



# Planning and Zoning Board

City of St. Augustine, Florida

Regular Meeting Agenda

Tuesday, May 7, 2024, at 1:00pm

Alcazar Room at 75 King Street

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## Information & Agenda Map

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

### 1. Roll Call

### 2. General Public Comments for Items Not on the Agenda

### 3. Approval of Minutes

- a. March 5, 2024, Regular Meeting minutes.
- b. April 2, 2024, Regular Meeting minutes.

### 4. Modification and Approval of Agenda

### 5. Variance

- a. 2024-0020      Bryan Freier – Applicant  
c/o Bryan The Builder USA Inc.  
Anna Gullledge – Owner  
[148 Oyster Catcher Circle](#)  
To approve a variance request to exceed maximum lot coverage.
- b. 2024-0035      Robert Orender – Applicant & Owner  
[46 Dolphin Drive](#)  
To approve a variance request to exceed the maximum lot coverage and reduce rear yard setback requirements.
- c. 2024-0038      Andrew Miller – Applicant & Owner  
[350 Charlotte Street](#)  
To approve a variance request to reduce front yard setback requirements.
- d. 2024-0040      Sarah Ryan Architect – Applicant  
Marianne Scheiner & Mark Wainwright – Owners  
[4 Tremerton Street](#)  
To approve a variance request to reduce yard setback requirements.

## 6. Use by Exception

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

## 7. Variance and Conservation Overlay Zone Development

- a. 2024-0039 Louis & Annie Kines – Applicant & Owners  
[119 Ferdinand Avenue](#)  
To approve a variance request to exceed the maximum lot coverage and remove significant trees within Conservation Overlay Zone 3.

## 8. Conservation Overlay Zone Development

- a. 2024-0023 Ryan Carter – Applicant  
c/o Carter Environmental Services  
City of St. Augustine & Alison Turner – Owner  
[Theodore Street](#)  
[3 Theodore Street / PID 110430-0000](#)  
[Florida Avenue / PID 110440-0000](#)  
To approve construction of a right of way extension and new single-family home within Conservation Overlay Zone 2 and removal of significant trees and tree canopy within Conservation Overlay Zone 3.
- b. 2024-0037 John Valdes – Applicant  
c/o John Valdes and Associates  
John Andrews – Owner  
[273 S Matanzas Boulevard](#)  
To approve a proposed modification to an existing seawall within Conservation Overlay Zones 1 & 2.
- c. 2024-0036 Carter Environmental Services – Applicant  
Gregory Trunnell – Owner  
[33 Dolphin Drive](#)  
To approve the construction of a new dock within Conservation Overlay Zone 1.
- d. 2024-0031 Donald Gullion – Applicant  
c/o Dream Finders Homes  
Ronnie McGraw – Owner  
[215 Pelican Reef Drive / PID 158573-0030](#)  
To approve the construction of a new single-family home within Conservation Overlay Zones 2 & 3.



## 9. Rezoning

- a. 2024-0041      Ellen Avery-Smith, Esq. – Applicant  
                         c/o Rogers Towers, P.A.  
                         Kasam Hospitality – Owner  
                         [24 Cathedral Place / PID 197160-0000](#)  
                         [Charlotte Street / PID 197200-0000](#)  
                         To rezone approximately 1.06 acres of property from the 24 Cathedral Place Planned Unit Development (PUD) (Ordinance No. 2013-22) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD).

## 10. Other Business

- a. Discussion related to the required Residential Lot Grading Plan and other issues related to Floodplain Management.

## 11. Adjournment

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

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

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

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

## CITY OF ST. AUGUSTINE

### Planning and Zoning Board Regular Meeting March 5, 2024

The Planning and Zoning Board met in formal session Tuesday, March 5, 2024, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Charles Pappas, Chairperson and the following were present:

#### **1. Roll Call:**

Charles Pappas, Chairperson  
Mike Davis  
Jon DePreter  
Carl Blow  
Matthew Shaffer  
Ashleigh Barnes

Absent Christine Tucker, Vice- Chairperson (Excused)

City Staff: Amy Skinner, Director, Planning & Building Department  
Jacob Fredriksson, Planning Manager  
Sarah Daugherty, Planning & Building Planner  
Isabelle Lopez, City Attorney  
R. Buddy Schauland Jr. CBO, CFM  
Michele Fudo, Recording Secretary

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#### **2. General Public hearings for Items Not on the Agenda**

None

#### **3. Approval of Minutes**

##### **MOTION**

**Mr. Davis MOVED to APPROVE the January 2, 2024 minutes as presented. The motion was SECONDED by Mr. Blow and APPROVED by UNANIMOUS VOICE VOTE.**

#### **4. Modification and Approval of Agenda**

Item 5.a. and 5.b. at 26 and 28 Mc Millan Street were administratively withdrawn.

Item 7.c. at 214 Pelican Reef had requested a continuance to the April 2, 2024, meeting. **Mr. DePreter moved to CONTINUE item 7.c. 214 Pelican Reef Drive to the April 2, 2024, PZB meeting the motion was**

**SECONDED by Mr. Davis and APPROVED by UNANIMOUS VOICE VOTE**

Item 7.h. 71 Masters Drive was withdrawn by the applicant.

Item 8.a. Nix Boat Yard Road requested to be the first application heard due to a scheduling conflict.

Staff requested that item 9.a. be presented before other agenda items.

##### **Motion**

**Mr. Blow MOVED to APPROVE the Modified Agenda moving the Building Official to the first item and the review of 2024-0012 Nix Boat Yard. The motion was SECONDED by Mr. Davis and APPROVED by UNANIMOUS VOICE VOTE.**

#### **5. Variance**

**5. (a) 2024-0017 – Mattbeth Construction LLC – Applicant St Augustine Flips LLC – Owner 26 Mc Millan Street**

**Administratively Withdrawn, see item 4**

**To approve a variance to the maximum height of a fence on the perimeter of the property in the front yard of a residential structure within the Industrial and Warehousing: IW zoning district.**

**5. (b) 2024-0018 – Mattbeth Construction LLC – Applicant St Augustine Flips LLC – Owner 28 Mc Millan Street**

**Administratively Withdrawn, see item 4**

**To approve a variance to the maximum height of a fence on the perimeter of the property in the front yard of a residential structure within the Industrial and Warehousing: IW zoning district.**

**5. (c) 2024-0021 – Kawtar Cresci – Applicant & Owner 6 Grove Avenue**

**To approve a variance to the required side and rear yard setbacks to allow for construction of additional habitable space.**

Ms. Daugherty read the staff report and said based on a review of Sec. 28-29 staff find that the Board can CONTINUE until the applicant has explored other locations that may reduce the encroachment into setbacks, DENY as variance criteria is not met, or APPROVE as variance criteria is met for the variance request to the side yard setback at 6 Grove Avenue / PID 194460-0000.

Kawtar Cresci reviewed the application.

The Board presented their Ex Parte Communication.

12 certified notices were sent, 0 were returned in favor, 2 were returned opposed and 1 had comments.

Public hearing was opened.

Nancy Reimer owned the neighboring property and expressed concerns because of the second floor. She felt that it would detract from the charm of the neighborhood, and also created the potential for fire safety issues. She stated that she was opposed to this application.

Public hearing was closed.

Ms. Cresci presented her rebuttal.

The Board discussed:

- A variance could be granted; however, it needed to meet certain criteria
- The situation was not unique to the neighborhood
- Reasonable use of the property could be maintained
- Variance would be contrary to the public interest
- Refocus the project from a garage to a 450 sq ft apartment
- Needed to evaluate the shade shadow
- Was the structure strong enough to support a second floor
- Needed an engineer report to show that the building would hold a second floor
- Possible tear down and rebuild
- Very hesitant to go to a second floor
- No singular disadvantage existed on the property
- Not in the public interest
- Could not support the application
- The neighbor could deny access

**MOTION**

**Mr. DePreter MOVED to DENY application 2024-0021 as per Board discussion it had been found the property did not meet the four criteria specifically disadvantage and contrary to the public interest and that the owner was unable to make reasonable use of the property. The motion was SECONDED by Mr. Shaffer.**

**VOTE ON MOTION:**

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

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**6. Use by Exception**

**6. (a) 2024- 0013 – Tim & Ashley Owens – Applicant c/o Old Coast Pickleball LLC Windward Shipyard LLC – Owner 76 Dockside Drive**

**To allow for the use of a commercial recreational and entertainment facility within the Residential General Office: RGO zoning district as a use by exception.**

Ms. Daugherty read the staff report and said Based on a review of Section 28-29, staff finds that the Board can APPROVE a use by exception request for a commercial recreational and entertainment facility within Residential General Office: RGO zoning district.

Ashley Owens reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

BJ Kalaidi asked if there was going to be any alcohol served in the facility, and if so, was it allowed.

Steve Mask said that there was excitement for this project and supported the applicant.

Public hearing was closed.

Ms. Owens responded to Ms. Kalaidi's question and said that they had not yet made a decision regarding the service of alcohol.

Mr. Pappas asked if serving alcohol was permitted.

Ms. Daugherty advised that alcohol was permitted use for this zoning district.

The Board discussed:

- This was a good plan
- Good use of the property
- Clarified the units that were being proposed were units 106 to 108
- What type of alcohol was allowed so that the applicant would not have to return to the Board
- RGO allowed for taverns and bars
- If beer and wine sales were allowed by right, the applicant would only have to return if there were certain conditions for a Use by Exception

**MOTION**

**Mr. DePreter MOVED to APPROVE Use by Exception 2024-0013 with the language; that the sale of alcohol over 14% would be prohibited at the court. The motion was SECONDED by Mr. Davis.**

**VOTE ON MOTION:**

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

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**7. Conservation Overlay Zone Development**

**7. (a) 2023-0095 – Ryan Carter – Applicant c/o Carter Environmental Services**

**Carter Bayly – Owner 97 Coquina Avenue**

**Continued from January 2, 2024 Regular Meeting**

**To approve the construction of a bulkhead replacement within Conservation Overlay Zones 1 & 2.**

Mr. Fredriksson read the staff report and said Staff finds that the Board can take the following actions for Conservation Overlay Zone Development at 97 Coquina Avenue / PID 223370-0000:

1. CONTINUE the application to allow time for the applicant to provide additional information and for the city to potentially engage in review services of an environmental consultant.

2. APPROVE the application based on the material provided by the applicant showing it meets the criteria of Sec. 11-29. An approval would still require a grading plan to be submitted before any building permits for a new single-family home are issued.

3. DENY the application based on material provided by the applicant showing it does not meet the criteria of Sec. 11-29.

Ryan Carter and Carter Bayly were sworn in for the record.

Mr. Carter reviewed the application for the Board, he addressed the previous concerns that the Board had put forth at the last meeting.

The Board presented their Ex Parte Communication.

Public hearing was opened.

Linda Winkle gave a brief presentation regarding the ecosystem that existed at the location of the proposed structures. She was concerned that if the bulkhead was built 18 inches waterward, the ecosystem would be destroyed. She showed pictures of the site and asked where the placement of the docks would be.

BJ Kalaidi asked the Board what would happen if the application was denied. She agreed that waterways needed to be protected.

Public hearing was closed.

Mr. Carter presented his rebuttal.

The Board discussed:

- No evidence to support information provided for criteria number three, natural and proposed drainage patterns
- No data to support reference to finished floor elevation for neighboring property
- No current topographical map (TOPO)
- Looking for evidence that supported the application
- Highlighted report provided by the flood plain manager, regarding how criteria number six was evaluated as it related to impacting the flood plain
- Flood water would be dispersed around the wall on the property
- Erosion on either side of the property could be a problem
- Retaining walls were built to retain something on one side of the wall. Fences were built between 2 properties on even ground
- Concerned that neighboring properties would experience additional flooding
- Stem wall with a crawl space was a better option
- Significant issues related to criteria number six
- Questioned where the bulkhead ended
- Felt that the issue of the fence/retaining wall had not been properly resolved

Mr. Pappas said that the Board needed to address the application that was before the Board, which was the bulkhead construction.

Discussion continued:

- Needed to illustrate how the bulkhead was going to tie into the wall, no tiebacks were shown on the drawing
- Without tiebacks there would be significant erosion into the jurisdictional wetlands

Mr. Carter responded to the questions the Board had put forth.

Mr. Bayly advised the Board that the fill height was necessary so he could obtain insurance on the property.

Mr. Davis still felt that there could be a creative solution to the problem of the fill.

## MOTION

**Mr. DePreter MOVED to DENY WITHOUT PREJUDICE Conservation Overlay Zone Development 2023-0095 as it did not meet criteria 6 per the guidance from the flood plain expert and the applicant had not met the burden of proof to convince the Board due to the lack of evidence provided. The motion was SECONDED by Mr. Shaffer.**

### VOTE ON MOTION:

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

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

**7. (b) 2023-0096 – Ryan Carter – Applicant c/o Carter Environmental Services**

**Carter Bayly – Owner 99 Coquina Avenue**

**Continued from January 2, 2024 Regular Meeting**

**To approve the construction of a bulkhead replacement within Conservation Overlay Zones 1 & 2.**

Mr. Fredriksson read the staff report and said Staff finds that the Board can take the following actions for Conservation Overlay Zone Development at 99 Coquina Avenue / PID 223370-0060:

1. CONTINUE the application to allow time for the applicant to provide additional information and for the city to potentially engage in review services of an environmental consultant.

2. APPROVE the application based on the material provided by the applicant showing

it meets the criteria of Sec. 11-29. An approval would still require a grading plan to be submitted before any building permits for a new single-family home are issued.

3. DENY the application based on material provided by the applicant showing it does not meet the criteria of Sec. 11-29

Ex Parte Communication:

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

The Board discussed: see item 7a

## MOTION

**Mr. DePreter MOVED to DENY WITHOUT PREJUDICE application 2023-0096 as per Board discussion it did not meet criteria 6 specifically, using guidance from the flood plain manager, there would be reduced flood storage capacity, possible increased erosion, and increased run-off to other properties. The motion was SECONDED by Mr. Shaffer.**

### VOTE ON MOTION:

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

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY<sup>1</sup>**

**7. (c) 2024-0002 – Carolyn Haslam – Applicant c/o Akerman LLP**

**Coastal Getaway Homes LLC – Owner 214 Pelican Reef Drive / PID 158573-0090**

**Continued from February 6, 2024 Regular Meeting**

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

Requested a continuance to the April 2, 2024 PZB Regular Meeting. See motion under item 4.

<sup>1</sup> Break 4:24 pm – 4:42 pm; Mr. Davis left the meeting.

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

**Continued from February 6, 2024 Regular Meeting**

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

Prior to leaving the meeting, Mr. Davis recused himself from item 7.d..<sup>2</sup>

Mr. Fredriksson read the staff report and said Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. The proposed work in this application is for an addition to an existing home and modification of the driveway which would require the on-site relocation of two (2) significant Red Cedar trees at 134 Pelican Reef Drive / PID 158571-4060.

Amber Halcrow reviewed the application and presented an arborist report.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi asked if there were really ten cedars on the lot and if so, where would they be located.

Public hearing was closed.

Ms. Halcrow showed the Board and the gallery where the trees would be located and verified that there would be ten on the property.

The Board discussed:

- Felt that the applicant had addressed the concerns the Board had previously brought forth

<sup>2</sup> Recusal form attached to original minutes.

- Hopeful that the trees would survive the move on the property

There was consensus with the Board to approve the application

**MOTION**

**Mr. Shaffer MOVED to APPROVE application 2024-0005 134 Pelican Reef Drive to relocate significant trees within conservation overlay zone three with the condition that the applicant met the requirement of the ten cedars trees whether they were existing trees or future plantings as described in the applications presentation. The motion was SECONDED by Ms. Barnes**

**VOTE ON MOTION:**

**AYES: Shaffer, Barnes, DePreter, Blow, Pappas**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**7. (e) 2024-0023 – Ryan Carter – Applicant c/o Carter Environmental Services, Inc City of St. Augustine & Alison Turner– Owner Theodore Street; 3 Theodore Street/PID 110430-0000; Florida Avenue/ PID 110440-0000**

**To approve construction of a right of way extension and new single-family home within Conservation Overlay Zone 2 and removal of significant trees and tree canopy within Conservation Overlay Zone 3.**

Mr. Fredriksson read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 2 and 3. The proposed work in this application is to improve a section of the Theodore Street right-of-way to allow for the construction of a new single-family home at 3 Theodore Street / PID 110430-0000.

Staff recommends CONTINUING this request until a tree mitigation proposal is provided.

Ryan Carter reviewed the application. He said that the applicant was happy to do the tree mitigation but needed to know where the city wanted the plantings to be.

The Board presented their Ex Parte Communication.

24 certified notices were sent, 1 was returned in favor, 11 returned opposed and 11 had comments.

Public hearing was opened.

BJ Kalaidi said that this item was brought up at the Friday Review meetings and Mr. Carter did mention where the city wanted to put trees. She asked what was meant by tree canopy.

Maddie Cheney expressed concerns with the water intrusion that was already bad in the area. She was concerned with how it would change when the trees were removed. She said that there were other homes in the area that had dirt drives and wondered if it was necessary for the road to be paved. She suggested that the city consider purchasing the property using funds from the property acquisition plan.

William Knight stated that flooding was a real problem in this area. He also spoke of the problems that the area had with waste removal.

Grace Cheney stated that she was opposed to this project. She read a list of her concerns to the Board. The list included the grading adjacent to the wetlands as well as the proposed maintenance of the buffer and how it would be maintained undisturbed in perpetuity. She asked about a drainage plan and flood plain compensation. She said that the roadside swales would not be sufficient to collect stormwater run-off and that there appeared to be no culvert included in the plans. She asked for an independent review

of the wetland line and whether gravel or pervious pavement would be considered to offset the flooding. She suggested that this lot as well as the Florida Street property be considered for purchase by the city.

Sarah Grimm opposed the application. Her property was adjacent to the conservation zone. She said that the green belt was there to help mitigate flooding in the area.

Melissa Mundell reiterated the flooding problem in the area and showed the Board pictures that illustrated the problem.

Richard Lucas said that this project was about more than cutting down a tree. He said that this was a wildlife conservation area. He felt that building in this area was contrary to the purpose of the conservation area.

Haley Marjenhoff told the Board that eight trees would have to be removed to put the road in the area. She said the flooding in the area was very bad and was not in favor of the project.

Angelina Taylor stated she bought her property because she was told that the property was backed up to a preserve. She was opposed to the project as she felt that it would add to the flooding problem in the area.

Joseph Marjenhoff opposed the removal of any trees as it would reduce the natural protection that they provide.

Don Penn told the Board that the sewage was a problem in the area because of the flooding. He wanted to know who was going to pay for the paving of the road.

George Watts told the Board that the area could not connect to the drainage because it was inadequate. He felt that the trees were a natural barrier for high winds.

Mr. Karan told the Board that the land would have to be raised to build the proposed



house. He said that it would cause severe flooding.

Marta Hahn: Secretary for the Ravenswood Neighborhood Association shared information from an association meeting in which a city official had given a presentation that highlighted the areas that experienced flooding and also had drainage issues.

Maureen Long said her first concern was that every tree on the proposed extension of Theodore Street would be removed which would completely remove the tree canopy. She thought that it would be helpful to have a tree mitigation proposal as well as an urban tree canopy assessment. She felt that a more recent formal wetland determination was needed.

Ms. Kafel presented pictures of her own yard that was flooded during Hurricane Nicole. She advised the Board that one acre of wetlands held 1.5 million gallons of water. She said that the flooding had gotten worse every year and now extends into her front yard. She thought that the city should purchase this property.

Susan Creek said that there seemed to be a lot wrong with this proposal. She was concerned that the road would take over a portion of the yards in the area. She told the Board that development in that area needed to be controlled.

Public hearing was closed.

Mr. Carter presented his rebuttal.

The Board discussed:

- Developing this property would have an effect on the scenic vistas
- Jurisdictional wetland line could be contested
- The tree canopy would be affected

- Very strong concerns about developing the area<sup>3</sup>
- Wanted public works to advise if the road could be smaller and also infrastructure for the area
- Wanted to see a tree survey for the footprint of the house
- How was the foundation for the house being constructed
- Surface type of the road
- One more house on the sewage system
- Twenty-five-foot setback
- Inconsistency with the swales
- Lot coverage compared to wetland, was there a credit or mitigation plan
- Concerned about opening this parcel up for construction, this could spark new development on another parcel that was very close
- Wanted to see setbacks and how the house would sit on the site
- Needed a new formal wetland survey to determine if this was a buildable lot

#### **MOTION**

**Mr. DePreter MOVED to CONTINUE application 2024-0023 to the May 7, 2024 meeting for the applicant to demonstrate understanding of the criteria. The motion was SECONDED by Ms. Barnes.**

#### **VOTE ON MOTION:**

**AYES: DePreter, Barnes, Blow, Pappas**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**7. (f) 2024-0015 – Matthews / DCCM – Applicant Gary Northrup– Owner c/o Komorebi Bonsai Garden 550 West King Street**

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

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the

<sup>3</sup> Mr. Shaffer left the meeting at 7:00 pm

proposed development within Conservation Overlay Zone 3. The proposed work in this application is for the construction of a new commercial enterprise at 550 West King Street / PID 112610-0000.

Tom Bartlett reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi asked which arborist had provided the report. She felt that the applicant was removing trees so they could build whatever they wanted. She said the canopy on the west side of St Augustine was as important as the canopy near the water.

Public hearing was closed.

Mr. Bartlett provided his rebuttal.

The Board discussed:

- Property had a large sloping area
- Applicant had done a good job developing a difficult piece of property
- Trees proposed for removal appeared distressed

#### **MOTION**

**Mr. Blow MOVED to APPROVE application 2024-0015 for the tree removal plan submitted on page three of the application. The motion was SECONDED by Ms. Barnes.**

#### **VOTE ON MOTION:**

**AYES: Blow, Barnes, DePreter, Pappas**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**7. (g) 2024-0016 – Matthews / DCCM – Applicant Meredith B. Schwarz – Owner**

#### **c/o Trinity Parish 2 Artillery Lane / PID 199220-0000**

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

Mr. Fredriksson read the staff report and said based on a review of the City's applicable Land Development Codes staff finds that the Board can APPROVE the request for Conservation Overlay Zone 3 Development to remove a significant 31"/29" dbh Oak tree at 2 Artillery Lane / PID 199220-0000 as mitigation requirements of Chapter 25 will need to be met prior to approval of any construction plans.

Tom Bartlett reviewed the application.

The Board presented their Ex Parte Communication

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

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

The Board discussed:

- Needed to reconcile elements in the comprehensive plan regarding the removal of a significant tree
- Needed a report stating the condition of the tree
- Needed more information showing the need to remove the tree to increase economic use of the property
- Confirmed that the property was in an Historic District
- Favored leaving the tree where it was
- Landscaping plan provided did not include the addition of any significant trees for the future
- Landscaping plan met the minimum requirements

#### **MOTION**

**Mr. DePreter MOVED to CONTINUE application 2024-0016 to the April 2, 2024, meeting with the condition that the applicant would provide an arborist report specific to the laurel oak and additionally that the applicant would possibly replace significant trees in the parking plan. The motion was SECONDED by Ms. Barnes.**

**VOTE ON MOTION:**

**AYES: DePreter, Barnes, Blow, Pappas**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**7. (h) 2024-0019 – Seth Augustine – Applicant c/o TBL Construction Chad Smith – Owner 71 Masters Drive**

Withdrawn by the applicant see item 4.

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

Mr. Fredriksson read the staff report and said based on a review of Sec. 11-29 staff finds that the Board should CONTINUE the request for Conservation Overlay Zone 3 Development for additional information on the condition of the tree and to demonstrate the need to remove the tree to allow for reasonable economic use of the property at 71 Masters Drive / PID 109480-0000.

**7. (i) 2024-0020– Bryan Freier – Applicant c/o Bryan The Builder USA Inc. Anna Gulledege – Owner 148 Oyster Catcher Circle**

This application was heard before item 7c per consensus from the Board.

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

Ms. Daugherty read the staff report and said Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. The proposed work in this

application is for the construction of a retaining wall and fill to build a single-family home at 148 Oyster Catcher Circle / PID 158571-2090

Nicholas Freier reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi felt that the Conservation Overlay Zones were being destroyed. She wanted to know if the trees were being removed to build a house. She questioned the arborist report.

Public hearing was closed.

Eddie Conlon, the arborist that provided the report for the application, was sworn on for the record. He said that the trees on the lot consisted of Black Willows and Pepper trees. He advised the Board that salt water had permeated the property and had caused the trees in question to not be viable. He added that the condition was so bad that the trees would not survive any additional fill on the property.

The Board discussed:

- Wanted to see where the proposed Cedar trees would be located
- The majority of the lot will be raised
- Grading plan for the lot

Mr. Blow read into the record the letter from April 5, 1995 that referenced an appeal of Staff determination for variance 95-0187 Pelican Reef subdivision. The letter stated that all lot owners of Pelican Reef Subdivision would be required to maintain a minimum of ten Southern Red Cedar Trees on an individual lot.

Discussion continued:

- Saltwater intrusion was causing many of the trees to flounder
- Confirmed that lot coverage was forty percent
- Unfortunate that the trees had to come out, but the arborist was hard to deny
- Understood the rationale for raising the lot
- Had the arborist recommended the chosen replacement trees
- There would be a retaining wall on two sides of the property

### **MOTION**

**Mr. DePreter MOVED to CONTINUE application 2024-0020 to the April 2, 2024, meeting. The applicant will return with an arborist approved site plan showing the location of the ten cedar trees. The motion was SECONDED by Mr. Blow.**

### **VOTE ON MOTION:**

**AYES: DePreter, Blow, Shaffer, Barnes, Pappas**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

### **8. Conservation Overlay Zone Development, Comprehensive Plan Land Use Amendment, & Rezoning**

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

This item was heard prior to item 5.c (see item 4)

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

Mr. Fredriksson read the staff report and said As part of this public hearing the PZB may request additional information before making a recommendation to the City Commission. In addition to any additional material requested by the Board, staff recommends that the following documentation also be provided prior to the second public hearing:

1. An overall, legible, and detailed tree protection/removal plan.
2. A landscaping plan, currently the PUD – Master Plan does not show any new landscaping and Section 3 of the PUD narrative, Intended Plan of Development, only states that “native landscaping and low impact design elements will complement the Cat's Paw Marina facilities.”
3. A clear explanation of the proposed development for the southernmost property, 199 Nix Boat Yard Road / PID 134900-0020.
4. Lot coverage and impervious surface ratio calculations to be included on the PUD – Master Plan site plan.

Brad Wester reviewed the application and highlighted expansion plans to include landscape plans as well, noting that there had been changes made to accommodate the location of certain trees.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi asked what the applicant could do in the city that may not have been possible in the county. She expressed concern about the number of trees that would have to be removed to make this project happen on the west side of the river. She said that she would like to see a before picture as well as an after picture so everyone could see what was happening in the conservation zones.

Public hearing was closed.

Mr. Wester responded to Ms. Kalaidi's questions advising that the City had a Marine Industrial Land Use and the County did not. He brought up the photograph of the property that had been included in the application showing the view from the Hwy 312 bridge.

The Board discussed:

- Wanted to see a better description of the tree removal in conservation overlay zone 2 as well as the arborist report
- Parking would be addressed in the updated Plan Use Development (PUD)

Mr. Blow wanted to see the final plan for the PUD. He said the applicant could come back to make changes. He asked Ms. Lopez if that was the process.

Ms. Lopez agreed and explained that a larger PUD would have less details, however a smaller PUD that was more site specific would contain a higher level of detail.

Mr. Blow referred to the Live Oak trees at the entrance to the property and questioned

if they were going to be removed. He also asked about egress for an adjacent property owner in the area that only had access using a road that crossed the applicant's property. Finally, he asked about the coordination that existed between the county, the city and the developer when discussing the property to the east that had access from Hwy 312 and Nix Boat Ramp Road.

Mr. Wester told the Board that the driveway had been adjusted to allow the Live Oak trees to remain. He showed the drawing that pictured the access road on the property, he advised that it was protected by a permanent easement. In regard to the access road from 312, Mr. Wester advised the Board that the County had plans for improvements in the future and they were working with their plans, which were still in the development stage. He said that he had the ability to coordinate with both the City and the County on this project.

Discussion continued:

- Public view shed would be changed
- Impervious surface did not appear to be consistent
- Elaborate on the lot coverage
- Location of the pedestrian walk and how it would flow through the property
- Fifty-foot height restriction from flood
- Proposed structure would be part of the Conservation Zone review by the Board
- Proposed a subsurface rain tank system
- Everything would feed into storm water

## MOTION

**Mr. DePreter MOVED to CONTINUE application 2024-0012 to a second hearing as per discussion the applicant will receive guidance for Board requests. The motion was SECONDED by Mr. Blow.**

## VOTE ON MOTION:

**AYES: DePreter, Blow, Shaffer, Barnes,  
Davis, Pappas  
NAYES: NONE  
MOTION CARRIED UNANIMOUSLY**

## **9. Other Business**

### **9.(a). City of St. Augustine Building Official information related to code stipulations regarding the fifty (50) percent rule for single-family home renovation within flood zones.**

This item was heard before all other applications.

Mr. Schauland gave a brief analysis of the Building Code relevant to the fifty percent rule as well as the cumulative substantial improvement rule. He stated that there was a common misconception that when the fifty percent of value mark was reached, that the rest of the structure had to be brought up to code as well. He said that was not the case. He explained that substantial improvement was defined as the cost of construction equal or exceeding 50% of the market value of one structure and that did not include the property or any other buildings on the property. He went on to define market value as the actual cash value, (like in-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) determined by a qualified independent appraiser, or a tax assessment value determined by the St. Johns County property appraiser plus ten percent. He advised the Board that the cumulative substantial improvement had been removed from the code as it had been determined that it may cost prohibitive to certain homeowners.

Mr. Blow commented that the Board had had the concern that the citizens would be unduly harmed by the regulation. He felt that the city had done everything that they could to put in place rules that would provide mitigation for the property owners, and there were limits because of the Florida building code and FEMA regulations.

Ms. Barnes asked about the modification of the 10% and what the rationale was for the change.

Mr. Schauland explained that the property appraiser would set the percentage because of the market fluctuations after big storms. He also advised the Board that the reason for not including the cumulative substantial improvement was to assist lower income homeowners who would not be able to do repairs on their homes because of flood mitigation requirements.

## **10. Adjournment**

Having no further business, Mr. Pappas adjourned the meeting at 7:54 P.M.<sup>4</sup>

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Charles Pappas, Chairperson

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<sup>4</sup> Transcribed by Michele Fudo

## CITY OF ST. AUGUSTINE

### Planning and Zoning Board Regular Meeting April 2, 2024

The Planning and Zoning Board met in formal session Tuesday, April 2, 2024, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Charles Pappas, Chairperson and the following were present:

#### **1. Roll Call:**

Charles Pappas, Chairperson  
Mike Davis  
Jon DePreter  
Carl Blow  
Matthew Shaffer  
Ashleigh Barnes

Absent Christina Tucker (excused)

#### City Staff:

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

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#### **2. General Public hearings for Items Not on the Agenda**

None

#### **3. Approval of Minutes**

##### **MOTION**

Mr. Davis **MOVED** to **APPROVED** the February 6, 2024, minutes with one change to include removing Mike Davis as adjourning the meeting and adding Charles Pappas as adjourning the meeting. The motion was **SECONDED** by Mr. Pappas.

##### **MOTION CARRIED BY UNANIMOUS VOICE VOTE**

#### **4. Modification and Approval of Agenda**

6.a. 2024-0022 Use by Exception was not advertised in the newspaper and could not be heard.

Mr. Pappas **MOVED** to **CONTINUE** item 6.a. 2024-0022 to the May 7, 2023, Regular Meeting. The Motion was **SECONDED** by Mr. Blow and **PASSED** by **UNANIMOUS** voice vote.

10.a 2024-0012 Requested a continuance to a date uncertain to provide the information the Board had previously requested.

Mr. DePreter moved to **CONTINUE** item 10.a. 2024-0012 to date uncertain. The Motion was **SECONDED** by Mr. Blow and **PASSED** by **UNANIMOUS** voice vote.

7.a. 2024-0020 was not advertised correctly in the paper. The applicant would like to move forward with the tree removal, but the variance could not be heard.

Mr. Pappas **MOVED** to **CONTINUE** the **VARIANCE** portion of 2024-0020 for **maximum lot coverage to the May 7, 2024, Regular Meeting** and to hear the tree removal portion in the order of the current agenda. The motion was **SECONDED** by

**Mr. Shaffer and PASSED by UNANIMOUS voice vote.**

8.b Withdrawn by applicant.

8.a. 2024-0002 There was consensus with the Board to move item further down in the agenda.

**Mr. Pappas MOVED to APPROVE the Modified Agenda. The Motion was SECONDED by Mr. Davis and PASSED by UNANIMOUS voice vote.**

## **5. Variance**

### **5. (a) 2024-0030 – Charles Moorhouse – Applicant c/o Moorhouse Construction, LLC – Shannon Lynch – Owner 14 Mulberry Street**

**To approve variance requests to allow for the addition of a bathroom to an existing structure.**

Ms. Daugherty read the staff report and said based on a review of Sec. 28-29 staff find that the Board can APPROVE as variance criteria is met for the variance request to the side yard setback at 14 Mulberry Street / PID 195320-0000.

The Board presented their Ex Parte Communication.

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

Charles Moorehouse reviewed the application.

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

The Board discussed:

- Proposed addition did not reduce the overall setback
- Owner did not create the condition
- Bathroom addition was reasonable use of the property

- Site had two entrances off the street
- Variance would run with the land
- Would it be difficult to change to short term rental
- Must provide parking for the number of bedrooms
- Property was already listed as a short-term rental
- Short term rental expansion would have an impact on the neighborhood

Michael Hubbard was sworn in for the record. He described the intent of the homeowner as using the house as a short-term rental. He said that the owner left the house when it was in use as a short-term rental but would rather not leave the house. He said that adding the bathroom would give the owner the opportunity to continue to have a short-term rental but as they originally intended. To rent the space while the owner was still in residence.

Mr. Pappas asked about the homestead of a structure when a portion was used for short term rental.

Ms. Lopez said that the property appraiser prorated the portion of the structure that was used for homesteaded purposes and the portion that was used for short term rental.

Discussion continued:

- There was concern for the public good
- Unable to place restrictions on a variance
- Could be good to have the extra room; however, it would be possible to create a second dwelling within the structure
- A permit would be required and would trigger a review
- Structure was zoned RS-2
- Suffered a singular disadvantage per criteria
- Would addition of the bathroom be contrary to the public good
- Site plan showed two bathrooms, the addition would be the third
- Bathroom could be built in the family room that already existed in the house



## MOTION

Mr. Shaffer MOVED to APPROVE variance 2024-0030 14 Mulberry Street to allow for the addition of a bathroom to an existing structure. The motion was SECONDED by Ms. Barnes.

Ms. Barnes said that she would have a better idea for this item if there had been more of a response from the neighboring properties.

Mr. Blow Stated that he saw a way for the applicant to accomplish their goals without the variance.

### VOTE ON MOTION:

AYES: Shaffer, Barnes

NAYES: DePreter, Blow, Davis, Pappas

MOTION FAILED 2/4

Mr. Blow MOVED to DENY application 2024-0030 as it did not meet the criteria that a. the property because of the size, shape and topography suffered a singular disadvantage through the operation of this section, which disadvantage did not apply to other properties in the vicinity and b. because of this disadvantage the owner was not able to make reasonable use of the property, as it was shown that the owner could make reasonable use of the property and concern with criteria d. that the variance would not be contrary to the public interest. There were other issues in the neighborhood with storm water and it appeared that the applicant could achieve their goal by adding the bathroom within the existing footprint of the building. The motion was SECONDED by Mr. DePreter.

### VOTE ON MOTION:

AYES: Blow, DePreter, Davis, Pappas

NAYES: Shaffer, Barnes

MOTION CARRIED 4/2

## 6. Use by Exception

### 6. (a) 2024-0022 – Jonathan Velarde – Applicant c/o Ancient City Golf Cart Rentals WVC Properties LLC – Owner 3 Sebastian Avenue

Continued to May 7, 2024, meeting. See item 4.

**To approve a use by exception request to allow for the sales and rentals of automobiles.**

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

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

## 7. Variance and Conservation Overlay Zone Development

### 7. (a) 2024-0020 – Bryan Freier – Applicant c/o Bryan the Builder USA Inc. Anna Gulledge – Owner 148 Oyster Catcher Circle Continued and amended, from March 5, 2024, Regular Meeting

**To approve requests to remove significant trees within Conservation Overlay Zone 3 and a variance to maximum lot coverage.**

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. Based on a review of Sec. 28-29 staff find that the Board can CONTINUE until the applicant demonstrates meeting the variance criteria or DENY as variance criteria is not met for the variance

request to the lot coverage requirements at 148 Oyster Catcher Circle/PID 158571 2090.

Ex Parte Communication: none

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

Nicholas Frier reviewed the application.

Public hearing was opened.

BJ Kalaidi was in favor of a denial; she thought that both items should be heard at the same time.

Public hearing was closed.

The Board discussed:

Mr. Blow asked Ms. Lopez about the recorded covenants and restrictions regarding the removal and replacement of cedar trees in the Pelican Reef subdivision.

Ms. Lopez responded and advised that the city did not enforce private covenants and restrictions, only the development conditions.

Discussion continued:

- Conditions may be placed on an Overlay Zone Development, not on a variance
- Would prefer a more comprehensive review
- Referred to site plan to get clarification on the location of trees to be removed and where the new ones would be planted
- Would support approval with some type of restriction

## MOTION

**Mr. Davis MOVED to APPROVE the removal of ten cedar trees for application 2024-0020 148 Oyster Catcher Circle provided that if the house was not built the ten cedar trees must be replaced, with**

**the understanding that if the applicant did not replace the trees any future development would include the replacement of the ten Red Cedar Trees. The motion was SECONDED by Ms. Barnes.**

## VOTE ON MOTION:

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

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

## 8. Conservation Overlay Zone Development

**8. (a) 2024-0002 – Carolyn Haslam – Applicant c/o Akerman LLP Coastal Getaway Homes, LLC – Owner 214 Pelican Reef Drive/PID158573-0090**  
**Continued from March 5, 2024 Regular Meeting**

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

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

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

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

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

Given that no new information has been provided by the applicant as of March 27th, 2024, staff finds that the Board may

CONTINUE this request to a date uncertain to allow both time for the applicant to supply the previous requested information and readvertise this application and request.

David Taylor and Paul Thompson were sworn in for the record.

The Board presented their Ex Parte Communication.

Carol Haslam reviewed the new information for the application.

Mr. Thompson provided a history of the Pelican Reef area.

Mr. Carter reviewed a presentation highlighting the rip rap on the property and the meetings with the Water Management District.

David Taylor presented information to explain the drainage plan that was used for the property.

Public hearing was opened.

BJ Kalaidi expressed concern about the entire project, especially the after the fact approval request. She also mentioned the lateness of additional information for the Board to review without staff being able to do the same.

Public hearing was closed.

Mr. Pappas summarized two letters from the public, one in support and one that asked questions about water drainage.

The Board discussed:

- If the solution presented for the spreader swale issue was not accepted, what was the next step
- A permit amendment would be needed to get the project into compliance
- Did the original wetland lines match today's lines

- District policy would accept the wetland line as surveyed in perpetuity if the project was in compliance
- An explanation of the process involved in determining the wetland line was presented
- Flags on the property indicated the conservation easement, no new wetland delineation was conducted
- Swale was designed to facilitate water flow
- House was built on a stem wall
- There was concern as the staff had requested additional time

Mr. Fredriksson advised the Board that the request for additional time was to prepare a staff report.

Discussion continued:

- Lot coverage was less than thirty percent
- Storage tanks were twelve inches tall. Water table was three feet, elevation of the tanks was seven feet
- There were many houses in Pelican Reef that were more than seventy-five feet in width
- Agreed with the measuring process for the Wetland Jurisdictional Line.
- A platted wetland jurisdictional line existed for the property

Mr. Shaffer questioned the position of the city with the jurisdictional wetland line.

Ms. Lopez confirmed that the jurisdictional line was on the plat for the property. She reminded the Board that the rules for the criteria still stand and must be applied accordingly.

- Did not appear to be any unresolved issues
- Drainage plan and stormwater treatment was fine
- Bulkhead scale and how it would influence future development
- Width of the house would not be a problem with precedent

- Did the Board feel that the applicant had demonstrated compatibility with other structures in the area
- Finished floor elevation had to be nine feet
- Size of the house was not new to the development

Ms. Lopez advised the Board that language could be included in the motion that would support the decision.

#### **MOTION**

**Mr. Davis MOVED to APPROVE Conservation Overlay Zone 2024-0002 to approve after the fact, the construction of a bulkhead within Conservation Overlay Zones 1 & 2 with the understanding that the reason that this was closer than would normally be was the Cedar trees that were saved on the street side of the house. Any impact to the swale would be taken care of in accordance with the Saint Johns River Water Management District. The motion was SECONDED by Mr. Blow.**

#### **VOTE ON MOTION:**

**AYES: Davis, Blow, Shaffer, DePreter, Pappas**

**NAYES: Barnes**

**MOTION CARRIED<sup>1</sup>**

**8. (b) 2024-0016 – Matthews | DCCM – Applicant Meredith B. Schwarz – Owner c/o Trinity Church 2 Artillery Lane/PID 199220-0000 Continued from March 5, 2024 Regular Meeting**

Withdrawn by the applicant see item 4

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

Mr. Fredriksson read the staff report and said based on a review of the City's applicable Land Development Codes staff finds that the Board may CONTINUE this request for Conservation Overlay Zone 3 Development

to remove a significant 31"/29" dbh Oak tree at 2 Artillery Lane / PID 199220-0000 in order to determine its current health and condition so as to evaluate this request as required by the City's Code of Ordinances more effectively.

#### **8. (c) 2024-0027 – Carter Environmental Services – Applicant Thomas Hartman – Owner 7 Lighthouse Avenue**

**To approve a request for development within Conservation Overlay Zone 1.**

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

Ex Parte Communication: none

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

Mr. Ryan reviewed the application.

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

The Board discussed:

- Application was previously approved in 2022
- There were no changes since previous approval

#### **MOTION**

**Mr. Davis MOVED to APPROVE application 2024-0027 at 7 Lighthouse Avenue as was permitted before. The motion was SECONDED by Mr. DePreter.**

#### **VOTE ON MOTION:**

<sup>1</sup> Break 4:20 – 4:43 PM

**AYES: Davis, DePreter, Shaffer, Barnes, Blow, Pappas**  
**NAYES: NONE**  
**MOTION CARRIED UNANIMOUSLY**

**8. (d) 2024-0029 – Carter Environmental Services – Applicant Kyle Cregan – Owner 67 Water Street**

**To approve a request for development within Conservation Overlay Zone 2.**

Ms. Daughtery read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction of a bulkhead and the placement of fill at 67 Water Street / PID 196000-0000.

The Board presented their Ex Parte Communication.

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

Ryan Carter reviewed the application.

Karen Cowart presented information regarding the slope to the marsh and any drainage issues.

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

The Board discussed:

- No concerns with the design, however, did the bulkhead need weepholes
- Very good design
- Fill on the property matched the neighbors fill
- Height of the bulkheads matched
- Would there be any changes to the drawings showing the drainage plan
- The drawing showed the exact flow of the water. The profile that was drawn gave all

the elevations for the grading and the existing grades

- Eight-foot wall would not be built
- It had been made plain that the drainage plan as well as the erosion criteria were met
- Drainage plan was good with one foot differential between the two properties.
- Twelve-inch-high wall currently existed between neighboring properties
- No water would be going toward the neighbors, front and back flow only
- House would be stem wall construction

**MOTION**

**Ms. Barnes MOVED to APPROVE application 2024-0029 a request for development within Conservation Overlay Zone 2. The motion was SECONDED by Mr. Davis.**

**VOTE ON MOTION:**

**AYES: Barnes, Davis, Shaffer, DePreter, Blow, Pappas**  
**NAYES: NONE**  
**MOTION CARRIED UNANIMOUSLY**

**8. (e) 2024-0025 – Kevin Finn – Applicant & Owner c/o Sea Breeze Homes of the First Coast LLC 125 Spoonbill Point Court**

**To approve a request to remove a significant tree within Conservation Overlay Zone 3.**

Ms. Daughtery read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. The proposed work in this application is for the construction of a single-family home at 125 Spoonbill Point Court/ PID 158571-6100.

The Board presented their Ex Parte Communication.

16 certified notices were sent, 4 were returned in favor, 0 were returned opposed and 3 had comments.

Kevin Finn reviewed the application.

Public hearing was opened.

BJ Kalaidi referenced the requirement to maintain ten Red Cedar trees on the lots in the Pelican Reef neighborhood. She felt that the Board may not have all the information needed to make decisions regarding tree removal and placement.

Public hearing was closed.

Ms. Lopez reviewed the city ordinance regarding the cedar tree requirement that the city enforces.

The Board discussed:

- Only four Cedar trees would be removed
- Arborist report showed that only one tree was healthy
- Healthy tree was in the middle of the proposed driveway
- Agreed with other comments from the Board
- Change the impact of the driveway to save the tree on the front of the property
- One significant tree was being removed; however, ten trees were going to be planted

## **MOTION**

**Mr. DePreter MOVED to APPROVE Conservation Overlay Zone Development 2024-0025 after Board discussion and reviewing the arborist report as well as the staff report, criteria had been met. The motion was SECONDED by Mr. Pappas**

### **VOTE ON MOTION:**

**AYES: DePreter, Pappas, Shaffer, Barnes, Davis**

**NAYES: Blow**

**MOTION CARRIED <sup>2</sup>**

### **8. (f) 2024-0028 – Carter Environmental Services – Applicant Aqan Prameshuber**

### **– Owner 171 Inlet Drive Lot A/PID 213831-0010**

### **To approve a request for development within Conservation Overlay Zone 1.**

Ms. Daughtery read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for a modification to the previously approved application by the Planning and Zoning board for a dock on September 6, 2022, at 171 Inlet Drive Lot A/PID 213831-0010.

Ex Parte Communication: none

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

Mr. Carter reviewed the application.

Public hearing was opened.

BJ Kalaidi asked why the applicant was changing the plan for the dock.

Public hearing was closed.

Mr. Carter advised that the dock had not been built and the applicant felt this was a better design.

There was consensus with the Board to approve.

## **MOTION**

**Mr. DePreter MOVED to APPROVE Conservation Overlay Zone Development 2024-0028 as a site modification from a previously approved dock and met all the required criteria. The motion was SECONDED by Mr. Blow.**

### **VOTE ON MOTION:**

<sup>2</sup> Break 2:22 – 2:32 PM

**AYES: DePreter, Blow, Shaffer, Barnes, Davis, Pappas**  
**NAYES: NONE**  
**MOTION CARRIED UNANIMOUSLY**

**9. Comprehensive Plan Land Use Amendment & Rezoning**

**9. (a) 2024-0026 – Sipho Holden – Applicant S Holden, Old City Trust – Owner 64 Palmer Street**

**To amend the current land use of Residential Low Density to Residential Medium Density and to rezone the property from Residential Single-Family: Two: RS-2 to Residential General-One: RG-1.**

Mr. Fredriksson advised that 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.

Sipho Holden reviewed the application.

The Board presented their Ex Parte Communication.

18 certified notices were sent, 0 were returned in favor, 1 was returned opposed with comment. Three additional emails were received.

Public hearing was opened.

BJ Kalaidi said that people had left the meeting because of time constraints. She said that she appreciated the time taken to read into the record the letters sent by the public.

Public hearing was closed.

The Board discussed:

Mr. Davis asked for an explanation of the current zoning for the area in question.

Mr. Fredriksson showed the Board, on the map, the different zones in the area.

Mr. Davis asked about the reference to the quadplex instead of a duplex.

Ms. Holden provided clarification advising that currently a single family rental was in the unit.

Ms. Barnes asked for an explanation of the comprehensive plan.

Ms. Lopez explained that there were many rules that were not part of the comp plan, however those rules did encompass the general planning principles of the city.

- Decision would be based on the need and justification for the change
- This was a good effort to bring the structure in accord with the zoning
- Concern as this was a single-family area primarily
- RS-2 to RG-1 could be a problem as the change from weekly rentals to nightly rentals would be problematic
- RS-2 area to the south would make it hard to support
- One of the city's goals was to increase housing
- Neighbors' comments had a bearing on the decision
- Legally the lot could be subdivided, however, it would be very expensive
- Rezoning would bring in mutli-family unit
- Confirmation that the Board was making a recommendation to the commission

## MOTION

Mr. Shaffer MOVED to recommend to the City Commission that Comprehensive Plan Land Use Amendment 2024-0026 to Residential Medium Density be DENIED due to the intensity of allowable uses. The motion was SECONDED by Mr. Davis

### VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Mr. Shaffer MOVED that the rezoning request 2024-0026 at 64 Palmer Street to rezone from RS-2 to RG-1 be DENIED by the City Commission due to the intensity of the allowable uses under that zoning. The motion was SECONDED by Mr. Davis

### VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Lopez advised Ms. Holden that the requests were recommended for denial, and she would have to appeal to the City Commission.

### 9. (b) 2024-0032 – City of St. Augustine – Applicant

Jeanne Moeller – Owner c/o Emergency Services Homeless Coalition of St. Johns County 523 W King Street

To amend the current land use of Residential-D to Commercial Medium Intensity (City) and to rezone the property from Residential Single Family: RS-3 (County) to Commercial Medium- Two: Cm-2 (City).

Mr. Fredriksson advised that 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

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi advised the Board that she had researched these properties on the property appraiser's website. She asked about the payments they make to the fire department.

Public hearing was closed.

Amy Skinner reviewed information for the three properties listed in the following items.

Ms. Lopez told the Board that in the pre-1925 charter the properties were in the city. She said that by an act of the Florida Legislature the 1925 Charter changed, and the boundaries were changed placing these properties outside of the city. She advised that the city was now trying to create a clean boundary and essentially move the boundary back to the pre 1925 lines.

Ms. Skinner advised that the first item would be a recommendation for a land use change from the county to the city and a recommendation for a zoning change.

## MOTION

Mr. DePreter MOVED to APPROVE comprehensive plan and land use amendment and rezoning 2024-0032 to



amend the current land use from Residential (County) to Commercial Medium Intensity (City). The motion was **SECONDED** by Mr. Davis

**VOTE ON MOTION:**

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

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

**MOTION**

Mr. DePreter **MOVED** to **REZONE** application 2024-0032 to rezone the property from Residential Single Family-RS-3 (County) to Commercial Medium to CM-2 (City). The motion was **SECONDED** by Mr. Davis.

**VOTE ON MOTION:**

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

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

**9. (c) 2024-0033 – City of St. Augustine – Applicant Bill Lazar – Owner c/o St Johns Housing Partnership 525 W King Street; 527 W King Street**

To amend the current land use of Residential- D (County) to Commercial Medium Intensity (City) and to rezone the property from the Sunnyside House PUD (County Ordinance Number 2003-40) to Commercial Medium – Two: CM-2 (City).

Mr. Fredriksson advised that staff report and said 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.

Ex Parte Communication: none

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

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

**MOTION**

Mr. DePreter **MOVED** to **RECOMMEND** to the City Commission to amend the current land use of Residential-D (County) to Commercial Medium Intensity (City) for application 2024-0033. The motion was **SECONDED** by Mr. Davis

**VOTE ON MOTION:**

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

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

**MOTION**

Mr. DePreter **MOVED** to rezone the property from Sunnyside House PUD (County Ordinance Number 2003-40) to Commercial Medium – Two: CM-2 (City). Motion was **SECONDED** by Mr. Davis.

**VOTE ON MOTION:**

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

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

**9. (d) 2024-0034 – City of St. Augustine – Applicant Joseph Logan – Owner c/o Smith SDW Masonic Lodge 545 W King Street**

To amend the current land use of Residential-D (County) to Commercial Medium Intensity (City) and to rezone the

**property from Residential Single Family: RS-3 (County) to Commercial Medium – Two: CM-2 (City).**

Mr. Fredriksson advised that staff report and said Staff does not make recommendations concerning amendments of the City's Future Land Use Map or rezonings, which shall show that the Board w Board is tasked with making recommendations to the city commission instead the 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.

Ex Parte Communication: none

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

Johnathan Logan said that he was glad to see that the City was finally moving the area back to how it was when his forefathers built the building they still use.

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

**MOTION**

Mr. DePreter MOVED to recommend APPROVAL of application 2024-0034 to amend the current land use Residential-D (County) to Commercial Medium Intensity (City) as the need and justification for the change is the City is annexing this property. The justification is this is the most appropriate zoning because of the surrounding area, the relationship of the amendment to rezoning to general planning is made clear as this will be

rezoned and the land use will correspond with the surrounding properties. The staff had noted that this was consistent with the comprehensive plan. The motion was SECONDED by Mr. Davis

**VOTE ON MOTION:**

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

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

**MOTION**

Mr. DePreter MOVED to send a recommendation to APPROVE to the City Commission to rezone the property from Residential Single Family: RS-3 (County) to Commercial Medium – Two: CM-2 (City). The motion was SECONDED by Mr. Davis.

**VOTE ON MOTION:**

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

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

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

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

This item was continued to a date uncertain and will be readvertised see item 4.

To amend the current land use of Mixed-Use District (County) to Marine Industrial (City), to rezone the approximately 1.8-

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

## **11. Other Business**

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

Sarah Daugherty opened the discussion for the Board.

Ms. Skinner advised that the planning board had discussed this item previously. She said that there was proposed language to move forward. She said that this was related to adding language for different types of docks that would accommodate different sizes of boats in other commercial areas or community type docks for larger boats. She advised the board that there would also be language to allow for a height change from six feet to six feet. She added that the addition of the Pine Tree to the list of significant trees would be included in the changes put forth to the commission.

Mr. Blow observed that the size of boats was increasing. He said the reason was that owners no longer wanted to leave boats in the water. He felt that damage to docks could be reduced with the height change.

Mr. Shaffer asked if docks would still come before the Board for construction approval.

Ms. Skinner advised that no procedures would change regarding construction.

Mr. Davis raised the question of having lighting on docks and was advised that language already existed to address dock lighting.

There was consensus on the Board to make a recommendation to the City Commission to move forward with the changes to Chapter 11 Article II.

## **12. Adjournment**

Having no further business, Mr. Pappas adjourned the meeting at 6:02 P.M.<sup>3</sup>

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Charles Pappas, Chairperson

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<sup>3</sup> Transcribed by Michele Fudo



# Planning and Zoning Board

Planning Division Staff Report  
Planning and Building Department

| Public Hearing Date | Agenda Item               | Application Number          |
|---------------------|---------------------------|-----------------------------|
| May 7, 2024         | 5.a.                      | PZB2024-0020                |
| Request             | Address                   | Parcel ID                   |
| Variance            | 148 Oyster Catcher Circle | <a href="#">158571-2090</a> |



*Figure 1. Aerial photograph of the subject property.*



Site & Background Information

|                                                          |                                                     |
|----------------------------------------------------------|-----------------------------------------------------|
| Property Class:<br>(St. Johns County Property Appraiser) | Vacant Residential (0000)                           |
| Future Land Use Designation:                             | Residential Low Density                             |
| Zoning Designation:                                      | <a href="#">Residential Single-Family-Two: RS-2</a> |
| Acreage:                                                 | 0.28                                                |
| Applicant:                                               | Bryan Freier<br>c/o Bryan The Builder USA Inc.      |
| Owner:                                                   | Anna Gulleddge                                      |



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

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

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

### Request Summary

This is a request for a [variance](#) to increase the lot coverage requirement of forty (40) percent for properties within Pelican Reef to 42.8 percent. All new construction and site development on properties with a RS-2 zoning designation shall meet the [requirements of that section](#) of the City’s Code of Ordinances. An approval of this request would allow for the construction of a single-family home.

On April 8, 2024, the applicant appeared before the Board for a Conservation Overlay Zone Development and a variance request. The Conservation Overlay Zone Development was approved, and the variance was administratively continued.

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

| Comprehensive Plan Element                          | Consistent | Inconsistent                 |
|-----------------------------------------------------|------------|------------------------------|
| <a href="#">Future Land Use</a>                     |            | Policy 1.2.1<br>Policy 6.4.2 |
| <a href="#">Historic Preservation</a>               |            | N/A                          |
| <a href="#">Conservation and Coastal Management</a> |            | N/A                          |
| <a href="#">Recreation and Open Space</a>           |            | N/A                          |
| <a href="#">Transportation and Mobility</a>         |            | N/A                          |
| <a href="#">Housing</a>                             |            | N/A                          |
| <a href="#">Infrastructure</a>                      |            | N/A                          |

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

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

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

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

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

## Staff Recommendation

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Based on a review of Sec. 28-29 staff find that the Board can **CONTINUE** until the applicant demonstrates meeting the variance criteria or **DENY** as variance criteria is not met for the variance request to the lot coverage requirements at 148 Oyster Catcher Circle / PID 158571-2090.



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Sarah Daugherty  
Senior Planner  
Planning and Building Department

# Attention

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

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

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

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

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

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



### **Conservation Overlay Zone Developments:**

- Dock applications for **Conservation Overlay Zone 1** require complete submittal packages that include:
  - a. Survey locations of the proposed docks or modifications to existing docks;
  - b. Plans of the proposed dock or dock modifications;
  - c. Bathometric surveys showing water depths at mean high tide and mean low tide, relationship of the proposed dock to water features, marsh, bank lines, creeks, navigable channels, other site specific issues;
  - d. Aerials of existing conditions, and showing proposed docks and/or water features;
  - e. Details of any railings, features, lighting, dock boxes, fish stations, boat lifts or other items that potentially impact scenic vistas; and,
  - f. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development.
- Preserved tree removal and tree canopy issues related to development in **Conservation Overlay Zone 3** require complete submittal packages that include:
  - a. Tree surveys locating all trees on the site 3" diameter and greater;
  - b. Tree survey including the proposed site plan at an appropriate scale to evaluate the proposed development's impact on the trees, including specific trees and the tree canopy overall;
  - c. An arborist's report outlining the type, size, condition, and professional opinion of the impact of the development on the trees and the specific condition of any "preserved" trees;
  - d. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development; and,
  - e. A detailed analysis of the proposed tree removal per Chapter 25, known as the Landscape Code, to determine tree credits and debits, and landscaping requirements per the Landscape Code.

### **Planned Unit Development (PUD) Applications:**

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

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

### **Subdivision Requirements:**

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

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



# CITY OF ST AUGUSTINE

## APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \_\_\_\_\_ (plus advertising costs) Project Number: \_\_\_\_\_

Receipt Number: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

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

1. NAME OF APPLICANT: Bryan Freier Contact Number: 407-383-0432

Business (if applicable): Bryan The Builder USA Inc.

Address: 416 Arredondo Ave City: Saint Augustine State: FL Zip: 32080

E-Mail Address: Bryanthebuilder01@gmail.com

2. NAME OF PROPERTY OWNER: Anna Gullede Contact Number: 3013669535

Business (if applicable): N/A

Address: 20501 Ivory Pass Ct City: Gaithersburg State: MD Zip: 20879

E-Mail Address: gulledeam@yahoo.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 9 Block: 2

Subdivision: Pelican Reef III Parcel Number: 1585712090

4. PROJECT STREET ADDRESS: 148 Oyster Catcher Cir

5. SPECIFIC PROPOSED USE: New Single Family Home

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: \_\_\_\_\_

7. DESCRIPTION OF ACTION REQUESTED: Approval to allow construction of a retaining wall within property necessary for the construction of a new single family home.

8. JUSTIFICATION FOR ACTION REQUESTED: The property is located in a low lying area and in a flood zone. In order to build the home to the required finished floor elevation the home must be elevated. Based on a soils report, the engineer of record recommended the construction of a retaining wall and a foundation utilizing helical piles in order to both meet the FEMA minimum F.F.E as well as constructiong a foundation that would be suitable for the soil on site.

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.

Bryan Freier  
Signature of Applicant

01/15/2024

Date

Anna Marie Peltier  
Signature of Property Owner

2/6/2024  
Date



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

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

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

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

[Bryan Freier](#)

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Print name of applicant

*Bryan Freier*

---

Signature of applicant

[2/5/2024](#)

---

Date



### Owner's Authorization For Agent

Anna Marie Gullledge is/are hereby authorized TO ACT ON BEHALF OF Anna Marie Gullledge, 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: 76 King Street St. Augustine FL 32084

BY: Anna Marie Gullledge  
Signature of Owner  
Anna Gullledge  
Print Name of Owner  
(301)366-9535  
Telephone Number

State of Florida

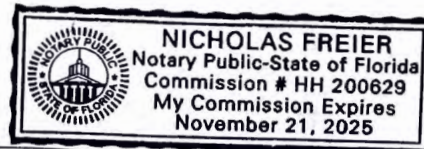
County of Saint Johns

Signed and sworn before me on this 6<sup>th</sup> day of February, 2024

By Drivers Licence

Identification verified:

Oath sworn: ☒ Yes ☐ No



Notary Signature: Nicholas Freier

My Commission expires: 21 Nov 2025



# PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

148 Oyster Catcher Cir, Saint Augustine, FL 32080

Project Address: \_\_\_\_\_

Bryan Freier

Applicant's Name: \_\_\_\_\_ Applicant's Signature: Bryan Freier

Anna Gulledge

Owner's Name: \_\_\_\_\_ Owner's Signature: Anna Marie Gulledge

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity; Because of the shape and size of the property. We cannot feasibly build a home comparable to that of the remaining neighborhood with the current lot coverage requirements.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property; Yes, the disadvantage would cause the homeowner to make significant changes to the building plans which would take away from the design goals for this home. In addition, the homeowner would incur financial consequences by having to alter the Architectural, Structural and truss engineering.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant; Yes.
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section; Yes. Although the lot coverage would exceed the requirement by 2.8%, the Impervious surface ratio is under the max allowable surface area by 15% and would not affect any neighboring properties and would likely not be noticable.

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

|                             |                   |
|-----------------------------|-------------------|
| <u>Bryan Freier</u>         | <u>03/26/2024</u> |
| Signature of Applicant      | Date              |
| <u>Anna Marie Gellera</u>   | <u>3/26/2024</u>  |
| Signature of Property Owner | Date              |

LOT 9, BLOCK 2, PELICAN REEF III,  
AS RECORDED IN MAP BOOK 43, PAGES 85 THROUGH 90,  
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



THE PARCEL OF LAND SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "A" (COASTAL FLOOD PLAIN BASE FLOOD ELEVATION 6 FEET) AS DESIGNATED BY THE FEDERAL FLOOD INSURANCE RATE MAP NO. 12109-0314-A, COMMUNITY NO. 125143 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2010. <http://www.floodsmart.com/st-johns-county-fl>

THE BASIS OF BEARING AS SHOWN HEREON IS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PAUL'S ALLEY HAVING AN ASSUMED BEARING OF S 38°45'00" E. OWNERSHIP OF EASES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. = 1988 ).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

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

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

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

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

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND COUNTERSIGNED WITH THE SIGNING SURVEYOR'S SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE, AND BENEFIT OF:

|                              |                                     |
|------------------------------|-------------------------------------|
| R/W                          | RIGHT OF WAY                        |
| L/B                          | LEASED BUSINESS                     |
| MEAS                         | MEASURED                            |
| (C)                          | = CALCULATED                        |
| A                            | GENERAL ANGLE                       |
| L                            | ARC LENGTH                          |
| CH                           | CHORD LENGTH                        |
| PC                           | POINT OF CURVATURE                  |
| PT                           | POINT OF TANGENCY                   |
| PIC                          | POINT OF INTERSECTION               |
| MB                           | MATERIAL DESCRIPTION                |
| WG                           | WATER METER                         |
| WATER METER                  | WATER METER                         |
| EL                           | ELEVATION                           |
| ELC                          | ELUTED AND REINFORCED CONCRETE PIPE |
| MS                           | MISSED END SECTION                  |
| FOUND 5/8" IRON ROD          | LB 7/11                             |
| FOUND 5/8" IRON ROD          | NO IDENTIFICATION                   |
| FOUND 1/2" IRON PIPE         | NO IDENTIFICATION                   |
| THREE TYPE & THICK ELEVATION |                                     |
| EXISTING SPOT ELEVATION      |                                     |

**BW** **#1** - BENCHMARK # 1 - NAIL AND DISK AT EAST EDGE OF PAVEMENT AT THE WESTERLY EXTENSION OF SOUTH PROPERTY LINE - OTISLER CATCHER CIRCLC  
ELEVATION 5.18 FEET NAVD 1986

**BW** **#2** - BENCHMARK # 2 - NAIL AND DISK AT EAST EDGE OF PAVEMENT AT THE WESTERLY EXTENSION OF NORTH PROPERTY LINE - OYSTERS CATCHER CIRCLC  
ELEVATION 5.33 FEET NAVD 1986

#148 OYSTER CATCHER CIRCLE  
ST. AUGUSTINE, FLORIDA, 32080

03/17/2023 10:40AM \\front\Projects\autocad\2023\23-175\dwg\23-175.dwg

Page 42 of 445







**CALL FOR UNDERGROUND LOCATES BEFORE YOU DIG - CALL NUMBER 1-800-433-4770**

**DISCLAIMER:** THIS LANDSCAPE PLAN WAS PREPARED FOR LANDSCAPE PLANNING PURPOSES AND TO OBTAIN A BUILDING PERMIT FOR THE OWNER. IT IS THE OWNERS RESPONSIBILITY TO CONTRACT A CERTIFIED ARBOREST FOR A COMPLETE CERTIFICATION OF THE HEALTH OF THE EXISTING TREES SHOWING THE LOCATION OF ALL TREES THAT ARE DETECTED BY THE CERTIFIED ARBOREST. THE LANDSCAPE PLAN ON THIS PLAN, WHICH WAS PREPARED BY THE LANDSCAPE ARCHITECT, DOES NOT GUARANTEE THAT ANY TREES PRESENTLY DETECTED BY THE CERTIFIED ARBOREST, AFTER CONSTRUCTION, MAY BE UNSEEN DAMAGE TO THE ROOT ZONE AND MAY BECOME A HAZARD, CONSULT A CERTIFIED ARBOREST FOR TREATMENT AND REPERTIFICATION OF HEALTH OF ALL EXISTING TREES NOW.

[illegible]

© COPYRIGHT - JDEYNE 1996



12. ALL CHANGES TO PLAN MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ANY CHANGES TO PLANT MATERIAL IN THE BID MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBMIT A REQUEST TO THE OWNER AND THE LANDSCAPE ARCHITECT. IF A PLANT OR TREE IS UNOBTAINABLE, SUBMIT AN OWNERSHIP LETTER STATING UNOBTAINABILITY IN THE STATE OF CALIFORNIA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A LANDSCAPE AS-BUILT DRAWING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING EXACT PLANT COUNTS ON THE AS-BUILT DRAWING. DELETIONS OF MATERIALS SHOULD BE NOTED BY THE OWNER AND THE OWNER SHOULD REVIEW UNIT PRICES FOR MATERIALS BEING DELETED. THE LANDSCAPE ARCHITECT SHALL REVIEW THE AS-BUILT DRAWING AND REPLY TO THE OWNER.

