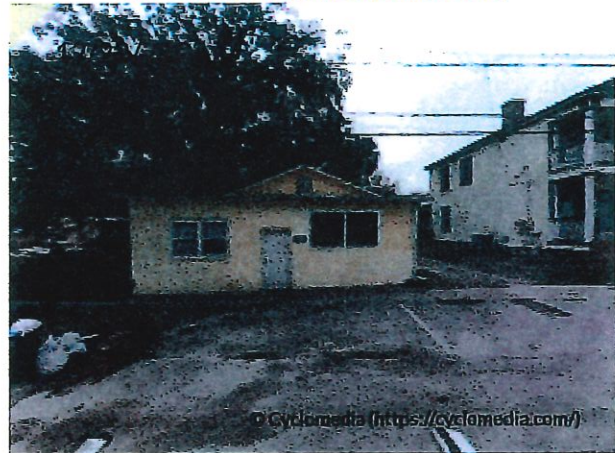
[Apply for Exemptions](#)

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 Single Family (0100)
 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 0.230
 Homestead N

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


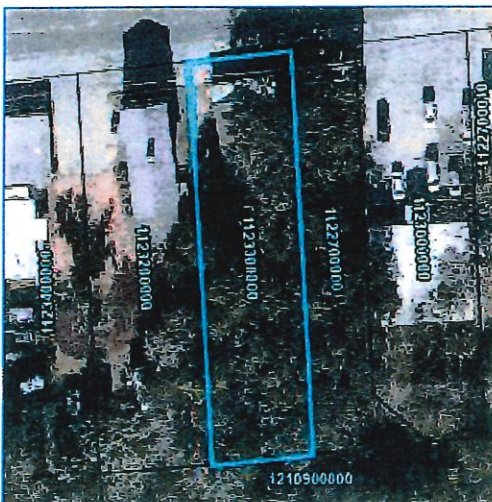
Owner Information

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	\$30,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$162,196
Total Deferred	\$21,186
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

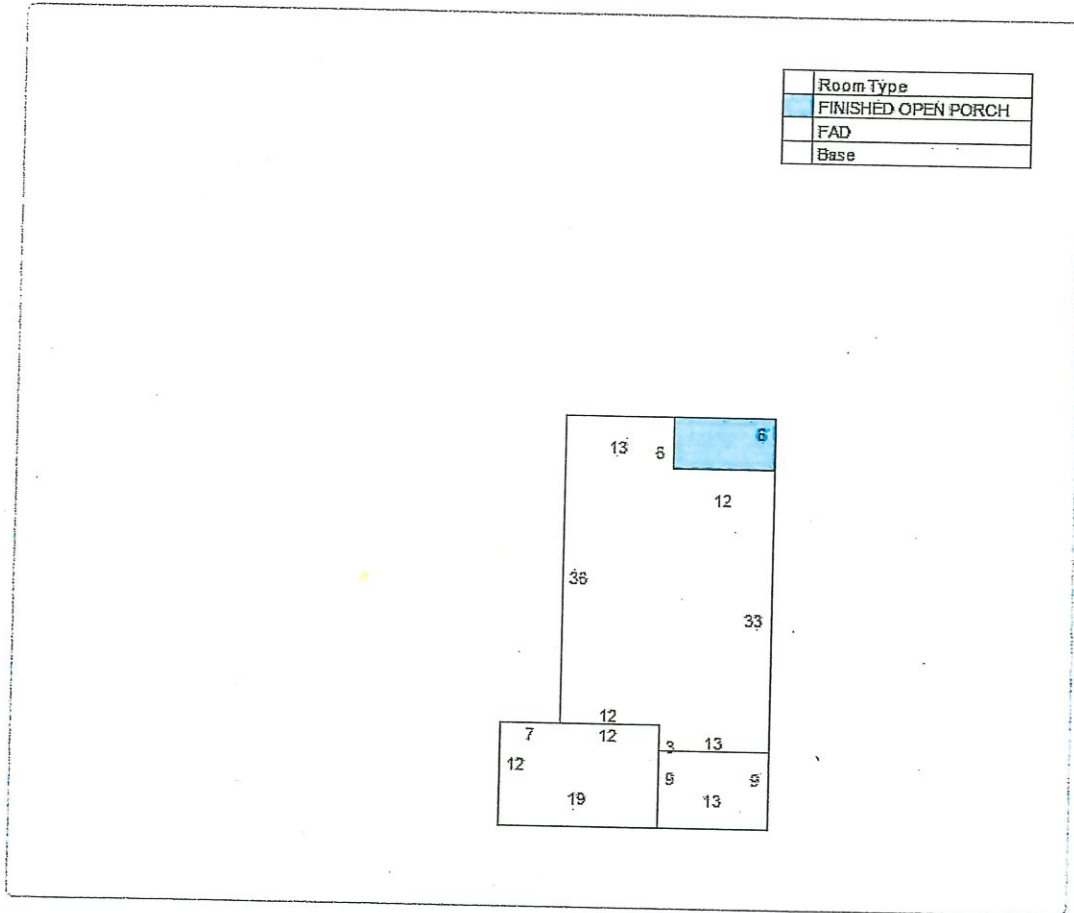
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$134,329	\$0	\$30,000	\$0	\$0	\$164,329	\$128,191	\$164,329	\$0
2022	\$107,094	\$0	\$30,000	\$0	\$0	\$137,094	\$116,537	\$137,094	\$0
2021	\$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	Roof Cover	Composite Shingle
Building Value	\$132,196	Roof Structure	Gable Hip
Year Built	1940	Interior Flooring	Pine Wood
Actual Area	1284	Interior Wall	Drywall
Conditioned Area	1212	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Concrete Block, Wood	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	\$30,000

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.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 1/30/2024, 1:32:45 AM

Contact Us

Developed by
 **Schneider**
GEOSPATIAL

In & Ret Land Title
139 King St.
St. Augustine, FL 32084
File # L18341

5982

Public Records of
St. Johns County, FL
Clerk# 99055244
O.R. 1457 PG 702
04:09PM 11/24/1999
REC \$9.00 SUR \$1.50
Doc Stamps \$269.50

Prepared by: **Cindy Brown**
Land Title of America Group
4475 US #1 South, Suite 202
St. Augustine, Florida 32086
File No.: **L18341**

Parcel I.D. No.: 112330-0000 [Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **22nd** day of **November, 1999** BETWEEN **ERNEST J. McHONE, a married man,** GRANTOR*, whose post office address is 5388 Shore Drive, St. Augustine, Florida 32086, GRANTOR*, and **EMERGENCY SERVICES & HOMELESS COALITION OF ST. JOHNS COUNTY, INC.,** GRANTEE*, whose post office address is 291 West King Street, St. Augustine, Florida 32084.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS and RESERVATIONS of record, if any; However, this reference does not operate to reimpose same: SUBJECT TO Zoning Ordinances that may affect subject property; SUBJECT TO Taxes for the year 1999 and Subsequent Years.

THE GRANTOR WARRANTS THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE GRANTOR'S HOMESTEAD AS THAT TERM IS DEFINED PURSUANT TO ARTICLE X, SECTION 4, CONSTITUTION OF THE STATE OF FLORIDA BECAUSE NEITHER THE GRANTOR NOR ANY DEPENDENTS OF GRANTOR RESIDE ON THE ABOVE DESCRIBED REAL PROPERTY OR UPON ANY REAL PROPERTY CONTIGUOUS THERETO.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Typed Name: J. RUSSELL COLLINS

Ernest J. McHone
ERNEST J. McHONE

Typed Name: Linda H. Whittington

COUNTY OF ST. JOHNS
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on **November 22nd, 1999** by **ERNEST J. McHONE, a married man** who is/are personally known to me or has produced his/her Driver's License as identification.

[Seal]

J. RUSSELL COLLINS
Notary Public, State of Florida
My Comm. expires April 5, 2008
Comm. No. CC544486

J. Russell Collins
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Name: **J. RUSSELL COLLINS**
COMMISSION EXPIRATION:

EXHIBIT "A"

BEGINNING at a point on the South side of King Street 55 feet East of the Northwest corner of a certain tract of land conveyed to Horace Lindley on October 28th, 1930 by Moses Demps and Rosa Demps, and recorded in Deed Book 103, Page 591 records of St. Johns County, Florida, as a starting point and thence Easterly along the South boundary line of King Street 50 feet, thence Southerly 200 feet, said line running at a right angle to the South boundary line of King Street, thence Westerly a distance of 50 feet, said line running parallel to the South boundary line of King Street, thence Northerly to the Southern boundary of King Street and the POINT OF BEGINNING.

EXCEPT therefrom that portion conveyed to the State of Florida for the use and Benefit of the State Road Department of Florida in deed recorded in Official Records Book 38, Page 732 of the public records of St. Johns County, Florida.

Legal Description Approved by SDJ / / / (Grantor's Initials)

EXHIBIT "A"
LEGAL DESCRIPTION AND RECORDED DEED

BEGINNING at a point on the South side of King Street 55 feet East of the Northwest corner of a certain tract of land conveyed to Horace Lindley on October 28th, 1930 by Moses Demps and Rosa Demps, and recorded in Deed Book 103, Page 591 records of St. Johns County, Florida, as a starting point and thence Easterly along the South boundary line of King Street 50 feet, thence Southerly 200 feet, said line running at a right angle to the South boundary line of King Street, thence Westerly a distance of 50 feet, said line running parallel to the South boundary line of King Street, thence Northerly to the Southern boundary of King Street and the **POINT OF BEGINNING**.

EXCEPT therefrom that portion conveyed to the State of Florida for the use and Benefit of the State Road Department of Florida in deed recorded in Official Records Book 38, Page 732 of the public records of St. Johns County, Florida.



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	<u>112330-0000</u>



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

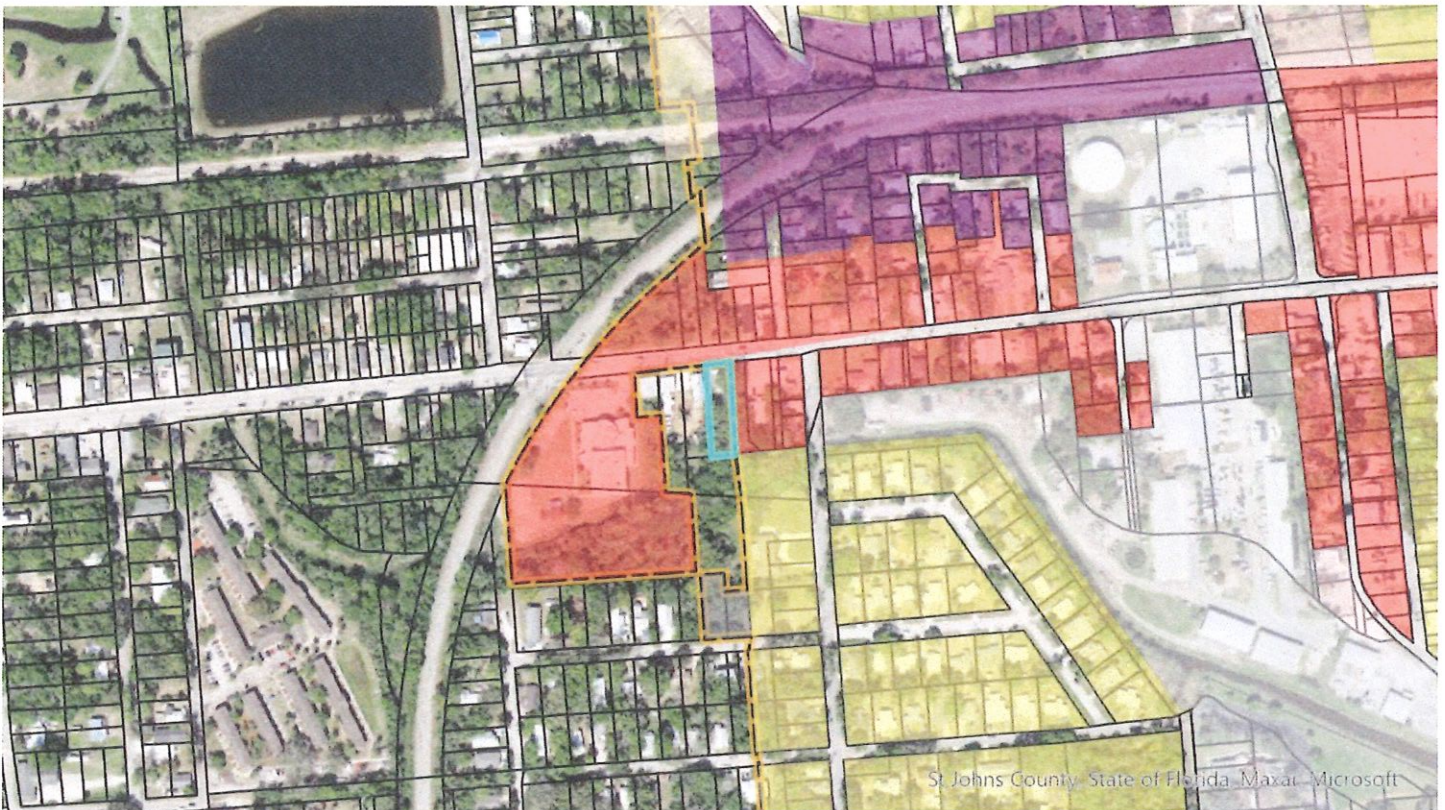


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

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 APPLICATIONS:**

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

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

11. **AGREEMENT:**

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

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

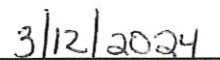
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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

Signature of Applicant

Date


Signature of Property Owner


Date



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.

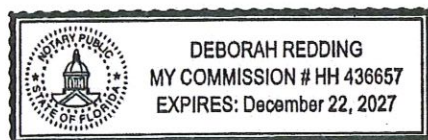
By Jeanne Moeller

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 ID1123300000

Location Address523 W KING ST

SAINT AUGUSTINE 32084-0000

NeighborhoodKing-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 UseSingle Family (0100)

Code

SubdivisionDancy Tract of New Augustine Subdivision

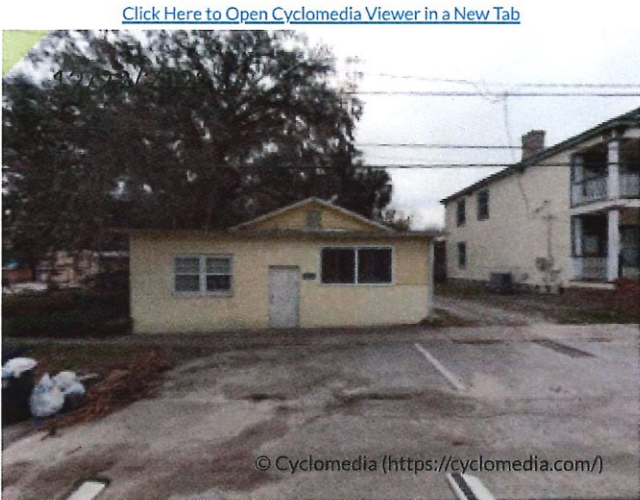
Sec/Twp/Rng41-7-29

DistrictCity of St Augustine (District 452)

Millage Rate18.872

Acreage0.230

HomesteadN



Owner Information

Owner Name[Emergency Services & Homeless Coalition Of St Johns County Inc](#) 100%

Mailing AddressCOALITION 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

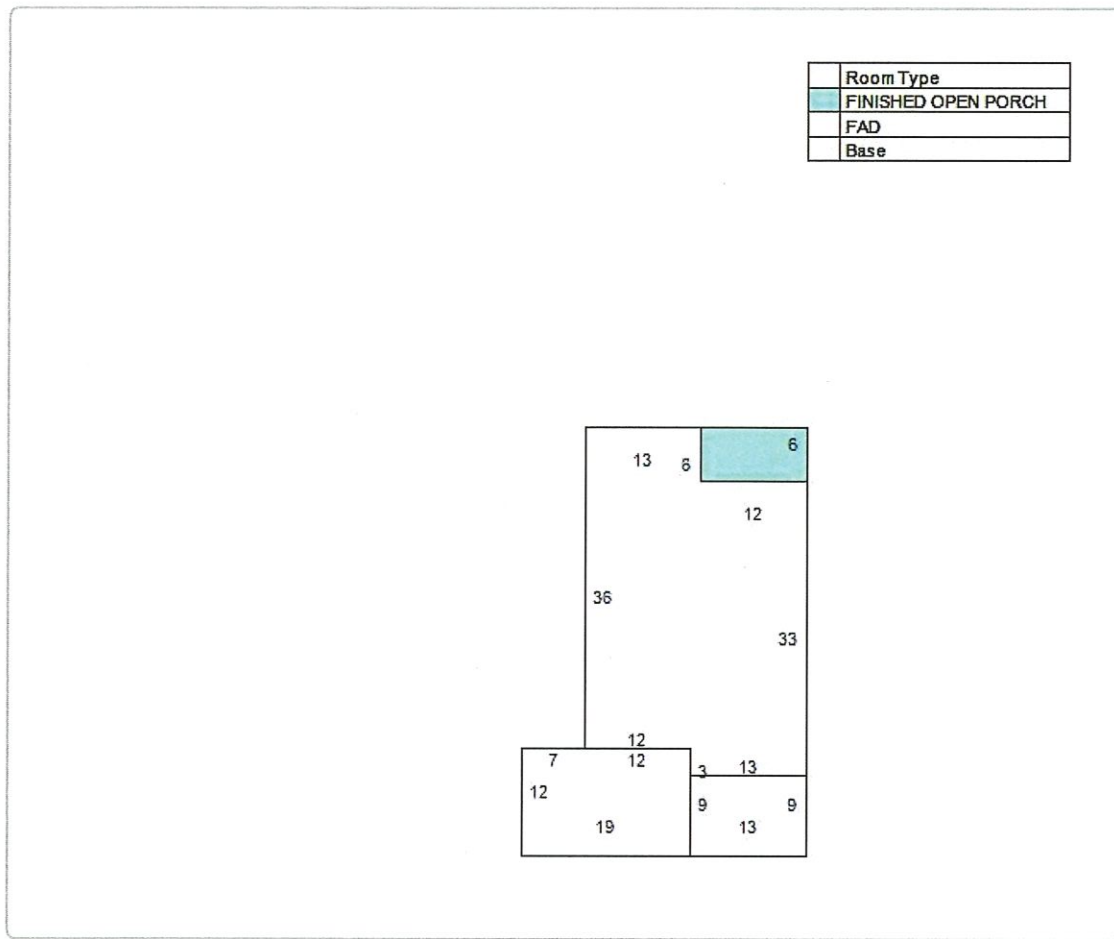
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$134,329	\$0	\$30,000	\$0	\$0	\$164,329	\$128,191	\$164,329	\$0
2022	\$107,094	\$0	\$30,000	\$0	\$0	\$137,094	\$116,537	\$137,094	\$0
2021	\$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	Roof Cover	Composite Shingle
Building Value	\$132,196	Roof Structure	Gable Hip
Year Built	1940	Interior Flooring	Pine Wood
Actual Area	1284	Interior Wall	Drywall
Conditioned Area	1212	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Concrete Block, Wood	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.

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

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-09 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.23 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS PORTIONS OF THE DANCY TRACT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Augustine is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of St. Augustine is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Augustine hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT CHANGES THE COUNTY LAND USE OF AN ANNEXED PROPERTY TO A CITY LAND USE DESIGNATION. THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE AND CHANGE THE LANDU USE TO A CONISTENT CATEGORY WITHIN THE CITY ALONG WEST KING STREET.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur: **NONE.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **NONE.**

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **NONE.**

THE PROPOSED ORDINANCE ANNEXES APPROXIMATLEY 0.23 ACRES INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION IS TO INCORPORATE THE EXISTING RESIDENTIAL STRUCTURE INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: March 28, 2024

RE: **Ordinance 2024-10 – Amending the Zoning Designation of 0.23 acres of Annexed Property from St. Johns County Residential single family-three (RS-3) to Commercial Medium-two (CM-2) – First Reading**

The property at 523 West King Street is approximately 0.23 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its east and northern boundaries. The current use of the property is residential.

The county's Future Land Use Map (FLUM) identified Residential-D as the land use category for the property. The owner has requested to change the land use to the city category of Commercial Medium Intensity. This application is to rezone the property to Commercial Medium-two (CM-2), which is consistent with the proposed land use category. The owner is proposing to maintain the property as its current use.

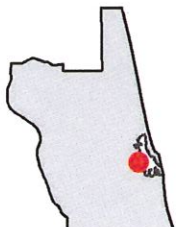
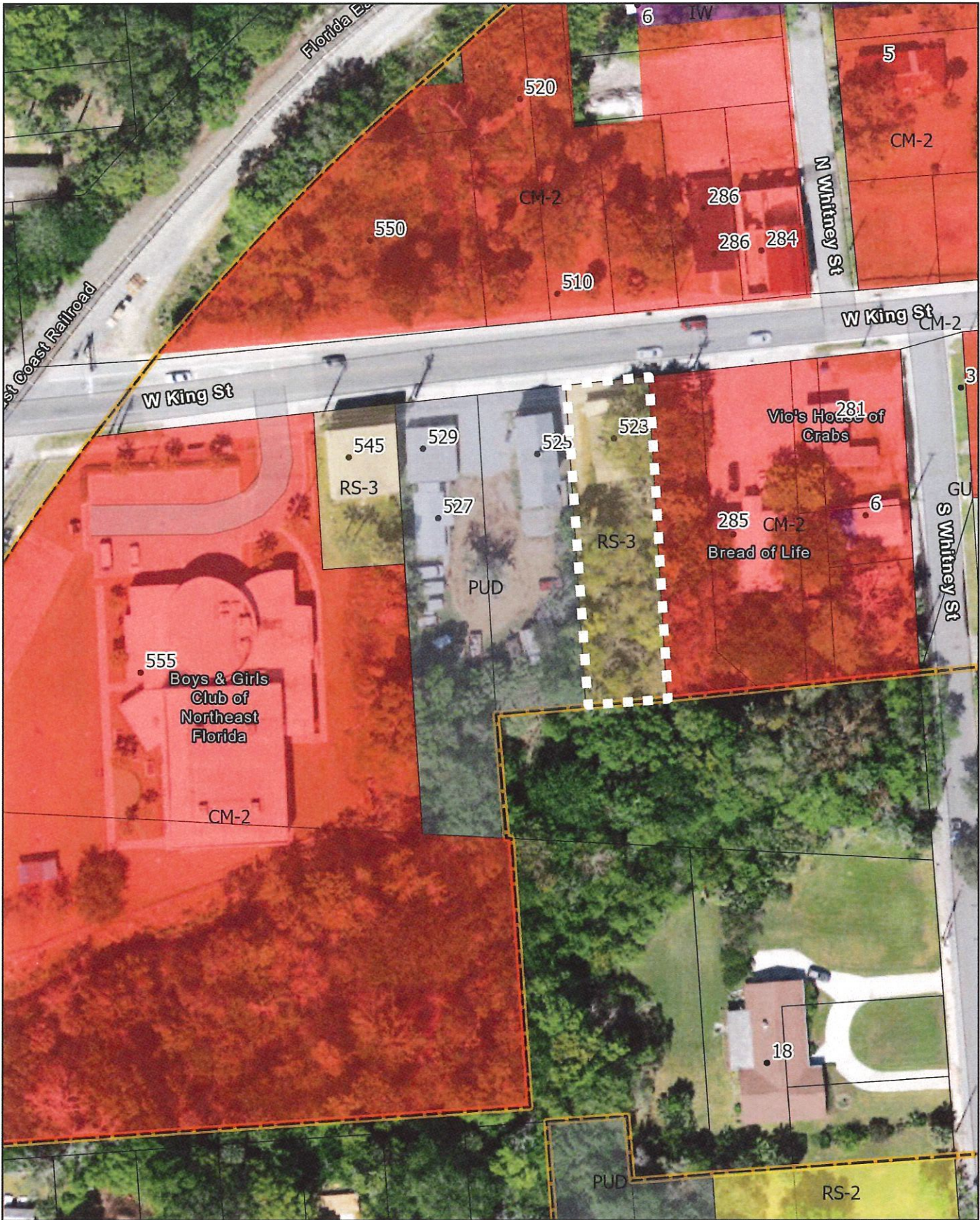
The Planning and Zoning Board (PZB) is set to review this application on April 2, 2024, and make a recommendation to amend the zoning of this property from County RS-3 and CM-2. Attached you will find the Ordinance, and legal description and a map illustrating the requested change. The packet of information provided to the PZB is included with the land use plan amendment material.

City staff will review the legal descriptions to confirm that they are complete. Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

Please place Ordinance 2024-10 on the City Commission agenda for first reading. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



Current Zoning

523 W King Street has a current zoning designation of Residential Single Family: RS-3 (County).

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft



2024



0 0.01 0.02 Miles



Proposed Zoning

523 W King Street is proposed to have a zoning designation of Commercial Medium-Two: CM-2.



Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft

2024



0 0.01 0.02 Miles

ORDINANCE NO. 2024-10

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.23 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 523 WEST KING STREET (PID 1123300000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY RESIDENTIAL SINGLE FAMILY-THREE (RS-3) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the attached legal description as containing approximately 0.23 acres of land, located south of West King Street and west of South Whitney Street as a portion of the Dancy Tract, commonly known as 523 West King Street (PID 1123300000) being more fully described herein, should be rezoned;

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

Section 1. The following described property, containing approximately 0.23 acres of land, located south of West King Street and west of South Whitney Street as a portion of the Dancy Tract commonly known as 523 West King Street (PID 1123300000) within the City of St. Augustine, and identified by the attached legal description, is hereby

rezoned from the classification of St. Johns County Residential Single Family-Three (Rs-3) to the City of St. Augustine classification of Commercial Medium-Two (CM-2).

Section 2. Legal Description of Property. The following described property that is annexed by the adoption of Ordinance 2024-08 and incorporated into the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezoning of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2024-09 or, if Ordinance No. 2024-09 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2024.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

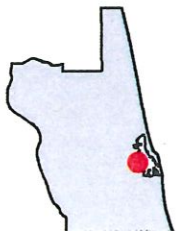
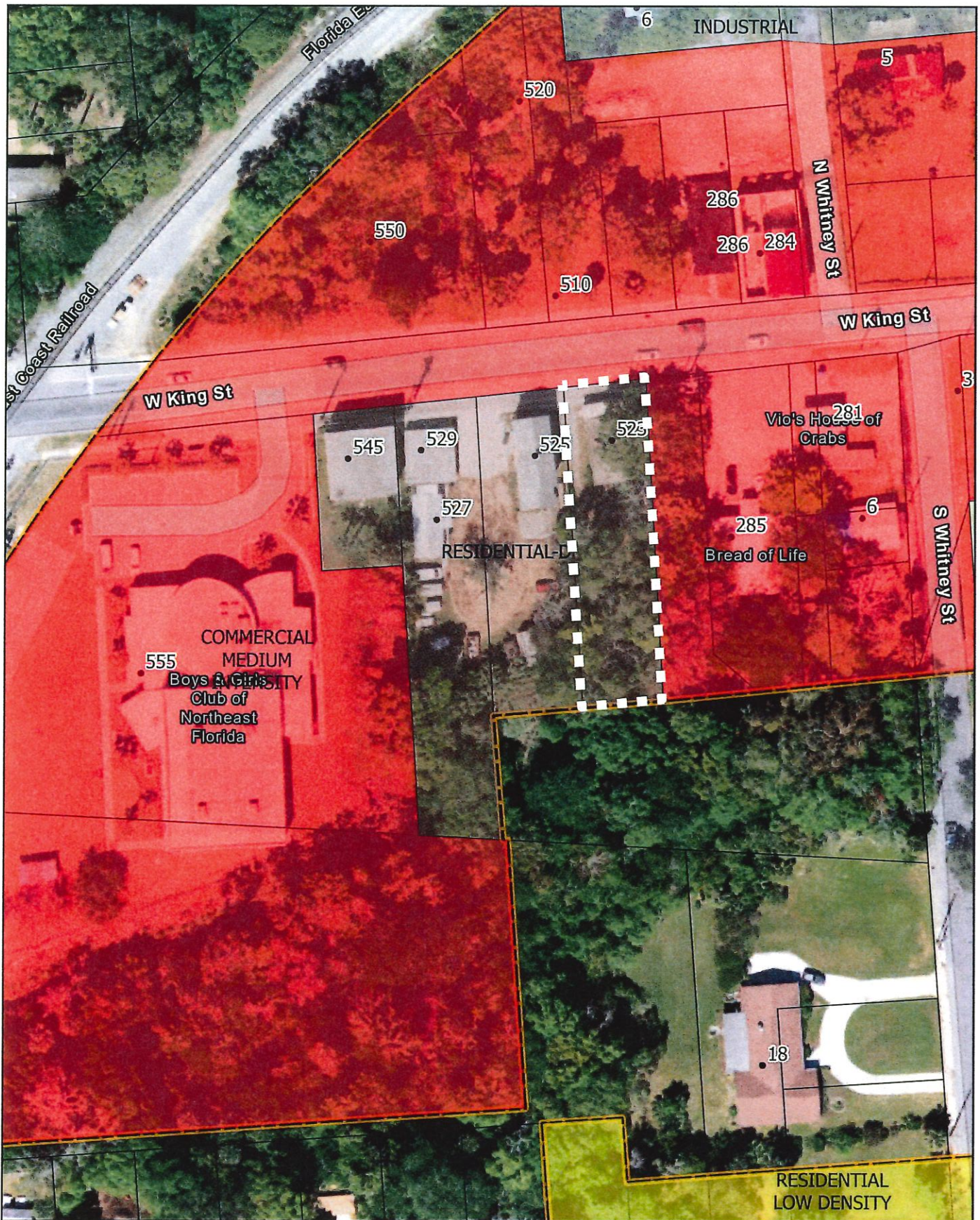
Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION AND RECORDED DEED

BEGINNING at a point on the South side of King Street 55 feet East of the Northwest corner of a certain tract of land conveyed to Horace Lindley on October 28th, 1930 by Moses Demps and Rosa Demps, and recorded in Deed Book 103, Page 591 records of St. Johns County, Florida, as a starting point and thence Easterly along the South boundary line of King Street 50 feet, thence Southerly 200 feet, said line running at a right angle to the South boundary line of King Street, thence Westerly a distance of 50 feet, said line running parallel to the South boundary line of King Street, thence Northerly to the Southern boundary of King Street and the POINT OF BEGINNING.

EXCEPT therefrom that portion conveyed to the State of Florida for the use and Benefit of the State Road Department of Florida in deed recorded in Official Records Book 38, Page 732 of the public records of St. Johns County, Florida.



Current Land Use

523 W King Street has a current land use designation of Residential-D (St. Johns County).

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft



ST AUGUSTINE
EST. 1565

2024



0 0.01 Miles

St. Johns County, FL

Apply for Exemptions

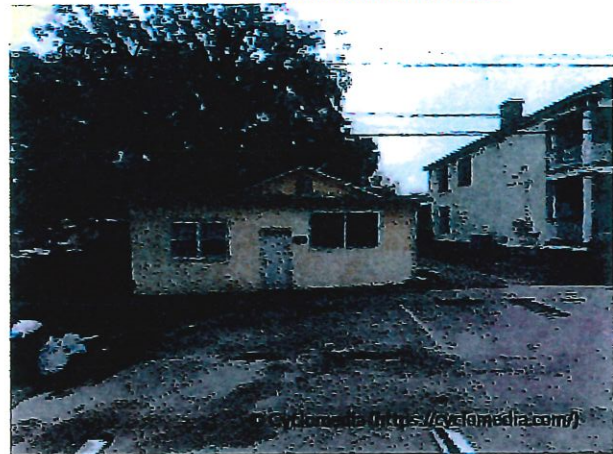
[Apply for Exemptions](#)

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 Single Family (0100)
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 0.230
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	\$30,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$162,196
Total Deferred	\$21,186
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

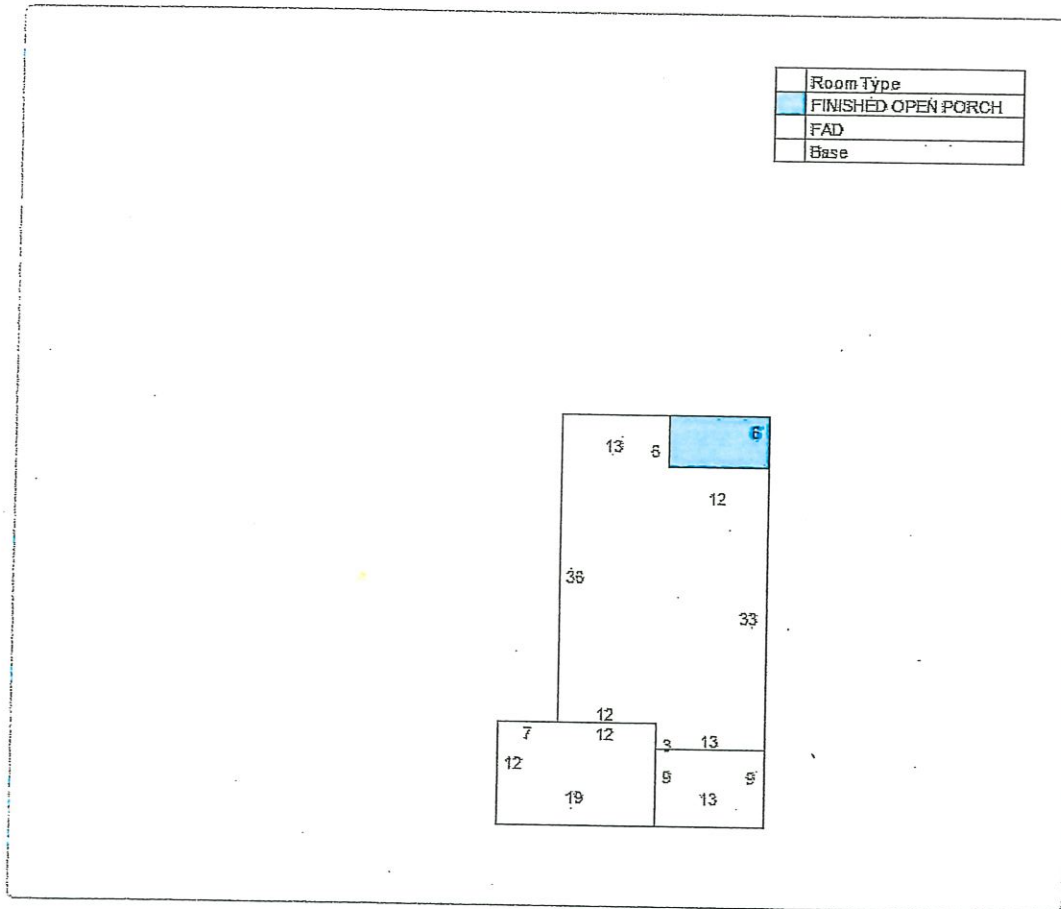
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$134,329	\$0	\$30,000	\$0	\$0	\$164,329	\$128,191	\$164,329	\$0
2022	\$107,094	\$0	\$30,000	\$0	\$0	\$137,094	\$116,537	\$137,094	\$0
2021	\$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	Roof Cover	Composite Shingle
Building Value	\$132,196	Roof Structure	Gable Hip
Year Built	1940	Interior Flooring	Pine Wood
Actual Area	1284	Interior Wall	Drywall
Conditioned Area	1212	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Concrete Block, Wood	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	\$30,000

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.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 1/30/2024, 1:32:45 AM](#)

Contact Us

Developed by
 Schneider
 GEOSPATIAL

In & Ret Land Title
139 King St.
St. Augustine, FL 32084
File # L18341

5982

Public Records of
St. Johns County, FL
Clerk# 99055244
O.R. 1457 PG 702
04:09PM 11/24/1999
REC \$9.00 SUR \$1.50
Doc Stamps \$269.50

Prepared by: Cindy Brown
Land Title of America Group
4475 US #1 South, Suite 202
St. Augustine, Florida 32086
File No.: L18341

Parcel I.D. No.: 112330-0000

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this 22nd day of November, 1999 BETWEEN ERNEST J. McHONE, a married man, GRANTOR*, whose post office address is 5338 Shore Drive, St. Augustine, Florida 32086, GRANTOR*, and EMERGENCY SERVICES & HOMELESS COALITION OF ST. JOHNS COUNTY, INC., GRANTEE*, whose post office address is 291 West King Street, St. Augustine, Florida 32084.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS and RESERVATIONS of record, if any; However, this reference does not operate to reimpose same: SUBJECT TO Zoning Ordinances that may affect subject property; SUBJECT TO Taxes for the year 1999 and Subsequent Years.

THE GRANTOR WARRANTS THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE GRANTOR'S HOMESTEAD AS THAT TERM IS DEFINED PURSUANT TO ARTICLE X, SECTION 4, CONSTITUTION OF THE STATE OF FLORIDA BECAUSE NEITHER THE GRANTOR NOR ANY DEPENDENTS OF GRANTOR RESIDE ON THE ABOVE DESCRIBED REAL PROPERTY OR UPON ANY REAL PROPERTY CONTIGUOUS THERETO.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Typed Name: J. RUSSELL COLLINS

ERNEST J. McHONE

Typed Name: Linda H. Whittington

COUNTY OF ST. JOHNS
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on November 22nd, 1999 by ERNEST J. McHONE, a married man who is/are personally known to me or has produced his/her Driver's License as identification.