ILCHIED BIED

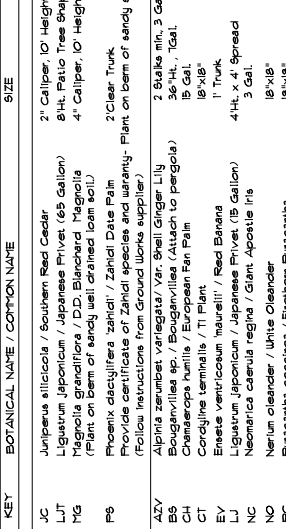
Test an 8-8-8, 50% organic fertilizer at the rate of 100 lbs per 1000 square feet uniformly over all plant beds.

(Not to scale)

damage  
steel  
valley  
one  
to fertilizer  
ing  
in top soil to  
to fertilize  
and one half  
to fertilizer  
fertil, heavy  
hor plates.  
stake grade.

approximately 12" above grade.

GRACO Plant Nursery Mix filled with  
EXTENDING AND CORDING SOIL



## Plant List and Planting Details

**IMPERVIOUS SURFACE RATIO WORKSHEET**  
(Method of Calculation)

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

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

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

Property Address 148 Oyster Catcher Cir\_\_\_\_\_

Lot Area 15,890.07\_\_\_\_\_ square feet

Impervious Surfaces:

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

Total Impervious Surfaces 6775.36\_\_\_\_\_ sq.ft.

6775.36\_\_\_\_\_ divided by 12,275\_\_\_\_\_ = 55%\_\_\_\_\_  
Total Impervious Surface                      Lot Area                      Impervious Surface Ratio %

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

Date 03/12/2024\_\_\_\_\_

# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Sales Questionnaire Form

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

Sales Questionnaire

## 2022 TRIM Notice

2022 TRIM Notice (PDF)

## Summary

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Parcel ID         | 1585712090                                                                                                               |
| Location Address  | 148 OYSTER CATCHER CIR<br>SAINT AUGUSTINE 32080-0000                                                                     |
| Neighborhood      | Pelican Reef (628)                                                                                                       |
| Tax Description*  | 43/85-90 PELICAN REEF III LOT 9 BLK 2 OR5731/1635<br><i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Vacant Residential (0000)                                                                                                |
| Subdivision       | Pelican Reef III                                                                                                         |
| Sec/Twp/Rng       | 20-7-30                                                                                                                  |
| District          | City of St Augustine (District 452)                                                                                      |
| Millage Rate      | 18.872                                                                                                                   |
| Acreage           | 0.280                                                                                                                    |
| Homestead         | N                                                                                                                        |

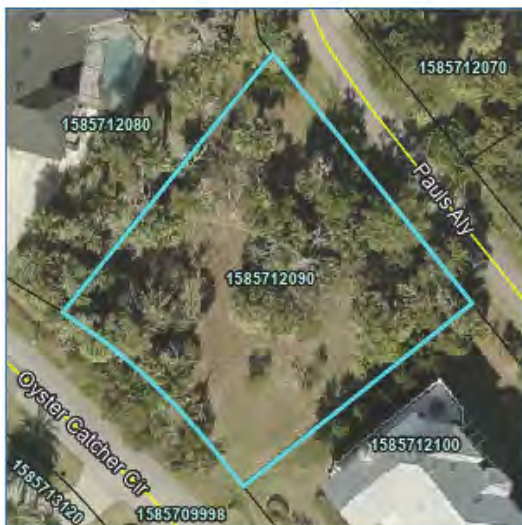
[Click Here to Open Cyclomedia Viewer in a New Tab](#)



## Owner Information

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Owner Name      | Gulledge Anna Maria 100%                          |
| Mailing Address | 20501 IVORY PASS CT<br>GATHERSBURG, MD 20879-0000 |

## Map





## Valuation Information

|                               | 2024      |
|-------------------------------|-----------|
| Building Value                | \$0       |
| Extra Features Value          | \$0       |
| Total Land Value              | \$200,000 |
| Agricultural (Assessed) Value | \$0       |
| Agricultural (Market) Value   | \$0       |
| Just (Market) Value           | \$200,000 |
| Total Deferred                | \$0       |
| Assessed Value                | \$200,000 |
| Total Exemptions              | \$0       |
| Taxable Value                 | \$200,000 |

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

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|------|----------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------|--------------|---------------|
| 2023 | \$0            | \$0                 | \$160,000        | \$0               | \$0                 | \$160,000           | \$154,000      | \$6,000      | \$154,000     |
| 2022 | \$0            | \$0                 | \$140,000        | \$0               | \$0                 | \$140,000           | \$140,000      | \$0          | \$140,000     |
| 2021 | \$0            | \$0                 | \$120,000        | \$0               | \$0                 | \$120,000           | \$94,317       | \$25,683     | \$94,317      |
| 2020 | \$0            | \$0                 | \$120,000        | \$0               | \$0                 | \$120,000           | \$85,743       | \$34,257     | \$85,743      |
| 2019 | \$0            | \$0                 | \$110,000        | \$0               | \$0                 | \$110,000           | \$77,948       | \$32,052     | \$77,948      |
| 2018 | \$0            | \$0                 | \$90,000         | \$0               | \$0                 | \$90,000            | \$70,862       | \$19,138     | \$70,862      |
| 2017 | \$0            | \$0                 | \$90,000         | \$0               | \$0                 | \$90,000            | \$64,420       | \$25,580     | \$64,420      |
| 2016 | \$0            | \$0                 | \$80,000         | \$0               | \$0                 | \$80,000            | \$58,564       | \$21,436     | \$58,564      |
| 2015 | \$0            | \$0                 | \$75,000         | \$0               | \$0                 | \$75,000            | \$53,240       | \$21,760     | \$53,240      |
| 2014 | \$0            | \$0                 | \$55,000         | \$0               | \$0                 | \$55,000            | \$48,400       | \$6,600      | \$48,400      |
| 2013 | \$0            | \$0                 | \$55,000         | \$0               | \$0                 | \$55,000            | \$44,000       | \$11,000     | \$44,000      |

## Land Information

| Use Description    | Front | Depth | Total Land Units | Unit Type | Land Value |
|--------------------|-------|-------|------------------|-----------|------------|
| Vacant Residential | 0     | 0     | 1                | UT        | \$200,000  |

## Sale Information

| Recording Date | Sale Date | Sale Price   | Instrument Type | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                                      | Grantee                                   |
|----------------|-----------|--------------|-----------------|----------------------|----------------------|---------------|-----------------|----------------------------------------------|-------------------------------------------|
| 3/30/2023      | 3/29/2023 | \$255,000.00 | WARRANTY DEED   | <a href="#">5731</a> | <a href="#">1635</a> | Q             | V               | SOMMER EDWARD,JEANMARIE ET AL                | GULLEDGE ANNA MARIA                       |
| 4/1/2021       | 3/23/2021 | \$149,900.00 | WARRANTY DEED   | <a href="#">5225</a> | <a href="#">40</a>   | Q             | V               | CELIKOVIC BESIDA                             | SOMMER EDWARD,JEANMARIE ET AL             |
| 1/29/2021      | 1/28/2021 | \$111,000.00 | WARRANTY DEED   | <a href="#">5165</a> | <a href="#">986</a>  | Q             | V               | RYZUK THOMAS J & PATRICIA A                  | CELIKOVIC BESIDA                          |
|                | 6/3/2005  | \$237,000.00 | WARRANTY DEED   | <a href="#">2456</a> | <a href="#">33</a>   | Q             | V               | RIDEMAN RONALD L,DEBRA J,MICHAEL H,FERN C    | RYZUK THOMAS J & PATRICIA A               |
|                | 5/12/2004 | \$92,600.00  | WARRANTY DEED   | <a href="#">2203</a> | <a href="#">966</a>  | U             | V               | THOMPSON PIERRE D & THOMPSON BROS REALTY INC | RIDEMAN RONALD L,DEBRA J,MICHAEL H,FERN C |

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)

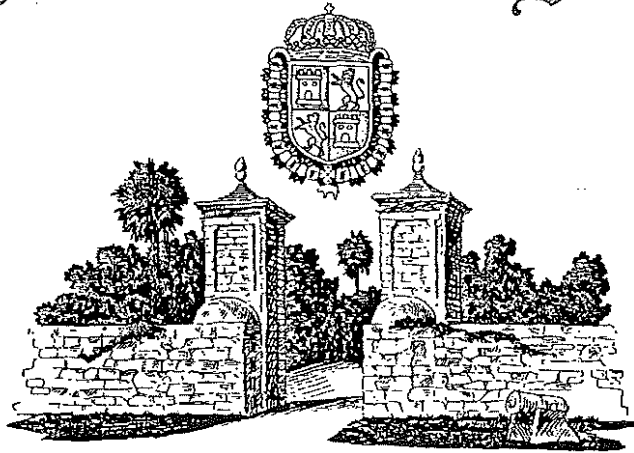
Contact Us

Developed by



# City of Saint Augustine

PLANNING AND BUILDING  
DEPARTMENT



March 26, 1991

SAINT AUGUSTINE, FLORIDA

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

RE: Zoning Variance (BDAC 88-418)

Dear Mr. Thompson:

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

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

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

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

Sincerely,

Troy Bunch  
Director, Planning and Building

TB:em

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





# Planning and Zoning Board

Planning Division Staff Report  
Planning and Building Department

| Public Hearing Date | Agenda Item      | Application Number |
|---------------------|------------------|--------------------|
| May 7, 2024         | 5.b.             | PZB2024-0035       |
| Request             | Address          | Parcel ID          |
| Variance            | 46 Dolphin Drive | <u>219840-0000</u> |



*Figure 1. Aerial photograph of the subject property.*

## Site & Background Information

---

|                                                          |                                                            |
|----------------------------------------------------------|------------------------------------------------------------|
| Property Class:<br>(St. Johns County Property Appraiser) | 0100 – Single Family                                       |
| Future Land Use Designation:                             | Residential Low Density                                    |
| Zoning Designation:                                      | <a href="#"><u>Residential Single-Family-One: RS-1</u></a> |
| Acreage:                                                 | 0.28                                                       |
| Applicant & Owner:                                       | Robert Orender                                             |



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

| Adjacent Properties |                                                         |                             |                    |
|---------------------|---------------------------------------------------------|-----------------------------|--------------------|
|                     | Property Class<br>(St. Johns County Property Appraiser) | Future Land Use Designation | Zoning Designation |
| North               | 0000 – Vacant Residential                               | Residential Low Density     | RS-1               |
| South               | 0100 – Single Family                                    | Residential Low Density     | RS-1               |
| East                | 0100 – Single Family                                    | Residential Low Density     | RS-1               |
| West                | 0100 – Single Family                                    | Residential Low Density     | RS-1               |

### Request Summary

This is a **variance** request to reduce the required rear **yard** setback requirement of **twenty (20) feet** for properties with a Residential Single-Family-One: RS-1 zoning designation down to nine (9) feet and ten (10) inches and to increase the lot coverage from twenty-five (25) percent to twenty-nine (29) percent. All new construction and site development on properties with a RS-1 zoning designation shall meet the [requirements of that section](#) of the City’s Code of Ordinances. An approval of this application would allow for the owner to demolish an existing house and build a new dwelling and pool with a screen enclosure at a higher elevation.

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

| Comprehensive Plan Element                          | Consistent | Inconsistent                 |
|-----------------------------------------------------|------------|------------------------------|
| <a href="#">Future Land Use</a>                     |            | Policy 1.2.1<br>Policy 6.4.2 |
| <a href="#">Historic Preservation</a>               |            | N/A                          |
| <a href="#">Conservation and Coastal Management</a> |            | N/A                          |
| <a href="#">Recreation and Open Space</a>           |            | N/A                          |
| <a href="#">Transportation and Mobility</a>         |            | N/A                          |
| <a href="#">Housing</a>                             |            | N/A                          |
| <a href="#">Infrastructure</a>                      |            | N/A                          |



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

---

All new construction and site development on properties with a RS-1 zoning designation shall meet the requirements of that section of the City's Code of Ordinances.

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

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

According to St. Johns County Property Appraisers website the parcel at 46 Dolphin Drive is .28 acres. The average size of ten (10) nearby lots is .26 acres and the median is .21 acres. The minimum lot size for RS-1 zoning is one-quarter acre (.25 acres). Overall, the lot is comparable in size or larger for the area and the disadvantage of this lot is the angled rear lot line. The proposed house is 3,516 square feet and requires both an increase in lot coverage and setbacks. The necessity for an increase in lot coverage for an average-sized conforming lot suggests that the size of the proposed structure and not a unique disadvantage may be contributing to the need for the variance. The granting of the variance does not appear to be contrary to the public interest.

## Staff Recommendation

---

Based on a review of Sec. 28-29 staff finds that the Board can **CONTINUE** until the applicant has explored other options that may reduce the encroachment into the setbacks and lot coverage, **DENY** as variance criteria is not met, or **APPROVE** as variance criteria is met for the variance request to the minimum side yard setback and maximum lot coverage at 46 Dolphin Drive / PID 219840-0000.



---

Sarah Daugherty  
Senior Planner  
Planning and Building Department

# Attention

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

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

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

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

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

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

### **Conservation Overlay Zone Developments:**

- Dock applications for **Conservation Overlay Zone 1** require complete submittal packages that include:
  - a. Survey locations of the proposed docks or modifications to existing docks;
  - b. Plans of the proposed dock or dock modifications;
  - c. Bathometric surveys showing water depths at mean high tide and mean low tide, relationship of the proposed dock to water features, marsh, bank lines, creeks, navigable channels, other site specific issues;
  - d. Aerials of existing conditions, and showing proposed docks and/or water features;
  - e. Details of any railings, features, lighting, dock boxes, fish stations, boat lifts or other items that potentially impact scenic vistas; and,
  - f. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development.
  
- Preserved tree removal and tree canopy issues related to development in **Conservation Overlay Zone 3** require complete submittal packages that include:
  - a. Tree surveys locating all trees on the site 3" diameter and greater;
  - b. Tree survey including the proposed site plan at an appropriate scale to evaluate the proposed development's impact on the trees, including specific trees and the tree canopy overall;
  - c. An arborist's report outlining the type, size, condition, and professional opinion of the impact of the development on the trees and the specific condition of any "preserved" trees;
  - d. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development; and,
  - e. A detailed analysis of the proposed tree removal per Chapter 25, known as the Landscape Code, to determine tree credits and debits, and landscaping requirements per the Landscape Code.

### **Planned Unit Development (PUD) Applications:**

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

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

### **Subdivision Requirements:**

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

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



# CITY OF ST AUGUSTINE

## APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \_\_\_\_\_ (plus advertising costs) Project Number: \_\_\_\_\_

Receipt Number: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

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

1. NAME OF APPLICANT: Robert Orender Contact Number: 678-687-6736

Business (if applicable): \_\_\_\_\_

Address: 46 Dolphin Drive City: St. Augustine State: FL Zip: 32080

E-Mail Address: orenderr1129@att.net

2. NAME OF PROPERTY OWNER: Robert Orender Contact Number: 678-687-6736

Business (if applicable): \_\_\_\_\_

Address: 46 Dolphin Drive City: St. Augustine State: FL Zip: 32080

E-Mail Address: orenderr1129@att.net

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 37&38 Block: 45 OR714/915

Subdivision: 3-99 Davis Shores Parcel Number: 2198400000

4. PROJECT STREET ADDRESS: 46 Dolphin Drive

5. SPECIFIC PROPOSED USE: Single Family Residence

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: \_\_\_\_\_

7. DESCRIPTION OF ACTION REQUESTED: \_\_\_\_\_

1. Building lot size maximum from 25% to 29%

2. Screened in enclosure attached to house rear setback from 20ft to 9'-10"

8. JUSTIFICATION FOR ACTION REQUESTED: \_\_\_\_\_

Remove old house and build new ranch house on existing lot and raise house to  
to prevent flooding. The lot is odd shaped making it difficult to fit a modest

size ranch without exceeding the building limit. Both work from home and need  
additional storage space.



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

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

The disadvantage of the lot is that it is irregular shaped and difficult to build a modest size ranch house without exceeding building limit.

The lot is also wide and and not deep limiting options for house placement/design

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

Current disadvange to raise existing house would need to have access to

Neighbors property since house is non conforming at 11'-4" side setback

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

Pre existing condition

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

New house will improve property values and will be Mediterranean style

New house itself will be within the setbacks and will be raised to prevent flooding

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.**

Robert Orender

Signature of Applicant

03/24/2024

Date

Robert Orender

Signature of Property Owner

03/24/2024

Date



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

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

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

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

[Robert Orender](#)

---

Print name of applicant

*Robert Orender*

---

Signature of applicant

*Robert Orender*

[3/14/2024](#)

---

Date



### Owner's Authorization For Agent

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

BY: \_\_\_\_\_

Signature of Owner

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Telephone Number

State of \_\_\_\_\_

County of \_\_\_\_\_

Signed and sworn before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By \_\_\_\_\_

Identification verified:

Oath sworn: \_\_\_\_\_ Yes \_\_\_\_\_ No

Notary Signature: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

# PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

46 Dolphin Drive, St. Augustine, FL 32080

Project Address: \_\_\_\_\_

Robert Orender

*Robert Orender*

Applicant's Name: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_

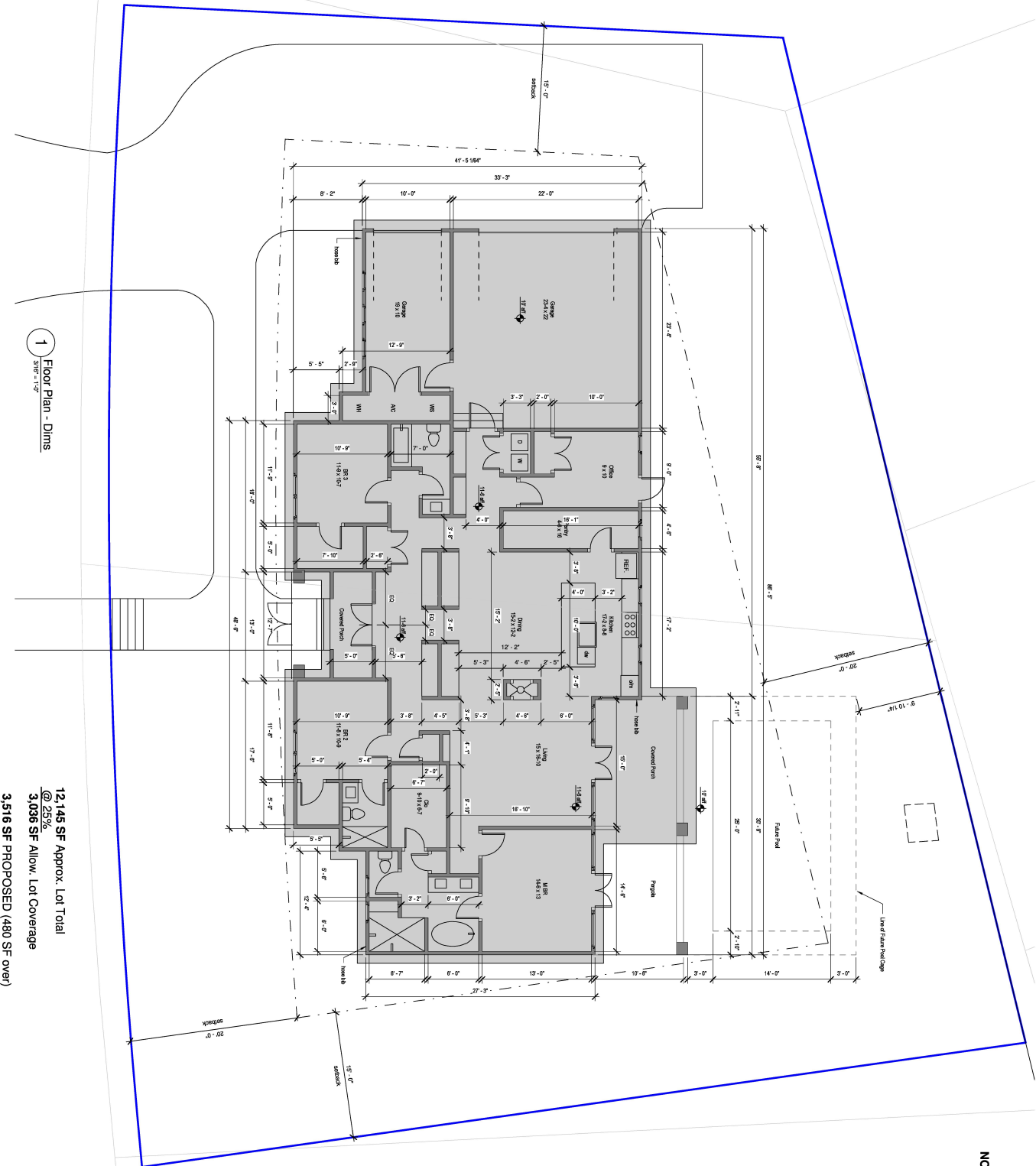
Robert Orender

*Robert Orender*

Owner's Name: \_\_\_\_\_ Owner's Signature: \_\_\_\_\_





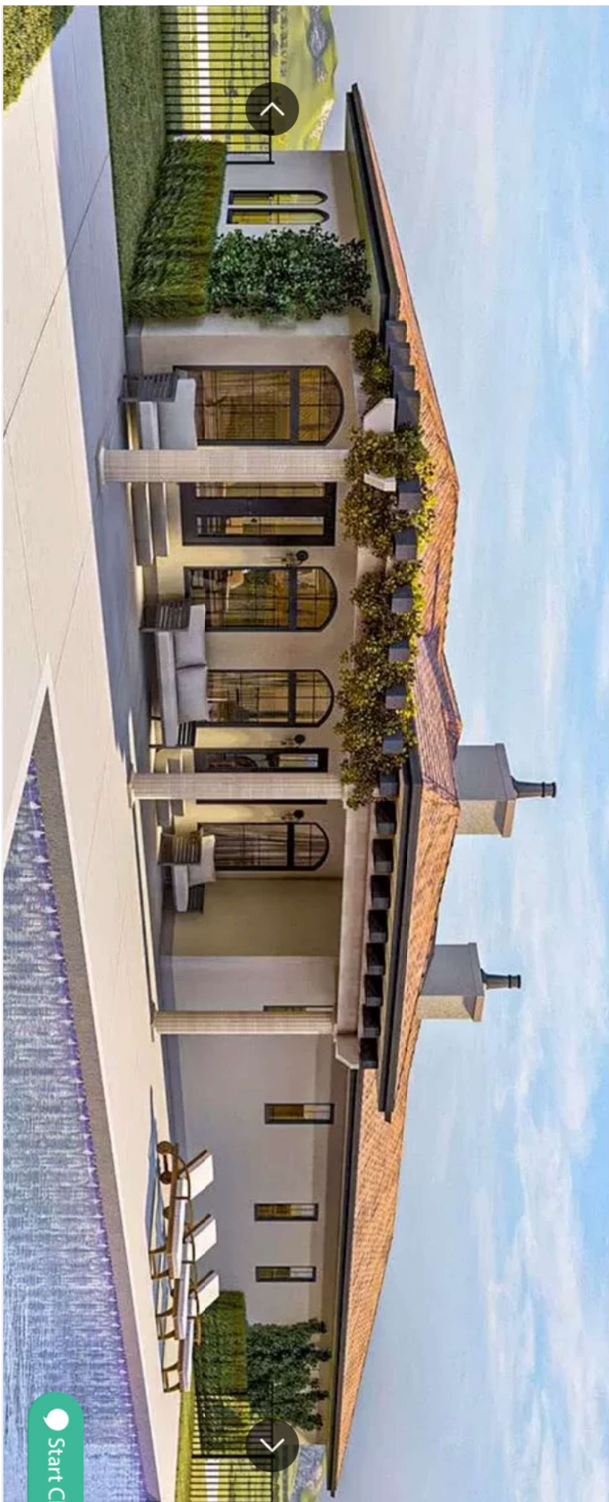


1  
Floor Plan - Dims  
3/8" = 1'-0"

12,145 SF Approx. Lot Total  
@ 25%  
3,036 SF Allow. Lot Coverage  
3,516 SF PROPOSED (480 SF over)

- NOTES:**
- Gas Fireplace and Range
  - 10' ceiling throughout
  - retain "lake chimney" stack to balance the front elevation
  - 10' aft desired at garage
  - 4x studs (single level residence)
  - utility closet in workout w/ water heater, & water softener, A/C





# St. Johns County, FL

## Apply for Exemptions

[Apply for Exemptions](#)

## 2022 TRIM Notice

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

## Summary

Parcel ID 2198400000  
Location Address 46 DOLPHIN DR  
SAINT AUGUSTINE 32080-0000  
Neighborhood Davis Shores South (590)  
Tax Description\* 3-99 DAVIS SHORES LOTS 37 & 38 BLK 45 OR4714/915  
*\*The Description above is not to be used on legal documents.*  
Property Use Code Single Family (0100)  
Subdivision Davis Shores Ocean View Section  
Sec/Twp/Rng 17-7-30  
District City of St Augustine (District 452)  
Millage Rate 18.872  
Acreage 0.280  
Homestead Y

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



## Owner Information

Owner Name Orender Robert H,Jennifer E 100%  
Orender Jennifer E 100%  
Mailing Address 46 DOLPHIN DR  
SAINT AUGUSTINE, FL 32080-0000

## Exemption Information

| Exemption Type | Status | Amount   |
|----------------|--------|----------|
| Homestead      |        | \$50,000 |

## Map



### Valuation Information

|                               | 2024      |
|-------------------------------|-----------|
| Building Value                | \$109,097 |
| Extra Features Value          | \$0       |
| Total Land Value              | \$364,000 |
| Agricultural (Assessed) Value | \$0       |
| Agricultural (Market) Value   | \$0       |
| Just (Market) Value           | \$473,097 |
| Total Deferred                | \$0       |
| Assessed Value                | \$473,097 |
| Total Exemptions              | \$50,000  |
| Taxable Value                 | \$423,097 |

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 | \$111,634      | \$0                 | \$364,000        | \$0               | \$0                 | \$475,634           | \$475,634      | \$50,000     | \$425,634     |
| 2022 | \$147,330      | \$1,136             | \$343,398        | \$0               | \$0                 | \$491,864           | \$385,746      | \$106,118    | \$385,746     |
| 2021 | \$97,395       | \$1,136             | \$260,325        | \$0               | \$0                 | \$358,856           | \$350,678      | \$8,178      | \$350,678     |
| 2020 | \$86,262       | \$1,136             | \$231,400        | \$0               | \$0                 | \$318,798           | \$318,798      | \$0          | \$318,798     |
| 2019 | \$93,446       | \$1,943             | \$208,260        | \$0               | \$0                 | \$303,649           | \$303,649      | \$0          | \$303,649     |
| 2018 | \$94,675       | \$2,102             | \$208,260        | \$0               | \$0                 | \$305,037           | \$305,037      | \$0          | \$305,037     |
| 2017 | \$49,424       | \$1,043             | \$188,012        | \$0               | \$0                 | \$238,479           | \$238,479      | \$0          | \$238,479     |
| 2016 | \$96,476       | \$853               | \$188,012        | \$0               | \$0                 | \$285,341           | \$285,341      | \$0          | \$285,341     |
| 2015 | \$72,341       | \$853               | \$144,625        | \$0               | \$0                 | \$217,819           | \$206,750      | \$11,069     | \$206,750     |
| 2014 | \$70,474       | \$853               | \$121,485        | \$0               | \$0                 | \$192,812           | \$187,955      | \$4,857      | \$187,955     |
| 2013 | \$71,670       | \$853               | \$98,345         | \$0               | \$0                 | \$170,868           | \$170,868      | \$0          | \$170,868     |

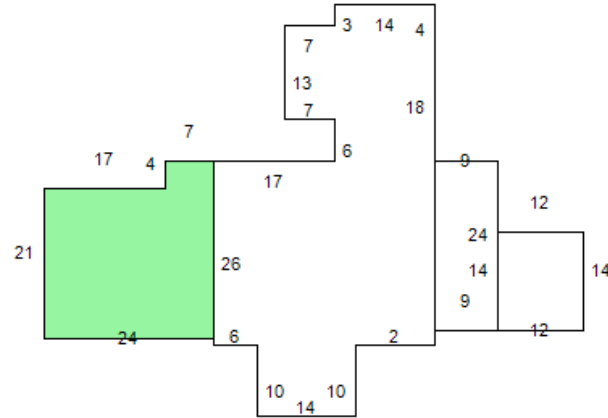
### Building Information

|                  |                         |                   |                   |
|------------------|-------------------------|-------------------|-------------------|
| Building         | 1                       | Roof Cover        | Composite Shingle |
| Building Value   | \$109,097               | Roof Structure    | Gable Hip         |
| Year Built       | 1949                    | Interior Flooring | Wood Laminate     |
| Actual Area      | 2261                    | Interior Wall     | Drywall           |
| Conditioned Area | 1561                    | Heating Type      | Air Duct          |
| Use              | Single Family Residence | Air Conditioning  | Central           |
| Style            | 01                      | Bedrooms          | 3                 |
| Exterior Wall    | Stucco, Brick 2         | Baths             | 2                 |

| Description               | Square Footage |
|---------------------------|----------------|
| BASE AREA                 | 1345           |
| ADDITION                  | 216            |
| UNFINISHED ENCLOSED PORCH | 168            |
| FINISHED GARAGE           | 532            |
| Total SqFt                | 2261           |

### Sketch Information

| Room Type       |
|-----------------|
| FINISHED GARAGE |
| EGP             |
| FAD             |
| Base            |



## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|-----------------|-------|-------|------------------|-----------|------------|
| Single Family   | 130   | 92    | 130              | EF        | \$364,000  |

## Sale Information

| Recording Date | Sale Date | Sale Price   | Instrument Type | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                       | Grantee                                   |
|----------------|-----------|--------------|-----------------|----------------------|----------------------|---------------|-----------------|-------------------------------|-------------------------------------------|
| 4/25/2019      | 4/25/2019 | \$338,000.00 | WARRANTY DEED   | <a href="#">4714</a> | <a href="#">915</a>  | Q             | I               | WINDLE RICHARD F,MARGUERITE B | ORENDER ROBERT H,JENNIFER E               |
| 4/30/2015      | 4/29/2015 | \$272,500.00 | WARRANTY DEED   | <a href="#">4021</a> | <a href="#">122</a>  | Q             | I               | COATES J THOMAS               | WINDLE RICHARD F,MARGUERITE B             |
|                | 5/24/2004 | \$31,000.00  | QUIT CLAIM DEED | <a href="#">2218</a> | <a href="#">1394</a> | U             | I               | COATES LUCILLE M              | COATES LUCILLE M & COATES J THOMAS (JTRS) |
|                | 1/1/1979  | \$39,000.00  |                 | <a href="#">412</a>  | <a href="#">602</a>  | U             | I               |                               | COATES CHARLES R,LUCILLE M                |

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](#)

Contact Us

Developed by







# Planning and Zoning Board

Planning Division Staff Report  
Planning and Building Department

---

| Public Hearing Date | Agenda Item          | Application Number          |
|---------------------|----------------------|-----------------------------|
| May 7, 2024         | 5.c.                 | PZB2024-0038                |
| Request             | Address              | Parcel ID                   |
| Variance            | 350 Charlotte Street | <a href="#">200620-0000</a> |



*Figure 1. Aerial photograph of the subject property.*

## Site & Background Information

---

|                                                          |                                                        |
|----------------------------------------------------------|--------------------------------------------------------|
| Property Class:<br>(St. Johns County Property Appraiser) | 0100 – Single Family                                   |
| Future Land Use Designation:                             | Residential Low Density                                |
| Zoning Designation:                                      | <a href="#"><u>Residential Single-Family: RS-1</u></a> |
| Acreage:                                                 | 0.20                                                   |
| Applicant & Owner:                                       | Andrew Miller                                          |



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

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

### Request Summary

This is a [variance](#) request to reduce the required front [yard](#) setback requirement of [twenty \(20\) feet](#) for properties with a Residential Single-Family: RS-1 zoning designation down to fourteen point one (14.1) feet. The applicant has been issued a demolition permit for the existing house. An approval of this application will allow the owner to comply with the fire code lot separation while providing additional space within the house.

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

| Comprehensive Plan Element                          | Consistent                                                    | Inconsistent |
|-----------------------------------------------------|---------------------------------------------------------------|--------------|
| <a href="#">Future Land Use</a>                     |                                                               | N/A          |
| <a href="#">Historic Preservation</a>               |                                                               | N/A          |
| <a href="#">Conservation and Coastal Management</a> | Policy 1.5.4<br>Policy 2.4.2<br>Policy 2.4.6<br>Objective 2.6 | N/A          |
| <a href="#">Recreation and Open Space</a>           |                                                               | N/A          |
| <a href="#">Transportation and Mobility</a>         |                                                               | N/A          |
| <a href="#">Housing</a>                             | Policy 3.2.2                                                  | N/A          |
| <a href="#">Infrastructure</a>                      |                                                               | N/A          |



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

---

All new construction and site development on properties with a RS-1 zoning designation shall meet the [requirements of that section](#) of the City's Code of Ordinances.

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

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

According to the St. Johns County Property Appraiser the original structure at 350 Charlotte Street was constructed in 1920, which is approximately fifty-five (55) years prior to the adoption of the City's zoning code. The new proposed structure will be built within the existing footprint of the house. The proposed 17 square foot is an extension to the existing footprint of the house which currently sits within the front setback. To avoid the existing tree canopy the applicant has stated "the area best suited for the house location" is where the previous footprint is located. A shift to the house on the property would impact the tree canopy along with require additional concrete work by removing the existing sidewalk on the property. The newly constructed house will remain in harmony with the spirit and intent of the neighborhood.

## Staff Recommendation

---

Based on a review of Sec. 28-29 staff find that the Board can **APPROVE** the application as variance criteria is met for the variance request to the front yard setback at 350 Charlotte Street / PID 200620-0000.



---

Victoria Murphy  
Planner 1  
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: Andrew Miller      Contact Number: 860 - 633 - 3330  
Business (if applicable): \_\_\_\_\_  
Address: 1245 Hebron Ave      City: Glastonbury      State: CT      Zip: 06033  
E-Mail Address: andrew@ctleadpaint.com
2. NAME OF PROPERTY OWNER: Andrew Miller      Contact Number: 860 - 633 - 3330  
Business (if applicable): \_\_\_\_\_  
Address: 1245 Hebron Ave      City: Glastonbury      State: CT      Zip: 06033  
E-Mail Address: andrew@ctleadpaint.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:  
Lot: 32      Block: 39-B  
Subdivision: \_\_\_\_\_      Parcel Number: 200620-0000
4. PROJECT STREET ADDRESS: 350 Charlotte Street
5. SPECIFIC PROPOSED USE: single family residential
6. ACTION REQUESTED:  
☐ Conservation Zone Development      ☐ Appeal of Staff Determination  
☐ Exception      ☐ Land Use Plan Amendment  
☒ Variance      ☐ Rezoning  
☐ Other: 633
7. DESCRIPTION OF ACTION REQUESTED: Request Variance for Charlotte Street setback to be reduced to 14.1 feet. The setback to the existing house eave off of Charlotte Street is 14.1 feet. 17 sq. ft. of the new house at the south end does not meet the current setback requirement of 20 feet.  
Demolition permit has been obtained for the existing house.
8. JUSTIFICATION FOR ACTION REQUESTED: The location of the new house off the north property line and the east property line is grandfathered in. The house width (north to south) is same. The house is being shifted south to comply with the fire code to be located 3 feet off the north property line causing 17 sq. ft. at the southeast corner to require a variance to the setback off of Charlotte Street. 343 Charlotte Street (3 lots to the north) and 6 South St. (lot to the south) both are located very close to Charlotte Street.

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: The lot width of 56 feet and existing tree canopies from the 40 inch Pecan tree to the south and the Cedar tree to the west limit the area best suited for the house location.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Shifting the house further west impacts the tree canopies and also causes the owner additional concrete work by forcing the owner to remove existing sidewalks on the property.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The owner is shifting the house to comply with the fire code lot separation.
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: The house at 343 Charlotte Street which is 3 lots north and the adjacent lot to the south at 6 South Street are both located very close to Charlotte Street. See property appraiser's map. The proposed location will meet the spirit and intent of the code.

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.

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Signature of Applicant

03/25/24  
Date



Signature of Property Owner

03/25/24  
Date





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

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Andrew Miller  
Print name of applicant

Andrew Miller  
Signature of applicant

03/25/24  
Date

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**350 Charlotte St**

Project Address: \_\_\_\_\_

**Andrew Miller**

Applicant's Name: \_\_\_\_\_ Applicant's Signature: *Andrew Miller*

**Andrew Miller**

Owner's Name: \_\_\_\_\_ Owner's Signature: *Andrew Miller*



### Owner's Authorization For Agent

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

BY:   
Signature of Owner  
Andrew Miller  
Print Name of Owner  
860-633-3330  
Telephone Number

State of Connecticut  
County of Hartford

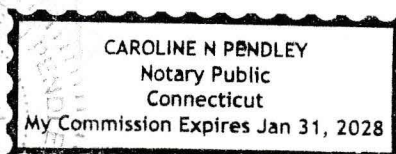
Signed and sworn before me on this 25 day of March, 2024.  
By Andrew Miller

Identification verified:

Oath sworn: Yes No

Notary Signature: \_\_\_\_\_

My Commission expires: \_\_\_\_\_





# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## 2022 TRIM Notice

2022 TRIM Notice (PDF)

## Summary

**Parcel ID** 2006200000  
**Location** 350 CHARLOTTE ST  
**Address** SAINT AUGUSTINE 32084-0000  
**Neighborhood** City of St Augustine (Cordova/St George St) (610.41)  
**Tax Description\*** CITY OF ST AUGUSTINE LOT 32 BLK 39-B OR207/801 & 938/1591 & 1294/1199(Q/C) & 1637/1900 & 3739/1455  
*\*The Description above is not to be used on legal documents.*  
**Property Use Code** Single Family (0100)  
**Subdivision** City of St Augustine  
**Sec/Twp/Rng** 20-7-30  
**District** City of St Augustine (District 452)  
**Millage Rate** 18.872  
**Acreage** 0.200  
**Homestead** N

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## Owner Information

**Owner Name** [Miller Andrew](#) 100%  
**Mailing Address** 1245 HEBRON AVE  
 GLASTONBURY, CT 06033-0000

## Map



Valuation Information

|                               | 2024      |
|-------------------------------|-----------|
| Building Value                | \$276,566 |
| Extra Features Value          | \$0       |
| Total Land Value              | \$468,553 |
| Agricultural (Assessed) Value | \$0       |
| Agricultural (Market) Value   | \$0       |
| Just (Market) Value           | \$745,119 |
| Total Deferred                | \$231,975 |
| Assessed Value                | \$513,144 |
| Total Exemptions              | \$0       |
| Taxable Value                 | \$513,144 |

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 | \$281,027      | \$0                 | \$468,553        | \$0               | \$0                 | \$749,580           | \$466,495      | \$283,085    | \$466,495     |
| 2022 | \$205,119      | \$902               | \$382,290        | \$0               | \$0                 | \$588,311           | \$424,086      | \$164,225    | \$424,086     |
| 2021 | \$105,306      | \$957               | \$279,270        | \$0               | \$0                 | \$385,533           | \$385,533      | \$0          | \$385,533     |
| 2020 | \$147,223      | \$1,011             | \$217,210        | \$0               | \$0                 | \$365,444           | \$365,444      | \$0          | \$365,444     |
| 2019 | \$127,367      | \$1,041             | \$217,210        | \$0               | \$0                 | \$345,618           | \$345,618      | \$0          | \$345,618     |
| 2018 | \$131,410      | \$1,094             | \$217,210        | \$0               | \$0                 | \$349,714           | \$349,714      | \$0          | \$349,714     |
| 2017 | \$133,431      | \$1,081             | \$217,210        | \$0               | \$0                 | \$351,722           | \$330,952      | \$20,770     | \$330,952     |
| 2016 | \$137,475      | \$1,128             | \$217,210        | \$0               | \$0                 | \$355,813           | \$300,865      | \$54,948     | \$300,865     |
| 2015 | \$125,548      | \$1,176             | \$167,562        | \$0               | \$0                 | \$294,286           | \$273,514      | \$20,772     | \$273,514     |
| 2014 | \$96,824       | \$1,019             | \$150,806        | \$0               | \$0                 | \$248,649           | \$248,649      | \$0          | \$248,649     |
| 2013 | \$73,264       | \$593               | \$150,806        | \$0               | \$0                 | \$224,663           | \$224,663      | \$0          | \$224,663     |

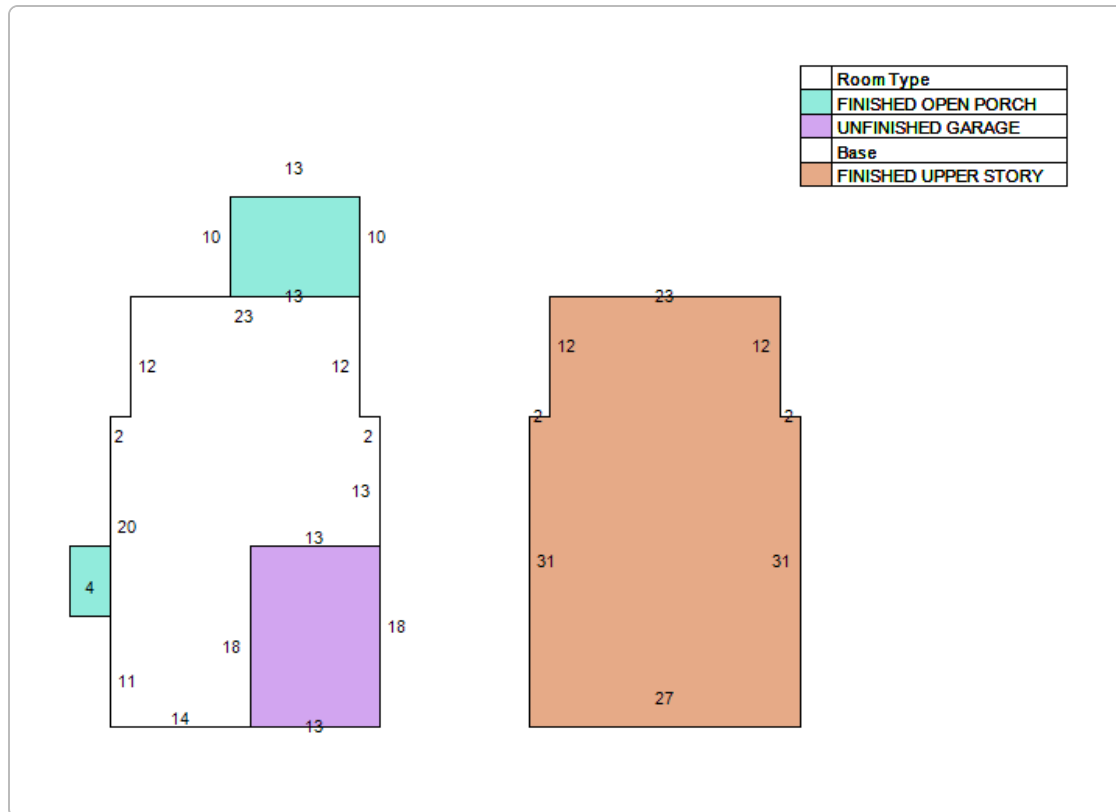
Building Information

|                  |                         |
|------------------|-------------------------|
| Building         | 1                       |
| Building Value   | \$276,566               |
| Year Built       | 1920                    |
| Actual Area      | 2384                    |
| Conditioned Area | 1992                    |
| Use              | Single Family Residence |
| Style            | 01                      |
| Exterior Wall    | Wood                    |

|                   |                   |
|-------------------|-------------------|
| Roof Cover        | Composite Shingle |
| Roof Structure    | Gable Hip         |
| Interior Flooring | Carpet, Pine Wood |
| Interior Wall     | Drywall           |
| Heating Type      | Air Duct          |
| Air Conditioning  | Central           |
| Bedrooms          | 3                 |
| Baths             | 2                 |

| Description          | Square Footage |
|----------------------|----------------|
| FINISHED UPPER STORY | 1113           |
| BASE AREA            | 879            |
| UNFINISHED GARAGE    | 234            |
| FINISHED OPEN PORCH  | 28             |
| FINISHED OPEN PORCH  | 130            |
| Total SqFt           | 2384           |

Sketch Information



### Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|-----------------|-------|-------|------------------|-----------|------------|
| Single Family   | 56    | 150   | 58               | EF        | \$468,553  |

### Sale Information

| Recording Date | Sale Date | Sale Price   | Instrument Type | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                                   | Grantee                           |
|----------------|-----------|--------------|-----------------|----------------------|----------------------|---------------|-----------------|-------------------------------------------|-----------------------------------|
| 6/3/2013       | 5/25/2013 | \$182,000.00 | WARRANTY DEED   | <a href="#">3739</a> | <a href="#">1455</a> | U             | I               | MILLER ARLINE GRAYBILL INDIV & AS TRUSTEE | MILLER ANDREW                     |
|                | 8/8/2001  | \$100.00     | WARRANTY DEED   | <a href="#">1637</a> | <a href="#">1900</a> | U             | I               | MILLER ROBERT S,ARLINE G                  | MILLER ROBERT S,ARLINE G TRUSTEES |
|                | 2/6/1998  | \$100.00     | QUIT CLAIM DEED | <a href="#">1294</a> | <a href="#">1199</a> | U             | I               | MILLER ROBERT S                           | MILLER ROBERT S,ARLINE G          |
|                | 5/1/1992  | \$100.00     | WARRANTY DEED   | <a href="#">938</a>  | <a href="#">1591</a> | U             | V               | MILLER ROBERT S,ARLINE G                  | MILLER ROBERT S                   |

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

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 Last Data Upload: 4/16/2024, 2:40:33 AM

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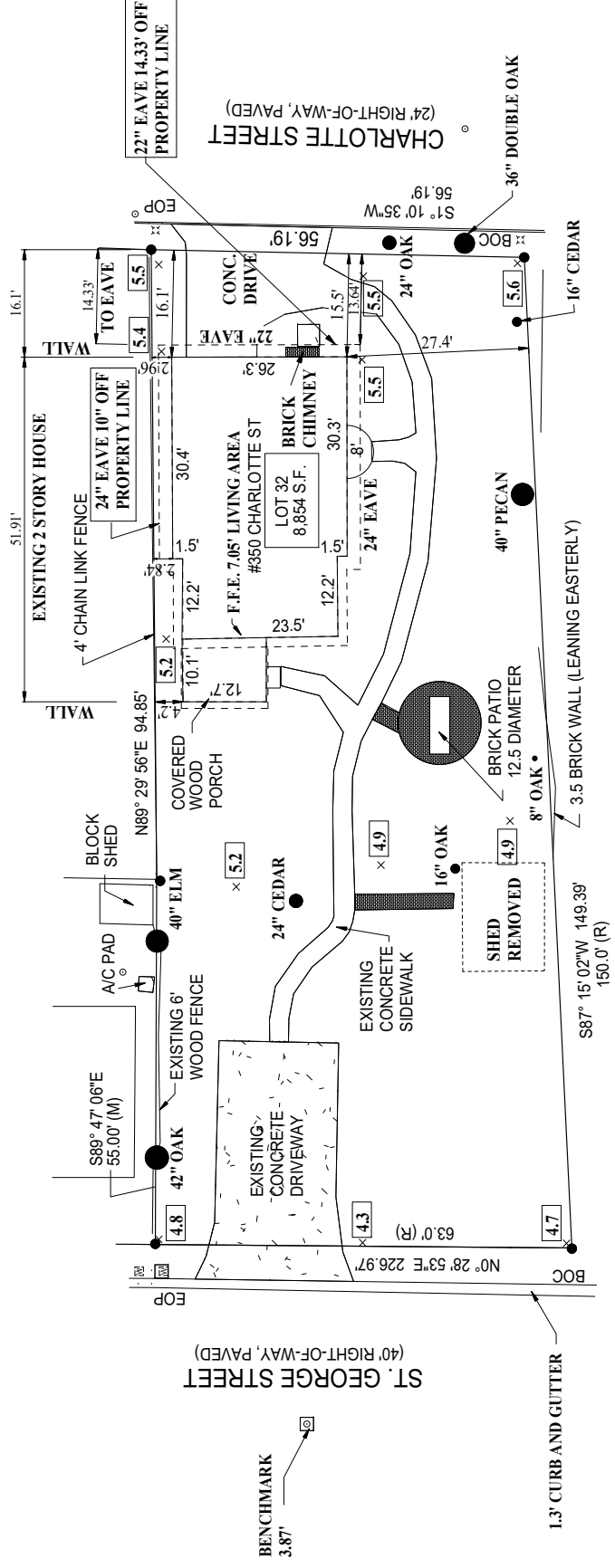


|       |             |     |               |
|-------|-------------|-----|---------------|
| SHEET |             | A-2 |               |
| DATE  | NOV 11 2014 | BY  | ANDREW MILLER |
| DATE  |             | BY  |               |
| DATE  |             | BY  |               |
| DATE  |             | BY  |               |
| DATE  |             | BY  |               |
| DATE  |             | BY  |               |
| DATE  |             | BY  |               |
| DATE  |             | BY  |               |
| DATE  |             | BY  |               |
| DATE  |             | BY  |               |

350 CHARLOTTE STREET  
LOT 32, BLOCK 39-B  
N.E. RESIDENCE, FLORIDA  
CITY OF ST. AUGUSTINE, FLORIDA  
ANDREW MILLER

PLAN/SECTION  
karen cowa  
DESIGN ASSOCIATES, INC.  
(904) 668-4904  
karen@karen-cowa.com  
4270 South French Road  
St. Augustine, Florida 32092

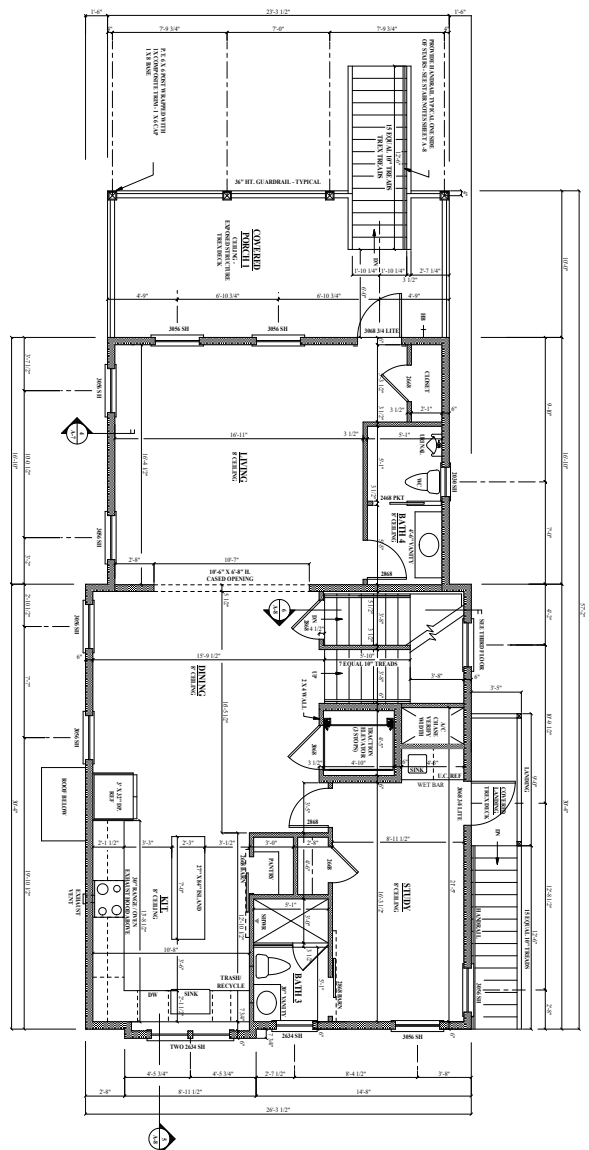
THIS DRAWING FOR CONSTRUCTION PURPOSES  
KAREN COWA DESIGN ASSOCIATES, INC. IS NOT  
A LICENSED ARCHITECT OR ENGINEER IN THE  
STATE OF FLORIDA. THIS DRAWING IS FOR  
GENERAL INFORMATION ONLY. IT IS NOT  
TO BE USED FOR CONSTRUCTION OR  
FOR ANY OTHER PURPOSE. THE USER  
OF THIS DRAWING ASSUMES ALL  
LIABILITY FOR ANY AND ALL  
CONSEQUENCES OF ANY  
USE OF THIS DRAWING.  
ANY DISCREPANCY



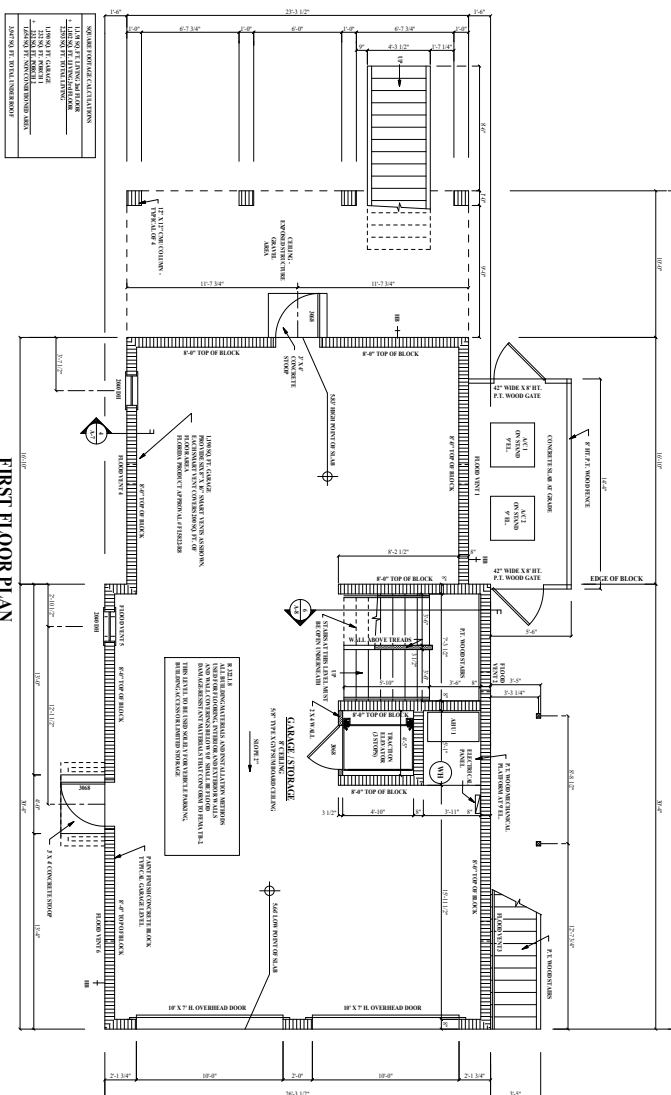
**EXISTING SITE**  
SCALE: 1/8" = 1'-0"  
HOUSE BUILT IN PER. TWO STORY WOOD FRAME  
1992 SQ. FT. LIVING AREA  
2385 SQ. FT. UNDER ROOF  
8854 SQ. FT. LOT  
1198 SQ. FT. BUILDING COVERAGE = 1% BUILDING COVERAGE  
1198 SQ. FT. BUILDING + 47' SQ. FT. SIDEWALKS + 609 SQ. FT. DRIVEWAYS  
+ 1850 SQ. FT. A/C PAD + 188 SQ. FT. BRICK WALKWAYS =  
2468 SQ. FT. = 28% IMPERVIOUS  
FLOOD ZONE: AE 5' NAVD 83, 1200C-GBA J 1272018  
LOWEST AIR CONDITIONED SPACE ELEVATION: 7.46'

|                                                                         |  |                                                                                                                           |
|-------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------|
| <p>EXAMPLE:</p> <p>SIZES ARE NOMINAL.</p> <p>WINDOW &amp; DOOR KEY:</p> |  | <p>2800 =</p> <p>FEET    2    WIDTH</p> <p>INCHES   8    WIDTH</p> <p>FEET    8    HEIGHT</p> <p>INCHES   0    HEIGHT</p> |
|-------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------|

- [illegible]



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



## FIRST FLOOR PLAN

|     |               |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                           |               |                        |                                                         |                                                                                                                           |             |                |             |       |          |    |      |       |          |    |      |       |          |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| A-3 | PLAN DESIGNER |  <b>karen cowart</b><br>DESIGN ASSOCIATES, INC. | DESIGN DRAWINGS FOR CONSTRUCTION PROVIDED BY KAREN COWART DESIGN ASSOCIATES, INC. ARE UNLESS OTHERWISE NOTED SEALED ENGINEERED DRAWINGS BY OTHERS FOR STRUCTURAL, CIVIL, ELECTRICAL, MECHANICAL, AND PLUMBING PURPOSES SHALL TAKE PRECEDENCE OVER THE INFORMATION ON THE DESIGN DRAWINGS. CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE STARTING WORK AND NOTIFY STRUCTURAL ENGINEER AND DESIGNER OF ANY DISCREPANCIES. | 904) 669-4004 | karencowards@gmail.com | 4220 South Francis Road<br>St. Augustine, Florida 32092 | 350 CHARLOTTE STREET<br>LOT 32, BLOCK 39-B<br>CITY OF ST. AUGUSTINE, FLORIDA<br><u>NEW RESIDENCE FOR</u><br>ANDREW MILLER | FLOOR PLANS | SHEET<br>TITLE | FLOOR PLANS |       |          |    |      |       |          |    |      |       |          |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|     |               |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                           |               |                        |                                                         |                                                                                                                           |             |                | DATE        | SCALE | REVISION | BY | DATE | SCALE | REVISION | BY | DATE | SCALE | REVISION | BY |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|     |               |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                           |               |                        |                                                         |                                                                                                                           |             |                |             |       |          |    |      |       |          |    |      |       |          |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

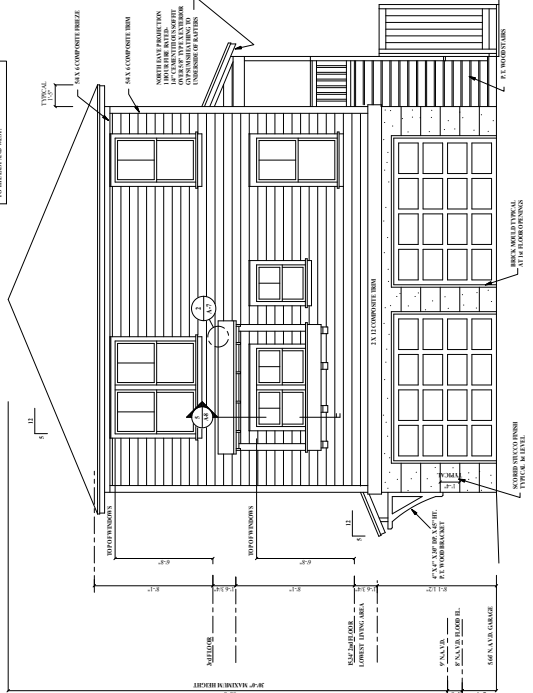


A-4

1 OF 2 SHEETS

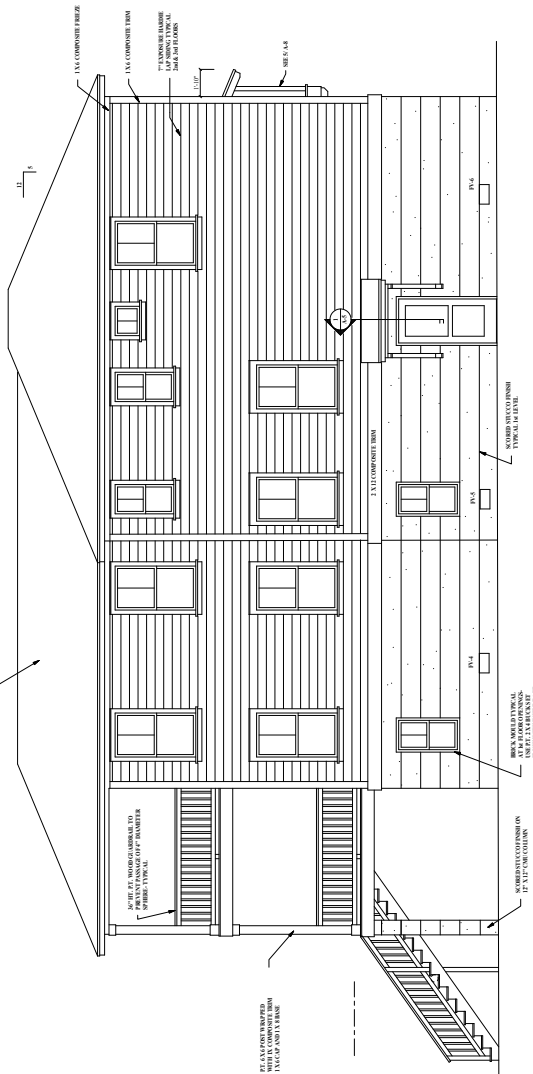
SCALE: 1/4" = 1'-0"

CHARLOTTE STREET ELEVATION



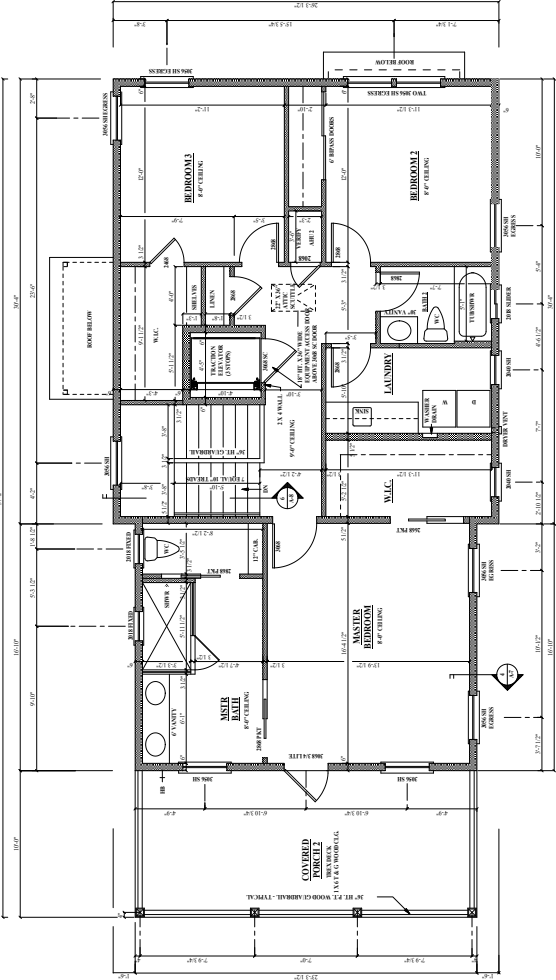
SOUTH ELEVATION

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



THIRD FLOOR PLAN

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



FLOOR PLAN / ELEVATIONS  
350 CHARLOTTE STREET  
LOT 32, BLOCK 39-B  
NEW RESIDENCE FOR  
CITY OF ST. AUGUSTINE, FLORIDA

ANDREW MILLER  
R.N. DESIGNER

karen cownt  
DESIGN ASSOCIATES, INC.  
(904) 669-4904  
karen.cownt@gmail.com  
4239 South French Road  
St. Augustine, Florida 32092

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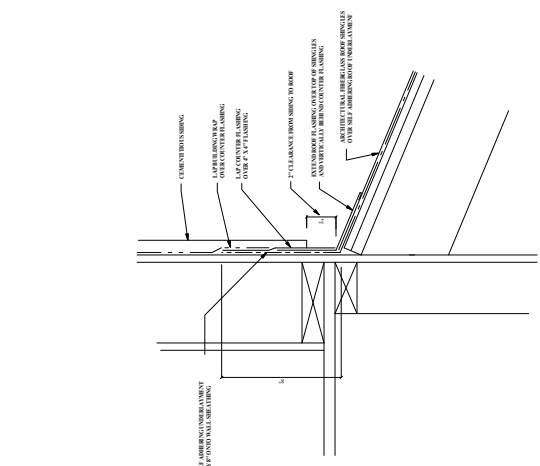




|       |       |                                                                                                                                 |  |
|-------|-------|---------------------------------------------------------------------------------------------------------------------------------|--|
| SHEET | TITLE | SECTIONS<br>350 CHARLOTTE STREET<br>LOT 32, BLOCK 39-B<br>CITY OF ST. AUGUSTINE, FLORIDA<br>NEW RESIDENCE FOR,<br>ANDREW MILLER |  |
|-------|-------|---------------------------------------------------------------------------------------------------------------------------------|--|

|                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| QUESTION                                                                                                                                                                             | ANSWER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1. What is the purpose of the National Security Council's (NSC) Foreign Intelligence Surveillance Act (FISA) and how does it relate to the NSA's collection of foreign intelligence? | <p>The purpose of the NSC's FISA is to provide a legal framework for the NSA to collect foreign intelligence. FISA is a law that governs the collection of foreign intelligence by the NSA. It is designed to protect the privacy of U.S. citizens and to ensure that the NSA's collection of foreign intelligence is lawful. FISA is also designed to ensure that the NSA's collection of foreign intelligence is consistent with the principles of the Foreign Intelligence Surveillance Act of 1978 (FISA).</p> |

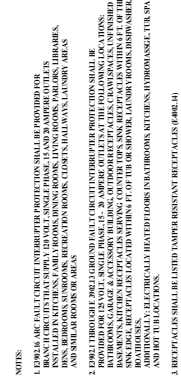
4



**2 HEADWALL ROOF FLASHING DETAIL**  
SCALE: 1"=3'-0"



## NO SCALE



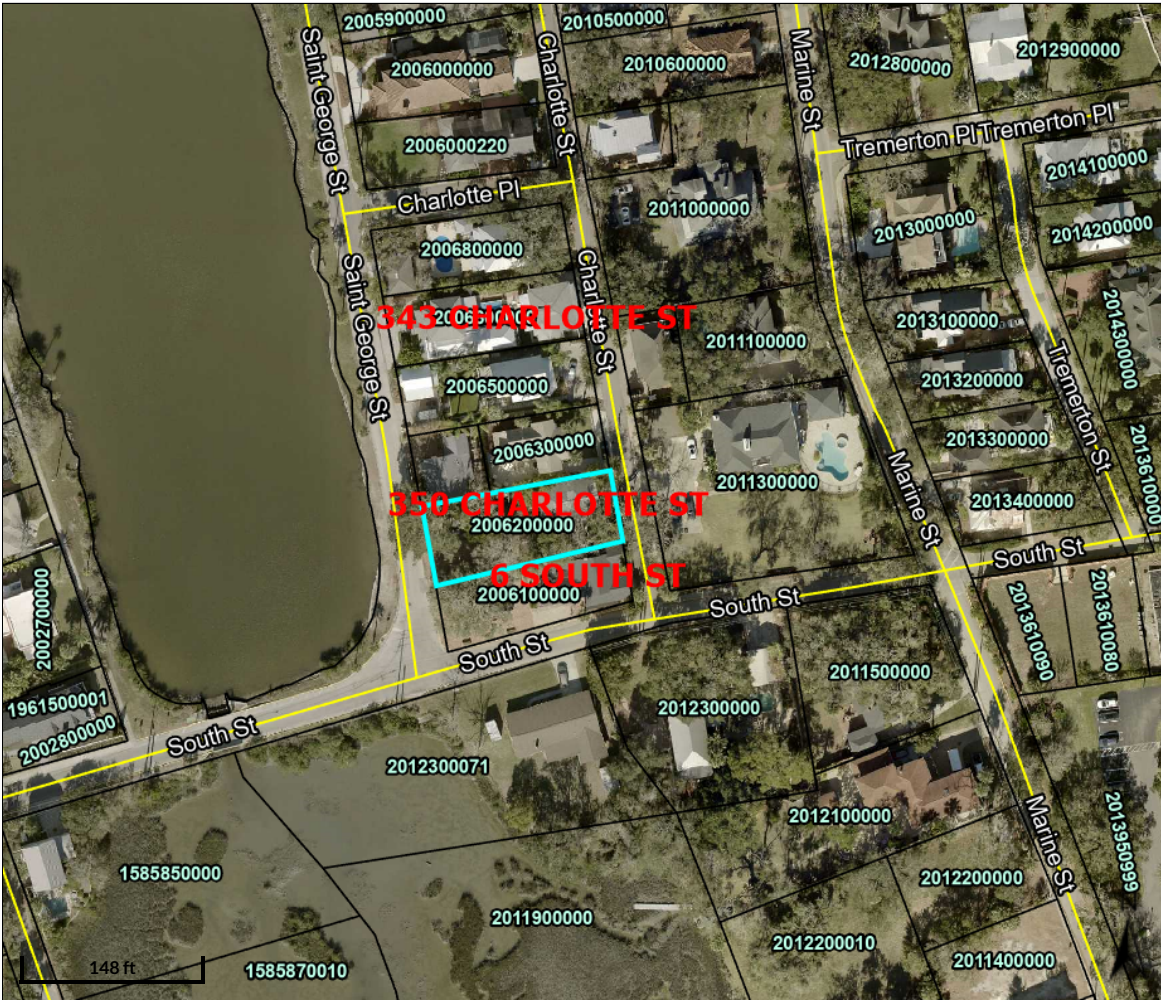
NO SCALE



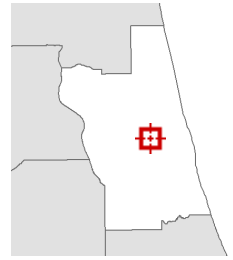
2- WALL MOUNTED LIGHT FIXTURE

- |                                                                                       |                                                                                           |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|  | SMOKE DETECTOR SHALL BE<br>INSTALLED IN EACH<br>BUNKY/STORAGE AREA OF ALL BEDROOMS        |
|  | CARBON MONOXIDE DETECTOR SHALL BE<br>INSTALLED IN EACH BUNKY/STORAGE AREA OF ALL BEDROOMS |
|  | EXHAUST FAN                                                                               |
|  | COMBINATION LOCK SHALL TAKE LIGHT                                                         |
|  | WALL MOUNTED GARAGE<br>DOOR OPENER                                                        |
|  | DIMMER SWITCH                                                                             |
|  | SINGLE POLE SWITCH                                                                        |
|  | FOUR WAY SWITCH                                                                           |
|  | PUSH BUTTON SWITCH                                                                        |
|  | DOOR CLOSING SWITCH                                                                       |
|  | 10A DUPLEX RECEPTACLE                                                                     |
|  | 10A DUPLEX RECEPTACLE WITH<br>GROUND FAULT INTERRUPTER                                    |
|  | 20A RECEPTACLE                                                                            |
|  | 10A DUPLEX RECEPTACLE WITH<br>GROUND FAULT INTERRUPTER                                    |
|  | 10A DUPLEX RECEPTACLE WITH<br>GROUND FAULT INTERRUPTER                                    |
|  | 10A DUPLEX RECEPTACLE WITH<br>GROUND FAULT INTERRUPTER                                    |
|  | SPECIAL EQUIPMENT                                                                         |
|  | VENTILATION EQUIPMENT                                                                     |
|  | TO LOCATION, UTILITY IDENTIFIER                                                           |





Overview



Legend

Parcels

|           |               |          |                       |                  |           |              |          |        |      |
|-----------|---------------|----------|-----------------------|------------------|-----------|--------------|----------|--------|------|
| Parcel ID | 2006200000    | Physical | 350 CHARLOTTE ST      | Building Value   | \$276,566 | Last 2 Sales |          |        |      |
| Property  | 0100 - Single | Address  | SAINT AUGUSTINE       | Extra Feature    | N/A       | Date         | Price    | Reason | Qual |
| Class     | Family        | Mailing  | MILLER ANDREW         | Value            |           | 5/25/2013    | \$182000 | 30     | U    |
| Taxing    | City of St    | Address  | 1245 HEBRON AVE       | Total Land Value | \$468,553 | n/a          | 0        | n/a    | n/a  |
| District  | Augustine     |          | GLASTONBURY CT 06033- | Just Value       | \$745,119 |              |          |        |      |
| Acres     | 0.2           |          | 0000                  | Total Deferred   | \$231,975 |              |          |        |      |
|           |               |          |                       | Assessed Value   | \$513,144 |              |          |        |      |
|           |               |          |                       | Total Exemptions | N/A       |              |          |        |      |
|           |               |          |                       | Taxable Value    | \$513,144 |              |          |        |      |

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

Date created: 3/21/2024

Last Data Uploaded: 3/21/2024 2:27:20 AM

Developed by  Schneider  
GEOSPATIAL



# Planning and Zoning Board

Planning Division Staff Report  
Planning and Building Department

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| Public Hearing Date | Agenda Item        | Application Number          |
|---------------------|--------------------|-----------------------------|
| May 7, 2024         | 5.d.               | PZB2024-0040                |
| Request             | Address            | Parcel ID                   |
| Variance            | 4 Tremerton Street | <a href="#">201310-0000</a> |



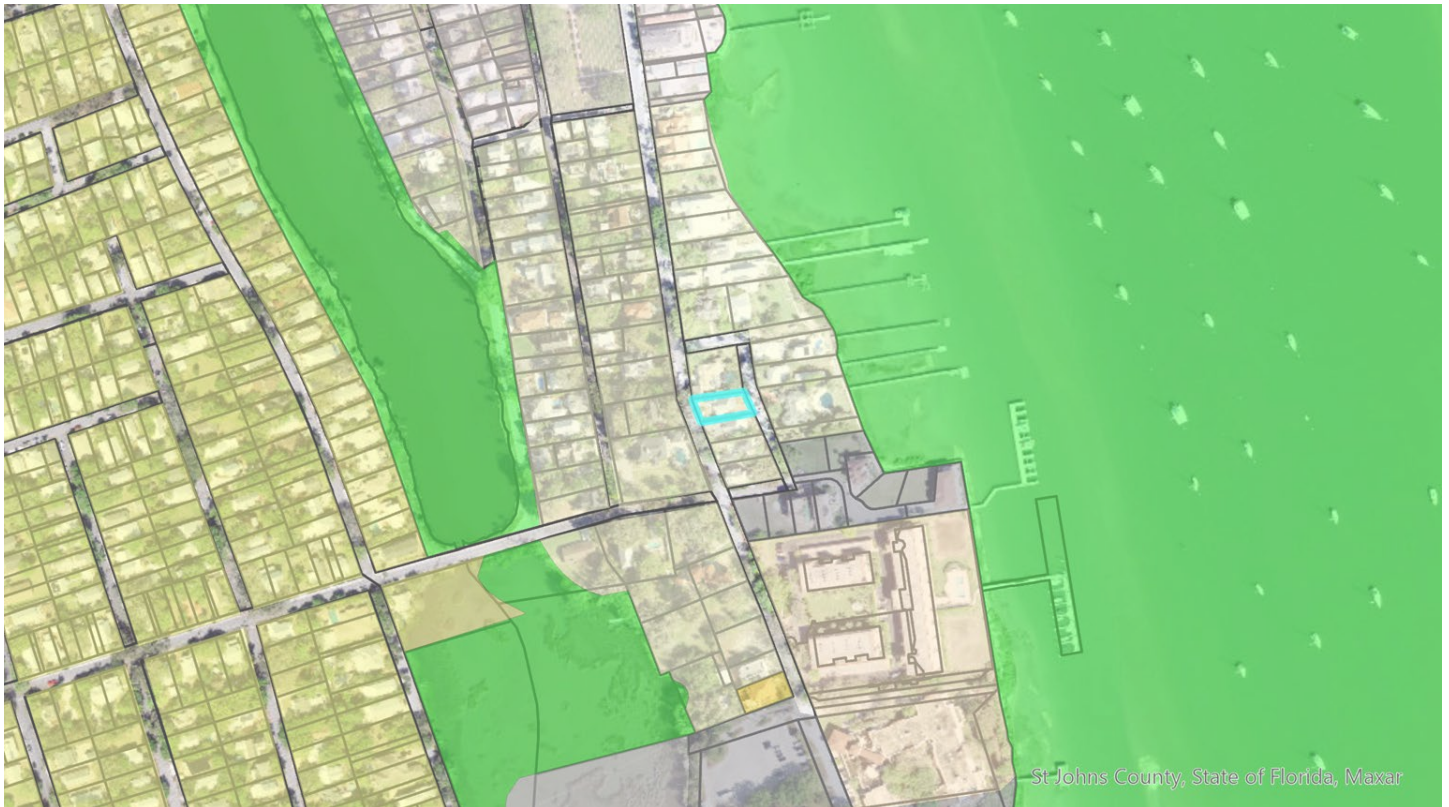
*Figure 1. Aerial photograph of the subject property.*



## Site & Background Information

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|                                                          |                                                             |
|----------------------------------------------------------|-------------------------------------------------------------|
| Property Class:<br>(St. Johns County Property Appraiser) | 0100 – Single Family                                        |
| Future Land Use Designation:                             | Residential Low Density                                     |
| Zoning Designation:                                      | <a href="#"><u>Residential, single-family-one: RS-1</u></a> |
| Acreage:                                                 | 0.13                                                        |
| Applicant:                                               | Sarah Ryan Architect                                        |
| Owner:                                                   | Marianne Scheiner & Mark Wainwright                         |



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

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

### Request Summary

This is a [variance](#) request to reduce the required [front yard](#) setback requirement of [twenty \(20\) feet](#) to two foot three inches (2'-3") and the [side yard](#) setback requirement of [fifteen \(15\) feet](#) to one foot (1') for a property with a Residential Single-Family: RS-1 zoning designation. An approval of this application would allow for the owner to replace an existing 1-car, 1 story garage with a 1-car, 2 story structure with a garage below and art studio above. The applicant states this will be built on the current footprint remaining 282 square feet on each level.

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

| Comprehensive Plan Element                          | Consistent                                    | Inconsistent |
|-----------------------------------------------------|-----------------------------------------------|--------------|
| <a href="#">Future Land Use</a>                     |                                               | N/A          |
| <a href="#">Historic Preservation</a>               |                                               | N/A          |
| <a href="#">Conservation and Coastal Management</a> | Policy 1.5.4<br>Policy 2.4.6<br>Objective 2.6 | N/A          |
| <a href="#">Recreation and Open Space</a>           |                                               | N/A          |
| <a href="#">Transportation and Mobility</a>         |                                               | N/A          |
| <a href="#">Housing</a>                             | Goal 1<br>Objective 5.1.6                     |              |
| <a href="#">Infrastructure</a>                      |                                               | N/A          |

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

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All new construction and site development on properties with a RS-1 zoning designation shall meet the [requirements of that section](#) of the City's Code of Ordinances.

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

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

According to the St. Johns County Property Appraiser the primary structure at 4 Tremerton Street was constructed in 1890, which is approximately eighty-five (85) years prior to the adoption of the City's zoning code. The garage was built approximately fifty (50) years ago according to Sanborn maps. The small size of the lot proves to be a disadvantage and is not a condition created by the owner. The minimum lot size for RS-1 is one-quarter acre (10,890 square feet). The lot size for 4 Tremerton Street is 0.125 acre (5,445 square feet) per applicant site plan. The two-story accessory structure will be built on the current footprint of the garage. Surrounding properties include a similar streetscape which will be consistent with the new construction of the garage and art studio.

## Staff Recommendation

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Based on a review of Sec. 28-29 staff find that the Board can **APPROVE** this application as variance criteria is met for the variance request to the front yard and side yard setback at 4 Tremerton Street / PID 201310-0000



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Victoria Murphy  
Planner I  
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: Sarah Ryan Architect Contact Number: 904.547.9430

Business (if applicable): \_\_\_\_\_

Address: 201 Owens Ave City: St. Aug State: FL Zip: 32080

E-Mail Address: sr@sarahryanarchitect.com

2. NAME OF PROPERTY OWNER: Mack Wainwright  
Marianne Scheiner Contact Number: \_\_\_\_\_

Business (if applicable): \_\_\_\_\_

Address: 4 Tremerton City: St. Aug State: FL Zip: 32084

E-Mail Address: m.wainwright@pinetreehps.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Parcel Number: \_\_\_\_\_

4. PROJECT STREET ADDRESS: 4 Tremerton Street

5. SPECIFIC PROPOSED USE: single-family residence

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: \_\_\_\_\_

7. DESCRIPTION OF ACTION REQUESTED: See attached memo

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. JUSTIFICATION FOR ACTION REQUESTED: attached memo

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

04/18/2019



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

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

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

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

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

MEMO

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

04/18/2019



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

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

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

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

Sarah Ryan

Print name of applicant

S Ryan

Signature of applicant

4.8.24

Date



Owner's Authorization For Agent

Sarah Ryan Architect (Sarah Ryan + Sam Fodala)

is/are hereby authorized TO ACT ON BEHALF  
OF Mark Wainwright 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:

4 fremerton, St - Augustine FL

BY: [Signature]  
Signature of Owner

Mark Wainwright  
Print Name of Owner

\_\_\_\_\_  
Telephone Number

State of FL

County of St. Augustin

Signed and sworn before me on this 3rd day of April, 2024

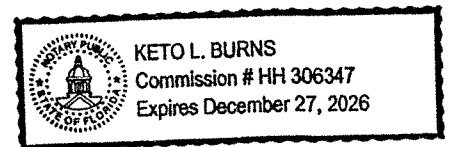
By Mark Wainwright

Identification verified: FL DL

Oath sworn: \_\_\_\_\_ Yes \_\_\_\_\_ No

Notary Signature: [Signature]

My Commission expires: 12/27/2026



# PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 4 Tremerton, St. Augustine FL 32084

Applicant's Name: Sarah Ryan Applicant's Signature: S Ryan

Owner's Name: Mark Wainwright Owner's Signature: M Wainwright

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID 2013100000  
Location Address 4 TREMERTON ST  
SAINT AUGUSTINE 32084-0000  
Neighborhood City of St Aug (east of lake) (SF) (612)  
Tax Description\* CITY OF ST AUGUSTINE N50FT OF LOT 2 BLK 44-B OR4414/138  
\*The Description above is not to be used on legal documents.  
Property Use Code Single Family (0100)  
Subdivision City of St Augustine  
Sec/Twp/Rng 20-7-30  
District City of St Augustine (District 452)  
Millage Rate 18.872  
Acreage 0.130  
Homestead Y

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



Owner Information

Owner Name Scheiner Marianne Etal 100%  
Wainwright Mark A 100%  
Mailing Address 4 TREMERTON ST  
SAINT AUGUSTINE, FL 32084-5010

Exemption Information

| Exemption Type | Status | Amount   |
|----------------|--------|----------|
| Homestead      |        | \$50,000 |

Map



Valuation Information

|                               | 2024      |
|-------------------------------|-----------|
| Building Value                | \$421,653 |
| Extra Features Value          | \$20,275  |
| Total Land Value              | \$285,000 |
| Agricultural (Assessed) Value | \$0       |
| Agricultural (Market) Value   | \$0       |
| Just (Market) Value           | \$726,928 |
| Total Deferred                | \$262,154 |
| Assessed Value                | \$464,774 |
| Total Exemptions              | \$50,000  |
| Taxable Value                 | \$414,774 |

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 | \$461,363      | \$20,950            | \$285,000        | \$0               | \$0                 | \$767,313           | \$451,237      | \$366,076    | \$401,237     |
| 2022 | \$316,285      | \$21,579            | \$266,000        | \$0               | \$0                 | \$603,864           | \$438,094      | \$215,770    | \$388,094     |
| 2021 | \$274,084      | \$21,550            | \$237,500        | \$0               | \$0                 | \$533,134           | \$425,334      | \$157,800    | \$375,334     |
| 2020 | \$297,576      | \$22,321            | \$182,875        | \$0               | \$0                 | \$502,772           | \$419,462      | \$133,310    | \$369,462     |
| 2019 | \$270,337      | \$3,742             | \$182,875        | \$0               | \$0                 | \$456,954           | \$391,943      | \$115,011    | \$341,943     |
| 2018 | \$235,662      | \$3,742             | \$182,875        | \$0               | \$0                 | \$422,279           | \$384,635      | \$87,644     | \$334,635     |
| 2017 | \$238,646      | \$4,246             | \$182,875        | \$0               | \$0                 | \$425,767           | \$389,310      | \$136,457    | \$289,310     |
| 2016 | \$241,630      | \$4,246             | \$166,250        | \$0               | \$0                 | \$412,126           | \$381,303      | \$130,823    | \$281,303     |
| 2015 | \$173,587      | \$2,681             | \$128,250        | \$0               | \$0                 | \$304,518           | \$254,114      | \$100,404    | \$204,114     |
| 2014 | \$133,873      | \$2,799             | \$115,425        | \$0               | \$0                 | \$252,097           | \$252,097      | \$50,000     | \$202,097     |
| 2013 | \$135,758      | \$2,917             | \$115,425        | \$0               | \$0                 | \$254,100           | \$254,100      | \$50,000     | \$204,100     |

Building Information

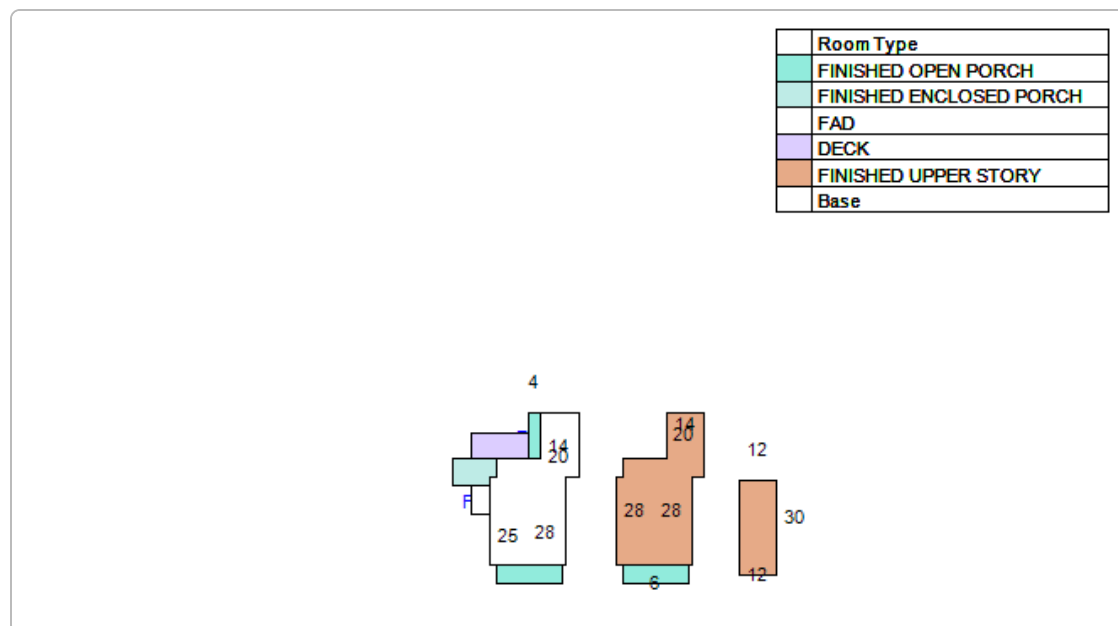
Building 1  
Building Value \$421,653  
Year Built 1890  
Actual Area 2978  
Conditioned Area 2502  
Use Single Family Residence  
Style 01  
Exterior Wall Concrete Siding

Roof Cover Composite Shingle  
Roof Structure Gable Hip  
Interior Flooring Hardwood  
Interior Wall Drywall  
Heating Type Air Duct  
Air Conditioning Central  
Bedrooms 3  
Baths 2.5

| Description             | Square Footage |
|-------------------------|----------------|
| BASE AREA               | 996            |
| FINISHED UPPER STORY    | 996            |
| FINISHED DECK           | 144            |
| FINISHED UPPER STORY    | 360            |
| ADDITION                | 54             |
| FINISHED ENCLOSED PORCH | 120            |
| FINISHED OPEN PORCH     | 56             |
| FINISHED OPEN PORCH     | 126            |
| FINISHED OPEN PORCH     | 126            |
| Total SqFt              | 2978           |

Sketch Information





### Extra Feature Information

| Code Description   | Status | Value |
|--------------------|--------|-------|
| Pool - Low (RES)   |        | 17400 |
| Pergola (Mix)      |        | 1500  |
| Garage - Low (Mix) |        | 1375  |

### Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|-----------------|-------|-------|------------------|-----------|------------|
| Single Family   | 50    | 109   | 50               | EF        | \$285,000  |

### Sale Information

| Recording Date | Sale Date | Sale Price   | Instrument Type      | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                      | Grantee                      |
|----------------|-----------|--------------|----------------------|----------------------|----------------------|---------------|-----------------|------------------------------|------------------------------|
| 5/19/2020      | 5/19/2020 | \$0.00       | MARRIAGE CERTIFICATE | <a href="#">4945</a> | <a href="#">90</a>   | U             | I               | SCHEINER MARIANNE ETAL       | SCHEINER MARIANNE ETAL       |
| 8/1/2017       | 7/31/2017 | \$527,500.00 | WARRANTY DEED        | <a href="#">4414</a> | <a href="#">138</a>  | Q             | I               | MASCIA RAYMOND C,SUSAN A     | SCHEINER MARIANNE ETAL       |
| 7/2/2015       | 6/29/2015 | \$523,000.00 | WARRANTY DEED        | <a href="#">4052</a> | <a href="#">988</a>  | Q             | I               | MC DONALD GORDON F & NANCY M | MASCIA RAYMOND C,SUSAN A     |
|                | 6/29/2001 | \$344,600.00 | WARRANTY DEED        | <a href="#">1626</a> | <a href="#">84</a>   | Q             | I               | HALL MAGGIE & RONALD         | MC DONALD GORDON F & NANCY M |
|                | 6/29/2001 | \$0.00       | WARRANTY DEED        | <a href="#">1626</a> | <a href="#">83</a>   | U             | I               | HALL MAGGIE & RONALD         | MC DONALD GORDON F & NANCY M |
|                | 9/14/2000 | \$365,000.00 | WARRANTY DEED        | <a href="#">1530</a> | <a href="#">620</a>  | Q             | I               | PORTER DEBORAH               | HALL MAGGIE & RONALD         |
|                | 8/30/1999 | \$347,150.00 | WARRANTY DEED        | <a href="#">1439</a> | <a href="#">724</a>  | Q             | I               | HALL RONALD L                | PORTER DEBORAH               |
|                | 7/16/1999 | \$100.00     | WARRANTY DEED        | <a href="#">1427</a> | <a href="#">1178</a> | U             | I               | HALL RONALD L & MARGARET S   | HALL RONALD L                |
|                | 3/17/1995 | \$175,000.00 | WARRANTY DEED        | <a href="#">1100</a> | <a href="#">509</a>  | Q             | I               | BOLES JOSEPH L JR,TERESA S   | HALL RONALD L,MARGARET S     |
|                | 11/1/1985 | \$69,000.00  |                      | <a href="#">690</a>  | <a href="#">200</a>  | Q             | I               |                              | BOLES JOSEPH L JR,TERESA S   |
|                | 1/1/1984  | \$0.00       |                      | <a href="#">626</a>  | <a href="#">792</a>  | U             | I               |                              |                              |

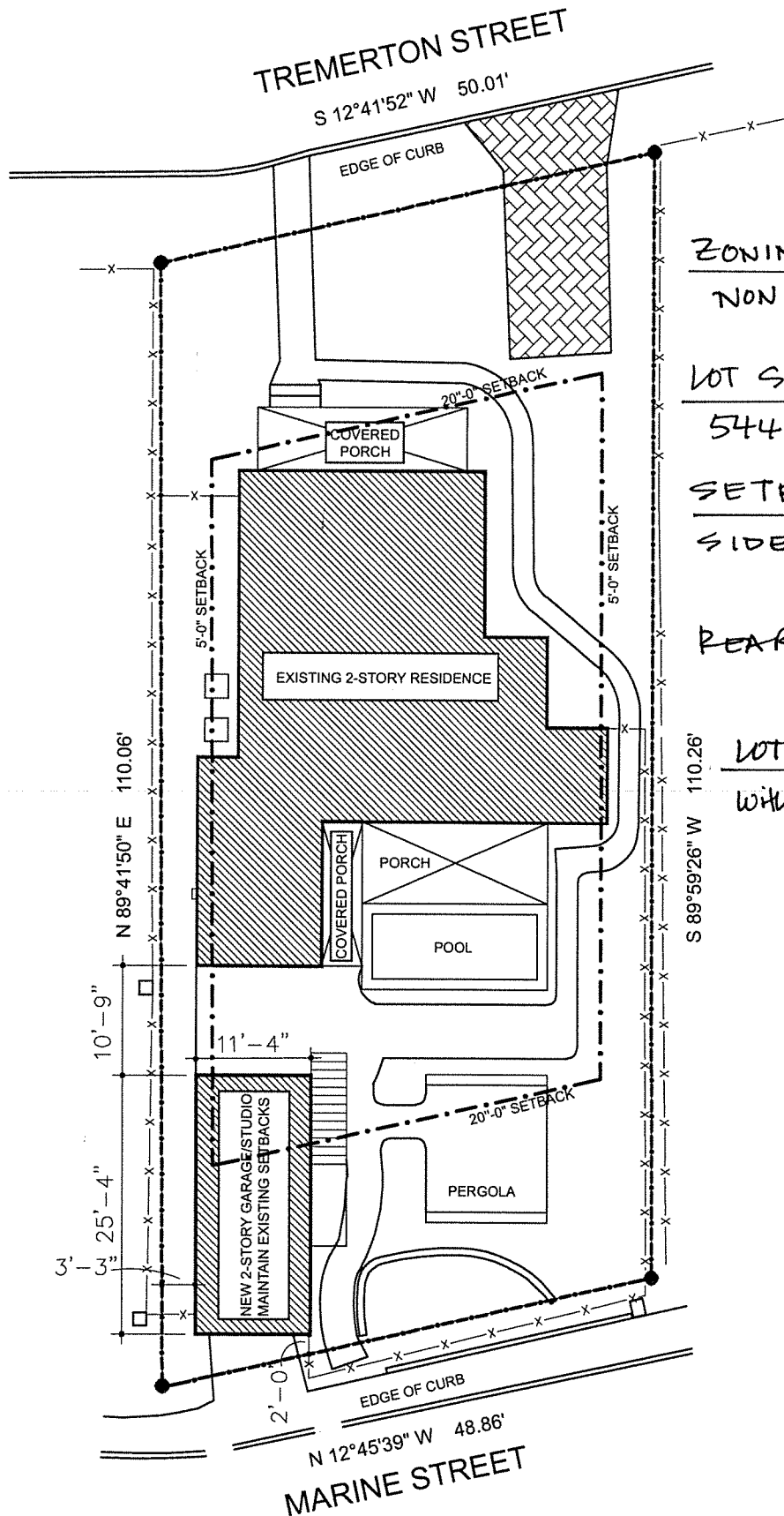
No data available for the following modules: Sales Questionnaire Form.

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: 4/16/2024, 2:40:33 AM

Contact Us

Developed by  
**Schneider**  
GEOSPATIAL



ZONING RS.1

NON-CONFORMING

LOT SQUARE FOOTAGE

5445 SF

SETBACKS (12" overhangs)

SIDE - 3'-3" TO WALL  
2'-3" TO OVERHANG

REAR 2'-0" TO WALL  
1'-0" TO OVERHANG

LOT COVERAGE

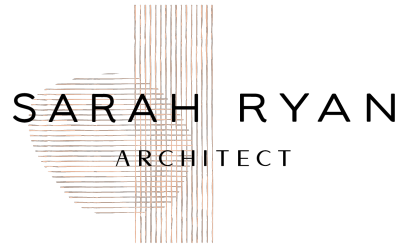
within 29% allowable

## SITE PLAN

1/16" = 1' 1

4 Tremerton Carriage House  
5.7.24

Sarah Ryan Architect LLC



---

April 9<sup>th</sup> 2024

To: Planning and Zoning Board, City of St Augustine

Re: 4 Tremerton - Variance Application Memo

**Description and Justification of Action Request:**

The proposed application is to replace an existing 1-car, 1-story garage with a 1-car, 2-story structure with a garage below and art studio above. The current garage is a slab on grade, frame wall construction that floods significantly during hurricanes. The frame construction is deteriorating. This property is a through lot from Tremerton to Marine Street and the proposed carriage house faces Marine Street.

The new construction will be first floor block construction and second floor hand framed walls with gables and dormers to complement the existing home and keep the overall height minimal. The footprint will remain the same at 282 Square feet on each level.

The adjacent neighbor to the North has a 2 story garage property with an approx. height of 20'-0". The proposed structure will not exceed this height to maintain consistent street scape along Marine Street. As per City code, there will be no cooking facilities in the guest house.

The homeowners are full time St Augustine residents who have lived in this home for many years. The second floor of the proposed structure will be used as a private art workshop for the homeowner.

There are several 2-story accessory structure surrounding this property including similar structures at 139 Marine Street and 148 Marine Street.

The home has mature oak trees on each side of the garage. The proposed structure will maintain its existing footprint and will not impact these trees. A letter supporting this has been provided from Elijah George, landscape architect and arborist.

**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:**

4 Tremerton is a non-conforming RS-1 zoned property. The main home was built between 1899 – 1909, prior to 1975 current zoning code. We cannot provide an exact date to when the garage structure was built but it is over 50 years old according to Sanborn maps. Several properties in the adjacent vicinity are larger than 4 Tremerton Street.

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

The current garage floods in hurricane events and the frame walls are deteriorating. The proposed carriage house will be rebuilt to handle flooding / facilitate clean up with cmu block construction. The existing footprint and setbacks will be maintained which allows access around the structure for maintenance. This is a reasonable use based on adjacent neighbor's accessory structures and a common type of structure in downtown St Augustine.

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

The property is a non-conforming size and the property and home were built prior to the current zoning code. While not in an historic preservation district we would like to maintain the current footprint and streetscape along Marine Street.

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

The new garage structure will complement the existing streetscape and not adversely affect other properties in the vicinity. This is a low impact structure and will not increase intensity of the property.

END OF MEMO

Sarah Ryan Architect  
201 Owens Avenue  
St. Augustine, FL, 32080

April 22, 2024

RE: Tree evaluation at 4 Tremerton Street, St. Augustine, FL, 32080.

Date of Visit: April 10, 2024

The visit occurred at 11:15 am. At the time of visit the weather was partly cloudy with no precipitation and the temperature was 79 degrees. The survey method was visual assessment.

I was contacted by the architect, Sarah Ryan, to review two existing live oaks at the location of an existing/proposed building. The trees are located adjacent to an existing 1 story garage structure that will be the location of a new 2 story structure. The two live oaks (*Quercus virginiana*) are 46" DBH (diameter at breast height) (exhibit 4) and 63" DBH (exhibit 5). Mrs. Ryan provided me with a site plan that locates the new structure which aligns with the existing garage location. (See photos of existing conditions and trees in exhibits 1-7 on the following pages.)

The trees have new growth and the top of crown, typical for a healthy tree at this time of year, and are generally in good health given the location and age of the specimens. Given the urban context and existing paved surroundings both trees have adapted to the present conditions. Both trees show signs of pruning injury (Exhibit 6 and 7) and are showing positive signs towards compartmentalization. The base of the 46" tree has a slight lean to the west (over bridge street.) Both the branch structure and tree canopy extend over bridge street as well. There are some ferns growing on a pruning cut and vines that are climbing the trunk that should be removed. The 63" DBH live oak has a straight primary trunk and a branch structure and canopy that extends primarily west over bridge street.

#### Recommendations:

We would recommend that tree protection fencing be placed as far as possible from the trees at the building location during construction to avoid further compaction to the soil and limit accidental mechanical injuries to the trunks and limbs. No area under the canopy or drip line should be used as a storage or lay down area for construction. While excavating for future foundations, care should be taken especially at locations closest to the tree trunk to avoid severing larger lateral roots. Due to the location of the existing structure and the growth habit of the trees, it appears that limited pruning will be required. We recommend a certified arborist be hired to make the necessary pruning cuts.

Submitted by,  
Elijah George  
ISA Certified Arborist  
CERT ID: FL-5927A



El



Exhibit 1: view from bridge street looking east.



Exhibit 2: view from bridge street looking north.



Exhibit 3: view from bridge street looking south.





Exhibit 4: 46" DBH live oak



Exhibit 5: 63" DBH live oak



Exhibit 6: 46" DBH live oak - mechanical damage - tree shows signs of compartmentalizing the wound



Exhibit 7: 63" DBH live oak - mechanical damage - tree shows signs of compartmentalizing the wound



Neighbors 2-story structures



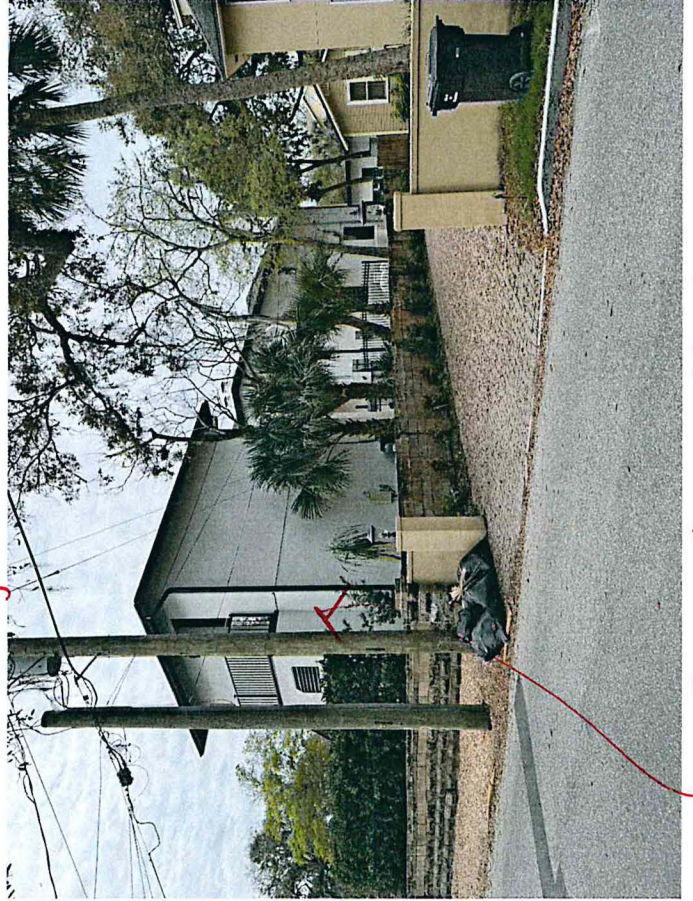
next door



diagonal on Maine

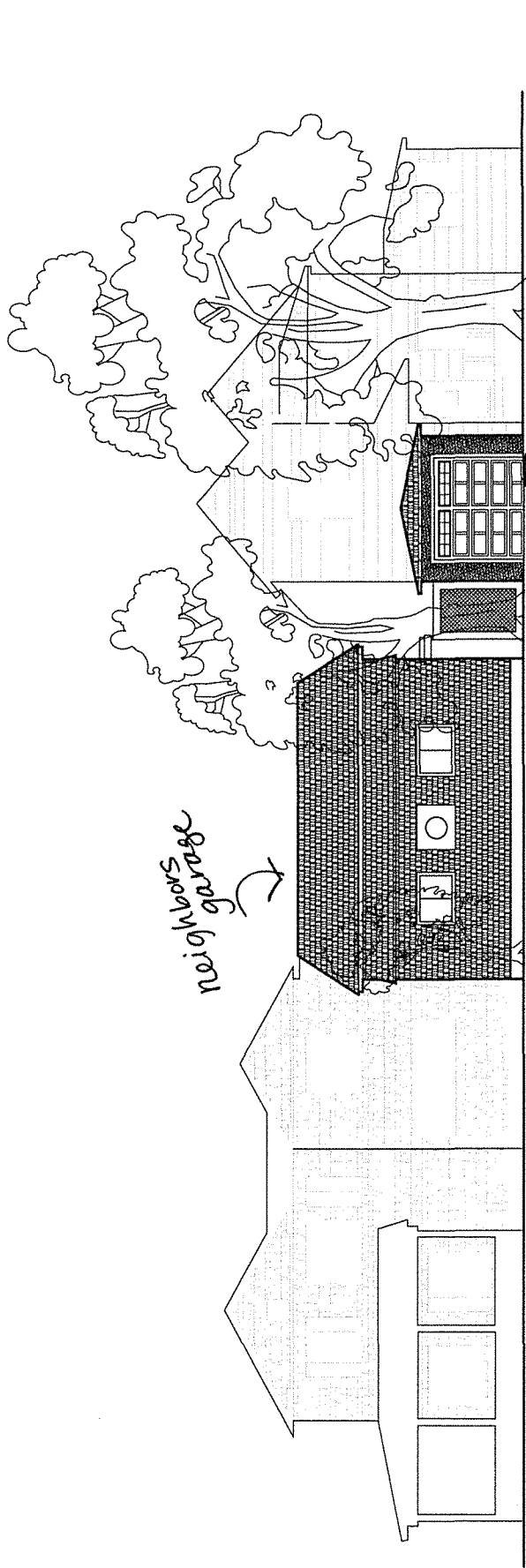


next door



diagonal on Maine

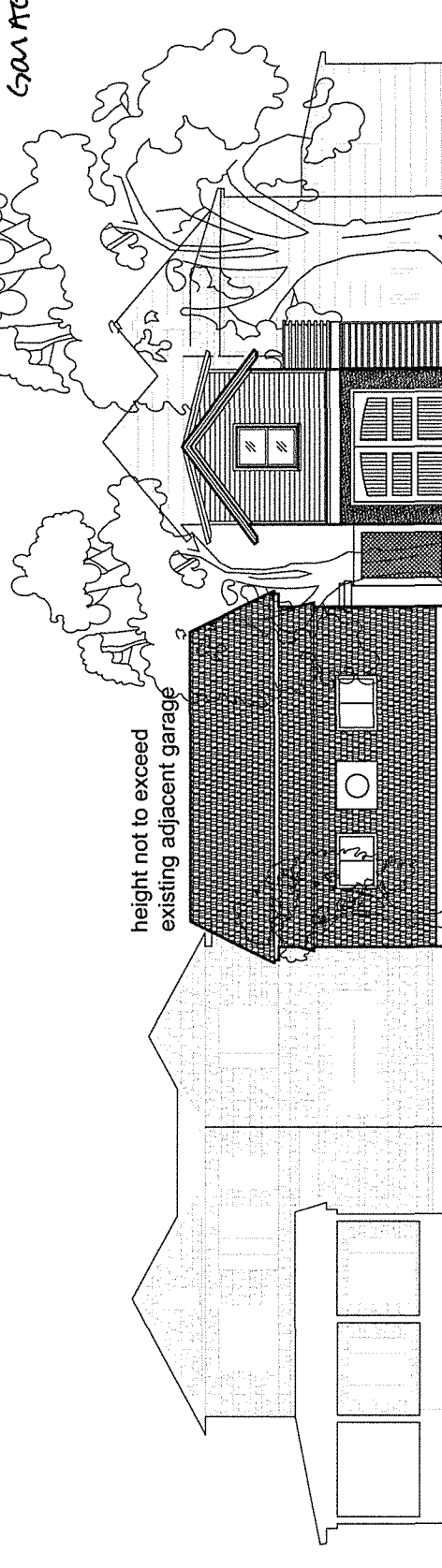




## EXISTING STREETSCAPE

NTS 2

\*  
ONE STORY  
EXISTING  
GARAGE



## PROPOSED STREETSCAPE

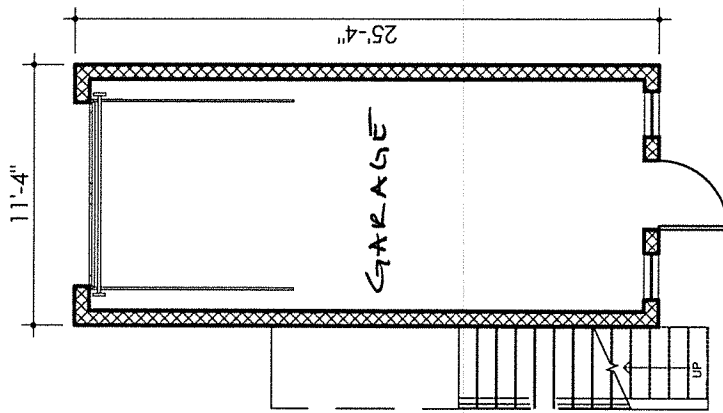
NTS 1

\*  
TWO STORY  
CARRIAGE HOUSE

4 Tremerton Carriage House

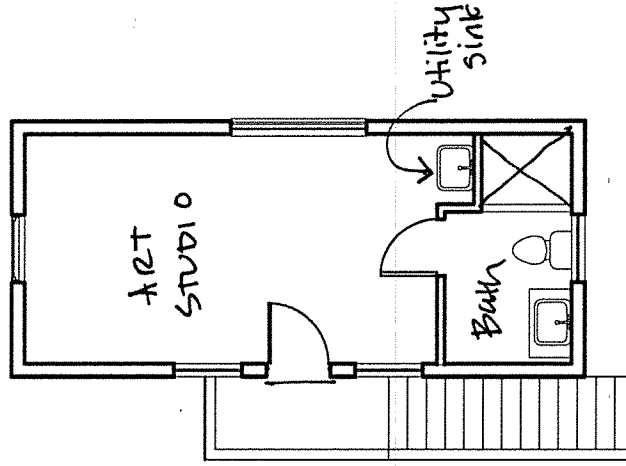
5.7.24

Sarah Ryan Architect LLC



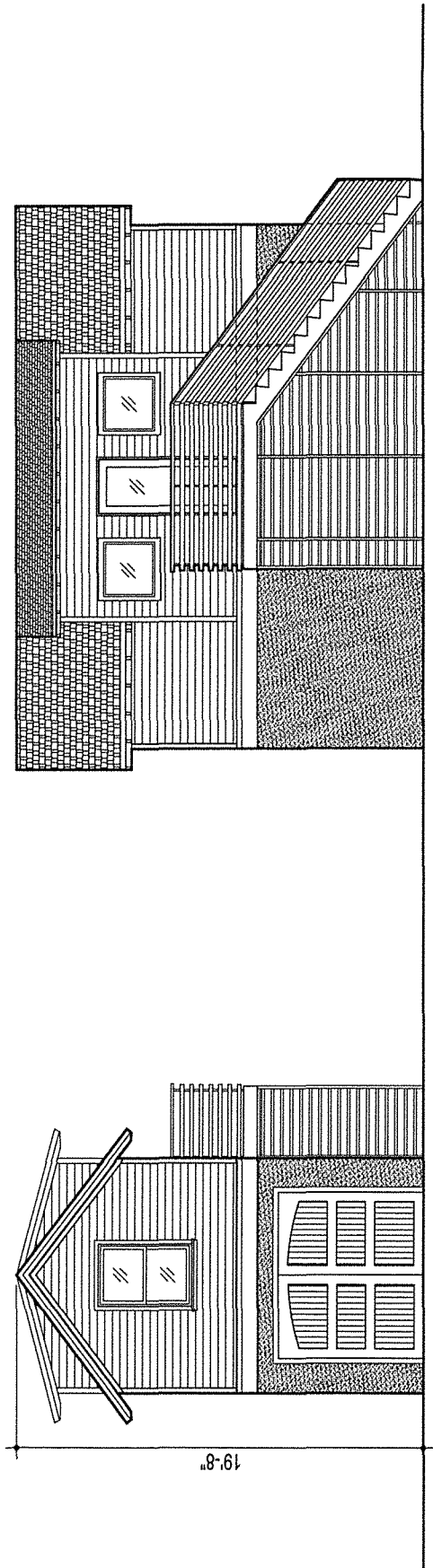
PROPOSED - 1<sup>st</sup> FLOOR

|                    |           |          |
|--------------------|-----------|----------|
| <b>GARAGE PLAN</b> | 1/8" = 1' | <b>2</b> |
|--------------------|-----------|----------|

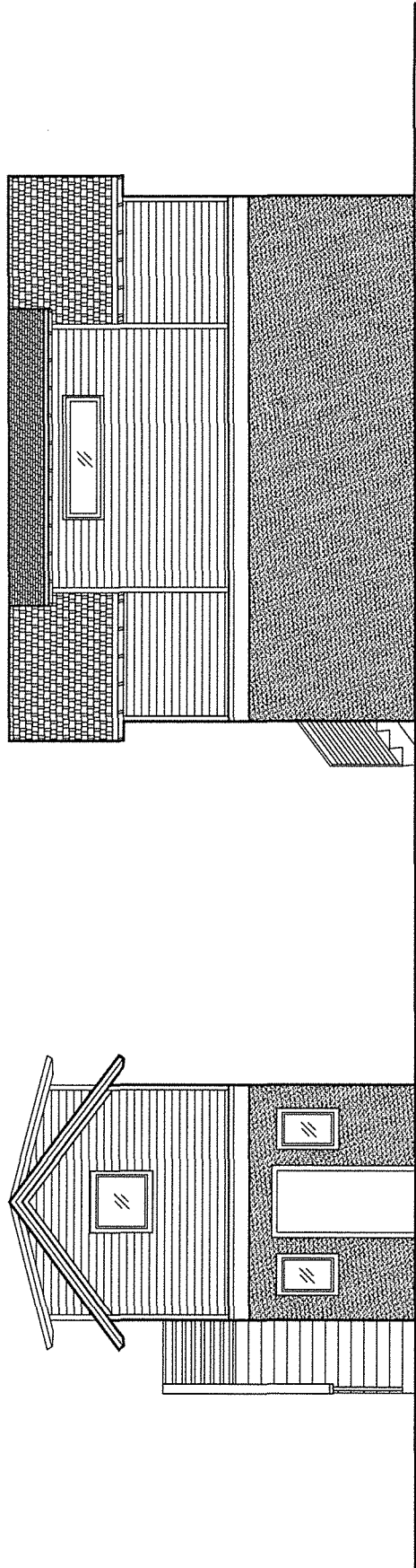


PROPOSED - 2<sup>nd</sup> FLOOR

|                        |           |          |
|------------------------|-----------|----------|
| <b>ART STUDIO PLAN</b> | 1/8" = 1' | <b>1</b> |
|------------------------|-----------|----------|



|                       |           |   |                        |           |   |
|-----------------------|-----------|---|------------------------|-----------|---|
| <b>WEST ELEVATION</b> | 1/8" = 1' | 3 | <b>SOUTH ELEVATION</b> | 1/8" = 1' | 4 |
|-----------------------|-----------|---|------------------------|-----------|---|



|                       |           |   |                        |           |   |
|-----------------------|-----------|---|------------------------|-----------|---|
| <b>EAST ELEVATION</b> | 1/8" = 1' | 2 | <b>NORTH ELEVATION</b> | 1/8" = 1' | 1 |
|-----------------------|-----------|---|------------------------|-----------|---|



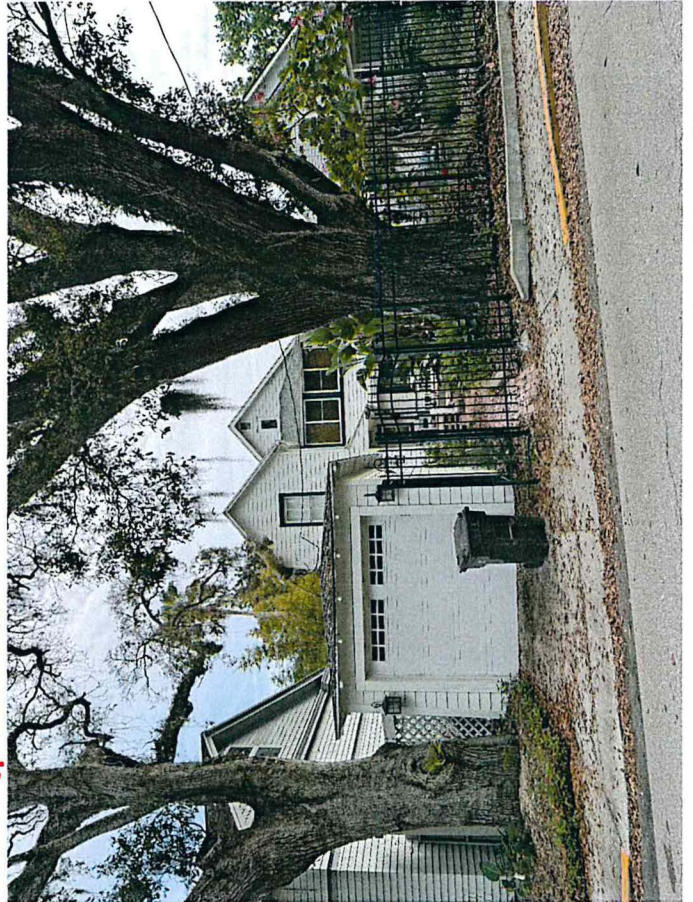
4 Tremerton. EXISTING Garage Photos



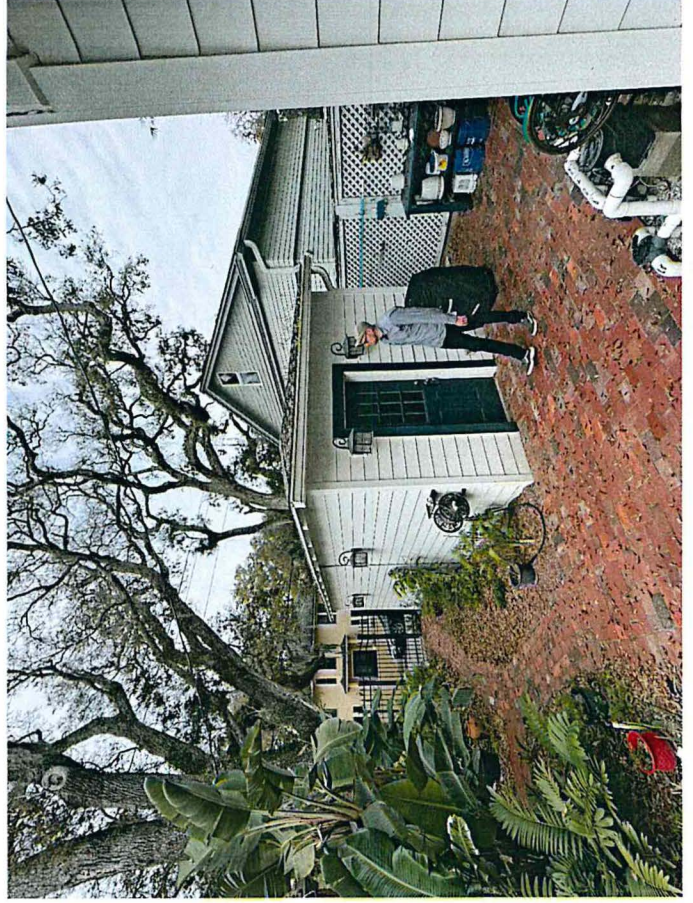
\* Marine Street view



\* Marine st. view



\* Maine Street View



FROM YARD VIEW





# Planning and Zoning Board

Planning Division Staff Report  
Planning and Building Department

| Public Hearing Date | Agenda Item        | Application Number |
|---------------------|--------------------|--------------------|
| May 7, 2024         | 6.a.               | PZB2024-0022       |
| Request             | Address            | Parcel ID          |
| Use by Exception    | 3 Sebastian Avenue | <u>190430-0000</u> |



*Figure 1. Aerial photograph of the subject property.*

## Site & Background Information

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

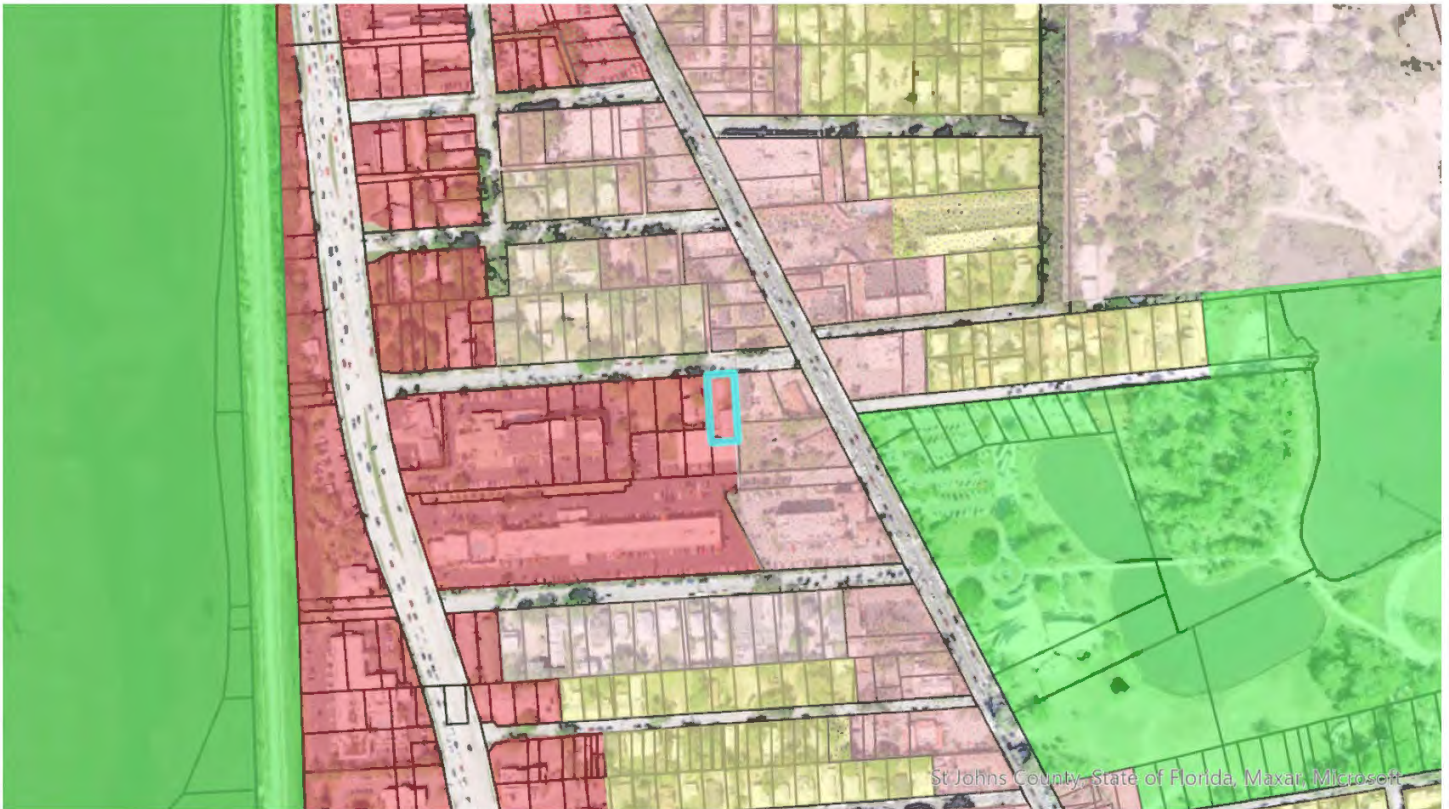
Future Land Use Designation: Commercial Medium Intensity

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

Acreage: .20

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

Owner: WVC Properties LLC



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

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

### Request Summary

This is a request to approve a [use by exception](#) for a business that offers for sale new or used automobiles, trucks, boats and tractors within the Commercial Medium-Two: CM-2 zoning district at 3 Sebastian Avenue. All new construction and site development on properties with a CM-2 zoning designation shall meet the [requirements of that section](#) of the City’s Code of Ordinances. The application states that the intended use is a golf-cart rental company. This application was administratively continued from the April 8, 2024, PZB meeting.

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

| Comprehensive Plan Element                          | Consistent   | Inconsistent |
|-----------------------------------------------------|--------------|--------------|
| <a href="#">Future Land Use</a>                     | Policy 2.2.1 | N/A          |
| <a href="#">Historic Preservation</a>               |              | N/A          |
| <a href="#">Conservation and Coastal Management</a> |              | N/A          |
| <a href="#">Recreation and Open Space</a>           |              | N/A          |
| <a href="#">Transportation and Mobility</a>         |              | N/A          |
| <a href="#">Housing</a>                             |              | N/A          |
| <a href="#">Infrastructure</a>                      |              | N/A          |

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

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



The application states that the intended use is to rent street legal golf carts to explore the St. Augustine historic district. The applicant chose this location because it is near the historic district and has ample parking. Required off-street parking for business, commercial or service establishment is one space per three hundred (300) square feet. The application lists the square footage as 1100 square feet requiring four (4) parking spaces. The application includes fourteen (14) spaces however the location of those spaces is not clearly depicted on the site plan. It does appear there is adequate room for the four (4) required parking spaces. Sebastian Avenue is an area of commercial activity, and the golf-cart rental property should be in harmony with the existing uses.

### Staff Recommendation

---

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

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



---

Sarah Daugherty  
Senior Planner  
Planning and Building Department

# Attention

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

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

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

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

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

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



### **Conservation Overlay Zone Developments:**

- Dock applications for **Conservation Overlay Zone 1** require complete submittal packages that include:
  - a. Survey locations of the proposed docks or modifications to existing docks;
  - b. Plans of the proposed dock or dock modifications;
  - c. Bathometric surveys showing water depths at mean high tide and mean low tide, relationship of the proposed dock to water features, marsh, bank lines, creeks, navigable channels, other site specific issues;
  - d. Aerials of existing conditions, and showing proposed docks and/or water features;
  - e. Details of any railings, features, lighting, dock boxes, fish stations, boat lifts or other items that potentially impact scenic vistas; and,
  - f. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development.
  
- Preserved tree removal and tree canopy issues related to development in **Conservation Overlay Zone 3** require complete submittal packages that include:
  - a. Tree surveys locating all trees on the site 3” diameter and greater;
  - b. Tree survey including the proposed site plan at an appropriate scale to evaluate the proposed development’s impact on the trees, including specific trees and the tree canopy overall;
  - c. An arborist’s report outlining the type, size, condition, and professional opinion of the impact of the development on the trees and the specific condition of any “preserved” trees;
  - d. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development; and,
  - e. A detailed analysis of the proposed tree removal per Chapter 25, known as the Landscape Code, to determine tree credits and debits, and landscaping requirements per the Landscape Code.

### **Planned Unit Development (PUD) Applications:**

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

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

### **Subdivision Requirements:**

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

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



# CITY OF ST AUGUSTINE

## APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \_\_\_\_\_ (plus advertising costs) Project Number: \_\_\_\_\_

Receipt Number: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

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

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

Business (if applicable): Ancient City Golf Cart Rentals

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

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

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

Business (if applicable): \_\_\_\_\_

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

E-Mail Address: \_\_\_\_\_

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

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

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

4. PROJECT STREET ADDRESS: 3 Sebastian Ave

5. SPECIFIC PROPOSED USE: Golf cart Rental business

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☒ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: \_\_\_\_\_

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

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

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

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

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

10. PREVIOUS APPLICATIONS:

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

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

\_\_\_\_\_

11. AGREEMENT:

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

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

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

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



Signature of Applicant

02-12-24

Date

Under Contract - CLOSING IN 14 DAYS ~

Signature of Property Owner

02-12-24

Date



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

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

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

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

JONATHAN VELAZQUEZ / WILLIAM VELAZQUEZ

Print name of applicant

[Signature] / William Velazquez

Signature of applicant

02-12-24

Date



### Owner's Authorization For Agent

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

BY: \_\_\_\_\_

Signature of Owner

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Telephone Number

State of \_\_\_\_\_

County of \_\_\_\_\_

Signed and sworn before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By \_\_\_\_\_

Identification verified:

Oath sworn: \_\_\_\_\_ Yes \_\_\_\_\_ No

Notary Signature: \_\_\_\_\_

My Commission expires: \_\_\_\_\_



# PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 3 Sebastian Ave

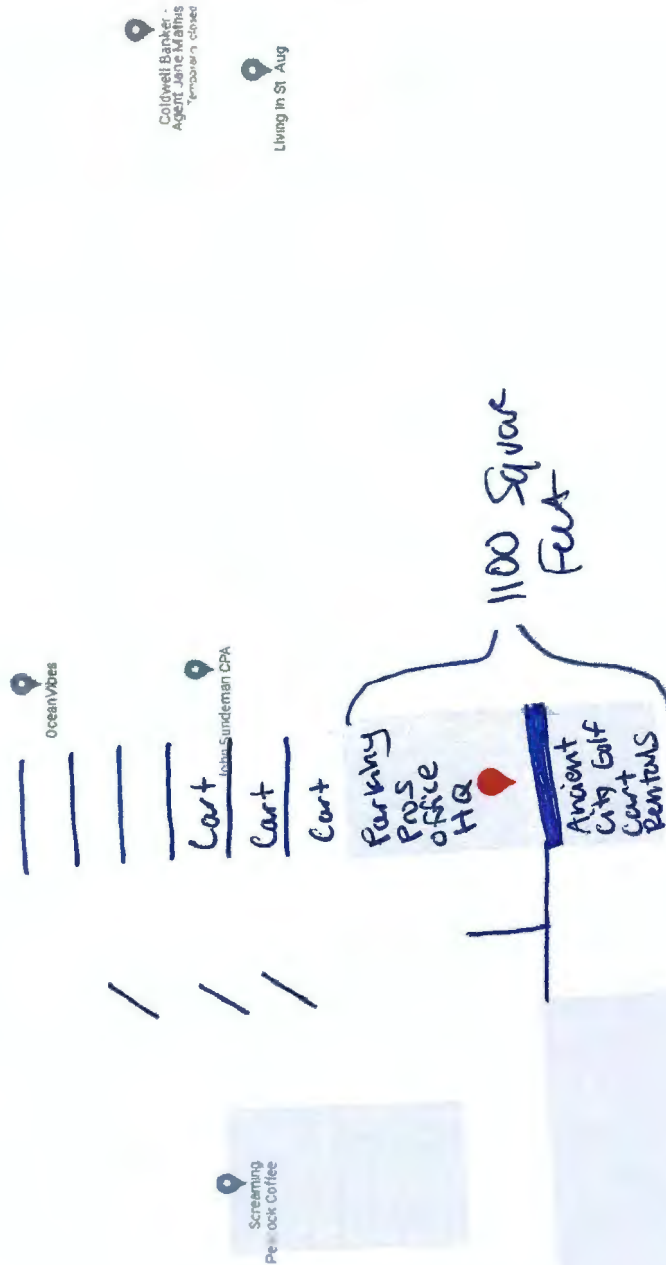
Applicant's Name: JONATHAN VELARDE Applicant's Signature: [Signature]

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

# Google Maps

3 Sebastian Ave

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



Map data ©2024 Google 20 ft

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

# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Sales Questionnaire Form

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

Sales Questionnaire

## 2022 TRIM Notice

2022 TRIM Notice (PDF)

## Summary

|                  |                                                                                                                                          |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID        | 1904300000                                                                                                                               |
| Location Address | 3 SEBASTIAN AVE<br>SAINT AUGUSTINE 32084-0000                                                                                            |
| Neighborhood     | Salon Spa Barber Shops Countywide (COM) (680.41)                                                                                         |
| Tax Description* | 3-42 GARNETT SUBD OF N1/2 OF BLK 11 LOT C (EX S70FT)<br>OR5911/68<br><i>*The Description above is not to be used on legal documents.</i> |
| Property Use     | Salon/Spa/Barber Shops (2530)                                                                                                            |
| Code             |                                                                                                                                          |
| Subdivision      | Garnett Property, Plat of Dr. R.S.                                                                                                       |
| Sec/Twp/Rng      | 7-7-30                                                                                                                                   |
| District         | City of St Augustine (District 452)                                                                                                      |
| Millage Rate     | 18.872                                                                                                                                   |
| Acreage          | 0.200                                                                                                                                    |
| Homestead        | N                                                                                                                                        |

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



## Owner Information

|                 |                                                     |
|-----------------|-----------------------------------------------------|
| Owner Name      | Wvc Properties LLC 100%                             |
| Mailing Address | 955 HONEYCOMB TRL<br>SAINT AUGUSTINE, FL 32095-0000 |

## Map



## Valuation Information

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

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

## Historical Assessment Information

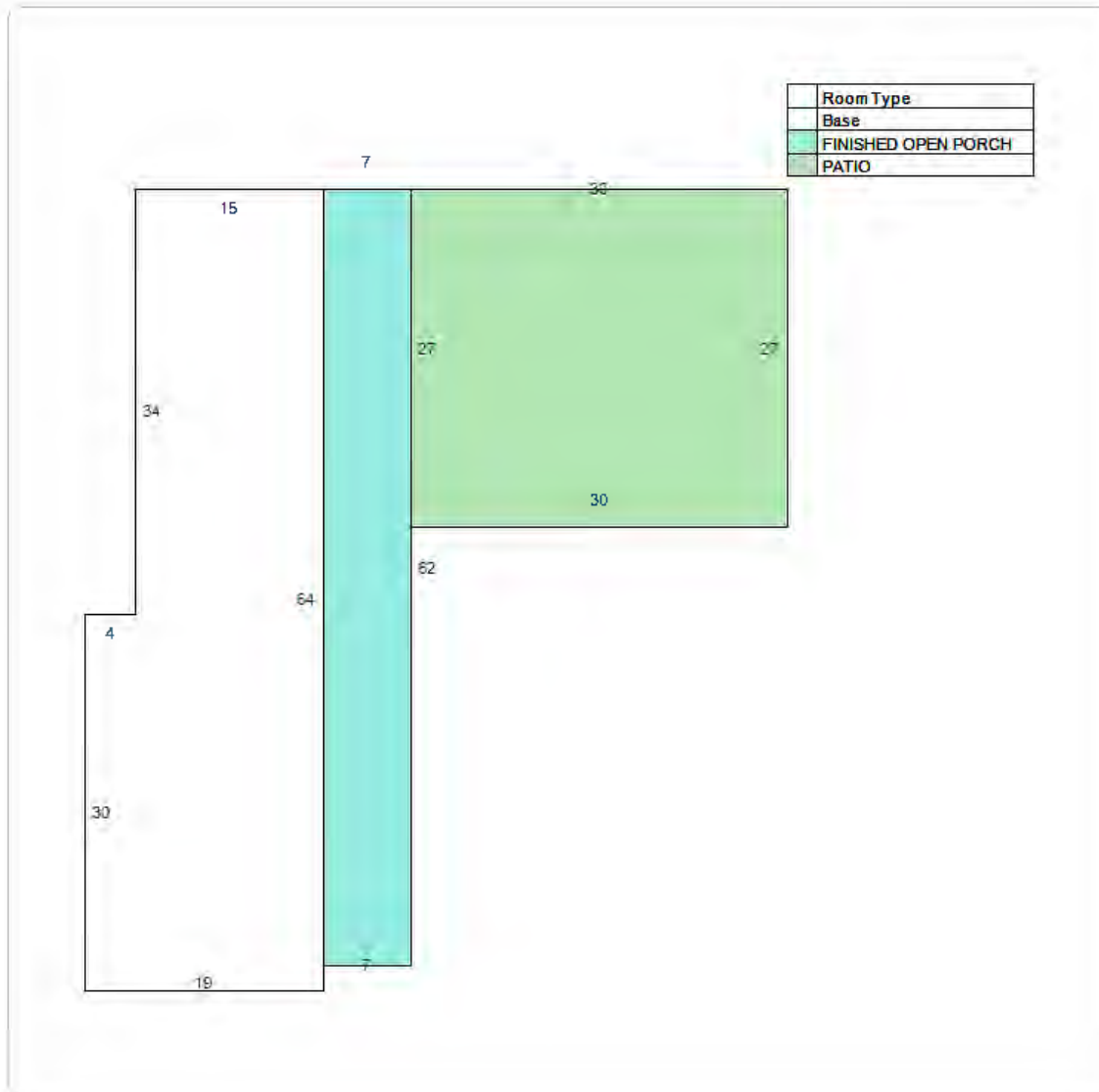
| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|------|----------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------|--------------|---------------|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

## Building Information

|                  |                        |                   |                   |
|------------------|------------------------|-------------------|-------------------|
| Building         | 1                      | Roof Cover        | Composite Shingle |
| Building Value   | \$120,678              | Roof Structure    | Gable Hip         |
| Year Built       | 1950                   | Interior Flooring | Pine Wood         |
| Actual Area      | 2324                   | Interior Wall     | Drywall           |
| Conditioned Area | 1080                   | Heating Type      | Air Duct          |
| Use              | Salon/Spa/Barber Shops | Air Conditioning  | Central           |
| Style            | 04                     | Bedrooms          |                   |
| Exterior Wall    | Cement Fiber           | Baths             |                   |

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

## Sketch Information



### Extra Feature Information

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

### Land Information

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

### Sale Information

| Recording Date | Sale Date | Sale Price   | Instrument Type | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                                 | Grantee                              |
|----------------|-----------|--------------|-----------------|----------------------|----------------------|---------------|-----------------|-----------------------------------------|--------------------------------------|
| 3/6/2024       | 3/5/2024  | \$595,000.00 | WARRANTY DEED   | <a href="#">5911</a> | <a href="#">68</a>   | Q             | I               | CASADO MELINDA A,ARTHUR J               | WVC PROPERTIES LLC                   |
| 9/26/2023      | 9/20/2023 | \$0.00       | QUIT CLAIM DEED | <a href="#">5830</a> | <a href="#">1774</a> | U             | I               | TRE SEBASTIAN ENTERPRISES LLC           | CASADO MELINDA A,ARTHUR J            |
| 12/8/2014      | 12/1/2014 | \$0.00       | TRUSTEES DEED   | <a href="#">3962</a> | <a href="#">536</a>  | U             | I               | CASADO MELINDA A & ARTHUR J TRUSTEES    | TRE SEBASTIAN ENTERPRISES LLC        |
| 2/2/2005       |           | \$275,000.00 | WARRANTY DEED   | <a href="#">2369</a> | <a href="#">1227</a> | Q             | I               | YELLOW BRICK ROAD PROPERTIES LLC        | CASADO MELINDA A & ARTHUR J TRUSTEES |
| 3/31/2003      |           | \$192,000.00 | WARRANTY DEED   | <a href="#">1924</a> | <a href="#">1812</a> | Q             | I               | DIAFERIA MICHELE G                      | YELLOW BRICK ROAD PROPERTIES LLC     |
| 8/14/1997      |           | \$55,000.00  | WARRANTY DEED   | <a href="#">1258</a> | <a href="#">608</a>  | U             | I               | PALOMBA CHARLES T                       | DIAFERIA MICHELE G                   |
| 4/30/1997      |           | \$30,000.00  | PERSONAL REP    | <a href="#">1237</a> | <a href="#">673</a>  | U             | I               | PALOMBA ROSE MARIE ESTATE (BY PERS REP) | PALOMBA CHARLES T                    |



| Recording Date | Sale Date  | Sale Price  | Instrument Type   | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                                | Grantee                                   |
|----------------|------------|-------------|-------------------|----------------------|----------------------|---------------|-----------------|----------------------------------------|-------------------------------------------|
|                | 4/10/1997  | \$0.00      | COURT ORDER       | <a href="#">1232</a> | <a href="#">1420</a> | U             | I               | PALOMBA ROSE MARIE ESTATE (ORD DET HS) | AMERICAN CANCER SOCIETY (1/3) ETAL        |
|                | 3/21/1997  | \$0.00      | COURT ORDER       | <a href="#">1230</a> | <a href="#">1068</a> | U             | I               | PALOMBA ROSE MARIE ESTATE              | PALOMBA ROSE MARIE ESTATE (ORD AUTH SALE) |
|                | 10/22/1996 | \$0.00      | LETTERS OF ADMN   | <a href="#">1203</a> | <a href="#">59</a>   | U             | I               | PALOMBA ROSE MARIE ESTATE              | PALOMBA ROSE MARIE ESTATE                 |
|                | 7/18/1996  | \$0.00      | DEATH CERTIFICATE | <a href="#">1237</a> | <a href="#">675</a>  | U             | I               | PALOMBA ROSE MARIE (DIED 7-18-96)      |                                           |
|                | 1/1/1980   | \$33,000.00 |                   | <a href="#">474</a>  | <a href="#">76</a>   | U             | I               |                                        | PALOMBA ROSE MARIE                        |
|                | 1/1/1978   | \$18,000.00 |                   | <a href="#">367</a>  | <a href="#">451</a>  | U             | I               |                                        |                                           |
|                | 8/24/1966  | \$0.00      | WILL              | <a href="#">1203</a> | <a href="#">56</a>   | U             | I               | PALOMBA ROSE MARIE                     | PALOMBA ROSE MARIE                        |

No data available for the following modules: Exemption Information.