[Seal]

J. RUSSELL COLLINS
Notary Public, State of Florida
My Comm. expires April 5, 2009
Comm. No. CC544486

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Name: J. RUSSELL COLLINS
COMMISSION EXPIRATION:

0R1457P60703

EXHIBIT "A"

BEGINNING at a point on the South side of King Street 55 feet East of the Northwest corner of a certain tract of land conveyed to Horace Lindley on October 28th, 1930 by Moses Demps and Rosa Demps, and recorded in Deed Book 103, Page 591 records of St. Johns County, Florida, as a starting point and thence Easterly along the South boundary line of King Street 50 feet, thence Southerly 200 feet, said line running at a right angle to the South boundary line of King Street, thence Westerly a distance of 50 feet, said line running parallel to the South boundary line of King Street, thence Northerly to the Southern boundary of King Street and the POINT OF BEGINNING.

EXCEPT therefrom that portion conveyed to the State of Florida for the use and Benefit of the State Road Department of Florida in deed recorded in Official Records Book 38, Page 732 of the public records of St. Johns County, Florida.

Legal Description Approved by SA / / / (Grantor's Initials)

EXHIBIT "A"
LEGAL DESCRIPTION AND RECORDED DEED

BEGINNING at a point on the South side of King Street 55 feet East of the Northwest corner of a certain tract of land conveyed to Horace Lindley on October 28th, 1930 by Moses Demps and Rosa Demps, and recorded in Deed Book 103, Page 591 records of St. Johns County, Florida, as a starting point and thence Easterly along the South boundary line of King Street 50 feet, thence Southerly 200 feet, said line running at a right angle to the South boundary line of King Street, thence Westerly a distance of 50 feet, said line running parallel to the South boundary line of King Street, thence Northerly to the Southern boundary of King Street and the **POINT OF BEGINNING**.

EXCEPT therefrom that portion conveyed to the State of Florida for the use and Benefit of the State Road Department of Florida in deed recorded in Official Records Book 38, Page 732 of the public records of St. Johns County, Florida.

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-10 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.23 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 523 WEST KING STREET (PID 1123300000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY RESIDENTIAL SINGLE FAMILY-THREE (RS-3) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Augustine is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of St. Augustine is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Augustine hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT CHANGES THE COUNTY ZONING DESIGNATION OF AN ANNEXED PROPERTY TO A CITY LAND USE DESIGNATION. THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE AND CHANGE THE ZONING TO A CONSISTENT CATEGORY WITHIN THE CITY ALONG WEST KING STREET.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur: **NONE.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **NONE.**

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **NONE.**

THE PROPOSED ORDINANCE ANNEXES APPROXIMATELY 0.23 ACRES INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION IS TO INCORPORATE THE EXISTING RESIDENTIAL STRUCTURE INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: March 28, 2024

RE: **Ordinance 2024-11 related to the Annexation of Parcels of Land including 525 West King Street (PID 1123200000) and 527 West King Street (PID 1123400000) - Introduction and First Reading**

Please place the attached ordinance related to the annexation of 525 and 527 West King Street on the April 8, 2024, City Commission Agenda for Introduction and First Reading.

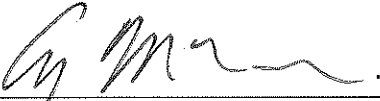
The property is approximately 0.57 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its northern boundaries. The current use of the property is office and residential.

The City Commission reviewed and accepted the Voluntary Petition to annex, and annexation agreement at the February 12, 2024, City Commission meeting.

St. Johns County has assigned a future land use designation for the property as Residential-D and the county zoning is Planned Unit Development (PUD). The petitioner/applicant will appear before the city's Planning and Zoning Board (PZB) with an application to assign a city future land use designation and to amend the county zoning designation to a city zoning designation for the property on April 2, 2024. The specific city land use designation recommended for discussion by the PZB is Commercial Medium Intensity with a recommended city zoning designation of Commercial Medium-two (CM-2).

Also attached is a map illustrating the location of the property in relation to the existing city limits. City staff will review the legal descriptions to confirm that they are complete. Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department

ORDINANCE NO. 2024-11

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.57 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an owner of real property has presented to the City Commission of the City of St. Augustine, Florida a Petition for Voluntary Annexation of property, described more particularly on Exhibit "A," attached hereto and made a part hereof, and depicted on the map attached hereto and made a part hereof as Exhibit "B;" and

WHEREAS, said real property lies in an unincorporated area of St. Johns County, is contiguous to the City of St. Augustine, Florida and is reasonably compact in configuration; and

WHEREAS, the City Commission of the City of St. Augustine, Florida has determined that the Petition has been properly executed by the owner of the subject real property;

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

Section 1. Annexation of Property. The following described property that is currently located outside the incorporated area of the City of St. Augustine, Florida is hereby annexed to the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 2. Amendment of Charter. Section 1.04 of the Charter Laws of the City of St. Augustine, Florida is hereby amended by the addition of a new subsection "(yyyy)" to read as described in Exhibit "A," attached hereto and made a part hereof.

Section 3. Filing of Ordinance. Upon passage of this ordinance, the City Clerk shall file a certified copy hereof with the Clerk of the Circuit Court of St. Johns County, Florida, the Florida Department of State and the Chief Administrative Officer of St. Johns County, Florida, all within seven (7) days after the date of adoption of this ordinance.

Section 4. Inclusion in Code. It is the intention of the City Commission that the provisions of this ordinance shall become and be made part of the Code of the City of St. Augustine and that the sections of this ordinance may be renumbered or relettered and the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 5. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 7. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to s. 166.041(5), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2024.

ATTEST:

Nancy Sikes-Kline, Mayor-
Commissioner

Darlene Galambos, City Clerk

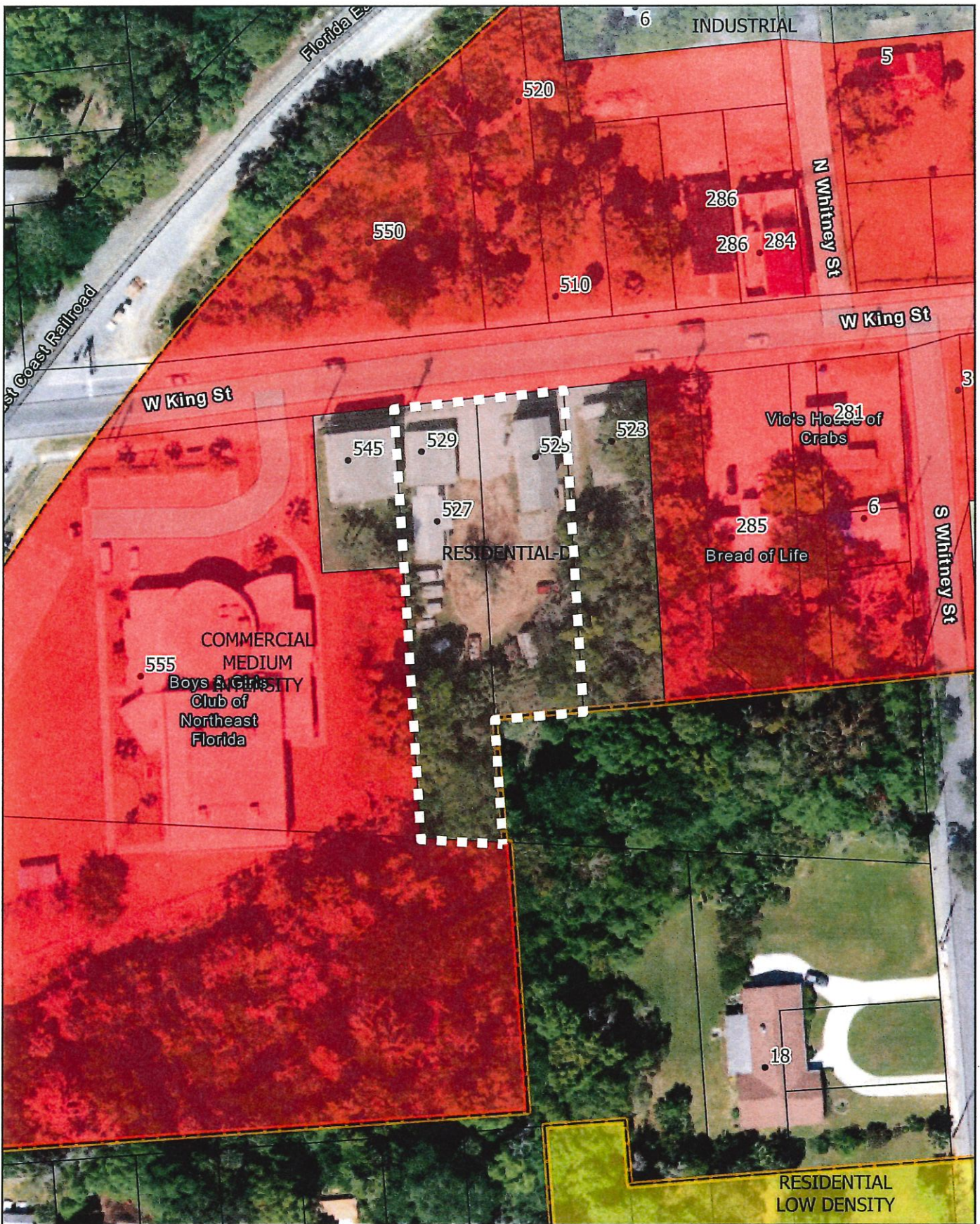
(SEAL)

Exhibit "A"

PARCEL 1: THE WEST FIFTY-FIVE (55) FEET OF THE NORTH TWO-HUNDRED (200) FEET OF LOT TWO (2), BLOCK TWENTY-SEVEN (27) OF THE DANCY TRACT AS RECORDED IN MAP BOOK 1, PAGE 1 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 214, AS PRESENTLY ESTABLISHED.

PARCEL 2: THE NORTH TWO-HUNDRED (200) FEET OF THE EAST FIFTY (50) FEET OF LOT THREE (3), BLOCK TWENTY-SEVEN (27) OF THE DANCY TRACT, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 1, PAGE 1 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 214, AS PRESENTLY ESTABLISHED.



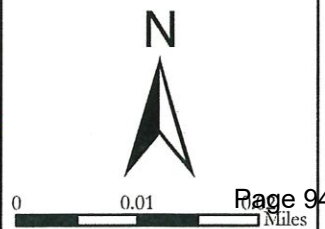
Current Land Use

525 & 527 W King Street both have a current land use designation of Residential-D (St. Johns County).



Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft

2024



Valuation Information

	2024
Building Value	\$126,293
Extra Features Value	\$0
Total Land Value	\$77,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$203,293
Total Deferred	\$68,985
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

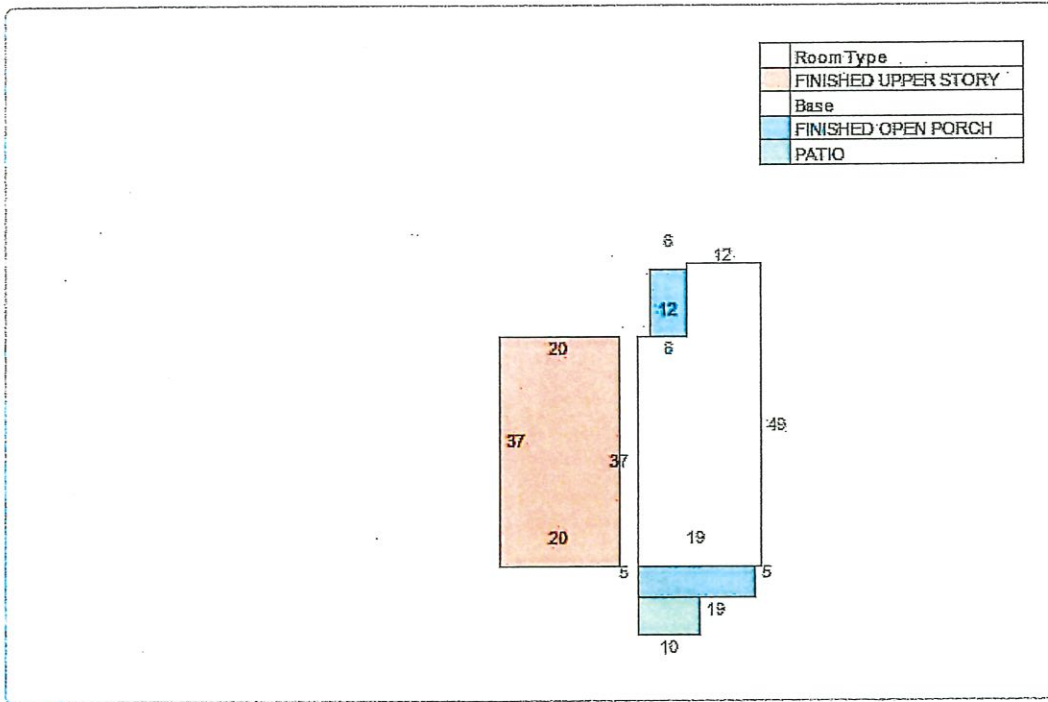
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$129,490	\$0	\$77,000	\$0	\$0	\$206,490	\$122,098	\$206,490	\$0
2022	\$73,528	\$0	\$41,250	\$0	\$0	\$114,778	\$110,998	\$114,778	\$0
2021	\$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	Roof Cover	Metal
Building Value	\$126,293	Roof Structure	Gable Hip
Year Built	1900	Interior Flooring	Hardwood
Actual Area	1940	Interior Wall	Panel
Conditioned Area	1624	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Concrete Siding	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	\$77,000

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 PRITNSP INC
	6/5/2001	\$17,500.00	WARRANTY DEED	1611	704	U	I	DEMP'S 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.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 1/30/2024, 1:32:45 AM

Contact Us

Developed by
Schneider
GEOSPATIAL

3
2
Return to: GRANTEE REC 10.50 DOC: 122.50
In: Estate Title & Guaranty, Inc.

This instrument prepared by: M. HEPLER ESTATE TITLE & GUARANTY, INC.

Address: 71 Cypress Street
St. Augustine, FL 32084

Property Appraisal Parcel Identification (Folio) Number(s):
112528-0000

Owner(s) B.R.B.(s):

WARRANTY DEED
INDIVID. TO INDIVID.

Public Records of
St. Johns County, FL
Clerk# 01-028134
O.R. 1611 PG 704
01:51PM 06/07/2001
REC \$9.00 SUR \$1.50
Doc Stamps \$122.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 5th day of June A.D. 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSA MARY DEMPS, DECEASED hereinafter called the grantor, to THE ST. JOHNS COUNTY HOUSING PARTNERSHIP, INC. whose post office address is, PO Box 10860 St. Augustine, FL 32085, hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. JOHNS County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND THEREFOR MADE A PART HEREOF

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

2 Charles Briles
Witness:

2A Charles Briles
Witness:

3 Cory Coleman
Witness:

2A Cory Coleman
Witness:

Address:

1 Shirley Phillips
SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSA MARY DEMPS, DECEASED

Address:

Address:

Address:

STATE OF NEW YORK
COUNTY OF Bronx

The foregoing instrument was acknowledged before me this 5th day of June, 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE who produced 9 NY State ID as identification and who DID take an oath.

Notary Public, State and County Acknowledged

6 [Signature]
Notary Signature

LA

Notary Public Signature
My Commission Expires:

DERRICK DALEY
Notary Public, State of New York
No. 03-4580594
Qualified in Bronx County
Commission Expires June 30, 2007

SEAL 748

THIS PURPOSE OF RE-RECORDING THIS DEED IS TO CORRECT GRANTEE'S NAME

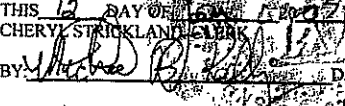
OR1611P60705

(ESTATE OF ROSA MARY DUMPS/ST. JOHNS HOUSING PARTNERSHIP, INC.)

EXHIBIT "A"

**PARCEL 1: THE WEST FIFTY-FIVE (55) FEET OF THE NORTH TWO-HUNDRED (200) FEET OF LOT TWO (2), BLOCK TWENTY-SEVEN (27) OF THE DANCY TRACT AS RECORDED IN MAP BOOK 1, PAGE 1 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 214, AS PRESENTLY ESTABLISHED.**

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 12 DAY OF 12 2007
CHERYL STRICKLAND, CLERK

BY: 



6
2
2
Returns to: **GRANTEE REC 10.50 DOC: 122.50**
Is: Estate Title & Guaranty, Inc.

This Instrument Prepared by: M. NEPLER ESTATE TITLE & GUARANTY,
INC.
Address: 71 Curwen Street
St. Augustine, FL 32084
Property Appraisal Parcel Identification (Folio) Number(s):
112310-0000
Grantee(s) S.S.A.(s):

WARRANTY DEED
INDIVID. TO INDIVID.

Public Records of
St. Johns County, FL
Clerk# 01-028133
O.R. 1611 PG 702
01:51PM 06/07/2001
REC \$9.00 SUR \$1.50
Doc Stamps \$122.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 5th day of June A.D. 2001 by **SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MOSES DEMPS JR., DECEASED** hereinafter called the grantor, to **THE ST. JOHNS COUNTY HOUSING PARTNERSHIP, INC.** whose post office address is, PO Box 1086, St. Augustine, FL 32085, hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **ST. JOHNS County, State of Florida**, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND THEREFOR MADE A PART HEREOF

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

2 Charles Phillips
Witness

2A Carlos Phillips
Witness

3 Corey Coleman
Witness

3A Corey Coleman
Witness

1 Shirley Phillips
SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF
THE ESTATE OF MOSES DEMPS JR., DECEASED

Address:

Address:

Address:

Address:

STATE OF NEW YORK
COUNTY OF 4 Bronx

The foregoing instrument was acknowledged before me this 5th day of June, 2001 by **SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE** who produced NY STATE ID as identification and who DID take an oath.

Notary Public, State and County of New York

Notary Signature

Printed Notary Signature
My Commission Expires:

DERRICK DALEY
NOTARY PUBLIC, State of New York
No. 03-4884594
Qualified in Bronx County
Commission Expires June 30, 2007

THE PURPOSE OF RE-RECORDING THIS DEED IS TO CORRECT GRANTEE'S NAME.

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	\$97,055
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$183,955
Total Deferred	\$119,570
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

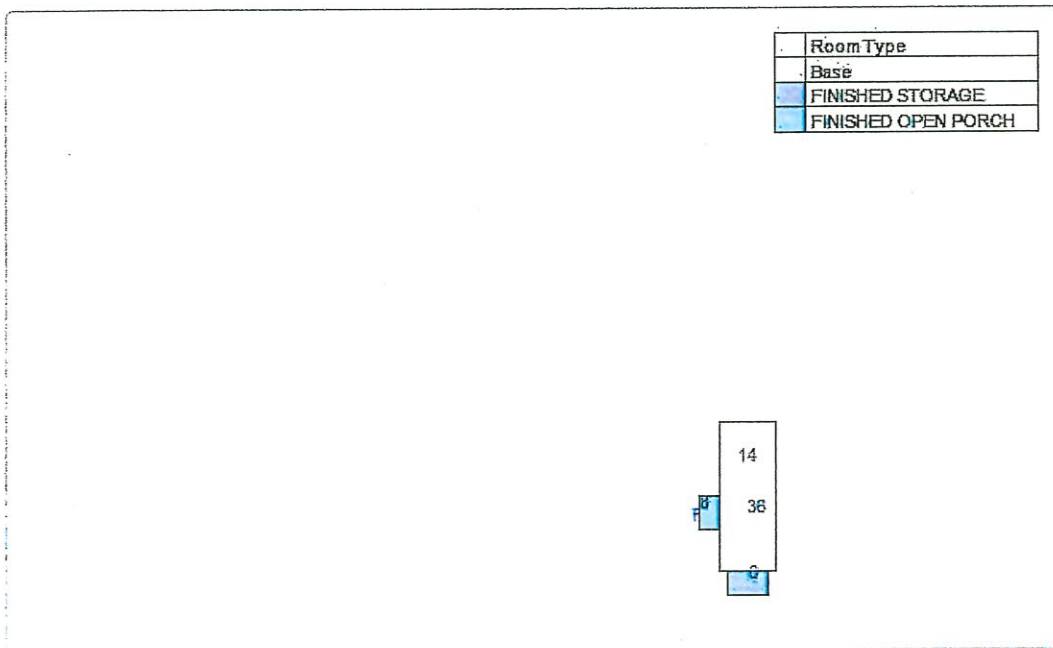
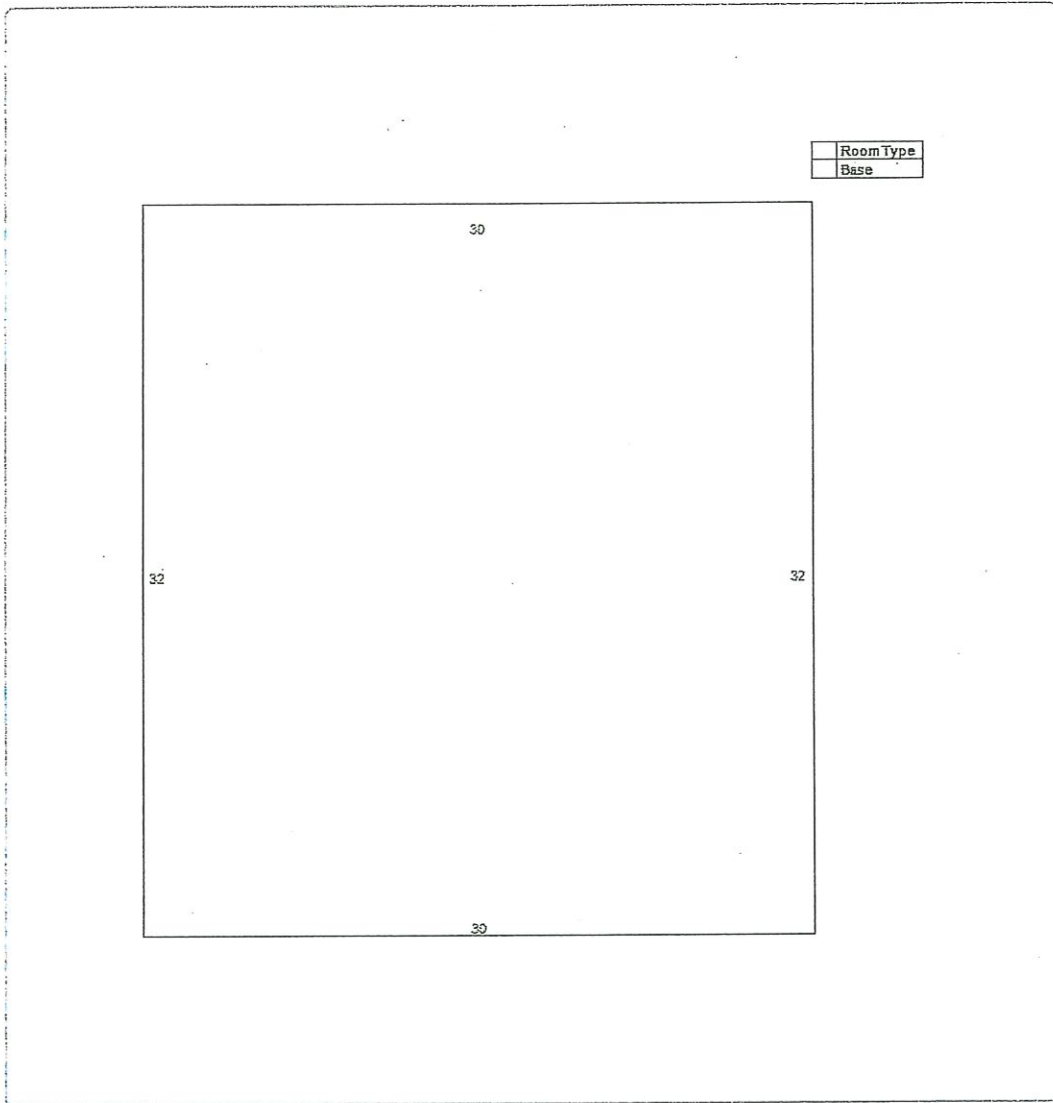
Building	1	Roof Cover	Metal
Building Value	\$32,988	Roof Structure	Gable Hip
Year Built	1945	Interior Flooring	Pine Wood
Actual Area	604	Interior Wall	Drywall
Conditioned Area	504	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood	Baths	

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	\$97,055

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.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 1/30/2024, 1:32:45 AM](#)

Contact Us

Developed by



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-11 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.57 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Augustine is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of St. Augustine is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

¹ See Section 166.041(4)(c), Florida Statutes.

- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Augustine hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT ANNEXES PROPERTY ADJACENT TO THE EXISTING CITY LIMITS IN AN EFFORT TO INCLUDE THE PROPERTY INTO A SOON TO BE FORMULATED CITY COMMUNITY REDEVELOPMENT AREA (CRA). THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur: **NONE.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **NONE.**

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **NONE.**

THE PROPOSED ORDINANCE ANNEXES APPROXIMATELY 0.57 ACRES INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION IS TO INCORPORATE THE EXISTING USES INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: March 28, 2024

RE: **Ordinance 2024-12 – Amending the Future Land Use Designation of 0.57 acres of Annexed Property from St. Johns County Residential-D to City Commercial Medium Intensity – First Reading**

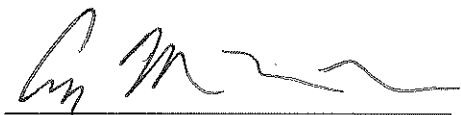
The property included is 525 and 527 West King Street which is approximately 0.57 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its northern boundaries. The current use of the property is office and residential.

The county's Future Land Use Map (FLUM) identifies Residential-D as the current land use category for the property. The owner has requested to change the land use to the City Commercial Medium Intensity land use category. An application to rezone the property to Commercial Medium-two (CM-2), which is consistent with the proposed land use category, has also been submitted. The owner is proposing to maintain the property as its current use.

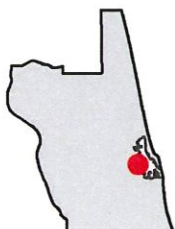
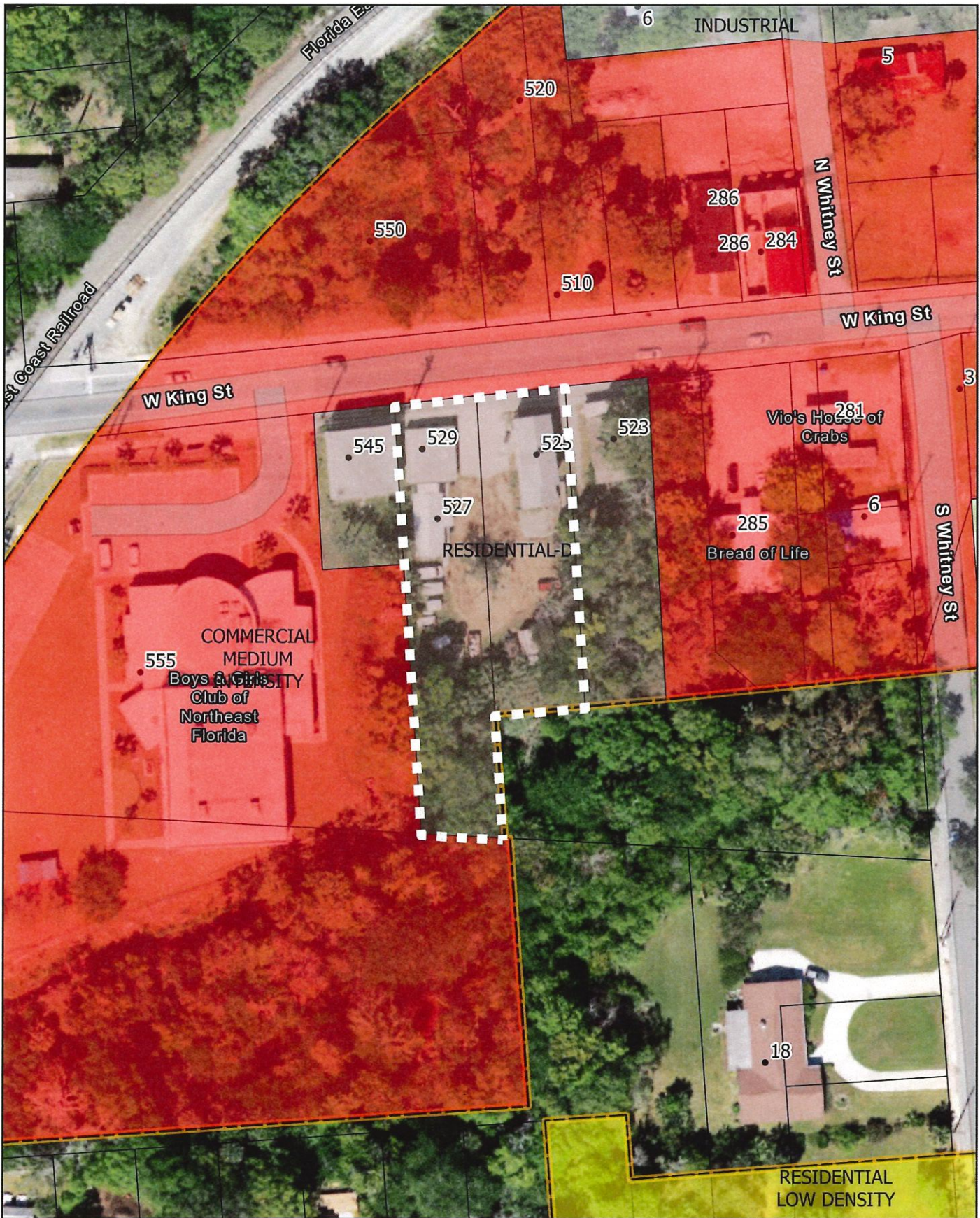
The Planning and Zoning Board (PZB) is set to review this application on April 2, 2024, and make a recommendation to amend the future land use of this property from the county designation to Commercial Medium Intensity. Attached you will find the Ordinance, and legal description(s), a map illustrating the requested change, and the packet of information regarding this application and the compatible rezoning provided to the PZB.

City staff will review the legal descriptions to confirm that they are complete. Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

Please place Ordinance 2024-12 on the City Commission agenda for first reading. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



Current Land Use

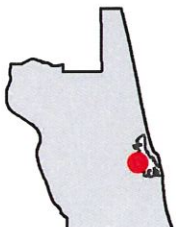
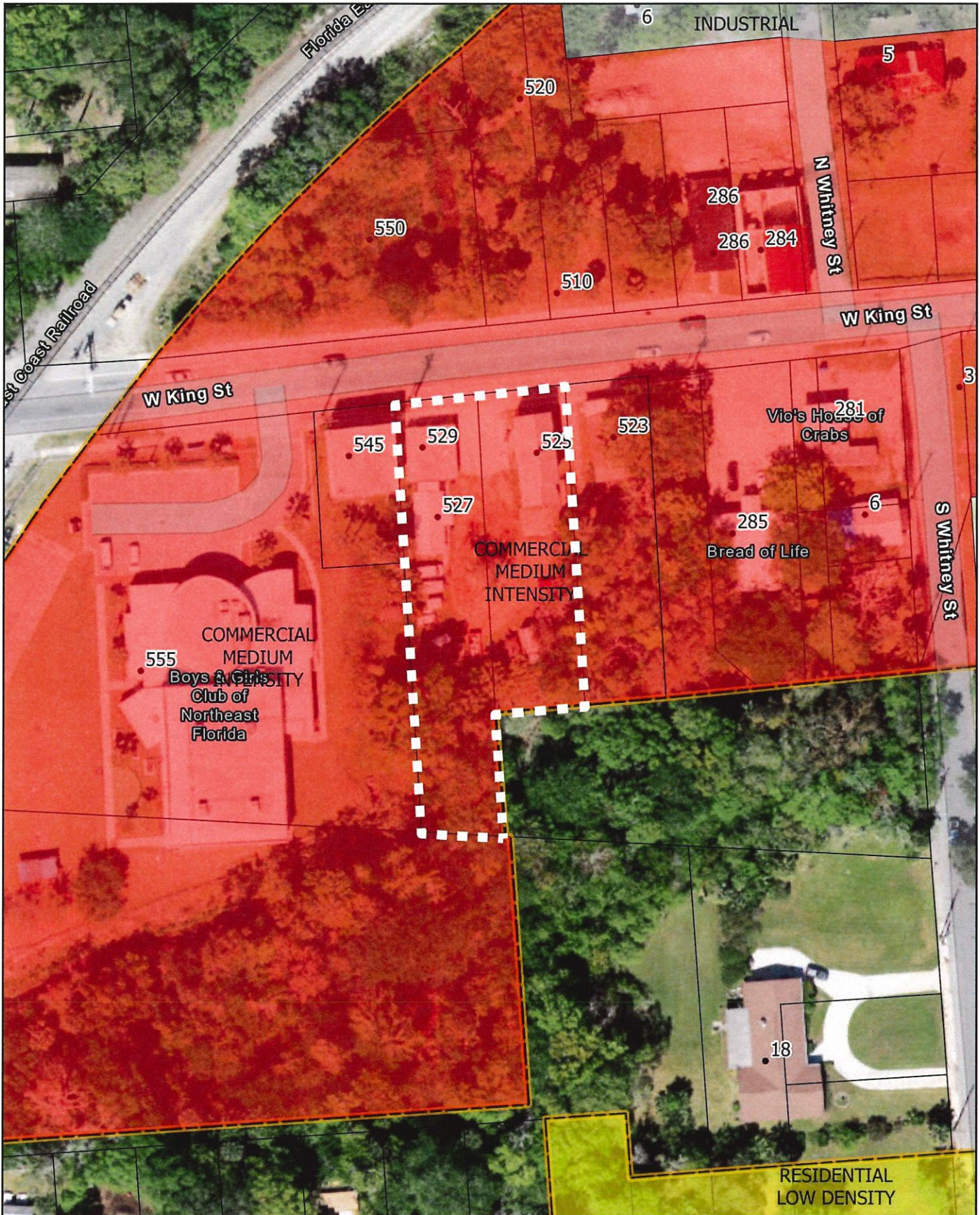
525 & 527 W King Street both have a current land use designation of Residential-D (St. Johns County).

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft



2024





Proposed Land Use

525 & 527 W King Street are proposed to have a future land use designation of Commercial Medium Intensity.



Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft

2024



0 0.01 0.02 Miles

ORDINANCE NO. 2024-12

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.57 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS PORTIONS OF THE DANCY TRACT COMMONLY KNOWN AS 525 WEST KING STREET (PID 1123200000) AND 527 WEST KING STREET (PID 1123400000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that parcels of property containing approximately 0.57 acres of land, located south of West King Street as a portion of the Dancy Tract commonly known as 525 West King Street (PID 1123200000) and 527 West King Street (PID 1123400000) being more fully described herein, that the property's Future Land Use Map (FLUM) designation should be amended from St. Johns County Residential-D to City Commercial Medium Intensity;

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 0.57 acres as a portion of the Dancy Tract commonly known as 525 West King Street (PID 1123200000) and 527 West King Street (PID 1123400000), and identified on the Future Land Use Map (FLUM) of St.

Johns County as Residential-D, is hereby amended to the city classification of Commercial Medium Intensity. This property is more fully described in the attached legal description.

Section 2. Legal Description of Property. The following described property that is annexed by the adoption of Ordinance 2024-11 and incorporated into the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to amend the Future Land Use Map (FLUM) of the City's Comprehensive Plan for the City of St. Augustine, Florida to reflect the FLUM amendment of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed. The remaining portions of said Comprehensive Plan for the City of St. Augustine, Florida and any associated ordinances which are not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption or, if challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2024.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

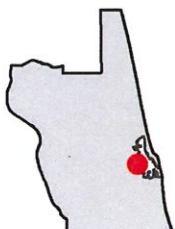
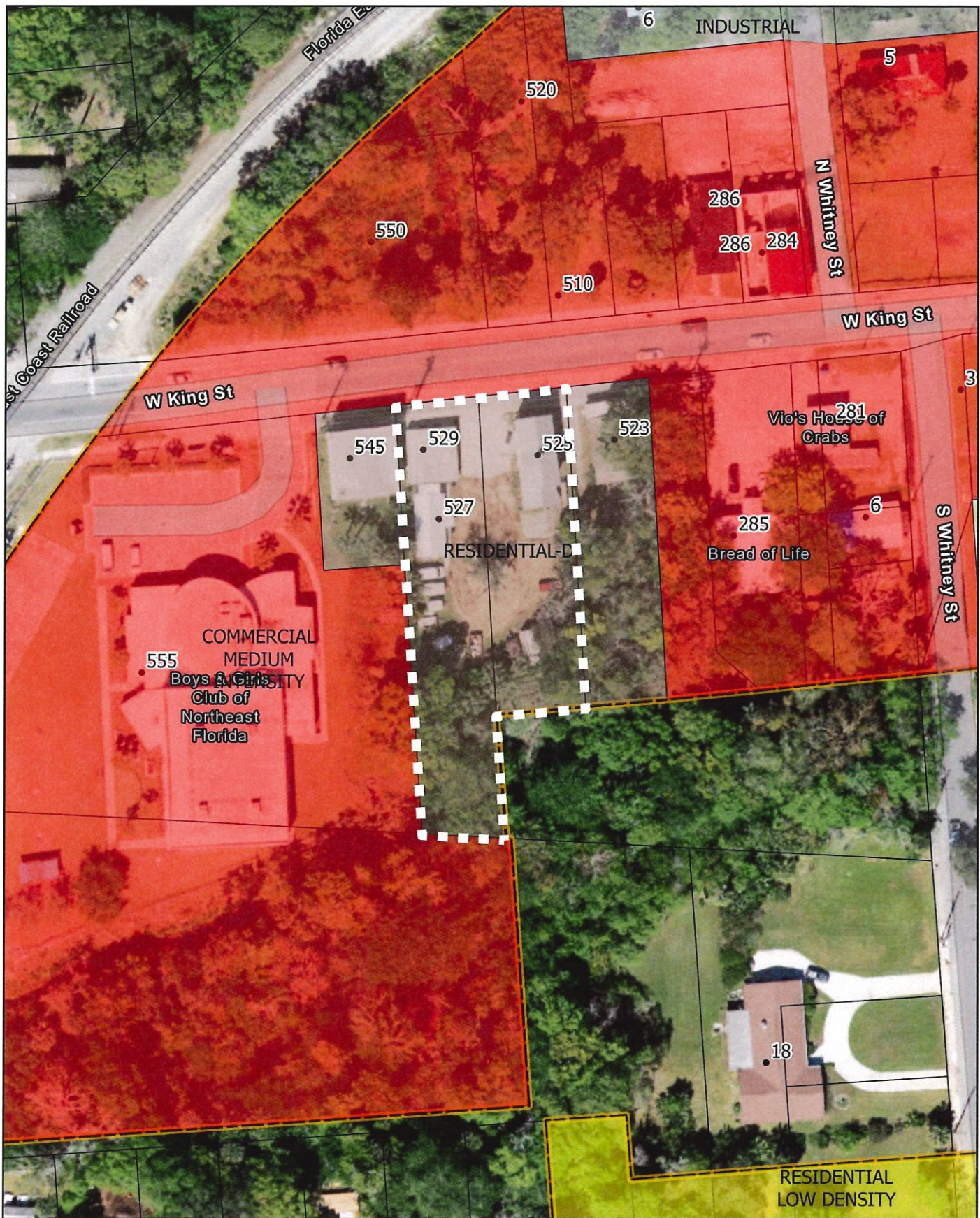
(SEAL)

Exhibit "A"

PARCEL 1: THE WEST FIFTY-FIVE (55) FEET OF THE NORTH TWO-HUNDRED (200) FEET OF LOT TWO (2), BLOCK TWENTY-SEVEN (27) OF THE DANCY TRACT AS RECORDED IN MAP BOOK 1, PAGE 1 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 214, AS PRESENTLY ESTABLISHED.