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

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Contact Us

Developed by



Re:

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

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

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

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

Thank you for your help!

Thank you kindly,

**Victoria Murphy**  
Planner I

Hello,

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

Jonathan Velarde  
904-409-1350  
Owner

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

---

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

Good morning!

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

Respectfully,

Jonathan Velarde  
805-444-4160

---

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

Good morning!

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

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

Thanks!

Thank you kindly,

**Victoria Murphy**  
Planner I

E: [vmurphy@citystaug.com](mailto:vmurphy@citystaug.com) | P: 904-209-4324 | W: [www.CityStAug.com](http://www.CityStAug.com)

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



Office: 75 King Street, Lobby B



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

---

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

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

Hello!

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

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

---

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

Thank you for getting this over to me!

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

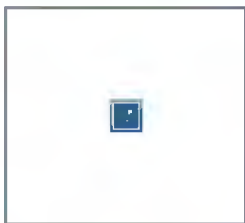
It would also be great if we could get the original PDF survey sent over opposed to the scan (since the scan is in two parts).

Thank you kindly,

**Victoria Murphy**

Planner I

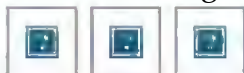
E: [vmurphy@citystaug.com](mailto:vmurphy@citystaug.com) | P: 904-209-4324 | W: [www.CityStAug.com](http://www.CityStAug.com)



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Office: 75 King Street, Lobby B



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---

**From:** Jonathan Velarde <[florida@valetparkingpros.com](mailto:florida@valetparkingpros.com)>

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

**To:** Victoria Murphy <[vmurphy@citystaug.com](mailto:vmurphy@citystaug.com)>

**Cc:** [jonathanvelarde@outlook.com](mailto:jonathanvelarde@outlook.com); Clay Velarde <[velardeclay@gmail.com](mailto:velardeclay@gmail.com)>

**Subject:** Response to Questions

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

Good morning!

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

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

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

Jonathan Velarde

805-444-4160

[www.valetparkingpros.com](http://www.valetparkingpros.com)



American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

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

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

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

190430-0000

Buyer: WVC PROPERTIES LLC, a Florida Limited Liability Company

Seller: MELINDA A. CASADO

ARTHUR J. CASADO

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

Settlement Date: 3/05/2024

Disbursement Date: 3/05/2024

Additional dates per state requirements: 3/05/2024

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

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

#### Title Insurance – Simultaneous Rate Premiums

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

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

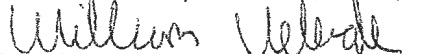
### Acknowledgement

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

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

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

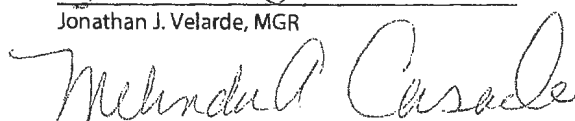
WVC PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY



William C. Velarde, MGR



Jonathan J. Velarde, MGR



MELINDA A. CASADO



ARTHUR J. CASADO

03-05-2024

Date

March 5, 2024

Date

MARCH 5 - 2024

Date

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



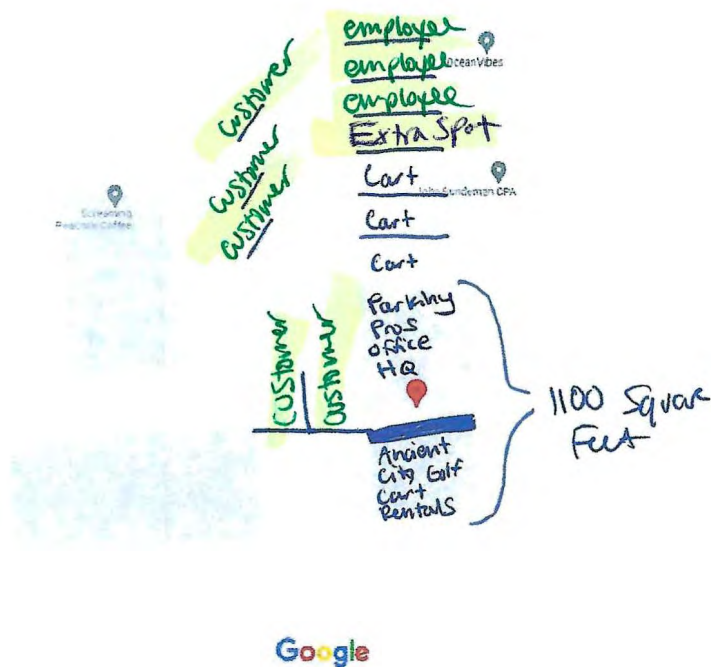
2/12/24, 4:55 PM

3 Sebastian Ave - Google Maps

Google Maps

3 Sebastian Ave

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



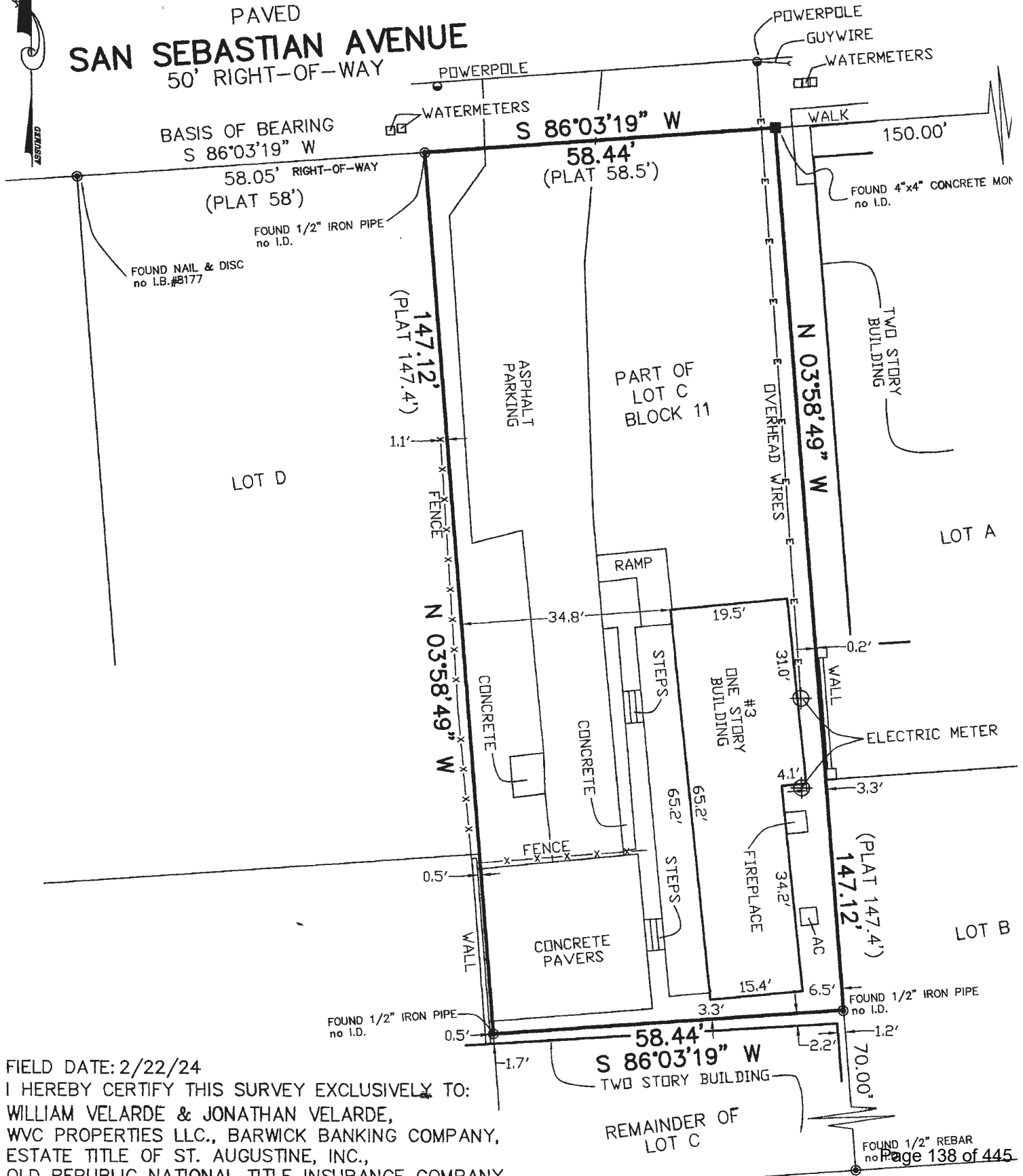
Map data ©2024 Google 20 ft

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

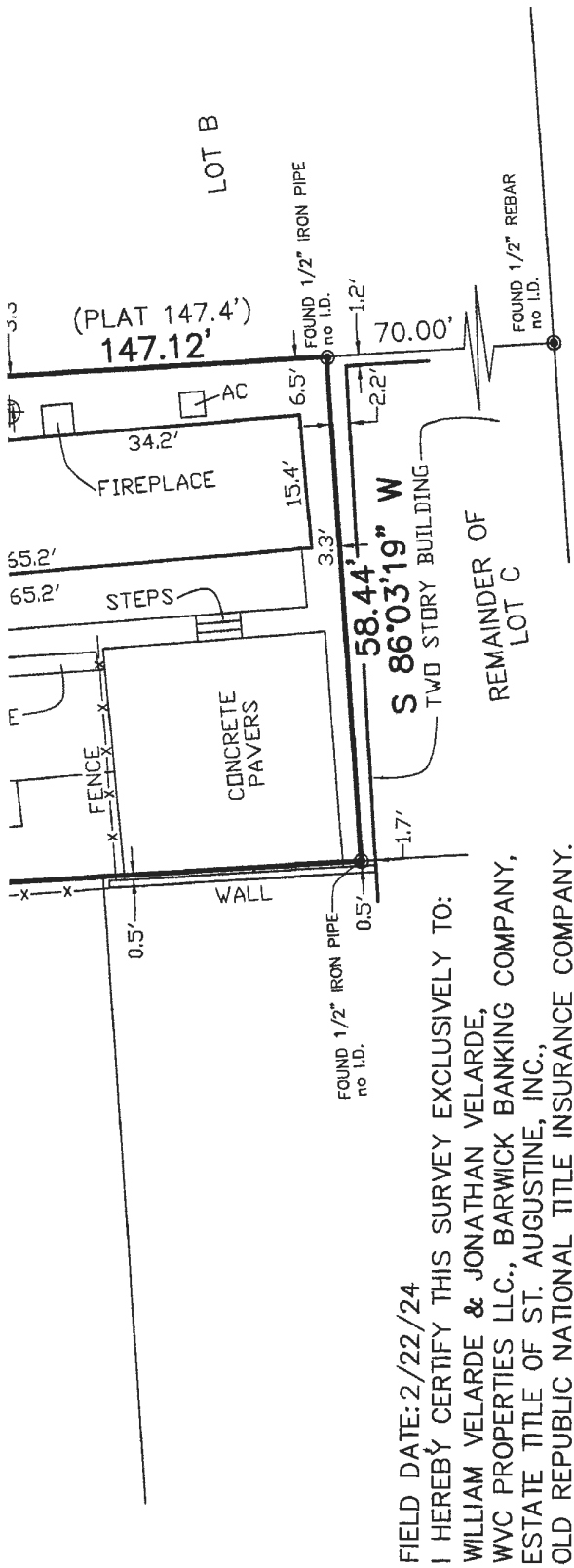
<https://www.google.com/maps/place/3+Sebastian+Ave,+St.+Augustine,+FL+32084/@29.9049975,-81.3187327,21z/data=!4m6!3m5!1s0x88e427c79b4ecffb:0xe809197891c521edf8m2!3d29.9049491!4...> 1/1



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



FIELD DATE: 2/22/24  
 I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:  
 WILLIAM VELARDE & JONATHAN VELARDE,  
 WVC PROPERTIES LLC., BARWICK BANKING COMPANY,  
 ESTATE TITLE OF ST. AUGUSTINE, INC.,  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.



#### NOTES:

THIS IS A BOUNDARY AND LOCATION SURVEY, CORNERS AS NOTED.  
 NO UNDERGROUND STRUCTURES OR UTILITIES, LOCATED OR SHOWN.  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE  
 OPINION, LEGAL DESCRIPTION WAS PROVIDED BY CLIENT. NO RECORD  
 OF EASEMENTS WERE PROVIDED TO SURVEYOR, EXCEPT AS SHOWN.  
 ELEVATIONS ARE BASED ON UNITED STATES COASTAL & GEODETIC  
 SURVEY (U.S.C. & G.S.) N.A.V.D. 1988.  
 NORTH IS ASSUMED, BASED ON THE NORTH LINE OF BLOCK 11,  
 REFERENCE BEARING AS SHOWN.

#### FLOOD ELEVATION CERTIFICATE:

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

#### LEGEND:

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

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

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

*R. Brandt Wilson*

R. BRANDT WILSON, P.L.S., FL. CERT# LS4690  
 Not valid without the signature and the original raised  
 seal of a florida licensed surveyor and mapper

DRAWN BY: BW JOB NO.: 24-025

SCALE: 1" = 20' SHEET NO. 1 OF 1

# Planning and Zoning Board

Planning Division Staff Report  
Planning and Building Department

| Public Hearing Date                                    | Agenda Item          | Application Number |
|--------------------------------------------------------|----------------------|--------------------|
| May 7, 2024                                            | 7.a.                 | PZB2024-0039       |
| Request                                                | Address              | Parcel ID          |
| Variance & Conservation<br>Overlay Zone<br>Development | 119 Ferdinand Avenue | <u>222420-0100</u> |



*Figure 1. Aerial photograph of the subject property.*



Site & Background Information

|                                                          |                                            |
|----------------------------------------------------------|--------------------------------------------|
| Property Class:<br>(St. Johns County Property Appraiser) | Vacant Residential (0000)                  |
| Future Land Use Designation:                             | Residential Low Density                    |
| Zoning Designation:                                      | <u>Residential Single-Family-Two: RS-2</u> |
| Acreage:                                                 | 0.20                                       |
| Applicant & Owner:                                       | Louis & Annie Kines                        |

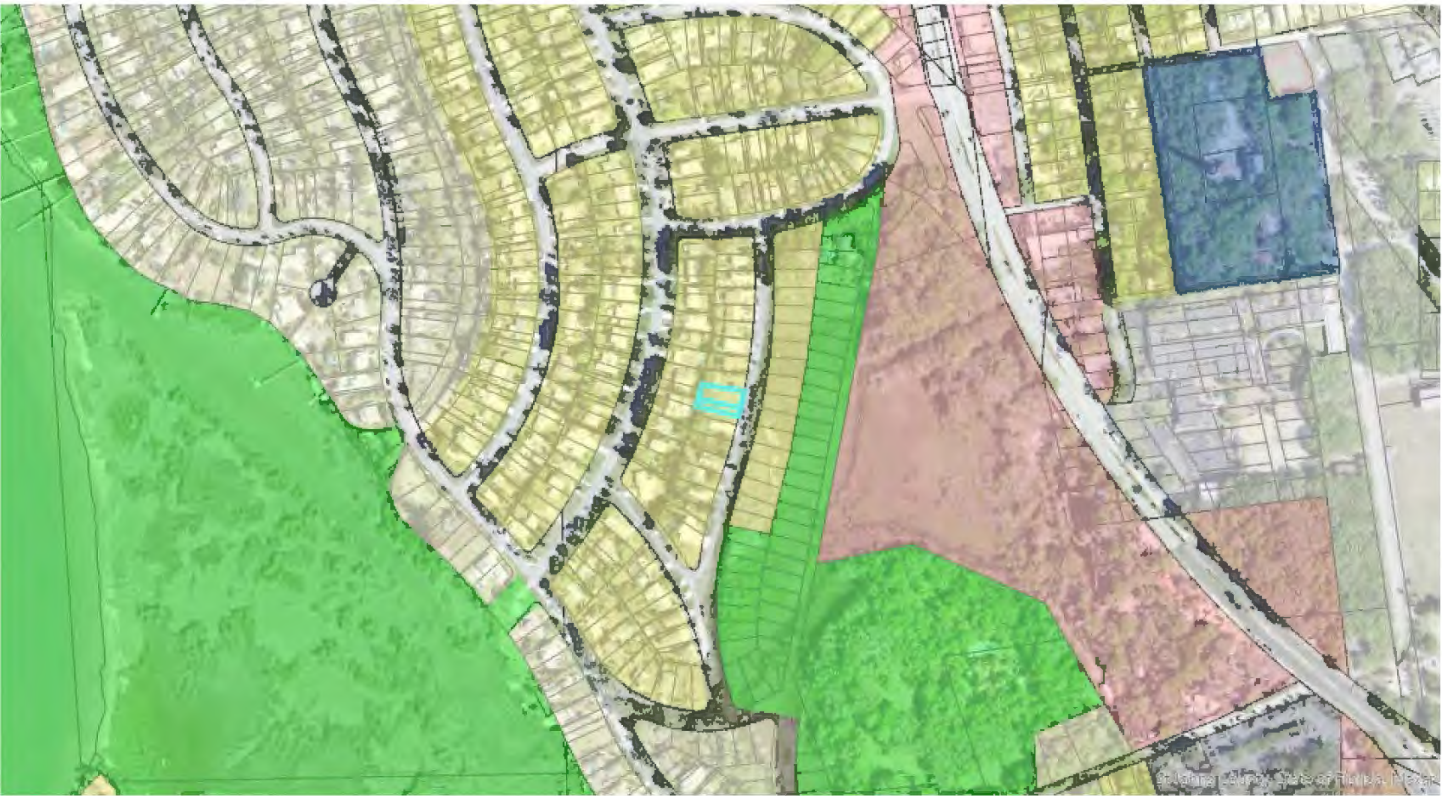


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

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

### Request Summary

This is a variance request to increase the lot coverage limitation of thirty (30) percent for properties with Residential, single-family-two:RS-2 to thirty-two (32) percent and a Conservation Overlay Zone (COZ) development to remove two (2) significant Eastern Red Cedar trees within COZ 3. An approval of this request would allow for the construction of a new single-family home.

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

| Comprehensive Plan Element                 | Consistent | Inconsistent                 |
|--------------------------------------------|------------|------------------------------|
| <u>Future Land Use</u>                     |            | Policy 1.2.1<br>Policy 6.4.2 |
| <u>Historic Preservation</u>               |            | N/A                          |
| <u>Conservation and Coastal Management</u> |            | Policy 2.4.2                 |
| <u>Recreation and Open Space</u>           |            | N/A                          |
| <u>Transportation and Mobility</u>         |            | N/A                          |
| <u>Housing</u>                             |            | N/A                          |
| <u>Infrastructure</u>                      |            | N/A                          |



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

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

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

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

The applicant is requesting an increase in lot coverage from thirty (30) percent for RS-2 zoning to thirty-two (32) percent. COSA Code of Ordinances Sec. 28 -2 defines lot coverage as the "portion of the lot, excluding open water bodies determined using the mean high-water line, that is covered by buildings and structures, measured from the face of the vertical wall of the building or structure, not including roof overhang, but including awnings, carports, or other unenclosed structures." The property at 119 Ferdinand is of conforming size and similar to neighboring lots and does not appear to suffer a singular disadvantage. The applicant misunderstood the lot coverage maximum and to change the size of the house would require expenses in architectural and engineering fees. The applicant states that reducing the size of the house to meet the maximum lot coverage would eliminate a home office and as they both work from home this would be disadvantageous. The small increase in lot coverage does not appear to be contrary to the public interest.

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

- a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
- c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
- e. Whether the tree has been designated a significant tree.
- f. Impact upon the urban and natural environment, including:

1. Ground and surface water stabilization.
  2. Water quality and aquifer recharge.
  3. Ecological impacts.
  4. Noise pollution.
  5. Air movement.
  6. Air quality.
  7. Wildlife habitat.
- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

The applicant is requesting to remove two significant Eastern Red Cedar trees. The arborist report indicates that the trees are 15-inches and 24-inches and in poor condition. The report recommends both trees be removed to prevent future bodily injury or property damage. The submitted septic permit shows that the trees are in the permitted location of the drain field and bed mound. The applicant is also removing four (4) Chinese tallow trees (*Sapium sebiferum*), an invasive species that does not require mitigation. Also, four palm trees are proposed to be removed to install the septic system. The applicant's tree mitigation plan includes planting four (3-inch) cedar trees consistent with COSA Code of Ordinances Sec. 25-56(g), "Each Southern Red Cedar tree (*Juniperus silicicola*) removed shall be replaced with a minimum two (2) Southern Red Cedars." The tree mitigation also includes planting eight palm trees. The tree mitigation plan results in 2.5 positive tree credits. Staff recommends the tree mitigation plan be consistent with tree ratio requirements (COSA Code of Ordinances Sec. 25-53 (10)). This can be addressed during the building permit process.

| Trees Removed |            |         | Trees Planted    |            |            |        |
|---------------|------------|---------|------------------|------------|------------|--------|
| Type (dbh)    | Size Range | Deficit | QTY              | Type (dbh) | Size Range | Credit |
| Tallow (8")   |            |         | 4                | Cedar (3") | 3+ dbh     | 6      |
| Tallow (9")   |            |         | 8                | Palms (2") | 2+ dbh     | 8      |
| Tallow (10")  |            |         |                  |            |            |        |
| Tallow (10")  |            |         |                  |            |            |        |
| Palm (23")    | 20+ dbh    | 2       |                  |            |            |        |
| Palm (25")    | 20+ dbh    | 2       |                  |            |            |        |
| Palm (25")    | 20+ dbh    | 2       |                  |            |            |        |
| Palm (26")    | 20+ dbh    | 2       |                  |            |            |        |
| Cedar (15")   | 12+ dbh    | 1.5     |                  |            |            |        |
| Cedar (24")   | 20+ dbh    | 2       |                  |            |            |        |
| Deficits      |            | 11.5    | Planting Credits |            |            | 14     |
| Total Credits |            |         |                  |            |            | 2.5    |

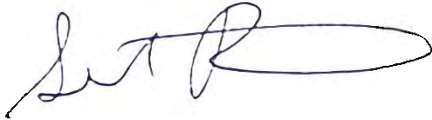
**\*Trees in Bold are Significant trees.**

**\*Trees in Red are invasive species.**

## Staff Recommendation

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Based on a review of Sec. 28-29 staff find that the Board can **CONTINUE** until the applicant demonstrates meeting the variance criteria, **DENY** as variance criteria is not met, or **APPROVE** as variance criteria is met for the variance request to exceed the maximum lot coverage. Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3 at 119 Ferdinand Avenue / PID 222420-0100.



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Sarah Daugherty  
Senior Planner  
Planning and Building Department

# Attention

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

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

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

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

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

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

### **Conservation Overlay Zone Developments:**

- Dock applications for **Conservation Overlay Zone 1** require complete submittal packages that include:
  - a. Survey locations of the proposed docks or modifications to existing docks;
  - b. Plans of the proposed dock or dock modifications;
  - c. Bathometric surveys showing water depths at mean high tide and mean low tide, relationship of the proposed dock to water features, marsh, bank lines, creeks, navigable channels, other site specific issues;
  - d. Aerials of existing conditions, and showing proposed docks and/or water features;
  - e. Details of any railings, features, lighting, dock boxes, fish stations, boat lifts or other items that potentially impact scenic vistas; and,
  - f. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development.
  
- Preserved tree removal and tree canopy issues related to development in **Conservation Overlay Zone 3** require complete submittal packages that include:
  - a. Tree surveys locating all trees on the site 3" diameter and greater;
  - b. Tree survey including the proposed site plan at an appropriate scale to evaluate the proposed development's impact on the trees, including specific trees and the tree canopy overall;
  - c. An arborist's report outlining the type, size, condition, and professional opinion of the impact of the development on the trees and the specific condition of any "preserved" trees;
  - d. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development; and,
  - e. A detailed analysis of the proposed tree removal per Chapter 25, known as the Landscape Code, to determine tree credits and debits, and landscaping requirements per the Landscape Code.

### **Planned Unit Development (PUD) Applications:**

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

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

### **Subdivision Requirements:**

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

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





# CITY OF ST AUGUSTINE

## APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \_\_\_\_\_ (plus advertising costs) Project Number: \_\_\_\_\_

Receipt Number: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

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

1. NAME OF APPLICANT: Louis and Annie Kines Contact Number: 813-215-0135

Business (if applicable): \_\_\_\_\_

Address: 61 Lewis Blvd City: St. Augustine State: FL Zip: 32084

E-Mail Address: louis.kines@gmail.com

2. NAME OF PROPERTY OWNER: Louis and Annie Kines Contact Number: 813-215-0135

Business (if applicable): \_\_\_\_\_

Address: 61 Lewis Blvd City: St. Augustine State: FL Zip: 32084

E-Mail Address: louis.kines@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: Lot 10 and North Half of Lot 11 Block: 58

Subdivision: Davis Shores Parcel Number: 222420-0100

4. PROJECT STREET ADDRESS: 119 Ferdinand Ave, St. Augustine FL 32080

5. SPECIFIC PROPOSED USE: Primary home, single family residence

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: \_\_\_\_\_

7. DESCRIPTION OF ACTION REQUESTED: Lot coverage is 32% instead of 30%. I misread the code book and thought that 35% was the maximum.

8. JUSTIFICATION FOR ACTION REQUESTED: \_\_\_\_\_

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

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

**10. PREVIOUS APPLICATIONS:**

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

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

\_\_\_\_\_

**11. AGREEMENT:**

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

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

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

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

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date



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

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

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

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

---

Print name of applicant

---

Signature of applicant

---

Date

# PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Owner's Signature: \_\_\_\_\_

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: We have seen the nearby lots from the street and they do not appear to be much different than ours.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: If we shrink the footprint of the structure, we would have to pay thousands to the architect, structural engineer, surveyor, truss engineer, and septic engineer. We would also probably have to eliminate our home office, and we both work from home.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: I mentioned in Section 8 that it was my fault for thinking lot coverage was 35% not 30%. If it makes a difference, this home is elevated with gravel underneath, not concrete. And the front porch (400 sq ft) is made of planks with 1/4 inch gaps between each one. So it helps with permeability.
- (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: My wife and I think this "bungalow" style of home fits in very well with the neighborhood. On the original site plan, we noted gutters and rain barrels to mitigate surface water. We are happy to implement more mitigation such as rain gardens.

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] [Signature] 4/8/24  
Signature of Applicant Date

[Signature] [Signature] 4/8/24  
Signature of Property Owner Date



# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Sales Questionnaire Form

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

Sales Questionnaire

## 2022 TRIM Notice

2022 TRIM Notice (PDF)

## Summary

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID         | 2224200100                                                                                                                               |
| Location Address  | 119 FERDINAND AVE<br>SAINT AUGUSTINE 32080-0000                                                                                          |
| Neighborhood      | Davis Shores South (590)                                                                                                                 |
| Tax Description*  | 3-102 DAVIS SHORES LOT 10 & N 1/2 OF LOT 11 BLK 58<br>OR5890/1097<br><i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Vacant Residential (0000)                                                                                                                |
| Subdivision       | Davis Shores Ocean View Section                                                                                                          |
| Sec/Twp/Rng       | 21-7-30                                                                                                                                  |
| District          | City of St Augustine (District 452)                                                                                                      |
| Millage Rate      | 18.872                                                                                                                                   |
| Acreage           | 0.200                                                                                                                                    |
| Homestead         | N                                                                                                                                        |

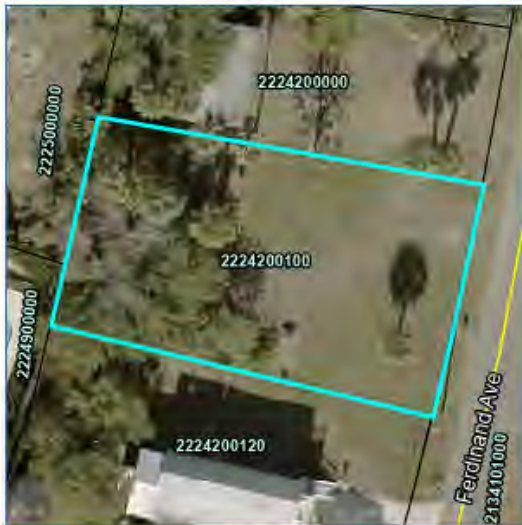
[Click Here to Open Cyclomedia Viewer in a New Tab](#)

No Image Available

## Owner Information

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Owner Name      | Kines Louis N,Annie M 100%<br>Kines Annie M 100% |
| Mailing Address | PO BOX 215<br>FOLLY BEACH, SC 29439-0000         |

## Map



## Valuation Information

|                               | 2024      |
|-------------------------------|-----------|
| Building Value                | \$0       |
| Extra Features Value          | \$0       |
| Total Land Value              | \$246,960 |
| Agricultural (Assessed) Value | \$0       |
| Agricultural (Market) Value   | \$0       |
| Just (Market) Value           | \$246,960 |
| Total Deferred                | \$17,465  |
| Assessed Value                | \$229,495 |
| Total Exemptions              | \$0       |
| Taxable Value                 | \$229,495 |

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

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|------|----------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------|--------------|---------------|
| 2023 | \$0            | \$0                 | \$246,960        | \$0               | \$0                 | \$246,960           | \$208,632      | \$38,328     | \$208,632     |
| 2022 | \$0            | \$0                 | \$189,665        | \$0               | \$0                 | \$189,665           | \$189,665      | \$0          | \$189,665     |
| 2021 | \$0            | \$0                 | \$141,120        | \$0               | \$0                 | \$141,120           | \$128,564      | \$12,556     | \$128,564     |
| 2020 | \$0            | \$0                 | \$127,008        | \$0               | \$0                 | \$127,008           | \$116,876      | \$10,132     | \$116,876     |
| 2019 | \$0            | \$0                 | \$127,008        | \$0               | \$0                 | \$127,008           | \$106,251      | \$20,757     | \$106,251     |
| 2018 | \$0            | \$0                 | \$127,008        | \$0               | \$0                 | \$127,008           | \$96,592       | \$30,416     | \$96,592      |
| 2017 | \$0            | \$0                 | \$114,660        | \$0               | \$0                 | \$114,660           | \$87,811       | \$26,849     | \$87,811      |
| 2016 | \$0            | \$0                 | \$114,660        | \$0               | \$0                 | \$114,660           | \$79,828       | \$34,832     | \$79,828      |
| 2015 | \$0            | \$0                 | \$88,200         | \$0               | \$0                 | \$88,200            | \$72,571       | \$15,629     | \$72,571      |
| 2014 | \$0            | \$0                 | \$74,088         | \$0               | \$0                 | \$74,088            | \$65,974       | \$8,114      | \$65,974      |
| 2013 | \$0            | \$0                 | \$59,976         | \$0               | \$0                 | \$59,976            | \$59,976       | \$0          | \$59,976      |

## Land Information

| Use Description    | Front | Depth | Total Land Units | Unit Type | Land Value |
|--------------------|-------|-------|------------------|-----------|------------|
| Vacant Residential | 72    | 120   | 72               | EF        | \$246,960  |

## Sale Information

| Recording Date | Sale Date  | Sale Price   | Instrument Type     | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                                                                             | Grantee                 |
|----------------|------------|--------------|---------------------|----------------------|----------------------|---------------|-----------------|-------------------------------------------------------------------------------------|-------------------------|
| 1/24/2024      | 1/18/2024  | \$355,000.00 | WARRANTY DEED       | <a href="#">5890</a> | <a href="#">1097</a> | Q             | V               | LYNN JIANGPING                                                                      | KINES LOUIS N,ANNIE M   |
| 1/24/2024      | 11/25/2023 | \$0.00       | AFFIDAVIT           | <a href="#">5890</a> | <a href="#">1094</a> | U             | V               | LYNN ROBERT(DEC'D)                                                                  | LYNN JIANGPING          |
| 3/5/2021       | 3/3/2021   | \$190,000.00 | WARRANTY DEED       | <a href="#">5199</a> | <a href="#">695</a>  | Q             | V               | LEDONNE KENNETH A TRUST                                                             | LYNN ROBERT,JIANGPING   |
| 5/3/2012       | 5/2/2012   | \$78,000.00  | WARRANTY DEED       | <a href="#">3556</a> | <a href="#">736</a>  | U             | I               | MOORE-MASSEY MISTY MARIE & THOMAS THEODORE J & THOMAS RODERICK L & THOMAS MATTHEW K | LEDONNE KENNETH A TRUST |
| 5/2/2012       | 9/9/2009   | \$0.00       | ORDER DET HX REAL P | <a href="#">3555</a> | <a href="#">705</a>  | U             | I               | MOORE LOUISE THOMAS DEC'D                                                           | THOMAS THEODORE J ET AL |
|                | 1/2/1998   | \$100.00     | QUIT CLAIM DEED     | <a href="#">1806</a> | <a href="#">1290</a> | U             | I               | MOORE CLYDE E,LOUISE THOMAS                                                         | MOORE LOUISE THOMAS     |
|                | 11/1/1987  | \$69,000.00  |                     | <a href="#">764</a>  | <a href="#">422</a>  | Q             | I               |                                                                                     | MOORE CLYDE E,LOUISE T  |

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

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

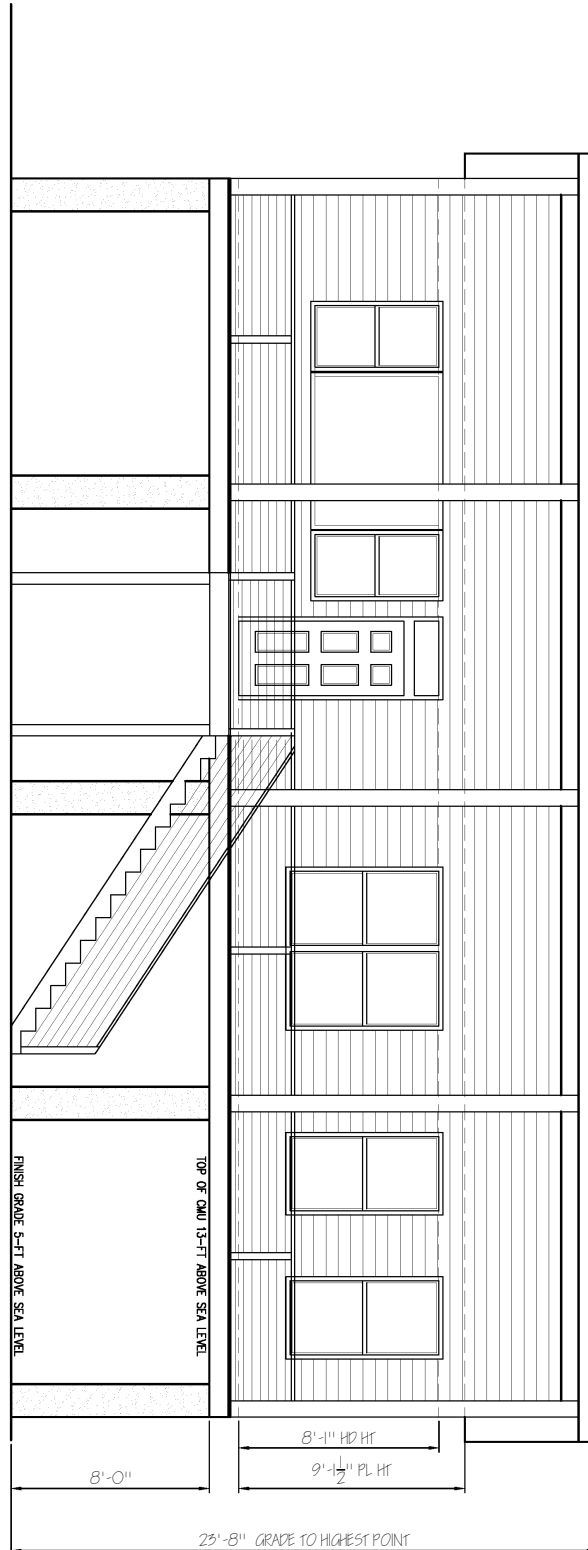
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

Contact Us

Developed by



# 119 Ferdinand Ave.



THE KINES RESIDENCE  
119 Ferdinand Ave. St. AUGUSTINE FL 32080



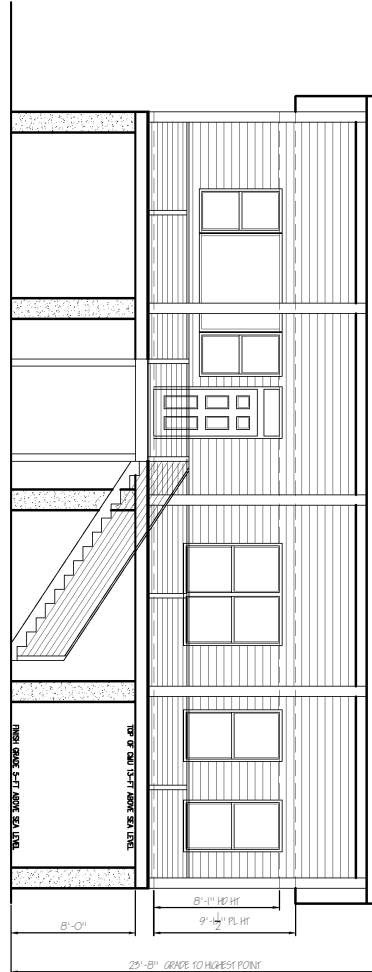
**WEK3 LLC**  
DRAFTING SPECIALIST

BILLY KROEGER  
(843) 324-7344 kroegerbilly@gmail.com

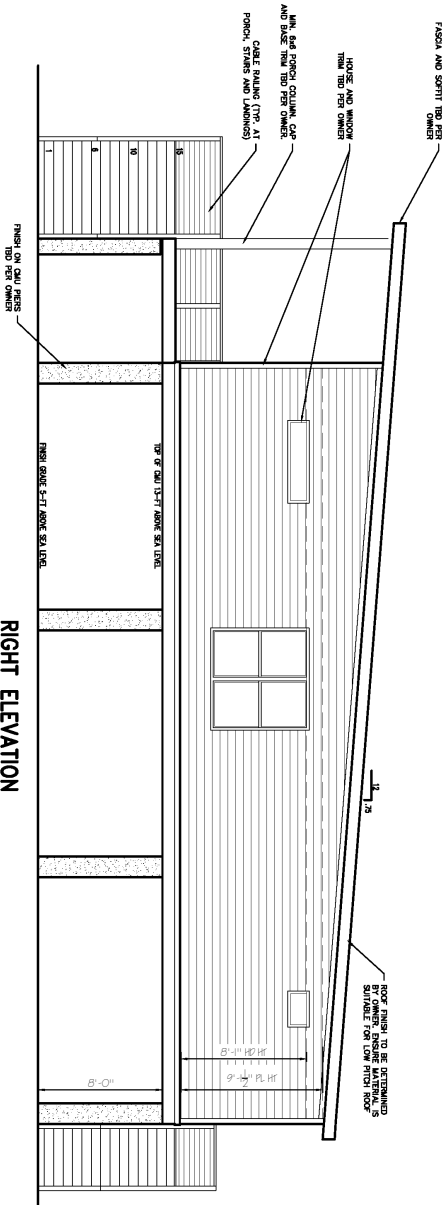
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**FRONT ELEVATION**  
1/8" = 1'-0"



**RIGHT ELEVATION**  
1/8" = 1'-0"

2

PROJECT

2023.11.14 / 25.4

THE KINES RESIDENCE

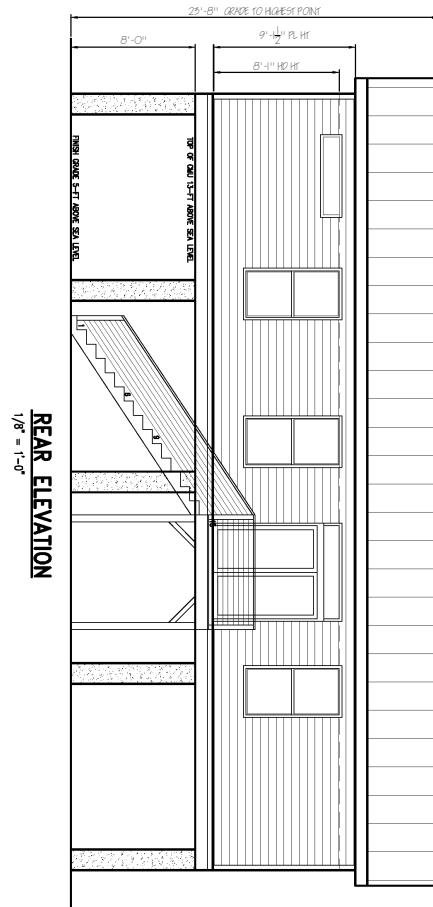
119 Ferdinand Ave. St. AUGUSTINE FL 32080



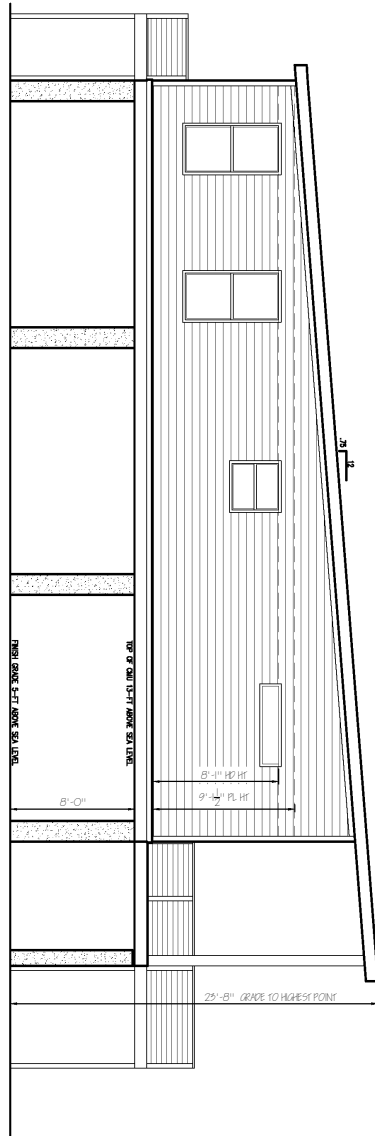
**WEK3 LLC**  
DRAFTING SPECIALIST

BILLY KROEGER  
(843) 324-7344 kroegerbilly@gmail.com

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REAR ELEVATION  
1/8" = 1'-0"



LEFT ELEVATION  
1/8" = 1'-0"

3

REVISION

2/14/24

THE KINES RESIDENCE

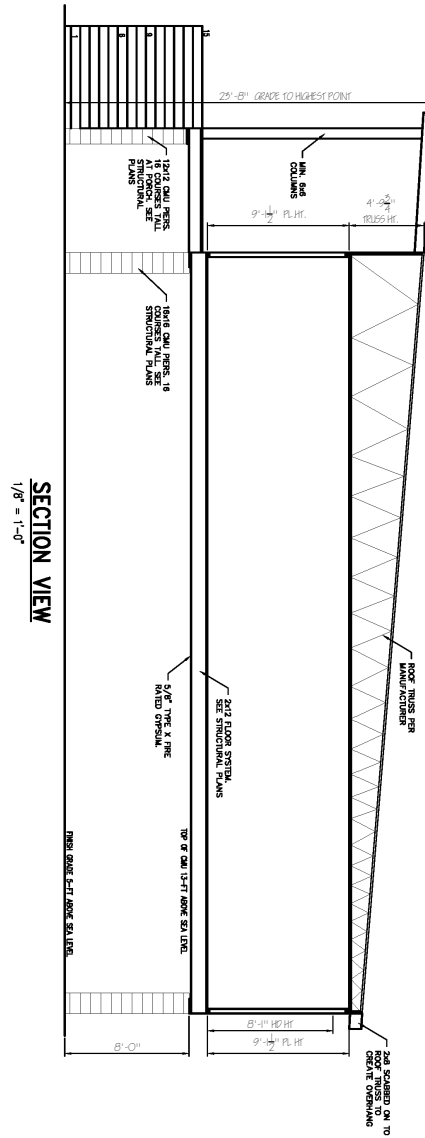
119 Ferdinand Ave. St. AUGUSTINE FL 32080



**WEK3 LLC**  
DRAFTING SPECIALIST

BILLY KROEGER  
(843) 324-7344 kroegerbilly@gmail.com

| DATE | REV |
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SECTION VIEW  
1/8" = 1'-0"

4

PROJECT

2/14/24

THE KINES RESIDENCE

119 Ferdinand Ave. St. AUGUSTINE FL 32080

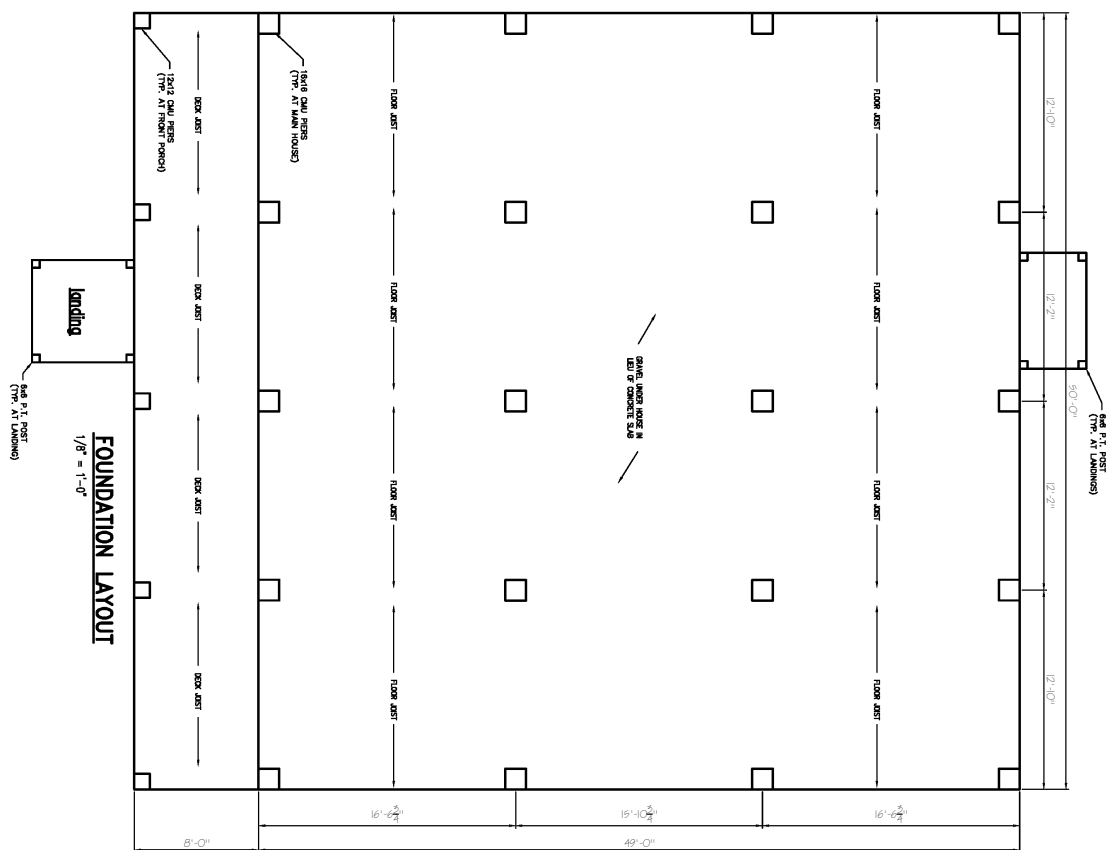
WEK3 LLC

DRAFTING SPECIALIST

BILLY KROEGER

(843) 324-7344 kroegerbilly@gmail.com

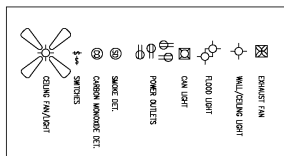
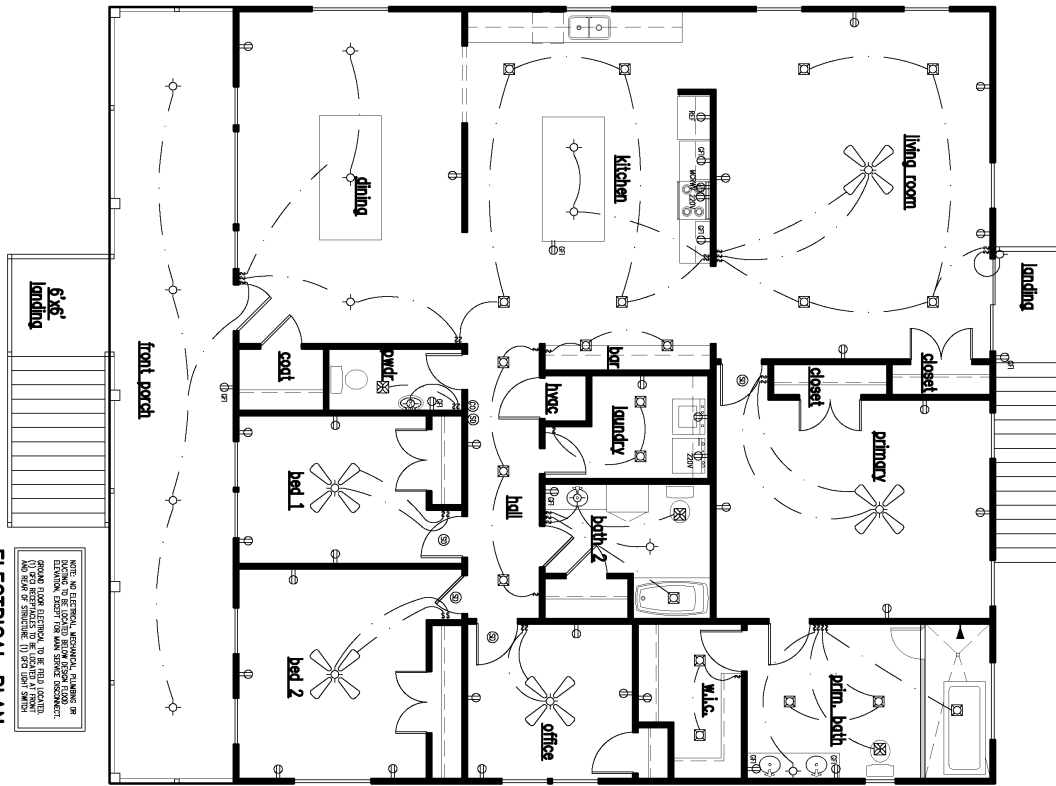
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NOTE: NO ELECTRICAL, MECHANICAL, PLUMBING OR  
 HVAC SYSTEMS SHOWN. ALL ELECTRICAL  
 SYMBOLS ARE TO BE FIELD INSTALLED.  
 ELEVATION, EXCEPT FOR MAIN SERVICE DISCONNECT.  
 NO 90% OF STRUCTURE (1) AND LIGHT SWITCH.

**ELECTRICAL PLAN**

1/8" = 1'-0"



**E**

PROJECT

2/14/24

THE KINES RESIDENCE  
 119 Ferdinand Ave. St. AUGUSTINE FL 32080



**WEK3 LLC**  
 DRAFTING SPECIALIST

BILLY KROEGER  
 (843) 324-7344 kroegerbilly@gmail.com

| DATE | REV |
|------|-----|
|      |     |
|      |     |
|      |     |
|      |     |



# OLD CITY TREE LLC

6323 GOMEZ ROAD, ST. AUGUSTINE FL 32080 TELEPHONE 904-794-7053

TO: Louis Kines

DATE: 03-29-24

REF: 119 Ferdinand Ave

Mr. Kines,

**On 03-29-24 I evaluated two trees located at 119 Ferdinand Ave as you requested. I performed a level 1 Tree risk Assessment and observed the following on the two trees. Both trees are Southern Red Cedar with a DBH of 24 & 15 inches each.**

**The 24-inch Cedar is on the east side property line. This tree has uprooted up out of the ground and most of the root system is exposed. The main trunk also has visible large crack. This damage is mostly likely from a past storm.**

**The 15-inch Cedar is located at the rear of the property and has two large areas of visible decay on the main trunk towards the bottom of the tree.**

**Both of the trees that were evaluated are in very poor condition and In my opinion both trees should be removed to prevent future property damage and/or personal injury. If you have any questions about my recommendation, please call 904-669-0369.**

Thank you,

Jason Shaw

I.S.A. Certified Arborist # FL-5453A

TRAQ (Tree Risk Assessment Qualified)

PPQ (Prescription Pruning Qualified)



3/29/24

This is an Arborist Report for Louis Kines at 119 Ferdinand Ave., Saint Augustine, Florida 32080. Louis has an empty lot with two Eastern Red Cedars (*juniperus virginiana*) existing in poor conditions and declining in health. The first tree measures 14" in diameter. This tree has been partially uprooted and is laying on the other tree to be described. The 14" tree has a termite cavity in the main trunk. The stem lacks in structural integrity and without the larger tree holding it up it will fail. The larger cedar measures 24" inches diameter. This tree is also partially uprooted. Its root system is tangled with another failed cedar that's completely uprooted and dead. The root system of the green trees are lifted enough that air and saltwater are getting in and creating problems. The trees are in such a low elevation that every flood and high tide they are being exposed to salt water. A contributor to play a role in future decline. The remaining vegetation of any size are cabbage palms and Brazilian peppers. It's my professional opinion this whole corner should be cleared and elevated with fresh new soil. This would allow for a brighter future for the up and coming vegetation.

Thank you,

Jack Leake  
904-687-9856  
Affordable Tree and Landscape, LLC  
ISA Certified Arborist # FL9493A  
International Society of Arboriculture member









### SYMBOL LEGEND

|                                                                                   |                                                                                      |                                                                                   |                        |                                                                                   |                          |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------|--------------------------|
|  | MONUMENT FND                                                                         |  | GAS METER              |  | GUY WIRE                 |
|  | I.P. / I.B. FND                                                                      |  | WATER METER            |  | D.C. DEPRESSED CURB      |
|  | C.P. CALCULATED POINT                                                                |  | GAS VALVE              |  | FE. FENCE                |
|  | SET 5/8 RBR W/D RANCE<br>CAP STAMPED SCALICE<br>LAND SURVEY LB8534 /<br>MAG NAIL SET |  | WATER VALVE            |  | MAS. MASONRY             |
|  | STAKE                                                                                |  | TEST HOLE              |  | PLAT. PLATFORM           |
|  | CROSS CUT                                                                            |  | TREE                   |  | W.W. WINDOW WELL         |
|  | SPOT ELEVATIONS                                                                      |  | SHRUB                  |  | B/W BAY WINDOW           |
|  | 103.50<br>LIGHT POLE                                                                 |  | BOLLARD                |  | C/E CELLAR ENTRANCE      |
|  | SIGN                                                                                 |  | WETLAND FLAG           |  | O/H OVERHANG             |
|  | FIRE HYDRANT                                                                         |  | A/C UNIT               |  | R/O ROOF OVER            |
|  | MANHOLE                                                                              |  | ELECTRIC METER         |  | CANT. CANTILEVER         |
|  | "A"-INLET                                                                            |  | PVC FENCE (PVC)        |  | G.O.L. GENERALLY ON LINE |
|  | "B"-INLET                                                                            |  | STOCKADE FENCE (STK)   |  | O/L ON LINE              |
|  | YARD INLET                                                                           |  | CHAIN LINK FENCE (CLF) |  | IPC IRON PIN AND CAP     |
|  | YARD INLET                                                                           |  | WIRE FENCE             |  | R.O.W. RIGHT OF WAY      |
|  | YARD INLET                                                                           |  | UTILITY POLE           |                                                                                   |                          |

### IMPERVIOUS SURFACE COVERAGE

LOT AREA  
8,823.65 S.F. = 0.20 AC.

HOUSE = 2,833 S.F.

TOTAL = 2,833 S.F.  
32% IMPERVIOUS

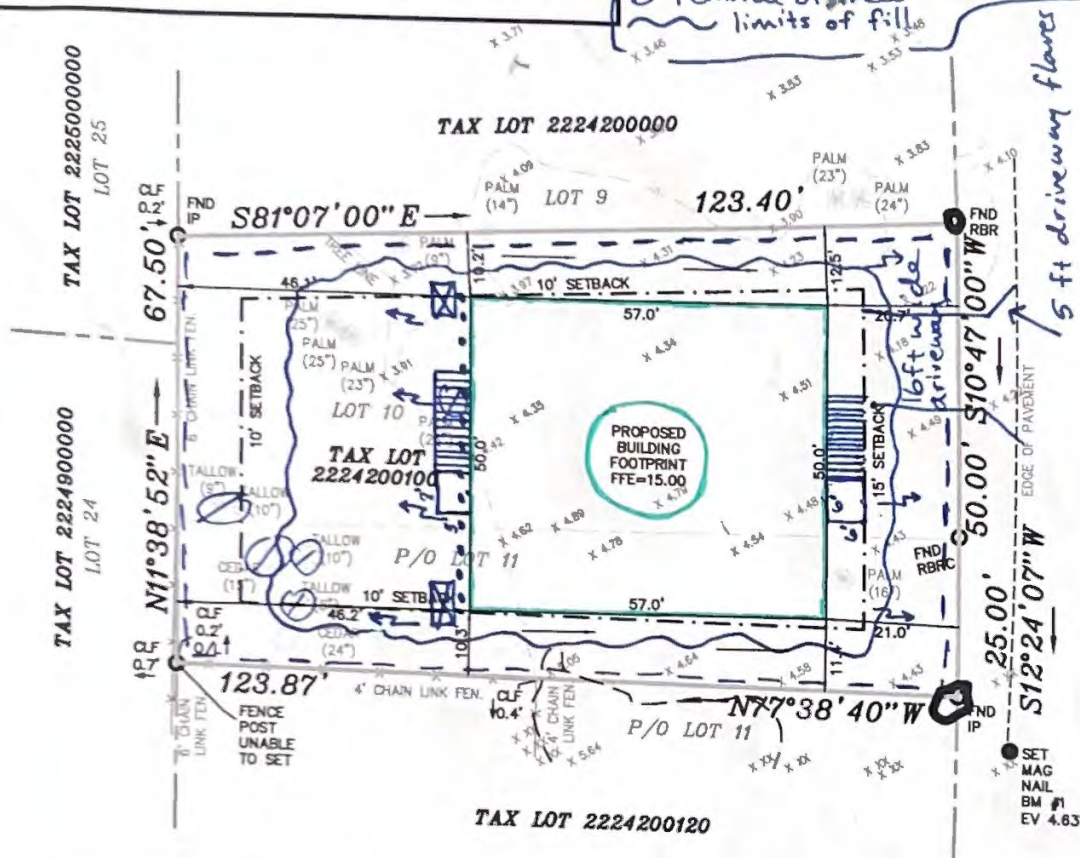
KEY:

GREEN: PROPOSED STRUCTURE OUTLINE

..... RAIN GUTTER

- ☒ rain barrels at both downspouts
- silt fence
- removal of trees
- ~ limits of fill

→ drainage arrows



PREPARED FOR AND CERTIFIED TO:

BLUE OCEAN TITLE  
OLD REPUBLIC NATIONAL  
TITLE INSURANCE

\* Driveway is permeable (gravel)

\* ALL ELEVATIONS REFER TO NAVD88' DATUM

### GRAPHIC SCALE



( IN FEET )

$$1 \text{ inch} = 30 \text{ ft.}$$


**SCAN ME**

LOT AREA

8,823.65 S.F.  
0.20 AC.

TITLE AND BOUNDARY NOTES

1. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.  
2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.  
3. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.  
4. FENCE OWNERSHIP IS NOT DETERMINED.  
5. THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE AE (EL=7') AS SHOWN ON COMMUNITY PANEL NO. 12109C031BJ, EFFECTIVE DATE OF 12/07/2018.  
6. THE SAFE UPLAND LINE (SUL) ELEVATION, AT OR ABOVE MEAN HIGH WATER LINE IS 2.5 FEET.





STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ONSITE SEWAGE TREATMENT AND DISPOSAL  
SYSTEM  
CONSTRUCTION PERMIT

PERMIT #: **55-SS-2853786**  
APPLICATION #: **AP2042185**  
DATE PAID: \_\_\_\_\_  
FEE PAID: \_\_\_\_\_  
RECEIPT #: \_\_\_\_\_  
DOCUMENT #: **PR2062252**

CONSTRUCTION PERMIT FOR: OSTDS New

APPLICANT: Annie Louis Kines

PROPERTY ADDRESS: 119 Ferdinand Ave Saint Augustine, FL 32080

LOT: 10 & 11 BLOCK: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_

PROPERTY ID #: 2224200100 [SECTION, TOWNSHIP, RANGE, PARCEL NUMBER]  
[OR TAX ID NUMBER]

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381.0065, F.S., AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS, WHICH SERVED AS A BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERMITTING REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

SYSTEM DESIGN AND SPECIFICATIONS

T [ 1,050 ] GALLONS / GPD New Septic tank CAPACITY  
A [ ] GALLONS / GPD N/A CAPACITY  
N [ ] GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK:1250 GALLONS]  
K [ 300 ] GALLONS DOSING TANK CAPACITY [ 67.00 ] GALLONS @ [ 6 ] DOSES PER 24 HRS #Pumps [ 1 ]

D [ 667 ] SQUARE FEET New drain field bed mound SYSTEM

R [ ] SQUARE FEET N/A SYSTEM

A TYPE SYSTEM: [ ] STANDARD [ ] FILLED [x] MOUND [ ]

I CONFIGURATION: [ ] TRENCH [x] BED [ ]

F LOCATION OF BENCHMARK: Orange painted nail in palm tree

I ELEVATION OF PROPOSED SYSTEM SITE [ 19.00 ] [ INCHES ] FT [ ] ABOVE [x] BELOW BENCHMARK/REFERENCE POINT

E BOTTOM OF DRAINFIELD TO BE [ 1.00 ] [ INCHES ] FT [ ] ABOVE [x] BELOW BENCHMARK/REFERENCE POINT

L  
D FILL REQUIRED: [ 36.00 ] INCHES EXCAVATION REQUIRED: [ 0.00 ] INCHES

O The system is sized for 4 bedrooms with a maximum occupancy of 6 persons (2 per bedroom), for a total estimated flow of  
T 400 gpd. Performing Lift Dosing. Pumps must be certified as suitable for distributing sewage effluent.  
H 1) If the toe of the mound slope is less than 5 feet from the property line, demonstrate compliance with 62-6.009(3)(h),  
E F.A.C., (prevention of water shed from mound draining onto neighboring property).  
R 2 Note: Mounds greater than 36" require 3:1 slopes.

SPECIFICATIONS BY: John Mayfield

TITLE: Private CEHP 21-1159

APPROVED BY: Darren R Guffey

Darren R Guffey

TITLE: Environmental Specialist II

St. Johns CHD

DATE ISSUED: 03/20/2024

EXPIRATION DATE: 09/20/2025

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)  
Incorporated 62-6.004, FAC

Page 1 of 3

### NOTICE OF RIGHTS

A party whose substantial interest is affected by this order may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. Such proceedings are governed by Rule 28-106, Florida Administrative Code. A petition for administrative hearing must be in writing and must be received by the Agency Clerk for the Department, within twenty-one (21) days from the receipt of this order. The address of the agency clerk is 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. The Agency Clerk's email is [agency\\_clerk@FloridaDEP.gov](mailto:agency_clerk@FloridaDEP.gov).

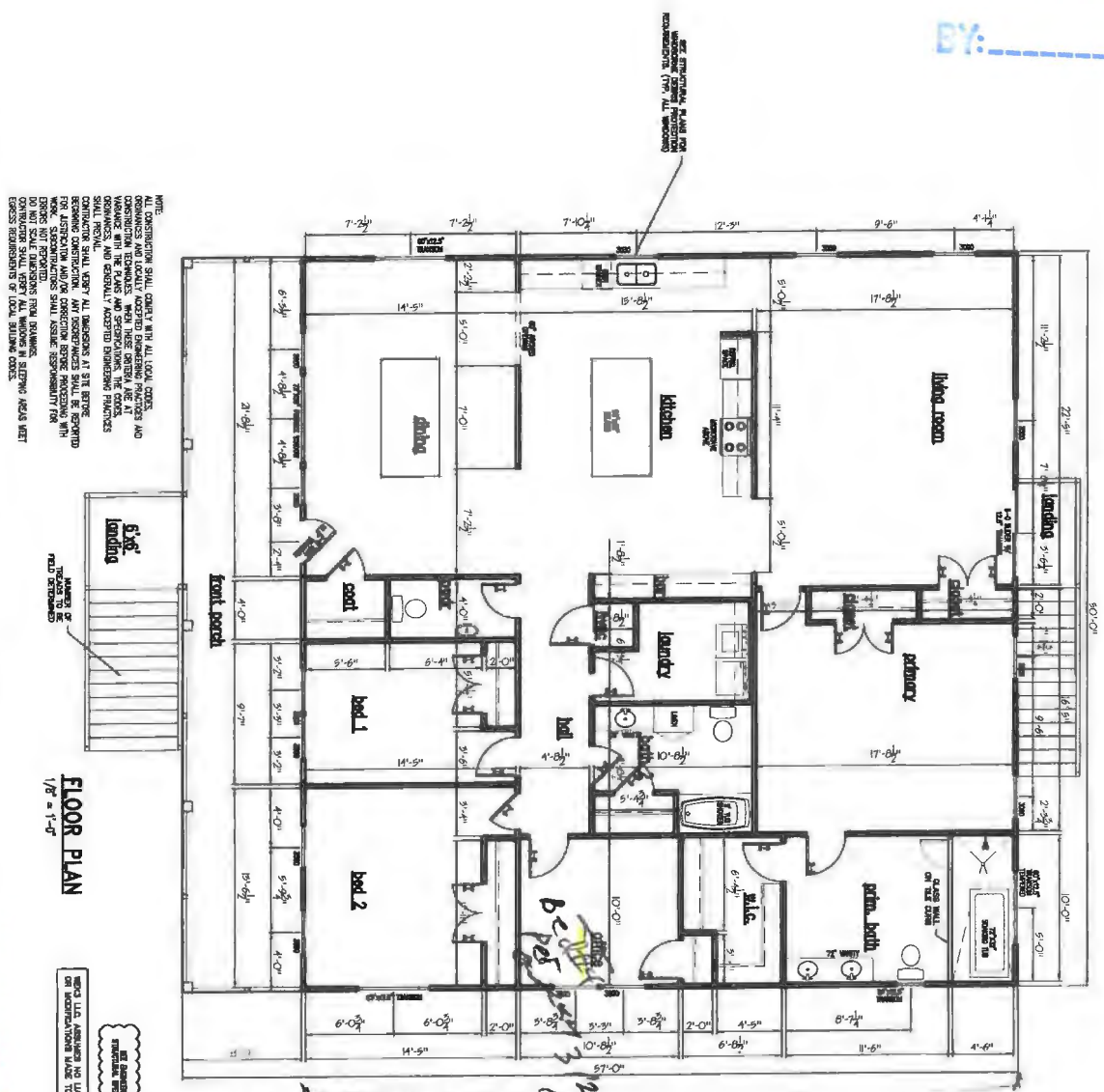
Mediation is not available as an alternative remedy.

Your failure to submit a petition for hearing within 21 days from receipt of this order will constitute a waiver of your right to an administrative hearing, and this order shall become a 'final order'.

Should this order become a final order, a party who is adversely affected by it is entitled to judicial review pursuant to Section 120.68, Florida Statutes. Review proceedings are governed by the Florida Rules of Appellate Procedure. Such proceedings may be commenced by filing one copy of a Notice of Appeal with the Agency Clerk of the Department of Environmental Protection and a second copy, accompanied by the filing fees required by law, with the Court of Appeal in the appropriate District Court. The notice must be filed within 30 days of rendition of the final order.

RECEIVED  
FEB 23 2024

BY: \_\_\_\_\_



NOTE: ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL CODES, ORDINANCES AND LOCALLY ADOPTED ENGINEERING PRACTICES AND STANDARDS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE EXISTING CONDITIONS AND THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE EXISTING CONDITIONS AND THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE EXISTING CONDITIONS AND THE ACCURACY OF THE INFORMATION PROVIDED.

**FLOOR PLAN**  
1/8" = 1'-0"

|                      |                 |
|----------------------|-----------------|
| <b>HEATED AREA</b>   |                 |
| First Floor          | 2,450 SF        |
| <b>TOTAL</b>         | <b>2,450 SF</b> |
| <b>UNHEATED AREA</b> |                 |
| Front Porch          | 400 SF          |
| <b>TOTAL</b>         | <b>400 SF</b>   |

ROOM DATA (TYPICAL)  
200' = 2'-0" X 2'-0"  
ALL DOORS 6'-0" WIDE

SEE EXISTING PLANS FOR UNDEVELOPED LOT AREA (TYP), ALL DIMENSIONS

1

THE KINES RESIDENCE  
119 Ferdinand Ave. St. AUGUSTINE FL 32080



**WEK3 LLC**  
DRAFTING SPECIALIST  
BILLY KROEGER  
(843) 324-7344  
bkr@wek3llc.com

| NO. | DATE | REVISION |
|-----|------|----------|
|     |      |          |
|     |      |          |
|     |      |          |
|     |      |          |

SEPTIC SYSTEM LOCATION APPROVAL  
Date: 3/24/24  
By: [Signature]  
Environmental Public Health Service Center  
St. Johns County Health Department

## SYMBOL LEGEND

|                                                                                   |                                                                                 |                                                                                   |                  |                      |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------|----------------------|
| MORUMENT                                                                          |                                                                                 | GAS METER                                                                         |                  | WIRE                 |
|  | "P. CALCULATED POINT                                                            |  | WATER METER      | D.O. DEPRESSED CURB  |
|  | SET 5/8 RBR W/ORANGE<br>CAP STAMPED SCALE<br>LAND SURVEY LB8534<br>MAG NAIL SET |  |                  | FE.                  |
|  | STAKE                                                                           |  | TREE             | MASONRY              |
|                                                                                   | CROSS (X)                                                                       |  | SHRUB            | W.W                  |
|                                                                                   | SPOT ELEVATIONS                                                                 |  | BOLLARD          | b, W                 |
|                                                                                   |                                                                                 |  | WETLAND FLAG     | C/E                  |
|                                                                                   |                                                                                 |                                                                                   |                  | OVERHANG             |
|                                                                                   |                                                                                 |                                                                                   |                  | ROOF OVER            |
|  | FIRE HYDRANT                                                                    |  | ELECTRIC METER   | CANT. CANTILEVER     |
|  |                                                                                 |  | PVC FENCE (PVC)  | G.O.L.               |
|  |                                                                                 |  | CHAIN LINK FENCE | (STR) G.O.L. ON LINE |
|  | LAND INLET                                                                      |  | WIRE FENCE       | (CLF) IPC IRON PIN   |
|                                                                                   |                                                                                 |  | UTILITY POLE     | R.O.W                |
|                                                                                   |                                                                                 |                                                                                   |                  | WA                   |

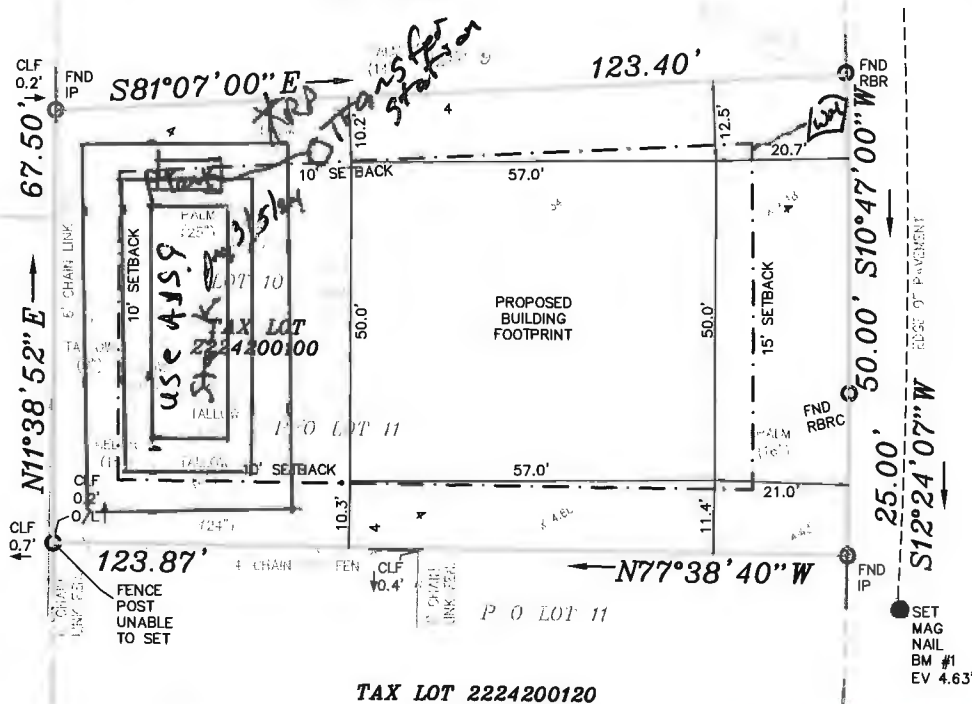
CE# 23-0182  
2/21/24



**TAX LOT 2225000000**

TAX LOT 2224900000  
LOF 21

**TAX LOT 2224200000**



119  
FERDINAND AVENUE  
(60' WIDE)  
ST. AUG. FC 32080

PREPARED FOR AND CERTIFIED TO:

BLUE OCEAN TITLE  
OLD REPUBLIC NATIONAL  
TITLE INSURANCE

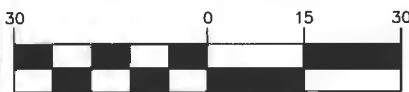
SEPTIC SYSTEM LOCATION APPROV:

Date 3/20/24  
By [Signature] ESTI

Environmental Public Health Service Center  
Napa County Health Department

\* ALL ELEVATIONS REFER TO NAVD88 DATUM

## GRAPHIC SCALE



( IN FEET )

$$1 \text{ inch} = 30 \text{ ft.}$$


SCAN ME

LOT AREA  
8,823.65 S.F.  
0.20 AC.

### TITLE AND BOUNDARY NOTES

1. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
3. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
4. FENCE OWNERSHIP IS NOT DETERMINED.
5. THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 12109C0318J, EFFECTIVE DATE OF 12/07/2018.

RECEIVED  
FEB 23 2021

EX

**Tree Mitigation and Removal Plan for Construction of a Primary Residence  
at 119 Ferdinand Ave, St. Augustine, FL, 32080:**

The following protected trees have been assessed as badly damaged by two independent arborists, and they will need to be removed for installation of the septic system. It is the only location that is possible for the septic system:

15 inch DBH Cedar  
24 inch DBH Cedar

The removal of these two Cedars will be mitigated by planting four new Cedar trees on the property, 3 inches DBH and at least 10 feet tall. Location on property is to be determined, once the best grow areas can be assessed given the location of the future residential structure.

The following non-protected trees will need to be removed for installation of the septic system. Their health has not been assessed by an arborist:

8 inch DBH Tallow  
9 inch DBH Tallow  
10 inch DBH Tallow  
10 inch DBH Tallow  
23 inch DBH Palm  
25 inch DBH Palm  
25 inch DBH Palm  
26 inch DBH Palm.

The removal of these 8 non-protected trees will be mitigated by planting eight new palm trees on the property, at least 2 inches DBH and with a distance of at least 6 feet from the ground surface to the bottom of the fronds.

Thank you for your consideration.

Sincerely,

Louis and Annie Kines- Owner/Builders





# Planning and Zoning Board

Planning Division Memorandum  
Planning and Building Department

---

**TO:** Planning and Zoning Board

**DATE:** May 7, 2024

**RE:** 3 Theodore Street 2024-0023 Request to Continue until July Meeting

The attached email as part of this memo is a request from the applicant that the Conservation Overlay Zone Development request, PZB2024-0023, be continued until the July 2<sup>nd</sup>, 2024, regular meeting. A continuance would allow the applicant to provide their responses to the Board's requests from the March 5<sup>th</sup>, 2024, regular meeting.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at 904-209-4331 or email at [jfredriksson@citystaug.com](mailto:jfredriksson@citystaug.com).

---

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

## RE: 3 Theodore Street 2024-0023 Request to continue until July Meeting

Ryan Carter <[ryan@carterenv.com](mailto:ryan@carterenv.com)>

Wed 4/24/2024 10:31 AM

To: Jacob Fredriksson <[jfredriksson@citystaug.com](mailto:jfredriksson@citystaug.com)>

Cc: Michael Carpenter <[mcarpenter@carterenv.com](mailto:mcarpenter@carterenv.com)>; Amy Skinner <[askinner@citystaug.com](mailto:askinner@citystaug.com)>; Victoria Murphy <[vmurphy@citystaug.com](mailto:vmurphy@citystaug.com)>

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

Hey Jacob,

We're still working on our responses to your 3-27 comments. Please accept this email as our request to continue to the first meeting in July. Please confirm receipt or contact me with any questions. Thanks.

Sincerely,

Ryan

904-540-1786

---

**From:** Jacob Fredriksson <[jfredriksson@citystaug.com](mailto:jfredriksson@citystaug.com)>

**Sent:** Monday, April 8, 2024 12:57 PM

**To:** Ryan Carter <[ryan@carterenv.com](mailto:ryan@carterenv.com)>

**Subject:** Re: 3 Theodore Street 2024-0023 Tree Mitigation Location

Good afternoon,

Just following up to see if you have any proposals ready to discuss or if you are still working on that. Thank you.

**Jacob Fredriksson, CNU-A**

Planning Manager

City of St. Augustine | Planning and Building Department

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

Office: 75 King Street, Lobby B | Phone: 904.209.4331

---

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

---

**From:** Ryan Carter <[ryan@carterenv.com](mailto:ryan@carterenv.com)>

**Sent:** Thursday, March 21, 2024 12:18 PM

**To:** Jacob Fredriksson <[jfredriksson@citystaug.com](mailto:jfredriksson@citystaug.com)>

**Subject:** 3 Theodore Street 2024-0023 Tree Mitigation Location

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

Jacob,

This email follows up my voicemail to you yesterday. Please either call me back or let me know when's best to discuss the road right of way tree mitigation options. Thanks .

Sincerely,  
Ryan A. Carter  
Carter Environmental Services, Inc.  
42 Masters Drive  
St. Augustine, Florida 32084  
904-540-1786  
[www.carterenv.com](http://www.carterenv.com)



# Planning and Zoning Board

Planning Division Staff Report  
Planning and Building Department

---

| Public Hearing Date                      | Agenda Item              | Application Number |
|------------------------------------------|--------------------------|--------------------|
| May 7, 2024                              | 8.b.                     | PZB2024-0037       |
| Request                                  | Address                  | Parcel ID          |
| Conservation Overlay<br>Zone Development | 273 S Matanzas Boulevard | <u>221360-0000</u> |



*Figure 1. Aerial photograph of the subject property.*

Site & Background Information

|                                                          |                                               |
|----------------------------------------------------------|-----------------------------------------------|
| Property Class:<br>(St. Johns County Property Appraiser) | 0100 – Single Family                          |
| Future Land Use Designation:                             | Residential Low Density                       |
| Zoning Designation:                                      | Residential Single-Family-One: RS-1           |
| Acreage:                                                 | 0.36                                          |
| Applicant:                                               | John Valdes<br>c/o John Valdes and Associates |
| Owner:                                                   | John Andrews                                  |



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



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

### Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to raise the existing sea wall within [COZ 1 & 2](#) at 273 S Matanzas Boulevard. Approval of this application would allow for a removable flood panel to be placed on top of the existing bulkhead.

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

| Comprehensive Plan Element                          | Consistent         | Inconsistent     |
|-----------------------------------------------------|--------------------|------------------|
| <a href="#">Future Land Use</a>                     |                    | N/A              |
| <a href="#">Historic Preservation</a>               |                    | N/A              |
| <a href="#">Conservation and Coastal Management</a> | CCM Objective 2.16 | CCM Policy 1.3.4 |
| <a href="#">Recreation and Open Space</a>           |                    | N/A              |
| <a href="#">Transportation and Mobility</a>         |                    | N/A              |
| <a href="#">Housing</a>                             |                    | N/A              |
| <a href="#">Infrastructure</a>                      |                    | N/A              |

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

---

The Planning and Zoning Board shall review all applications for development in COZ 1 and 2. Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

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

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

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

The existing bulkhead runs the width of the property along Quarry Creek at an elevation of 4.0 feet. The applicant proposes to add a new block flood wall to raise the elevation to 6.5 feet as well as a removable flood panel for a final elevation of 8.0 feet. The applicant states the purpose of raising the elevation of the existing structures is to prevent any future flooding and damage to the historic home on the property.

### **Staff Recommendation**

---

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction to raise an existing seawall at 273 S Matanzas Boulevard / PID 221360-0000.



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Sarah Daugherty  
Senior Planner  
Planning and Building Department



# CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \_\_\_\_\_ (plus advertising costs) Project Number: \_\_\_\_\_

Receipt Number: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

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

1. NAME OF APPLICANT: John Valdes Contact Number: 904-824-6150

Business (if applicable): John Valdes and Associates

Address: 1395 US1 South Suite A City: St. Augustine State: FL Zip: 32080

E-Mail Address: Lucy @ JohnValdes.com.

2. NAME OF PROPERTY OWNER: John Andrews Contact Number: 703-508-3619

Business (if applicable): \_\_\_\_\_

Address: 273 S. Matanzas Blvd. City: St. Augustine State: FL Zip: 32080

E-Mail Address: Andcomind @ AOL.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 36/37

Block: 50

Subdivision: Davis Shores Ocean View Sec.

Parcel Number: 2213600000

4. PROJECT STREET ADDRESS: 273 S. Matanzas Blvd., St. Augustine, FL 32080

5. SPECIFIC PROPOSED USE: \_\_\_\_\_

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☒ Variance

☐ Rezoning

☐ Other: \_\_\_\_\_

7. DESCRIPTION OF ACTION REQUESTED: Raise existing sea wall

with a CMU wall as shown in a separate  
attached document, which was previously submitted  
for permitting.

8. JUSTIFICATION FOR ACTION REQUESTED: To prevent any future  
flooding and/or damage to the historic home  
located @ 273 S. Matanzas Blvd.



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

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

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





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

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

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

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

John Valdes

Print name of applicant

[Signature]

Signature of applicant

3-25-24

Date



### Owner's Authorization For Agent

John Valdes ☒ is hereby authorized TO ACT ON BEHALF  
OF John Andrews, 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  
John A. Andrews II  
Print Name of Owner  
703 508 3619  
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 25<sup>th</sup> day of March, 2024

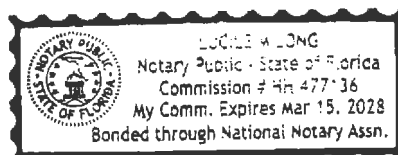
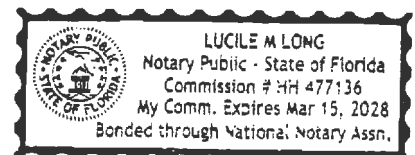
By John Andrews

Identification verified: by means of physical presence and is personally known to me  
Oath sworn: \_\_\_\_\_ Yes ✓ No

Notary Signature:

[Signature]

My Commission expires: \_\_\_\_\_



# PZB APPLICATION FEE SCHEDULE

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

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

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

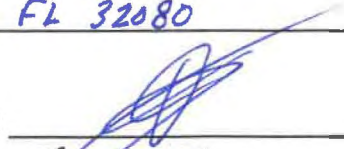
The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

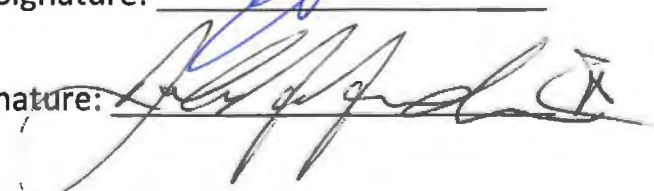
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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

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

Project Address: 273 S. Matanzas Blvd., St. Augustine, FL 32080

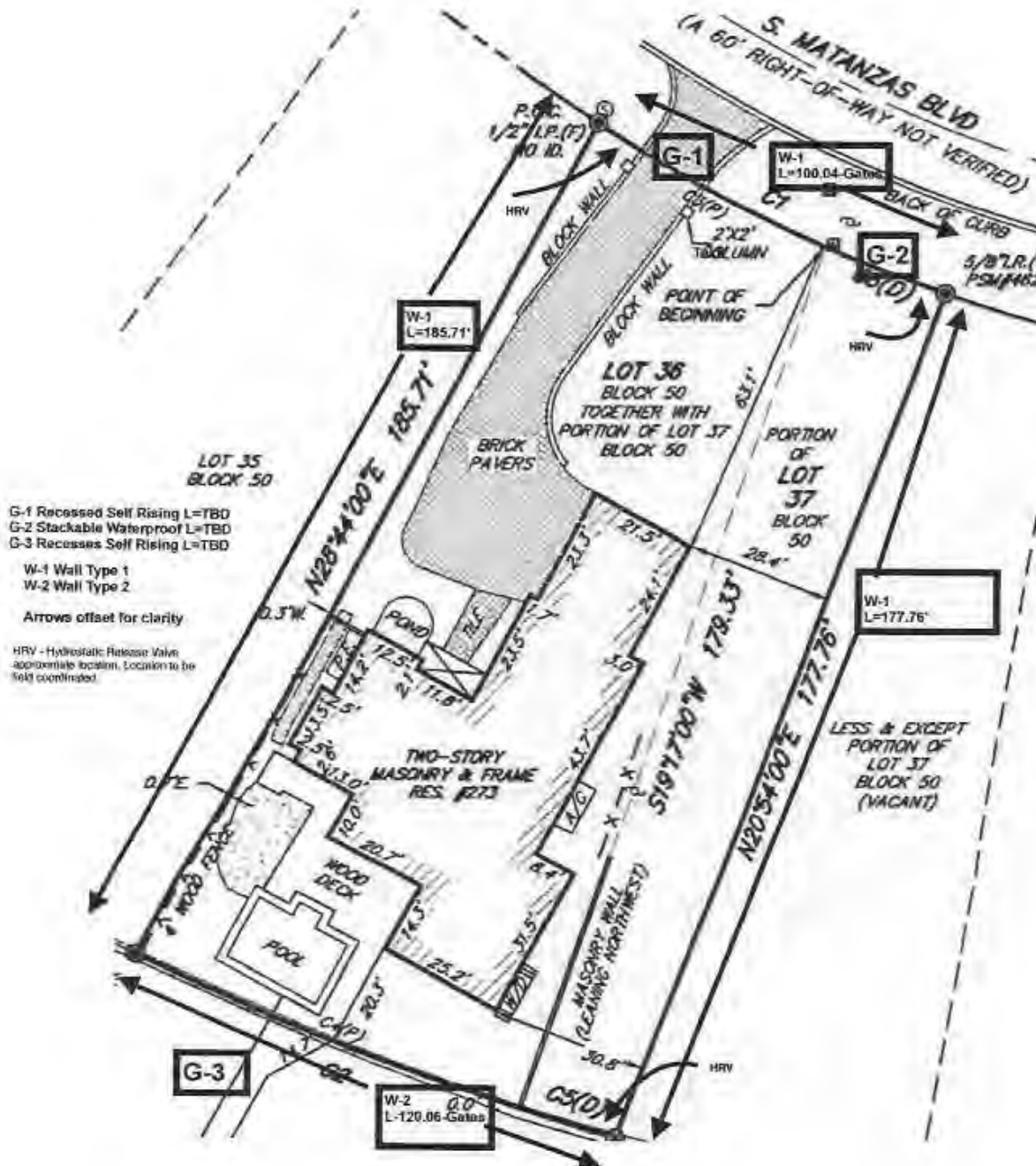
Applicant's Name: John Valdes Applicant's Signature: 

Owner's Name: John A. Andrews Owner's Signature: 



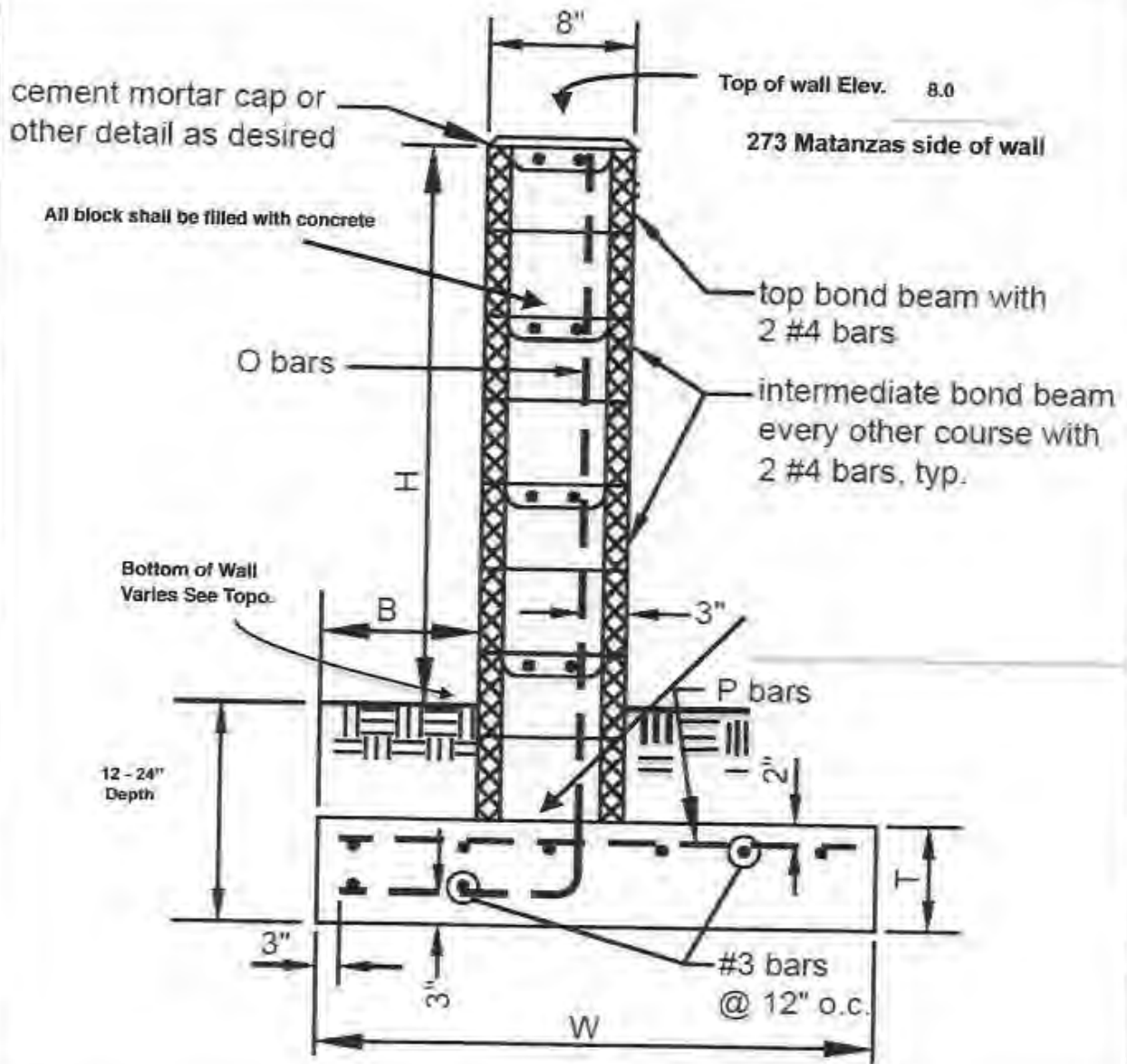
273 Matanzas Blvd  
St Augustine FL

# Perimeter Wall Location





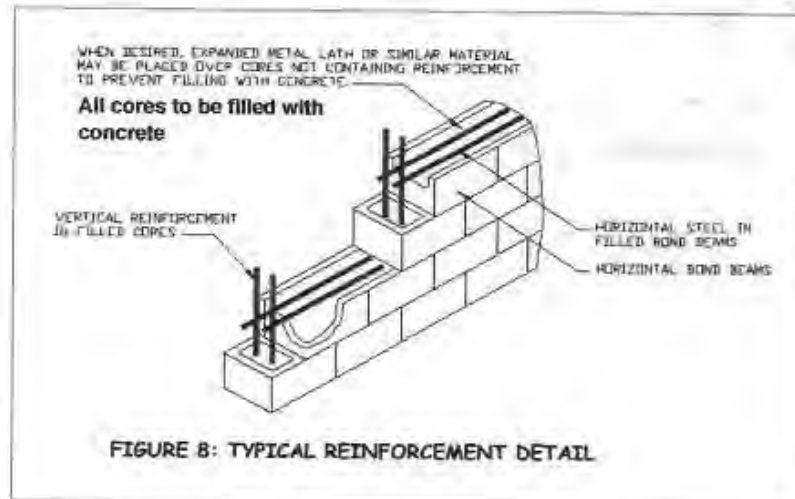
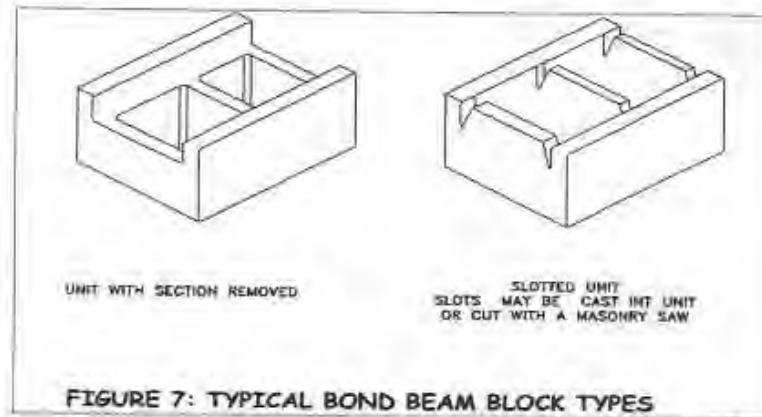
### W-1 Wall Section



See detail for reinforcement size and spacing

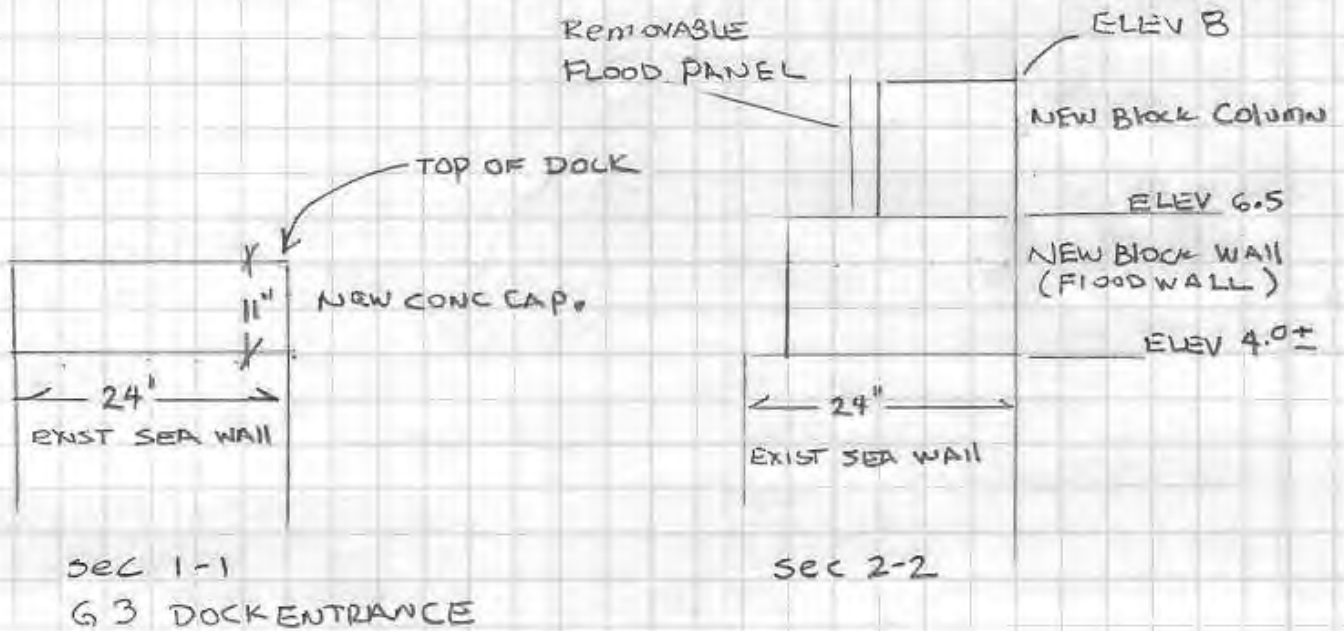
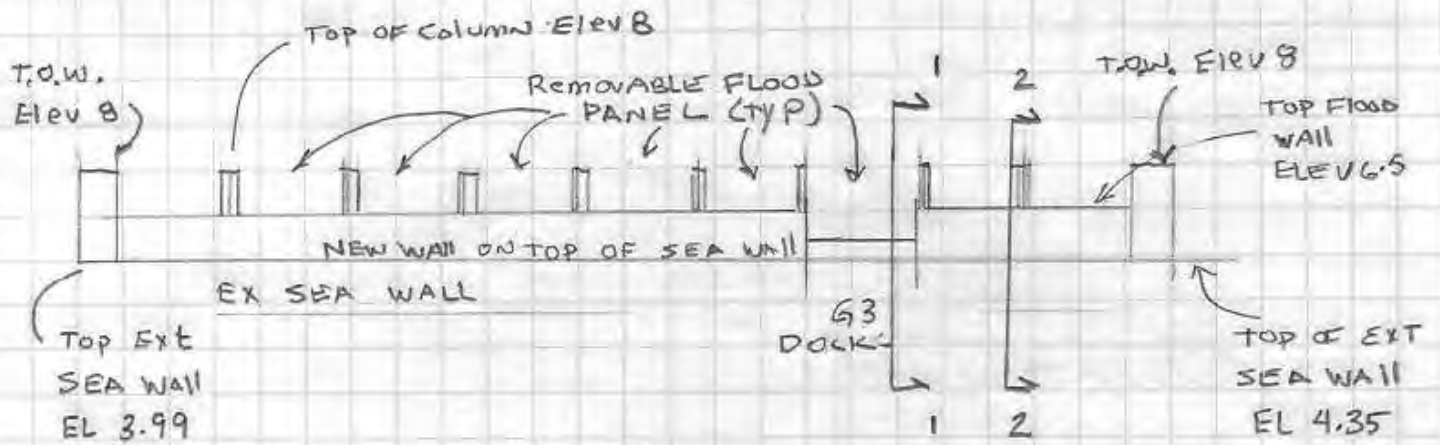
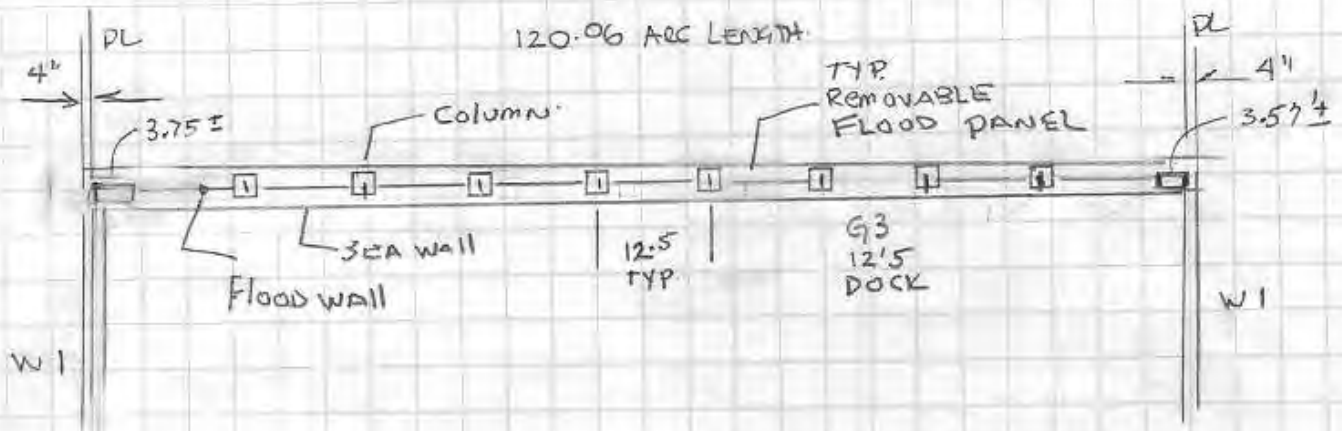
**TABLE 1: TYPICAL MASONRY WALL SPECIFICATIONS**

| Dimensions |     |       |     | Reinforcing Bars |            |
|------------|-----|-------|-----|------------------|------------|
| H          | B   | W     | T   | O                | P          |
| 2'-0"      | 12" | 2'-8" | 9"  | #3@32"o.c.       | #3@27"o.c. |
| 2'-9"      | 12" | 3'-0" | 9"  | #4@32"o.c.       | #3@27"o.c. |
| 3'-6"      | 12" | 3'-3" | 10" | #5@32"o.c.       | #3@27"o.c. |
| 4'-0"      | 14" | 3'-8" | 10" | #4@16"o.c.       | #4@30"o.c. |



273 MATANZAS  
ST AUGUSTINE

# WALL SECTION W-2 SKETCH



# St. Johns County, FL

## Apply for Exemptions

[Apply for Exemptions](#)

## Sales Questionnaire Form

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

[Sales Questionnaire](#)

## 2022 TRIM Notice

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

## Summary

**Parcel ID** 2213600000  
**Location** 273 S MATANZAS BLVD  
**Address** SAINT AUGUSTINE 32080-0000  
**Neighborhood** Davis Shores (ICWFR) (590.05)  
**Tax Description\*** 3-101 DAVIS SHORES LOT 36 BLK 50 W'LY PART OF LOT 37 BLK 50  
APPROX 25 FT WIDE OR 5875/1659 & 5875/1647  
*\*The Description above is not to be used on legal documents.*  
**Property Use Code** Single Family (0100)  
**Subdivision** Davis Shores Ocean View Section  
**Sec/Twp/Rng** 20-7-30  
**District** City of St Augustine (District 452)  
**Millage Rate** 18.872  
**Acreage** 0.360  
**Homestead** Y

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



## Owner Information

**Owner Name** Andrews John A II Revocable Trust U/A/D 07-19-2007 100%  
Andrews John A II Trustee 100%  
**Mailing Address** 273 S MATANZAS BLVD  
SAINT AUGUSTINE, FL 32080-0000

## Exemption Information

| Exemption Type | Status | Amount   |
|----------------|--------|----------|
| Homestead      |        | \$50,000 |

## Map



## Valuation Information

|                               | 2024        |
|-------------------------------|-------------|
| Building Value                | \$512,302   |
| Extra Features Value          | \$45,123    |
| Total Land Value              | \$1,078,400 |
| Agricultural (Assessed) Value | \$0         |
| Agricultural (Market) Value   | \$0         |
| Just (Market) Value           | \$1,635,825 |
| Total Deferred                | \$0         |
| Assessed Value                | \$1,635,825 |
| Total Exemptions              | \$50,000    |
| Taxable Value                 | \$1,585,825 |

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 | \$479,356      | \$47,142            | \$654,875        | \$0               | \$0                 | \$1,181,373         | \$1,181,373    | \$0          | \$1,181,373   |
| 2022 | \$562,227      | \$33,356            | \$591,500        | \$0               | \$0                 | \$1,187,083         | \$1,082,634    | \$104,449    | \$1,082,634   |
| 2021 | \$528,357      | \$33,356            | \$422,500        | \$0               | \$0                 | \$984,213           | \$984,213      | \$0          | \$984,213     |
| 2020 | \$540,788      | \$33,356            | \$422,500        | \$0               | \$0                 | \$996,644           | \$996,644      | \$0          | \$996,644     |
| 2019 | \$582,338      | \$28,410            | \$342,225        | \$0               | \$0                 | \$952,973           | \$952,973      | \$0          | \$952,973     |
| 2018 | \$549,250      | \$26,644            | \$342,225        | \$0               | \$0                 | \$918,119           | \$918,119      | \$0          | \$918,119     |
| 2017 | \$430,690      | \$13,092            | \$342,225        | \$0               | \$0                 | \$786,007           | \$786,007      | \$0          | \$786,007     |
| 2016 | \$622,596      | \$17,413            | \$342,225        | \$0               | \$0                 | \$982,234           | \$982,234      | \$0          | \$982,234     |
| 2015 | \$334,088      | \$15,676            | \$342,225        | \$0               | \$0                 | \$691,989           | \$599,498      | \$142,491    | \$549,498     |
| 2014 | \$321,834      | \$16,018            | \$342,225        | \$0               | \$0                 | \$680,077           | \$594,740      | \$135,337    | \$544,740     |
| 2013 | \$325,534      | \$16,361            | \$342,225        | \$0               | \$0                 | \$684,120           | \$585,951      | \$148,169    | \$535,951     |

## Building Information

|                  |                                  |
|------------------|----------------------------------|
| Building         | 1                                |
| Building Value   | \$512,302                        |
| Year Built       | 1954                             |
| Actual Area      | 4578                             |
| Conditioned Area | 3460                             |
| Use              | Single Family Residence          |
| Style            | 01                               |
| Exterior Wall    | Concrete Siding, Concrete Stucco |

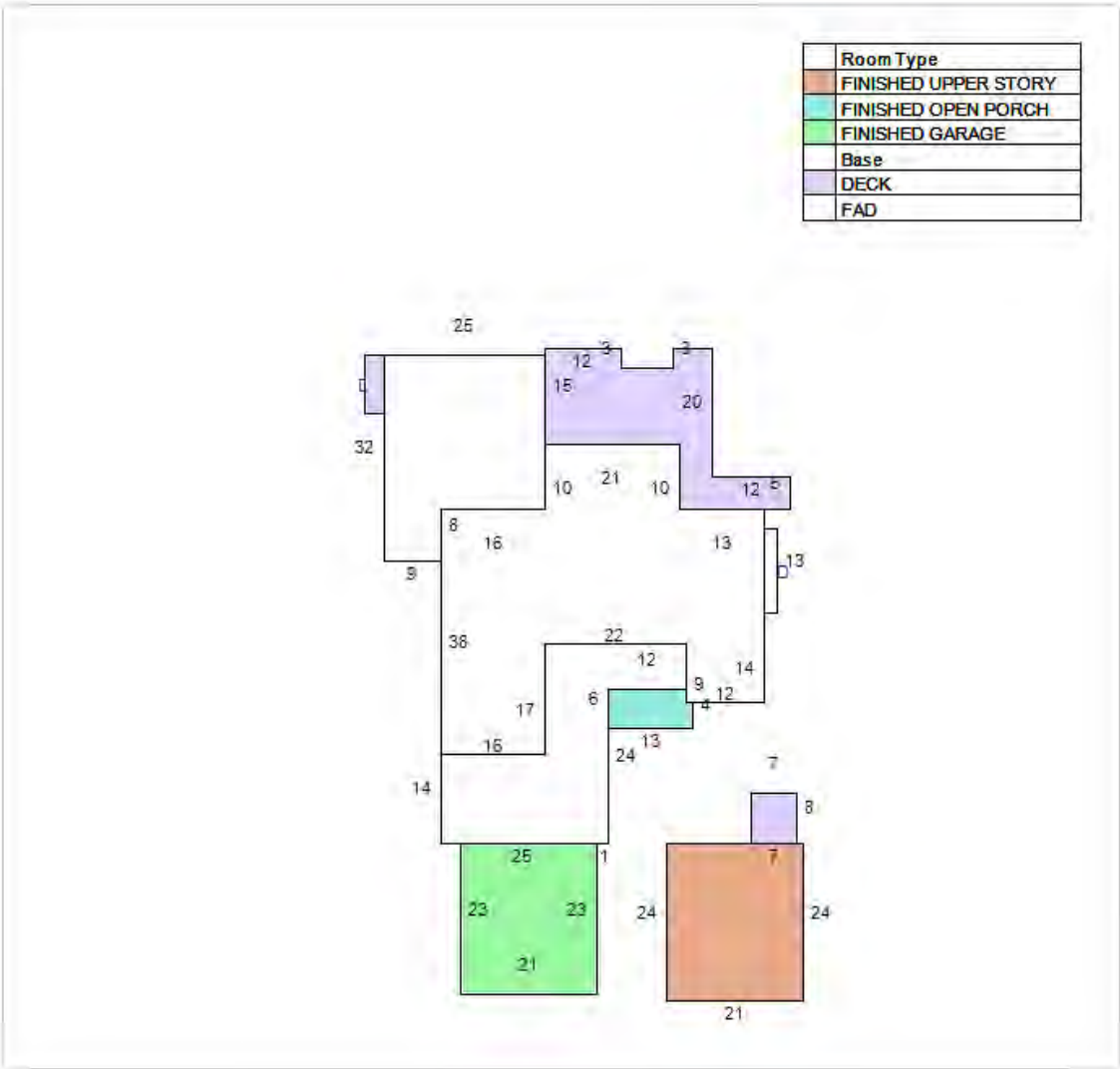
|                   |                        |
|-------------------|------------------------|
| Roof Cover        | Composite Shingle      |
| Roof Structure    | Gable Hip              |
| Interior Flooring | Ceramic Tile, Hardwood |
| Interior Wall     | Drywall                |
| Heating Type      | Air Duct               |
| Air Conditioning  | Central                |
| Bedrooms          | 4                      |
| Baths             | 3.5                    |

| Description     | Square Footage |
|-----------------|----------------|
| ADDITION        | 672            |
| FINISHED DECK   | 476            |
| BASE AREA       | 1640           |
| FINISHED GARAGE | 483            |
| ADDITION        | 618            |
| ADDITION        | 26             |



| Description          | Square Footage |
|----------------------|----------------|
| FINISHED DECK        | 27             |
| FINISHED OPEN PORCH  | 76             |
| FINISHED DECK        | 56             |
| FINISHED UPPER STORY | 504            |
| Total SqFt           | 4578           |

Sketch Information



Extra Feature Information

| Code Description          | Status | Value |
|---------------------------|--------|-------|
| Bulkhead - Average (Mix)  |        | 9011  |
| Boat Dock - Average (Mix) |        | 21112 |
| Pool - Low (RES)          |        | 15000 |

Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|-----------------|-------|-------|------------------|-----------|------------|
| Single Family   | 79    | 180   | 79               | FF        | \$758,400  |
| Single Family   | 20    | 179   | 20               | FF        | \$320,000  |

Sale Information

| Recording Date | Sale Date  | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor                          | Grantee                                            |
|----------------|------------|------------|-----------------|------|------|---------------|-----------------|----------------------------------|----------------------------------------------------|
| 12/22/2023     | 12/21/2023 | \$100.00   | WARRANTY DEED   | 5875 | 1659 | U             | I               | AUGUSTINE ANDREWS INVESTMENT LLC | ANDREWS JOHN A II REVOCABLE TRUST U/A/D 07-19-2007 |
| 12/22/2023     | 12/21/2023 | \$100.00   | WARRANTY DEED   | 5875 | 1647 | U             | V               | ANDREWS JOHN A II                | ANDREWS JOHN A II REVOCABLE TRUST U/A/D 07-19-2007 |

| Recording Date | Sale Date  | Sale Price     | Instrument Type  | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                                     | Grantee                                     |
|----------------|------------|----------------|------------------|----------------------|----------------------|---------------|-----------------|---------------------------------------------|---------------------------------------------|
| 10/10/2018     | 10/2/2018  | \$1,200,000.00 | WARRANTY DEED    | <a href="#">4624</a> | <a href="#">1161</a> | Q             | I               | SMITH DOUGLASS MC LEOD                      | AUGUSTINE ANDREWS INVESTMENT LLC            |
| 5/28/2015      | 5/27/2015  | \$1,265,000.00 | WARRANTY DEED    | <a href="#">4033</a> | <a href="#">1364</a> | Q             | I               | VALDES JOHN                                 | SMITH DOUGLASS MC LEOD                      |
| 12/29/2010     | 12/28/2010 | \$500,000.00   | WARRANTY DEED    | <a href="#">3392</a> | <a href="#">28</a>   | U             | I               | REIGLE CHARLU                               | VALDES JOHN                                 |
|                | 12/15/2006 | \$224,700.00   | WARRANTY DEED    | <a href="#">2836</a> | <a href="#">1839</a> | U             | I               | REGAL PROPERTY DEVELOPMENT LLC              | VALDES JOHN & REIGLE CHARLU (JTRS)          |
|                | 2/15/2006  | \$890,000.00   | WARRANTY DEED    | <a href="#">2645</a> | <a href="#">1781</a> | Q             | I               | RICHARDS THOMAS E & BARBARA B               | REGAL PROPERTY DEVELOPMENT LLC              |
|                | 10/15/1998 | \$150,000.00   | WARRANTY DEED    | <a href="#">1356</a> | <a href="#">50</a>   | Q             | I               | BECKER PRISCILLA                            | RICHARDS THOMAS E, BARBARA B                |
|                | 3/18/1998  | \$0.00         | OTHER INSTRUMENT | <a href="#">1307</a> | <a href="#">468</a>  | U             | I               | BECKER PRISCILLA D (DECD 3/9/98), PRISCILLA | BECKER PRISCILLA (DAUGHTER) (LETT OF ADMIN) |
|                | 12/19/1996 | \$0.00         | WILL             | <a href="#">1307</a> | <a href="#">466</a>  | U             | I               | BECKER PRISCILLA D                          | BECKER PRISCILLA D (WILL)                   |
|                | 1/26/1994  | \$0.00         | WARRANTY DEED    | <a href="#">1034</a> | <a href="#">1098</a> | U             | I               | BECKER PRISCILLA D                          | BECKER PRISCILLA D ETAL                     |

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Contact Us

Developed by





# Planning and Zoning Board

Planning Division Staff Report  
Planning and Building Department

---

| Public Hearing Date                      | Agenda Item      | Application Number |
|------------------------------------------|------------------|--------------------|
| May 7, 2024                              | 8.c.             | PZB2024-0036       |
| Request                                  | Address          | Parcel ID          |
| Conservation Overlay<br>Zone Development | 33 Dolphin Drive | <u>220050-0000</u> |



*Figure 1. Aerial photograph of the subject property.*

## Site & Background Information

---

|                                                          |                                     |
|----------------------------------------------------------|-------------------------------------|
| Property Class:<br>(St. Johns County Property Appraiser) | 0000 – Vacant Residential           |
| Future Land Use Designation:                             | Residential Low Density             |
| Zoning Designation:                                      | Residential Single-Family-One: RS-1 |
| Acreage:                                                 | 0.37                                |
| Applicant:                                               | Carter Environmental Services       |
| Owner:                                                   | Gregory Trunnell                    |



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

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

### Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to construct a dock within [COZ 1](#) at 33 Dolphin Drive. The approval of this application would allow for the construction of a private dock ninety-four (94) feet in length with a total dock area of one thousand nine hundred and forty (1,940) square feet, including a floating dock, PWC lift, and boat lift.

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

| Comprehensive Plan Element                          | Consistent   | Inconsistent |
|-----------------------------------------------------|--------------|--------------|
| <a href="#">Future Land Use</a>                     |              | N/A          |
| <a href="#">Historic Preservation</a>               |              | N/A          |
| <a href="#">Conservation and Coastal Management</a> | Policy 2.1.1 | N/A          |
| <a href="#">Recreation and Open Space</a>           |              | N/A          |
| <a href="#">Transportation and Mobility</a>         |              | N/A          |
| <a href="#">Housing</a>                             |              | N/A          |
| <a href="#">Infrastructure</a>                      |              | N/A          |



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

---

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

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

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

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

The applicant is requesting to build a private dock ninety-four (94) feet in length with a total dock area of one thousand nine hundred and forty (1,940) square feet. The proposed dock includes a floating dock, PWC lift, and boat lift. The application states the dock will not exceed six (6) feet in height above the mean high-water line. The proposed boat lift will be low-profile and not exceed 12,000 pounds.

### **Staff Recommendation**

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Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1. This application is for the construction of a dock at 33 Dolphin Drive / PID 220050-0000.



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Sarah Daugherty  
Senior Planner  
Planning and Building Department

# PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 33 Dolphin Dr

Applicant's Name: Ryan Carter Applicant's Signature: 

Owner's Name: Greg Trunnell Owner's Signature: 



# CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \_\_\_\_\_ (plus advertising costs) Project Number: \_\_\_\_\_

Receipt Number: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

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

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786

Business (if applicable): CARTER ENVIRONMENTAL SERVICES

Address: 42 MASTERS DR City: ST. AUGUSTINE State: FL Zip: 32084

E-Mail Address: RYAN@CARTERENV.COM

2. NAME OF PROPERTY OWNER: GREGORY TRUNNELL Contact Number: 352-514-1861

Business (if applicable): \_\_\_\_\_

Address: 17605 NW 278 TH AVE City: ALACHUA State: FL Zip: 32615

E-Mail Address: greg@trunnellconstruction.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 51 & 52 Block: 46

Subdivision: DAVIS SHORES OCEAN VIEW SECTION Parcel Number: 2200500000

4. PROJECT STREET ADDRESS: 33 DOLPHIN DR

5. SPECIFIC PROPOSED USE: SINGLE FAMILY DOCK

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: \_\_\_\_\_

7. DESCRIPTION OF ACTION REQUESTED: CONSERVATION OVERLAY ZONE APPROVAL FOR A DOCK

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE ATTACHED NARRATIVE AND GRAPHICS.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

10. **PREVIOUS APPLICATIONS:**

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

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

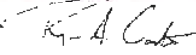
11. **AGREEMENT:**

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

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

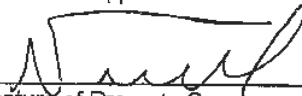
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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

  
\_\_\_\_\_  
Signature of Applicant

3-25-24

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Property Owner

3/26/24  
\_\_\_\_\_  
Date

04/18/2019





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

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

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

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

**RYAN CARTER**

---

Print name of applicant

A handwritten signature in black ink, appearing to read "Ryan Carter".

---

Signature of applicant

**3-25-24**

---

Date



### Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF  
OF GREG TRUNNELL, the owner(s) of those lands described within

☐ the attached application, or ☐ described within the previously filed  
Application number: \_\_\_\_\_, and as described in the attached deed or  
other such proof of ownership as may be required, in applying to the City  
of St. Augustine's Planning & Zoning Board, located at:

BY: \_\_\_\_\_

Signature of Owner

GREG TRUNNELL

Print Name of Owner

352-514-1861

Telephone Number

State of Florida

County of Alachua

Signed and sworn before me on this 26<sup>th</sup> day of March, 2024

By Greg Trunnell

Identification verified: Florida Drivers license

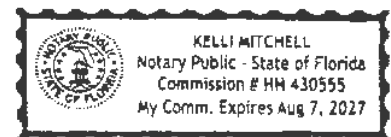
Oath sworn: X Yes      No

Notary Signature: \_\_\_\_\_

Kelli Mitchell

My Commission expires: \_\_\_\_\_

8/7/2027



**33 Dolphin Drive**  
**Overlay Zone Development Application Supplement**  
**March 2024**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock that includes a boat lift, a PWC lift and a floating dock at Lot 33 Dolphin Drive. The proposed dock will allow the new owners access to the Matanzas River. Total dock and lift area over open water will be approximately 1,940 sq. ft. The height of the dock will be 6' above Mean High Water. Please see attached plans for detailed dimensions.

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

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

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

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

**There is no vegetative communities present at this time.**

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

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

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

**The proposed dock is similar to other docks in the area.**

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

1. *Site specific conditions.*

**This property has approximately 112.4 feet of Matanzas River frontage. Adjacent properties utilize bulkheads and are elevated from the coastline.**

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

**The property sits on the Matanzas River next to a single-family homes to the North and South.**

3. *Natural and proposed drainage patterns.*

**Drainage will not be altered by the proposed works.**

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

**Point and non-point discharge will not be altered.**

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

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

6. *Impact on floodplain.*

**There is no impact on floodplains associated with this application.**

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

**Vegetative impacts: N/A**

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

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

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

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

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

**Negative effects to shellfish, if any, should be minimal, with potentially positive impacts in the form of additional substrate for shellfish to colonize.**

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

**Use of the dock by the new owners will not affect any *manatees, vegetation, shellfish and wildlife or shoreline erosion*. No vegetation or shellfish are present under the proposed dock. In addition, a long flat sandy beach is located landward that eventually meets salt marsh vegetation.**

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

**Not applicable.**

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

**Not applicable.**

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

**Not applicable.**

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

**Not applicable.**

15. *Impact of development on water quality.*

**Not applicable.**

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

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

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

**Negative: Extremely small loss of juvenile habitat from the placement of approximately new pilings for the dock construction.**

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



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

**Negative:** None

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

**Positive:** The additional dock area could be used as a resting place or perch for many water fowl.

**Negative:** Extremely small loss of foraging habitat.

17. Dock specifications:

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

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

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

**The deck will not exceed 6' above MHW, with a proposed height for the newly constructed dock being 6'.**

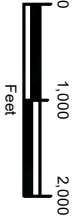
- c) *Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile.*

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



**Legend**

 Subject Parcel +/- 0.37 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

**CARTER ENVIRONMENTAL  
SERVICES, INC.**

**CES**  
42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786  
www.carterenv.com

Project Location

**Trunnell - 33 Dolphin Drive**

Project:

5.24152

St. Augustine, FL

Date: Mar 25 2024

Figure:

1



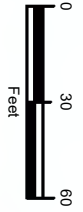




Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**Legend**

 Subject Parcel +/- 0.37 ac.



Sources: ESRI Aerial Basemap  
Information represented on this map is for planning purposes only.

**CARTER ENVIRONMENTAL  
SERVICES, INC.**

**CES**  
42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786  
www.carterenv.com

Current Aerial

**Trunnell - 33 Dolphin Drive**

Project: 5.24152

St. Augustine, FL

Date: Mar 25 2024



Figure:

2





**CARTER ENVIRONMENTAL SERVICES, INC.**  
**CES**  
42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786  
www.carterenv.com

Project: 5.24152

Neighboring Structures  
**Trunnell - 33 Dolphin Drive**

St. Augustine, FL

Date: Apr 23 2024

Figure: 3



Legend

Subject Parcel +/- 0.37 ac.

Total Dock Area: 1,940 sf.

Decking: 1,094 sf.

Floating Dock: 280 sf.

PWC Lift: 132 sf.

Boat Lift: 398 sf.

Gangway: 36 sf.

Riparian Boundary

ICWW Channel

03060

Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



**CES**

CARTER ENVIRONMENTAL SERVICES, INC.

42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786  
www.carterenv.com

Project: 5.24152

Proposed Alignment  
Trunnell - 33 Dolphin Drive  
St. Augustine, FL

Date: Apr 23 2024

Figure: 4

Page 212 of 445







CES

www.carterenv.com

CARTER ENVIRONMENTAL SERVICES, INC.

42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786

Project: 5.24152

St. Augustine, FL

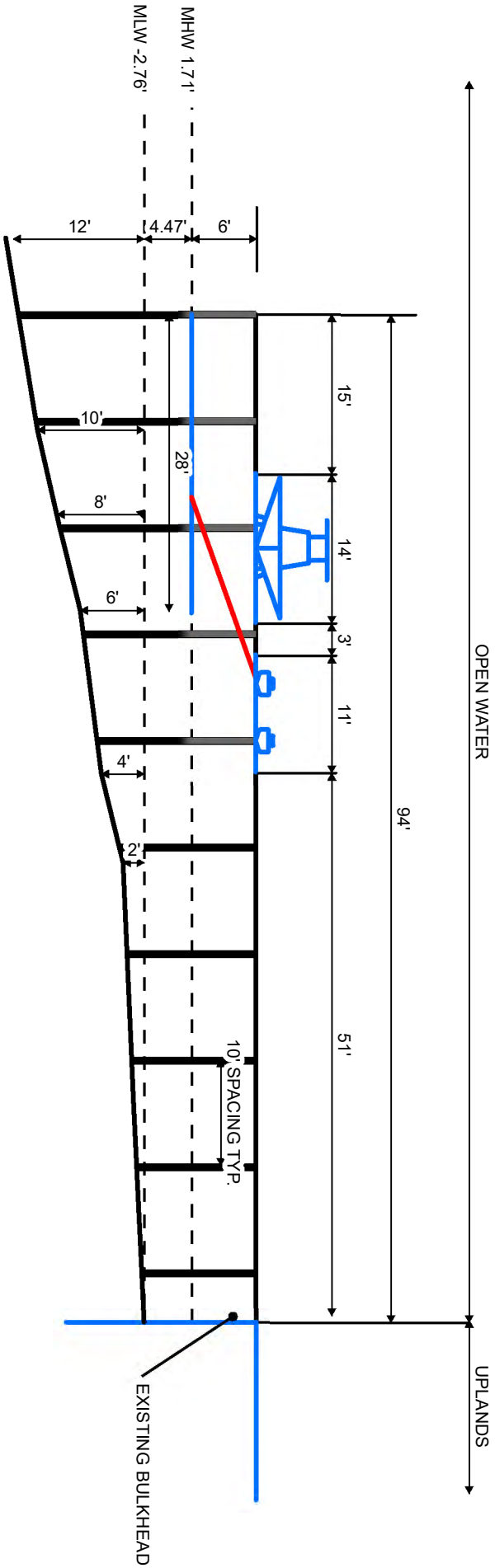
Date: Apr 23 2024

Profile View

Trunnell - 33 Dolphin Drive

Figure:

7





# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Sales Questionnaire Form

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

Sales Questionnaire

## 2022 TRIM Notice

2022 TRIM Notice (PDF)

## Summary

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Parcel ID         | 2200500000                                                                                                               |
| Location Address  | 33 DOLPHIN DR<br>SAINT AUGUSTINE 32080-0000                                                                              |
| Neighborhood      | Davis Shores (ICWFR) (590.05)                                                                                            |
| Tax Description*  | 3-99 DAVIS SHORES LOTS 51 & 52 BLK 46 OR5504/1221<br><i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Vacant Residential (0000)                                                                                                |
| Subdivision       | Davis Shores Ocean View Section                                                                                          |
| Sec/Twp/Rng       | 17-7-30                                                                                                                  |
| District          | City of St Augustine (District 452)                                                                                      |
| Millage Rate      | 18.872                                                                                                                   |
| Acreage           | 0.370                                                                                                                    |
| Homestead         | N                                                                                                                        |



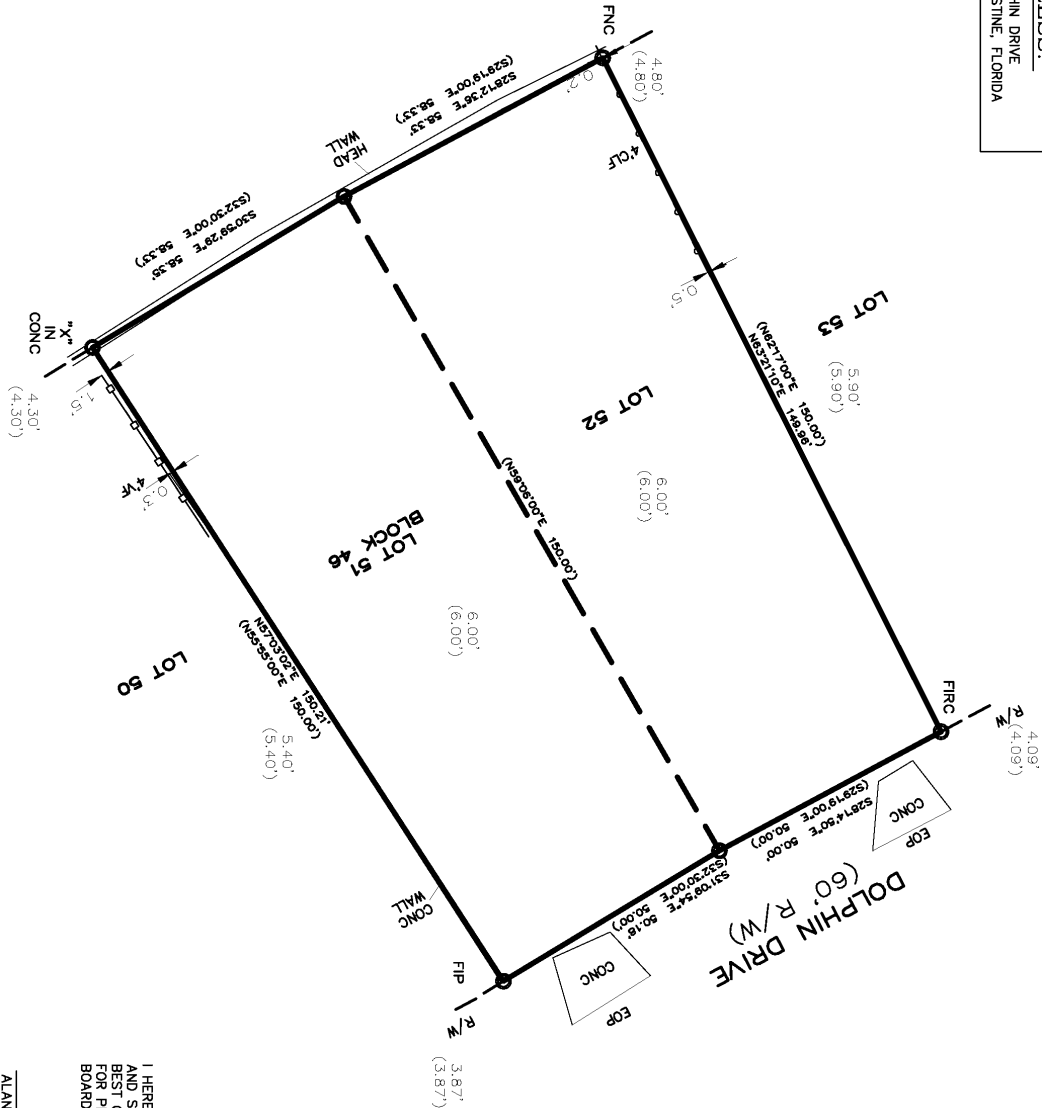
## Owner Information

|                 |                                              |
|-----------------|----------------------------------------------|
| Owner Name      | Trunnell Gregory 100%                        |
| Mailing Address | 17605 NW 278TH AVE<br>ALACHUA, FL 32615-0000 |

## Map



ADDRESS:  
33 DOLPHIN DRIVE  
ST AUGUSTINE, FLORIDA



- NOTES:**
1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY UNLESS SHOWN.
  2. THE SURVEYOR'S OPINION OR ABSTRACT TO THE SUBJECT PROPERTY, IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED THAT MAY AFFECT THE BOUNDARIES, RECORD, EASEMENTS AND MEASUREMENTS ARE SHOWN IN PARENTHESIS.
  3. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE AE, AS PER FLOOD INSURANCE MAP PANEL NO. 12109C03184, DATED 12/7/2018, EXACT FLOOD LOCATION NOT VERIFIED BY THIS SURVEY.
  4. IT IS POSSIBLE THAT THERE ARE ENCROACHMENTS OR EASEMENTS SINCE THE PUBLISHED FLOOD INSURANCE RATE MAP PANEL, THAT MAY AFFECT FLOOD ZONE DESIGNATION, THAT THIS SURVEYOR HAS NOT BEEN PROVIDED.
  5. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THE SURVEYOR.
  6. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED.
  7. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM.