PARCEL 2: THE NORTH TWO-HUNDRED (200) FEET OF THE EAST FIFTY (50) FEET OF LOT THREE (3), BLOCK TWENTY-SEVEN (27) OF THE DANCY TRACT, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 1, PAGE 1 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 214, AS PRESENTLY ESTABLISHED.



Current Land Use

525 & 527 W King Street both have a current land use designation of Residential-D (St. Johns County).

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft



2024



0 0.01 0.02 Miles

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	\$77,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$203,293
Total Deferred	\$68,985
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

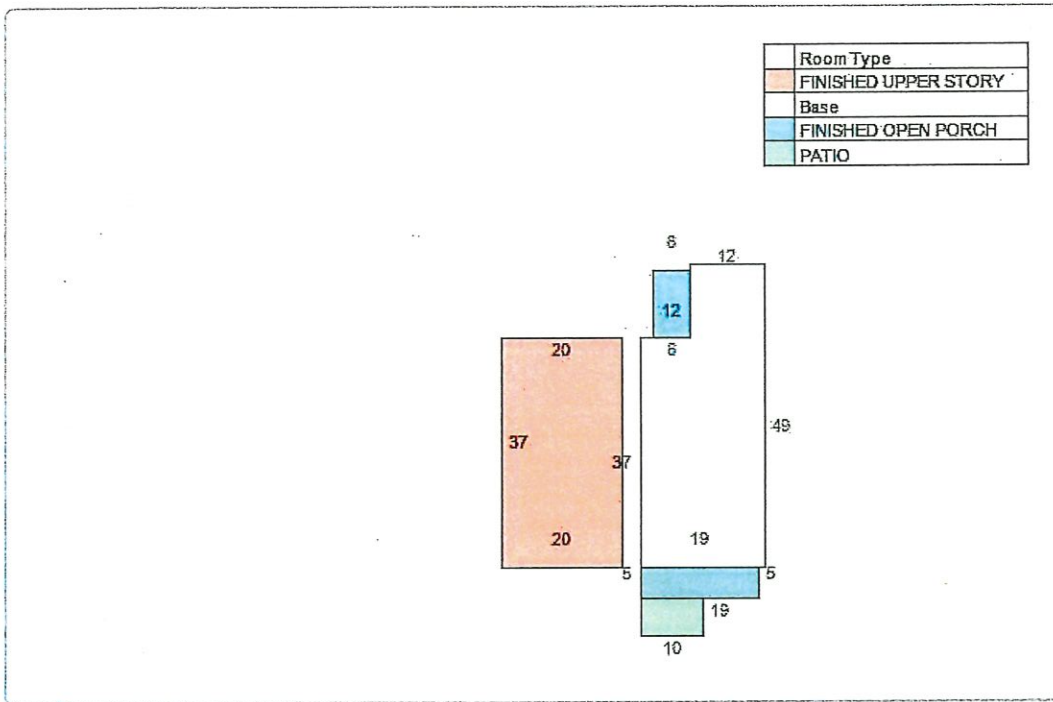
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$129,490	\$0	\$77,000	\$0	\$0	\$206,490	\$122,098	\$206,490	\$0
2022	\$73,528	\$0	\$41,250	\$0	\$0	\$114,778	\$110,998	\$114,778	\$0
2021	\$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	Roof Cover	Metal
Building Value	\$126,293	Roof Structure	Gable Hip
Year Built	1900	Interior Flooring	Hardwood
Actual Area	1940	Interior Wall	Panel
Conditioned Area	1624	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Concrete Siding	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	\$77,000

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.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 1/30/2024, 1:32:45 AM

Contact Us

Developed by
 **Schneider**
GEOSPATIAL

3
②
Return to: GRANTEE REC 10.50 DOC: 122.50
In: Estate Title & Guaranty, Inc.

WARRANTY DEED
INDIVID. TO INDIVID.

Public Records of
St. Johns County, FL
Clerk# 01-028134
O.R. 1611 PG 704
01:51PM 06/07/2001
REC \$9.00 SUR \$1.50
Doc Stamps \$122.50

This Instrument Prepared by: M. HEPLER ESTATE TITLE & GUARANTY,
INC.

Address: 71 Carrera Street
St. Augustine, FL 32084

Property Appraiser Parcel Identification (Folio) Number(s):
132320-0000

Grantor(s) S.R.#(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 5th day of June A.D. 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSA MARY DEMPS, DECEASED hereinafter called the grantor, to THE ST. JOHNS COUNTY HOUSING PARTNERSHIP, INC. whose post office address is, PO Box 1086, St. Augustine, FL 32085, hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliena, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. JOHNS County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND THEREFOR MADE A PART HEREOF

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

2 Charles Phillips
Witness:

2A Charles Phillips
Witness:

3 Cory Coleman
Witness:

3A Cory Coleman
Witness:

Address:

1 Shirley Phillips
SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF
THE ESTATE OF ROSA MARY DEMPS, DECEASED

Address:

Address:

Address:

STATE OF NEW YORK
COUNTY OF Brooklyn

The foregoing instrument was acknowledged before me this 5th day of June, 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE who produced 9 NY State ID as identification and who DID take an oath.

Notary Public, State and County Affiliated

6 [Signature]
Notary Public

6A [Signature]
Printed Notary Signature: DEBBIE DALEY
My Commission Expires: No. 03-4854584
Qualified in Bronx County
Commission Expires June 30, 2002

SEAL 7+8

THE PURPOSE OF RE-RECORDING THIS DEED IS TO CORRECT GRANTEE'S NAME

0R1611P60705

(ESTATE OF ROSA MARY DEMPS/ST. JOHNS HOUSING PARTNERSHIP, INC.)

EXHIBIT "A"

**PARCEL 1: THE WEST FIFTY-FIVE (55) FEET OF THE NORTH TWO-HUNDRED (200) FEET OF LOT TWO (2), BLOCK TWENTY-SEVEN (27) OF THE DANCY TRACT AS RECORDED IN MAP BOOK 1, PAGE 1 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 214, AS PRESENTLY ESTABLISHED.**

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 12 DAY OF June, 2007
CHERYL STRICKLAND, CLERK
BY: [Signature] [Signature] D.C.



6
2
Return to: GRANTEE REC 10.50 DOC: 122.50
In: Estate Title & Guaranty, Inc.

WARRANTY DEED
INDIVID. TO INDIVID.

Public Records of
St. Johns County, FL
Clerk# 01-028133
O.R. 1611 PG 702
01:51PM 06/07/2001
REC \$9.00 SUR \$1.50
Doc Stamps \$122.50

This Instrument Prepared by: M. HEPLER ESTATE TITLE & GUARANTY,
INC.

Address: 71 Curran Street
St. Augustine, FL 32084

Property Appraiser Parcel Identification (Folio) Number(s):
112320-0000

Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 5th day of June A.D. 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MOSES DEMPS JR., DECEASED hereinafter called the grantor, to THE ST. JOHNS HOUSING PARTNERSHIP, INC. whose post office address is, P.O. Box 1086, St. Augustine, FL 32085, hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. JOHNS County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND THEREFOR MADE A PART HEREOF

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

2 Charles Phillips
Witness

2A Carlos Pizarro
Witness

3 Corey Coleman
Witness

3A Corey Coleman
Witness

Address:

1 Shirley Phillips
SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF
THE ESTATE OF MOSES DEMPS JR., DECEASED

Address:

Address:

Address:

STATE OF NEW YORK
COUNTY OF 4 Bronx

The foregoing instrument was acknowledged before me this 5th day of June, 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE who produced 9 NY STATE I.D. as identification and who DID take an oath.

Notary Public, State and County of New York

6
Notary Signature

Printed Notary Signature: DERRICK DALEY
My Commission Expires: NOTARY PUBLIC, State of New York
No. 03-4864594
Qualified in Bronx County
Commission Expires June 30, 2002

SEAL

THE PURPOSE OF RE-RECORDING THIS DEED IS TO CORRECT GRANTEE'S NAME.

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	\$97,055
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$183,955
Total Deferred	\$119,570
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

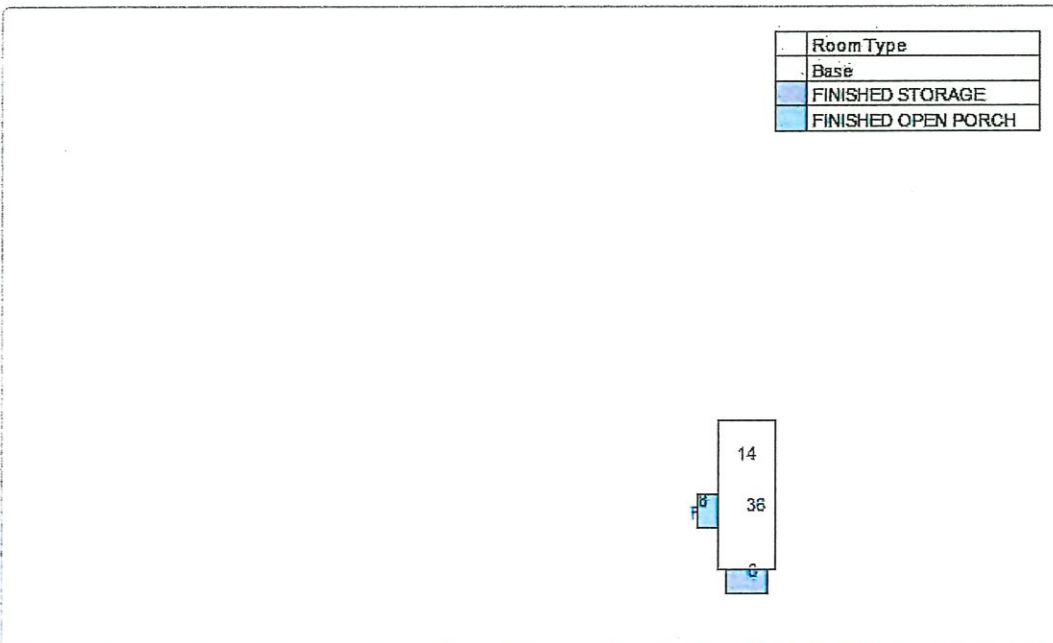
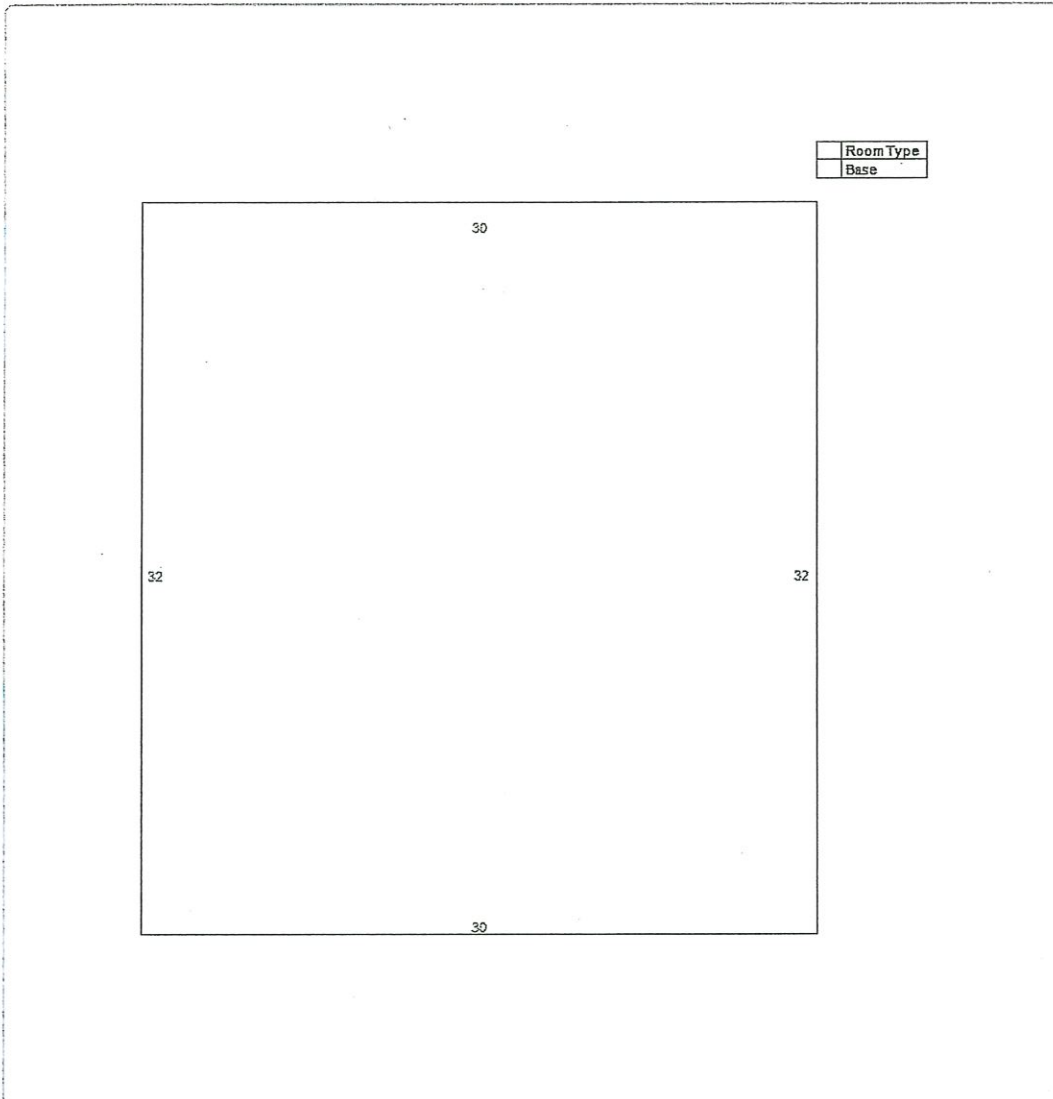
Building	1	Roof Cover	Metal
Building Value	\$32,988	Roof Structure	Gable Hip
Year Built	1945	Interior Flooring	Pine Wood
Actual Area	604	Interior Wall	Drywall
Conditioned Area	504	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood	Baths	

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	\$97,055

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 PRITNSP 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.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 1/30/2024, 1:32:45 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.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.

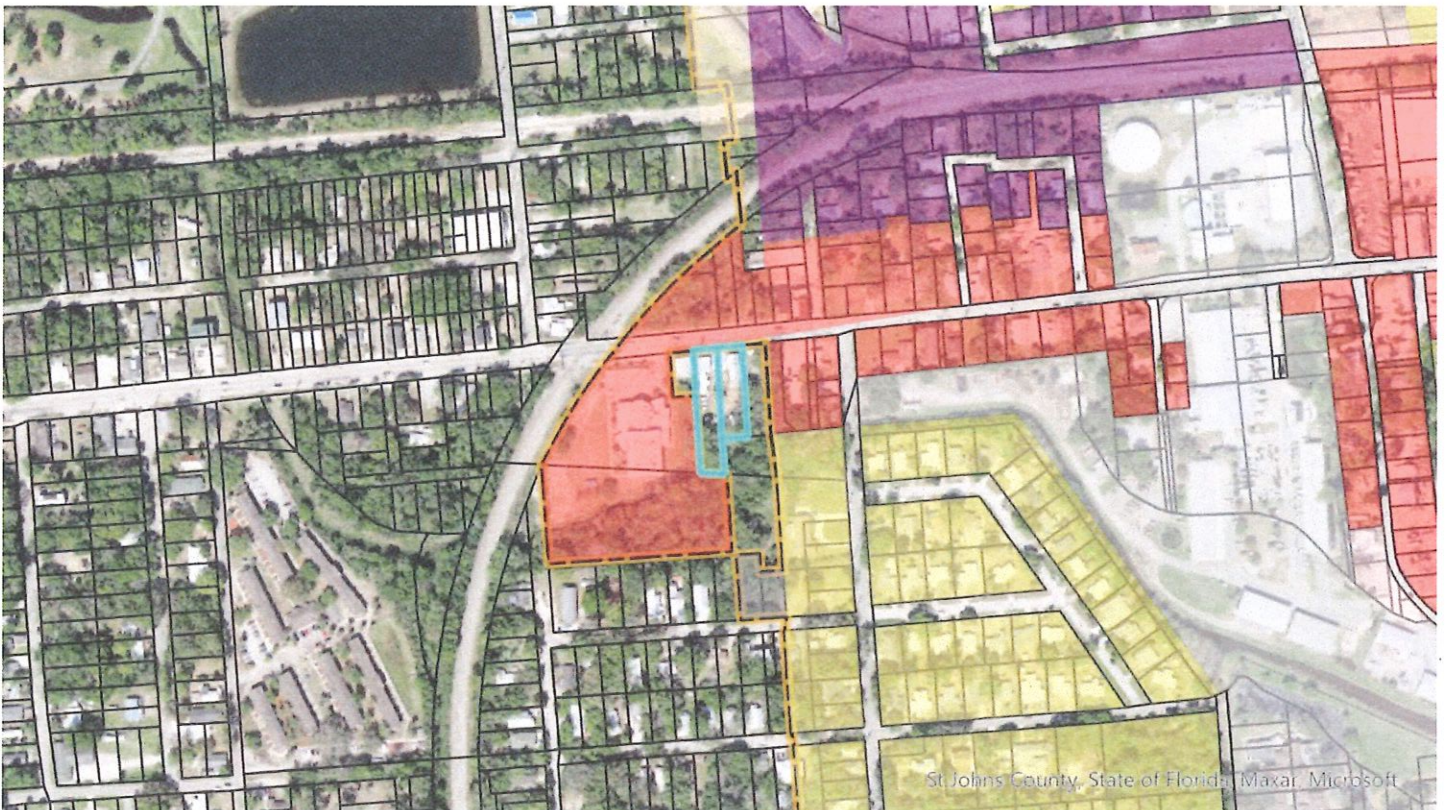


Figure 2. The City of St. Augustine's zoning map highlighting the subject properties.

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]
Signature of Owner
Bill Lazar
Print Name of Owner
904-669-1069
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: [Signature]

My Commission expires: 2/8/28



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 Code	Office Buildings (1Story) (Owner Occupied) (1705)
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](#)

12/22/2022



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

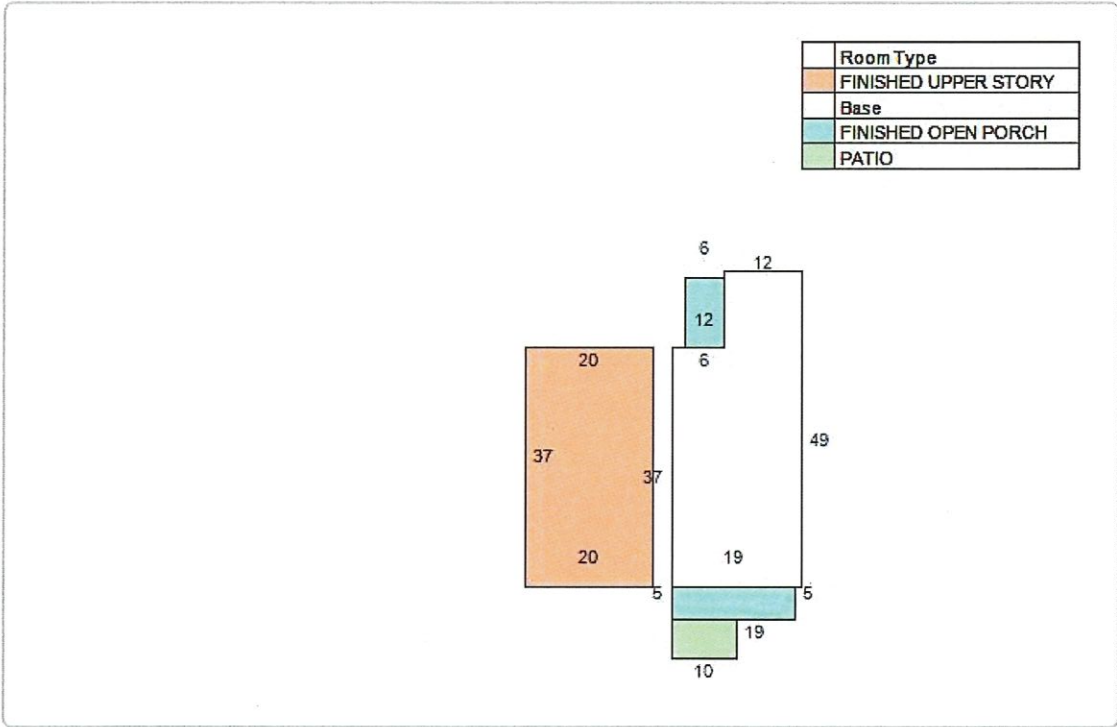
Building Information

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.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/13/2024, 1:53:11 AM

Contact Us



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

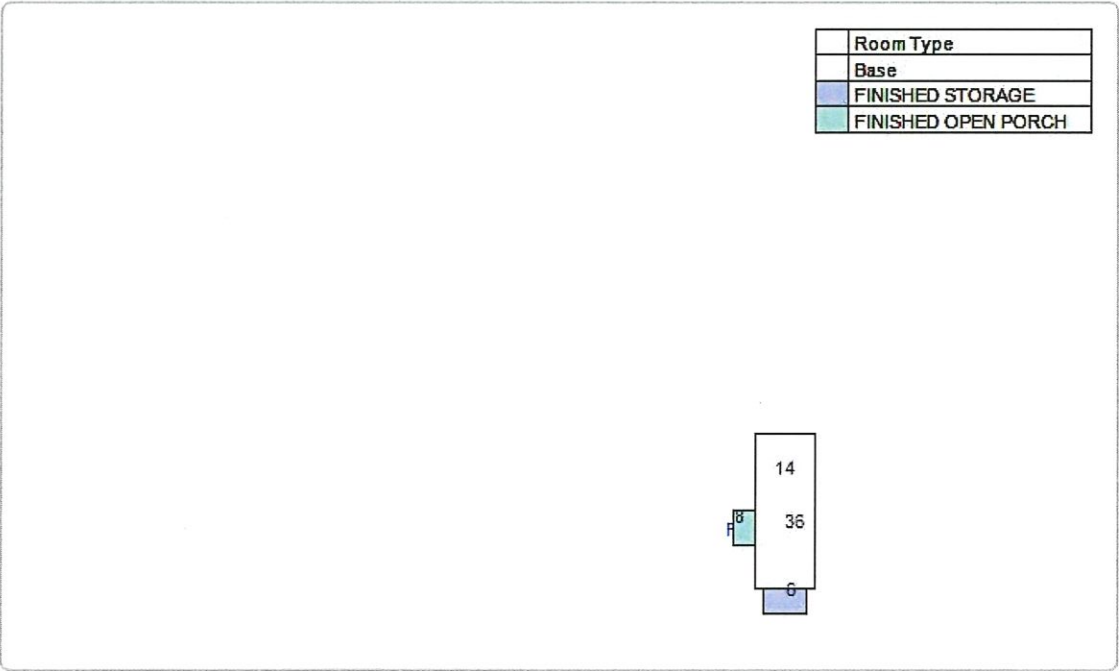
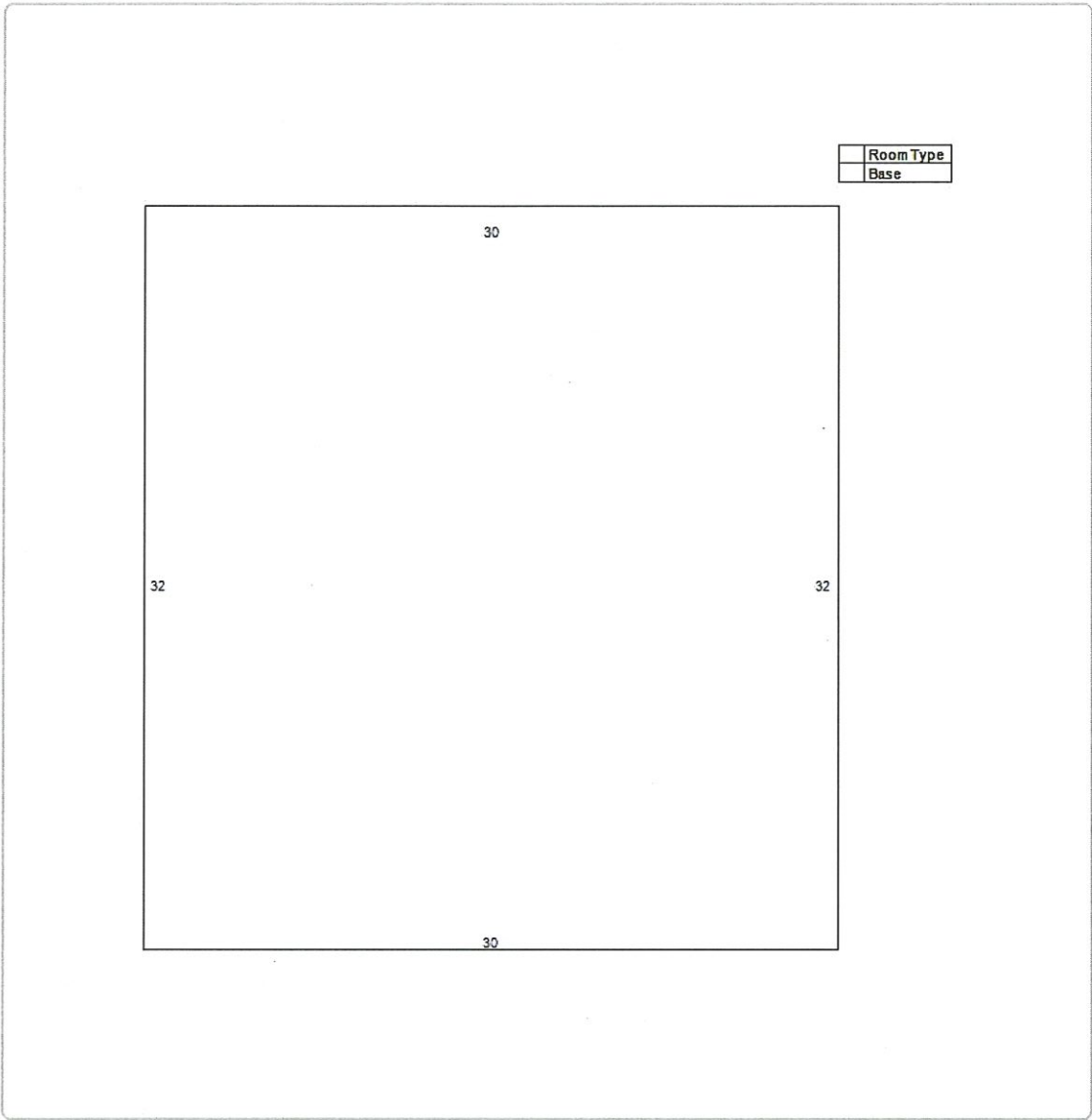
Building	1	Roof Cover	Metal
Building Value	\$32,988	Roof Structure	Gable Hip
Year Built	1945	Interior Flooring	Pine Wood
Actual Area	604	Interior Wall	Drywall
Conditioned Area	504	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood	Baths	

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 PRNTNSP 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.

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



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-12 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.57 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS PORTIONS OF THE DANCY TRACT COMMONLY KNOWN AS 525 WEST KING STREET (PID 1123200000) AND 527 WEST KING STREET (PID 1123400000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Augustine is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of St. Augustine is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Augustine hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT CHANGES THE COUNTY LAND USE DESIGNATION OF AN ANNEXED PROPERTY TO A CITY LAND USE DESIGNATION. THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE AND CHANGE THE LAND USE TO A CONSISTENT CATEGORY WITHIN THE CITY ALONG WEST KING STREET.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur: **NONE.**

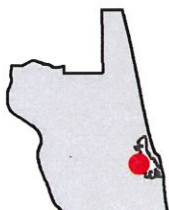
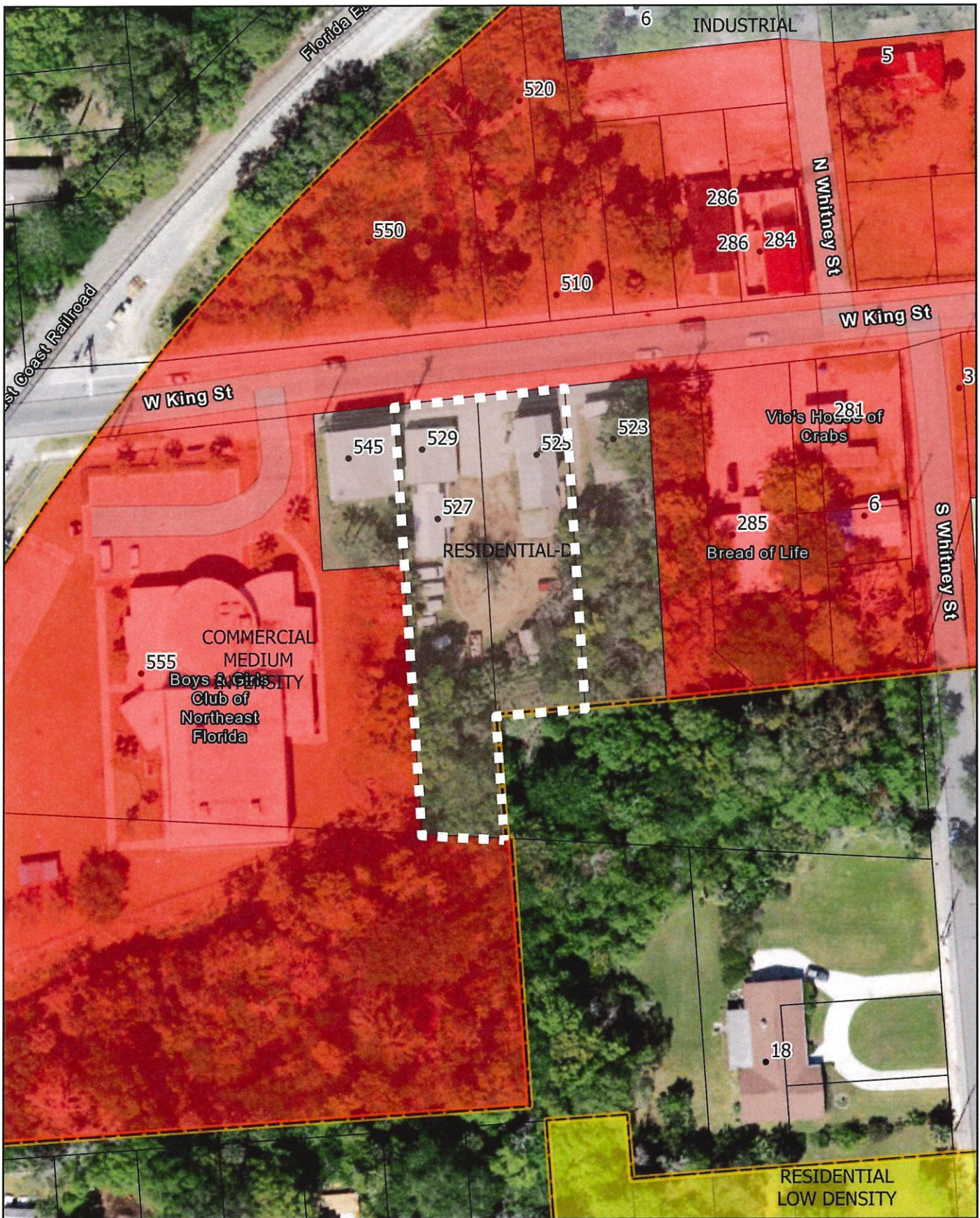
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **NONE.**

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **NONE.**

THE PROPOSED ORDINANCE ANNEXES APPROXIMATELY 0.57 ACRES INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION IS TO INCORPORATE THE EXISTING USES INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**



Current Land Use

525 & 527 W King Street both have a current land use designation of Residential-D (St. Johns County).



Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County,

2024



0 0.01 0.02 Miles

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) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Office Buildings (1Story) (Owner Occupied) (1705)
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	\$77,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$203,293
Total Deferred	\$68,985
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	Roof Cover	Metal
Building Value	\$126,293	Roof Structure	Gable Hip
Year Built	1900	Interior Flooring	Hardwood
Actual Area	1940	Interior Wall	Panel
Conditioned Area	1624	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Concrete Siding	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

3
2
Return to: GRANTEE REC 10.50 DOC: 122.50
In: Estate Title & Guaranty, Inc.

This Instrument Prepared by: M. HEPLER ESTATE TITLE & GUARANTY, INC.

Address: 71 Carrera Street
St. Augustine, FL 32084

Property Appraiser's Parcel Identification (Folio) Number(s):
112320-0000

Grantor(s) S.E.B.(s):

WARRANTY DEED
INDIVID. TO INDIVID.

Public Records of
St. Johns County, FL
Clerk# 01-028134
O.R. 1611 PG 704
01:51PM 06/07/2001
REC \$9.00 SUR \$1.50
Doc Stamps \$122.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 5th day of June A.D. 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSA MARY DEMPS, DECEASED hereinafter called the grantor, in THE ST. JOHNS ~~HOUSING~~ HOUSING PARTNERSHIP, INC. whose post office address is, PO Box 1086, St. Augustine, FL 32085, hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. JOHNS County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND THEREFOR MADE A PART HEREOF

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

2 Charles Phillips
Witness:

2A Charles Phillips
Witness:

3 Cory Coleman
Witness:

3A Cory Coleman
Witness:

Address:

Address:

1 Shirley Phillips
SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSA MARY DEMPS, DECEASED

Address:

Address:

Address:

Address:

STATE OF NEW YORK
COUNTY OF Brook

The foregoing instrument was acknowledged before me this 5th day of June, 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE who produced 9 NY State I.D. as identification and who DID take an oath.

Notary Public, State and County Affirmed

6 [Signature]
Notary Public

6A [Signature]
Printed Notary Signature
My Commission Expires:

DERRICK DALEY
Notary Public, State of New York
No. 03-4954504

Qualified in Bronx County
Commission Expires June 30, 2007

SEAL 718

THIS PURPOSE OF RE-RECORDING THIS DEED IS TO CORRECT GRANTEE'S NAME

OR1611PG0705

(ESTATE OF ROSA MARY DEMPS/ST. JOHNS HOUSING PARTNERSHIP, INC.)

EXHIBIT "A"

PARCEL 1: THE WEST FIFTY-FIVE (55) FEET OF THE NORTH TWO-HUNDRED
(200) FEET OF LOT TWO (2), BLOCK TWENTY-SEVEN (27) OF THE DANCY
TRACT AS RECORDED IN MAP BOOK 1, PAGE 1 PUBLIC RECORDS OF ST.
JOHNS COUNTY, FLORIDA.
LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF
WAY OF STATE ROAD 214, AS PRESENTLY ESTABLISHED.

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 12 DAY OF FEBRUARY 2012
CHERYL STRICKLAND, CLERK

BY:  Do



6
2
2
Returns to: GRANTEE REC 10.50 DOC: 122.50
Re: Estate Title & Guaranty, Inc.

WARRANTY DEED
INDIVID. TO INDIVID.

Public Records of
St. Johns County, FL
Clerk# 01-028133
O.R. 1611 PG 702
01:51PM 06/07/2001
REC \$9.00 SUR \$1.50
Doc Stamps \$122.50

This Instrument Prepared by: M. HEPLER ESTATE TITLE & GUARANTY,
INC.

Address: 71 Carver Street
St. Augustine, FL 32084

Property Appraisers Parcel Identification (Folio) Number(s):
112310-0000

Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 5th day of June A.D. 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MOSES DEMPS JR., DECEASED hereinafter called the grantor, to THE ST. JOHNS HOUSING PARTNERSHIP, INC. whose post office address is, PO Box 1086, St. Augustine, FL 32085, hereinafter called the grantee.

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

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. JOHNS County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND THEREFOR MADE A PART HEREOF

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

2 Charles Phillips
Witness:

2A Charles Phillips
Witness:

3 Corey Coleman
Witness:

3A Corey Coleman
Witness:

Address:

Address:

STATE OF NEW YORK
COUNTY OF 4 Bronx

The foregoing instrument was acknowledged before me this 5th day of June, 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE who produced NY STATE I.D. as identification and who DID take an oath.

Notary Public, State and County of New York

6 Derrick Daley
Notary Signature

6A
Printed Notary Signature: DERRICK DALEY
My Commission Expires: NO 03-4864594
Qualified in Bronx County
Commission Expires June 30, 2002

SEAL 148

THE PURPOSE OF RE-RECORDING THIS DEED IS TO CORRECT GRANTEE'S NAME.

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.
 Office Buildings (1Story) (Owner Occupied) (1705)
 Property Use
 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	\$97,055
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$183,955
Total Deferred	\$119,570
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

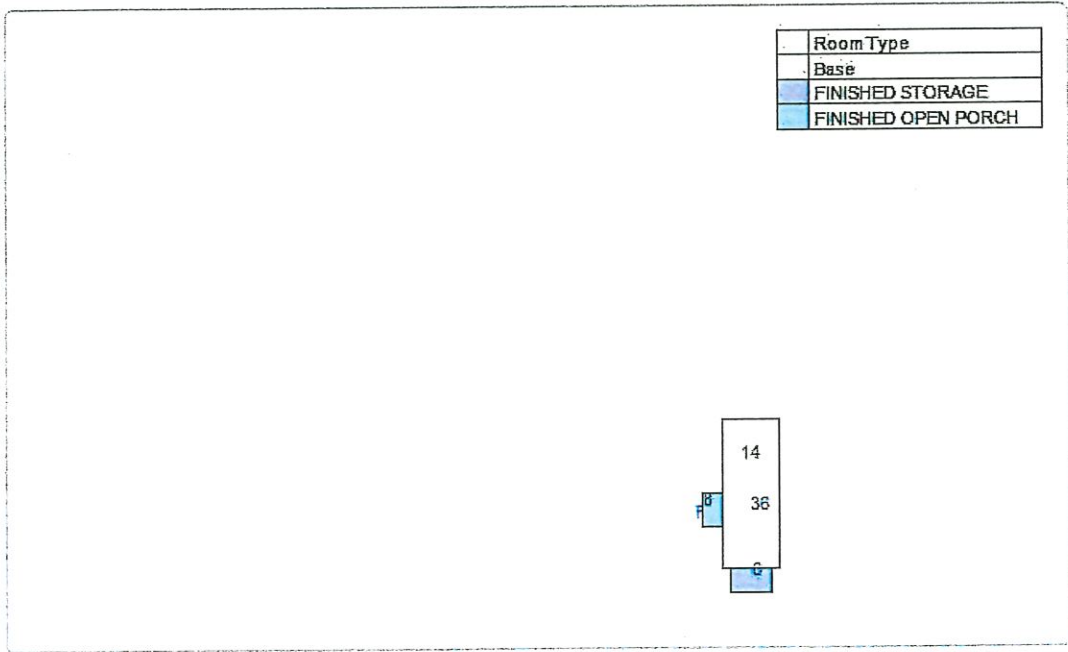
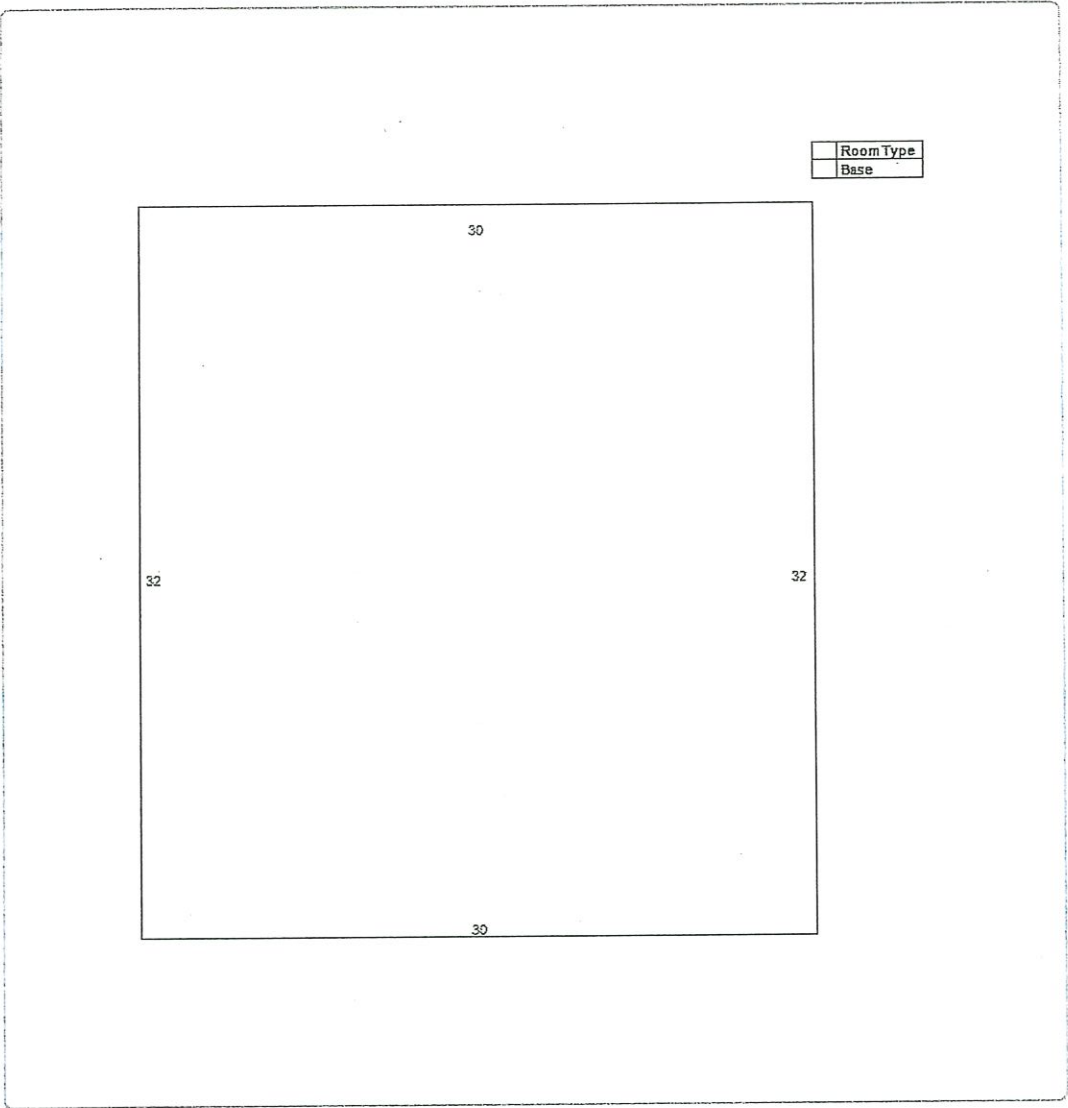
Building	1	Roof Cover	Metal
Building Value	\$32,988	Roof Structure	Gable Hip
Year Built	1945	Interior Flooring	Pine Wood
Actual Area	604	Interior Wall	Drywall
Conditioned Area	504	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood	Baths	

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	\$97,055

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.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 1/30/2024, 1:32:45 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.c.	PZB2024-0033
Request	Address	Parcel ID
Comprehensive Plan Land	525 W King Street	112320-0000
Use Amendment and	527 W King Street	112340-0000
Rezoning		



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.

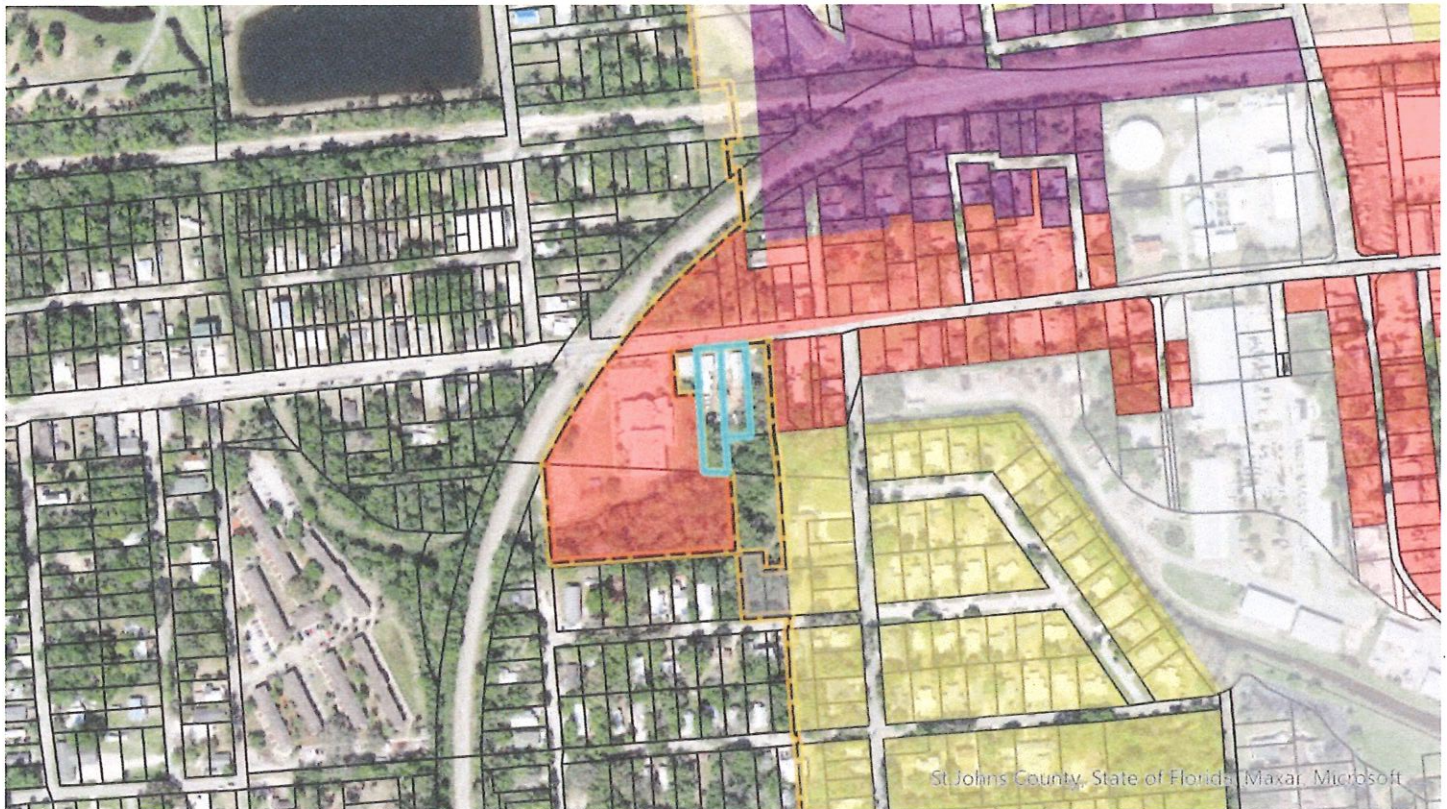


Figure 2. The City of St. Augustine's zoning map highlighting the subject properties.

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 APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date


Signature of Property Owner


Date



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
Bill Lazar
Print Name of Owner
904-669-1069
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: [Signature]

My Commission expires: 2/8/28



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID

Location

Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

1123200000

525 W KING ST

SAINT AUGUSTINE 32084-0000

Office (Class C) Countywide (COM) (202.03)

(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)

Office Buildings (1Story) (Owner Occupied) (1705)

Dancy Tract of New Augustine Subdivision

41-7-29

City of St Augustine (District 452)

18.872

0.250

N

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



Owner Information

Owner Name

Mailing Address

[St Johns Housing Partnership Inc](#) 100%

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

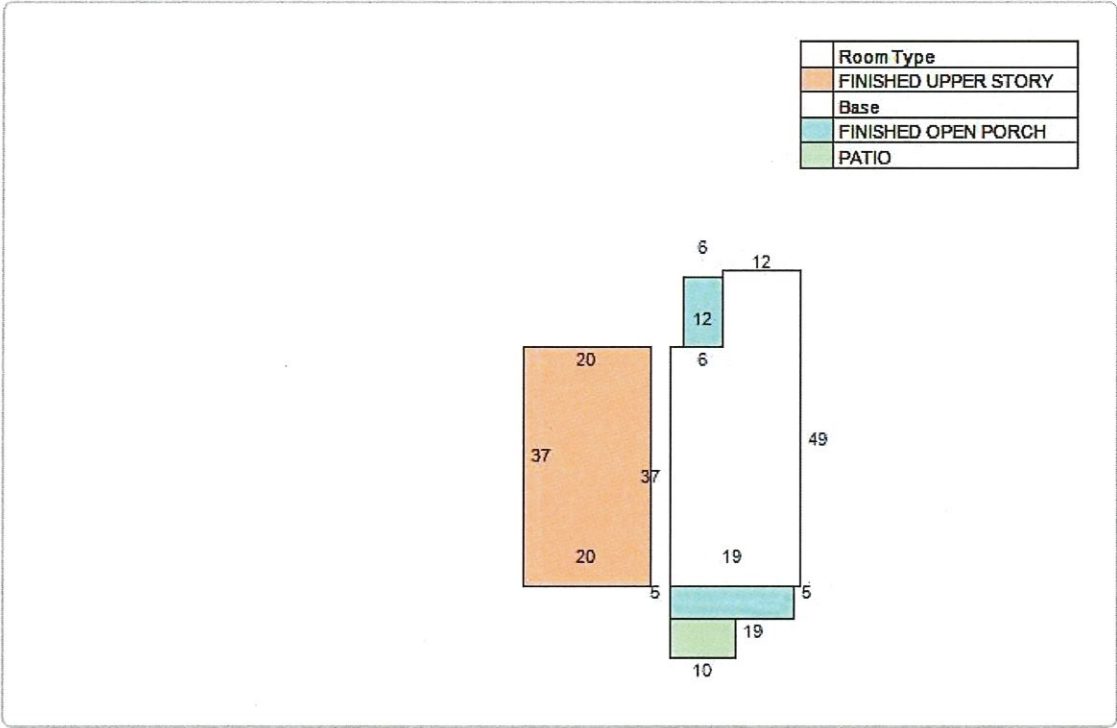
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$129,490	\$0	\$77,000	\$0	\$0	\$206,490	\$122,098	\$206,490	\$0
2022	\$73,528	\$0	\$41,250	\$0	\$0	\$114,778	\$110,998	\$114,778	\$0
2021	\$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	Roof Cover	Metal
Building Value	\$126,293	Roof Structure	Gable Hip
Year Built	1900	Interior Flooring	Hardwood
Actual Area	1940	Interior Wall	Panels
Conditioned Area	1624	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Concrete Siding	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.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 3/13/2024, 1:53:11 AM](#)

Contact Us



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID1123400000

Location527 W KING ST

Address529 W KING ST

SAINT AUGUSTINE 32084-0000

NeighborhoodOffice (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 UseOffice Buildings (1Story) (Owner Occupied) (1705)

Code

SubdivisionDancy Tract of New Augustine Subdivision

Sec/Twp/Rng41-7-29

DistrictCity of St Augustine (District 452)

Millage Rate18.872

Acreage0.320

HomesteadN



Owner Information

Owner Name[St Johns Housing Partnership Inc](#) 100%

Mailing AddressPO 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

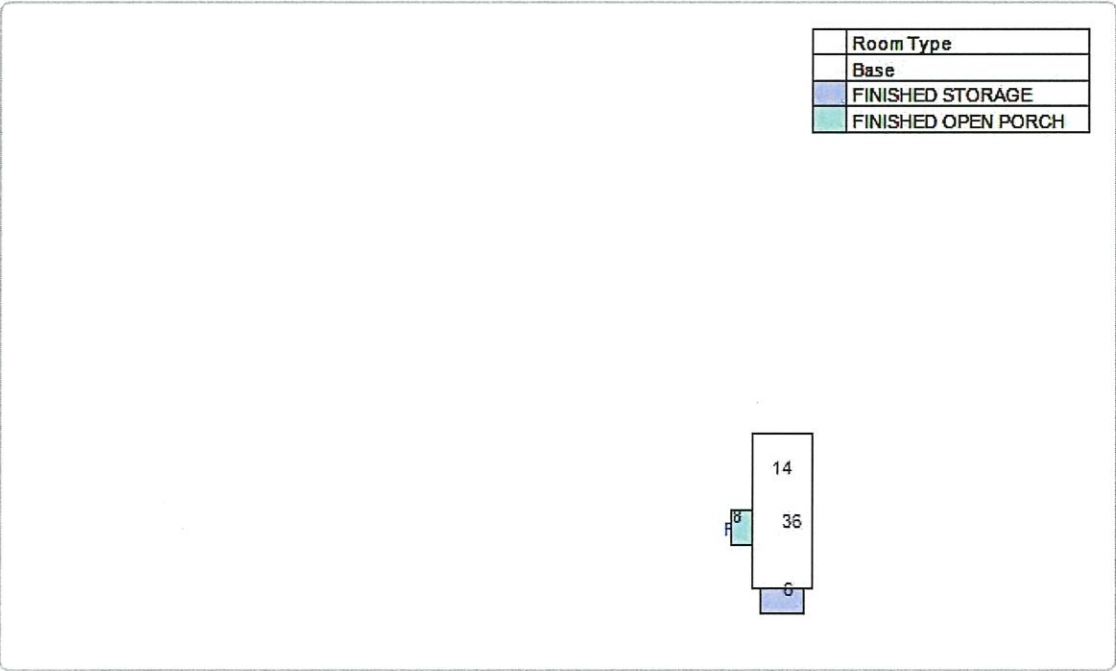
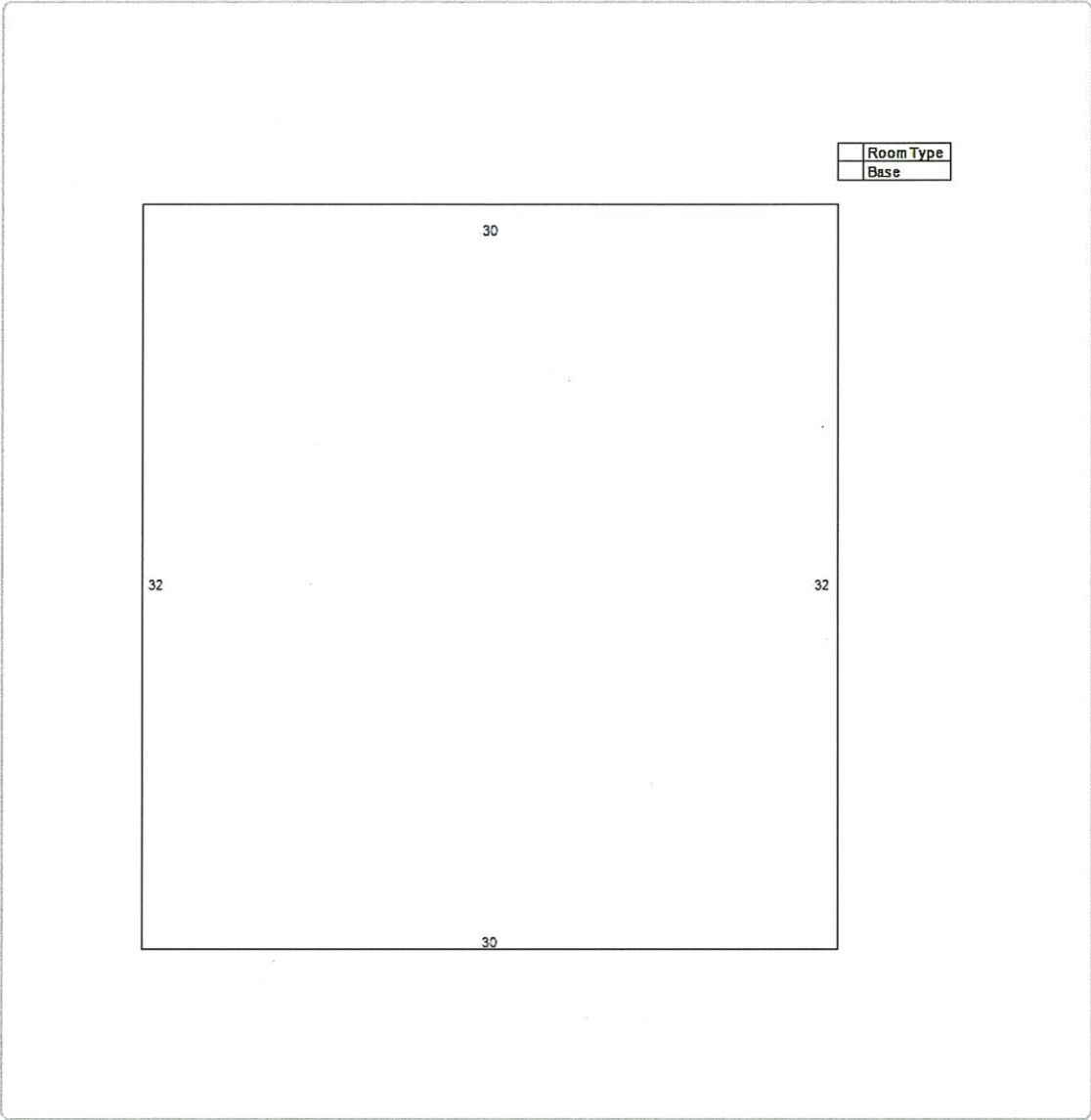
Building	1	Roof Cover	Metal
Building Value	\$32,988	Roof Structure	Gable Hip
Year Built	1945	Interior Flooring	Pine Wood
Actual Area	604	Interior Wall	Drywall
Conditioned Area	504	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood	Baths	

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.

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



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-12 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.57 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS PORTIONS OF THE DANCY TRACT COMMONLY KNOWN AS 525 WEST KING STREET (PID 1123200000) AND 527 WEST KING STREET (PID 1123400000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Augustine is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of St. Augustine is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Augustine hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT CHANGES THE COUNTY LAND USE DESIGNATION OF AN ANNEXED PROPERTY TO A CITY LAND USE DESIGNATION. THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE AND CHANGE THE LAND USE TO A CONSISTENT CATEGORY WITHIN THE CITY ALONG WEST KING STREET.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur: **NONE.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **NONE.**

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **NONE.**

THE PROPOSED ORDINANCE ANNEXES APPROXIMATELY 0.57 ACRES INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION IS TO INCORPORATE THE EXISTING USES INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: March 28, 2024

RE: **Ordinance 2024-13 – Amending the Zoning Designation of 0.57 acres of Annexed Property from St. Johns County Planned Unit Development (PUD) to Commercial Medium-two (CM-2) – First Reading**

The property at 525 and 527 West King Street is approximately 0.57 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its northern boundaries. The current use of the property is office and residential.

The county's Future Land Use Map (FLUM) identified Residential-D as the land use category for the property. The owner has requested to change the land use to the city category of Commercial Medium Intensity. This application is to rezone the property to Commercial Medium-two (CM-2), which is consistent with the proposed land use category. The owner is proposing to maintain the property for its current use.

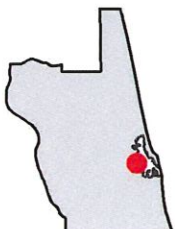
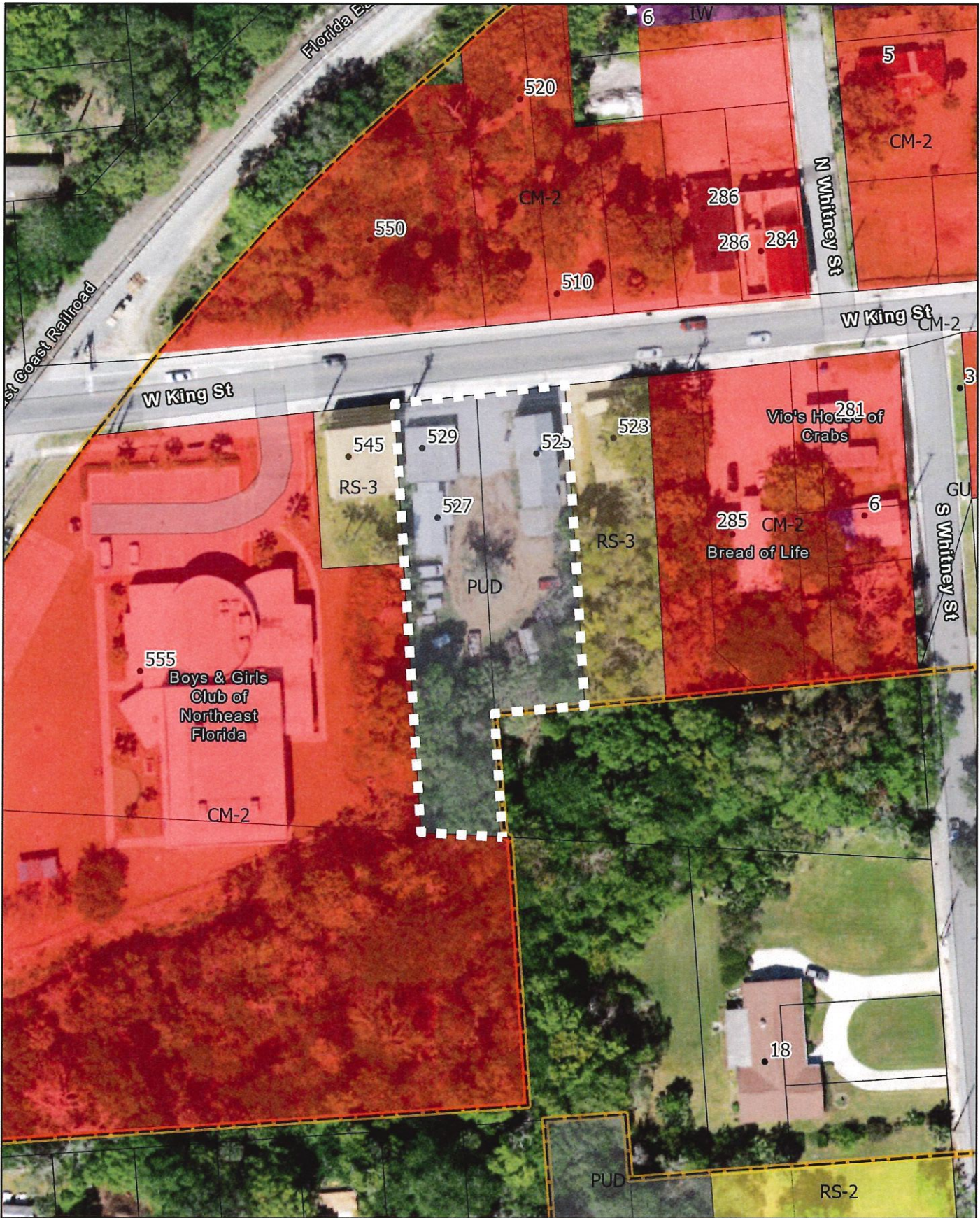
The Planning and Zoning Board (PZB) is set to review this application on April 2, 2024, and make a recommendation to amend the zoning of this property from County PUD to City CM-2. Attached you will find the Ordinance, and legal description and a map illustrating the requested change. The packet of information provided to the PZB is included with the land use plan amendment material.

City staff will review the legal descriptions to confirm that they are complete. Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

Please place Ordinance 2024-13 on the City Commission agenda for first reading. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



Current Zoning

525 & 527 W King Street both have a current zoning designation of Planned Unit Development: PUD (County).

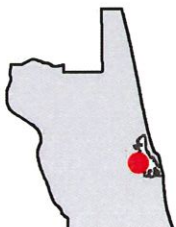
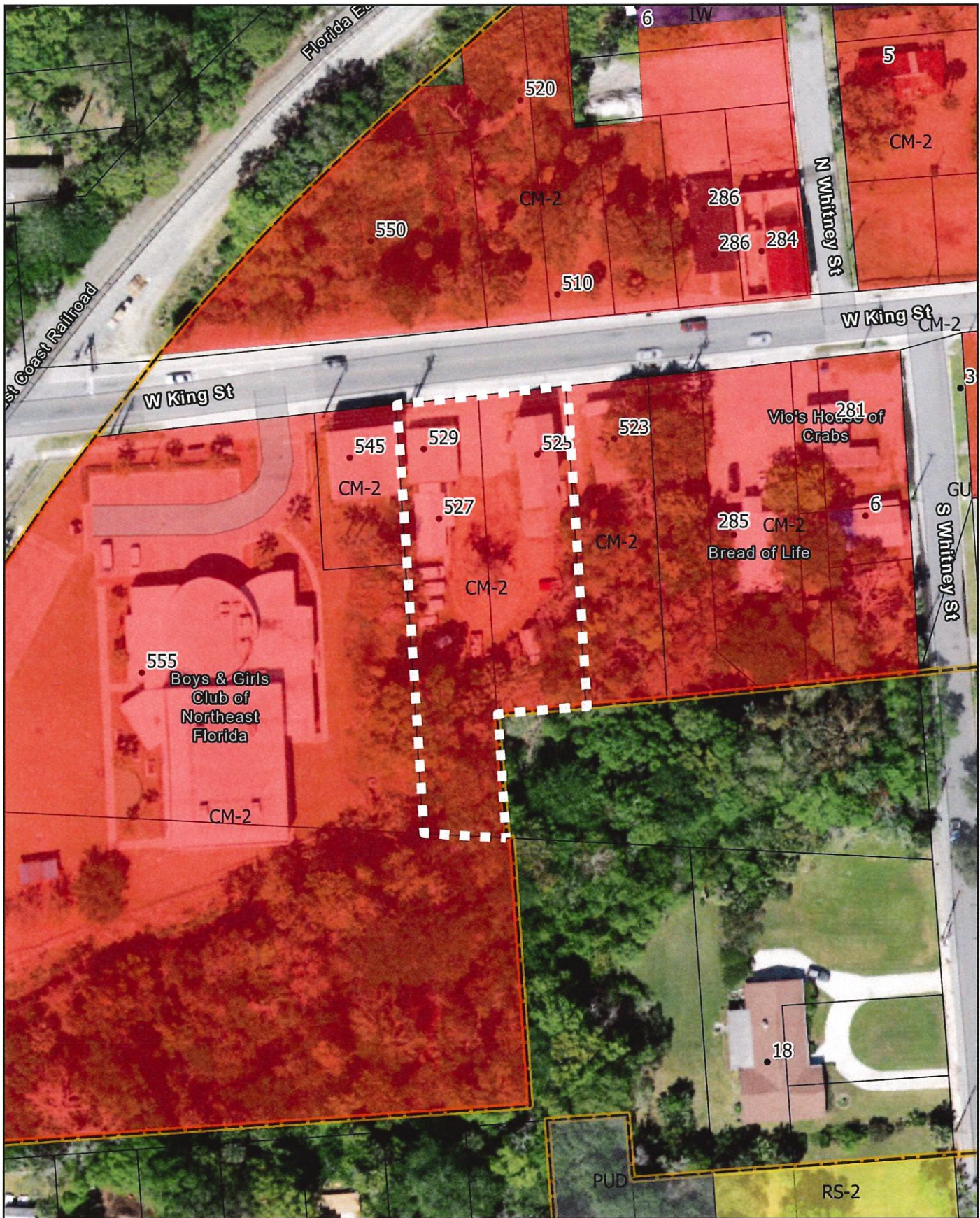
Esri Community Maps Contributors, FDER, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft



2024



0 0.01 0.02 Miles



Proposed Zoning

525 & 527 W King Street are proposed to have zoning designations of Commercial Medium-Two: CM-2.

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft



2024



0 0.01 0.02 Miles

ORDINANCE NO. 2024-13

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.57 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 525 WEST KING STREET (PID 1123200000) AND 527 WEST KING STREET (PID 1123400000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY PLANNED UNIT DEVELOPMENT (PUD) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the attached legal description as containing approximately 0.57 acres of land, located south of West King Street and west of South Whitney Street as a portion of the Dancy Tract, commonly known as 525 West King Street (PID 1123200000) and 527 West King Street (PID 1123400000) being more fully described herein, should be rezoned;

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

Section 1. The following described property, containing approximately 0.57 acres of land, located south of West King Street and west of South Whitney Street as a portion of the Dancy Tract commonly known as 525 West King Street (PID 1123200000) and 527 West King Street (PID 1123400000) within the City of St. Augustine, and identified

by the attached legal description, is hereby rezoned from the classification of St. Johns County Planned Unit Development (PUD) to the City of St. Augustine classification of Commercial Medium-Two (CM-2).

Section 2. Legal Description of Property. The following described property that is annexed by the adoption of Ordinance 2024-11 and incorporated into the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezoning of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2024-12 or, if Ordinance No. 2024-12 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2024.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

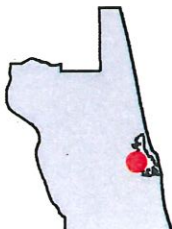
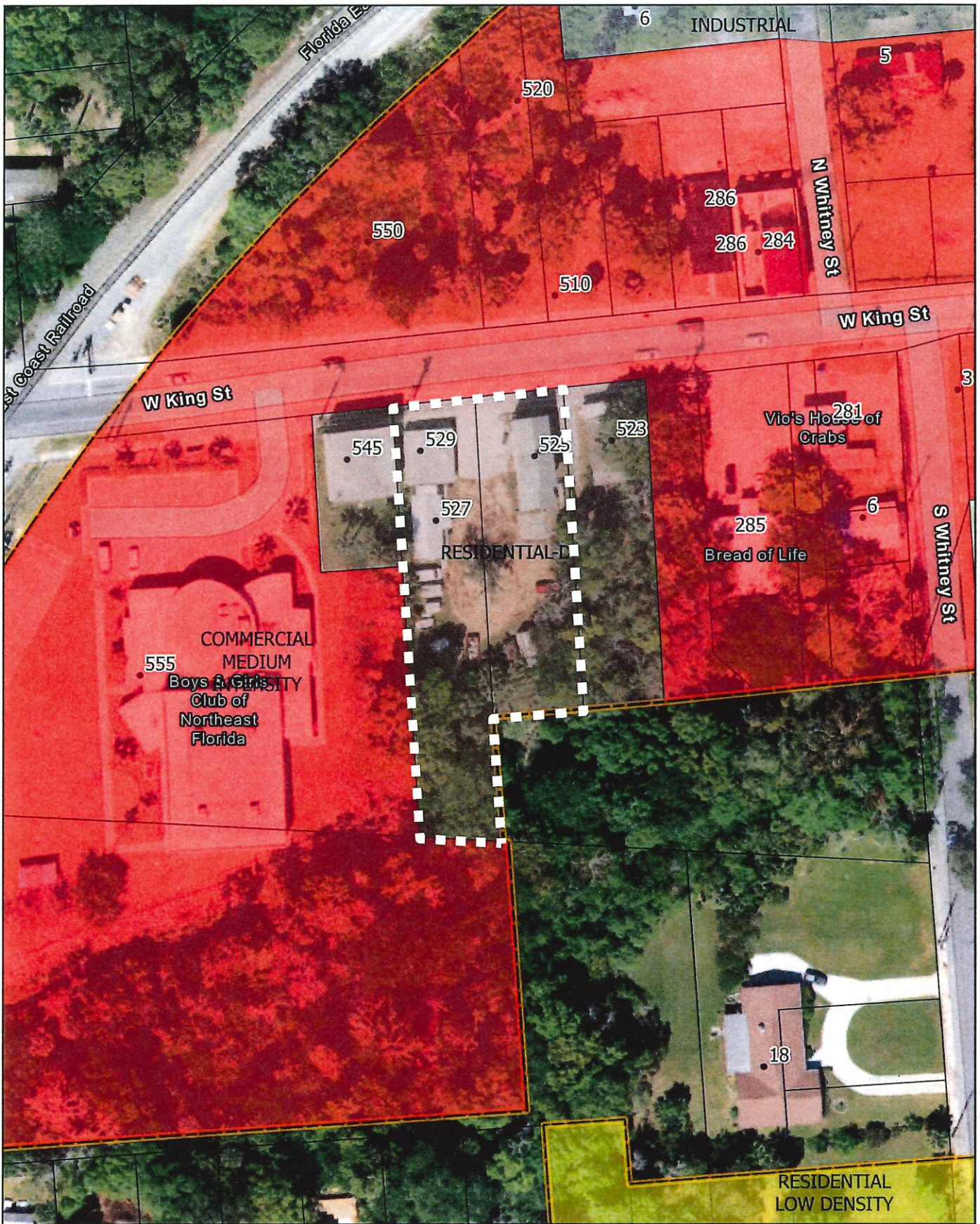
(SEAL)

Exhibit "A"

PARCEL 1: THE WEST FIFTY-FIVE (55) FEET OF THE NORTH TWO-HUNDRED (200) FEET OF LOT TWO (2), BLOCK TWENTY-SEVEN (27) OF THE DANCY TRACT AS RECORDED IN MAP BOOK 1, PAGE 1 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 214, AS PRESENTLY ESTABLISHED.

PARCEL 2: THE NORTH TWO-HUNDRED (200) FEET OF THE EAST FIFTY (50) FEET OF LOT THREE (3), BLOCK TWENTY-SEVEN (27) OF THE DANCY TRACT, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 1, PAGE 1 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 214, AS PRESENTLY ESTABLISHED.



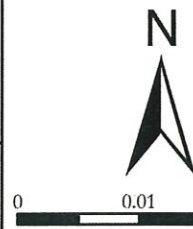
Current Land Use

525 & 527 W King Street both have a current land use designation of Residential-D (St. Johns County).