**SYMBOLS & ABBREVIATIONS**

- △ - CENTRAL ANGLE  
AC - ACRES ±  
B.L. - BUILDING RESTRICTION LINE  
C.L.F. - CHAIN LINK FENCE  
O.R. - OFFICIAL RECORD BOOK  
D.B. - DEED BOOK  
EOP - EDGE OF PAVEMENT  
FCM - FOUND CONCRETE MONUMENT  
FIR (S/8) - FOUND IRON ROD  
FIRC - FOUND IRON ROD AND CAP  
FIRM - FOUND IRON ROD AND CAP  
FIP - FOUND IRON PIPE  
FIPP - FOUND PINCHED IRON PIPE  
FNC - FOUND NAIL AND CAP  
IF - IRON FENCE  
L - ARC LENGTH  
P.O.C. - POINT OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING  
R - RADIUS OR RANGE  
R/W - RIGHT OF WAY  
SEC. - SECTION  
SIR - SET 5/8" IRON ROD/CAP #6590  
SNC - SET NAIL AND CAP #6590  
UNREC. - UNRECORDED  
LB. - LICENSED BUSINESS  
T - TOWNSHIP OR TANGENT  
WF - WOOD BOARD FENCE  
WBF - WOOD BOARD FENCE

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 12C-17.001/002).

ALAN D. PLATT, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSED No. 4664

NO 4664 DATE SIGNED 1/2023  
STATE OF FLORIDA  
DATE SURVEYED 1/2023

SHEET 1 OF 1

BOUNDARY SURVEY OF:  
LOTS 51 & 52 BLOCK 46  
DAVIS SHORES  
PLAT BOOK 3 PAGE 99  
ST JOHNS COUNTY FLORIDA

**A.D. Platt**

& ASSOCIATES, INC. • LAND SURVEYORS  
5301 CORWIN DRIVE UNIT 45, TALLAHASSEE, FL. 32303  
(904) 580-6185  
LICENSED BUSINESS No. 6590

CERTIFIED TO:  
TRUNNELL CONSTRUCTION

DRAWING:  
28507-B5  
PROJECT:  
28507





Home (/) / Products ([products.html](#)) / Datums ([stations.html?type=Datums](#)) /  
8720576 ST. AUGUSTINE, FL Favorite Stations

Station Info

Tides/Water Levels

Meteorological Obs.

Phys. Oceanography

## Datums for 8720576, ST. AUGUSTINE FL

**NOTICE:** All data values are relative to the NAVD88.

### Elevations on NAVD88

**Station:** 8720576, ST. AUGUSTINE, FL

**Status:** Accepted (May 22 2012)

**Units:** Feet

**Control Station:** 8720220 Mayport (Ferry Depot), FL

**T.M.:** 75

**Epoch:** ([/datum\\_options.html#NTDE](#)) 1983-2001

**Datum:** NAVD88

| Datum                                             | Value | Description                           |
|---------------------------------------------------|-------|---------------------------------------|
| MHHW ( <a href="#">/datum_options.html#MHHW</a> ) | 2.05  | Mean Higher-High Water                |
| MHW ( <a href="#">/datum_options.html#MHW</a> )   | 1.71  | Mean High Water                       |
| MTL ( <a href="#">/datum_options.html#MTL</a> )   | -0.53 | Mean Tide Level                       |
| MSL ( <a href="#">/datum_options.html#MSL</a> )   | -0.50 | Mean Sea Level                        |
| DTL ( <a href="#">/datum_options.html#DTL</a> )   | -0.44 | Mean Diurnal Tide Level               |
| MLW ( <a href="#">/datum_options.html#MLW</a> )   | -2.76 | Mean Low Water                        |
| MLLW ( <a href="#">/datum_options.html#MLLW</a> ) | -2.93 | Mean Lower-Low Water                  |
| NAVD88 ( <a href="#">/datum_options.html</a> )    | 0.00  | North American Vertical Datum of 1988 |
| STND ( <a href="#">/datum_options.html#STND</a> ) | -4.70 | Station Datum                         |
| GT ( <a href="#">/datum_options.html#GT</a> )     | 4.98  | Great Diurnal Range                   |
| MN ( <a href="#">/datum_options.html#MN</a> )     | 4.48  | Mean Range of Tide                    |
| DHQ ( <a href="#">/datum_options.html#DHQ</a> )   | 0.34  | Mean Diurnal High Water Inequality    |
| DLQ ( <a href="#">/datum_options.html#DLQ</a> )   | 0.16  | Mean Diurnal Low Water Inequality     |

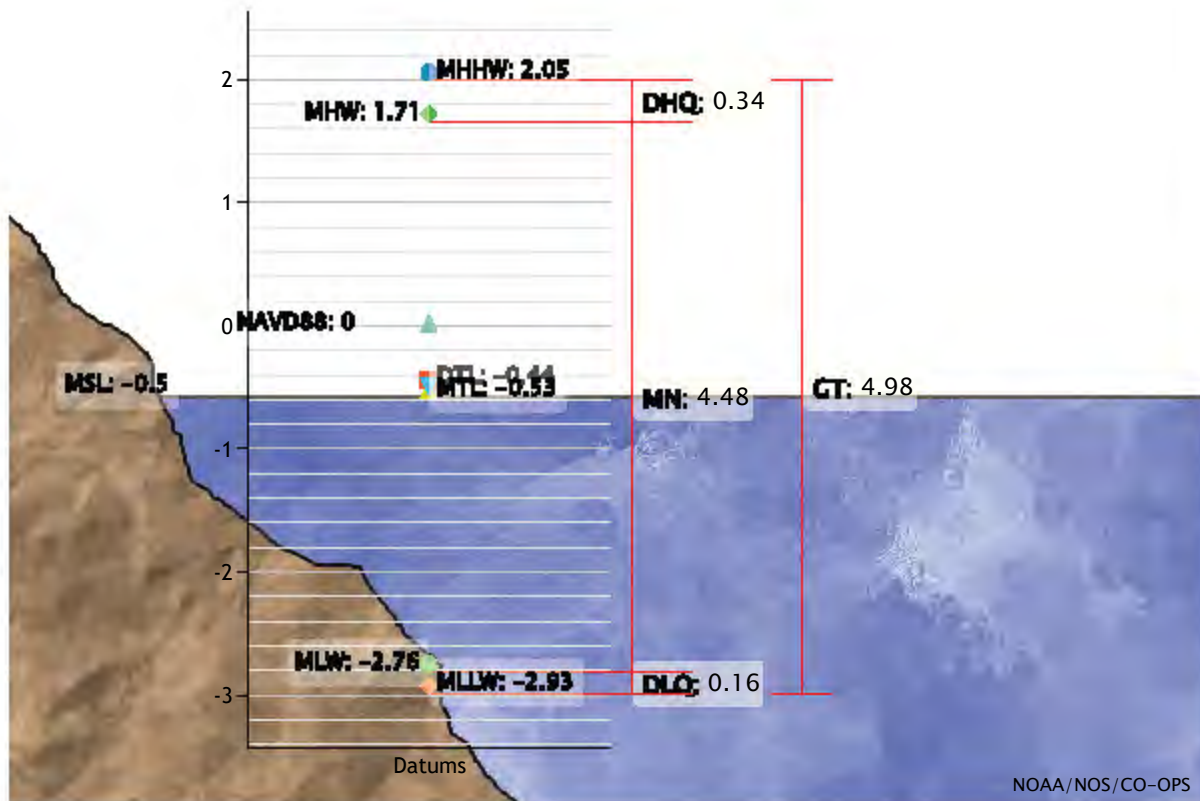
| Datum                                                | Value            | Description                              |
|------------------------------------------------------|------------------|------------------------------------------|
| HWI (/datum_options.html#HWI)                        | 1.03             | Greenwich High Water Interval (in hours) |
| LWI (/datum_options.html#LWI)                        | 7.28             | Greenwich Low Water Interval (in hours)  |
| Max Tide (/datum_options.html#MAXTIDE)               | 4.13             | Highest Observed Tide                    |
| Max Tide Date & Time (/datum_options.html#MAXTIDEDT) | 11/03/1978 15:18 | Highest Observed Tide Date & Time        |
| Min Tide (/datum_options.html#MINTIDE)               | -5.58            | Lowest Observed Tide                     |
| Min Tide Date & Time (/datum_options.html#MINTIDEDT) | 04/05/1977 19:06 | Lowest Observed Tide Date & Time         |
| HAT (/datum_options.html#HAT)                        |                  | Highest Astronomical Tide                |
| HAT Date & Time                                      |                  | HAT Date and Time                        |
| LAT (/datum_options.html#LAT)                        |                  | Lowest Astronomical Tide                 |
| LAT Date & Time                                      |                  | LAT Date and Time                        |

#### Tidal Datum Analysis Periods

01/01/1977 - 12/31/1978

#### Datums for 8720576, ST. AUGUSTINE, FL

All figures in feet relative to NAVD88



Showing datums for

8720576 ST. AUGUSTINE, FL

Datum

NAVD88

Data Units ☒ Feet

☐ Meters

Epoch ☒ Present (1983-2001)

☐ Superseded (1960-1978)

Submit

Show nearby stations

## Products available at 8720576 ST. AUGUSTINE, FL

### TIDES/WATER LEVELS

Water Levels

[NOAA Tide Predictions \(/noaatidepredictions.html?id=8720576\)](/noaatidepredictions.html?id=8720576)

Harmonic Constituents

Sea Level Trends

[Datums \(/datums.html?id=8720576\)](/datums.html?id=8720576)

[Bench Mark Sheets \(/benchmarks.html?id=8720576\)](/benchmarks.html?id=8720576)

[Extreme Water Levels \(/est/est\\_station.shtml?stnid=8720576\)](/est/est_station.shtml?stnid=8720576)

[Reports \(/reports.html?id=8720576\)](/reports.html?id=8720576)

### METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

### PORTS®

This station is not a member of PORTS®

### OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

### INFORMATION

[Station Home Page \(/stationhome.html?id=8720576\)](/stationhome.html?id=8720576)

[Data Inventory \(/inventory.html?id=8720576\)](/inventory.html?id=8720576)

**Website Owner: Center for Operational Oceanographic Products and Services**

National Oceanic and Atmospheric Administration (<http://www.noaa.gov>)

National Ocean Service (<http://oceanservice.noaa.gov>)

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# St. Johns County, FL

## Apply for Exemptions

[Apply for Exemptions](#)

## Sales Questionnaire Form

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

[Sales Questionnaire](#)

## 2022 TRIM Notice

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

## Summary

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Parcel ID         | 2200500000                                                                                                               |
| Location Address  | 33 DOLPHIN DR<br>SAINT AUGUSTINE 32080-0000                                                                              |
| Neighborhood      | Davis Shores (ICWFR) (590.05)                                                                                            |
| Tax Description*  | 3-99 DAVIS SHORES LOTS 51 & 52 BLK 46 OR5504/1221<br><i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Vacant Residential (0000)                                                                                                |
| Subdivision       | Davis Shores Ocean View Section                                                                                          |
| Sec/Twp/Rng       | 17-7-30                                                                                                                  |
| District          | City of St Augustine (District 452)                                                                                      |
| Millage Rate      | 18.872                                                                                                                   |
| Acreage           | 0.370                                                                                                                    |
| Homestead         | N                                                                                                                        |

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



## Owner Information

|                 |                                              |
|-----------------|----------------------------------------------|
| Owner Name      | <a href="#">Trunnell Gregory</a> 100%        |
| Mailing Address | 17605 NW 278TH AVE<br>ALACHUA, FL 32615-0000 |

## Map





## Valuation Information

|                               | 2024        |
|-------------------------------|-------------|
| Building Value                | \$0         |
| Extra Features Value          | \$12,390    |
| Total Land Value              | \$1,172,160 |
| Agricultural (Assessed) Value | \$0         |
| Agricultural (Market) Value   | \$0         |
| Just (Market) Value           | \$1,184,550 |
| Total Deferred                | \$0         |
| Assessed Value                | \$1,184,550 |
| Total Exemptions              | \$0         |
| Taxable Value                 | \$1,184,550 |

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

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|------|----------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------|--------------|---------------|
| 2023 | \$0            | \$13,165            | \$1,086,250      | \$0               | \$0                 | \$1,099,415         | \$1,099,415    | \$0          | \$1,099,415   |
| 2022 | \$0            | \$23,443            | \$837,760        | \$0               | \$0                 | \$861,203           | \$811,571      | \$49,632     | \$811,571     |
| 2021 | \$0            | \$22,792            | \$715,000        | \$0               | \$0                 | \$737,792           | \$737,792      | \$0          | \$737,792     |
| 2020 | \$0            | \$22,792            | \$715,000        | \$0               | \$0                 | \$737,792           | \$737,792      | \$0          | \$737,792     |
| 2019 | \$0            | \$10,551            | \$668,360        | \$0               | \$0                 | \$678,911           | \$678,911      | \$0          | \$678,911     |
| 2018 | \$0            | \$10,551            | \$668,360        | \$0               | \$0                 | \$678,911           | \$678,911      | \$0          | \$678,911     |
| 2017 | \$0            | \$10,551            | \$668,360        | \$0               | \$0                 | \$678,911           | \$678,911      | \$0          | \$678,911     |
| 2016 | \$0            | \$12,033            | \$668,360        | \$0               | \$0                 | \$680,393           | \$680,393      | \$0          | \$680,393     |
| 2015 | \$0            | \$12,033            | \$668,360        | \$0               | \$0                 | \$680,393           | \$680,393      | \$0          | \$680,393     |
| 2014 | \$0            | \$12,033            | \$668,360        | \$0               | \$0                 | \$680,393           | \$680,393      | \$0          | \$680,393     |
| 2013 | \$0            | \$12,033            | \$668,360        | \$0               | \$0                 | \$680,393           | \$680,393      | \$0          | \$680,393     |

## Extra Feature Information

| Code Description          | Status | Value |
|---------------------------|--------|-------|
| Bulkhead - Average (Mix)  |        | 12390 |
| Boat Dock - Average (Mix) |        | 0     |

## Land Information

| Use Description    | Front | Depth | Total Land Units | Unit Type | Land Value  |
|--------------------|-------|-------|------------------|-----------|-------------|
| Vacant Residential | 111   | 150   | 111              | FF        | \$1,172,160 |

## Sale Information

| Recording Date | Sale Date | Sale Price     | Instrument Type | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                              | Grantee                             |
|----------------|-----------|----------------|-----------------|----------------------|----------------------|---------------|-----------------|--------------------------------------|-------------------------------------|
| 3/1/2022       | 2/28/2022 | \$1,850,000.00 | WARRANTY DEED   | <a href="#">5504</a> | <a href="#">1221</a> | Q             | V               | SMITH DENNIS M JR,JULIA B            | TRUNNELL GREGORY                    |
| 4/18/2019      | 4/17/2019 | \$1,185,000.00 | WARRANTY DEED   | <a href="#">4710</a> | <a href="#">1746</a> | Q             | I               | HYTNER FAMILY TRUST                  | SMITH DENNIS M JR,JULIA B           |
| 6/26/2012      | 4/23/2012 | \$100.00       | WARRANTY DEED   | <a href="#">3578</a> | <a href="#">1488</a> | U             | V               | HYTNER ROBERT F & JOANNE T           | HYTNER FAMILY TRUST                 |
|                | 7/25/2003 | \$1,100,000.00 | TRUSTEES DEED   | <a href="#">2021</a> | <a href="#">1343</a> | U             | I               | COOPER GUY L III (SUCCESSOR TRUSTEE) | HYTNER ROBERT F & JOANNE T          |
|                | 1/3/1995  | \$100.00       | WARRANTY DEED   | <a href="#">1091</a> | <a href="#">75</a>   | U             | I               | COOPER EVELYN M,(GUY L JR HER HUSB)  | COOPER EVELYN M TRUSTEE             |
|                | 2/1/1982  | \$212,500.00   |                 | <a href="#">526</a>  | <a href="#">48</a>   | U             | I               |                                      | COOPER EVELYN M,(GUY L JR HER HUSB) |
|                | 11/1/1981 | \$0.00         |                 | <a href="#">517</a>  | <a href="#">31</a>   | U             | I               |                                      |                                     |

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

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

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Contact Us

Developed by





# Planning and Zoning Board

Planning Division Staff Report  
Planning and Building Department

---

| Public Hearing Date                                    | Agenda Item            | Application Number |
|--------------------------------------------------------|------------------------|--------------------|
| May 7, 2024                                            | 8.d.                   | PZB2024-0031       |
| Request                                                | Address                | Parcel ID          |
| Variance & Conservation<br>Overlay Zone<br>Development | 215 Pelican Reef Drive | <u>158573-0030</u> |

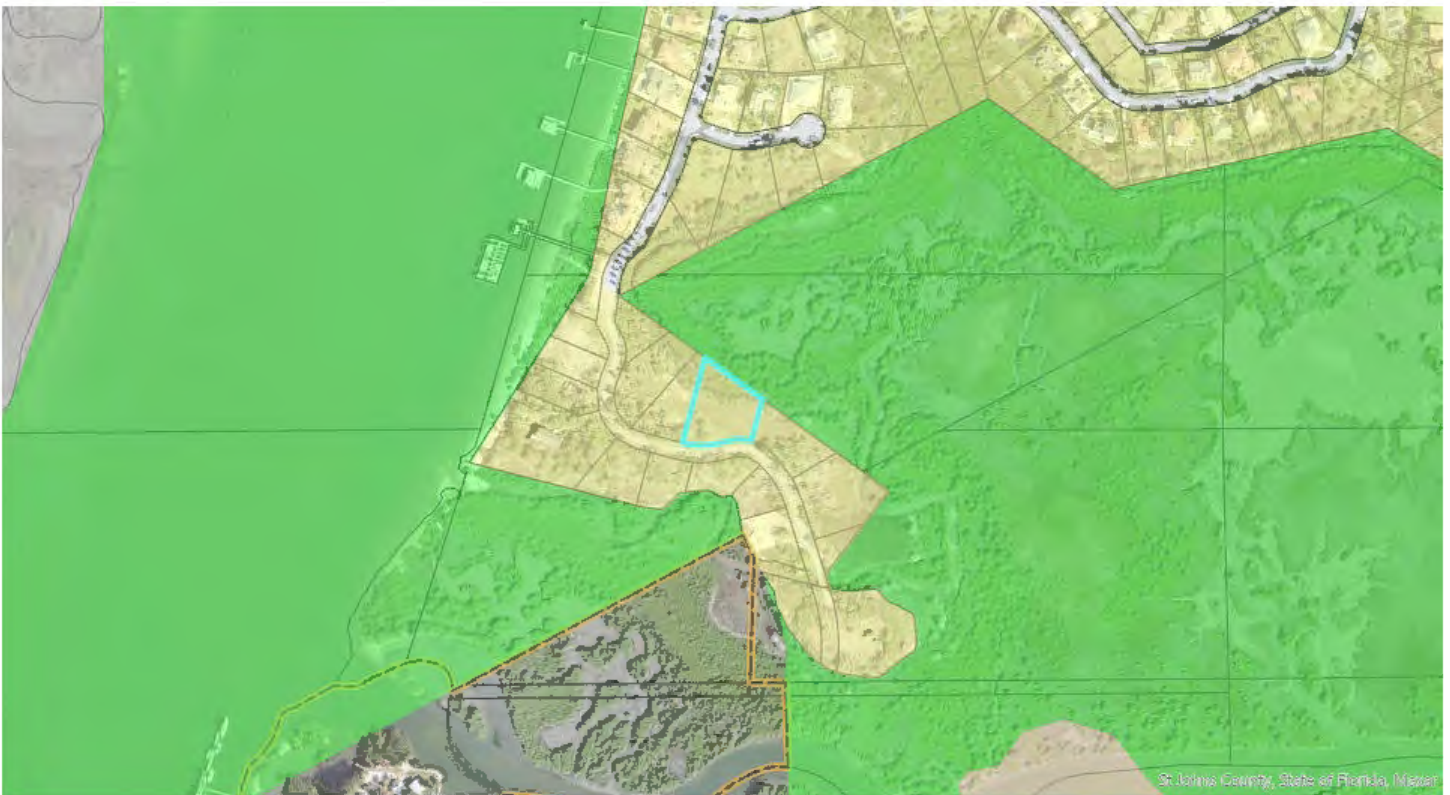


*Figure 1. Aerial photograph of the subject property.*

## Site & Background Information

---

|                                                          |                                                            |
|----------------------------------------------------------|------------------------------------------------------------|
| Property Class:<br>(St. Johns County Property Appraiser) | Vacant Residential (0000)                                  |
| Future Land Use Designation:                             | Residential Low Density                                    |
| Zoning Designation:                                      | <a href="#"><u>Residential Single-Family-Two: RS-2</u></a> |
| Acreage:                                                 | 0.84                                                       |
| Applicant:                                               | Donald Gullion<br>c/o Dream Finders Homes                  |
| Owner:                                                   | Ronnie McGraw                                              |



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

**Pelican Reef is a gated community; please contact the applicant, Donald Gullion, at 904-579-7122 directly for information about visiting the site.**

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

### Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to remove six (6) [significant trees](#) within [COZ 2](#). Approving this request would allow for a retaining wall and fill to build a single-family home and detached garage.

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

| Comprehensive Plan Element                          | Consistent | Inconsistent                      |
|-----------------------------------------------------|------------|-----------------------------------|
| <a href="#">Future Land Use</a>                     |            | N/A                               |
| <a href="#">Historic Preservation</a>               |            | N/A                               |
| <a href="#">Conservation and Coastal Management</a> |            | Policy 2.4.2<br>CCM Objective 2.6 |
| <a href="#">Recreation and Open Space</a>           |            | N/A                               |
| <a href="#">Transportation and Mobility</a>         |            | N/A                               |
| <a href="#">Housing</a>                             |            | N/A                               |
| <a href="#">Infrastructure</a>                      |            | N/A                               |



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

---

The request for Conservation Overlay Zone 2 development includes a new home and detached garage with a retaining wall and fill. The retaining wall is proposed to be constructed at the boundary of a recorded conservation easement (Public Records, St. Johns County, FL O.R. 924 Pg 296). This conservation easement gives the grantee, St. Johns River Water Management District (SJRWMD), the right to, “preserve and protect in perpetuity the environmental value of the property in the easement for generations to come.” Staff advises that the applicant coordinate with SJRWMD prior to construction of the retaining wall to maintain compliance with the requirements of the conservation easement. The applicant needs to provide additional information about the retaining wall, including the retaining wall height and structural diagrams, as well as measures to prevent impacts to the conservation easement.

The request for Conservation Overlay Zone Development also includes the removal of six (6) significant trees. Removal of significant trees shall be [reviewed by the Planning and Zoning Board](#), all significant trees removed shall be replaced in accordance with the requirements of [Chapter 25](#). The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to [minimize the impact on existing trees and native vegetation](#). In determining whether or not a permit required by this section should be issued, the PZB shall [consider and base all decisions on the following](#):

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

Staff has been coordinating with the applicant to provide a complete application for the removal of significant trees. The applicant has been cooperative but as of the time of writing the staff report the inconsistencies in the supporting data prohibits an adequate review. The survey submitted showing the tree numbers, locations, and



planted trees is inconsistent with the data listed in the arborist report. Nine (9) trees have inconsistent dbh measurements between the arborist report and survey.

Tree number ud419's dbh meets the definition of a significant tree as listed in the arborist report but the dbh listed on the survey does not meet the definition of a significant tree. Three (3) trees listed in the arborist report are missing from the survey and it is unclear if the three missing trees are to be removed or retained. With these inconsistencies, staff is unable to calculate the tree credits as required for tree mitigation (COSA Code of Ordinances Sec. 25-53).

In the arborist report under "Additional Arborist Notes" it states, "the plan designer only included trees with a diameter of 6 inches or greater, in compliance with the county's minimum requirements for protected trees." It is important to note that the City of St. Augustine requires a permit to remove any tree over three (3) inches in dbh (COSA Code of Ordinances [Sec. 25-56](#)). The applicant should provide a tree survey and arborist report that includes all trees onsite with a dbh of three (3) inches and over.

| Tree #       | Arborist Report<br>Type (DBH) | Survey<br>Type (DBH)         | Remove/<br>Retain |
|--------------|-------------------------------|------------------------------|-------------------|
| <b>ud410</b> | <b>Cedar (10")</b>            | <b>Cedar (10")</b>           | Remove            |
| <b>ud411</b> | <b>Cedar (21")</b>            | <b>Cedar (18")</b>           | Remove            |
| ud412        | Palm (12")                    | Palm (12")                   | Remove            |
| ud413        | Live Oak (4")                 |                              |                   |
| ud414        | Live Oak (12")                | Live Oak (12")               | Remove            |
| ud415        | Live Oak (5")                 | Live Oak (6")                | Remove            |
| ud416        | Live Oak (5")                 | Live Oak (5")                | Remove            |
| <b>ud417</b> | <b>Cedar (17")</b>            | <b>Cedar 17"</b>             | <b>Remove</b>     |
| <b>ud418</b> | <b>Cedar (17")</b>            | <b>Cedar (12")</b>           | <b>Remove</b>     |
| <b>ud419</b> | <b>Live Oak (19")</b>         | Live Oak (17")               | <b>Remove</b>     |
| <b>ud420</b> | <b>Cedar (18")</b>            | <b>Cedar (15")</b>           | <b>Remove</b>     |
| ud421        | Live Oak (3")                 | Live Oak (7")                | Remove            |
| ud422        | Live Oak (6")                 | Live Oak (7")                | Remove            |
| ud423        | Live Oak (7")                 |                              |                   |
| ud424        | Live Oak (7")                 |                              |                   |
| <b>ud425</b> | <b>Cedar (20")</b>            | <b>Cedar (21")</b>           | <b>Remove</b>     |
| ud426        | Live Oak (14")                | Live Oak (16")               | Remove            |
| ud427        | Cedar (7")                    | Conservation Easement        | Retain            |
| <b>ud428</b> | <b>Cedar (8")</b>             | <b>Conservation Easement</b> | <b>Retain</b>     |
| ud429        | Palm (11")                    | Conservation Easement        | Retain            |

|           |      |      |      |
|-----------|------|------|------|
| Condition | Poor | Fair | Good |
|-----------|------|------|------|

\* Significant trees are in **BOLD**

## **Staff Recommendation**

---

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 2 at 215 Pelican Reef Drive / PID 158571-2090.

Because of inconsistent and missing data, staff recommend that the application be continued until the applicant can provide the following information:

1. The height and structural diagrams of the retaining wall, and
2. Measures proposed to prevent impacts to the conservation easement during construction of the retaining wall,
3. A tree survey and arborist report including trees onsite with a dbh of 3-inches and over,
4. A list of trees being removed and retained, as well as,
5. The type of tree, dbh, and health of each.



---

Sarah Daugherty  
Senior Planner  
Planning and Building Department



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

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

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

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

Ronnie McGraw

\_\_\_\_\_  
Print name of applicant

  
\_\_\_\_\_

Signature of applicant

4/15 / 2024  
\_\_\_\_\_  
Date

# PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

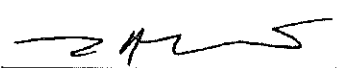
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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

215 Pelican Reef Dr

Project Address: \_\_\_\_\_

Applicant's Name: Don Gullion Applicant's Signature: 

Owner's Name: Ronnie A. McGraw Owner's Signature: 



### Owner's Authorization For Agent

Elaina Chmura/Vitina Poffol/Donald Gullion is/are hereby authorized TO ACT ON BEHALF  
OF Ronnie McGraw, the owner(s) of those lands described within  
☒ the attached application, or ☐ described within the previously filed  
Application number: PZB2024-0031, 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:  
215 Pelican Reef Dr

BY: [Signature]  
Signature of Owner  
Ronnie A. McGraw  
Print Name of Owner  
904-401-1194  
Telephone Number

State of FL  
County of Duval

Signed and sworn before me on this 15 day of April, 2024  
By Ronnie A. McGraw

Identification verified:

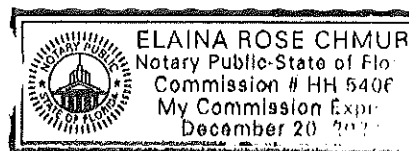
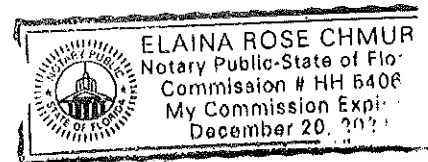
Oath sworn: X Yes No

Notary Signature:

[Signature]

My Commission expires:

December 20, 2024



Rev:022117





# 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: Donald Gullion Contact Number: 9045797122

Business (if applicable): Dream Finders Homes

Address: 14701 Philips Hwy City: Jacksonville State: FL Zip: 32256

E-Mail Address: permitting@dreamfindershomes.com

2. NAME OF PROPERTY OWNER: Ronnie McGraw Contact Number: 904-644-7670

Business (if applicable): \_\_\_\_\_

Address: 215 PELICAN REEF DR City: St Augustine State: FL Zip: 32080

E-Mail Address: \_\_\_\_\_

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 3 Block: 12

Subdivision: Pelican Reef Parcel Number: 1585730030

4. PROJECT STREET ADDRESS: 215 Pelican Reef Dr

5. SPECIFIC PROPOSED USE: New Single Family

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☒ Other: Proposed tree removal of significant trees and retaining wall

7. DESCRIPTION OF ACTION REQUESTED: Removing trees to build new single family home & building a retaining wall on property

8. JUSTIFICATION FOR ACTION REQUESTED: Trees need to be removed for construction of house

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: \_\_\_\_\_

Trees need to be removed so the home can be constructed away from the conservation area on the property. Retaining wall will be built for proper

construction near or around the conservation area

- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Trees need to be removed so the home can be constructed away from the conservation area on the property

Retaining wall will be built for proper construction near or around the conservation area

- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: This is being requested due to the amount of the property covered by the conservation easement

- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: The removal of the trees and construction of the retaining wall will not adversely affect the surrounding area/lots nor be contrary to

public interest. The construction of the home will be beneficial to the surrounding area.

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.**

*Donald Gullion*

Signature of Applicant

3/5/24

Date

*Ronnie McGraw*

Signature of Property Owner

4/15/2024

Date



# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Sales Questionnaire Form

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

Sales Questionnaire

## 2022 TRIM Notice

2022 TRIM Notice (PDF)

## Summary

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID         | 1585730030                                                                                                                      |
| Location Address  | PELICAN REEF DR<br>SAINT AUGUSTINE 32080-0000                                                                                   |
| Neighborhood      | Pelican Reef (628)                                                                                                              |
| Tax Description*  | 111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 3 OR5785/808<br><i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Vacant Residential (0000)                                                                                                       |
| Subdivision       | PELICAN REEF BLOCK 12 PHASE 6                                                                                                   |
| Sec/Twp/Rng       | 20-7-30                                                                                                                         |
| District          | City of St Augustine (District 452)                                                                                             |
| Millage Rate      | 18.872                                                                                                                          |
| Acreage           | 0.840                                                                                                                           |
| Homestead         | N                                                                                                                               |

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



## Owner Information

|                 |                                                                               |
|-----------------|-------------------------------------------------------------------------------|
| Owner Name      | Mc Graw Ronnie Arnold Jr, Monica 100%                                         |
| Mailing Address | Mc Graw Monica 100%<br>4255 A1A SOUTH STE 3<br>SAINT AUGUSTINE, FL 32080-0000 |

## Map



## Valuation Information

|                               | 2024      |
|-------------------------------|-----------|
| Building Value                | \$0       |
| Extra Features Value          | \$0       |
| Total Land Value              | \$275,000 |
| Agricultural (Assessed) Value | \$0       |
| Agricultural (Market) Value   | \$0       |
| Just (Market) Value           | \$275,000 |
| Total Deferred                | \$0       |
| Assessed Value                | \$275,000 |
| Total Exemptions              | \$0       |
| Taxable Value                 | \$275,000 |

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

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|------|----------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------|--------------|---------------|
| 2023 | \$0            | \$0                 | \$290,000        | \$0               | \$0                 | \$290,000           | \$290,000      | \$0          | \$290,000     |
| 2022 | \$0            | \$0                 | \$336,000        | \$0               | \$0                 | \$336,000           | \$336,000      | \$0          | \$336,000     |

## Land Information

| Use Description    | Front | Depth | Total Land Units | Unit Type | Land Value |
|--------------------|-------|-------|------------------|-----------|------------|
| Vacant Residential | 0     | 0     | 1                | UT        | \$275,000  |

## Sale Information

| Recording Date | Sale Date | Sale Price   | Instrument Type | Book                 | Page                | Qualification | Vacant/Improved | Grantor                          | Grantee                          |
|----------------|-----------|--------------|-----------------|----------------------|---------------------|---------------|-----------------|----------------------------------|----------------------------------|
| 6/30/2023      | 6/30/2023 | \$275,000.00 | WARRANTY DEED   | <a href="#">5785</a> | <a href="#">808</a> | Q             | V               | HUTCHINSON MELANIE LYNN          | MC GRAW RONNIE ARNOLD JR, MONICA |
| 3/7/2022       | 3/4/2022  | \$565,500.00 | WARRANTY DEED   | <a href="#">5509</a> | <a href="#">45</a>  | Q             | V               | PELICAN REEF OF ST AUGUSTINE LLC | HUTCHINSON MELANIE LYNN          |

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

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

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Developed by





## Pelican Reef Drive Lot 3 Block 12 Tree Survey and Inventory

Inventoried April 10th 2024



**Prepared For:** United Land Services  
12276 San Jose Blvd  
suite 747  
Jacksonville, FL 32223

**Prepared By:** David Martin  
Certified Arborist #FL-9959A  
ArborStar Tree Care Solutions  
4930 Spring Park Road  
Jacksonville, FL 32207  
904-776-2710

### Notice of Disclaimer

Assessment data provided by ArborStar Tree Care Solutions is based on visual recording at the time of inspection. Visual records do not include testing or analysis and do not include aerial or subterranean inspection unless indicated. ArborStar Tree Care Solutions is not responsible for discovery or identification of hidden or otherwise non-observable risks. Records may not remain accurate after inspection due to variable deterioration of surveyed material. Risk ratings are based on observable defects and mitigation recommendations do not reduce potential liability to the owner. ArborStar Tree Care Solutions provides no warranty with respect to the fitness of the trees for any use or purpose whatsoever.



## Contents

|                             |                      |
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| <b>Introduction/Purpose</b> | <b>4</b>             |
| Observations                | 4                    |
| Methods                     | 4                    |
| Limits of the Assignment    | 5                    |
| <b>Tree Photos</b>          | <b>6 through 15</b>  |
| <b>Tree Survey</b>          | <b>16 through 17</b> |

## Summary

David Martin, an ISA Certified Arborist, was tasked with examining an empty and undeveloped lot on April 10th, 2024. The project was commissioned by United Land Services. Its objective was to conduct an inventory of trees present on Lot 3 Block 12 of Pelican Reef Drive in St. Johns County, Florida. Additionally, the project required David Martin to propose an arborist report based on the collected data.

## Introduction/Purpose

The purpose of this report is to present the data obtained from the examination of Lot 3 Block 12 on Pelican Reef Drive in St. Johns County, Florida. David Martin, an ISA Certified Arborist, conducted a comprehensive inventory of all 20 trees present on the lot. Each tree was located, observed, and measured, while a detailed assessment was made regarding their health, integrity, and vigor. The findings of this inventory are as follows:

## Observations

- The lot contains 20 measurable trees (3" and greater in diameter)
- The total diameter of all trees inventoried equals 231 total inches.
- The lot contains a mix of oak, cedar, palms and mangrove/woody marsh plants.
- The grade is mostly flat with adequate drainage receding into the marsh.
- The soil concentration appears to be mostly sand.
- The stand as a whole looks to be in fair health with no visual signs of mass pest or disease infestations.
- Visual signs of pedestrian and vehicle traffic.

## Methods

**Property Line:** Pink flagged survey stakes were located and matched with the site plan to distinguish the property line.

**Species:** Tree genus and species were identified.

**Diameter at Breast Height (DBH):** Trunk diameter was recorded to the nearest inch at 4.5 feet (breast height) above grade, due to the wet conditions DBH was estimated visually from a distance not exceeding 30 feet not to exceed +/- 15.

**Height:** Due to the wet conditions height was estimated visually from a distance not exceeding 30 feet not to exceed +/- 15.

**Crown Spread:** Approximate crown diameter was visually estimated with a variance not to exceed +/- 10'.

**Condition:** The arborist evaluated the structure and health of the tree compared to other trees in surrounding landscapes. Excellent, good, fair, poor, or dead were used to describe conditions.

**Geolocation:** Approximate locations were determined by adding points to geolocated aerial tiles. Locations provided by the land surveyor are more accurate, and should be used for design purposes.

## Limits of the Assignment

Many factors can limit specific and accurate data when performing evaluations of trees, their conditions, and values. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the ultimate outcomes for the trees. A visual inspection was used to develop the findings, conclusions, and recommendations found in this report. No physical inspection of any canopy, sounding, root crown excavation, and resistograph or other technologies were used in the evaluation of the trees. Where vines, standing water or brambles prohibited access, DBH, height and spread was estimated.



## Tree Photos and Data



**Tree Number:** UD410

**Species:** Eastern Red Cedar (*Juniperus virginiana*)

**DBH:** 10"

**Estimated Height:** 27 feet

**Approximate Spread:** 7 feet

**Condition:** Fair

**Observations:** Crown dieback, lower canopy limb failure, roughly 30% necrotic tissue.



**Tree Number:** UD411

**Species:** Eastern Red Cedar (*Juniperus virginiana*)

**DBH:** 21"

**Estimated Height:** 27 feet

**Approximate Spread:** 14 feet

**Condition:** Poor

**Observations:** Heavy crown dieback, roughly 65% necrotic tissue, signs of decay.





**Tree Number:** UD412  
**Species:** Sabal Palmetto  
**DBH:** 12"  
**Estimated Height:** 11 feet  
**Approximate Spread:** 6 feet  
**Condition:** Good  
**Observations:** Good frond production.



**Tree Number:** UD413  
**Species:** Live Oak (*Quercus virginiana*)  
**DBH:** 4"  
**Estimated Height:** 12 feet  
**Approximate Spread:** 5 feet  
**Condition:** Good  
**Observations:** Juvenile tree, phototropic lean.



**Tree Number:** UD414

**Species:** Live Oak (*Quercus virginiana*)

**DBH:** 12"

**Estimated Height:** 35 feet

**Approximate Spread:** 21 feet

**Condition:** Good

**Observations:** less than 10% necrotic tissue, good structure, full canopy.



**Tree Number:** UD415

**Species:** Live Oak (*Quercus virginiana*)

**DBH:** 5"

**Estimated Height:** 31 feet

**Approximate Spread:** 12 feet

**Condition:** Good

**Observations:** Moderate canopy, sunlight competition causing stretching.





**Tree Number:** UD416

**Species:** Live Oak (*Quercus virginiana*)

**DBH:** 5"

**Estimated Height:** 24 feet

**Approximate Spread:** 13 feet

**Condition:** Good

**Observations:** Small canopy, slight phototropic lean.



**Tree Number:** UD417

**Species:** Eastern Red Cedar (*Juniperus virginiana*)

**DBH:** 17"

**Estimated Height:** 37 feet

**Approximate Spread:** 26 feet

**Condition:** Poor

**Observations:** Less than 30% live tissue



**Tree Number:** UD418

**Species:** Eastern Red Cedar (*Juniperus virginiana*)

**DBH:** 17"

**Estimated Height:** 23 feet

**Approximate Spread:** 27 feet

**Condition:** Dead

**Observations:** less than 10% live tissue



**Tree Number:** UD419

**Species:** Live Oak (*Quercus virginiana*)

**DBH:** 19"

**Estimated Height:** 38 feet

**Approximate Spread:** 24 feet

**Condition:** Good

**Observations:** Good crown spread, heavy phototropic lean with good reaction wood.





**Tree Number:** UD420

**Species:** Eastern Red Cedar (*Juniperus virginiana*)

**DBH:** 18"

**Estimated Height:** 27 feet

**Approximate Spread:** 7 feet

**Condition:** Fair

**Observations:** Crown dieback, lower canopy limb failure, roughly 30% necrotic tissue.



**Tree Number:** UD421

**Species:** Live Oak (*Quercus virginiana*)

**DBH:** 3"

**Estimated Height:** 18 feet

**Approximate Spread:** 7 feet

**Condition:** Fair

**Observations:** Crown dieback, lower canopy limb failure, roughly 30% necrotic tissue. (Tree on right)





**Tree Number:** UD422

**Species:** Live Oak (*Quercus virginiana*)

**DBH:** 6"

**Estimated Height:** 18 feet

**Approximate Spread:** 7 feet

**Condition:** Good

**Observations:** Average size crown, less than 20% necrotic.



**Tree Number:** UD423

**Species:** Live Oak (*Quercus virginiana*)

**DBH:** 7"

**Estimated Height:** 23 feet

**Approximate Spread:** 15 feet

**Condition:** Fair

**Observations:** Crown dieback, lower canopy limb failure, roughly 30% necrotic tissue.





**Tree Number:** UD424

**Species** Live Oak (*Quercus virginiana*)

**DBH:** 7"

**Estimated Height:** 21 feet

**Approximate Spread:** 11 feet

**Condition:** Good

**Observations:** Phototropic stretching, smaller crown.



**Tree Number:** UD425

**Species:** Eastern Red Cedar (*Juniperus virginiana*)

**DBH:** 20"

**Estimated Height:** 38 feet

**Approximate Spread:** 18 feet

**Condition:** Good

**Observations:** less than 15% necrotic tissue, good structure, good compartmentalization.



**Tree Number:** UD426

**Species:** Live Oak (*Quercus virginiana*)

**DBH:** 14"

**Estimated Height:** 34 feet

**Approximate Spread:** 28 feet

**Condition:** Good

**Observations:** Less than 10% necrotic tissue, good canopy spread and good structure.



**Tree Number:** UD427

**Species:** Eastern Red Cedar (*Juniperus virginiana*)

**DBH:** 7"

**Estimated Height:** 14 feet

**Approximate Spread:** 19 feet

**Condition:** Poor

**Observations:** Heavy dieback





**Tree Number:** UD428

**Species:** Eastern Red Cedar (*Juniperus virginiana*)

**DBH:** 8"

**Estimated Height:** 13 feet

**Approximate Spread:** 17 feet

**Condition:** Poor

**Observations:** Heavy dieback



**Tree Number:** UD429

**Species:** Sabal Palmetto

**DBH:** 11"

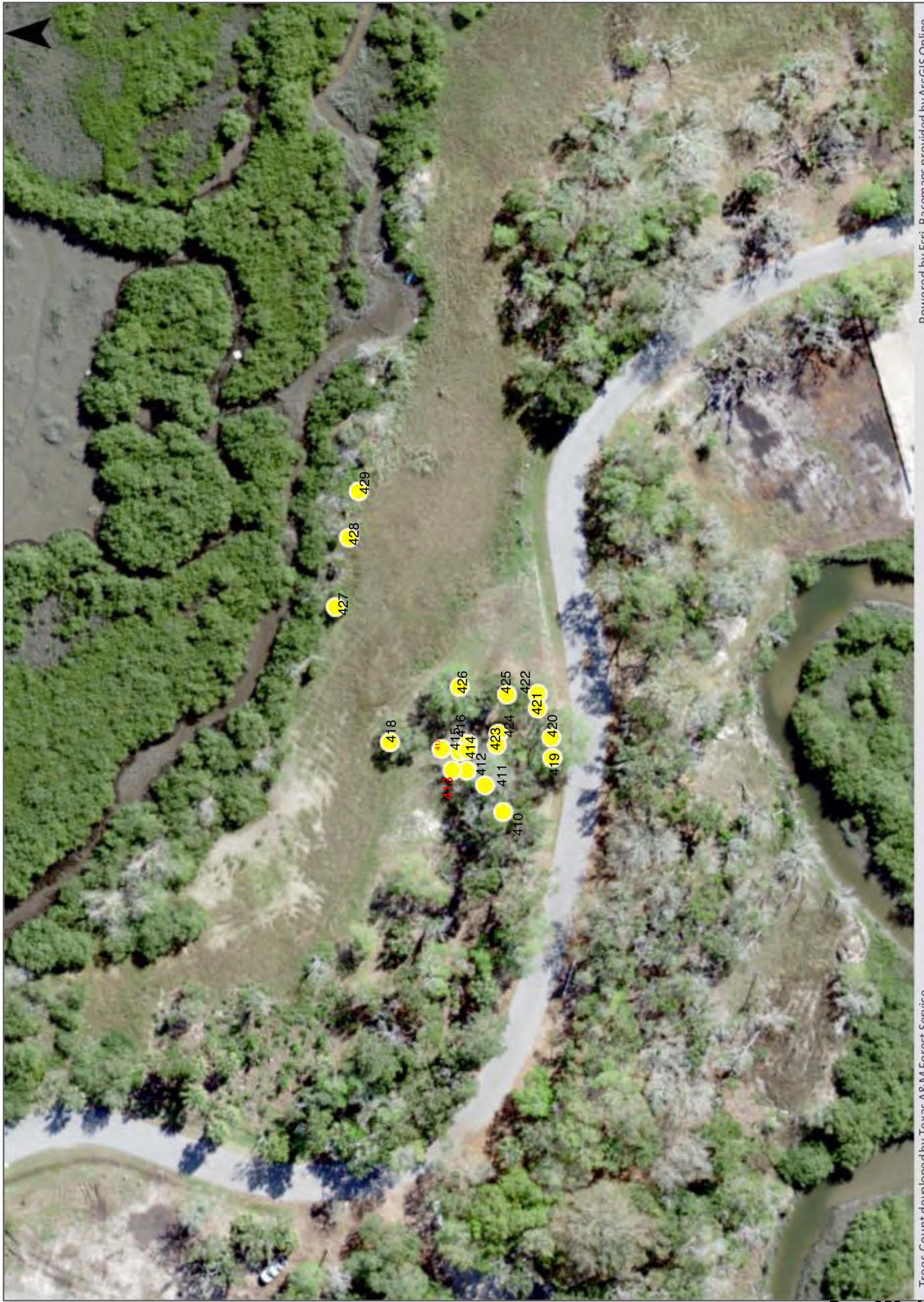
**Estimated Height:** 9 feet

**Approximate Spread:** 4 feet

**Condition:** Good

**Observations:** Normal frond production.









## Trees Count - Pelican Drive

### All Trees - sequential order

| Tree Id | Collection Date  | Latitude Longitude        | Land Use Site                                         | DBH | Scientific Name Common Name                      | Condition Public/Private         | Maintenance Task                      | Sidewalk Overhead/Wire |
|---------|------------------|---------------------------|-------------------------------------------------------|-----|--------------------------------------------------|----------------------------------|---------------------------------------|------------------------|
| ud410   | 4/10/24 2:25 PM  | 29.8734014<br>-81.2993319 | Residential<br>Other Unmaintained Location            | 10" | <i>Juniperus virginiana</i><br>Eastern red cedar | Fair (60% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                        |
| ud411   | 4/10/24 8:05 PM  | 29.8734300<br>-81.2992824 | Residential<br>Other Unmaintained Location            | 21" | <i>Juniperus virginiana</i><br>Eastern red cedar | Poor (35% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                        |
| ud412   | 4/11/24 7:42 AM  | 29.8734592<br>-81.2992552 | Residential<br>Other Unmaintained Location            | 12" | <i>Other palm</i><br>Other palm                  | Good (85% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                        |
| ud413   | 4/10/24 8:05 PM  | 29.8734824<br>-81.2992543 | Residential<br>Other Unmaintained Location            | 4"  | <i>Quercus virginiana</i><br>Live oak            | Good (85% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                        |
| ud414   | 4/10/24 8:10 PM  | 29.8734704<br>-81.2992200 | Residential<br>Other Unmaintained Location            | 12" | <i>Quercus virginiana</i><br>Live oak            | Good (85% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                        |
| ud415   | 4/10/24 8:13 PM  | 29.8734570<br>-81.2992056 | Residential<br>Other Unmaintained Location            | 5"  | <i>Quercus virginiana</i><br>Live oak            | Good (85% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                        |
| ud416   | 4/10/24 8:10 PM  | 29.8734577<br>-81.2992176 | Commercial/Institutional<br>Other Maintained Location | 5"  | <i>Quercus virginiana</i><br>Live oak            | Good (85% live crown)<br>Private | None<br>None                          |                        |
| ud417   | 4/10/24 11:59 PM | 29.8734996<br>-81.2992150 | Residential<br>Other Unmaintained Location            | 17" | <i>Juniperus virginiana</i><br>Eastern red cedar | Poor (35% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                        |
| ud418   | 4/10/24 11:58 PM | 29.8735822<br>-81.2992017 | Residential<br>Other Unmaintained Location            | 17" | <i>Juniperus virginiana</i><br>Eastern red cedar | Fair (60% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                        |
| ud419   | 4/10/24 8:12 PM  | 29.8733223<br>-81.2992325 | Residential<br>Other Unmaintained Location            | 19" | <i>Quercus virginiana</i><br>Live oak            | Good (85% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                        |
| ud420   | 4/10/24 8:11 PM  | 29.8733236<br>-81.2991949 | Residential<br>Other Unmaintained Location            | 18" | <i>Juniperus virginiana</i><br>Eastern red cedar | Fair (60% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                        |
| ud421   | 4/10/24 8:11 PM  | 29.8734084<br>-81.2991874 | Residential<br>Other Unmaintained Location            | 3"  | <i>Quercus virginiana</i><br>Live oak            | Fair (60% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                        |
| ud422   |                  | 29.8734110                | Residential                                           | 6"  | <i>Quercus virginiana</i>                        | Good (85% live crown)            | None                                  |                        |

| Tree Id<br>Collection Date                    | Latitude<br>Longitude                                    | Land Use<br>Site                           | DBH | Scientific Name<br>Common Name                   | Condition<br>Public/Private      | Maintenance<br>Task                   | Sidewalk<br>Overhead/Wire |
|-----------------------------------------------|----------------------------------------------------------|--------------------------------------------|-----|--------------------------------------------------|----------------------------------|---------------------------------------|---------------------------|
| 4/10/24 8:12 PM<br>Crew<br>Inventory          | -81.2992084<br>Commercial<br>Pelican Drive               | Other Unmaintained Location                |     | Live oak                                         | Private                          | Tree Risk Assessment Level II         |                           |
| ud423<br>4/10/24 8:12 PM<br>Crew<br>Inventory | 29.8733450<br>-81.2991138<br>Commercial<br>Pelican Drive | Residential<br>Other Unmaintained Location | 7"  | <i>Quercus virginiana</i><br>Live oak            | Fair (60% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                           |
| ud424<br>4/10/24 8:11 PM<br>Crew<br>Inventory | 29.8733450<br>-81.2991410<br>Commercial<br>Pelican Drive | Residential<br>Other Unmaintained Location | 7"  | <i>Quercus virginiana</i><br>Live oak            | Good (85% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                           |
| ud425<br>4/10/24 8:11 PM<br>Crew<br>Inventory | 29.8733942<br>-81.2991151<br>Commercial<br>Pelican Drive | Residential<br>Other Unmaintained Location | 20" | <i>Juniperus virginiana</i><br>Eastern red cedar | Good (85% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                           |
| ud426<br>4/10/24 8:12 PM<br>Crew<br>Inventory | 29.8734702<br>-81.2991003<br>Commercial<br>Pelican Drive | Residential<br>Other Unmaintained Location | 14" | <i>Quercus virginiana</i><br>Live oak            | Good (85% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                           |
| ud427<br>4/10/24 8:11 PM<br>Crew<br>Inventory | 29.8736679<br>-81.2989515<br>Commercial<br>Pelican Drive | Residential<br>Other Unmaintained Location | 7"  | <i>Juniperus virginiana</i><br>Eastern red cedar | Poor (35% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                           |
| ud428<br>4/10/24 8:11 PM<br>Crew<br>Inventory | 29.8736461<br>-81.2988238<br>Commercial<br>Pelican Drive | Residential<br>Other Unmaintained Location | 8"  | <i>Juniperus virginiana</i><br>Eastern red cedar | Poor (35% live crown)<br>Private | None<br>None                          |                           |
| ud429<br>4/11/24 7:43 AM<br>Crew<br>Inventory | 29.8736301<br>-81.2987382<br>Commercial<br>Pelican Drive | Residential<br>Other Unmaintained Location | 11" | <i>Other palm</i><br>Other palm                  | Good (85% live crown)<br>Private | None<br>Tree Risk Assessment Level II |                           |
| Count = 20                                    |                                                          |                                            |     | Other Conflicts<br>Comments                      | Sabal Palmetto                   |                                       |                           |



# The International Society of Arboriculture

Hereby Announces That

*David Martin*

Has Earned the Credential

## ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

*Caitlyn Pollihan*  
Caitlyn Pollihan  
CEO & Executive Director

|               |                 |                      |
|---------------|-----------------|----------------------|
| 13 April 2023 | 30 June 2026    | FL-9959A             |
| Issue Date    | Expiration Date | Certification Number |

**ANAB**  
ANAB National Accreditation Board  
ACCREDITED  
PERSONNEL CERTIFICATION  
BODY  
#0847 ISA Certified Arborist®



# Additional Arborist Notes

Added on 4/29/2024

I am writing to provide some important updates and revisions to the tree inventory and health assessment report conducted on Lot 3 Block 12 of Pelican Reef Drive. I have carefully reviewed the initial findings and have identified a few items that need to be addressed.

Firstly, the report was conducted as a comprehensive tree inventory and health assessment, focusing on all trees with a diameter of 4 inches or greater within the designated pink boundary markers. Furthermore, I was later provided with the tree removal site plan and accurately labeled the trees on an amended site plan (attached to this letter) to coincide with my inventory and map.

It has also come to my attention that the plan designer only included trees with a diameter of 6 inches or greater, in compliance with the county's minimum requirements for protected trees. Due to this, three trees with diameters of less than 6 inches, named UD413, UD423, and UD424, were not incorporated into the site plan. These trees do not classify as a "protected tree" within the St. Johns County Tree Ordinance.

Additionally, I would like to note that I did not inventory the 11-inch cedar tree flagged on the tree removal site plan. The reason for this omission is that none of the root flare was located within the pink boundary flags. Therefore, it was determined that the ownership of the cedar tree does not belong to Lot 3, Block 12.

Lastly, I conducted an inventory of trees within the preserve area that met the 4-inch diameter criteria. However, I would like to clarify that the three trees identified in the tree inventory, named UD427, UD428, and UD429, will not be visible on the tree removal site plans as none of that area will be utilized for development. It is essential to make this distinction to avoid any confusion or inaccuracies in the report.



I trust that these revisions will enhance the accuracy and completeness of the tree inventory and health assessment report. Please do not hesitate to reach out to me at 904-776-2710 or [arborstarjax@gmail.com](mailto:arborstarjax@gmail.com) if you have any questions or require further clarification regarding these updates. I am committed to ensuring the integrity of the report and providing the most accurate information possible.

**Sincerely,**

**David Martin**  
**ArborStar Tree Care Solutions**  
**ISA Certified Arborist #FL-9959A**





CONSERVATION EASEMENT

177rec.  
6949  
THIS CONSERVATION EASEMENT is made this 7 day of OCTOBER, 1991 by THOMPSON BROS. REALTY, INC., a Florida corporation and PIERRE D. THOMPSON, each having an address at Post Office Box 3087, St. Augustine, Florida 32085 (the "Grantors"), in favor of the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373 of the Florida Statutes, having a mailing address at P.O. Box 1429, Palatka, Florida 32178-1429 (the "SJRWMD" or "Grantee").

W I T N E S S E T H:

WHEREAS, Grantors collectively are the sole owners in fee simple of certain real property in St. Johns County, Florida, more particularly described as Tract A and Tract B in Exhibit "A" attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, a portion of the Property is the homestead of grantor Pierre D. Thompson and Shirley N. Thompson, his wife; and

WHEREAS, the Property is a portion of the Pelican Reef residential subdivision as more particularly described in plans numbered 90IPB-04572 sheets 1-4 (the "Plans") which are attached to ACOE Permit No. 90IPB-04572 (the "Permit"); and

WHEREAS, the Property possesses environmental value of great importance to the Grantee and to the people of St. Johns County, Florida; and

WHEREAS, Grantors intend, as owners of the Property, to convey to Grantee the right to preserve and protect the environmental value of the Property in perpetuity; and

WHEREAS, Grantee agrees by accepting this Grant to honor the intentions of Grantors stated herein and to preserve and protect in perpetuity the environmental value of the Property for the benefit of this generation and the generations to come;

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to the provisions of section 704.06, Florida Statutes, Grantors hereby voluntarily grant and convey to Grantee a Conservation Easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth (the "Conservation Easement").

1. Purpose. It is the purpose of this Conservation Easement to assure that the Property will be retained forever, except as herein provided or as authorized or required by the Permit, as modified from time to time, in its existing condition and to prevent any use of the Property that will impair or interfere with the environmental value of the Property.

2. Rights of Grantee. To accomplish the purpose of this Conservation Easement, the following rights are conveyed to Grantee by this Conservation Easement:

(a) To preserve and protect the environmental value of the Property;

(b) To prevent any activity on or use of the Property that is inconsistent with the purpose of this Conservation Easement, and to require the restoration of areas or features of the Property that may be damaged by any inconsistent activity or use.

Return to: Pierre D. Thompson  
P.O. Drawer 76  
St. Augustine, FL 32085-0070



(c) To enter upon and inspect the Property, in a reasonable manner and at reasonable times to assure compliance with the terms and conditions of this Conservation Easement; and

(d) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, and to prevent the occurrence of any of the prohibited activities hereinafter set forth.

3. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

(a) Construction or placing of buildings, roads, signs, billboards or other advertising or other structures on or above the ground except for construction approved by Grantee that maintains or enhances wildlife habitat;

(b) Dumping or placing of soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials;

(c) Removal or destruction of trees, shrubs, or other vegetation except for activities authorized or required by the Permit and except for removal required in maintaining the swales located within the residential lots in accordance with St. Johns River Water Management District Permit No. 40-109-0057 or as otherwise approved by the United States Army Corps of Engineers (the "ACOE");

(d) Excavation, dredging or removal of sand, loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface activities authorized or required by the Permit;

(e) Surface use, except for the swales described in Section 3(c) above and for other purposes that permit the land or water area to remain predominantly in its natural condition;

(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation; and

(g) Acts or uses detrimental to such retention of land or water areas.

When maintaining the swales as allowed in Section 3(c) above, Grantors shall not cast any cut materials waterward of the swales.

Nothing in this Conservation Easement shall be deemed to prohibit activities authorized by the ACOE under the Permit, the construction of the proposed bridge shown on sheet 4 of 4 of the Plans, or the construction of docks on the lots fronting the tributary of the Matanzas River within four hundred and fifty (450) feet of the southwest corner of Tract B of the Property.

4. Reserved Rights. Grantors reserve and except unto themselves and their personal representatives, heirs, successors and assigns, all rights accruing from their ownership of the Property, including the right to perform any work on the Property specifically authorized by the ACOE and to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement.

5. Grantee's Discretion. Enforcement of the terms of this Conservation Easement shall be at the discretion of the Grantee, and any forbearance by Grantee to exercise its rights under this Conservation Easement in the event of any breach of any term of

this Conservation Easement by Grantors shall not be construed to be a waiver by Grantee of such term or any subsequent breach of the same or any other term of this Conservation Easement or of any of the Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantors shall impair such right or remedy or be construed as a waiver.

6. Acts Beyond Grantors' Control. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantors for any injury to or change in the Property resulting from natural causes beyond Grantors' control, including, without limitation, fire, flood, storm and earth movement, or from any action taken by Grantors under emergency conditions to prevent, abate or mitigate significant injury to the Property resulting from such causes.

7. Assignment. This Conservation Easement is transferable, but Grantee may assign its rights and obligations under this Conservation Easement only to an organization that is a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue Code of 1954, as amended (or any successor provision then applicable), and the applicable regulations promulgated thereunder, and authorized to acquire and hold environmental easements under the statutes of the State of Florida (or any successor provision then applicable). As a condition of such transfer, Grantee shall require that the environmental purposes that this Grant is intended to advance continue to be carried out.

8. Recordation. Grantee shall record this instrument in a timely fashion in the Official Records of St. Johns County, Florida, and may re-record it any time as may be required to preserve its rights in this Easement.

9. Successors. The covenants, terms, conditions and restrictions of this Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

10. Homestead Property. This instrument is being executed by Shirley N. Thompson, wife of Pierre D. Thompson for the purpose of consenting to and joining in the grant of Conservation Easement over that portion of the Property lying within the homestead of Pierre D. Thompson and Shirley N. Thompson.

IN WITNESS WHEREOF, Grantors have set their hand on the day and year first above written.

Signed, sealed and delivered in the presence of:

THOMPSON BROS. REALTY, INC.

Pierre D. Thompson  
Pierre D. Thompson  
 (print name)

By: Pierre D. Thompson  
 Pierre D. Thompson  
 President

Shirley N. Thompson  
Shirley N. Thompson  
 (print name)



Signed, sealed and delivered  
in the presence of:

Pierre D. Thompson  
Pierre D. Thompson  
(print name)  
Ralph Colton  
RALPH COLTON  
(print name)

PIERRE D. THOMPSON,  
Individually

By: Pierre D. Thompson

Signed, sealed and delivered  
in the presence of:

Pierre D. Thompson  
Pierre D. Thompson  
(print name)  
Ralph Colton  
RALPH COLTON  
(print name)

Shirley N. Thompson  
SHIRLEY N. THOMPSON

STATE OF FLORIDA )  
St. Johns ) ss  
COUNTY OF )

The foregoing instrument was acknowledged before me this 7th  
day of October, 1991, by Pierre D. Thompson,  
individually and as President of THOMPSON BROS. REALTY, INC., a  
Florida corporation, on behalf of the corporation.

Debra S. Barrentine  
Debra S. Barrentine  
(print name)  
NOTARY PUBLIC, State of  
Florida at Large.

My Commission Expires:

STATE OF FLORIDA )  
St. Johns ) ss  
COUNTY OF )

The foregoing instrument was acknowledged before me this 7th  
day of October, 1991, by SHIRLEY N. THOMPSON.

Debra S. Barrentine  
Debra S. Barrentine  
(print name)  
NOTARY PUBLIC, State of  
Florida at Large.

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: MAY 3, 1994  
BONDED THIS NOTARY PUBLIC UNDERWATERS

**CONSENT AND JOINDER**

FIRST UNION NATIONAL BANK OF FLORIDA, a national banking  
corporation, holder of a first mortgage on a portion of the real  
property described on the attached Exhibit A (the "Property")  
hereby consents to and joins in the execution of this

Conservation Easement for the purpose of subjecting its mortgage to the terms and conditions of this Conservation Easement.

FIRST UNION NATIONAL BANK OF  
FLORIDA, a national banking  
corporation

By:

Stephen C. Franklin  
STEPHEN C. FRANKLIN  
(print name)  
Its: Vice President

STATE OF FLORIDA     )  
                              ) ss  
COUNTY OF DUVAL    )

The foregoing instrument was acknowledged before me this 15th  
day of October, 1991, by Stephen C. Franklin  
as Vice President of FIRST UNION NATIONAL BANK OF FLORIDA,  
a national banking corporation, on behalf of the corporation.

Lee Ann Seefley  
LEE ANN SEEFLEY  
(print name)  
NOTARY PUBLIC, State of  
Florida at Large.