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft



2024



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 5214 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](#)

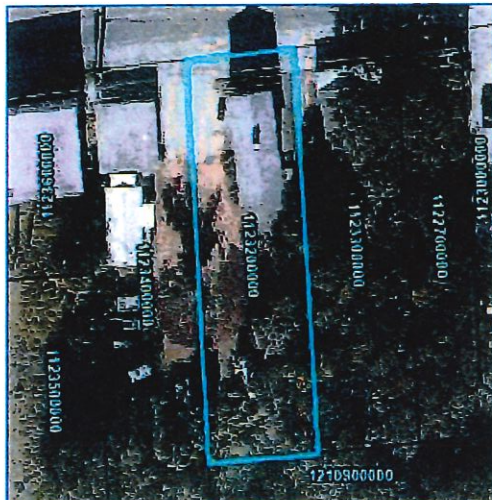
Owner Information

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	\$77,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$203,293
Total Deferred	\$68,985
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

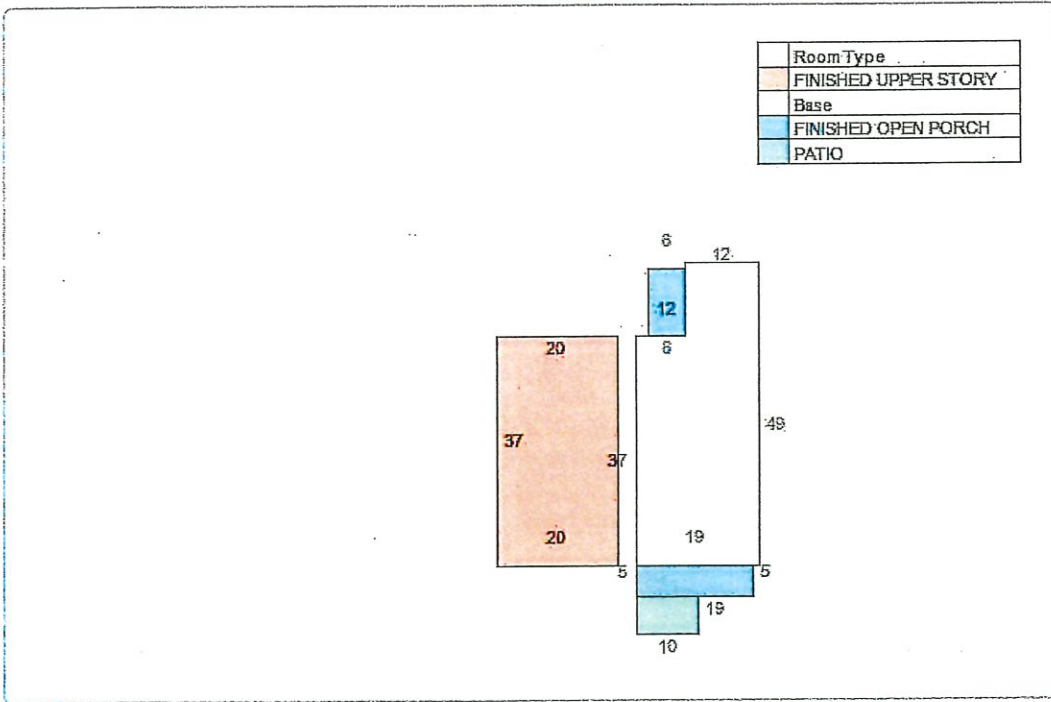
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$129,490	\$0	\$77,000	\$0	\$0	\$206,490	\$122,098	\$206,490	\$0
2022	\$73,528	\$0	\$41,250	\$0	\$0	\$114,778	\$110,998	\$114,778	\$0
2021	\$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	Roof Cover	Metal
Building Value	\$126,293	Roof Structure	Gable Hip
Year Built	1900	Interior Flooring	Hardwood
Actual Area	1940	Interior Wall	Panel
Conditioned Area	1624	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Concrete Siding	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	\$77,000

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 PRITNSP INC
	6/5/2001	\$17,500.00	WARRANTY DEED	1611	704	U	I	DEMP'S 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.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 1/30/2024, 1:32:45 AM

Contact Us

Developed by
Schneider
GEOSPATIAL

3
2
Return to: GRANTEE REC 10.50 DOC: 122.50
To: Estate Title & Guaranty, Inc.

This Instrument Prepared by: M. HEFLER ESTATE TITLE & GUARANTY, INC.

Address: 71 Curran Street
St. Augustine, FL 32084

Property Appraiser's Parcel Identification (Folio) Number(s):
112370-0000

Grantor(s) S.S.R.(s):

WARRANTY DEED
INDIVID. TO INDIVID.

Public Records of
St. Johns County, FL
Clerk# 01-028134
O.R. 1511 PG 704
01:51PM 06/07/2001
REC \$9.00 SUR \$1.50
Doc Stamps \$122.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 5th day of June A.D. 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSA MARY DEMPS, DECEASED hereinafter called the grantor, to THE ST. JOHNS COUNTY HOUSING PARTNERSHIP, INC. whose post office address is, PO Box 1086, St. Augustine, FL 32085, hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. JOHNS County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND THEREFOR MADE A PART HEREOF

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

2 Charles Phillips
Witness:

2A Charles Phillips
Witness:

3 Cory Coleman
Witness:

3A Cory Coleman
Witness:

Address:

1 Shirley Phillips
SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSA MARY DEMPS, DECEASED

Address:

Address:

Address:

STATE OF NEW YORK
COUNTY OF Brook

The foregoing instrument was acknowledged before me this 5th day of June, 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE who produced 9 NYSD J.E.D. as identification and who DID take an oath.

Notary Public, State and County Attest:

6 [Signature]
Notary Public

LA
Notary Public Signature
My Commission Expires

DEBBIE DALEY
Notary Public, State of New York
No. 03-4854624
Qualified in Bronx County
Commission Expires June 30, 2007

SEAL 7-8

THE PURPOSE OF RE-RECORDING THIS DEED IS TO CORRECT GRANTEE'S NAME

OR1611P60705

(ESTATE OF ROSA MARY DEMPS/ST. JOHNS HOUSING PARTNERSHIP, INC.)

EXHIBIT "A"

**PARCEL 1: THE WEST FIFTY-FIVE (55) FEET OF THE NORTH TWO-HUNDRED (200) FEET OF LOT TWO (2), BLOCK TWENTY-SEVEN (27) OF THE DANCY TRACT AS RECORDED IN MAP BOOK 1, PAGE 1 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 214, AS PRESENTLY ESTABLISHED.**

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 12 DAY OF 12 2007
CHERYL STRICKLAND, CLERK

BY: Michael B. [Signature] DC



6
2
2
Return to: **GRANTEE REC 10.50 DOC: 122.50**
In: Estate Title & Guaranty, Inc.

This Instrument Prepared by: M. HEPLER ESTATE TITLE & GUARANTY,
INC.
Address: 71 Carver Street
St. Augustine, FL 32084
Property Appraisal Parcel Identification (Folio) Number(s):
112310-0000
Grantee(s) & S.S.#(s):

WARRANTY DEED
INDIVID. TO INDIVID.

Public Records of
St. Johns County, FL
Clerk# 01-028133
O.R. 1611 PG 702
01:51PM 06/07/2001
REC \$9.00 SUR \$1.50
Doc Stamps \$122.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 5th day of June A.D. 2001 by **SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MOSES DEMPS JR., DECEASED** hereinafter called the grantor, to **THE ST. JOHNS COUNTY HOUSING PARTNERSHIP, INC.** whose post office address is, **PO Box 1086, St. Augustine, FL 32085**, hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. JOHNS County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND THEREFOR MADE A PART HEREOF

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness
2 Charles Phillips

Witness
2A Charles Phillips

Witness
3 Corey Coleman

Witness
3A Corey Coleman

Witness
Shirley Phillips
SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE OF
THE ESTATE OF MOSES DEMPS JR., DECEASED

Address:

Address:

Address:

STATE OF NEW YORK
COUNTY OF BRONX

The foregoing instrument was acknowledged before me this 5th day of June, 2001 by SHIRLEY PHILLIPS, AS PERSONAL REPRESENTATIVE who produced NY STATE ID as identification and who DID take an oath.

Notary Public, State and County of New York

Notary Signature
Derrick Daley

Notary Public, State of New York
DERRICK DALEY
Notary Public, State of New York
No. 03-4854594
Qualified in Bronx County
Commission Expires June 30, 2002

SEAL

THE PURPOSE OF RE-RECORDING THIS DEED IS TO CORRECT GRANTEE'S NAME.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

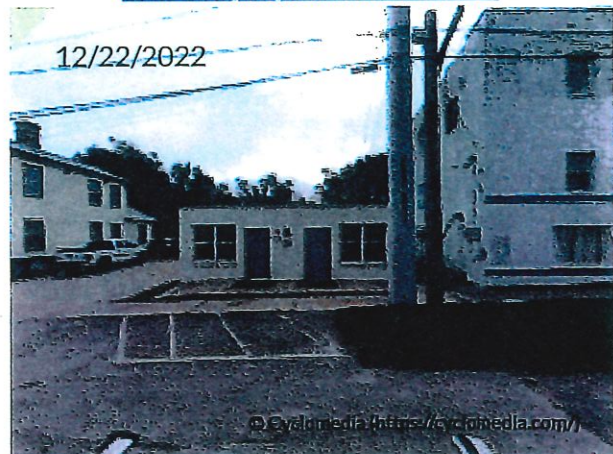
2022 TRIM Notice

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) <i>*The Description above is not to be used on legal documents.</i>
Property Use	Office Buildings (15story) (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	\$97,055
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$183,955
Total Deferred	\$119,570
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

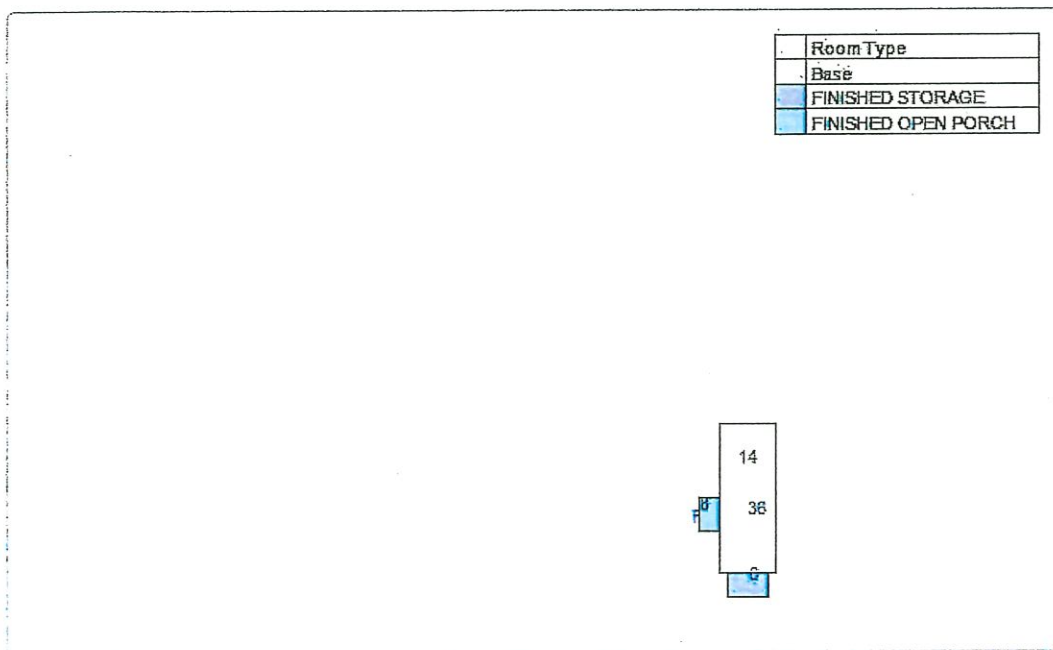
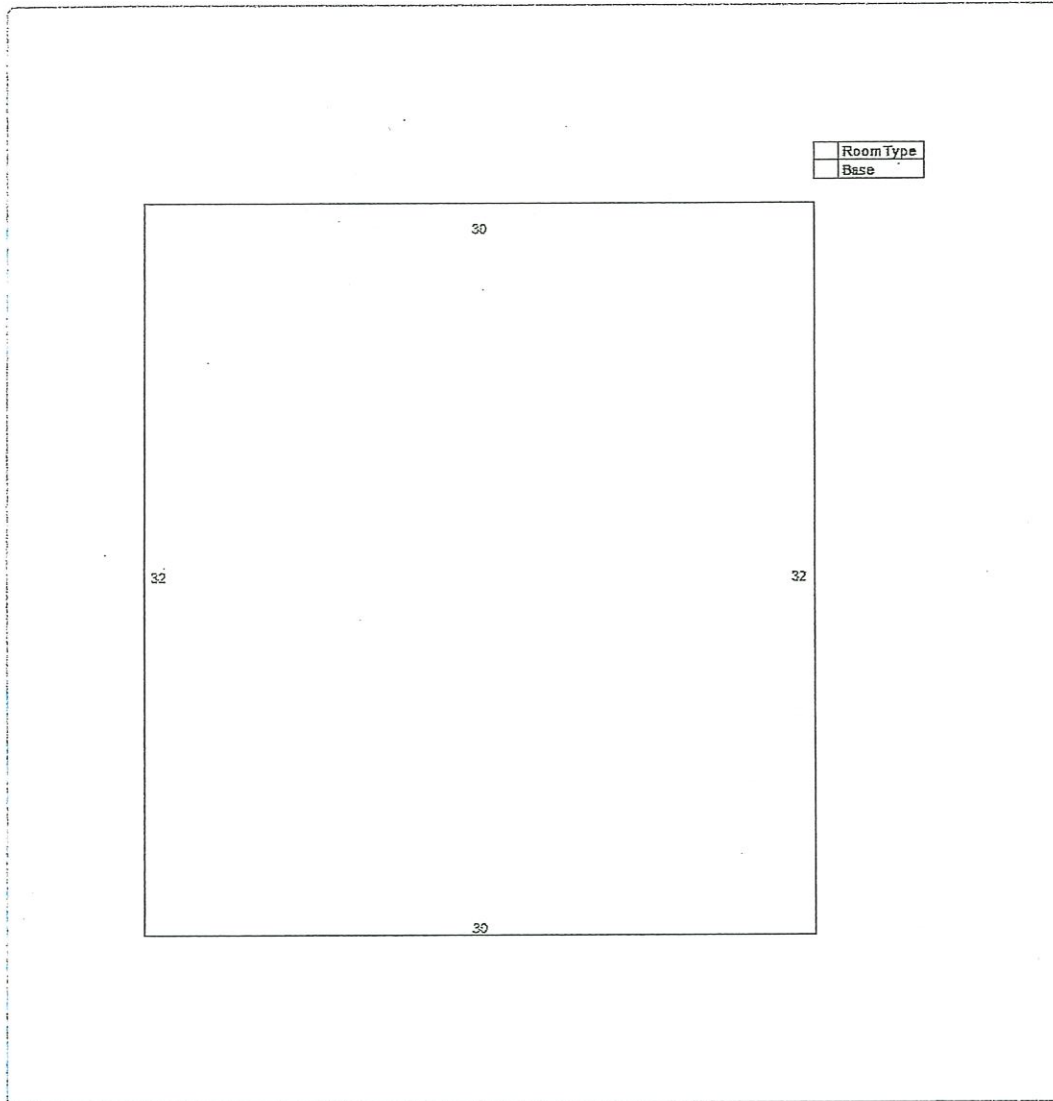
Building	1	Roof Cover	Metal
Building Value	\$32,988	Roof Structure	Gable Hip
Year Built	1945	Interior Flooring	Pine Wood
Actual Area	604	Interior Wall	Drywall
Conditioned Area	504	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood	Baths	

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	\$97,055

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.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 1/30/2024, 1:32:45 AM](#)

Contact Us

Developed by



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-13 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.57 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND WEST OF SOUTH WHITNEY STREET AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 525 WEST KING STREET (PID 1123200000) AND 527 WEST KING STREET (PID 1123400000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY PLANNED UNIT DEVELOPMENT (PUD) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Augustine is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of St. Augustine is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Augustine hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT CHANGES THE COUNTY ZONING DESIGNATION OF AN ANNEXED PROPERTY TO A CITY ZONING DESIGNATION. THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE AND CHANGE THE ZONING TO A CONSISTENT CATEGORY WITHIN THE CITY ALONG WEST KING STREET.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur: **NONE.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **NONE.**

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **NONE.**

THE PROPOSED ORDINANCE CHANGES THE ZONING ON APPROXIMATELY 0.57 ACRES AFTER BEING ANNEXED INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION AND REZONING IS TO INCORPORATE THE EXISTING USES INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: March 28, 2024

RE: **Ordinance 2024-14 related to the Annexation a of Parcel of Land including
545 West King Street (PID 1123600000) - Introduction and First Reading**

Please place the attached ordinance related to the annexation of 545 West King Street on the April 8, 2024, City Commission Agenda for Introduction and First Reading.

The property is approximately 0.11 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its west, northern and southern boundaries. The current use of the property is a community lodge.

The City Commission reviewed and accepted the Voluntary Petition to annex, and annexation agreement at the February 12, 2024, City Commission meeting.

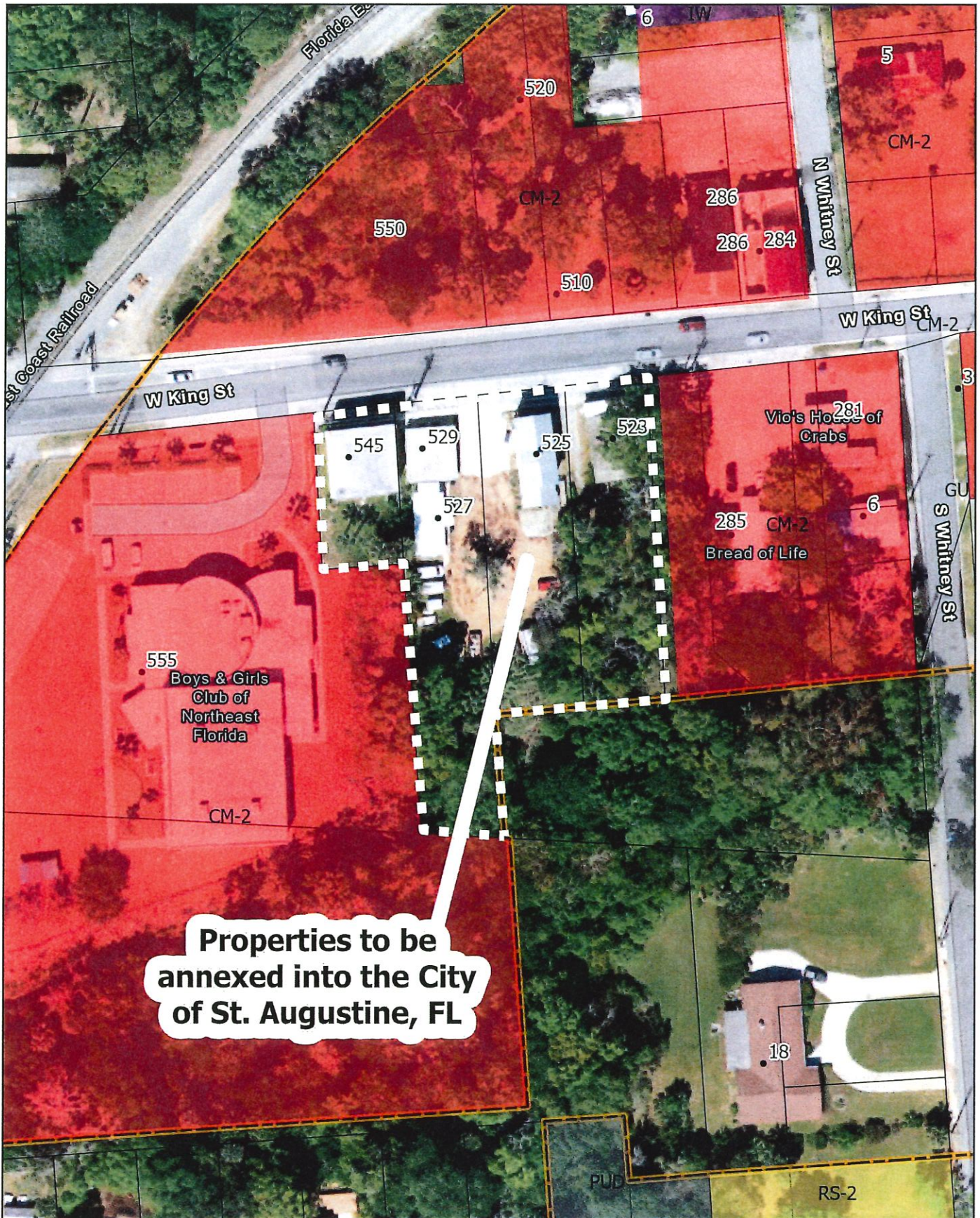
St. Johns County has assigned a future land use designation for the property as Residential-D and the county zoning is Residential single family-three (RS-3). The petitioner/applicant will appear before the city's Planning and Zoning Board (PZB) with an application to assign a city future land use designation and to amend the county zoning designation to a city zoning designation for the property on April 2, 2024. The specific city land use designation recommended for discussion by the PZB is Commercial Medium Intensity with a recommended city zoning designation of Commercial Medium-two (CM-2).

Also attached is a map illustrating the location of the property in relation to the existing city limits. City staff will review the legal descriptions to confirm that they are complete. Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

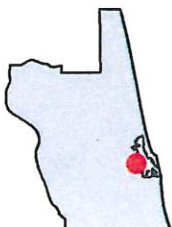
If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



**Properties to be
annexed into the City
of St. Augustine, FL**



Proposed City Limits

A map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the office of the city clerk



ST AUGUSTINE
EST. 1565

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft

2024



0 0.01 Miles

ORDINANCE NO. 2024-14

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.11 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING EAST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an owner of real property has presented to the City Commission of the City of St. Augustine, Florida a Petition for Voluntary Annexation of property, described more particularly on Exhibit "A," attached hereto and made a part hereof, and depicted on the map attached hereto and made a part hereof as Exhibit "B;" and

WHEREAS, said real property lies in an unincorporated area of St. Johns County, is contiguous to the City of St. Augustine, Florida and is reasonably compact in configuration; and

WHEREAS, the City Commission of the City of St. Augustine, Florida has determined that the Petition has been properly executed by the owner of the subject real property;

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

Section 1. Annexation of Property. The following described property that is currently located outside the incorporated area of the City of St. Augustine, Florida is hereby annexed to the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 2. Amendment of Charter. Section 1.04 of the Charter Laws of the City of St. Augustine, Florida is hereby amended by the addition of a new subsection "(zzzz)" to read as described in Exhibit "A," attached hereto and made a part hereof.

Section 3. Filing of Ordinance. Upon passage of this ordinance, the City Clerk shall file a certified copy hereof with the Clerk of the Circuit Court of St. Johns County, Florida, the Florida Department of State and the Chief Administrative Officer of St. Johns County, Florida, all within seven (7) days after the date of adoption of this ordinance.

Section 4. Inclusion in Code. It is the intention of the City Commission that the provisions of this ordinance shall become and be made part of the Code of the City of St. Augustine and that the sections of this ordinance may be renumbered or relettered and the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 5. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 7. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to s. 166.041(5), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2024.

ATTEST:

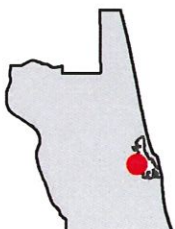
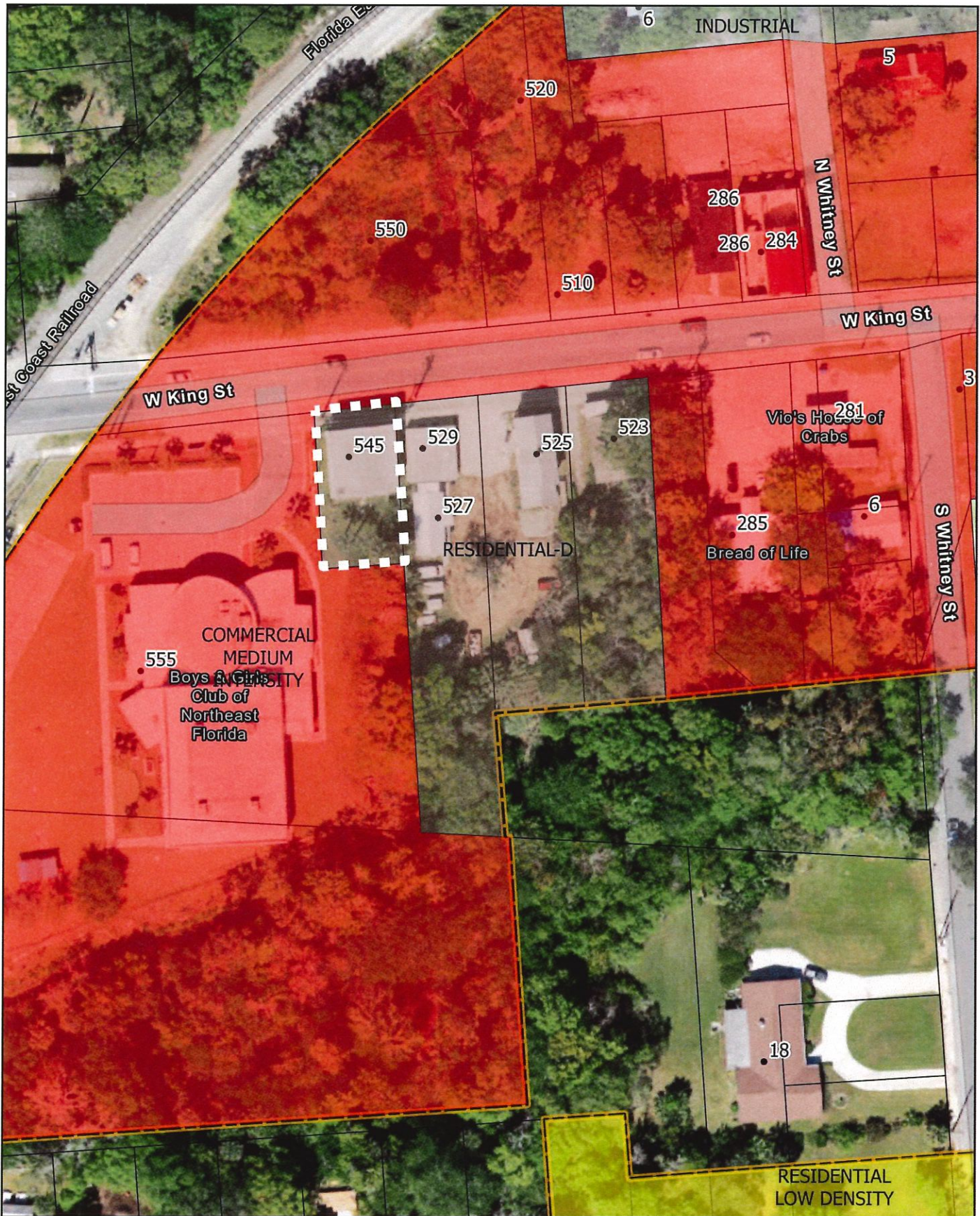
Nancy Sikes-Kline, Mayor-
Commissioner

Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION AND DEED 152 PAGE 281 ATTACHED

NORTH ONE HUNDRED (100') FEET OF WEST FIFTY
(50') FEET OF EAST ONE HUNDRED (100') FEET OF LOT
THREE (3) OF BLOCK 27 OF THE DANCY TRACT AS PER
MAP OF NEW AUGUSTINE DATED JUNE 1918 ON FILE
IN OFFICE OF CLERK OF CIRCUIT COURT OF SAID
COUNTY OF ST JOHNS



Current Land Use

545 W King Street has a current land use designation of Residential-D (St. Johns County).

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft



2024



0 0.01 0.02 Miles

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.
 Clubs, Lodges or Union Halls (Owner Occupied) (7705)
 Property Use
 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 0.110
 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	\$123,653
Extra Features Value	\$0
Total Land Value	\$35,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$158,653
Total Deferred	\$13,513
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

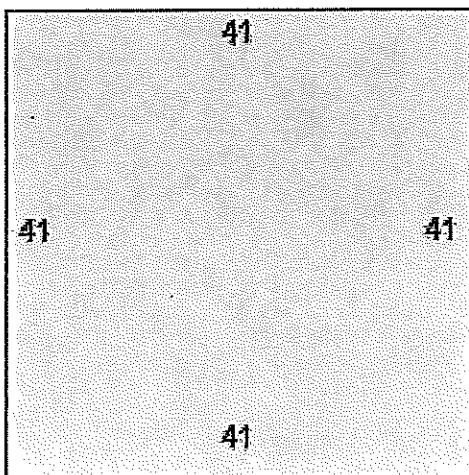
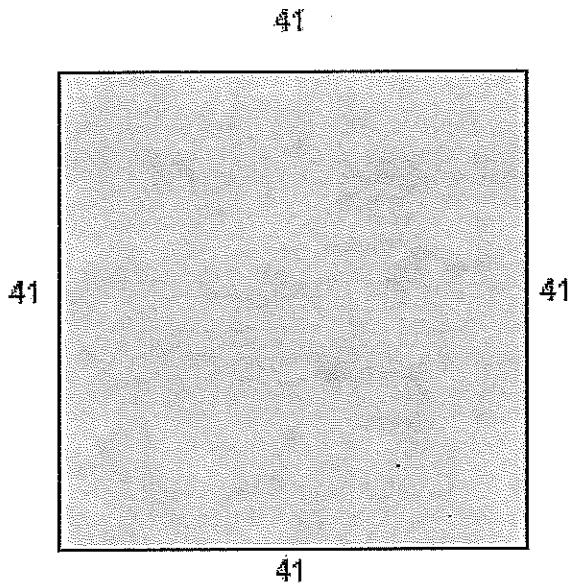
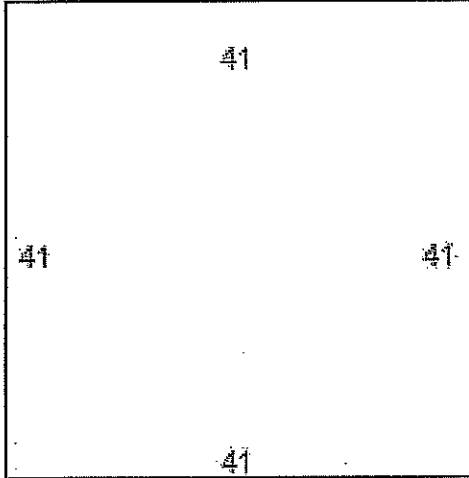
Building Information

Building	1	Roof Cover	Built Up
Building Value	\$123,653	Roof Structure	Rigid Frame
Year Built	1958	Interior Flooring	Pine Wood
Actual Area	5043	Interior Wall	Drywall
Conditioned Area	5043	Heating Type	Forced Air
Use	Recreation - Club House	Air Conditioning	Window
Style	04	Bedrooms	
Exterior Wall	Concrete Block	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



96303

DEED 152 PAGE 281

This Indenture, Made the 17th day of May

in the year of our Lord, one thousand nine hundred and forty five

BETWEEN H. A. Meitin, unmarried

, of the County of

St. Johns and State of Florida

R. J. Walker, Richard Murray, L. Funderberg, Robert Singleton and J. A. Evans
as Trustees of S. W. D. Smith Mason Lodge No. 481, St. Augustine, Florida

St. Johns and State of Florida of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of
Ten Dollars (\$10.00) and other valuable considerations Dollars,

lawful money of the United States of America, to him in hand paid by the said parties
of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is
hereby acknowledged, has granted bargained, sold, aliened, remised, released, conveyed
and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and
confirm unto the said parties of the second part, and their successors
heirs and assigns forever, all
the following piece, parcel, or tract of land, situate, lying and being in the City of St. Augustine,
County of St. Johns, State of Florida, and more particularly
described as follows: North One Hundred (100') feet of West Fifty (50') feet
of East One Hundred (100') feet of Lot Three (3) of Block 27 of
the Dancy Tract as per Map of New Augustine dated June 1918 on file
in office of Clerk of Circuit Court of said County of St. Johns.



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-14 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 0.11 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING EAST OF THE CITY LIMITS OF ST. AUGUSTINE, AND SOUTH OF WEST KING STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Augustine is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of St. Augustine is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

¹ See Section 166.041(4)(c), Florida Statutes.

- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Augustine hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT ANNEXES PROPERTY ADJACENT TO THE EXISTING CITY LIMITS IN AN EFFORT TO INCLUDE THE PROPERTY INTO A SOON TO BE FORMULATED CITY COMMUNITY REDEVELOPMENT AREA (CRA). THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur: **NONE.**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **NONE.**
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **NONE.**

THE PROPOSED ORDINANCE ANNEXES APPROXIMATELY 0.11 ACRES INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION IS TO INCORPORATE THE EXISTING USES INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: March 28, 2024

RE: **Ordinance 2024-15 – Amending the Future Land Use Designation of 0.11 acres of Annexed Property from St. Johns County Residential-D to City Commercial Medium Intensity – First Reading**

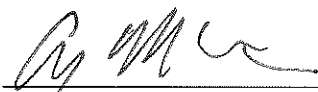
The property included is 545 West King Street which is approximately 0.11 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its west, northern and southern boundaries. The current use of the property is community lodge.

The county's Future Land Use Map (FLUM) identifies Residential-D as the current land use category for the property. The owner has requested to change the land use to the City Commercial Medium Intensity land use category. An application to rezone the property to Commercial Medium-two (CM-2), which is consistent with the proposed land use category, has also been submitted. The owner is proposing to maintain the property as its current use.

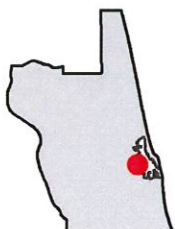
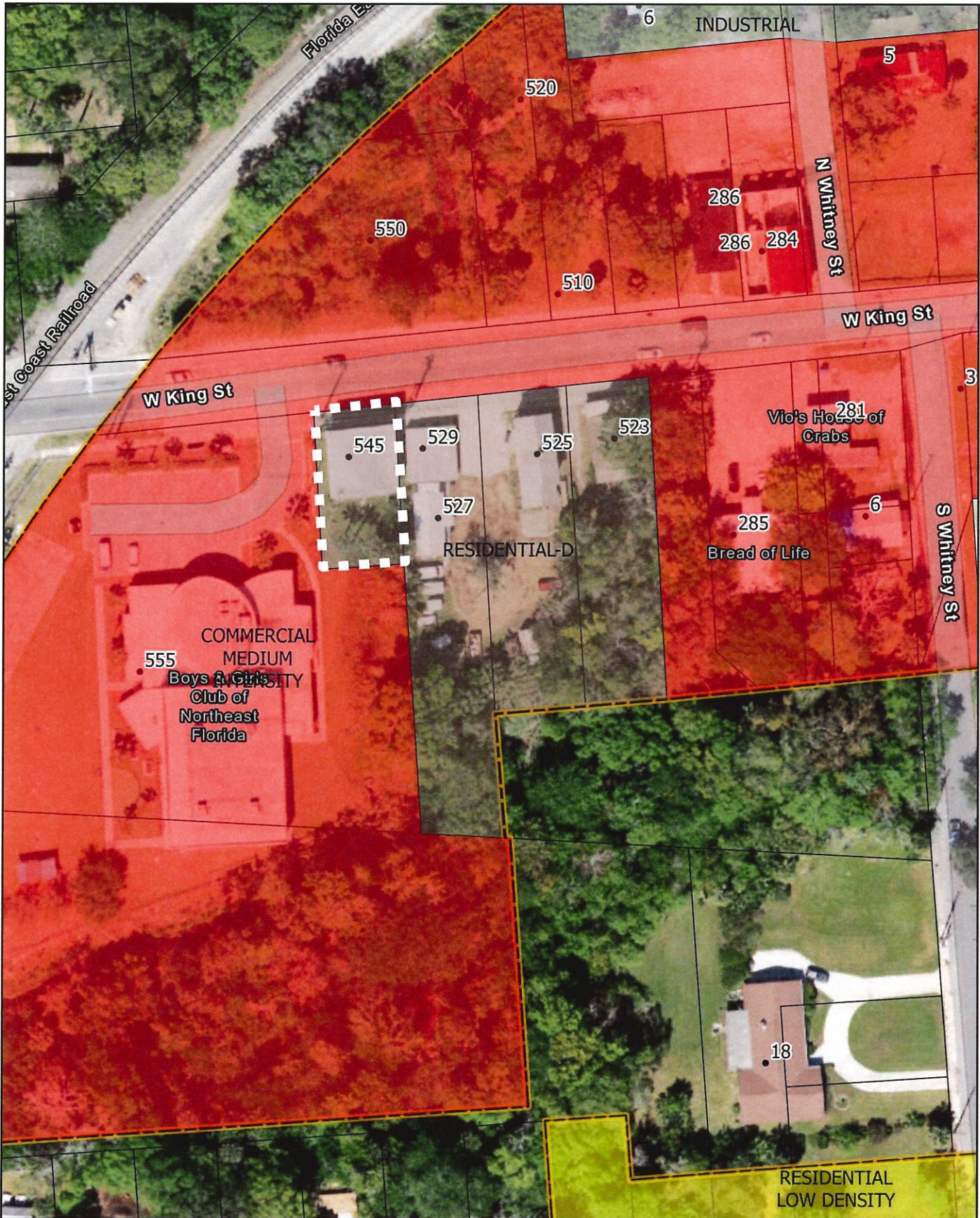
The Planning and Zoning Board (PZB) is set to review this application on April 2, 2024, and make a recommendation to amend the future land use of this property from the county designation to Commercial Medium Intensity. Attached you will find the Ordinance, and legal description(s), a map illustrating the requested change, and the packet of information regarding this application and the compatible rezoning provided to the PZB.

City staff will review the legal descriptions to confirm that they are complete. Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

Please place Ordinance 2024-15 on the City Commission agenda for first reading. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



Current Land Use

545 W King Street has a current land use designation of Residential-D (St. Johns County).

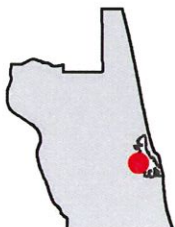
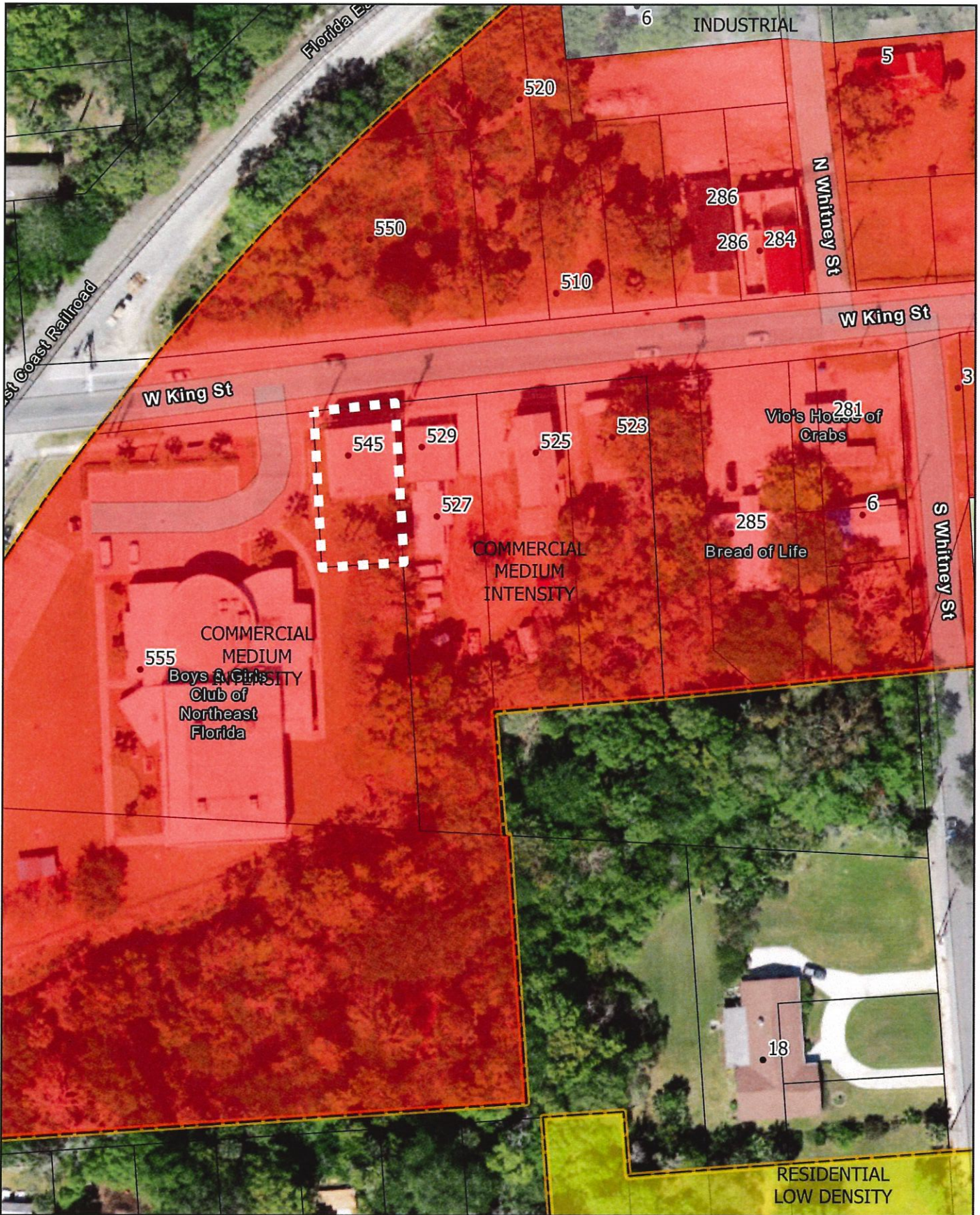
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft



2024



0 0.01 Miles



Proposed Land Use

545 W King Street is proposed to have a future land use designation of Commercial Medium Intensity.

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft



2024



0 0.01 Miles

ORDINANCE NO. 2024-15

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.11 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND EAST OF THE FEC RAILROAD AS PORTIONS OF THE DANCY TRACT COMMONLY KNOWN AS 545 WEST KING STREET (PID 1123600000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that parcels of property containing approximately 0.11 acres of land, located south of West King Street as a portion of the Dancy Tract commonly known as 545 West King Street (PID 1123600000) being more fully described herein, that the property's Future Land Use Map (FLUM) designation should be amended from St. Johns County Residential-D to City Commercial Medium Intensity;

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 0.11 acres as a portion of the Dancy Tract commonly known as 545 West King Street (PID 1123600000), and identified on the Future Land Use Map (FLUM) of St. Johns County as Residential-D, is hereby

amended to the city classification of Commercial Medium Intensity. This property is more fully described in the attached legal description.

Section 2. Legal Description of Property. The following described property that is annexed by the adoption of Ordinance 2024-14 and incorporated into the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to amend the Future Land Use Map (FLUM) of the City's Comprehensive Plan for the City of St. Augustine, Florida to reflect the FLUM amendment of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed. The remaining portions of said Comprehensive Plan for the City of St. Augustine, Florida and any associated ordinances which are not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption or, if challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2024.

ATTEST:

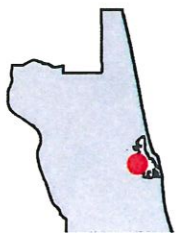
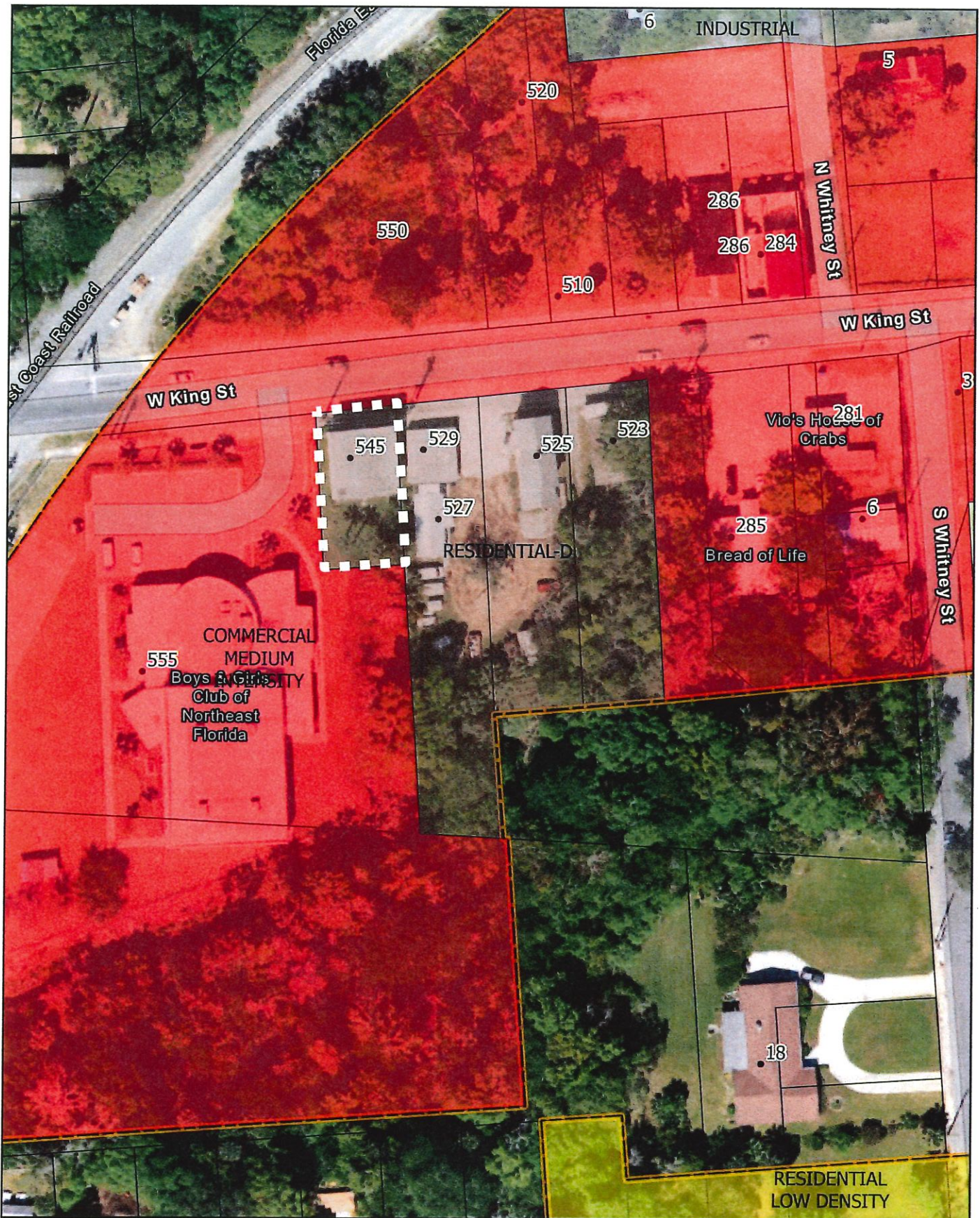
Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION AND DEED 152 PAGE 281 ATTACHED

NORTH ONE HUNDRED (100') FEET OF WEST FIFTY
(50') FEET OF EAST ONE HUNDRED (100') FEET OF LOT
THREE (3) OF BLOCK 27 OF THE DANCY TRACT AS PER
MAP OF NEW AUGUSTINE DATED JUNE 1918 ON FILE
IN OFFICE OF CLERK OF CIRCUIT COURT OF SAID
COUNTY OF ST JOHNS



Current Land Use

545 W King Street has a current land use designation of Residential-D (St. Johns County).

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft



2024



0 0.01 Miles

St. Johns County, FL

Apply for Exemptions

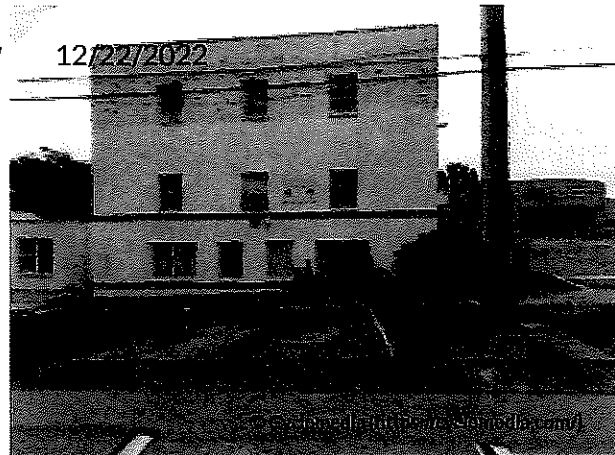
[Apply for Exemptions](#)

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 Clubs, Lodges or Union Halls (Owner Occupied) (7705)
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 0.110
Homestead N

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


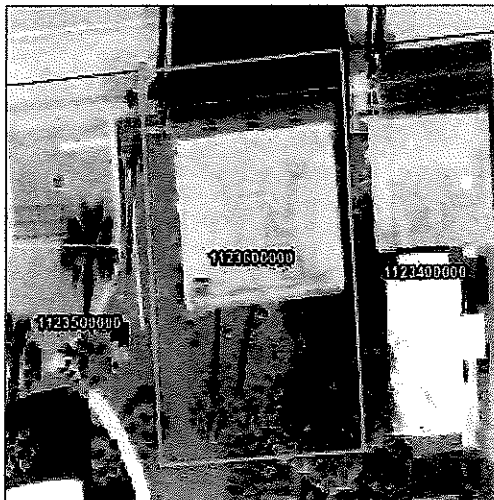
Owner Information

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	\$123,653
Extra Features Value	\$0
Total Land Value	\$35,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$158,653
Total Deferred	\$13,513
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

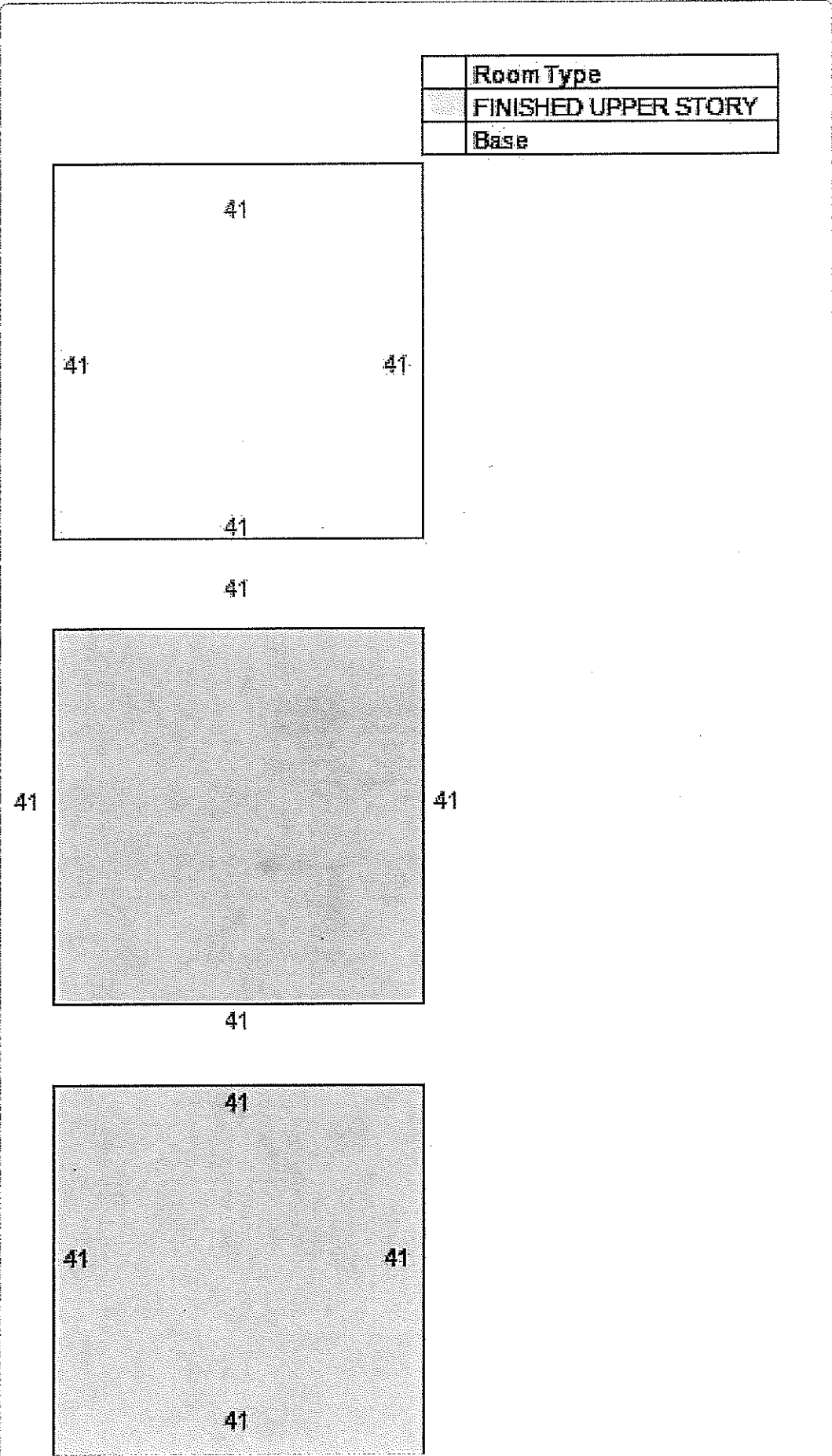
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$130,397	\$0	\$35,000	\$0	\$0	\$165,397	\$131,945	\$165,397	\$0
2022	\$114,660	\$0	\$18,750	\$0	\$0	\$133,410	\$119,950	\$133,410	\$0
2021	\$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	Roof Cover	Built Up
Building Value	\$123,653	Roof Structure	Rigid Frame
Year Built	1958	Interior Flooring	Pine Wood
Actual Area	5043	Interior Wall	Drywall
Conditioned Area	5043	Heating Type	Forced Air
Use	Recreation - Club House	Air Conditioning	Window
Style	04	Bedrooms	
Exterior Wall	Concrete Block	Baths	

Description	Square Footage
BASE AREA	1681
FINISHED UPPER STORY	1681
FINISHED UPPER STORY	1681
Total SqFt	5043

Sketch Information





Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Clubs, Lodges or Union Halls	50	100	5000	SF	\$35,000

No data available for the following modules: Sales Questionnaire Form, Extra Feature 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: 1/30/2024, 1:32:45 AM](#)

[Contact Us](#)



96303

DEED 152 PAGE 281

This Indenture, Made the 17th day of May

in the year of our Lord, one thousand nine hundred and forty five

BETWEEN H. A. Meitin, unmarried

, of the County of

St. Johns, and State of Florida of the first part and
R. J. Walker, Richard Murray, L. Funderberg, Robert Singleton and L. A. Evans
as Trustees of S. W. D. Smith Mason Lodge No. 481, St. Augustine, Florida
of the County of

St. Johns, and State of Florida, of the second part.

Witnesseth, That the said part y. of the first part, for and in consideration of the sum of
Ten Dollars (\$10.00) and other valuable considerations Dollars,

lawful money of the United States of America, to him in hand paid by the said parties

of the second part, at or before the enscaling and delivery of these presents, the receipt whereof is

hereby acknowledged, has granted bargained, sold, aliened, remised, released, conveyed

and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and

confirm unto the said parties of the second part, and their successors

the following piece, parcel, or tract of land, situate, lying and being in the City of St. Augustine,

St. Johns, State of Florida, and more particularly

described as follows: North One Hundred (100') feet of West Fifty (50') feet

of East One Hundred (100') feet of Lot Three (3) of Block 27 of

the Dancy Tract as per Map of New Augustine dated June 1918 on file

in office of Clerk of Circuit Court of said County of St. Johns.





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	<u>112360-0000</u>



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

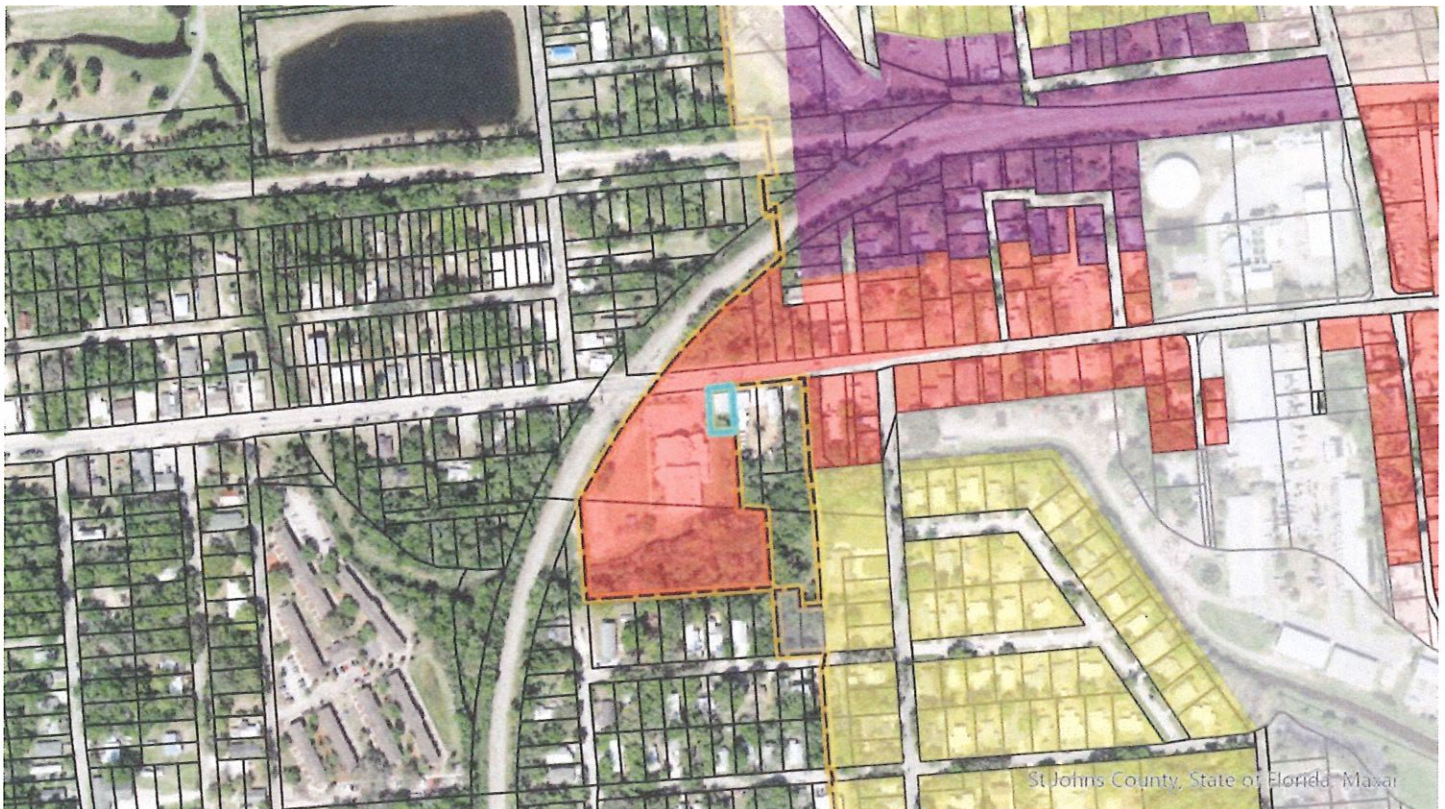


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

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		

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: 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.

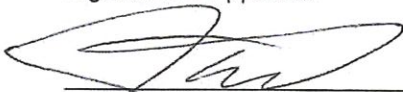
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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

3-12-24

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID1123600000

Location Address545 W KING ST
SAINT AUGUSTINE 32084-0000

NeighborhoodKing-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

Property Use
Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

Clubs, Lodges or Union Halls (Owner Occupied) (7705)

Dancy Tract of New Augustine Subdivision
41-7-29

City of St Augustine (District 452)

18.872

0.110

N

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



Owner Information

Owner NameSmith Sdw Masonic Lodge 100%

Mailing AddressPO 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

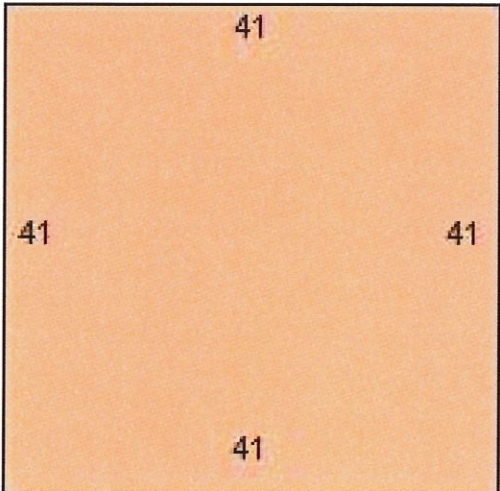
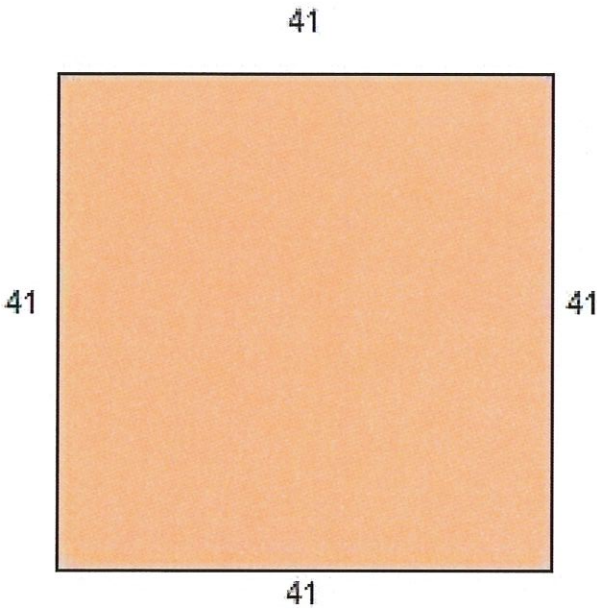
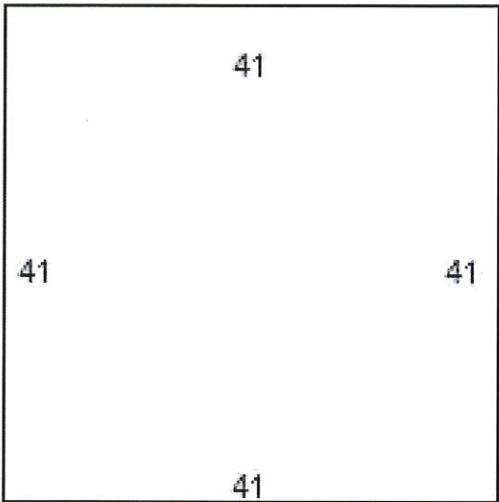
Building Information

Building	1	Roof Cover	Built Up
Building Value	\$150,367	Roof Structure	Rigid Frame
Year Built	1958	Interior Flooring	Pine Wood
Actual Area	5043	Interior Wall	Drywall
Conditioned Area	5043	Heating Type	Forced Air
Use	Recreation - Club House	Air Conditioning	Window
Style	04	Bedrooms	
Exterior Wall	Concrete Block	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





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.

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



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-15 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.11 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND EAST OF THE FEC RAILROAD AS PORTIONS OF THE DANCY TRACT COMMONLY KNOWN AS 545 WEST KING STREET (PID 1123600000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Augustine is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of St. Augustine is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Augustine hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT CHANGES THE COUNTY LAND USE DESIGNATION OF AN ANNEXED PROPERTY TO A CITY LAND USE DESIGNATION. THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE AND CHANGE THE LAND USE TO A CONSISTENT CATEGORY WITHIN THE CITY ALONG WEST KING STREET.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur: **NONE.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **NONE.**

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **NONE.**

THE PROPOSED ORDINANCE CHANGES THE LAND USE ON APPROXIMATELY 0.11 ACRES AFTER BEING ANNEXED INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION AND LAND USE PLAN AMENDMENT IS TO INCORPORATE THE EXISTING USES INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: March 28, 2024

RE: **Ordinance 2024-16 – Amending the Zoning Designation of 0.11 acres of Annexed Property from St. Johns County Residential single family-three (RS-3) to Commercial Medium-two (CM-2) – First Reading**

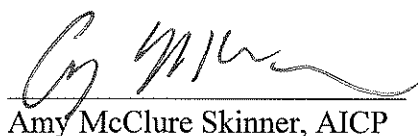
The property at 545 West King Street is approximately 0.11 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its west, northern and southern boundaries. The current use of the property is community lodge.

The county's Future Land Use Map (FLUM) identified Residential-D as the land use category for the property. The owner has requested to change the land use to the city category of Commercial Medium Intensity. This application is to rezone the property to Commercial Medium-two (CM-2), which is consistent with the proposed land use category. The owner is proposing to maintain the property for its current use.

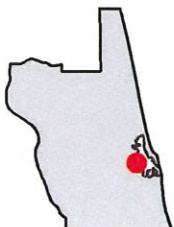
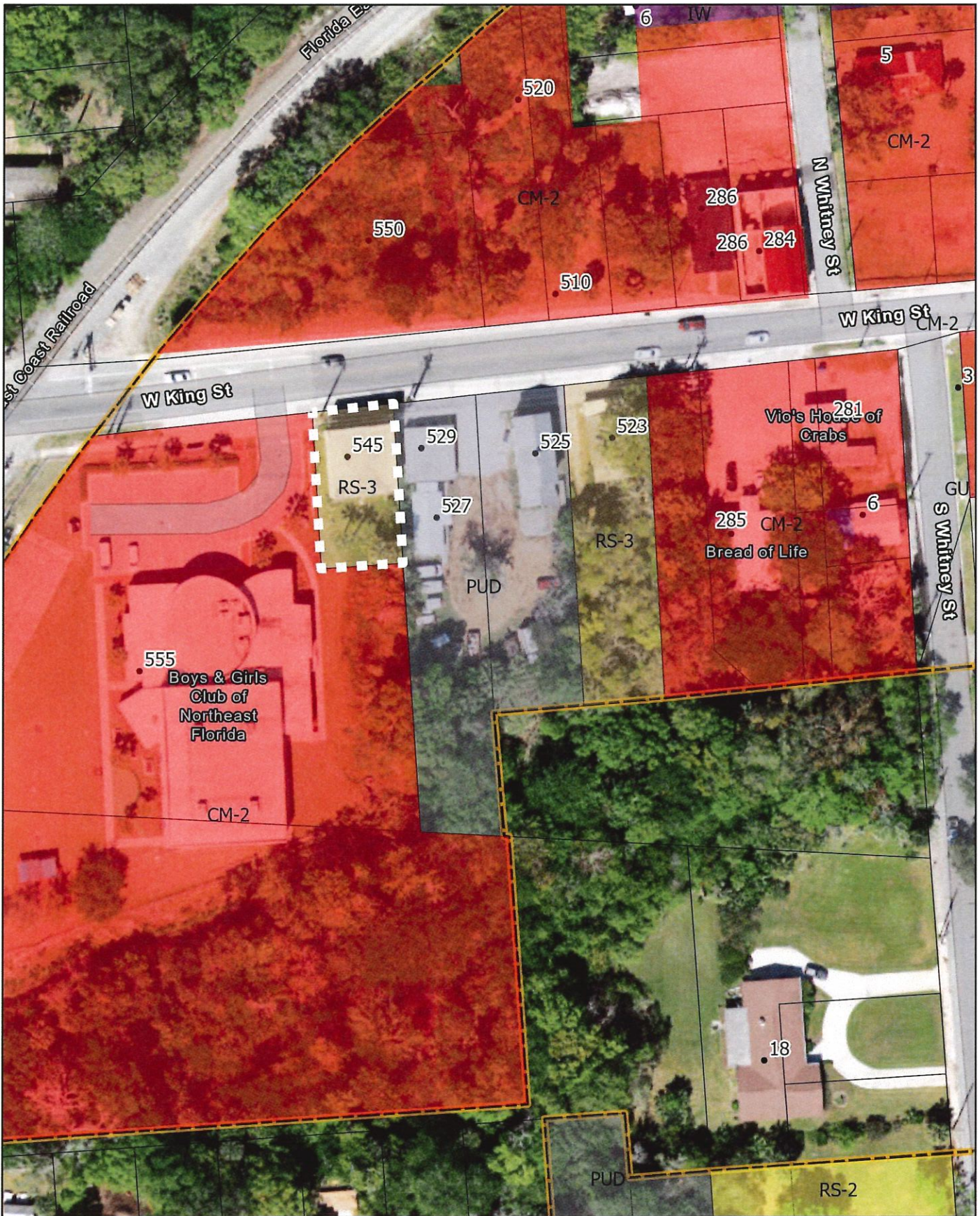
The Planning and Zoning Board (PZB) is set to review this application on April 2, 2024, and make a recommendation to amend the zoning of this property from County RS-3 to City CM-2. Attached you will find the Ordinance, and legal description and a map illustrating the requested change. The packet of information provided to the PZB is included with the land use plan amendment material.

City staff will review the legal descriptions to confirm that they are complete. Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

Please place Ordinance 2024-16 on the City Commission agenda for first reading. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



Current Zoning

545 W King Street has a current zoning designation of Residential Single Family: RS-3 (County).

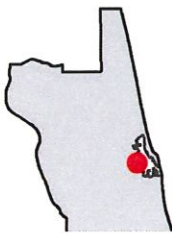
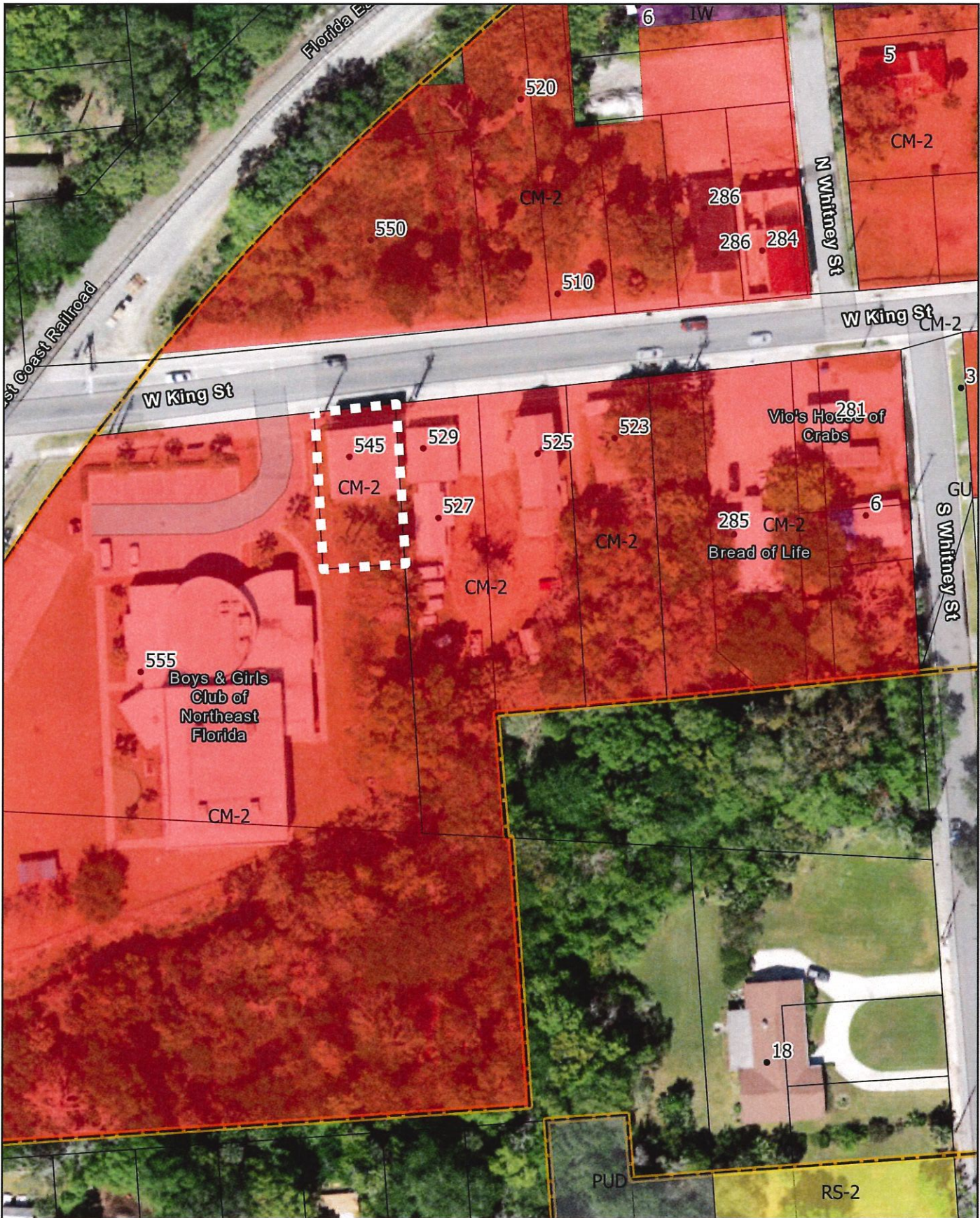
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft



2024



0 0.01 0.02 Miles



Proposed Zoning

545 W King Street is proposed to have a zoning designation of Commercial Medium-Two: CM-2.

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft



2024



ORDINANCE NO. 2024-16

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.11 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND EAST OF THE FEC RAILROAD AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 545 WEST KING STREET (PID 1123600000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY RESIDENTIAL SINGLE FAMILY-THREE (RS-3) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the attached legal description as containing approximately 0.11 acres of land, located south of West King Street and west of east of the FEC Railroad as a portion of the Dancy Tract, commonly known as 545 West King Street (PID 1123600000) being more fully described herein, should be rezoned;

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

Section 1. The following described property, containing approximately 0.11 acres of land, located south of West King Street and east of the FEC Railroad as a portion of the Dancy Tract commonly known as 545 West King Street (PID 1123600000) within the City of St. Augustine, and identified by the attached legal description, is hereby

rezoned from the classification of St. Johns County Residential Single Family-Three (RS-3) to the City of St. Augustine classification of Commercial Medium-Two (CM-2).

Section 2. Legal Description of Property. The following described property that is annexed by the adoption of Ordinance 2024-14 and incorporated into the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezoning of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2024-15 or, if Ordinance No. 2024-15 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2024.