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires May 14, 1994  
Bonded thru Patterson - Becht Agency

SJH150  
Draft #2-10/7/91

COPY

# Planning and Zoning Board

Planning Division Staff Report  
Planning and Building Department

| Public Hearing Date | Agenda Item        | Application Number          |
|---------------------|--------------------|-----------------------------|
| May 7, 2024         | 9.a.               | PZB2024-0041                |
| Request             | Address            | Parcel ID                   |
| Rezoning            | 24 Cathedral Place | <a href="#">197160-0000</a> |
|                     | Charlotte Street   | <a href="#">197200-0000</a> |



*Figure 1. Aerial photograph of the subject properties outlined in blue.*



## Site & Background Information

|                                                                    | 24 Cathedral Place / PID 197160-0000               | Charlotte Street / PID 197200-0000                 |
|--------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------|
| <b>Property Class:</b><br>(St. Johns County<br>Property Appraiser) | 1800 – Office Buildings (Multi-Story)              | 2810 – Parking Lots                                |
| <b>Future Land Use<br/>Designation:</b>                            | Historic Preservation                              | Historic Preservation                              |
| <b>Zoning Designation:</b>                                         | Planned Unit Development: PUD<br>(ORD NO. 2013-22) | Planned Unit Development: PUD<br>(ORD NO. 2013-22) |
| <b>Acreage:</b>                                                    | 0.85                                               | 0.21                                               |
| <b>Applicant:</b>                                                  | Ellen Avery-Smith, Esq.<br>c/o Rogers Towers, P.A. |                                                    |
| <b>Owner:</b>                                                      | Kasam Hospitality                                  |                                                    |

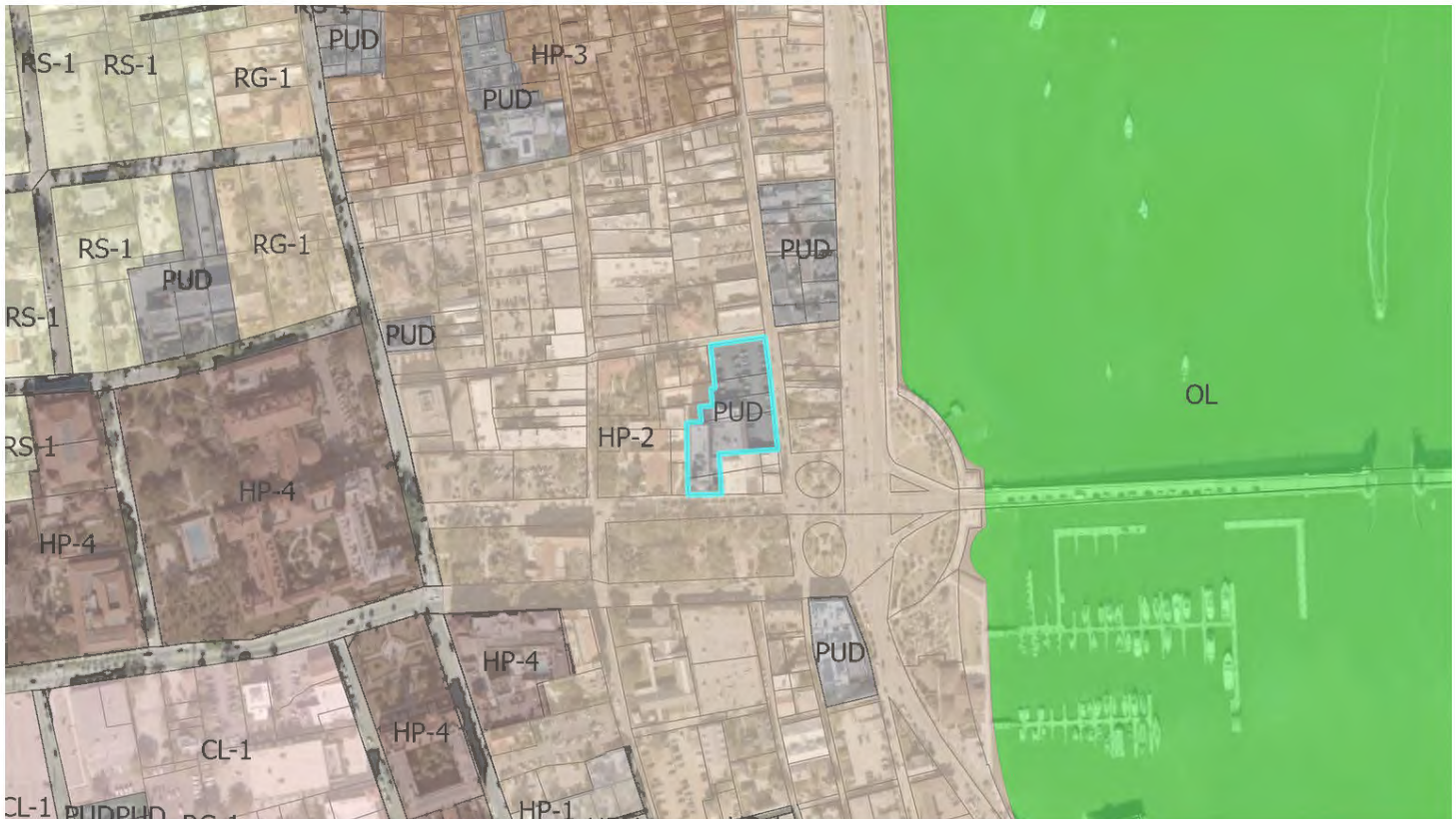


Figure 2. The City of St. Augustine's zoning map highlighting the subject properties.



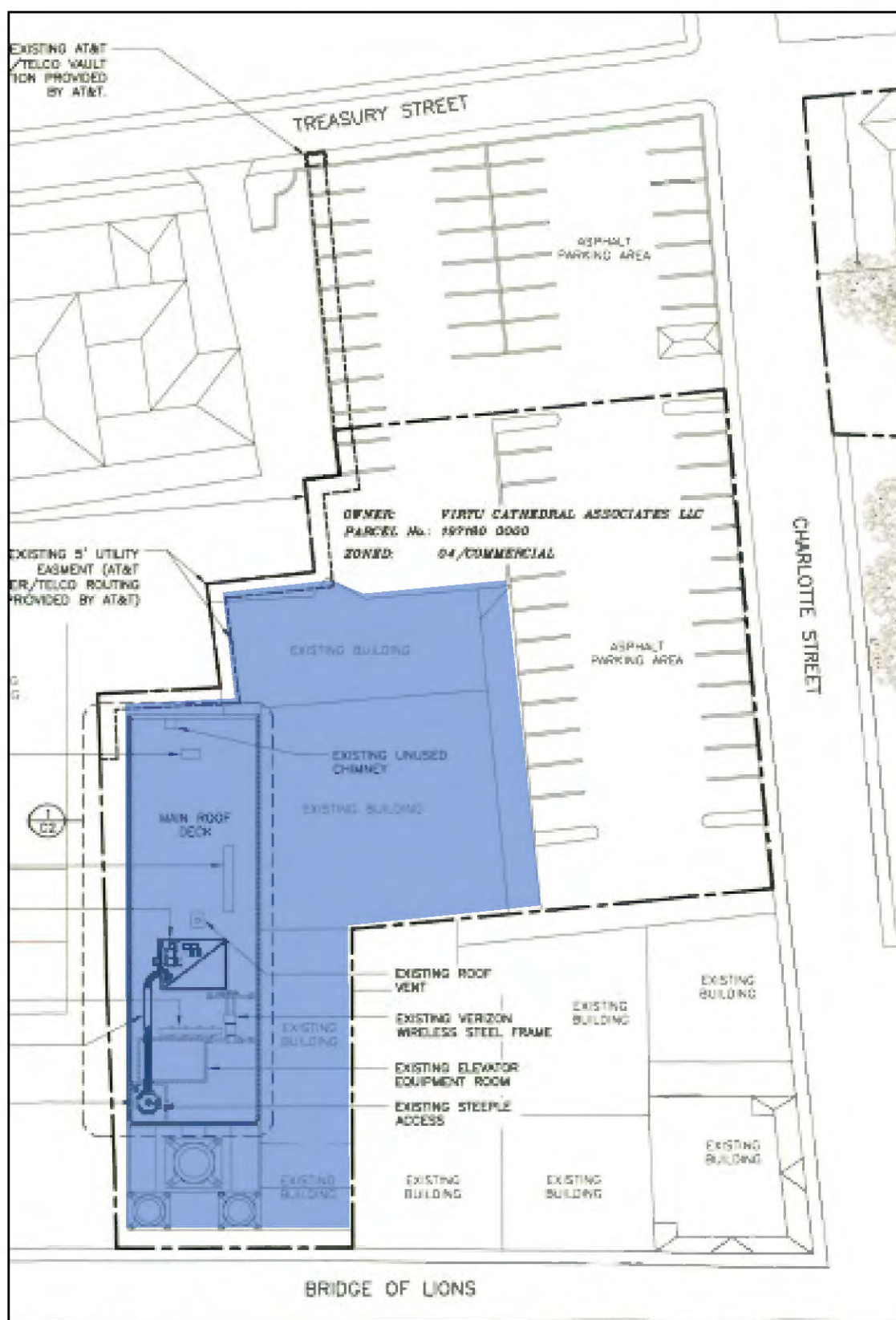
| Adjacent Properties |                                                                           |                             |                    |
|---------------------|---------------------------------------------------------------------------|-----------------------------|--------------------|
|                     | Property Class<br>(St. Johns County Property Appraiser)                   | Future Land Use Designation | Zoning Designation |
| North               | 1200 – Mixed Use<br>(Store/Office/Residential Combo)                      | Historic Preservation       | HP-2               |
| South               | 1100 – Stores<br><br>3305 – Nightclubs, Lounges, Bars<br>(Owner Occupied) | Historic Preservation       | HP-2               |
| East                | 1700 – Office Buildings (1 Story)<br><br>2100 – Restaurants & Cafeterias  | Historic Preservation       | HP-2               |
| West                | 7100 – Churches                                                           | Historic Preservation       | HP-2               |

### Request Summary

This application is a rezoning request, specifically a modification to the existing 24 Cathedral Place PUD, to accommodate a proposed commercial project composed of several different uses. The proposal in this rezoning request is to:

1. Convert the existing structure at 24 Cathedral Place into a hotel with a maximum of one hundred twenty (120) hotel rooms,
2. A maximum amount of thirty thousand (30,000) square feet of ancillary uses to include meeting rooms, event spaces, restaurants, lounge, spa, exercise facilities, and gift shop,
3. Redevelop the surface parking lot located at the southwest corner of Treasury and Charlotte Street into spaces for commercial and lodging uses as well as an interior parking garage with a maximum of one hundred sixty (160) automobile parking spaces,
4. As well as retain the right to allow additional uses which are permitted within the HP-2 zoning district.

The following screenshots provide general information regarding existing site development conditions and proposed conditions.



*Figure 3. Site plan obtained from a 2013 HARB application which generally shows the existing conditions at 24 Cathedral Place, building footprint highlighted in blue.*

Figure 4. Proposed site plan included in the PUD text as part of this rezoning request, proposed building footprints highlighted in blue and proposed parking facility highlighted in orange.

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

| Comprehensive Plan Element      | Goal, Policy, or Objective       | Staff Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">Future Land Use</a> | Policy 2.1.3                     | This request is <b>consistent</b> with the City's policy to encourage the development of undeveloped pockets and enclaves within developed areas such as the surface parking lot at Treasury and Charlotte Street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                 | Policy 3.1.6                     | This request is <b>consistent</b> with the City's policy to give priority to adaptive reuse of historic structures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                 | Policy 5.2.4                     | This request <b>could be more consistent</b> with the City's policy to emphasize human-scale architecture and amenities, especially at the street level. The addition of more openings at the street level may encourage more pedestrian interaction with the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                 | Goal 8 Preserving Sense of Place | <p>This goal is included on page 7 of the PUD text and is cited as a goal which "encourages the City to promote its historic urban character, recognize and preserve the historic skyline, reduce automobile trips and create a preservation program that protects the historic Town Plan and promotes responsible tourism." The goal as written in the Comprehensive Plan states "The City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas, as well as, protect its natural, environmentally sensitive marsh and riverine environs, and significant tree canopy to preserve its sense of place that promotes the city's authentic character." The additional planning goals, not included in the PUD text, related to preserving a sense of place for the City include:</p> <ul style="list-style-type: none"> <li>• Preserve the small town urban character while promoting a balance of economic activity;</li> <li>• Reduce automobile trips in and through the downtown by promoting the City's mobility plan and alternative forms of transportation that work to protect the environment, reduce congestion, provide residents with a higher quality of life, and, neighborhoods with greater livability, and promote local businesses;</li> <li>• Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles;</li> </ul> <p>With no provision of housing in this proposal and a parking garage with a maximum of one hundred and sixty (160)</p> |



|                                                     |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     |                 | parking spaces this request is <b>inconsistent</b> with the goals of providing a variety of housing types and also reducing automobile trips in and through the downtown.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <a href="#">Historic Preservation</a>               | Overall HP Goal | <p>“The overall goal of the City’s historic preservation program is to protect and preserve the historic resources of the city’s built and archaeological environment, understand and enhance the City’s historic integrity, and promote an authentic, livable community amid changing economic and environmental circumstances.”</p> <p>This request is <b>consistent</b> with the City’s goal to protect and preserve the historic resources of the City’s built environment by not proposing significant alterations to the existing structure at 24 Cathedral Place.</p> <p>If it is found that the size and scale of the proposed new development component of this request is not harmonious with the surrounding structures, this request may be <b>inconsistent</b> with the City’s goal to enhance the City’s historic integrity and promote an authentic, livable community amid changing economic and environmental circumstances.</p> |
|                                                     | Policy 4.2.1    | For this request to be consistent with this policy the City encourages the applicant to contact archaeology staff to conduct archaeological assessments early in a project’s planning phase.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                     | Policy 4.2.3    | The amount of lot coverage shown on the proposed site plan warrants the need for the applicant to address the City’s policy to minimize impacts to significant archaeological resources in Zone I.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <a href="#">Conservation and Coastal Management</a> | Policy 1.15.3   | This request <b>could consider</b> the City’s policy to encourage new facilities to be designed and built according to the principles promoted by the Leadership in Energy and Environmental Design (LEED), Energy Star and Florida Water Star™ program due to the size and scale of this proposal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                     | Policy 1.15.5   | This request is also <b>consistent</b> with the City’s policy to encourage redevelopment to be compact and walkable. This request <b>could consider</b> the City’s policy to retrofit existing buildings to be more energy efficient, such as the one located at 24 Cathedral Place.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                             |               |                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                             | Policy 2.16.6 | This request should address the City’s policy to encourage the installation of low impact development (LID) or green infrastructure (GI); examples of potential types include cisterns and green roofs.                                                                                                                                                                                                                           |
| <a href="#">Recreation and Open Space</a>   |               |                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <a href="#">Transportation and Mobility</a> | Policy 1.3.3  | This request is <b>consistent</b> with the City’s policy to encourage efficient, compact, infill and redevelopment within the existing urban area.                                                                                                                                                                                                                                                                                |
|                                             | Objective 1.5 | This objective is included on page 8 of the PUD text and is cited as being a consistent objective of this request. TME Objective 1.5 is a City objective to “coordinate the City's Transportation and Mobility Element plan with the plans and programs of the Florida Department of Transportation (FDOT) and St. Johns County.” The applicant’s inclusion of this objective does not appear to be relevant to this application. |
|                                             | Policy 3.1.17 | This request is <b>consistent</b> with the City’s requirement that rezoning requests must identify opportunities to coordinate with the Mobility Plan, Complete Street, safety, and parking management multimodal projects.                                                                                                                                                                                                       |
| <a href="#">Housing</a>                     |               |                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <a href="#">Infrastructure</a>              | Objective 3.9 | This request is <b>consistent</b> with the City’s objective to maximize the use of existing potable water facilities by developing within the existing urban area of St. Augustine.                                                                                                                                                                                                                                               |

## Staff Analysis and Recommendation

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As [indicated in the City's Code](#) of Ordinances, the PZB is required to review PUD proposals with at least two (2) public hearings given the scale and complicated nature of proposals. While the PZB reserves the right to require only one (1) public hearing, staff believes that this proposal for the rezoning of 24 Cathedral Place warrants more than one public hearing. This is in an effort to discuss the merits of the application and [desired elements of the final PUD document](#).

Below are sections from Chapter 28 of the City's Code of Ordinances which relate to the requests made in this rezoning application. Staff analysis is bolded.

### [Sec. 28-286. – Purpose and intent.](#)

The purpose of the planned unit development (PUD) zoning district is to provide an option, and process for the provision of unique, individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow. The PUD process is a voluntary process initiated by an applicant to provide flexibility for their project, while at the same time providing an opportunity for the city planning and zoning board (PZB) and city commission to integrate potential benefits, limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The PUD process is designed to:

- (a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;  
**Request complies. The existing surface parking lot at Charlotte Street is shown to be redeveloped and used more effectively.**
- (b) Encourage a more compatible and harmonious development of contiguous lands;  
**Request complies. The proposed redevelopment of the surface parking lot at Charlotte Street is more compatible and harmonious with the surrounding development of the City's Historic Downtown.**
- (c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;  
**Request complies.**
- (d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;  
**Request does not comply. The assessment of this proposal and its impact to the City as a whole has not been provided by the applicant.**
- (e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;  
**Request does not comply. The analysis provided in the PUD text for this proposal's relationship with the existing and preferred architectural context surrounding the project tends to focus on the new construction's relationship to the existing structure at 24 Cathedral Place and not those structures along Treasury and Charlotte Streets surrounding this project.**
- (f) Provide an environment of consistent character compatible with the surrounding areas; and,  
**Request does not comply. The height of the proposed new construction does not appear to be consistent with that of existing structures along Treasury and Charlotte Streets.**

- (g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

**Request does not comply. Evaluation of the proposed site and landscaping plans to identify the need for additional limitations or requirements in excess of those included in other zoning districts will need to be done.**

Sec. 28-287. – Defined.

A planned unit development (PUD) shall mean the zoning district for the development of a particular parcel of land under unified control which is planned and developed as a whole in a single or programmed series of operations and conditions, with uses and structures substantially related to the character of the entire development. A PUD, established pursuant to ordinance of the city commission, must also include an attached final development plan, and project narrative with specified development conditions and a program for the provision, maintenance and operation of all areas, improvements, facilities and necessary services for the common use of all occupants thereof. As a zoning district, the terms and conditions of a PUD shall be enforceable in the same manner as enforcement of all other city code provisions. All city rules, codes and regulations shall remain in full force and effect, and shall apply to the PUD unless a specific exemption, waiver or alternative condition is included in the approved PUD text and site development plan.

**Request complies by providing the minimum required attachments.**

Sec. 28-288. - Permissible uses.

Any use which is permitted by the comprehensive plan may be included and approved in a PUD. Those uses allowed may be allowed in a PUD, but must be specifically identified in the PUD development narrative text, and must be compatible with the property's identified comprehensive plan future land use designation. Such uses approved in conjunction with a PUD must provide a justification for the requested use and include defined development criteria in the PUD to mitigate any potential negative impacts of the uses. Additionally, certain desired benefits to the community must be outlined. The benefits to the community may include, but are not limited to those provided on-site, but benefits related to the proposed planned development off-site as well, such as, public parking provisions, enhanced landscaping or street tree planting, architectural or historic preservation benefits, benefits of certain uses in certain areas and/or alternative transportation benefits, and maintenance, improvement or encouragement of public access to waterways, conservation areas and/or vistas and scenic opportunities.

**Request complies. Information has been provided in the PUD text.**



Sec. 28-289. - Procedures, application requirements and narrative PUD text.

- (1) *Application for rezoning to PUD.* Each application shall identify and address applicable criteria to its specific plan of development. An application for rezoning to PUD shall proceed in general as for other applications for rezoning of land; and, in addition to the information usually required for such applications, the following shall be required:

- (1) Plats, surveys, and metes and bounds description of the area within the PUD.

**Request complies.**

- (2) The name and address of the owner and, if applicable, evidence of the assignment of an agent who represents the owner.

**Request complies.**

- (3) Evidence of unified control of the entire area within the PUD with all owners within the area of same identified.

**Request complies.**

- (4) An agreement by all owners within the PUD which includes their commitment to:

- a. Proceed with the proposed development in accordance with the PUD ordinance and such conditions and safeguards as may be set by the city commission in such ordinance; and,

**Request complies.**

- b. Provide a written narrative PUD text that clearly identifies by corresponding numbered and lettered paragraphs responses to the following criteria:

1. Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property; and,

**Included in the PUD text is documentation of compliance with numerous goals, policies, and objectives of the Comprehensive Plan. Staff analysis may be found above.**

2. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts; and, **Request complies by proposing infill development within the HP-2 district. This request must also meet the goals and [purpose of the historic district regulations](#):**

- (1) To safeguard the heritage of the city by preserving the district(s) which reflect noteworthy elements of the cultural, educational, social, economic, political and/or architectural history.**
- (2) To educate the citizen to realize, understand, and appreciate the city's rich heritage.**
- (3) To stimulate a greater awareness and sense of pride in the founding of the city and the contributions it has made to the state and nation.**
- (4) To develop an atmosphere and feeling of old, historic St. Augustine by encouraging the preservation and restoration of historic structures within the districts.**
- (5) To improve the environmental quality and overall livability of the historic section of St. Augustine.**

- (6) To stabilize and improve property values in the district and to allow uses that encourage the restoration and conservation of historic sites and structures.
  - (7) To promote the use and preservation of the district for the education, welfare and pleasure of residents of St. Augustine and St. Johns County, and of the state and nation as well.
  - (8) That these aforementioned goals and objectives of the historic district be achieved and implemented through the establishment of and enforcement of the general district guidelines and specific district regulations.
3. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception; and,  
**Request does not comply. The PUD text states “to provide an updated Site Development Plan that more fully meets current and future needs of the City in this area” as the need and justification for a rezoning. However, this request does comply by including identification of each proposed development condition that would otherwise not be allowed under the existing zoning.**
  4. Compliance with the purpose and intent and criteria in [section 28-286](#); and,  
**Request may or may not comply, staff analysis found above.**
  5. Compliance with [section 28-288](#) and justification for any zoning uses; and,  
**Request may or may not comply, staff analysis found above.**
  6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit; and,  
**Request complies. Information is included in the PUD text.**
  7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement; and,  
**Request complies. Information is included in the PUD text.**
  8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule; and,  
**Request complies. Information is included in the PUD text.**

9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted; and,

**Request does comply.**

10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city; and

**Request does comply. Infrastructure impact analysis has been provided; mitigation of impacts may need additional information.**

11. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.

**Request complies. Information is included in the PUD text.**

- (2) *Materials to accompany applications.* An application for rezoning to PUD shall be accompanied by the following, in sufficient copies as deemed necessary by the planning and zoning board for referrals and recommendations. The planning and building department will maintain a checklist of materials to accompany an application to help clarify the submittal requirements:

- (1) Plans, maps, studies and reports, including an infrastructure impact analysis, as may reasonably be required by the city commission and the planning and zoning board in order to make the findings and determinations called for in the particular case. The infrastructure impact analysis shall include site specific design improvements related to traffic circulation, and the movement of pedestrians, bicycles, and vehicles on and off-site, and water, sewer, stormwater improvements, and public utility improvements and impacts.

**Request complies. Additional information may need to be provided to evaluate the movement of pedestrians and bicycles on and off-site.**

- (2) For proposed PUDs currently zoned HP-1, HP-2, HP-3, HP-4 and HP-5, a streetscape demonstrating the size and scale of the project in context with the adjacent properties and existing historic district development patterns. The streetscape shall include at a minimum the subject block and facing block to illustrate how the proposed project meets the scale of the surrounding context. This streetscape requirement is not mandatory for projects that create no visual impact to the exterior of an existing structure. Structural changes in roof lines, exterior facades and elevations and any exterior additions or reconfigurations may require a streetscape, as deemed necessary by staff or the historic architectural review board concurrent with project details.

**Not applicable to this request. The subject properties were rezoned from HP-2 to the existing PUD in 2013. However, other requirements of the City's code warrant the need for discussion of streetscape, scale, and compatibility with adjacent areas of Treasury and Charlotte Streets.**

- (3) Infill and redevelopment projects shall also be required to provide a streetscape analysis similar to that required in the historic districts as per (b) (2) above, as deemed necessary by staff to allow the PZB and/or HARB, for projects in the city's entry corridors, to evaluate the projects impact on the neighborhood or area, as a defined community in [section 28-289](#)(b) (9) and the projects ability to contribute to and enhance the existing streetscape.

**Not applicable to this request.**

- (4) A written PUD text narrative compliant with all parts of [sections 28-286](#) through [28-292](#), as applicable. Such PUD text narrative shall also include as an exhibit a final site development plan at an appropriate scale and consistent with the terms of the PUD text narrative, an introductory statement explaining the intended plan of development, clearly indicating where approval of the rezoning to PUD or PUD amendment will benefit the future occupants of the proposed development, will be compatible with the adjacent neighborhood, and will forward the goals, policies and objectives of the city in general, and including any specific benefits to the community as a whole. Such justification shall be based on the intent of the PUD, consistency with the Comprehensive Plan, and compliance with all requirements of rezoning to PUD or PUD amendment as found herein.

**Request complies. A written PUD text narrative has been provided.**

- (5) The final site development plan included at an appropriate scale supporting the above statement illustrating:

- a. The location, grouping and height of all uses and facilities.

**Request complies.**

- b. In the case of residential development, the number of residential units, their location and number of stories.

**Not applicable to this request.**

- c. A multi-modal circulation system including any vehicular, public transit, pedestrian and bicycle access points, driveways, walkways or crosswalks, parking areas, transit shelters or bus stop loading areas, bicycle racks, and rights-of-way, streets or sidewalks to be dedicated in support of the infrastructure impact analysis.

**Request does not comply. Infrastructure impact analysis only accounts for private automobiles; more discussion should be added to the analysis or narrative describing impacts of upgrades to Charlotte Street on pedestrian facilities.**

- d. A system of open space and recreational uses, with the acreage to be dedicated and that to be retained in common ownership.

**Not applicable to this request.**

- e. A topographic map at an appropriate scale showing contour lines, including all existing buildings and wooded areas.

**Request complies.**

- f. An illustration, outline or discussion describing any community benefits incorporated into the planned development or provided off-site, such as, public parking, enhanced landscaping or street trees, public park facilities, architectural or historic resource benefits, the encouragement of beneficial uses or alternative forms of transportation, maintenance, improvement or encouraging public access to waterways, conservation areas and/or vistas and scenic opportunities.

**Request complies. Information is included in the PUD text.**



- g. Elevations, specific architectural elements, and contextual drawings, as deemed necessary by staff and the PZB and/or HARB to illustrate the details of the project, which may include a sun, shadow or shade study.

**Request may or may not comply, review by the City's Historic Architectural Review Board (HARB) will be required.**

- h. Full signage and hardscape plans, as well as, landscape and tree preservation or replacement plans in sufficient detail to allow PZB to review and make a recommendation concerning the project.

**Request complies. Documentation is included in the PUD text with a landscaping plan.**

- i. The site plan must describe and show any buffers or setbacks required from any jurisdictional areas for review to include details for conservation overlay zone development, as well as, locations of any proposed docks or water features, and/or impacts to existing tree canopy areas.

**Not applicable to this request.**

- (6) Statements indicating how the problems of maintenance and ownership of common facilities will be resolved.

**Request complies. The PUD text states "the Owner will be responsible for continuing operation and maintenance of all on-site facilities."**

- (7) A schedule of development, including the staging and phasing of:

- a. Areas to be developed, in order of priority;
- b. The construction of streets, utilities and other improvements necessary to serve the proposed development; and
- c. The dedication of land to public use, if any.

**Request may or may not comply. The PUD text provides general information regarding schedule of development.**

- (8) Each of the above elements shall be listed as to their relative order of improvement with an estimated time schedule for their accomplishment. It is, among other things, the intent of this requirement that the schedule of development be such that a staged implementation of the PUD would not result in land use conditions which would establish a precedent for the use of adjoining undeveloped property for purposes other than that shown on the approved PUD.

- (9) Developer neighborhood notice. At the time of filing a PUD or PUD amendment application, the applicant must submit to the city's planning department a copy of the developer neighborhood notice mailed to the Neighborhood Council of St. Augustine, Inc., or its successor, by regular U.S. mail at the current mailing address provided to the Florida Department of State, Division of Corporations, as made available on that agency's website. If the property is not included in a defined neighborhood area the boundaries of a "community" area will be defined as those properties within a five hundred-foot radius of the project boundaries to be notified by mail postmarked no less than fifteen (15) days prior to the first scheduled PZB meeting, and shall be notified individually by the same neighborhood notice process below. The developer neighborhood notice shall include the following information:

- a. The project name, property owner(s) and applicant(s); and
- b. The existing zoning and requested rezoning, the physical address or location of the project, and a brief description of the application request; and

- c. The developer's project coordinator contact information, including name, mailing address, telephone number and email address; and
- d. The following statement in prominent font:  
 "Please contact the developer's project coordinator directly if a courtesy neighborhood informational meeting is requested of the developer. The courtesy neighborhood informational meeting will be presented by the developer, not by City staff. It is not an official City meeting or hearing on the project application. The developer neighborhood notice is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing. The developer neighborhood notice is an additional, courtesy informational tool provided to the public to facilitate early, voluntary and direct communication between the City's neighborhoods or defined communities and PUD development applicants. This document was prepared by the developer and the City does not warrant its accuracy. The official complete application public record will be available for review after filing at the City of St. Augustine Planning and Building Department, 75 King Street, St. Augustine, Florida, during regular office hours."
- e. In addition to the developer neighborhood notice, the city planning and building department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the city's public information outreach initiative. Such additional courtesy information may be provided in person, by U.S. regular mail, electronic mail or posting on the city's website, as reasonably practicable. This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.

(3) *Action by the planning and zoning board and the city commission.* Following the public hearing as required for all applications for rezoning, the planning and zoning board may recommend and the city commission may enact an ordinance establishing a PUD, including any special conditions related thereto, based upon findings that:

- (1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.
- (2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of [sections 28-286](#) through [28-292](#), as applicable.
- (3) Need and justification finding. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.
- (4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:
  - a. Permit a creative approach to the development of land; and
  - b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and

- c. Provide for an efficient use of land; and
  - d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
  - e. Provide an environment of consistent character compatible with surrounding areas; and
  - f. Retain property values over the years.
- (4) A PUD or PUD amendment shall first be reviewed by the planning and zoning board, followed by the historic and architectural review board if such review is required. The city commission may remand a PUD application for further review by its planning and zoning board or historic architectural review board, such review shall be limited to the scope of review as expressed by the city commission. The city commission may expressly limit the additional review to only one such agency, after which the PUD application shall be promptly scheduled for further action by the city commission. Nothing in these regulations is intended to remove the historic and architectural review board's reviewing authority after a property has been rezoned to PUD.
- (5) *Deviations from ordinance creating PUD.* In order to facilitate minor adjustments to the plans approved as part of the ordinance creating a PUD, the city commission may approve changes in such plans, without the review and recommendation of the PZB, and without the adoption of an ordinance to modify the PUD ordinance, if as a result of such changes:
- (1) There are the same or fewer number of dwelling units and/or floor area;
  - (2) The open space is in the same general location and in the same general amount, or a greater amount;
  - (3) The buildings have the same or less number of stories and/or floor area; and
  - (4) The roads and drives follow approximately the same course and have the same public or private rights therein.
- (6) Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to finalize any recommendations to the city commission. The PZB reserves the right to require only one (1) public hearing, if deemed appropriate by the PZB, the project may move straight to the city commission for rezoning.
- (7) Because of the nature of PUD's with regard to potential size and the level of detail required of projects, and unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a PUD rezoning within not more than sixty (60) days from the date of filing of the complete application. Any revisions or amendment to the PUD rezoning application must be submitted to the planning and building department at least fifteen (15) days prior to the scheduled meeting date. Notice of public hearing shall be made as provided in [section 28-59\(a\)](#) and (b).
- (8) *Expiration of time limits provided in ordinance creating a PUD.* If development actions required by the ordinance creating a PUD are not taken within the timeline established in the PUD from the date of approval by the city commission actions consistent with [section 28-289 \(a\)\(4\)b.8.](#) shall be taken.

#### Sec. 28-290. - Implementation of a PUD.

- (a) *Development plan.* The final development plan, and project narrative shall be attached to the PUD ordinance as an exhibit and shall be the only development plan associated with the PUD unless and until an amendment to the PUD is pursued via amendment to the PUD ordinance or via minor amendment procedures.

- (b) *Record plats.* If the PUD ordinance requires the recording of record plats, such plats shall be submitted to the city commission for final approval.
- (c) *Approval of development plans.* The planning and building department shall review all development plans; and, if found in compliance with this Code, and the PUD ordinance shall approve same.
- (d) *Permits required.* All construction in the development of a PUD shall proceed only under applicable permits issued by the planning and building department; and no building permit, certificate or other document authorizing construction or occupancy within a PUD shall be issued, except in accordance with the approved PUD ordinance and all regulatory provisions in existence at the time of the permit except as otherwise exempted or waived in the PUD text.

#### Sec. 28-292. - Standards and criteria for redevelopment and infill PUD developments.

The following performance standards are intended for redevelopment and infill PUD developments. These projects typically involve property currently developed where the proposed PUD includes razing the existing development and building new or renovating the existing development to the extent that it is a redevelopment project which introduces new uses or combination of uses and a new design changing the character of the existing. Infill projects typically involve vacant property within an existing developed area where it is important for the proposed PUD to be compatible with the existing surrounding development. These standards and criteria are in addition to other PUD requirements outlined above.

- (1) *General development patterns.* Redevelopment and infill projects within the city shall take into consideration pedestrian-oriented design, the human scale and sense of place of the surrounding area, and shall respect existing development patterns and provide for compatibility, quality and integrity of the existing area and neighborhoods. They should provide a unique sense of place through architectural design and a mixture of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood. The PUD should be an addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.

**Quality pedestrian-oriented design should result in walking being a practical and enjoyable mode of transportation. Factors such as adequate sidewalk widths and shading are some examples that contribute to quality design. Human scale design should strive to design spaces that prioritize people above everything else. Evaluation of this request for its contributions and added value to the area is also part of this requirement.**

- (2) *Contributions to the existing community.* Redevelopment and infill projects shall also demonstrate consideration for the existing neighborhoods and street patterns within the city by describing the project's impact on existing community patterns, the environment, the economy, the transportation networks or circulation patterns as described in an infrastructure impact analysis, as well as, natural features, and vistas and scenic opportunities. The project narrative shall include a statement of how the PUD is consistent with the character, history, and cultural and natural features that help create a sense of place. The project shall be compatible by demonstrating appropriate design, massing, screening, and architectural techniques.

**This request will need to explain how the proposed massing of the new construction is compatible with that of Treasury and Charlotte Streets. Proposed changes to Charlotte Street will need to be evaluated and deemed as a contribution to the existing community transportation network and city Mobility Plan.**



- (3) *Redevelopment and infill PUD projects.* Additionally, redevelopment and infill projects shall include a description evaluating the existing building(s) condition, potential demolition issues, and the extent of renovation of the existing building(s), if applicable. A clear description of the site design evaluating existing issues, such as, access, driveways, parking, maneuverability, landscaping, including tree removal is also required if necessary. A description with detailed drawings that show the existing streetscape, and the new streetscape to demonstrate compatibility, proportion, form, and rhythm with the surrounding area is required. Details of colors, materials, and design themes may also be required, and compatibility with applicable Design Standards for Entry Corridors must be demonstrated.

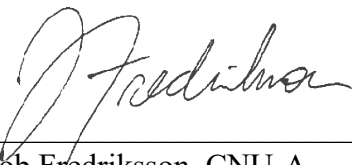
**Additional information, such as floor plans, may be required in order to fully document the extent of renovation to the existing building at 24 Cathedral Place.**

The [Board is tasked with making recommendations to the city commission](#) which shall show that the Board has studied and considered:

- (1) No adverse effect finding.
  - a. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.
- (2) Consistency with the Comprehensive Plan and PUD regulations finding.
  - a. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of [sections 28-286](#) through [28-292](#), as applicable.
- (3) Need and justification finding.
  - a. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.

As part of this public hearing the PZB may request additional information before making a recommendation to the City Commission.

The PZB should make a determination on the need for a second public hearing.



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: Ellen Avery-Smith, Esq. Contact Number: 904-825-1615

Business (if applicable): Rogers Towers, P.A

Address: 100 Whetstone Place, Suite 200 City: St. Augustine State: FL Zip: 32086

E-Mail Address: eaverysmith@rtlaw.com

2. NAME OF PROPERTY OWNER: Kasam Hospitality, Inc. Contact Number: \_\_\_\_\_

Business (if applicable): \_\_\_\_\_

Address: 32 Aveninda Menendez City: St. Augustine State: Florida Zip: 32084

E-Mail Address: kanti.patel@jalaramhotels.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Subdivision: City of St. Augustine Parcel Number: 197160-0000; 197200-0000

4. PROJECT STREET ADDRESS: 24 Cathedral Place and Charlotte Street

5. SPECIFIC PROPOSED USE: Amend existing PUD (Ord. No 2013-22) to provide an updated development plan.

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☒ Other: Amend existing PUD (Ord. No, 2013-22) to provide an updated development plan.

7. DESCRIPTION OF ACTION REQUESTED: The Owner desires to amend the existing PUD (Ord. No 2013-22) for the Property in order to provide an updated development plan that more fully meets current and future needs for the City in this area.

The Property will include a maximum of 120 hotel rooms in the existing building located at 24 Cathedral Place and in new buildings located on the adjacent parcel, along with associated special even venue, meeting rooms, restaurants, lounge, spa and exercise facilities and other amenities associated with the hotel, as maximum 160-space parking garage and other uses permitted in the HP-2 zoning district.

8. JUSTIFICATION FOR ACTION REQUESTED: This request will promote more efficient and economic use of land by preserving and restoring the existing 24 Cathedral Place historic building. Additionally, it will encourage a more compatible and harmonious development of continuous land, provided flexibility to meet changing needs and provide consistent architectural character.

04/18/2019

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

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

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

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

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

**10. PREVIOUS APPLICATIONS:**

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

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

**11. AGREEMENT:**

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

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

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

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

  
Signature of Applicant

4.10.24  
Date

  
Signature of Property Owner

4.10.24  
Date

04/18/2019





**Owner's Authorization For Agent**

Ellen Avery-Smith is/are hereby authorized TO ACT ON BEHALF  
OF Rogers Towers, 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:  
24 Cathedral Place

BY: [Signature]  
Signature of Owner  
Kanti Patel  
Print Name of Owner  
904 826-5504  
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 10<sup>th</sup> day of April, 2024

By Kanti Patel

Identification verified:

Oath sworn: ✓ Yes        No

Notary Signature: [Signature]

My Commission expires: Mar 30, 2026







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

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 186.033, Florida Statutes.

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

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

Kaemi Patel

Print name of applicant

Cms

Signature of applicant

4.10.24

Date

# PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

**24 Cathedral Place**

Project Address: \_\_\_\_\_

**Ellen Avery-Smith**

Applicant's Name: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_

**Kasam Hospitality, Inc.**

Owner's Name: \_\_\_\_\_ Owner's Signature: 



Ellen Avery-Smith

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

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

904 . 396 . 0663 Fax  
www.rtlaw.com

April 5, 2024

Amy McClure Skinner  
Planning and Building Director  
City of St. Augustine  
75 King Street  
St. Augustine, Florida 32084

**Re: Kasam Hospitality, Inc./Application for 24 Cathedral Place Planned Unit  
Development Rezoning**

Dear Ms. Skinner:

Our client, Kasam Hospitality, Inc. ("Kasam"), is the owner of land located at the corner of Cathedral Place and Charlotte Street in the City of St. Augustine (the "Property").

The Property has a Future Land Use Map ("FLUM") designation of Historic Preservation and a zoning district of Planned Unit Development ("PUD"). Kasam wants to modify the existing PUD for the Property, to include the following uses:

1. A maximum of 120 hotel rooms within the existing building located at 24 Cathedral Place and on adjacent land, along with associated meeting rooms, event space, restaurants, lounge, spa and exercise facilities and gift shop. The hotel's meeting rooms, event space, restaurants, lounge, spa, exercise facilities and other ancillary uses will not exceed 30,000 square feet. Lobby areas, stairwells, offices, mechanical rooms and other space related to the hotel rooms are not included in the aforementioned 30,000 square feet.
2. A parking garage with a maximum of 160 spaces (some of which will be publicly available).
3. A special event venue located on the first floor of the building located at 24 Cathedral Place and other special event venues in other areas of the hotel buildings.
4. The sale and consumption of alcoholic beverages.
5. An awning on the front of the building located at 24 Cathedral Place.
6. Telecommunications equipment within the cupola of the building located at 24 Cathedral Place and the installation of additional telecommunications equipment, in accordance with City Code Section 28-400.

7. Other uses permitted in the HP-2 zoning district, including professional and business offices, banks and other financial institutions, and retail sales and services.

Public benefits from the revised PUD will include:

1. Preserving and restoring the historic building located at 24 Cathedral Place, which structure enhances the City skyline.
2. Providing parking spaces when available for public use, with a majority of the parking structure wrapped by buildings that have architecture consistent with the design of the historic building at 24 Cathedral Place.
3. Providing a public trash compactor for businesses along Charlotte Street within the Property
4. Designing, permitting and constructing improvements to the streetscapes of Charlotte and Treasury streets adjacent to the Property, including pavement, sidewalks, landscaping and appropriate utility coordination, in conjunction with the City. Sidewalk improvements will be of the “complete street” type, which will allow better public safety vehicle access along Charlotte and Treasury streets.
5. Coordination with the City to use mobility fees from the Project to provide “complete street” improvements for Charlotte Street between Treasury Street and Avenida Menendez, in conformance with the City’s Mobility Fee Ordinance.
6. Locating the Project in an area where hotel guests can park their cars once and walk, or where people can walk or take trolleys from other downtown venues.
7. Significantly increasing City annual ad valorem taxes generated by the Property, which lies within the Downtown Community Revitalization Area.
8. Increasing the number of jobs available to City residents, thus allowing them to work locally, even within walking and biking distance from their homes.

Enclosed herein are an application for a PUD rezoning, a site development plan, a landscaping plan, preliminary architectural elevations, public facilities analyses, supplemental maps, deeds, legal descriptions for the parcels comprising the Property and other documents.

We look forward to working with you and your colleagues on this project.

Sincerely yours,



Ellen Avery-Smith



Amy Skinner  
April 5, 2024  
Page 3

cc: Isabelle Lopez, Esq.  
David Birchim  
Kanti Patel  
Vik Patel  
Anish Patel  
Jeremy Calloway  
Fremont Latimer

**EXHIBIT A**  
**to**  
**Special Warranty Deed**

**PROPERTY DESCRIPTION**

A parcel of land in Block 10 of the City of St. Augustine, Florida, as shown on Official Maps of the City of St. Augustine of 1905 and 1923, said maps being recorded in the public records of St. Johns County, Florida, said parcel of land being more fully described as follows:

BEGINNING at the Northeast corner of said Block 10 at the intersection of the now existing South line of Treasury Street with the now existing West line of Charlotte Street; thence South 7 degrees 39 minutes 13 seconds East, on said West line of Charlotte Street 76.70 feet to an angle point in said line; thence continuing on said West line of Charlotte Street South 5 degrees 59 minutes 54 seconds East, 168.21 feet; thence South 85 degrees 48 minutes 05 seconds West, on a South line of that land described in Official Records Book 115, page 185, public records of said County, 127.48 feet; thence South 4 degrees 02 minutes 51 seconds East, on the Easterly line of said land described in Official Records Book 115, page 185 a distance of 87.97 feet; thence South 89 degrees 15 minutes 23 seconds West, on the now existing North line of Cathedral Place, 73.33 feet; thence North 1 degree 00 minutes 36 seconds West, on the West line of that land described in Deed Book 130, page 253 of said public records, 155.96 feet; thence North 86 degrees 47 minutes 33 seconds East, on the South line of Lot 8 of said Block 10, a distance of 31.65 feet; thence North 5 degrees 40 minutes 54 seconds West, on the West line of that land described in Deed Book 229, page 140, public records of said County, 32.80 feet; thence North 84 degrees 50 minutes 43 seconds East, on the North line of said land described in Deed Book 229, page 140, a distance of 27.70 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of that land described in Deed Book 229, page 137, public records of said County, 36.43 feet; thence North 81 degrees 33 minutes 52 seconds East, on the South line of that land described in Official Records Book 221, page 248, public records of said County, 9.00 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of said land described in Official Records Book 221, page 248, a distance of 94.00 feet; thence North 81 degrees 33 minutes 52 seconds East, on said South line of Treasury Street, 118.56 feet to the Point of Beginning.

After Recording, Return to:

Kasam Hospitality, Inc.  
32 Avenida Menendez  
St. Augustine, Florida 32084

Tax Parcel No. 197160 0000 and 197200 0000

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, is made as of this 30 day of January, 2018, by **VIRTU CATHEDRAL ASSOCIATES, L.L.C.**, a Delaware limited liability company, whose address is 5973 Avenida Encinas, #220, Carlsbad, California 92008, hereinafter called the "Grantor," to **KASAM HOSPITALITY, INC.**, a Florida corporation, whose address is 32 Avenida Menendez, St. Augustine, Florida 32084, hereinafter called the "Grantee:"

**W I T N E S S E T H :** That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described Property:

(i) that certain land, situate, lying and being in the County of St. Johns, State of Florida, as more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Land");

(ii) together with all buildings, structures, and other improvements situated on the Land (the "Improvements");

(iii) together with all Grantor's right, title and interest in and to any rights and appurtenances pertaining to the Land; and

(iv) together with all right, title and interest of Grantor in and to streets, alleys, or rights-of-way immediately adjacent to the Land;

The foregoing collectively being the "Property".

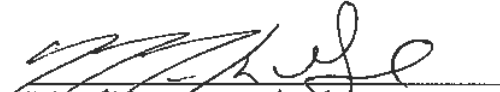
Such conveyance being made to Grantee is **SUBJECT TO** the permitted exceptions set forth on **Exhibit "B"** attached hereto and by this reference made a part hereof, provided the reference to which shall not be construed to grant new rights to other persons or cause such matters to be re-imposed hereby to the extent any have been released, expired or are no longer enforceable.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with Grantee and binds itself, its successors and assigns unto Grantee, its successors and assigns, that except as to the exceptions described on **Exhibit "B"**, Grantor does hereby warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by the undersigned, on the day first above written.

Signed, sealed and delivered in the presence of:

  
Printed Name: Mark Garosa

VIRTU CATHEDRAL ASSOCIATES, L.L.C.,  
a Delaware limited liability company

  
Printed Name: Andrea Edwards

By: Virtu Investments, L.L.C.,  
an Arizona limited liability company,  
its manager

By:   
Scott McWhorter, Manager

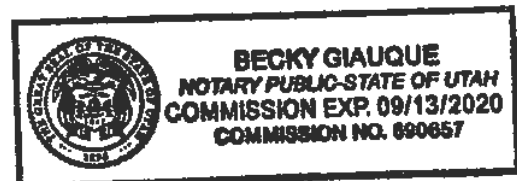
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ UTAH )  
County of Summit ) ss

On Jan 22 2018, before me, BECKY GIAUQUE,  
Notary Public, personally appeared SCOTT McWhorter  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument  
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ UTAH that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Becky Giauque (Seal)



**EXHIBIT A**  
**to**  
**Special Warranty Deed**

**PROPERTY DESCRIPTION**

A parcel of land in Block 10 of the City of St. Augustine, Florida, as shown on Official Maps of the City of St. Augustine of 1905 and 1923, said maps being recorded in the public records of St. Johns County, Florida, said parcel of land being more fully described as follows:

BEGINNING at the Northeast corner of said Block 10 at the intersection of the now existing South line of Treasury Street with the now existing West line of Charlotte Street; thence South 7 degrees 39 minutes 13 seconds East, on said West line of Charlotte Street 76.70 feet to an angle point in said line; thence continuing on said West line of Charlotte Street South 5 degrees 59 minutes 54 seconds East, 168.21 feet; thence South 85 degrees 48 minutes 05 seconds West, on a South line of that land described in Official Records Book 115, page 185, public records of said County, 127.48 feet; thence South 4 degrees 02 minutes 51 seconds East, on the Easterly line of said land described in Official Records Book 115, page 185 a distance of 87.97 feet; thence South 89 degrees 15 minutes 23 seconds West, on the now existing North line of Cathedral Place, 73.33 feet; thence North 1 degree 00 minutes 36 seconds West, on the West line of that land described in Deed Book 130, page 253 of said public records, 155.96 feet; thence North 86 degrees 47 minutes 33 seconds East, on the South line of Lot 8 of said Block 10, a distance of 31.65 feet; thence North 5 degrees 40 minutes 54 seconds West, on the West line of that land described in Deed Book 229, page 140, public records of said County, 32.80 feet; thence North 84 degrees 50 minutes 43 seconds East, on the North line of said land described in Deed Book 229, page 140, a distance of 27.70 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of that land described in Deed Book 229, page 137, public records of said County, 36.43 feet; thence North 81 degrees 33 minutes 52 seconds East, on the South line of that land described in Official Records Book 221, page 248, public records of said County, 9.00 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of said land described in Official Records Book 221, page 248, a distance of 94.00 feet; thence North 81 degrees 33 minutes 52 seconds East, on said South line of Treasury Street, 118.56 feet to the Point of Beginning.

**EXHIBIT B**  
**to**  
**Special Warranty Deed**

*Permitted Exceptions*

1. Taxes for the year 2018 and any taxes and assessments levied or assessed subsequent to the date hereof. Said taxes become a lien as of January 1, 2018, but are not due and payable until November of 2018 and are not delinquent until April 1, 2019.

Property ID#197160 0000  
Property ID#197200 0000

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Easement Agreement granted to Jack Shuler, Jr. and Sandra N. Shuler, his wife by instrument recorded in Official Records Book 879, Page 1952, of the Public Records of St Johns County, Florida.
4. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability company, as Lessor, and New Cingular Wireless PCS, LLC, a Delaware limited liability company By: AT&T Mobility Corporation its: Manager, as Lessee, filed 10/10/2013, recorded in Official Records Book 3801, Page 451, as affected by Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 3942, Page 1085, of the Public Records of St. Johns County, FL.
5. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability corporation, as Lessor, and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless, as Lessee, filed 05/13/2013, recorded in Official Records Book 3729, Page 1293, and First Amendment recorded in Official Records Book 4024, Page 709, together with Subordination Non-Disturbance and Attornment Agreement(s) recorded in Official Records Book 3795, Page 1895, Official Records Book 3801, Page 1035, Official Records Book 3808, Page 1245, Official Records Book 3945, Page 1434, of the Public Records of St. Johns County, FL.
6. Existing unrecorded leases and all rights thereunder of the lessees, and of any person claiming by, through or under lessees.

**Apply for Exemptions**[Apply for Exemptions](#)**2022 TRIM Notice**[2022 TRIM Notice \(PDF\)](#)**Summary**[Click Here to Open Cyclomedia Viewer in a New Tab](#)

|                          |                                                                                                                                                                                              |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Parcel ID</b>         | 1971600000                                                                                                                                                                                   |
| <b>Location Address</b>  | 22 CATHEDRAL PL<br>24 CATHEDRAL PL<br>SAINT AUGUSTINE 32084-0000                                                                                                                             |
| <b>Neighborhood</b>      | City St Aug E of St George (COM) (610.08)                                                                                                                                                    |
| <b>Tax Description*</b>  | CITY OF ST AUGUSTINE W72.8FT OF LOTS 5 & 6 & 7 & E 162.2FT OF LOT 8 & E135FT OF LOT 9 (EX PT IN OR221/248) BLK 10 OR4496/846<br>*The Description above is not to be used on legal documents. |
| <b>Property Use Code</b> | Office Buildings (Multi-Story) (1800)                                                                                                                                                        |
| <b>Subdivision</b>       | City of St Augustine                                                                                                                                                                         |
| <b>Sec/Twp/Rng</b>       | 18-7-30                                                                                                                                                                                      |
| <b>District</b>          | City of St Augustine (District 452)                                                                                                                                                          |
| <b>Millage Rate</b>      | 18.9763                                                                                                                                                                                      |
| <b>Acreage</b>           | 0.850                                                                                                                                                                                        |
| <b>Homestead</b>         | N                                                                                                                                                                                            |

**Owner Information**

|                        |                                                       |
|------------------------|-------------------------------------------------------|
| <b>Owner Name</b>      | <a href="#">Kasam Hospitality Inc</a> 100%            |
| <b>Mailing Address</b> | 32 AVENIDA MENENDEZ<br>SAINT AUGUSTINE, FL 32084-0000 |

## Map



## Valuation Information

|                               | 2023        |
|-------------------------------|-------------|
| Building Value                | \$6,676,286 |
| Extra Features Value          | \$145,126   |
| Total Land Value              | \$2,218,020 |
| Agricultural (Assessed) Value | \$0         |
| Agricultural (Market) Value   | \$0         |
| Just (Market) Value           | \$9,039,432 |
| Total Deferred                | \$1,234,235 |
| Assessed Value                | \$7,805,197 |
| Total Exemptions              | \$0         |
| Taxable Value                 | \$7,805,197 |

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 |
|------|----------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------|--------------|---------------|
| 2022 | \$4,931,631    | \$112,526           | \$2,218,020      | \$0               | \$0                 | \$7,262,177         | \$7,095,634    | \$166,543    | \$7,095,634   |
| 2021 | \$4,115,103    | \$117,453           | \$2,218,020      | \$0               | \$0                 | \$6,450,576         | \$6,450,576    | \$0          | \$6,450,576   |
| 2020 | \$5,079,411    | \$121,210           | \$2,218,020      | \$0               | \$0                 | \$7,418,641         | \$7,418,641    | \$0          | \$7,418,641   |
| 2019 | \$5,133,151    | \$125,421           | \$2,218,020      | \$0               | \$0                 | \$7,476,592         | \$7,476,592    | \$0          | \$7,476,592   |
| 2018 | \$4,031,573    | \$76,133            | \$2,957,360      | \$0               | \$0                 | \$7,065,066         | \$3,119,364    | \$3,945,702  | \$3,119,364   |
| 2017 | \$1,981,857    | \$63,213            | \$1,312,329      | \$0               | \$0                 | \$3,357,399         | \$2,835,785    | \$521,614    | \$2,835,785   |
| 2016 | \$2,086,165    | \$63,223            | \$1,182,944      | \$0               | \$0                 | \$3,332,332         | \$2,577,986    | \$754,346    | \$2,577,986   |
| 2015 | \$2,190,474    | \$63,233            | \$1,109,010      | \$0               | \$0                 | \$3,362,717         | \$2,343,624    | \$1,019,093  | \$2,343,624   |
| 2014 | \$2,287,534    | \$63,243            | \$1,513,494      | \$0               | \$0                 | \$3,864,271         | \$2,915,657    | \$948,614    | \$2,915,657   |
| 2013 | \$1,073,850    | \$63,253            | \$1,513,494      | \$0               | \$0                 | \$2,650,597         | \$2,650,597    | \$0          | \$2,650,597   |
| 2012 | \$1,144,855    | \$63,263            | \$1,513,494      | \$0               | \$0                 | \$2,721,612         | \$2,721,612    | \$0          | \$2,721,612   |
| 2011 | \$1,249,517    | \$63,273            | \$1,680,390      | \$0               | \$0                 | \$2,993,180         | \$2,993,180    | \$0          | \$2,993,180   |
| 2010 | \$1,319,734    | \$63,283            | \$1,867,100      | \$0               | \$0                 | \$3,250,117         | \$3,250,117    | \$0          | \$3,250,117   |

## Building Information

|                  |                                       |                   |                      |
|------------------|---------------------------------------|-------------------|----------------------|
| Building         | 1                                     | Roof Cover        | Built Up, Clay Tile  |
| Year Built       | 1928                                  | Roof Structure    | Rigid Frame          |
| Actual Area      | 29220                                 | Interior Flooring | Carpet, Ceramic Tile |
| Conditioned Area | 27921                                 | Interior Wall     | Drywall              |
| Use              | Office Building (Multi-Story) Class A | Heating Type      | Air Duct             |
| Style            | 04                                    | Air Conditioning  | Central              |
| Class            | N                                     | Bedrooms          |                      |
| Exterior Wall    | Concrete Stucco                       | Baths             |                      |

| Description              | Square Footage |
|--------------------------|----------------|
| BASE AREA                | 17911          |
| FINISHED UPPER STORY     | 2591           |
| FINISHED STORAGE/UTILITY | 92             |
| FINISHED UPPER STORY     | 6819           |

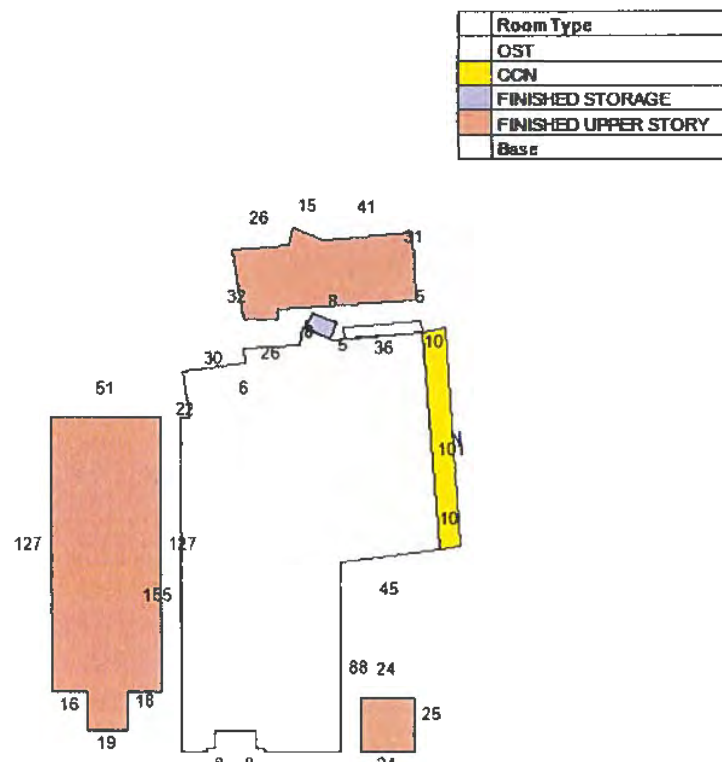
| Description          | Square Footage |
|----------------------|----------------|
| FINISHED CANOPY      | 1024           |
| OUTSIDE STAIRS       | 183            |
| FINISHED UPPER STORY | 600            |
| Total SqFt           | 29220          |

|                  |                                       |
|------------------|---------------------------------------|
| Building         | 2                                     |
| Year Built       | 1928                                  |
| Actual Area      | 26035                                 |
| Conditioned Area | 26035                                 |
| Use              | Office Building (Multi-Story) Class C |
| Style            | 04                                    |
| Class            | N                                     |
| Exterior Wall    | Concrete Stucco                       |

|                   |                      |
|-------------------|----------------------|
| Roof Cover        | Clay Tile            |
| Roof Structure    | Rigid Frame          |
| Interior Flooring | Carpet, Ceramic Tile |
| Interior Wall     | Drywall              |
| Heating Type      | Air Duct             |
| Air Conditioning  | Central              |
| Bedrooms          |                      |
| Baths             |                      |

| Description | Square Footage |
|-------------|----------------|
| BASE AREA   | 26035          |
| Total SqFt  | 26035          |

### Sketch Information



|  |           |
|--|-----------|
|  |           |
|  | Room Type |



**Extra Feature Information**

| Code Description                 | Status | Value |
|----------------------------------|--------|-------|
| Sprinkler Wet (COM)              |        | 64208 |
| Masonry Wall (Mix)               |        | 6181  |
| Concrete Paving - Under 8" (COM) |        | 6120  |
| Asphalt Paving (COM)             |        | 19980 |
| Curb (COM)                       |        | 3264  |
| Handicap Ramp (COM)              |        | 1485  |
| Pole Light (COM)                 |        | 8880  |
| Storage Building (Mix)           |        | 1008  |
| 4+ Passenger Elevator (Mix)      |        | 34000 |

**Land Information**

| Use Description              | Front | Depth | Total Land Units | Unit Type | Land Value  |
|------------------------------|-------|-------|------------------|-----------|-------------|
| Office Buildings Multi-Story | 0     | 0     | 36967            | SF        | \$2,218,020 |

**Sale Information**

| Recording Date | Sale Date  | Sale Price      | Instrument Type      | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                        | Grantee                        |
|----------------|------------|-----------------|----------------------|----------------------|----------------------|---------------|-----------------|--------------------------------|--------------------------------|
| 1/30/2018      | 1/30/2018  | \$10,000,000.00 | WARRANTY DEED        | <a href="#">4496</a> | <a href="#">846</a>  | Q             | I               | VIRTU CATHEDRAL ASSOCIATES LLC | KASAM HOSPITALITY INC          |
|                | 7/23/2003  | \$0.00          | OTHER INSTRUMENT     | <a href="#">2005</a> | <a href="#">573</a>  | U             | I               | VIRTU CATHEDRAL ASSOCIATES LLC |                                |
|                | 11/13/2001 | \$4,200,000.00  | WARRANTY DEED        | <a href="#">1675</a> | <a href="#">1278</a> | Q             | I               | CATHEDRAL PLACE ASSOCIATES LTD | VIRTU CATHEDRAL ASSOCIATES LLC |
|                | 6/1/1993   | \$1,655,000.00  | WARRANTY DEED        | <a href="#">997</a>  | <a href="#">1312</a> | U             | I               | FNB PROPERTIES INC             | CATHEDRAL PLACE ASSOCIATES LTD |
|                | 1/14/1992  | \$1,000,000.00  | CERTIFICATE OF TITLE | <a href="#">921</a>  | <a href="#">1339</a> | U             | I               | DAVIS-STOVAL LIMITED PTNRSH    | FNB PROPERTIES INC             |
|                | 12/1/1985  | \$1,800,000.00  |                      | <a href="#">693</a>  | <a href="#">154</a>  | Q             | I               |                                | DAVIS-STOVAL LIMITED PTNRSH    |
|                | 12/1/1985  | \$0.00          |                      | <a href="#">693</a>  | <a href="#">152</a>  | U             | I               |                                |                                |

No data available for the following modules: Sales Questionnaire Form, Exemption Information

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# St. Johns County, FL

## Apply for Exemptions

[Apply for Exemptions](#)

## 2022 TRIM Notice

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

## Summary

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**Parcel ID** 1972000000  
**Location Address** CHARLOTTE ST  
 SAINT AUGUSTINE 32084-0000  
**Neighborhood** City St Aug E of St George (COM) (610.08)  
**Tax Description\*** CITY OF ST AUGUSTINE LOTS 10 & 11 (EX W9FT) BLK 10 OR4496/846  
*\*The Description above is not to be used on legal documents.*  
**Property Use Code** Parking Lots (2810)  
**Subdivision** City of St Augustine  
**Sec/Twp/Rng** 18-7-30  
**District** City of St Augustine (District 452)  
**Millage Rate** 18.9763  
**Acreage** 0.210  
**Homestead** N

## Owner Information

**Owner Name** [Kasam Hospitality Inc](#) 100%  
**Mailing Address** 32 AVENIDA MENENDEZ  
 SAINT AUGUSTINE, FL 32084-0000

## Map



## Valuation Information

|                               |           |
|-------------------------------|-----------|
|                               | 2023      |
| Building Value                | \$0       |
| Extra Features Value          | \$34,746  |
| Total Land Value              | \$614,250 |
| Agricultural (Assessed) Value | \$0       |
| Agricultural (Market) Value   | \$0       |
| Just (Market) Value           | \$648,996 |
| Total Deferred                | \$97,860  |
| Assessed Value                | \$551,136 |
| Total Exemptions              | \$0       |
| Taxable Value                 | \$551,136 |

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 |
|------|----------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------|--------------|---------------|
| 2022 | \$0            | \$28,533            | \$472,500        | \$0               | \$0                 | \$501,033           | \$501,033      | \$0          | \$501,033     |
| 2021 | \$0            | \$30,385            | \$472,500        | \$0               | \$0                 | \$502,885           | \$502,885      | \$0          | \$502,885     |
| 2020 | \$0            | \$32,766            | \$472,500        | \$0               | \$0                 | \$505,266           | \$505,266      | \$0          | \$505,266     |
| 2019 | \$0            | \$35,148            | \$472,500        | \$0               | \$0                 | \$507,648           | \$507,648      | \$0          | \$507,648     |
| 2018 | \$0            | \$27,778            | \$756,000        | \$0               | \$0                 | \$783,778           | \$204,791      | \$578,987    | \$204,791     |
| 2017 | \$0            | \$31,726            | \$167,796        | \$0               | \$0                 | \$199,522           | \$186,174      | \$13,348     | \$186,174     |
| 2016 | \$0            | \$31,736            | \$139,830        | \$0               | \$0                 | \$171,566           | \$169,249      | \$2,317      | \$169,249     |
| 2015 | \$0            | \$31,745            | \$122,118        | \$0               | \$0                 | \$153,863           | \$153,863      | \$0          | \$153,863     |
| 2014 | \$0            | \$31,755            | \$122,118        | \$0               | \$0                 | \$153,873           | \$153,873      | \$0          | \$153,873     |
| 2013 | \$0            | \$31,987            | \$122,118        | \$0               | \$0                 | \$154,105           | \$154,105      | \$0          | \$154,105     |
| 2012 | \$0            | \$32,221            | \$122,118        | \$0               | \$0                 | \$154,339           | \$154,339      | \$0          | \$154,339     |
| 2011 | \$0            | \$32,454            | \$135,169        | \$0               | \$0                 | \$167,623           | \$167,623      | \$0          | \$167,623     |
| 2010 | \$0            | \$32,465            | \$149,152        | \$0               | \$0                 | \$181,617           | \$181,617      | \$0          | \$181,617     |

## Extra Feature Information

| Code Description     | Status | Value |
|----------------------|--------|-------|
| Asphalt Paving (COM) |        | 14553 |
| Pool House (Mix)     |        | 2103  |
| Masonry Wall (Mix)   |        | 7913  |
| Masonry Wall (Mix)   |        | 3084  |
| Curb (COM)           |        | 1118  |
| Pole Light (COM)     |        | 2695  |
| Pole Light (COM)     |        | 3280  |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|-----------------|-------|-------|------------------|-----------|------------|
| Parking Lots    | 79    | 118   | 9450             | SF        | \$614,250  |

**Sale Information**

| Recording Date | Sale Date  | Sale Price      | Instrument Type      | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                        | Grantee                        |
|----------------|------------|-----------------|----------------------|----------------------|----------------------|---------------|-----------------|--------------------------------|--------------------------------|
| 1/30/2018      | 1/30/2018  | \$10,000,000.00 | WARRANTY DEED        | <a href="#">4496</a> | <a href="#">846</a>  | Q             | I               | VIRTU CATHEDRAL ASSOCIATES LLC | KASAM HOSPITALITY INC          |
|                | 11/13/2001 | \$4,200,000.00  | WARRANTY DEED        | <a href="#">1675</a> | <a href="#">1278</a> | Q             | I               | CATHEDRAL PLACE ASSOCIATES LTD | VIRTU CATHEDRAL ASSOCIATES LLC |
|                | 6/1/1993   | \$1,655,000.00  | WARRANTY DEED        | <a href="#">997</a>  | <a href="#">1312</a> | U             | I               | FNB PROPERTIES INC             | CATHEDRAL PLACE ASSOCIATES LTD |
|                | 1/14/1992  | \$857,142.00    | CERTIFICATE OF TITLE | <a href="#">921</a>  | <a href="#">1339</a> | U             | I               | DAVIS-STOVAL LIMITED PTNRSH    | FNB PROPERTIES INC             |
|                | 12/1/1985  | \$1,800,000.00  |                      | <a href="#">693</a>  | <a href="#">154</a>  | Q             | I               |                                | DAVIS-STOVAL LIMITED PTNRSH    |

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## 24 Cathedral Place Planned Unit Development

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City of St. Augustine, Florida

April 3, 2024



## **Team Roster**

### **Owner/Applicant:**

**Kasam Hospitality, Inc.**  
32 Avenida Menendez  
St. Augustine, Florida 32084

### **Landscape Architecture:**

**Marquis Latimer & Halback, Inc.**  
34 Cordova Street  
St. Augustine, Florida 32084

### **Architecture:**

**Fisher Koppenhafer**  
9104 Cypress Green Drive  
Jacksonville, Florida 32256

**Don Crichlow and Associates**  
302 St. George Street  
St. Augustine, Florida 32084

### **Planning/Civil Engineering:**

**Maverick Engineering**  
10 Willow Winds Parkway  
St. Johns, Florida 32259

### **Legal/Authorized Agent for Owners:**

**Rogers Towers, P.A.**  
100 Whetstone Place, Suite 200  
St. Augustine, Florida 32086  
(904) 825-1615

### **Exhibit List:**

Exhibit "A" - Legal Description of the Property  
Exhibit "B" - Site Development Plan  
Exhibit "C" - Preliminary Architectural Elevations  
Exhibit "D" - Landscape Plan  
Exhibit "E" - Public Facility Impact Analysis

## **AMENDED AND RESTATED 24 CATHEDRAL PLACE PLANNED UNIT DEVELOPMENT PROJECT TEXT**

### **A. Purpose and Intent.**

Pursuant to Section 28-286 of the City of St. Augustine Code (the “Code”), the purpose of a planned unit development (“PUD”) zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City’s Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

The existing building located at 24 Cathedral Place in the historic district is St. Augustine’s first and only skyscraper. The six-story building and its mezzanine were constructed in 1926 and 1927, at the same time the historic Bridge of Lions was built. The building was used as a bank until 2014, when it was converted to a private event venue. Throughout its history, the building has served as a space for art and cultural exhibits, historical shows, community gatherings, and as a symbol of prosperity for the city. The building is listed on The National Register of Historic Places to honor its architectural and historical significance to Northeast Florida.