ATTEST:

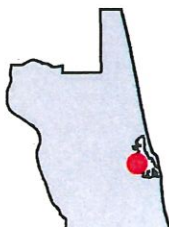
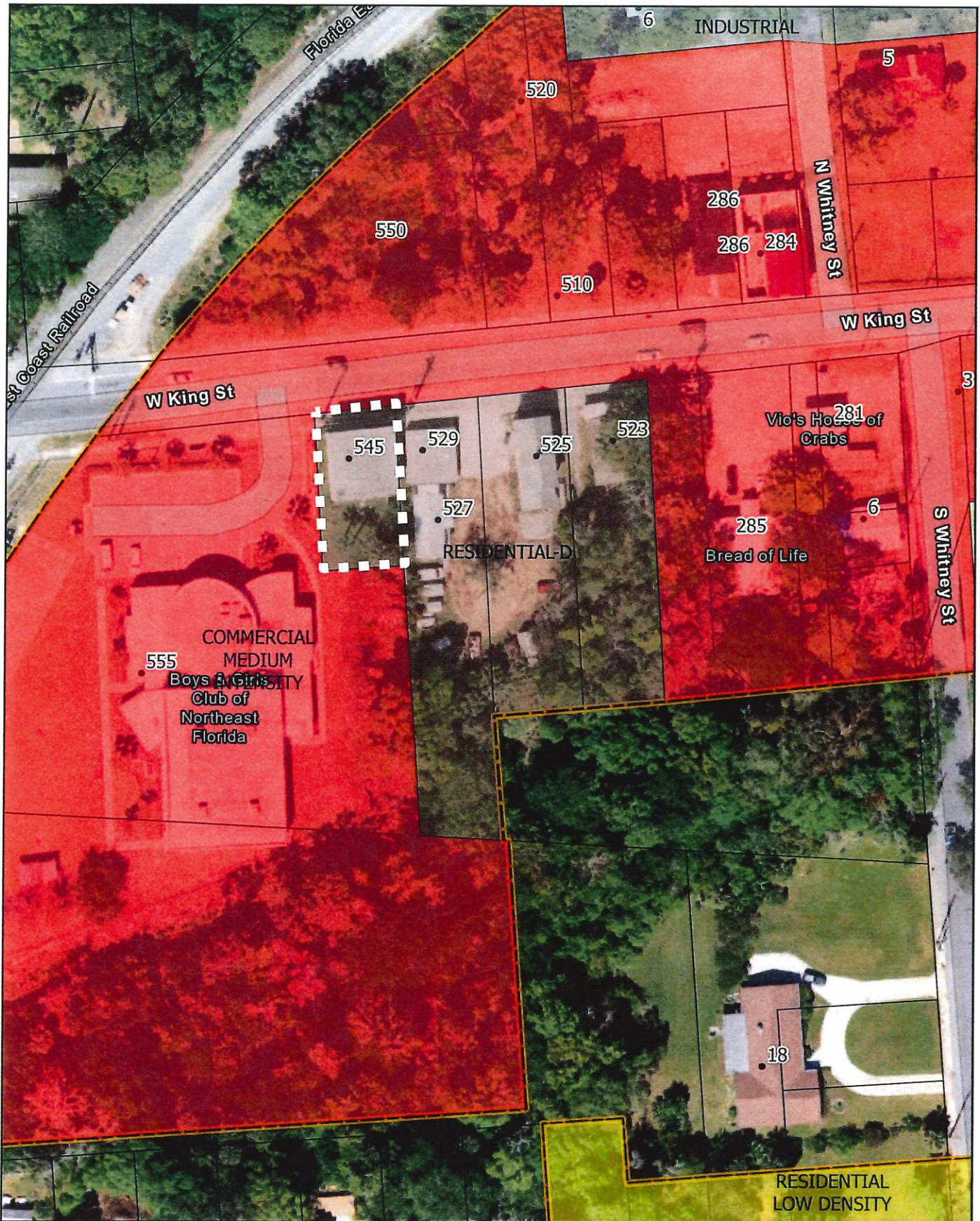
Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION AND DEED 152 PAGE 281 ATTACHED

NORTH ONE HUNDRED (100') FEET OF WEST FIFTY
(50') FEET OF EAST ONE HUNDRED (100') FEET OF LOT
THREE (3) OF BLOCK 27 OF THE DANCY TRACT AS PER
MAP OF NEW AUGUSTINE DATED JUNE 1918 ON FILE
IN OFFICE OF CLERK OF CIRCUIT COURT OF SAID
COUNTY OF ST JOHNS



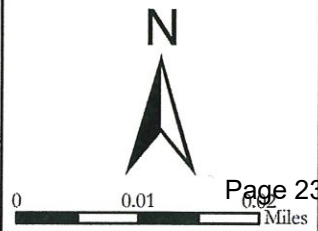
Current Land Use

545 W King Street has a current land use designation of Residential-D (St. Johns County).

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, St Johns County, State of Florida, Maxar, Microsoft



2024



St. Johns County, FL

Apply for Exemptions

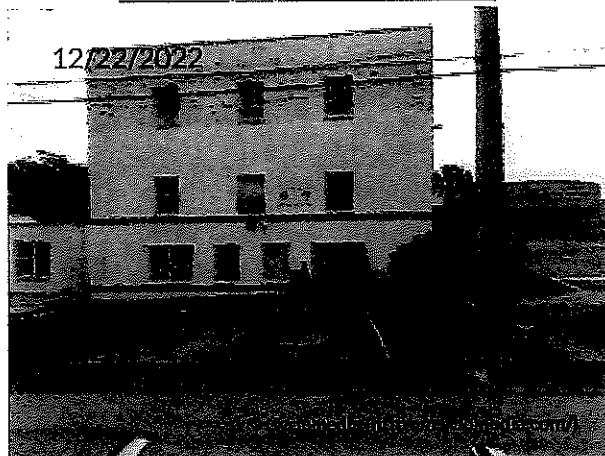
[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 1123600000
Location Address 545 W KING ST
Neighborhood SAINT AUGUSTINE 32084-0000
Tax Description* King-Madore (COM) (2500.01)
 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 Clubs, Lodges or Union Halls (Owner Occupied) (7705)
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 0.110
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	\$123,653
Extra Features Value	\$0
Total Land Value	\$35,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$158,653
Total Deferred	\$13,513
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

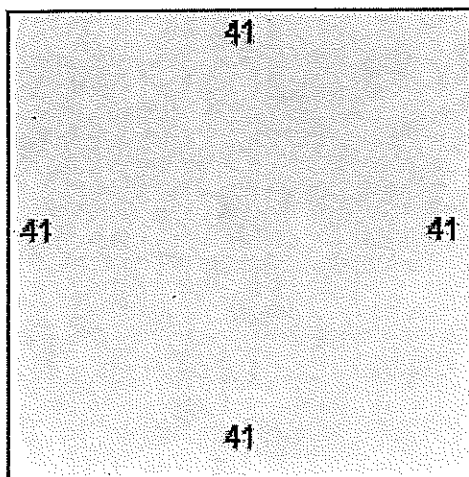
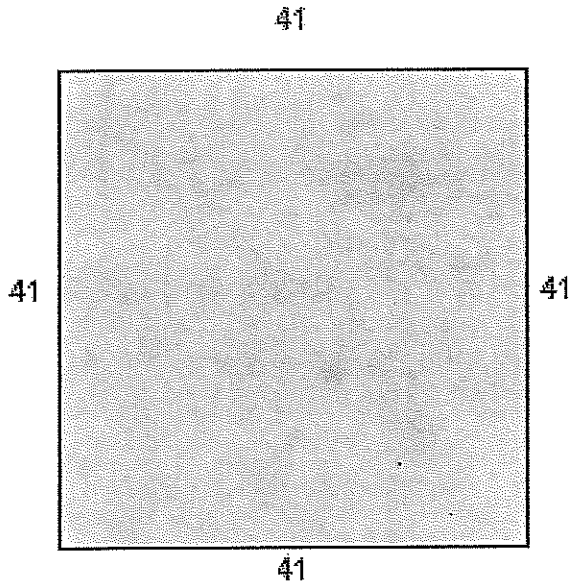
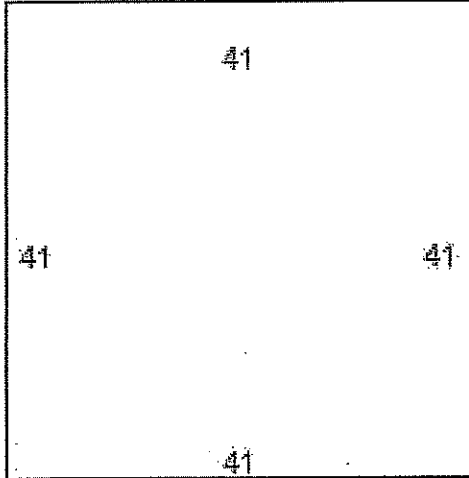
Building Information

Building	1	Roof Cover	Built Up
Building Value	\$123,653	Roof Structure	Rigid Frame
Year Built	1958	Interior Flooring	Pine Wood
Actual Area	5043	Interior Wall	Drywall
Conditioned Area	5043	Heating Type	Forced Air
Use	Recreation - Club House	Air Conditioning	Window
Style	04	Bedrooms	
Exterior Wall	Concrete Block	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



**Land Information**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Clubs, Lodges or Union Halls	50	100	5000	SF	\$35,000

No data available for the following modules: Sales Questionnaire Form, Extra Feature 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: 1/30/2024, 1:32:45 AM

[Contact Us](#)

Developed by



96303

DEED 152 PART 281

This Indenture, Made the 17th day of May
in the year of our Lord, one thousand nine hundred and forty five
BETWEEN H. A. Meitin, unmarried

_____, of the County of
St. Johns, and State of Florida of the first part and
R. J. Walker, Richard Murray, L. Funderberg, Robert Singleton and L. A. Evans
as Trustees of S. W. D. Smith Mason Lodge No. 481, St. Augustine, Florida
of the County of
St. Johns, and State of Florida, of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of
Ten Dollars (\$10.00) and other valuable considerations Dollars,
lawful money of the United States of America, to him in hand paid by the said parties
of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is
hereby acknowledged, has granted bargained, sold, aliened, remised, released, conveyed
and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and
confirm unto the said parties of the second part, and their successors
the following piece, parcel, or tract of land, situate, lying and being in the City of St. Augustine,
St. Johns, State of Florida, and more particularly
described as follows: North One Hundred (100') feet of West Fifty (50') feet
of East One Hundred (100') feet of Lot Three (3) of Block 27 of
the Dancy Tract as per Map of New Augustine dated June 1918 on file
in office of Clerk of Circuit Court of said County of St. Johns.



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: ORDINANCE NO. 2024-16 AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.11 ACRES OF PROPERTY LOCATED SOUTH OF WEST KING STREET, AND EAST OF THE FEC RAILROAD AS A PORTION OF THE DANCY TRACT COMMONLY KNOWN AS 545 WEST KING STREET (PID 1123600000) IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY RESIDENTIAL SINGLE FAMILY-THREE (RS-3) TO THE CITY CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Augustine is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of St. Augustine is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Augustine hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT CHANGES THE COUNTY ZONING DESIGNATION OF AN ANNEXED PROPERTY TO A CITY ZONING DESIGNATION. THE ANNEXATION WILL ALSO DEFINE THE CITY MUNICIPAL BOUNDARIES TO PREVENT AND RECTIFY THE CURRENT ENCLAVE AND CHANGE THE ZONING TO A CONSISTENT CATEGORY WITHIN THE CITY ALONG WEST KING STREET.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur: **NONE.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **NONE.**

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **NONE.**

THE PROPOSED ORDINANCE CHANGES THE ZONING ON APPROXIMATELY 0.11 ACRES AFTER BEING ANNEXED INTO THE CITY LIMITS. THERE ARE NO ANTICIPATED COSTS TO THE NOT-FOR-PROFIT THAT OWNS THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION AND REZONING IS TO INCORPORATE THE EXISTING USES INTO THE CITY LIMITS TO ALLOW PARTICIPATION IN A FUTURE CITY CRA.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

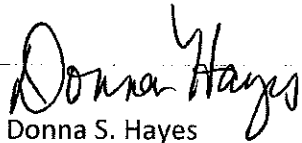
DATE: March 28, 2024

RE: Signing Authority

The City is updating the 457 Deferred Compensation Plan that we currently have with Valic/Corebridge. They require a resolution confirming the City Manager's authority to sign plan documents and designate plan administrators to handle the day-to-day plan duties and account transactions.

Please add this to the agenda for the City Commission meeting on April 8th.

As always, please do not hesitate to contact me if you have any questions.



Donna S. Hayes
Human Resources Director

RESOLUTION NO. 2024-13

**A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF ST. AUGUSTINE, FLORIDA, AUTHORIZING
INDIVIDUALS TO ACT ON BEHALF OF PLAN.**

WHEREAS, City of St. Augustine, Florida (hereinafter, the “Employer”) established City of St. Augustine 457 Deferred Compensation Plan for the benefit of its employees and their beneficiaries; and,

WHEREAS, Employer is establishing or has established a Custodial account for which VALIC Trust Company Inc. serves as Custodian; and,

WHEREAS, the Employer desires to authorize individuals holding certain positions with the Employer to act on behalf of the Plan; and

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

Section 1. That the fullest authority has been invested in the position of the City Manager for the duration of the period in which such individual holds the position; that the City Manager is empowered during his or her employment to designate plan administrators and that such plan administrators can execute any documents that VALIC Trust Company Inc. requires relevant to the opening or maintaining of an account for the Plan; and that the City Manager is empowered during his or her employment as the City Manager to take any and all action deemed by any designated plan administrators to be proper in connection with said account, including, but not limited to, being empowered to give written instructions to VALIC Trust Company Inc. with respect to account transactions..

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

CITY OF ST. AUGUSTINE, FLORIDA

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(Seal)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: March 25, 2024

RE: Request for Support – “Spark the Flame” Fire Camp

Dear Mr. Birchim,

I am writing to request support from the city for an initiative aimed at empowering young girls in our community through education and exposure to the fire service. The initiative is titled "Spark the Flame" and it entails hosting an all-female empowerment fire camp.

Overview: "Spark the Flame" is envisioned as a one-day camp designed for girls aged 10 to 15 years old. The primary goal of the camp is to instill positivity and self-confidence in these young individuals while educating them about the various aspects of the fire service. Through engaging activities and interactive sessions, we aim to provide them with valuable insights into the firefighting profession and its significance in our community. If approved, we would like to schedule the one-day camp for the end of May or first week of June. In the future we would like to move the event to coincide with Spring Break.

Objectives:

1. Empowerment: Foster a sense of empowerment and self-belief among young girls, encouraging them to pursue their passions without limitations.
2. Education: Educate participants about the roles and responsibilities of firefighters, fire safety measures, and the importance of community service.
3. Exposure: Provide hands-on experience and exposure to firefighting equipment, techniques, and skills, promoting interest and understanding of the fire service.
4. Mentorship: Connect participants with female firefighters and role models who can share their experiences and inspire the next generation of firefighters.
5. Networking: Facilitate networking opportunities for participants to interact with peers who share similar interests and aspirations.

Support Needed: To successfully execute the "Spark the Flame" fire camp, we are seeking support from the city in the following areas:

- Funding: Financial assistance to cover expenses related to equipment rental, materials, and refreshments for the participants.
- Logistics: Assistance with logistics planning, coordination, and implementation to ensure smooth execution of the event.
- Promotion: Support in promoting the camp through official channels, social media platforms, and community outreach efforts to reach a wider audience.
- Volunteers: Recruitment of volunteers, including female firefighters and staff members, to assist with organizing and conducting activities during the camp.

Conclusion: Hosting the "Spark the Flame" fire camp aligns with our commitment to fostering diversity, inclusion, and community engagement within the city of St Augustine. By investing in the empowerment and education of young girls, we aim to inspire future leaders and advocates in the field of firefighting.

We believe that with your support, we can make a significant impact on the lives of these young individuals and contribute to building a stronger, more inclusive community. Thank you for considering our request, and we look forward to your positive response.

Thank you,



Carlos Aviles
Fire Chief

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners

DATE: March 19, 2024

RE: Request for One (1) appointment - Corridor Review Committee (CRC)

Notification was previously given regarding the term expiration of one (1) position on the CRC which will expire March 28, 2024.

Requests for applications were placed in the St. Augustine Record and posted on the City's website.

Attached is the application received from current Board member Vaugh Cochran, in addition to the current CRC roster, Board profile, and responsibilities.

I respectfully request consideration be given to appointing the applicant.

Sincerely,



City Clerk

Attachments: Application

xc: CRC Clerk's File

CORRIDOR REVIEW COMMITTEE

Meets First Thursday - 2:00 p.m.
Alcazar Room, City Hall

Board Member	Contact information	Appointment	3-Year Terms Expire
Michael Dixon Chair-person Architect	32 Grant St. 32084 847-502-3136 madixon1166@gmail.com	6/08/2020 (Initial Term 3 yrs.) 3/13/2023 2 nd full term 1 st Full Term	3/28/2023 3/28/2026
Vaughn Cochran Vice Chair Business owner/Anastasia	6310 Solano Creek Rd, Elkton, 32033 904-540-3183 (Cell) 904-201-6300 (Business) blackfly.vaughn@gmail.com	6/08/2020 (Initial Term 1yr.) 3/13/2023 2 nd full term 1 st Full Term	3/20/2021 3/28/2026 3/20/2024
Lorna MacDonald Vice Chair Business owner/San Marco	398 Marsh Point Circle, 32080 904-501-1990 raintreeemail@aol.com	6/08/2020 (Initial Term 2 yrs.) 3/14/2022 2 nd Full Term 1 st Full Term	3/28/2022 3/28/2025

**Corrections made to reflect original appointment dates being inaccurate.*

CORRIDOR REVIEW COMMITTEE

Authorization:	Code of Ordinances, Chapter 28, Article II, Division 5, Sections 28-126 through 28-134 and Ordinance 2019-45. Modified by Ordinance 2020-15 and Ordinance 2020-21
Number of Members:	Three (3) Regular Members
Terms of Office:	Corridor Review Committee (CRC) consisting of three (3) members to be appointed by the City Commission from applications submitted on forms as from time to time promulgated by the City Manager and approved by the City Commission and shall serve at the pleasure of the City Commission. The initial appointment of members shall be as follows: one (1) member of the board as established herein shall be appointed for a term of three (3) years; one (1) member for a term of two (2) years; and one (1) for a term of one (1) year. Thereafter all members shall be appointed for a three (3) year term.
Appointment:	By City Commission.
Reappointment:	Normal appointments expire March 28th of each year. Members may serve two 2 consecutive full terms only.
Qualifications:	One (1) seat on the board shall be designated for a licensed, or retired, architect or landscape architect with preference given to those who are city residents or whose business is located within the city; and two (2) seats for property owners or tenants of properties located within the respective entry corridors as defined in the City's adopted design standards for entry corridors. If insufficient qualified applicants for the property owner or tenant seats are received by the Clerk, the City Commission may appoint another licensed or retired architect or landscape architect to be seated in order to maintain the three (3) person board. The City Commission shall have final authority over the evaluation of qualifications received and appointment of board members.
Duties:	The administrative review and decision of a development permit application shall be as prescribed in the adopted DSEC. The CRC review and decision of a development permit or appeal of an Administration decision shall comply with the process and review criteria as prescribed in the adopted DSEC and this code.
Attendance:	Failure to attend two 2 of three 3 consecutive meetings without approval of the chair shall be considered a resignation of the position. Sec 28-128
Meetings:	Meets every 1 st Thursday of the month as-needed with a regular meeting in April for annual reorganization.

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO CITY BOARD/COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on a City of St. Augustine board or/committee. All applications must include a cover letter and resume.

1. APPLICANT NAME VAUGHN COCHRAN
2. BOARD/COMMITTEE DESIRED CORRIDOR REVIEW COMMITTEE
3. RESIDENCE (Address) 6310 SOLANO CREEK RD
4. PHONE 904 540 3183 E-MAIL BLACKFEY.VAUGHN@GMAIL.COM
5. BUSINESS OWNED (Address) 108 ANASTASIA BLVD
6. BUSINESS PHONE 904 201 6300 E-MAIL _____
7. PROPERTY OWNED (Address) 6310 SOLANO CREEK RD, ELSTON, FL
8. PREFERRED MAILING ADDRESS SAME
9. OCCUPATION (include resume) ARTIST/RESTAURANT CO-OWNER
10. PROFESSIONAL QUALIFICATIONS (submit a cover letter) ARTIST/CONCERNED CITIZEN
11. OTHER COMMENTS OR INFORMATION SEE PREVIOUS SUBMISSIONS FOR ANY DETAILS
12. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revisions to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

Specific Instructions: The two questions below are designed to identify your ethnicity and race. Regardless of your answer to question 1, go to question 2.

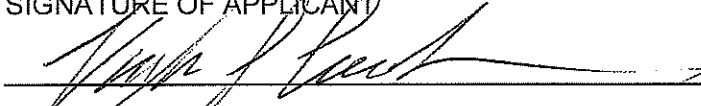
Question 1. Are You Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.) ☐ Yes | ☒ No

Question 2. Please select the racial category or categories with which you most closely identify by placing an "X" in the appropriate box.

RACIAL CATEGORY (Check as many as apply)

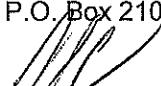
☐ American Indian or Alaska Native	☐ Asian	☐ Native Hawaiian or Other Pacific Islander
☐ Black or African American	☒ White	

13. SIGNATURE OF APPLICANT



DATE 2/29/24

14. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that, if appointed, it is required by the State of Florida to file a financial disclosure Form 1 with the Florida Commission on Ethics, within thirty (30) days of appointment, and each year thereafter, covering the term of appointment and to file Form 1-F upon departure from the board. Submit applications to: Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, Florida 32085.


Initial

QUALIFICATIONS FOR PLANNING AND ZONING BOARD (PZB):

Authorization: Code of Ordinances, Chapter 28, Article II, Division 2.

Qualifications: All members of the Planning and Zoning Board shall reside in the city and shall hold no government office nor receive any salary or compensation for their services to the board herein created. No member shall be appointed for more than two (2) consecutive full terms.

Please check those qualifications that apply to you:

- | | |
|---|---|
| ☐ Architect, Florida registered | ☐ Preservation Organization Officer |
| ☐ Planner, member APA or AICP | ☐ Environmental or Land Use Organization Officer |
| ☐ Real Estate Broker, w/ County occupational license | ☐ Attorney, Florida Bar |
| ☐ Educator, college level | ☐ Landscape Architect, Florida registered |
| ☐ Engineer, Florida registered | ☐ Contractor, City contractor's license |
| ☐ Merchant/Businessperson, City occupational license | |
-

QUALIFICATIONS FOR HISTORIC ARCHITECTURAL REVIEW BOARD (HARB):

Authorization: Code of Ordinances, Chapter 28, Article II, Division 3.

Qualifications: All members of the Historic Architectural Review Board shall hold no government office nor receive any salary or compensation for their services to the board herein created. While preference shall be given to current city residents, the city commission may appoint a non-resident upon a finding that such non-resident is uniquely qualified. No member shall be appointed for more than two (2) consecutive full terms. Alternates shall be appointed for a three (3) year term. Alternates shall have previously served as regular members and shall comply with all local and state requirements of office. Alternates will only be called upon to participate and vote at meetings in the event of an anticipated lack of quorum or bare minimum quorum of the regular members.

Persons who have demonstrated special interest, experience or knowledge in history, architecture or related disciplines who do not have a professional degree in any of the fields set forth in this section may be appointed by the city commission when persons with such degrees are not available for appointment, or when such appointment is determined to be in the best interest of the city.

Please check those qualifications that apply to you:

- | | |
|--|---|
| ☐ History or related fields | ☐ Art History |
| ☐ Archaeology | ☐ Former HARB Member |
| ☐ Architectural History | ☐ Other |
| ☐ Historic Architecture | |
-

QUALIFICATIONS FOR CORRIDOR REVIEW COMMITTEE (CRC):

Authorization: Code of Ordinances, Chapter 28, Article II, Division 5.

Qualifications: All members of the Corridor Review Committee shall hold no government office nor receive any salary or compensation for their services to the board herein created. The initial appointment of members shall be as follows: two (2) members of the board as established herein shall be appointed for a term of three (3) years; two (2) members for a term of two (2) years; and one (1) for a term of one (1) year. Thereafter all members shall be appointed for a three (3) year term. Two (2) seats on the board shall be designated for a licensed, or retired, architect or landscape architect with preference given to those who are city residents or whose business is located within the city; and three (3) seats for property owners or tenants of properties located within the respective entry corridors: Anastasia Boulevard, San Marco Avenue, and King Street. The members of the CRC shall meet as needed, as an ad hoc committee meeting noticed by the City Clerk and shall meet at least annually to elect one (1) of its members as chairperson and one (1) as vice-chair.

Please check those qualifications that apply to you:

- | | |
|---|---|
| ☐ Architect, Florida licensed or retired | ☒ Owner of property located within Entry Corridor |
| ☐ Landscape Architect, Florida licensed or retired | ☐ Tenant of property located within Entry Corridor |

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, February 26, 2024

The City Commission met in formal session Monday, February 26, 2024 at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Mayor/City Commissioner
Roxanne Horvath, Vice Mayor/City Commissioner
Barbara Blonder, City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Anthony Cuthbert, Assistant Police Chief
Elyse Wiemann, Recording Secretary

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Mayor Sikes-Kline requested a moment of silence, and Commissioner Horvath led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

MOTION

Commissioner Horvath **MOVED** to **APPROVE** the Regular Agenda. The motion was **SECONDED** by Mayor Sikes-Kline and **APPROVED BY UNANIMOUS VOICE VOTE.**

3. Special Presentations, Recognitions and Proclamations

3.A. Proclamation 2024-07: Proclaiming March 4-10, 2024, be designated as Flood Awareness Week in the city of St. Augustine. (N. Sikes-Kline, Mayor)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Pastor Delphine Sands
- Scott York
- BJ Kalaidi

5. Consent Agenda

David Birchim, City Manager, read the Consent Agenda.

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR

SECOND READING ON MARCH 11, 2024:

- Ordinance 2024-04: Amends existing PUD

CA.3. Reminder of Upcoming Meetings:

- March 11, 2024, 5:00pm, Regular City Commission meeting
- March 25, 2024, 5:00pm, Regular City Commission meeting
- April 8, 2024, 5:00pm, Regular City Commission meeting
- April 22, 2024, 4:00pm, Community Redevelopment Agency meeting
- April 22, 2024, 5:00pm, Regular City Commission meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS: NONE.

CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S): NONE.

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.

CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED: NONE.

CA.8. Approval of the nomination of Regina Gayle Phillips for the 2024 Adelaide Sanchez Award for Historic Preservation Education and Interpretation. (B. Blonder, Commissioner)

CA.9. Release of Code Enforcement Lien: 118 Lincoln Street - Direct Home Buyer 1, Inc.

End Consent Agenda

5.A. Additions, deletions or modifications to Consent Agenda
(None)

5.B. Approval of Consent Agenda

MOTION

Commissioner Horvath MOVED to APPROVE the Consent Agenda. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNANIMOUS VOICE VOTE.

6. Appeals

6.A. Review of the existing record and reconsideration of the appeal application in light of the Court's order regarding a retaining wall/landscape feature at 40 Hildreth Way and 0 Hildreth Drive. (I. Lopez, City Attorney)

Ms. Lopez reviewed the appeal at 40 Hildreth Way and 0 Hildreth Drive.

James Whitehouse, attorney for Jessica Shaffer and requested the Commission to grant the permits for both locations per the court order.

Public comment was opened, and the Commission heard from the following members of the public:

Carolyn Metterhouse
Laura Stevenson

Public comment was closed.

Commissioner Horvath questioned whether the flooding issues mentioned would be reviewed in the Back Bay study. She asked if those in this neighborhood would be allowed to build a seawall.

Mr. Birchim replied that the Back Bay study would be a more comprehensive study. He said if someone wanted to request a seawall in the neighborhood, they would need to submit an application to the Planning and Zoning Board for Conservation Overlay Zone Development and follow the process.

Commissioner Springfield stated this was his neighborhood and he was aware of the complaints from the past few years. He noted the experts in this case stated the water would not affect other properties as the water would go around the wall; however, there had not been any storm events between the PZB meeting and the court ruling. He said the water impacted the neighbors due to this wall. He said if an expert had been able to conduct an accurate study, it could have helped. He asked if they had options.

Ms. Lopez said to be consistent with the court order, it was virtually impossible unless there was new evidence; however, the judge ruled that the City did not provide enough evidence to rebut the evidence provided by the applicant. She said the court had reviewed the evidence and provided a court order for the commission to issue the permits.

Commissioner Blonder noted the applicant did this without a permit and without following proper procedures. She said moving forward, they should take the necessary steps to ensure this would not happen in the future. She said the judgement was final and felt neighbors were being impacted negatively and she wished there was more they could do.

Commissioner Garris questioned if the application could be remanded back to the Planning and Zoning Board.

Ms. Lopez replied they were unable to do that.

Mayor Sikes-Kline noted they had been in this situation before and understood none of them were in favor of issuing permits; however, there was a court order they had to follow.

MOTION

Mayor Sikes-Kline MOVED to APPROVE the appeal and issue the permits consistent with the court order for 40

Hildreth Way and 0 Hildreth Drive. The motion was SECONDED by Commissioner Horvath.

Commissioner Horvath asked about the City drain and the upkeep so the neighbors were not having water from either the street and inlet.

Mr. Birchim said there was a storm water inlet that needed maintenance and would be taken care of. He said they could contact the property owner to find out more information.

VOTE ON MOTION:

AYES: Sikes-Kline, Horvath, Garris, Springfield

NAYES: Blonder

MOTION CARRIED 4/1

6.B. Appeal of approval by the Planning and Zoning Board of a Conservation Overlay Zone Development Permit regarding a dock modification at 11 Magnolia Avenue. (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Department reviewed the appeals for Conservation Overlay Zone Development permit regarding a dock modification at 11 Magnolia Avenue.

Ms. Lopez provided a brief overview of the procedure and informed the Commission that the second appellant, Michael Ingram, was not present and there had been limited communication since the filing of the appeal.

The Commission provided their ex parte communication.

James Whitehouse, representative for the appellants, John and Elise Kulaga, presented their request. He said there was no substantial evidence provided to support the approval of the application. He explained the applicant had failed to meet the seventeen criteria as established in the City Code. He stated this could unduly

affect Hospital Creek and encouraged the Commission to uphold the appeal.

Mayor Sikes-Kline advised Michael Ingram was not present nor have representation available, therefore would not speak at this hearing.

Sid Ansbacher, representative for the respondent the Fountain of Youth. He said they had over 1300 linear frontage fee and some of that went in front of the condominiums and fronts on the Kulaga's property making them adjacent to the property and proposed dock site. He noted the Commission was required to review competence substantial evidence to make an informed decision. He acknowledged the boat decks would be used for private use; however, the observation deck would be open to the public as discussed in the initial application. He said these were low profile and would not block any scenic vistas. He said there were six docks between this property and the Kulaga's therefore the vista would not change. He noted the application met the seventeen criteria in the City Code and had been addressed. He said the record was filled with competence substantial evidence.

Commissioner Blonder agreed there was no seagrass but pointed out there was emergent vegetation salt marsh grasses and mangroves throughout the City they had been subject to erosion. She questioned if he was referring to submerged aquatic vegetation and why those were omitted.

Mr. Ansbacher replied that the record reflected that Ryan Carter, professional wetland scientist noted there was no vegetation in the area, only mud and sand. Public Comment was opened.

BJ Kalaidi

Public Comment was closed.

Mr. Whitehouse provided the rebuttal for the appellant.

Mr. Ansbacher provided the rebuttal for the applicant.

Commissioner Garris asked for a brief explanation of why the application was granted.

Ms. Skinner said the Planning and Zoning Board (PZB) reviewed the application, listened to testimony, and felt that the application met the Conservation Overlay Zone Development seventeen criteria in the City Code.

Commissioner Blonder asked if there was a residence on the property or if it was commercial. She asked if in the future if the applicant decided to rent out the boats, would that require a commercial license or since they were a commercial entity would they be allowed to rent them out.

Ms. Skinner replied that in order for the applicant to rent them out they would have to return for further review as the application was only for the applicant with stipulations.

Commissioner Horvath felt there was an expert witness, Ryan Carter, staff provided findings, and an expert on the PZB. She was in support of the decision of the PZB. She said it should be clearly stated that the observation deck would be for public use, whereas the docks were private.

Commissioner Springfield agreed but thought the confusion was there had been two requests in the initial application, one was for the commercial dock and the other was for private boat slips.

Mayor Sikes-Kline asked for clarification regarding the three provisions that had been approved in the permit.

Ms. Skinner advised the three conditions for approval were:

- The four boat slips were for private use only

- City Archeologist evaluate the impact based on the proposed development
- Staff would determine the need for a submerged land lease

Mayor Sikes-Kline noted the four boat slips were to be low profile and not exceed 12,000 pounds. She asked if the language in the conditions referred to the slips and dock or the whole facility for personal use.

Ms. Lopez advised it was for the docks. She said the view platform was for commercial and public use.

Ms. Skinner said the language on the order was the boat slips were for personal use for the property owners only.

Mayor Sikes-Kline said she would like more reassurance that the boat slips would be for personal use only; however, she supported the decision made by PZB.

Commissioner Blonder disagreed with the PZB decision and noted it was not unanimous. She felt four boat slips were not a public benefit, and she was concerned that dredging would need to be done at this park of Hospital Creek in low tide as no boat of this size would be able to exit. She was in favor of upholding the appeal and denying the permit.

MOTION

Commissioner Horvath MOVED to DENY the appeal and confirm the PZB approval of the Conservation Overlay Zone Development permit. The motion was SECONDED by Commissioner Springfield.

VOTE ON MOTION:

AYES: Horvath, Springfield, Garris Sikes-Kline

NAYES: Blonder

MOTION CARRIED 4/1

Ms. Lopez requested a decision regarding Mr. Ingram's appeal application. She said

he was not present but wanted to provide him with a resolution.

MOTION

Commissioner Horvath MOVED that Mr. Ingram did not have standing. The motion was SECONDED by Mayor Sikes-Kline.

VOTE ON MOTION:

AYES: Horvath, Sikes, Kline, Garris, Springfield, Blonder

NAYES:NONE

APPROVED UNANIMOUSLY

7. General Public Presentations, Items of Great Public Importance, and Other Items Requiring Public Hearings

7.A. General Public Presentations

(None)

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.A.1. Ordinance Second Reading

(None)

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

(None)

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

(None)

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2024-04: Amends the existing design of the building for the existing Planned Unit Development (PUD) at 36 Granada Street and 8 DeSoto Place to enclose a courtyard. (A. Skinner, Director Planning and Building)

Ms. Skinner reviewed the Ordinance.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2024-04 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE ZONING FOR APPROXIMATELY .75 ACRES OF PROPERTY LOCATED AT 36 GRANADA STREET (PID# 203240-0000) AND 8 DE SOTO PLACE (PID# 203230-0000), AS MORE PARTICULARLY DESCRIBED HEREINAFTER, TO AMEND ITS CURRENT PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION ADOPTING A NEW PLANNED UNIT DEVELOPMENT (PUD) INCLUDING A REVISED FLOOR PLAN AND ELEVATION DRAWINGS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Horvath, Springfield, Garris, Blonder Sikes-Kline

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

(None)

10. Staff Reports and Presentations

10.A. Review of memorial plaque for former Mayor George Gardner at Herbie and Annette Wiles Park on East Park Avenue and its proposed location. (D. Birchim, City Manager)

Mr. Birchim provided a brief overview of the memorial plaque that had been approved at a previous City Commission meeting for the former Mayor George Gardner at Herbie and Annette Wiles Park on East Park Avenue. He provided a rendering of the plaque and stated how it would be mounted, and showed the exact location of where it would be installed. He thanked Gina Burrell and the Fullerwood neighborhood association for their hard work on this project.

MOTION

Mayor Sikes-Kline MOVED to APPROVE the memorial plaque for former Mayor George Gardner at Herbie and Annett Wiles Park on East Park Avenue. The motion was SECONDED by Commissioner Blonder.

VOTE ON MOTION :

AYES : Sikes-Kline, Blonder, Garris, Springfield, Horvath

NAYES : NONE

10.B. Noise Ordinance update. (A. Cuthbert, Assistant Police Chief)

Anthony Cuthbert, Assistance City of St. Augustine Police Chief provided an overview of the noise ordinance. He advised he had been in contact with consultant Eric Zwerling who was an internationally known expert on noise. He said a contract with Mr. Zwerling had recently been sent to the City and the Police Department would be assisting in the process. He discussed how noise was

measured currently in the City and how it could possibly change and be measured from the source. He said with the change the noise limits would have to be increased and Mr. Zwerling would provide that in his analysis.

Commission Horvath felt the noise could be measured from either location of the source or the complainants.

Mr. Cuthbert replied that many times when there was a complaint it was given anonymously. He said the current issue now was the measurement had to be done from the complaint's location.

Commission Blonder said there were other locations throughout the country using sensors throughout the community that could be monitored. She asked if this was a possibly that could be considered by the consultant.

Chief Cuthbert said once it was reviewed it would come before the Commission and if approved, they would immediately start training.

Mayor Sikes-Kline was encouraged and said she hoped they could stay on track.

Public comment was opened.

Scott York

Public comment was closed.

At the request of Mayor Sikes-Kline, Chief Cuthbert advised the project was underway and information had been provided to Mr. Zwerling and they were awaiting his analysis and report.

Mr. Birchim confirmed the contract had been signed and once finalized, Mr. Zwerling would be working on the issue. He said he did not want to provide an artificial timeline as everything had to be vetted legally.

Mayor Sikes-Kline confirmed Mr. Zwerling developed the current sound ordinance.

Chief Cuthbert replied that was correct and Mr. Zwerling had been to St. Augustine many times and trained the St. Augustine Police Officers and trained in various locations throughout the area.



Commissioner Springfield agreed there needed to be a compliant decibel and a non-complain decibel. He said they needed to have more equipment to assist with training the officers and Code Enforcement.

10.C. Request for approval of License Agreement between the City and St. Johns County Cultural Events Inc. regarding the Sing Out Loud festival. (M. Breidenstein, Assistant City Manager)

Meredith Breidenstein, Assistant City Manager reviewed the license agreement between the City and St. Johns County Cultural Events Inc. regarding the Sing Out Loud festival. She said the agreement would be for four years from 2024-2028 with the ability to extend for an additional five years, and detailed the other items in the agreement including the estimated reimbursement cost and the proceeds. She asked if there was any feedback and advised they were requesting approval.

Mayor Sikes-Kline proposed having feedback from the St. Johns Cultural Council regarding the proceeds even though each commissioner may have their own idea.

Commissioner Horvath questioned if the St. Augustine Amphitheater had the same capacity as Francis Field.

Commissioner Springfield said Francis Field held more than the Amphitheater. He disagreed that the \$1.00 proceeds should be mutually agreed upon as it was more of a publicity item for the Amphitheater. He said the Commission represented the citizens and the businesses; however, for

the residents this could cause many issues and thought the rental monies collected should be increased as there was minimal collected for the field and a loss of revenue for the municipal parking garage. He felt those costs should be reimbursed. He expressed his concern for the five-year extension to the contract and said it should be renewed annually.

Mayor Sikes-Kline noted the agreement's length of time was to help form a partnership and bring in the talent to make it a world class event with the music signature for the City.

Daniel Hilbert, St Johns Cultural Events attorney, said they wanted a partnership, and it was helpful to have a public private partnership as they were a non-profit. He said they wanted to connect with the local resources and local residents. He said the goal for the agreement and the proceeds was to contribute back to the City community.

Commissioner Blonder said, previously when presented, the commission approved the timeline. She questioned if that was being voted on again and hoped that was not up for debate.

Mr. Hilbert acknowledged they were asking for a five-year extension; however, understood it was not automatic, but it would be negotiable.

Commissioner Horvath ask for the capacity at Francis field. She said her concern was as the event grew, they may have to go to the county.

Mr. Hilbert advised that was not the intent as they were a nonprofit and wanted to align themselves with the history and identity of the City.

Commissioner Springfield clarified he was not against the agreement but wanted to make sure the residents were in support as they would be the ones inconvenienced.

Commissioner Garris agreed the agreement terms had been voted on. She said these events were very nicely done and she was in support. She said in September, the City did not have any events and this was a way to increase revenue in the City during a slow period of the year. She said the event used the parking garage as a safety plan.

MOTION

Commissioner Garris MOVED to APPROVE the License agreement with the St. Johns County Cultural Council Inc. The motion was SECONDED by Commissioner Blonder.

Commissioner Horvath asked if the motion could be amended to add more revenue for the parking garage. She said this would be an inconvenience to the residents and more compensation should be provided to the citizens.

Commissioner Blonder commented that this was a slower time of year and it was a way to obtain compensation.

VOTE ON MOTION:

AYES: Garris, Blonder, Sikes-Kline

NAYES: Springfield, Horvath

MOTION PASSED 3/2

11. ITEMS BY CITY ATTORNEY

(None)

12. ITEMS BY CITY CLERK

(None)

13. ITEMS BY CITY MANAGER

Mr. Birchim announced there was a presidential preference primary on March 19, 2024 and there would be a City referendum on the ballot. He explained this was to move the St. Augustine Police Pension from the City charter into the Municipal Code, which was where the General Pension and the Firefighters

Pensions were; thereby making it easier to make changes when necessary.

Mayor Sikes-Kline said the Commission was supportive of the change.

Mr. Birchim said the Florida Communities Trust awarded the City a grant in the amount of \$887,000 to reimburse the City for the purchase of the Florida Avenue property.

14. Items by Mayor and Commissioners

Mayor Sikes-Kline said the past weekend was very difficult with two major events taking place at the same time. She proposed when the Catholic Parrish School Festival took place could Francis field be blocked off to help benefit the community.

Commissioner Springfield and Blonder agreed.

Ms. Lopez cautioned the Commission not to limit what could take place on the field and not limit the content; however, they were able to establish perimeters.

Commissioner Horvath said the venue could be open, but dates could be blocked out.

Commissioner Garris voiced her concerns with two emails received. She asked how a citizen became a liaison for the King Street Project.

Mr. Birchim said he was unaware but wanted to get clarification on the same issue.

Reuben Franklin Assistance City Manager, he said Melinda Rakocay helped disburse information to the neighborhood associations and had been working as a liaison since 2018. He said she provided an overview of the outreach that had taken place at the workshop.

Mr. Birchim advised that was an honorary title and not approved by the City Commission.

Commissioner Garris noted her second concern about City employment, job terminations, and the Human Resources Department and a brief discussion ensued. She requested a special committee to investigate the issues.

Mayor Sikes-Kline advised this was a personnel issue and that fell under the purview of the City Manager, Mr. Birchim. She said the Commission was able to hire the City Manager, City Attorney and the City Clerk. She suggested following up with the City Attorney to understand the legalities of the situation.

Commissioner Horvath said this was a concern and they should follow through.

Commissioner Springfield recognized Gina Burrell, Ms. Metterhouse and Ms. Webber who served on the Fullerwood committee as they did great work.

Commissioner Blonder agreed Francis field should have a higher rental rate for events. She noted items 6(a), and 6(b) appeals were prime examples that environmental experts should be hired when environmental impacts could take place to understand the impact completely. She said in 2020, the wetland lost over the past six decades was 14% lost due to development. She asked for support from the Commission in hiring outside experts in the future.

Mayor Sikes-Kline thought during the budget funding had been added.

Mr. Birchim said it was in the budget for professionals. He said they would return to the Commission with ways that professional services could be engaged.

Commissioner Blonder discussed Senate bill 1624 a preemptive energy policy and after July 1st any municipality would have to include a resiliency facility as a permanent and allowable in many of the zoning designations. She said she was concerned with the environmental risk that

these could cause. She asked how this could be addressed.

Mr. Birchim replied it required sponsorship to have a code amendment changed. He said this would have to go before the Planning and Zoning Board and they would be able to make a recommendation to the City Commission.

Mayor Sikes-Kline noted state committee meetings would end tomorrow and this could be a dead bill; however, it was good to have a plan if it were to pass or come back and recommended informing their lobbyist.

Mr. Birchim said it could not be prohibited from the City Code but it could be limited to certain areas.

Commissioner Blonder showed some photos from the Flagler soccer team that held a cookout for the city firefighters who were also the ones who recently helped the women on the Bayfront.

15. Adjournment

There being no further business, the meeting was adjourned at 7:57P.M.¹

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

¹ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, March 11, 2024

The City Commission met in formal session Monday, March 11, 2024, at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Mayor/City Commissioner
Roxanne Horvath, Vice Mayor/City Commissioner
Barbara Blonder, City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Elyse Wiemann, Recording Secretary

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Mayor Sikes-Kline requested a moment of silence and Commissioner Horvath led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

MOTION

Mayor Sikes- Kline MOVED to approve the Regular Agenda. The motion was SECONDED by Commissioner Horvath and APPROVED BY UNANIMOUS VOICE VOTE.

3. Special Presentations, Recognitions and Proclamations

Proclamation 2024-09: Proclaims March 2024 as Archaeology Month in the City of

St. Augustine. (N. Sikes-Kline, Mayor)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Pastor Delphine Sands
- Nancy Murphy
- Scott York
- Melinda Rakoncay
- Vicki Pepper
- Martha Mickler
- BJ Kalaidi

5. Consent Agenda

David Birchim, City Manager, read the Consent Agenda.

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON MARCH 25, 2024:

Ordinance 2024-05 - Parking code update

CA.3. Reminder of Upcoming Meetings:
March 25, 2024, 5:00pm, Regular City Commission Meeting
April 8, 2024, 5:00pm, Regular City Commission Meeting
April 22, 2024, 4:00pm, Community Redevelopment Agency Meeting
April 22, 2024, 5:00pm, Regular City Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:
February 12, 2024, Regular Meeting

CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):
• 866 West 7 Street - Diane and Eugene Manning
• 550 Madeore Street - Will Tunstall
• 2 McWilliams Street - Nell Johnson and Gradon Frenzel

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.

CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED: NONE.

CA.8. Approval of the selection of Regina Gayle Phillips for the 2024 Adelaide Sanchez Award for Historic Education and Interpretation. (B. Blonder, Commissioner)

End Consent Agenda

5.A. Additions, deletions or modifications to Consent Agenda
(None)

5.B. Approval of Consent Agenda

MOTION

Commissioner Horvath MOVED to approve the Consent Agenda. The motion was **SECONDED** by Mayor Sikes-Kline and **APPROVED BY UNANIMOUS VOICE VOTE.**

6. Appeals

(None)

7. General Public Presentations, Items of Great Public Importance, and Other Items Requiring Public Hearings

7.A. General Public Presentations

(None)

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.A.1. Ordinances - Second Reading

8.A.1. Ordinance 2024-04: Amends the existing design of the building for the existing Planned Unit Development (PUD) at 36 Granada Street and 8 DeSoto Place to enclose a courtyard. (A. Skinner, Director Planning and Building).

Amy Skinner, Planning and Building Director, presented Ordinance 2024-04.

Public hearing was opened, and Commissioners heard comments from the following member of the public:

- Melinda Rakoncay

David Repass spoke on behalf of the applicant and reviewed the patio changes. He said the intent was to keep as much history as possible.

Commissioner Horvath said having the original feedstore sign on the façade was important. She asked for that information to be relayed to the owner.

Mr. Repass said he thought that was the intent.

Commissioner Blonder stated that was what the Commission and the applicant had agreed upon.

Mr. Birchim advised the PUD narrative referenced the original feedstore signage and as indicated in the sign code the feedstore sign could be painted on one side of the building. He said if the original mural was removed, it was allowed to be recreated on any elevation of the building.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2024-04 on second reading. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez, City Attorney read the title as follows:

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE ZONING FOR APPROXIMATELY .75 ACRES OF PROPERTY LOCATED AT 36 GRANADA STREET (PID# 203240-0000) AND 8 DE SOTO PLACE (PID# 203230-0000), AS MORE PARTICULARLY DESCRIBED HEREINAFTER, TO AMEND ITS CURRENT PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION ADOPTING A NEW PLANNED UNIT DEVELOPMENT (PUD) INCLUDING A REVISED FLOOR PLAN AND ELEVATION DRAWINGS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR

SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Horvath, Garris, Blonder, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

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

(None)

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

(None)

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2024-05: Updates and amends the City's parking code. (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director reviewed the Ordinance.

Commissioner Garris questioned the complexity of the City's ordinance compared to the County's.

Ms. Skinner said the County Ordinance was similar to the length of the City's update. She said the nature of the County was very different than the City as it was more of an urban environment. She noted the proposed changes in the ordinance.

Commissioner Horvath spoke in concern of the price in lieu of payment for parking. She asked if they had reviewed other Cities that did the same thing and what they charged.

Ms. Skinner confirmed they had reviewed the cost varied in other cities in Florida. She said it ranged between \$8,000 to

\$15,000; the consultant the City had been working with, suggested \$5,000 for surface parking and \$25,000 for the parking structure and a consultant group suggested an average of \$71 per square foot equaling \$12,800 per space.

Commissioner Horvath said the price of property in the downtown area had escalated; a thought that should be considered. She said overall, they wanted to improve the quality of life but without parking available, people would park in the neighborhoods.

Ms. Skinner said the concept was challenging as it could impact neighborhoods in the short-term for the ones that did not have a residential parking program. She said the transition could be difficult but if parking requirements were eliminated it could benefit businesses to be at their highest and best use. She said the Planning and Zoning Board (PZB) had worked extensively to develop a solution in the hopes to reduce traffic and encourage alternative modes of transportation. She said this was based on urban planning and design.

Commissioner Horvath applauded the hard work that had been put into the update and felt it was time.

Commissioner Springfield agreed the neighborhoods would be the ones affected; however, he felt this would take time. He said parking would not change until businesses changed. He suggested adding a monitoring system in the neighborhoods and educate the residents more about parking.

Ms. Skinner said they were not limiting parking if businesses wanted to provide it and the City was trying to create more options since a lot of properties were nonconforming and parking sometimes was a very limiting factor.

Commissioner Blonder said in the past she requested an incentive program for

impervious surfaces to help eliminate their initial cost. She also wanted an incentive program for electric vehicles at hotels/motels. She said the proposal, as it was, would make it more difficult for surface parking spaces to be allowed.

Ms. Skinner said it might not make it more difficult; however, it could change the economic calculation and encourage the development of the property instead of a parking lot.

Mayor Sikes-Kline said she was hesitant to pass this as she was concerned with the livability of the City and the residents. She asked if outreach had been done in the community as this was a very important issue.

Ms. Skinner replied that she had met with the neighborhood councils, and they had conducted the surveys, and she reviewed the responses.

Mayor Sikes-Kline said she liked the survey information provided but did not feel the residents clearly understood what was happening and how they would be impacted.

Ms. Skinner acknowledged it would be a change; however, the City was an urban area and they tried to have a mixture of mobility options as there was a variety of different users.

Mayor Sikes-Kline requested an overlay zoning map to understand how this would affect the districts and to understand how much of a buffer there would be between residential and the commercial areas. She was in support of this proceeding to second reading for public hearing. She felt the fee in lieu of parking should be increased and thought \$15,000 was low. She said parking could generate for a business around \$200,000 a year in retail sales.

Commissioner Blonder agreed the fees needed to be looked at deeper and noted

in Section 28-376 a (5) the wording for electric vehicle and mobile devices needed to be clarified. She emphasized the neighborhoods needed to understand the impact this could have on them. She was in support of the overall change.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2024-05 on first reading read by title only and moved to second reading. The motion was SECONDED by Commissioner Horvath.

Isabelle Lopez, City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING AND UPDATING THE CODE OF ORDINANCES CHAPTER 28, ARTICLE IV SUPPLEMENTARY REGULATIONS, DIVISION II OFF-STREET PARKING AND LOADING; ADDING SECTION 28-372 OFF-STREET PARKING PROVISIONS FOR NEIGHBORHOOD DEVELOPMENT; ADDING ADDITIONAL PARKING PROVISION OPTIONS TO SECTION 28-373; ADDING SECTION 28-376 MOBILITY HUBS; AMENDING SECTION 28-347 SUPPLEMENTARY REGULATIONS FOR CERTAIN USES (3) PARKING LOTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Horvath, Garris, Blonder, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

(None)

10. Staff Reports and Presentations

10.A. Discussion regarding the dates for the 2024-2025 Nights of Lights. (M. Wissel, Director Communications)

Melissa Wissel Communications Director discussed the dates for the 2024-2025 Nights of Lights. She proposed a new resolution.

The Commissioners heard from the following members of the public:

- Melinda Rakoncay
- Scott York

Ms. Wissel recommended providing a new resolution which would outline the Night of Lights timeline to be the Saturday prior to Thanksgiving and end the last Sunday in January.

Mayor Sikes-Kline said for 2025 it would end on January 26th as that was the last Sunday.

Ms. Wissel replied that was correct and she would provide a new resolution for consideration.

Commissioner Blonder stated she liked the proposal as written and thought many City residences would like it to end sooner; however, this provided certainty and she was in support of the change.

Commissioner Springfield noted he was in support of the proposed change as it would shorten it on both ends. He stated the original intent was to highlight the architecture of the City and felt it was getting out of control.

Mayor Sikes-Kline agreed the original intent was being lost.

MOTION

Mayor Sikes-Kline MOVED to proceed with a Resolution. The motion was SECONDED by Commissioner Horvath and APPROVED BY UNANIMOUS VOICE VOTE.

11. ITEMS BY CITY ATTORNEY

(None)

12. ITEMS BY CITY CLERK

(None)

13. ITEMS BY CITY MANAGER

Mr. Birchim provided an update regarding Commissioner Garris' comments about human resources and the City's workforce practices. He advised that the City would work with employment attorney Avery McKnight to investigate the situation. He said Mr. McKnight was very experienced in this area and they provided all the information requested. He said this was also an opportunity to learn and make positive changes to the organization.

Mayor Sikes-Kline thanked the Commission for trusting her with the issue and after speaking with Ms. Lopez and Mr. Birchim, this was the outcome. She asked if Commissioner Springfield would take on this matter since he had Human Resource experience, and if he could work with the City manager moving forward.

Commissioner Springfield replied he was willing but questioned the capacity.

Mayor Sikes-Kline suggested speaking to Mr. Birchim and defining the role and letting the Commission know more at the upcoming meeting.

Commissioner Horvath reiterated for the past six years, diversity in the workforce had been a priority within the City.

Commissioner Blonder was in support of the direction moving forward and was willing to participate in any way necessary.

Commissioner Garris clarified her comments from the past meeting. She said she was aware of the Commission's role and felt it was necessary for the employees to feel valued. She understood the City Manager was responsible for all personnel matters but felt it was important for the

Commissioners and the City Manager to understand the challenges within the organization.

14. Items by Mayor and Commissioners

Commissioner Springfield reminded everyone that the noise ordinance was being revised and it was moving slower than most expected. He said the nighttime manager would make a big difference; however, having the ordinance be a complaint driven ordinance would not work and felt there could be both a complaint ordinance and an ordinance where officers were seeking proper behavior not just noise. He noted with the update to the parking ordinance there would be businesses that could move into West Augustine that could not have if the parking was left as, which could be more of a benefit to the neighborhood.

Commissioner Blonder felt there was a misunderstanding about the preemption that took place last year that required a business impact study. She asked for background and clarification regarding the topic.

Ms. Lopez reported that last year's business impact statement requirement had an exemption for anything that was a land development code matter; however, the noise ordinance was not tied to the land development code or zoning.

Commissioner Blonder asked if the ordinance were changed to have outside noise cease at 10:00p.m. and the current bill passed would the business impact study have to be completed.

Ms. Lopez said regardless, the noise ordinance would require a business impact statement. She said the better example would be the parking ordinance as that was a land development code regulation and last year's bill created an exemption; however, that would change in October.

Commissioner Blonder proposed and sponsor naming the Weeden pocket park in Lincolnville. She suggested considering naming the park for someone of historic significance to the Lincolnville neighborhood. She said the park construction would be completed this summer and thought it would be good to have this completed before construction ended.

Mayor Sikes-Kline asked, since the park had a name currently what would be replaced.

Mr. Birchim said the park was informally called the Weeden pocket park since it was on Weeden Street. He said there was a procedure for naming parks and a list of recommendations could be provided. He said Jamie D. Perkins would be able to assist with this proposal.

Mayor Sikes-Kline felt what everyone referred to as the noise ordinance should be called the sound ordinance after having feedback from the Responsible Hospitality Institute, as music was not always noise. She said this was more about sound as it was not all noise.

15. Adjournment

There being no further business, the meeting was adjourned at 6:48 P.M.¹

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

¹ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: March 28, 2024

RE: **LICENSE FOR USE OF CITY RIGHT-OF-WAY**

Enclosed is a License Agreement between the City and Flagler College, Inc. The purpose of this license is to accommodate Flagler College's new chiller lines that run under the City's right-of-way.

Please place this license on the agenda for consideration and approval at the April 8, 2024 City Commission meeting.

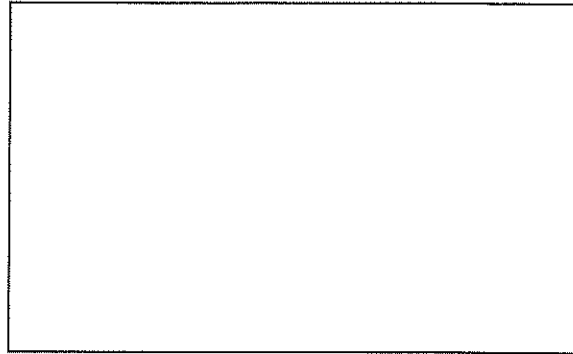
Please contact me if you have any questions or comments. Thank you.

/s/ Isabelle C. Lopez

Isabelle C. Lopez
City Attorney

/s/
Attachment

xc: Stephen Slaughter, Utilities & Public Works Director
Darlene Galambos, City Clerk



LICENSE FOR USE OF CITY RIGHT-OF-WAY

COMES NOW THE CITY OF ST. AUGUSTINE, FLORIDA, a Florida municipal corporation ("Grantor"), whose address is P.O. Box 210, St. Augustine, Florida 32085-0210, and grants to **FLAGLER COLLEGE, INC.** ("Grantee"), whose address is 74 King Street, St. Augustine, Florida 32084, a non-exclusive, revocable License for the permissive use of the Grantor's public right-of-way known as the Flagler College system pipes located at Sevilla Street and Valencia Street situated in the State of Florida, County of St. Johns, and City of St. Augustine and described in composite **Exhibit "A"** attached hereto and incorporated herein by reference.

This License is subject to the following terms and conditions:

1. The Grantor may revoke this License at any time by delivery to the Grantee of written notice of revocation directed to the Grantee following delivery of one hundred eighty (180) days' written notice of revocation as required by paragraph 5.
2. All notices required by this License shall be affected by delivery of said notice in writing to the recipient party by U.S. Mail, certified, return receipt requested. All notices shall be sent to the address of the recipient Grantor or Grantee and as described herein.
3. Grantor grants this License to Grantee on a continuing basis for use of the Grantor's right-of-way but only to the extent required by Grantee for underground pipes servicing Flagler College. Grantee shall not use the property for parking, storage, or placement of any structure other than the underground pipes identified in Exhibit "A" without the written permission of the City Manager or designee.
4. Grantee shall not occupy or use said right-of-way, nor shall Grantee permit the occupation or use of said right-of-way, for any purpose other than those purposes expressly permitted by this License.
5. In addition to any other reservations made herein, Grantor, in its sole discretion, may deem it in the public interest to use the subject right-of-way, or any portion thereof, for any public purpose and, therefore, declare a need to remove the Grantee's improvements. In that event, Grantor shall give Grantee one hundred eighty (180) days' written notice of revocation and cancellation of this License. Grantee shall have a reciprocal right of cancellation of this License upon one hundred eighty (180) days' written notice to the Grantor.

6. During the term of this License, Grantor shall bear no responsibility for the maintenance of any improvements made by Grantee within the right-of-way, and Grantee shall, at Grantee's sole expense, keep all such improvements in good order and repair.

7. The parties agree to the following mitigation strategy, in addition to Grantee holding Grantor harmless and indemnifying Grantor, in the event of a pipe failure or damage: The piping under the ROW does not have any fittings, valves, or any other points of failure/leakage and the pipe wall thickness is 291% greater than equivalent industry standard piping. Any piping leakage would be the result of inadvertent and unintentional damage during deep (over 5 feet) excavation. In the event of damage to the piping system causing a leak, means of isolating the underground piping from the system via isolation valves to immediately stop the flow of water is present in the design. Grantee agrees to pay Grantor an annual fee of \$4,000.00 to defray the costs of administration and city staff managing requests for identifying the exact location of the Flagler College pipes under the City rights-of-way for co-location, construction, maintenance, or public infrastructure projects.

8. The parties agree that the specific location of the lines will be determined on site and approved administratively as long as they are generally in the corridor identified in Exhibit "A". Grantee shall be responsible for providing final as-built drawings and any other necessary data to Grantor to identify the location of the pipes with precision. Any errors or omissions of the location of the pipes shall be the responsibility of Grantee.

9. Grantee shall not directly or indirectly assign, sublease, hypothecate, sell, mortgage, encumber or otherwise transfer this License or any interest therein without the written permission of Grantor.

10. To the extent permitted by law, the Grantee shall indemnify, defend, and hold the Grantor harmless from all claims and reasonable costs associated with this License. This provision relating to indemnification shall be subject to the limitations of liability set forth in Section 768.28, Florida Statutes. Nothing in this section shall operate as a waiver of sovereign immunity on the part of the Grantee or the Grantor.

11. Grantee, at all times during the term hereof, shall carry public liability insurance against personal injury and property damage with a company authorized to conduct business in the State of Florida and satisfactory to the Grantor, protecting the City of St. Augustine against any and all claims for damages to persons or property as a result of or arising out of the use and maintenance by Grantee of the Grantor's right-of-way. Said insurance shall name the City of St. Augustine as an additional insured with limits of coverage not less than: \$300,000, bodily injury or death, each person; \$300,000, bodily injury or death, each accident; \$300,000, property damage, each individual claim; and \$300,000, property damage, each accident. Grantee shall supply written proof of insurance to Grantor within fifteen (15) days of the date of execution of this License and shall continue to supply such proof to Grantor annually on the anniversary date of the execution of this License. Grantor's representative with regard to providing the written proof required herein shall be the City Manager for the City of St. Augustine, P.O. Box 210, St. Augustine, Florida, 32085-0210, unless and until Grantor notifies Grantee otherwise in writing.

12. Upon the notice of termination or cancellation of this License by Grantor or Grantee, and expiration of the one hundred eighty (180) day notice period, this License

shall become null and void, at which time Grantee shall remove all improvements located within the right-of-way within thirty (30) days of receipt of such notice of termination or cancellation. If such improvements are not removed within thirty (30) days of initial notice, Grantor may remove such structures, and Grantee shall pay Grantor's costs of such removal within thirty (30) days of receipt of notice of such costs. If Grantee fails to pay such costs within thirty (30) days of notice, Grantee shall be liable for all costs of collection, including court costs and attorney's fees incurred by Grantor to collect such costs.

13. Grantor, at Grantor's expense, shall record this License in the Public Records of St. Johns County, Florida.

14. For any litigation arising out of the interpretation or enforcement of the terms and conditions of this License, venue shall lie exclusively in a court of competent jurisdiction located in St. Johns County, Florida.

15. Grantee, by acceptance of this License, acknowledges that the Grantee, and the Grantee's heirs, assigns and successors shall be unequivocally bound by the terms and covenants contained in this License.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, this

_____ day of _____, 20____.

GRANTOR:

ATTEST:

**CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation**

Darlene Galambos, City Clerk
(SEAL)

By: _____
Nancy Sikes-Kline, Mayor-Commissioner

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☐ online notarization, **Nancy Sikes-Kline**, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this _____ day of _____, 20____.

Notary Public, State of Florida

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness
Print: CHRIS WOLFEL

[Signature]
Witness
Print: ARADHIKA WEBBER

GRANTEE:
FLAGLER COLLEGE, INC., a Florida not
for profit corporation

[Signature]
Print: Laura Stevenson Dumas
Title: VP, Chief of Staff

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, by means
of ☒ physical presence or ☐ online notarization, Laura Stevenson Dumas who is
personally known to me or who has produced personally known as
identification, who is the person described in and who executed the foregoing instrument
and who acknowledged before me that he/she executed the same for the uses and
purposes therein expressed.

Witness my hand and official seal, this 28th day March, 2024.



MICHELLE HARBIDGE LITTLE
Notary Public
State of Florida
Comm# HH482715
Expires 2/24/2028

[Signature]
Notary Public, State of Florida

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

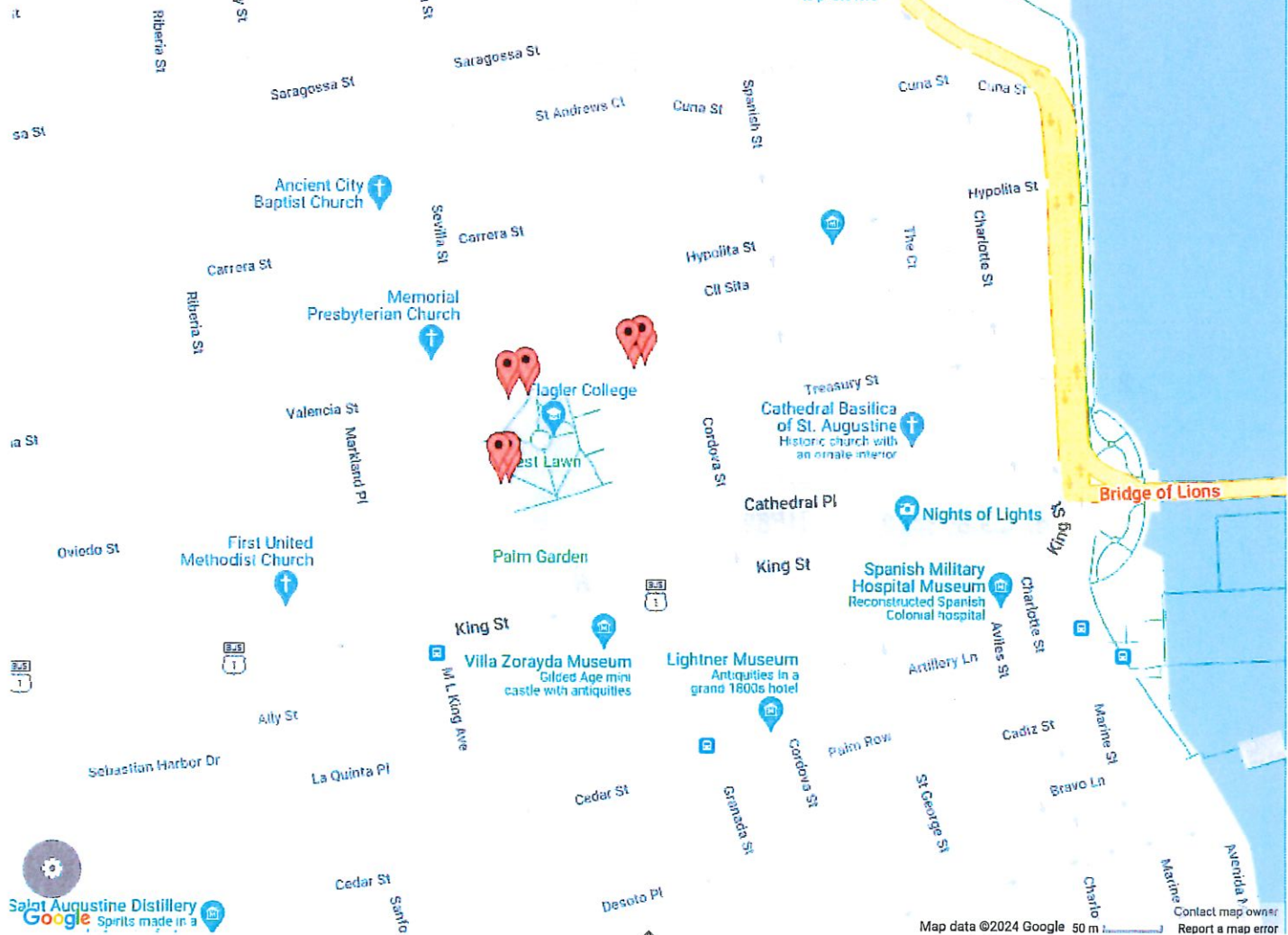
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

1. Sevilla Street
 - a. 29.892918, -81.316083
 - b. 29.892933, -81.315999
 - c. 29.892832, -81.316057
 - d. 29.892837, -81.315979
2. Valencia (Lewis Chilled Water Piping)
 - a. 29.893550, -81.316008
 - b. 29.893577, -81.315842
 - c. 29.893484, -81.315991
 - d. 29.893512, -81.315826
3. Valencia (Lewis Heating Hot Water Piping)
 - a. 29.893784, -81.314922
 - b. 29.893819, -81.314799
 - c. 29.893715, -81.314872
 - d. 29.893738, -81.314775

Adventures
s Slingshot...



Map data ©2024 Google 50 m
Contact map owner
Report a map error

29.892918,-81.316083

29.892933,-81.315999

29.892832,-81.316057

29.892837,-81.315979

29.89355,-81.316008

29.893577,-81.315842

29.893484,-81.315991

29.893512,-81.315826

29.893784,-81.314922

29.893819,-81.314799

29.893715,-81.314872

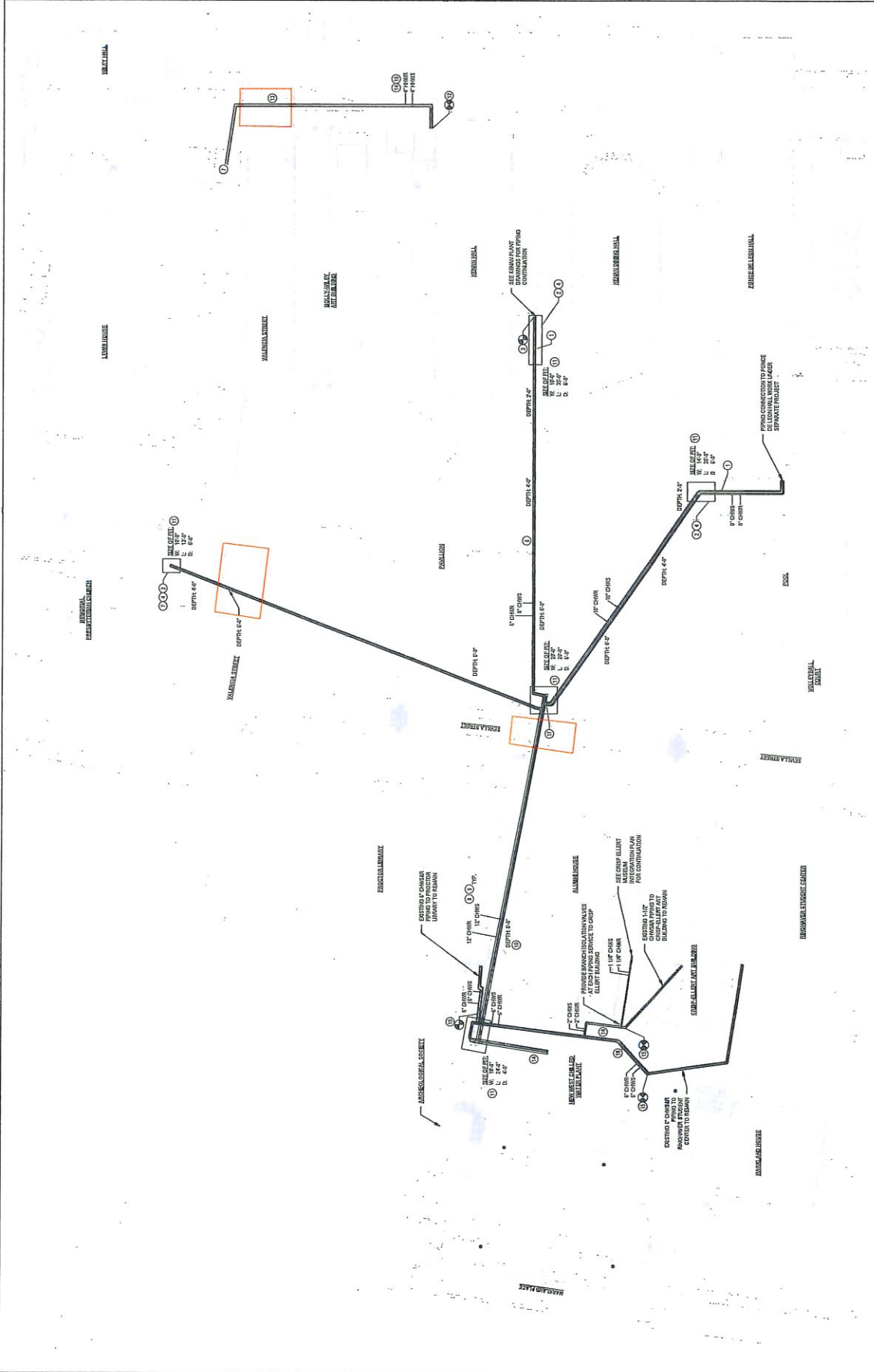
29.893738,-81.314775



We use cookies to improve user experience, and analyze website traffic. For these reasons, we may share your site usage data with our analytics partners. By continuing to the site, you consent to store on your device all the technologies described in our [Privacy Policy](#). Please read our [Terms and Conditions](#) and [Privacy Policy](#) for full details.

WILLIAM J. WALKER	DATE: 01/11/2018
Drawn By:	WJW
Checked By:	WJW
Revised:	01/11/2018
Rev:	1
Revision Description:	CHW

Sheet Title:	CHW SITE PLAN - CHW PIPING
Sheet No.:	MO02



- NEW WORK KEY NOTES**
1. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 2. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 3. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 4. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 5. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 6. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 7. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 8. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 9. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 10. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 11. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 12. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 13. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 14. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 15. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 16. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 17. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 18. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 19. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.
 20. TRANSITION FROM REMAINING PIPING TO SCHEDULE 40 CARBON STEEL AND TRANSFER FROM RECEIVING BUILDING TO CHILLED WATER PLANT.

- GENERAL NOTES**
1. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 2. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 3. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 4. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 5. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 6. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 7. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 8. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 9. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 10. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 11. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 12. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 13. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 14. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 15. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 16. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 17. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 18. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 19. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.
 20. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME B31.1 CODE FOR STEEL PIPING.

SITE PLAN - CHW PIPING
 SCALE: 1/8\"/>

CITY OF ST. AUGUSTINE, FLORIDA

M E M O R A N D U M

TO: David Birchim
City Manager

DATE: March 28, 2024

RE: JAG Grant

The St. Augustine Police Department has applied for the Edward Memorial Justice Grant (JAG). This is a yearly grant the department applies to start new programs or purchase new equipment. This grant cycle we are requesting to purchase active assailant response equipment to be deployed to each shift. The deployment of this equipment will ensure officers can safely and swiftly enter secured areas to locate and encounter active assailants.

If you concur, please place this matter on the next available consent agenda for the consideration and approval of the City Commission.

Thank you for your consideration in this matter.


Jennifer Michaux
Chief of Police

dt
cc: D. Galambos, City Clerk

Award Signatures

In witness whereof, the parties affirm they each have read and agree to the conditions set forth in **Appendix C and Appendix D** of this agreement, have read and understand the agreement in its entirety and have executed this agreement by their duly authorized officers on the date, month and year set out below.

Award ID: R7064
Award Title: C-R7064: SAPD LE Equipment and Supplies
Award Period: 10/01/2023 – 09/30/2024

Florida Department of Law Enforcement
Office of Criminal Justice Grants

Signature: _____

Typed Name and Title: Cody Menacof, Bureau Chief

Date: _____

Recipient
City of St. Augustine

Signature: _____

Typed Name and Title: Nancy Sikes Kline, Mayor

Date: _____

*** If using a designee, sign in the "Chief Official Designee" section below. ***

Chief Official Designee (optional)
City of St. Augustine

Signature: _____

Typed Name and Title: _____

Date: _____

THIS AWARD IS NOT VALID UNTIL SIGNED AND DATED BY ALL REQUIRED PARTIES