The parcels at 24 Cathedral Place and 0 Charlotte Street are currently zoned PUD, pursuant to Ordinance No. 2013-22, which: (i) allows existing HP-2 uses in the existing building; (ii) permits use of an event venue called the “Grand Ballroom at Cathedral Place” on the first floor of the building; (iii) allows an awning on the front of the building; (iv) permits the sale and consumption of alcoholic beverages on the property within 100 feet of the eastern boundary line of the Cathedral Basilica parcel adjacent to the PUD; and (v) recognizes the existence of telecommunications equipment within the cupola of the existing building located onsite and allow for the installation of additional telecommunications equipment, in accordance with City Code Section 28-400. Some of the uses granted in Ordinance No. 2013-22 are incorporated into this Amended and Restated 24 Cathedral Place PUD (the “**Amended PUD**”).

In this Amended PUD, the existing 24 Cathedral Place building will remain in its existing configuration. The interior of the building will be converted to a hotel with associated uses, as described in Section C.3 herein.

The property located at 0 Charlotte Street (at the corner of Charlotte Street and Treasury Street) will be developed with the uses set forth in Section C.3 herein. The new buildings at 0 Charlotte Street will include hotel rooms and associated uses, which will wrap around a parking structure that will serve the project.

This 24 Cathedral Place PUD text incorporates some of the provisions of the PUD text for the project approved by the City Commission in Ordinance No. 2013-22 and includes site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The Amended PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

**B. Site Information.**

1. Location

The property subject to this Amended PUD ordinance is located at the corner of Cathedral Place and Charlotte Street, in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 197160-0000 and 197200-0000 (collectively, the “**Property**”). A legal description of the Property is attached as Exhibit “A”. The Property includes approximately one (1) acre.

2. Owner and Agent

The owner of the Property is Kasam Hospitality, Inc. (the “**Owner**”). The agent for the Owner is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the “**Agent**”). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. History, Existing Approvals

The Future Land Use Map (“**FLUM**”) designation of the Property is Historic Preservation. The zoning district of the Property is Planned Unit Development (“**PUD**”).

The current PUD allows for the preservation of existing HP-2 uses in the existing building located at 24 Cathedral Place; permits an event venue called the “Grand Ballroom at Cathedral Place” on the first floor of the building; allows an awning on the front of the building; permits the sale and consumption of alcoholic beverages at 24 Cathedral Place within 100 feet of the eastern boundary line of the Cathedral Basilica parcel adjacent to the PUD; and recognizes the existence of telecommunications equipment within the cupola of the existing building located onsite and allow for the installation of additional telecommunications equipment, in accordance with City Code Section 28-400.

4. Summary of Proposed Development

The Owner is proposing to revise the development plan for the Property to include a maximum of 120 hotel rooms in the existing building located at 24 Cathedral Place and in additional buildings to be constructed on the Property; the previously approved Grand Ballroom at Cathedral Place (also known as The Treasure on the Plaza) special event venue and other special event venue space within the hotel buildings; meeting rooms, restaurants, lounge, spa and exercise facilities, and other amenities associated with the hotel; a maximum of 160 spaces of parking for the aforementioned uses; and other uses described herein (collectively the “**Project**”).

A site development plan depicting the locations of the proposed land uses is attached as **Exhibit “B”** (the “**Site Development Plan**”). Preliminary architectural elevations for the Property are attached as **Exhibit “C”** (the “**Preliminary Architectural Elevations**”).

City staff shall be permitted to approve minor deviations from the Site Development Plan and Preliminary Architectural Elevations based on comments from the City Historic Architectural Review Board (“**HARB**”) and final engineering for the Property. For the purposes of this PUD, “minor deviations” shall be defined as: (i) changes that do not increase structure height; (ii) changes that do not decrease required setbacks; (iii) changes that do not change the location, number or type of vehicular accesses by more than ten (10) feet; (iv) changes that do not increase permitted density or intensity of development; and (v) changes that do not deviate from applicable requirements of the City of St. Augustine Land Development Code by more than ten (10) percent.

**C. Proposed Development (Code Section 28-289 provisions in BOLD).**

**1. Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property.**

As set forth in Section B.3 above, the Property has a FLUM designation of Historic Preservation. City Comprehensive Plan Future Land Use Element (“**FLUE**”) states that Historic Preservation areas are intended to provide a mix of uses, including residential, institutional and commercial uses that will encourage the preservation and restoration of historic structures, which includes protecting and maintaining the colonial Town Plan. This district is also intended to provide a mix of compatible non-residential uses that will encourage the restoration and reproduction of historic structures including compatible infill development and maintain the historic nature and low intensive ambiance of the neighborhoods, and pedestrian scale of the neighborhoods. This is in an effort to recognize and preserve the authentic historic and physical character of the area including the historic skyline, and the City’s contribution to the historic and archaeological record of the State and nation. Historic Preservation areas allow residential density to a maximum of 24 units per acre. The Project meets the requirements of the Historic Preservation future land use designation requirements by preserving the historic 1920s building located at 24 Cathedral Place and adding new hotel and hotel-related structures with Mediterranean Influence Styles, as described in pages 81 through 98 in the City’s Architectural Guidelines for Historic Preservation (“**AGHP**”), that are complimentary of the existing building. preservation of the existing building, which is part of the downtown skyline, meets the goal of preserving and restoring historic structures. Also, the Project provides compatible infill redevelopment in the scale of the existing downtown historic district.

Similarly, FLUE Goal 3 and its policies and objectives related to historic resources encourage the promotion of St. Augustine’s distinct character and authenticity by preserving and protecting the City’s historic resources. FLUE Policy 3.16 urges the adaptive reuse of historic structures, similar to the proposed restoration of the 24 Cathedral Place building. Objective 3.3 encourages uses consistent with the community’s authentic and distinctive character. The existing building, located at 24-28 Cathedral Place in downtown St. Augustine, was constructed in 1927 as the First National Bank of St. Augustine. It is designed in the “Mediterranean Revival”

architectural style and borders the City's downtown "Plaza", which has been an essential feature of the St. Augustine town plan since colonial times. The concept of a plaza or public square has been central to Spanish urban planning since the 16<sup>th</sup> century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important government and ecclesiastical buildings. In the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries, the plaza became surrounded by major structures including the Trinity Episcopal Church, the Cathedral Basilica, Government House, the Casa Monica (Cordova Hotel), Alcazar and Ponce de Leon (Flagler College) hotels, the former Bishop's Building and the St. Augustine Hotel. As quoted in the Florida Master Site File, the new St. Augustine Hotel, which faced the north side of the Plaza and extended down Charlotte St., was the "most desirable establishment in town", but "more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests". Not much has changed in the last 150 years. The proposed "Exchange Hotel" would continue this historic pattern of development of "significant and monumental" buildings located in and around the Plaza. The existing, eight story, building at 24-28 Cathedral Place will be the focal point of the new hotel development. The proposed new construction along Charlotte and Treasury Streets will be an extension of the existing bank building and designed in the same architectural style in order to blend into the downtown's authentic and distinctive character.

FLUE Goal 5 encourages the use of innovative and sustainable land development practices that maximize the use of existing services and facilities, such as planned unit developments. The Project will primarily be located within the existing historic 24 Cathedral Place building and will connect to existing utilities and other infrastructure, which have capacity to serve the Property. The Property is located adjacent to Cathedral Place and Charlotte Street, which are public roads. The project will provide ample parking for residents and guests, who can park their cars on the Property and walk or take trolleys around the City without using their cars.

FLUE Policy 1.1.1 and Conservation and Coastal Management ("CCM") Policy 1.3.1 require the City to use the latest version of the Flood Insurance Rate Maps promulgated by the Federal Emergency Management Agency ("FEMA") to determine the location of the 100-year floodplain and flood prone areas of the City and to require development within such areas to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation established by FEMA. New buildings within the project will be constructed in conformance with the aforementioned requirement, as detailed in Section 3.c of this text. The Project will also comply with FLUE Policies 1.1.10 and 1.1.11 and FLUE Objective 4.3 with respect to stormwater, drainage and construction to address sea level rise.

FLUE Policy 2.2.1 and FLUE Goal 5 require the City to prioritize infill, redevelopment and mixed-use developments, as well as compact and contiguous developments. FLUE Policies 5.1.2, 5.5.3 and 6.1.5 encourage the City to achieve infill development through the use of higher density and intensity land use designations and mixed-use designations. This Project accomplishes all of these goals by providing a higher density development within the City's downtown core, consistent with the Property's Historic Preservation future land use designation, and utilizing an existing building and existing infrastructure where capacity to serve the Project is available.

FLUE Objective 5.2 and its related policies require new development to encourage principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel, as



opposed to conventional development patterns that encourage urban sprawl. The Project meets these requirements by providing preservation of an historic building and construction of related infill development in the downtown core where residents and visitors can park their cars and walk, bike or use publicly available transit to travel to other destinations throughout the City. The project provides for a change of use of an existing historic building. It also includes a pedestrian-friendly design and is interconnected with the City's street network. The Project will include enhanced landscaping and streetscaping in the rights-of-way of Charlotte and Treasury streets.

FLUE Policy 6.3.1 related to historic preservation encourages a mix of uses, including residential, institutional and commercial uses that allow for the preservation and restoration of historic structures. The Project preserves the existing historic structure at 24 Cathedral Place and allows for compatible infill development on the 0 Charlotte Street parcel. The architectural style of the new buildings within the Property will be similar to that of the existing historic building. A majority of the parking garage proposed for the site will be wrapped by the new buildings, so it will not be visible from the exterior of the Property. The Florida Master Site File describes the building located at 24-28 Cathedral Place, as "Mediterranean Revival". The AGHP does not specifically address "Mediterranean Revival" but does identify "Mediterranean Influence". The "Mediterranean Influence" includes Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance Revival. The AGHP goes on to state that "the roots of Mediterranean influenced architecture in Florida can be traced to the Spanish Renaissance Revival, Italian Renaissance and Moorish Revival churches and hotels built in St. Augustine in the 1880s. The existing building at 24-28 Cathedral Place is characterized by clay tile hoods above the first-floor doors and windows, cast terra cotta ornamentation, stucco exterior, wrought iron balconets, crenellated parapets, and ceramic tile. The façade is decorated by four spiral fluted terra cotta pilasters topped with pointed pinnacles. Other buildings around the plaza that exhibit these architectural characteristics are, the Casa Monica Hotel, the Lyon Building and the Ponce de Leon Hotel (Flagler College). The proposed new construction along Charlotte and Treasury Streets is intended to be an extension of the existing "Exchange Bank" building, which will be the focal point and main entrance to the proposed hotel. The proposed architectural style of the new construction will be characterized by the same architectural elements as exhibited in the existing Exchange Bank building and other prominent buildings around the Plaza and in complete compliance with the AGHP guidelines. Please see the Preliminary Architectural Elevations, Exhibit "C".

FLUE Goal 8 encourages the City to promote its historic urban character, recognize and preserve the historic skyline, reduce automobile trips and create a preservation program that protects the historic Town Plan and promotes responsible tourism. The Project meets these requirements by preserving the historic 24 Cathedral Place building and providing infill development that is much lower in height, so the 1920s structure will continue to be the focal point of the downtown skyline. The Project also provides on-site parking in the historic district, where most businesses do not have parking other than on the street, in off-site lots or in the City's parking garage. The on-site parking garage will allow hotel guests to park upon arrival and walk to nearby sites within the City without getting in their cars again. The garage will also have publicly available spaces, thus providing a public benefit.

The Historic Preservation Element has an overall goal of protecting and preserving the historic resources of the City's built environment and enhancing the City's historic integrity. The

Project meets this goal by ensuring the historic preservation and protection of the 1920s building located at 24 Cathedral Place. The building is listed on The National Register of Historic Places.

The Transportation and Mobility Element (“TME”) emphasizes the maintenance of a coordinated multimodal transportation system which provides for the safe, efficient and economical movement of people, goods and services and protects the City’s natural, cultural and historical resources. The Project is located in downtown St. Augustine, within walking distance of most destinations. Project visitors can park their cars at the hotel and walk, bike or take trolleys to destinations throughout downtown. Ample parking will be available on the Property.

TME Objective 1.5 requires the City to identify and pursue strategies to reduce the vehicle miles traveled by establishing locations for compact, mixed-use development, increasing opportunities for job creation proximate to higher density residential, facilitating future opportunities for transit-oriented development and encouraging new developments to be connected by roadways, bikeways and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system. The 24 Cathedral Place PUD meets all of these objectives by providing a mixed-use development and creating jobs within the Property. The Property is connected to downtown St. Augustine by roadways, bikeways and pedestrian systems. The Property is already on trolley and other transit routes, which will allow hotel patrons and other visitors to travel downtown without using individual vehicles. Many hotel guests will arrive via Uber and similar services so they will not drive individual vehicles.

The Conservation and Coastal Management Element (“CCME”) Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. The Property does not contain any environmentally sensitive lands, vegetative communities or wildlife habitats.

CCME Policies 2.1.1, 2.1.2 and 2.1.3 require the City to maintain three (3) Conservation Overlay Zones (“COZs”). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City’s Comprehensive Plan, including the underlying Future Land Use Category, and the City’s land development regulations. The 24 Cathedral Place project will comply with all applicable COZ requirements enumerated in Conservation and Coastal Management Policies 1.1 and 1.5.

CCM Policy 2.16.6 and Recreation and Open Space Element Policy 3.3.2 require the City to encourage the installation of low-impact development or green infrastructure on private property, including permeable pavements, bioswales and green roofs. The project may use these methods within areas of the Property where buildings are not located. These methods will reduce any “heat islands” and provide stormwater management, per TME Policy 3.4.8.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Cathedral 24 Place project will connect to the City's existing sanitary sewer and potable water systems, at the expense of the Owner (in compliance with Capital Improvement Objectives 4 and 5), and will make improvements to the extent required solely for the project. The project will use water-wise landscaping where practicable. The Project will also utilize City solid waste services. The Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The Project will comply with this requirement.

TME Policies 1.1.1, 1.3.9 and Objective 3.2 and its related policies require the City to implement mobility planning, including parking facilities that provide safe and convenient accommodation of pedestrian, bicycle and transit accessibility and connectivity and "complete streets" that accommodate such pedestrian, bicycle and transit. The project meets these requirements by providing parking, including public parking within the on-site parking garage, in a location where cars can be parked and people can walk, bike or take transit to other destinations. The Owner is also working with the City on providing a "complete street" within a portion of Charlotte Street.

TME Policies 1.3.3 and 1.3.4 require the City to encourage infill development in the existing urban area of the City and to recognize that certain roadway corridors will be congested, and that congestion will be addressed by other means than solely considering adding capacity for single occupant vehicles. The project meets this goal by providing infill development in the downtown core and providing residents and visitors with transportation options other than single vehicles.

TME Policy 3.4.2 requires the City to establish policies that allow for a private development to conduct a shared parking plan. The project has proposed such a shared parking plan, which will provide the "park once" environment sought by TME Policy 3.4.6.

The Infrastructure Element requires the provision of sanitary sewer, potable water, solid waste and stormwater management. The project will meet all applicable levels of service for these facilities/services and will make any improvements to existing facilities needed to serve the project, in conformance with the requirements of the City Code. The project will use low-impact landscape and irrigation system design, in conformance with applicable provisions of the City Code and Florida Building Code.

**2. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.**

The Property is zoned PUD. However, it will provide certain benefits and enhancements, as listed in Section 5 herein.

**3. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.**

The Owner desires to amend the existing PUD for the Property in order to provide an updated Site Development Plan that more fully meets current and future needs of the City in this area. The following development standards shall apply to the Property:

- a. Allowable uses: Allowable uses within the Property shall include:
  1. A maximum of 120 hotel rooms within the existing building located at 24 Cathedral Place and on adjacent land, along with associated meeting rooms, event space, restaurants, lounge, spa and exercise facilities and gift shop. The hotel's meeting rooms, event space, restaurants, lounge, spa, exercise facilities and other ancillary uses will not exceed 30,000 square feet. Lobby areas, stairwells, offices, mechanical rooms and other space related to the hotel rooms are not included in the aforementioned 30,000 square feet.
  2. A parking garage with a maximum of 160 spaces (some of which will be publicly available).
  3. A special event venue located on the first floor of the building located at 24 Cathedral Place and other special event venues in other areas of the hotel buildings.
  4. The sale and consumption of alcoholic beverages.
  5. An awning on the front of the building located at 24 Cathedral Place.
  6. Telecommunications equipment within the cupola of the building located at 24 Cathedral Place and the installation of additional telecommunications equipment, in accordance with City Code Section 28-400.
  7. Other uses permitted in the HP-2 zoning district, including:
    - a. Professional and business offices.
    - b. Banks and other financial institutions.
    - c. Retail sales and services.

The locations of the proposed uses are depicted on the Site Development Plan, **Exhibit "B"**.

- c. Setbacks: The minimum building setbacks are as follows:
  1. A minimum of zero (0) feet from each property line along Cathedral Place, Treasury Street and Charlotte Street.
  2. There shall be no building setbacks required within the interior of the Property.

- d. Maximum building height: The existing building on the Property is 135 feet in height, of which approximately 115 feet is habitable. New buildings shall not exceed 45 feet in height but will include areas that are less than 45 feet. Rooftop spaces and activities shall be allowed above the permitted building height, with only 50 percent of such spaces being covered. Building height shall be measured from 10.0 NAVD.
- e. Minimum lot size: None.
- f. Minimum lot width: None.
- g. Maximum lot coverage by buildings: 100 percent for the Property.
- h. Site Development Plan Details: The Site Development Plan attached as **Exhibit "B"** has been prepared prior to project engineering and architecture being completed. Minor deviations (as defined in Section 4, page 5) to building, landscaping, parking and other improvement locations shall be permitted in order to conform to final engineering plans approved by the City. Any such minor deviations shall be approved by City staff and must comply with the requirements of this PUD text and the Code.
- i. Parking: The HP-2 zoning district does not require on-site parking. Although parcels surrounding the Property do not provide on-site parking, the Project will provide a maximum of 160 on-site parking spaces within a parking garage to serve the PUD permitted uses. A majority of the parking garage will be wrapped by a building or buildings that contain hotel rooms. The portion of the parking garage along Treasury Street will be visible from the public right-of-way and will be architecturally treated and landscaped. Because this is a mixed-use project containing a variety of non-residential uses, parking requirements will vary depending on the time of day and day of the week. Parking spaces can be stacked, meaning more than one car per space with valet parking. The garage will be available for parking by visitors to the hotel and ancillary restaurant, lounge, spa and other space, as well as to the general public when space allows. Employee parking will be provided within the Property. The Owner shall be permitted to designate certain spaces within the parking garage and parking lots for use by certain uses within the Property. During project construction, temporary parking may be located within temporary parking lots anywhere within the Property. Parking spaces located within the parking garage will be a minimum of eight (8) feet wide by 16 feet deep. A guest drop-off area shall be permitted within the right-of-way of Cathedral Place adjacent to the existing 24 Cathedral Place building, provided that such drop-off area shall be placed within existing parallel parking spaces along the street and not within traffic lanes.
- j. Signage: Project signage will meet applicable criteria for Historic Zone 2, as defined in Code Section 3-46(b)(2).



- k. Bicycles/Multi-Modal: Bicycle racks will be provided within the Property. The Owner will provide loaner bicycles to hotel patrons. The Project is located near an existing trolley stop.
- l. Stormwater: The Property is exempt from stormwater management requirements due to the existing development thereof.
- m. Lighting. Project lighting shall comply with applicable Code provisions.
- n. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.
- o. Temporary Uses. Project temporary uses shall comply with applicable Code provisions. Temporary offices and construction trailers shall be allowed on the Property during construction of any building and may be moved throughout the site if necessary but shall be removed within 30 days of issuance of a final Certificate of Occupancy by the City for the final building within the Property. Parking may be provided for the temporary offices and trailers in a temporary defined, but unpaved, area which meets applicable Code provisions.
- p. Utilities: Project shall comply with applicable Code requirements.
- q. Landscaping: Project landscaping will be provided within the Property and the rights-of-way of Charlotte and Treasury streets. A landscape plan is attached as Exhibit "D". All landscape material will be Florida Friendly and/or AGHP approved. Any landscaping within public rights-of-way will be subject to a maintenance agreement with the City, and the Owner will be responsible for maintaining such landscaping. City staff shall be permitted to approve minor deviations from the landscape plans based on comments from HARB.
- r. Architectural Style: The Owner will not make any changes to the exterior design of the historic structure located at 24 Cathedral Place; provided that the Owner shall be permitted to rehabilitate any portions of the building's exterior in compliance with applicable provisions of the City's Architectural Guidelines for Historic Preservation ("AGHP"). Any new buildings constructed within the Property will have an exterior design similar to the existing 24 Cathedral Place, which is of the Mediterranean Influence Styles, as described in the AGHP. The Preliminary Architectural Elevations are attached hereto as Exhibit "C". The Preliminary Architectural Elevations are subject to approval by HARB. In the event HARB requires changes to the Preliminary Architectural Elevations, the Owner shall not be required to modify this PUD Ordinance and the elevations approved by HARB shall be deemed a part hereof.
- s. Tree Mitigation: Any Project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III.
- t. Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation

overlay zones (“COZs”). Portions of the Property lie within COZ 3, and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286.**

The 24 Cathedral Place PUD complies with Code Section 28-286 by:

- a. Promoting more efficient and economic use of land by preserving and restoring the existing historic building located on the Property and constructing architecturally complimentary structures, as approved by the City Historic Architectural Review Board.
- b. Encouraging a more compatible and harmonious development of contiguous lands by integrating uses within one project.
- c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Site Development Plan and this text.
- d. Providing a process to assess a development's impact on the site, the surrounding neighborhoods or areas, and the City as a whole.
- e. Demonstrating the coordination of architectural styles, building forms, and building relationships within the Property, as well as the PUD's relationship with the existing and preferred architectural context surrounding the project by providing Mediterranean Influence Architecture, similar to the existing Cathedral Place building, the Casa Monica hotel and other structures in the vicinity.
- f. Providing an environment of consistent character compatible with the surrounding areas.
- g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

5. **Compliance with Code Section 28-288 and justification for any zoning uses.**

Allowable uses within the Property are set forth in Section C.3 hereof. A development plan depicting the locations of the proposed land uses is attached as **Exhibit “B”**, Site Development Plan. The proposed non-residential uses are permitted in the Historic Preservation FLUM designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the 24 Cathedral Place project include:

- a. Preserving and restoring the historic building located at 24 Cathedral Place, which structure enhances the City skyline.
- b. Providing parking spaces when available for public use, with a majority of the parking structure wrapped by buildings that have architecture consistent with the design of the historic building at 24 Cathedral Place.
- c. Providing a public trash compactor for businesses along Charlotte Street within the Property
- d. Designing, permitting and constructing improvements to the streetscapes of Charlotte and Treasury streets adjacent to the Property, including pavement, sidewalks, landscaping and appropriate utility coordination, in conjunction with the City. Sidewalk improvements will be of the “complete street” type, which will allow better public safety vehicle access along Charlotte and Treasury streets.
- e. Coordination with the City to use mobility fees from the Project to provide “complete street” improvements for Charlotte Street between Treasury Street and Avenida Menendez, in conformance with the City’s Mobility Fee Ordinance.
- f. Locating the Project in an area where hotel guests can park their cars once and walk, or where people can walk or take trolleys from other downtown venues.
- g. Significantly increasing City annual ad valorem taxes generated by the Property, which lies within the Downtown Community Revitalization Area.
- h. Increasing the number of jobs available to City residents, thus allowing them to work locally, even within walking and biking distance from their homes.

**6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit.**

The 24 Cathedral Place Project will be redeveloped in two (2) phases. Phase 1 will include renovation of the existing building at 24 Cathedral Place, and Phase 2 will include the construction of a new building or buildings on the remainder of the site. The phases may, but do not have to, overlap or run concurrently. Phase 1 will commence within ten (10) years of the effective date of this PUD Ordinance and shall be completed within three (3) years of commencement. Phase 2 will commence within ten (10) years of the commencement of Phase 1 and shall be completed within three (3) years of commencement. For purposes of this PUD, “commencement” shall be defined as the City’s approval of horizontal construction plans, and “completion” shall be defined as the City’s approval of as-builts for horizontal improvements.

**7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement.**

The Owner will be responsible for continuing operation and maintenance of all on-site facilities.

8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

This PUD shall terminate 30 years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code or Florida law.

9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.

The proposed PUD is consistent with the underlying future land use designation of the Property.

10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.

A public facility impact analysis that outlines the project's potential impacts on transportation networks, circulation patterns and infrastructure is attached as Exhibit "E".

11. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.

See Section E hereof.

**D. Performance Standards (Code Section 28-292).**

1. **General development patterns.** This infill project takes into consideration pedestrian-oriented design, the human scale and sense of place of the surrounding area by retaining the historic 24 Cathedral Place building within the City's skyline and adding buildings that architecturally blend with existing structures along Charlotte and Treasury streets. The proposed hotel and ancillary uses are compatible with the surrounding hotel, restaurant, retail, church and other uses in the downtown core.

2. **Contributions to the existing community.** This infill project enhances the existing street patterns within the City by enhancing the streetscapes along Charlotte Street and Treasury Street, which are currently narrow and difficult for large vehicles to maneuver. The preservation of the historic 24 Cathedral Place building and addition of lower-height buildings similar in scale to existing structures along Charlotte and Treasury streets continues the downtown skyline vista.
3. **Redevelopment and infill PUD projects.** This PUD application package includes a Site Development Plan, Preliminary Architectural Elevations, a Landscape Plan, a Public Facilities Analysis and this PUD text to provide specific details related to proposed development of the Property.

E. **Ownership Agreement.**

The Owner, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the City of St. Augustine City Commission. The Owner also agrees to comply with all conditions and safeguards established by the St. Augustine City Commission with respect to this Planned Unit Development application.

Kasam Hospitality, Inc., a Florida  
corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**Exhibit "A"**

Legal Description of the Property

**EXHIBIT A**  
**to**  
**Special Warranty Deed**

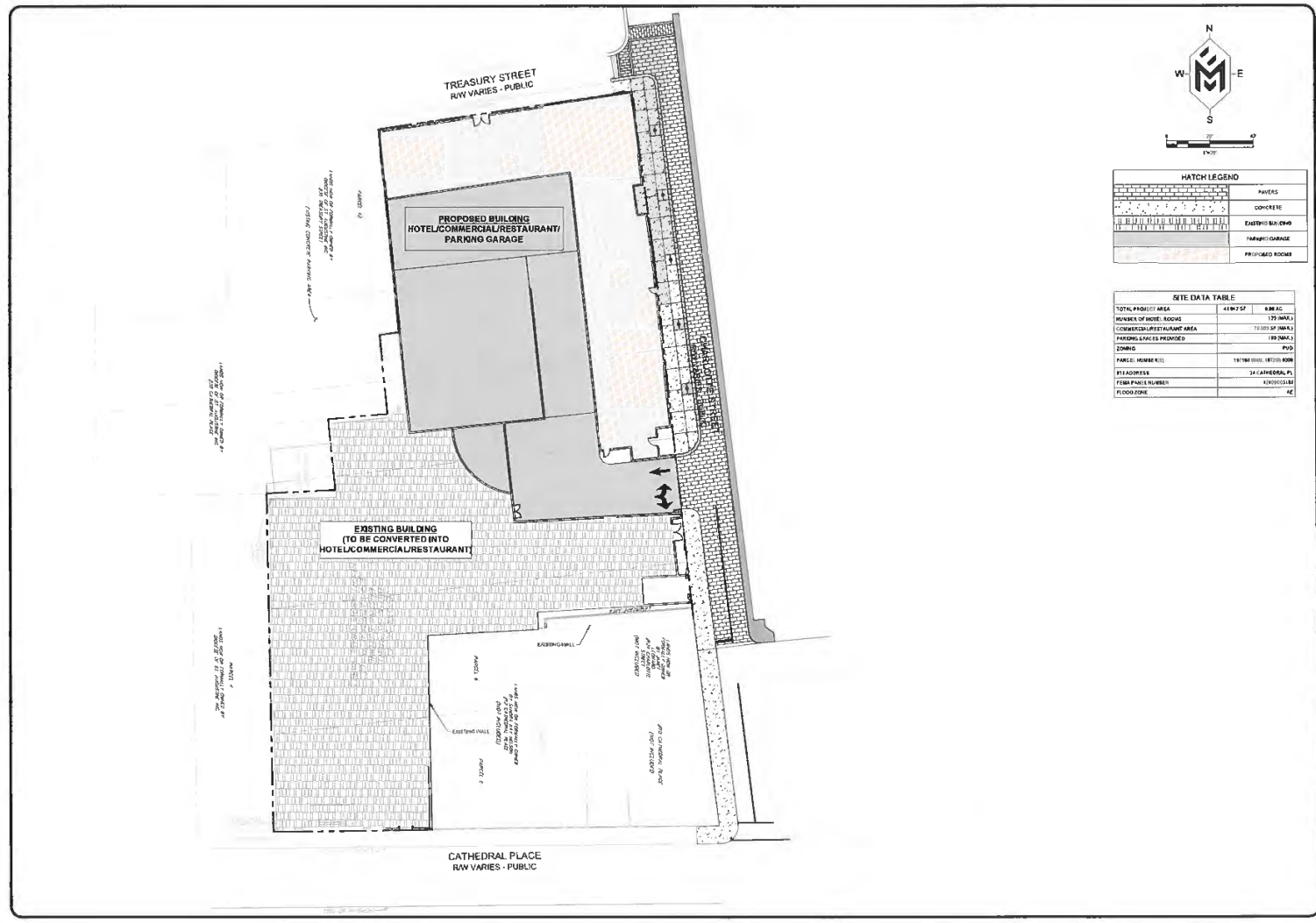
**PROPERTY DESCRIPTION**

A parcel of land in Block 10 of the City of St. Augustine, Florida, as shown on Official Maps of the City of St. Augustine of 1905 and 1923, said maps being recorded in the public records of St. Johns County, Florida, said parcel of land being more fully described as follows:

BEGINNING at the Northeast corner of said Block 10 at the intersection of the now existing South line of Treasury Street with the now existing West line of Charlotte Street; thence South 7 degrees 39 minutes 13 seconds East, on said West line of Charlotte Street 76.70 feet to an angle point in said line; thence continuing on said West line of Charlotte Street South 5 degrees 59 minutes 54 seconds East, 168.21 feet; thence South 85 degrees 48 minutes 05 seconds West, on a South line of that land described in Official Records Book 115, page 185, public records of said County, 127.48 feet; thence South 4 degrees 02 minutes 51 seconds East, on the Easterly line of said land described in Official Records Book 115, page 185 a distance of 87.97 feet; thence South 89 degrees 15 minutes 23 seconds West, on the now existing North line of Cathedral Place, 73.33 feet; thence North 1 degree 00 minutes 36 seconds West, on the West line of that land described in Deed Book 130, page 253 of said public records, 155.96 feet; thence North 86 degrees 47 minutes 33 seconds East, on the South line of Lot 8 of said Block 10, a distance of 31.65 feet; thence North 5 degrees 40 minutes 54 seconds West, on the West line of that land described in Deed Book 229, page 140, public records of said County, 32.80 feet; thence North 84 degrees 50 minutes 43 seconds East, on the North line of said land described in Deed Book 229, page 140, a distance of 27.70 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of that land described in Deed Book 229, page 137, public records of said County, 36.43 feet; thence North 81 degrees 33 minutes 52 seconds East, on the South line of that land described in Official Records Book 221, page 248, public records of said County, 9.00 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of said land described in Official Records Book 221, page 248, a distance of 94.00 feet; thence North 81 degrees 33 minutes 52 seconds East, on said South line of Treasury Street, 118.56 feet to the Point of Beginning.

**Exhibit “B”**

**Site Development Plan**



**MAVERICK ENGINEERING**  
10 MELLOW WINDS PARKWAY  
ST. JOHNS, FLORIDA 32259  
(850) 655-4487

**1**  
OF 1

**SITE PLAN**  
**THE EXCHANGE HOTEL**  
CITY OF ST. AUGUSTINE  
PROJECT NO. 2024-001

**REVISIONS**

| NO. | DATE      | DESCRIPTION       |
|-----|-----------|-------------------|
| 1   | 10/1/2024 | ISSUED FOR PERMIT |

**Exhibit "C"**

**Preliminary Architectural Elevations**





FISHER KOPPENHAVER  
ARCHITECTURAL INTERIOR DESIGN

1000 Capital Center Drive  
Suite 400  
Charlotte, NC 28202  
Phone: 704.333.1000  
Fax: 704.333.1001  
www.fkinterior.com

1  
45.0' CONCEPTUAL ELEVATION - CHARLOTTE STREET  
1/8" = 1' - 0"



2  
45.0' CONCEPTUAL ELEVATION - TREASURY STREET  
1/8" = 1' - 0"

THE EXCHANGE HOTEL  
24 CATHEDRAL

22 & 24 Cathedral Pl.  
St. Augustine, FL 32084

NOT DRAWN TO SCALE. ALL DIMENSIONS ARE APPROXIMATE. ALL DIMENSIONS SHALL BE AS SHOWN ON THE DRAWING. ALL DIMENSIONS SHALL BE AS SHOWN ON THE DRAWING. ALL DIMENSIONS SHALL BE AS SHOWN ON THE DRAWING.

| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 01/22/11 | ISSUED FOR PERMIT |

| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 01/22/11 | ISSUED FOR PERMIT |

DATE: 01/22/11

1 VARIATIONS

DATE: 01/22/11

PROJECT NO. 2011-001

A5.01

31



























**EXHIBIT “D”**

Landscape Plan



| HARDSCAPE       |                              |          |        |                                    |                          |
|-----------------|------------------------------|----------|--------|------------------------------------|--------------------------|
| SYMBOL          | DESCRIPTION                  | QTY      | DETAIL | FINISH/COLOR                       | MANUFACTURER/SUPPLIER    |
| SF-102          | BRICK PAVING                 | 4,018 SF |        | CUSTOM ST. AUGUSTINE BLEND         | WHITACRE GREER           |
| HS-103          | COQUINA CONCRETE SIDEWALK    | 3,289 SF |        | NATURAL GREY                       |                          |
| HS-104          | COQUINA CONCRETE FLUSH CURB  | 298 SF   |        | NATURAL GREY                       |                          |
|                 |                              |          |        |                                    |                          |
| LIGHT FIXTURE   |                              |          |        |                                    |                          |
| SYMBOL          | DESCRIPTION                  | QTY      | DETAIL | DESCRIPTION                        | FINISH/COLOR             |
| LF-101          | LIGHT POLE                   | 3        |        | CONC. POLE W/ACORN FIXTURE         | BLACK                    |
|                 |                              |          |        |                                    |                          |
| SITE FURNISHING |                              |          |        |                                    |                          |
| SYMBOL          | DESCRIPTION                  | QTY      | DETAIL | COLOR/FINISH                       | MANUFACTURER/SUPPLIER    |
| SF-101A         | BENCH                        | 3        |        | CAST ALUMINUM, BLACK POWDER COAT   | CANTERBURY INTERNATIONAL |
| SF-101B         | LITTER + RECYCLE RECEPTACLES | 4        |        | BLACK POWDER COAT                  | LANDSCAPEFORMS           |
| SF-101C         | BIKE RACK                    | 3        |        | BLACK (BLK)                        | MADRAM                   |
| SF-101D         | 4 X 4 TREE GRATE             | 12       |        | CAST ALUMINUM W/ BLACK POWDER COAT | CANTERBURY INT'L         |

## PLANT SCHEDULE

| SYMBOL        | CODE | BOTANICAL / COMMON NAME             | CONT   | CAL        | HEIGHT | NATIVE | QTY |
|---------------|------|-------------------------------------|--------|------------|--------|--------|-----|
| <b>TREES</b>  |      |                                     |        |            |        |        |     |
| PS            |      | PHOENIX SYLVESTRIS / WILD DATE PALM | 8.5    | 15' MIN    | 10 CT  |        | 12  |
| SYMBOL        | CODE | BOTANICAL / COMMON NAME             | CONT   | HEIGHT     | SPREAD | NATIVE | QTY |
| <b>SHRUBS</b> |      |                                     |        |            |        |        |     |
| R6            |      | BOUGHIVILLEA GLABRA / PAPER FLOWER  | 30 GAL | 3' TRELLIS |        | NO     | 13  |
| ED            |      | ZAMIA PUMILA / COONTIE CYCAD        | 7 GAL  |            |        |        | 11  |

### STREETSCAPE IMPROVEMENTS NOTES

- ALL STREETSCAPE IMPROVEMENTS BETWEEN CATHEDRAL PLACE AND TREASURY STREET ARE TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE CONSTRUCTION OF THE HOTEL.
- IMPROVEMENTS BETWEEN TREASURY STREET AND HYPOLETA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT.



24 CATHEDRAL PLACE

ST. AUGUSTINE, FLORIDA

HARDSCAPE + LANDSCAPE PLAN

Manichini Latham + Harkness, Inc.  
34 Caroline Street, Suite A  
St. Augustine, FL 32084  
PH: 904.825.8747 www.mlh-lh.com  
LAA6431101-Drafting

Project: 24 Cathedral Place  
Date: 10/18/2018  
Drawn by: J. B. B.

FOR SUBMITTAL: 10/18/2018  
FOR DESCRIPTION: 10/18/2018

DATE: 10/18/2018  
PROJECT: 24 Cathedral Place

DRAWING NO: L-2.1

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



# REFERENCE NOTES SCHEDULE

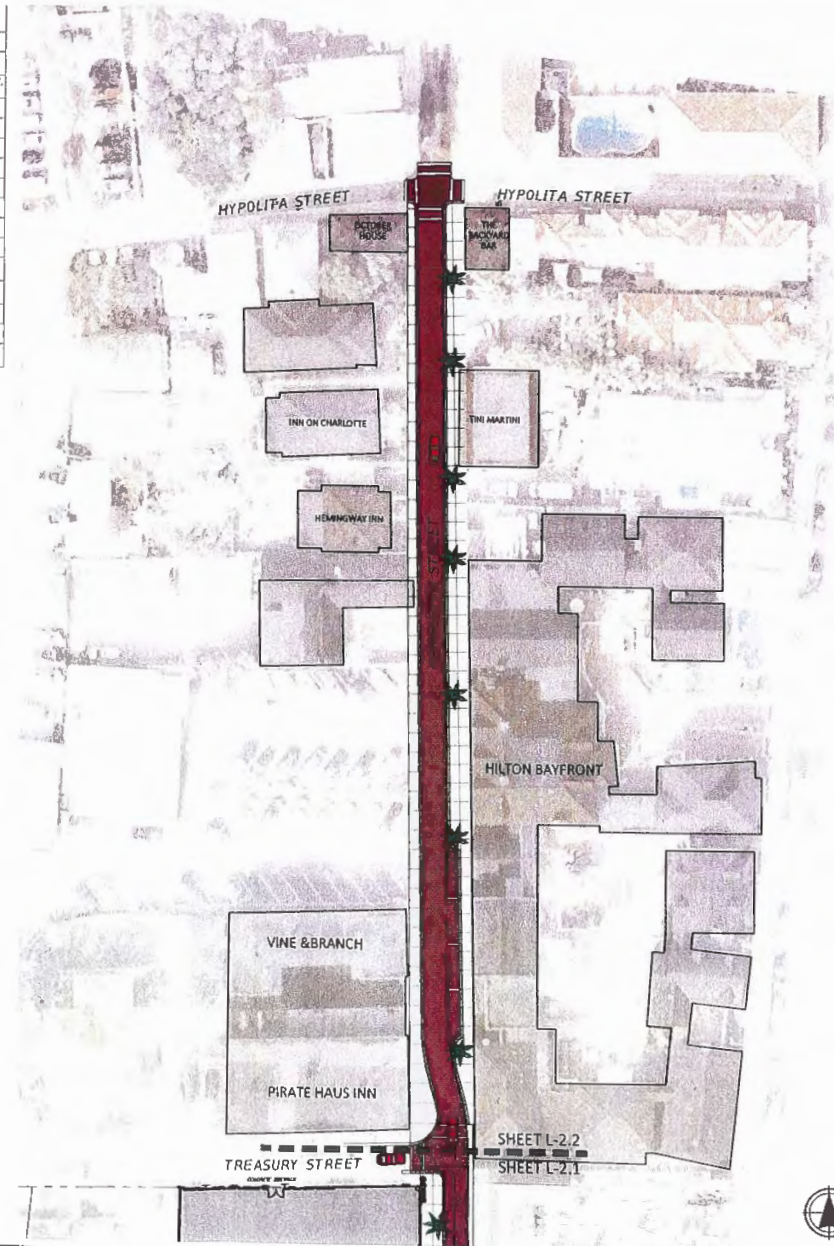
| SYMBOL | DESCRIPTION                  | QTY      | DETAIL | FINISH/COLOR                       | MANUFACTURER/SUPPLIER    | NOTES                                                     |
|--------|------------------------------|----------|--------|------------------------------------|--------------------------|-----------------------------------------------------------|
| HS-102 | BRICK PAVING                 | 4,018 SF |        | CUSTOM ST. AUGUSTINE BLEND         | WHITACRE GREER           | 25% OF CHOCOLATE BRICK SHALL BE STAMPED "COSA", SEE CIVIL |
| HS-103 | COQUINA CONCRETE SIDEWALK    | 3,289 SF |        | NATURAL GREY                       |                          | PROVIDE SAMPLE, SEE CIVIL                                 |
| HS-104 | COQUINA CONCRETE FLUSH CURB  | 298 SF   |        | NATURAL GREY                       |                          | PROVIDE SAMPLE, SEE CIVIL                                 |
| SYMBOL | DESCRIPTION                  | QTY      | DETAIL | DESCRIPTION                        | FINISH/COLOR             | NOTES                                                     |
| LF-101 | LIGHT FIXTURE                | 1        |        | CONC. POLE W/ACORN FIXTURE         | BLACK                    | CITY STANDARD                                             |
| SYMBOL | DESCRIPTION                  | QTY      | DETAIL | COLOR/FINISH                       | MANUFACTURER/SUPPLIER    | NOTES                                                     |
| SP-101 | BENCH                        | 3        |        | CAST ALUMINUM, BLACK POWDER COAT   | CANTERBURY INTERNATIONAL | CITY STANDARD                                             |
| SP-102 | LITTER + RECYCLE RECEPTACLES | 4        |        | BLACK POWDER COAT                  | LANDSCAPEFORMS           | CITY STANDARD                                             |
| SP-103 | BIKE RACK                    | 3        |        | BLACK (BLK)                        | MADRIX                   | SEE CIVIL                                                 |
| SP-104 | 4 X 4 TREE GRATE             | 12       |        | CAST ALUMINUM W/ BLACK POWDER COAT | CANTERBURY INTL          | CITY STANDARD                                             |

## PLANT SCHEDULE

| SYMBOL        | CODE | BOTANICAL / COMMON NAME             | CONT   | CAL       | HEIGHT | NATIVE | QTY |
|---------------|------|-------------------------------------|--------|-----------|--------|--------|-----|
| <b>TREES</b>  |      |                                     |        |           |        |        |     |
|               | PS   | PHOENIX SYLVESTRIS / WILD DATE PALM | 900    | 15" MIN   | 10 CT  |        | 12  |
| SYMBOL        | CODE | BOTANICAL / COMMON NAME             | CONT   | HEIGHT    | SPREAD | NATIVE | QTY |
| <b>SHRUBS</b> |      |                                     |        |           |        |        |     |
|               | Rg   | BOUGAINVILLEA GLABRA / PAPER FLOWER | 30 GAL | 3 TRELLIS |        | NO     | 13  |
|               | Zp   | ZAMIA PUMILA / COONTIE CYCAD        | 7 GAL  |           |        |        | 11  |

### STREETSCAPE IMPROVEMENTS NOTES

- ALL STREETSCAPE IMPROVEMENTS BETWEEN CATHEDRAL PLACE AND TREASURY STREET ARE TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE CONSTRUCTION FOR THE HOTEL.
- IMPROVEMENTS BETWEEN TREASURY STREET AND HYPOLITA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT.



0' 15' 30' 60'  
SCALE: 1"=30'

Marshall Lattimer + Holbeck, PC  
34 Centerville Street, Suite A  
St. Augustine, FL 32084  
PH: 386.823.8147 www.mlhpc.com  
L56647110 Queen

Project Location: FLA  
Job #: L56647110  
Drawn By:

24 CATHEDRAL PLACE  
ST. AUGUSTINE, FLORIDA  
HARDSCAPE + LANDSCAPE PLAN

DATE: 01/11/2024  
BY:   
CHECKED:   
DATE: 01/11/2024  
BY:   
DATE: 01/11/2024  
BY:

DRAWING NO: L-2.2

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY

**EXHIBIT “E”**

**Public Facility Impact Analysis**

## **EXHIBIT E. Public Facility Impact Analysis.**

### **INTRODUCTION**

The 24 Cathedral Place infill development mixed-use project will improve mobility, including pedestrian, bicycle and traffic movement leading to a more sustainable downtown core and is congruent to Historic Area Community Redevelopment Agency (HACRA) Plan, amended and adopted in 2024. Hotels are excellent examples of a business use that facilitates a “park-once” visitor. This is evident in the empirical trip coefficients identified in the March 12, 2024, Buckholtz Traffic Analysis. Peak hour trip coefficients for comparable hotels ranged from .17 to .30 trips/room. This is indicative that a downtown hotel visitor parks and then uses other forms of mobility to enjoy the city and contributes a fractional load to the busiest traffic times of day. The project manifests the strategic goals and 5-point action plan outlined in the HACRA Plan. The five strategic goals of the HACRA Plan are the following:

1. Promote Connectivity and Mobility
2. Improve Accessibility and Availability of Parking
3. Enhance Public Spaces to Encourage Activity while Advancing Health and Safety
4. Support Redevelopment that Fosters Smart Growth
5. Modernize Infrastructure to be Safe, Clean, and Resilient

Each of these goals and the accompanying project element will be discussed individually.

### **DISCUSSION OF CITY GOALS AND THE PUBLIC BENEFITS**

#### **Promote Connectivity and Mobility**

Charlotte Street is a congested street comprised of on-street parking, traffic lanes and narrow sidewalks. The congestion compromises walkability, public safety response time, and bicycle safety. St. Augustine’s downtown character has been unequally weighted to

the automobile which the city is addressing in the HACRA Plan by adoption of a complete streets policy.

Complete streets policy is an approach to planning, designing, building, operating, and maintaining streets that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete streets are an essential component of transportation equity. Improving transportation equity is a remedy to improving our ability to move around the city. This leads to sustaining the city's vibrancy and sustainability.

Kasam Hospitality, Inc. (owner) proposes expediting the reconstruction of Charlotte Street to a curb less complete street in conformance with the HACRA Plan. There are three distinct benefits provided by the owner to achieve this goal:

1. The owner will finance and reconstruct Charlottle Street from Cathedral Place to Treasury Street as a complete street at the owner's expense. Based on discussions with Reuben Franklin, P.E., Assistant City Manager, the order of magnitude construction cost based on the most recent project is estimated at \$1,600/foot (ft.). At an estimated street segment length of 359 feet (359'), the order of magnitude contribution is \$574,400.
2. The owner will make a voluntary contribution in aid of construction (CIAC) deposit with the city \$464,640 to be encumbered by the city to complete the curb less reconstruction of the remaining 880 feet (') of Charlotte Street from Treasury Street to Avenida Mendez. This is 33% of the order of magnitude construction cost calculated as 33% of 880' @\$1,600/ft.
3. City Code requires the payment of a mobility fee. The exact payment is formula driven calculation by city staff. The value is unknown, but it is anticipated to exceed six figures. It is suggested that the required mobility fee could be used to further the construction between Treasury Street and Avenida Menendez or other nearby pedestrian improvements such as crosswalk safety.

Charlotte Street would interconnect all the other complete streets making a unified grid of curb less complete streets in the downtown core. It is an opportunity to improve our urban

form of pedestrian walkability, especially the pedestrian connection of the downtown with the Plaza de la Constitución and the associated multi-modal options available at Cathedral Place.

Perceptions of walkability is influenced by land use mix, connectivity, road design, amenities, and sense of street enclosure (enclosure is created by the replacing the existing surface parking lot with building architecture that creates a sense of street enclosure). These details are associated with feelings of comfort and security which change the perception of how far we will walk. Most of the details of the HACRA Plan are about walkability. It is the most important principle of the St. Augustine vision, strategic plan, and HACRA Plan.

Charlotte Street will have improvements to enhance walkability through design aesthetics such as landscape improvements, curb less streets, variety of surface textures, lighting improvements, street furniture and underground electric facilities. The drawings in the package illustrate the design commitment to improving St. Augustine as a walkable community. The drawings are conceptual and will be refined in collaboration with the city's mobility design team.

For cyclists, there are no dedicated bicycle paths within the HACRA. Bicycles can ride on sidewalks but there are no delineated paths to avoid conflicts with pedestrians. The complete street design is the solution to accommodating bicycles and making downtown increasingly "bicycle friendly." Bicycle racks are part of the streetscape improvements planned at a location to be determined on Charlotte Street. The city can use part of the mobility fee for bicycle rack enhancements in the Plaza de la Constitución and other locations. Many downtown bicycle racks are at, or over, capacity.

There are two bicycle trails that intersect at King Street and Avenida Menendez near the Bridge of Lions. The trails are part of the Sun Trail system and include two segments of the East Coast Greenway (a regional trail running from Florida to Maine). The reconstruction of Charlotte Street by the owner and city, combined with the complete streets of Spanish, Treasury, Hypolita allow bicyclists to ride throughout the downtown on complete streets and connect to the regional trails. The project furthers the creation of bicycle amenities such as paths, trails, and routes that are a goal of the HACRA Plan.



### **Improve Accessibility and Availability of Parking**

The hotel will provide a “park-once” garage for hotel guests and create an increase in the inventory of privately managed parking. Most of the downtown businesses that have excess parking for employees and their patrons sell the available capacity for public parking. Available capacity flexes day-to-day depending on the capacity demand of the business. Examples include churches, insurance agencies, professional offices, Flagler College, restaurants, etc. Most are pay on entry business models including the owners current surface lot.

The hotel garage will have operational flexibility to provide parking accessible to the public no different than today’s best practices. However, because of the garage's size, there will be more available and accessible parking compared to the existing lot. This is a shared parking inventory increase completely funded by the private sector. It is a strategic garage not only for hotel guests but also for the public.

Included in the garage will be bicycle rentals by a private vendor. The hotel entrance/valet station can function for tech-enabled ride sharing solutions such as, but not limited to, Uber and Lyft. Additional bicycle racks for the public are discussed in the section above.

Adjacent to the project is a stop for the city operated downtown STAR circulator and Historic Tours of America (HTA) trolley stop. It is expected the city will expand the public transportation routes with connectivity to the STAR route. These elements further support the concept of the hotel garage as a multi-modal center not unlike the existing downtown garage and the future Broudy site garage that promotes a “park-once” policy.

### **Enhance Public Spaces to Encourage Activity while Advancing Health and Safety**

The reconstruction of Charlotte Street will create a public road that will advance health and safety. The current configuration causes public safety vehicles such as police and fire to have to slow down and can be blocked by improperly parallel parked cars. According to Carlos Aviles, Fire Chief, current practice is that fire apparatus will jump onto the narrow opposite sidewalk of an improperly parked car. This is not good for the equipment, response time or pedestrians that must get out of the way.

Existing curb less streets such as Treasury, Hypolita, and Spanish Streets has proven that a wider usable right of way area for rescue personnel to drive past obstacles improves and stabilizes emergency response time. This is critical given the increase in tourism.

Crime reduction and public safety will occur through the environmental design of the road. The street will have improved lighting, sightline views, and reduced trip and fall hazards. A key benefit will be reduced and stable emergency vehicle response time. Response time is key to the city fire department ISO 1 rating.

A lack of consistent and adequate street lighting is a common complaint and a “concern of record” by the City Commission. The project will provide lighting to industry standards. Lighting improves visibility and decreases concealment in public settings. It makes it easier for identification which is a psychological deterrent to criminal activity. Charlotte Street will be well lit, creating a real and perceived sense of safety.

### **Support Redevelopment that Fosters Smart Growth**

Smart growth is an overall approach of development and conservation strategies that can help protect our health and natural environment and make St. Augustine more attractive, economically stronger, socially diverse, and resilient to climate change. The basic principle of smart growth is reinvesting in St. Augustine’s downtown which is the significant economic engine of the city.

The project is smart growth in action by making the densely visited downtown easier to walk (the Charlotte Street segment from Cathedral Place to Treasury Street will be the first privately funded downtown public road reconstruction in the modern era), reduces the reliance on the automobile, implements energy efficiency and water conservation design among other environmental goals, and provides a 28.8% increase in the HACRA tax base. These and other elements combined lead to a more sustainable and livable community.

Both the Hilton and Marriott brands have environmental goals and sustainability policies that are congruent to the city vision, strategic plan, and HACRA Plan. The owner is likely to obtain a hotel flag within one of these two brands and therefore be mandated to design to the core values of the brand. The brands require the franchisee to be committed to energy

efficiency, water conservation, waste reduction, design that mitigates climate change, and many other strategic objectives. Again, these core values align to the city vision, strategic plan, and HACRA Plan which all are focused on smart growth as related to environmental, financial, and social objectives.

Commercial infill redevelopment that increases taxation revenues, creates jobs, public space improvements without adding population growth is paramount to long-term financial sustainability of the city. A taxation revenue model (created for Kasam Hospitality, Inc. by former City Manager John Regan, P.E.) demonstrates the financial importance of the project for all taxing authorities. The model has a conservative assumption of adding approximately \$81,600,000 by the year 2030 to the existing 2023 HACRA taxable value of \$283,100,00. This is a 28.8% increase in taxation value not anticipated in the HACRA Plan.

The HACRA has been extended to the year 2054 which causes the St. Johns County and city ad valorem tax increment funds (TIF) to be encumbered to the HACRA for the next 30 years. All taxing authorities benefit, but the significant impact is to the city and the St. Johns County School Board. The table below is the executive summary of the impact to the city HACRA and SJC School Board assuming the current millages remain constant (revenues are shown in 2023 present value dollars): ~~(00)~~

| <b>Taxing Authority</b> | <b>2023 Taxes</b> | <b>2030 Taxes (Est.)</b> | <b>Net Increase</b> |
|-------------------------|-------------------|--------------------------|---------------------|
| City HACRA              | \$88,640.02       | \$1,080,912.65           | \$992,272.64        |
| SJC school Board        | \$52,414.40       | \$564,517.42             | \$512,103.03        |

The increase in the HACRA will allow the city to redirect ad valorem taxes currently used in the downtown areas to other city priorities such as land conservation projects and other general fund obligations. The SJC School Board will have a significant rise in revenue without a rise in student population. This project epitomizes “Smart Growth.”

The project will also increase other non-ad valorem revenue such as the fire assessment. It is estimated that the project will increase the fire assessment revenue by \$20,467.89.

### **Modernize Infrastructure to be Safe, Clean, and Resilient**

The reconstruction of Charlotte Street will include replacement of utilities including water, wastewater, stormwater, underground electric, and other future conduits as determined in the design. These replacements support the city initiative to reduce sanitary sewer overflows, stormwater conveyance, maintain fire suppression (key to the ISO rating) as part of our community resilience in the face of climate change.

Safety will improve by upgrading the lighting, reducing obstacles to emergency vehicle response, and improve pedestrian safety.

A trash compactor, located within the project, will provide disposal for the nearby businesses. Currently, the businesses use multiple trash bins that are unsightly, dirty and stain the street. The regional trash compactor, disguised from the road will improve the cleanliness, and reduce the opportunity for vermin disease vectors such as rats, roaches flies, among others.

# **TREASURY HOTEL TRAFFIC ACCESS STUDY**

ST. AUGUSTINE, FLORIDA

March 2024



**BUCKHOLZ TRAFFIC**





**BUCKHOLZ TRAFFIC**  
**3585 KORI ROAD**  
**JACKSONVILLE, FLORIDA 32257**  
**(904) 886-2171    jwbuckholz@aol.com**

March 12, 2024

Mr. Kanti Patel, CEO  
Jalaram Hotels Inc.  
32 Aveinda Menendez  
St. Augustine, Florida 32084

**Re:    Treasury Hotel, Traffic Access Study**

Dear Mr. Patel:

Attached is the updated Traffic Access Study for the proposed 120 room Treasury Hotel. If you or the City have any questions or comments regarding this study, please contact me.

Sincerely,



Jeffrey W. Buckholz, PhD, P.E., PTOE  
Principal

This item was digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 3/12/24. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

## INTRODUCTION

The new 70,000 sf Treasury Hotel will be a 120-room facility that will include 5400 sf of meeting space, a 4300-sf fine dining restaurant, and a 2500 sf roof-top restaurant. An adjoining 158 stall parking garage will replace the existing surface parking lot to the north which is currently a 62-space public pay lot. The hotel will be located in the southwest corner of the Charlotte Street/Treasury Street intersection in St. Augustine, Florida with direct pedestrian access to Treasury Street, Charlotte Street and Cathedral Place.

Vehicular access to the hotel parking garage will be provided via a single driveway on Charlotte Street. On-street parking will be eliminated on Charlotte Street and the portion of Charlotte Street between Cathedral Place and the parking garage driveway will be converted from one-way operation to two-way operation with a STOP sign and stop bar installed on southbound Charlotte Street at Cathedral Place. All parking at the new Treasury Hotel will be valet parking. Hotel guests will drive into the parking garage entrance and a valet will park the vehicle in the garage. When the guest leaves, the valet will walk into the garage and retrieve the vehicle. There will be no self-parking for guests.

Figure 1 shows the site location and surrounding road network while a preliminary site plan for the development is provided in Appendix A. The development is expected to be complete and fully operational by the end of 2035, therefore 2035 conditions are examined in this study. The peak season of 2035 was chosen as the design period.

## EXISTING TRAFFIC VOLUMES

Buckholz Traffic personnel conducted weekday PM peak period and Saturday peak period manual turning movement counts at the Cathedral Place/Charlotte Street intersection, at the Cathedral Place/King Street "Ramp to Cathedral Place" intersection, at the Charlotte Street/Treasury Street intersection, and at the driveway serving the existing parking lot on the southwest corner of the Charlotte Street/Treasury Street intersection during the spring of 2023 and 2024. The data, which is provided in Appendix B, was collected at 15-minute intervals and includes a separate tabulation for trucks and pedestrians. Figures 2 and 3 provide a graphical summary of the Saturday peak hour and weekday PM peak hour turning movements.

Appendix C contains FDOT count and seasonal factor information for the area. A review of previous hourly count information in Downtown St. Augustine confirmed that weekday PM peak hour traffic is substantially greater than weekday AM peak hour traffic, making it the critical weekday period. Linear regression on the historical daily counts (see Tables C-1, C-2 and C-3) reveals that traffic growth in the area has been stagnant over the last 5 years with traffic volumes actually decreasing. A review of the FDOT seasonal adjustment factors for St. Johns County indicates that our counts should be multiplied by a factor of 1.00 to obtain peak season conditions (confirming that our counts were conducted during the peak season).

## BUCKHOLZ TRAFFIC

## TRIP GENERATION

In St. Augustine many of the trips from hotels located close to the center of town are walking trips made to enjoy the ambiance of America's oldest city and to avoid a somewhat challenging parking situation. To evaluate this effect, Saturday midday peak hour and weekday PM peak hour counts (see Appendix D) were conducted at the existing Casa Monica Hotel on King Street, the existing Renaissance Hotel on Castillo Drive, the existing Hilton Hotel on Avenida Menendez and the recently demolished Best Western hotel on Castillo Drive.

The 138 room Casa Monica Hotel, like the proposed Treasury Hotel, is an urban hotel which offers valet parking for all guests. A trip rate of 0.17 trips per room was calculated for the weekday PM peak hour at this hotel and a rate of 0.25 trips per room was calculated for the Saturday peak hour.

The 89 room Renaissance Hotel, like the proposed Treasury Hotel, is an urban hotel which offers valet parking for all guests. A trip rate of 0.22 trips per room was calculated for the weekday PM peak hour at this hotel and a rate of 0.15 trips per room was calculated for the Saturday peak hour.

The 72 room Hilton Hotel is another urban hotel which also offers valet parking for all guests. A weekday PM peak hour trip rate of 0.22 trips per room was calculated for this hotel.

The Best Western hotel did not offer valet parking, but it was close enough to the city center to encourage walking. In addition, a bike/scooter rental facility was located next door which also encouraged non-auto trips to the city center. A trip rate of 0.20 trips per room was calculated for the weekday PM peak hour at this hotel and a rate of 0.30 trips per room was calculated for the Saturday peak hour.

Many guests were observed walking out of these Downtown hotels and into the surrounding streets to enjoy St. Augustine which explains the relatively low vehicle trip rates.

Trip generation calculations for this traffic study were carried out using the 11th edition of ITE's Trip Generation Manual and referencing land use code 310 (Hotel) for a facility located within a dense multi-use urban setting. Table 1 contains the weekday AM peak hour, weekday PM peak hour, and Saturday peak hour **vehicular** trip generation calculations for the proposed hotel. The 0.21 weekday PM peak hour and 0.22 Saturday peak hour rates correlate closely with the median trip rates from the St. Augustine hotels that were counted. Table 2 contains the weekday AM peak hour, weekday PM peak hour, and Saturday peak hour **pedestrian**-related trip generation calculations for the proposed hotel.

Since the ITE definition of a hotel includes meeting space and one restaurant, additional trips were generated for the second 4300 sf fine dining restaurant. Table 3 contains the weekday AM peak hour, weekday PM peak hour, and Saturday peak hour **pedestrian**-related trip generation calculations for the fine dining restaurant and Table 4 contains the vehicle trip generation calculations. The vehicle trips for the fine dining restaurant were estimated by applying the same ratio of vehicle trip-to-pedestrian trips as exists for the hotel. For the hotel, vehicle trips are about 43% of the walking trips during the Saturday peak hour and about 74% of the walking trips during the weekday PM peak hour.

## BUCKHOLZ TRAFFIC

## TRAFFIC AND PEDESTRIAN ASSIGNMENTS

Figures 4 and 5 show the directional distribution and assignment of the site related vehicular trips based on the directional percentages obtained from our existing peak hour traffic counts near the site. Figures 6 and 7 show corresponding information for the site related pedestrian trips.

## PROJECTED 2035 TRAFFIC VOLUMES

As shown in Figures 8 through 11, 2035 No Build traffic and pedestrian volumes were calculated by adjusting the 2023 counts to peak season using the appropriate FDOT seasonal adjustment factor (1.00) and then growing these seasonally adjusted volumes to 2035 using conservatively high growth factors based on a 1% annual growth rate. 2035 Build traffic and pedestrian volumes were then calculated by removing site traffic associated with the existing parking lot on the hotel site and adding in expected future site traffic (both vehicular and pedestrian) from the new Treasury Hotel.

## INTERSECTION CAPACITY ANALYSIS

Weekday PM peak hour and Saturday peak hour capacity analyses were performed for the Cathedral Place/Charlotte Street intersection, the Cathedral Place/King Street "Ramp to Cathedral Place" intersection, the Charlotte Street/Treasury Street intersection, and the Charlotte Street/Parking Garage Driveway intersection using the STOP control methodology contained in the 2023 Highway Capacity Software. Tables 5 through 8 summarize the intersection capacity results while Appendix E contains the supporting capacity analysis calculations.

A review of Table 5 shows that the side street approach currently operates at level of service B during both peak hours with minimal queuing at the Charlotte Street/Treasury Street intersection. At the Cathedral Place/Charlotte Street intersection the side street approach currently operates at level of service C during the weekday PM peak hour and level of service D during the Saturday peak hour with minimal queuing. These calculated results are consistent with field observations.

A review of Table 6 shows that the side street approach is expected to continue to operate at level of service B during both peak hours under 2035 Build conditions with minimal queuing at the Charlotte Street/Treasury Street intersection. At the new hotel driveway on Charlotte Street the driveway approach is also expected to operate at level of service B or better during both peak hours with minimal queuing.

At the reconfigured Cathedral Place/Charlotte Street intersection during the weekday PM peak hour the southbound right turn is expected to operate at level of service C and the northbound thru/left lane is expected to operate at level of service E under 2035 Build conditions, both with minimal queuing. At the reconfigured Cathedral Place Charlotte Street intersection during the Saturday peak hour under 2035 Build conditions the southbound right turn is expected to operate at level of service F with substantial delay but with moderate queuing whereas the northbound thru left lane is expected to operate at level of service F with excessive delay, substantial queuing, and with a volume-to-capacity ratio well above one.

## BUCKHOLZ TRAFFIC

The south leg of the Cathedral Place/Charlotte Street intersection is located on the west side of Ponce De Leon Circle. Table 7 documents the results obtained by closing this road segment and returning the area to park land or converting it to a "cab and tour bus" only road segment and re-routing northbound vehicles to westbound Cathedral Place via the existing northbound King Street "ramp" located on the east side of Ponce De Leon Circle. The overall capacity situation is improved somewhat but substantial delay and sizeable queues are still expected to result.

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BUCKHOLZ TRAFFIC



# **TREASURY HOTEL TRAFFIC ACCESS STUDY**

ST. AUGUSTINE, FLORIDA

March 2024



**BUCKHOLZ TRAFFIC**



**BUCKHOLZ TRAFFIC**  
**3585 KORI ROAD**  
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**BUCKHOLZ TRAFFIC**

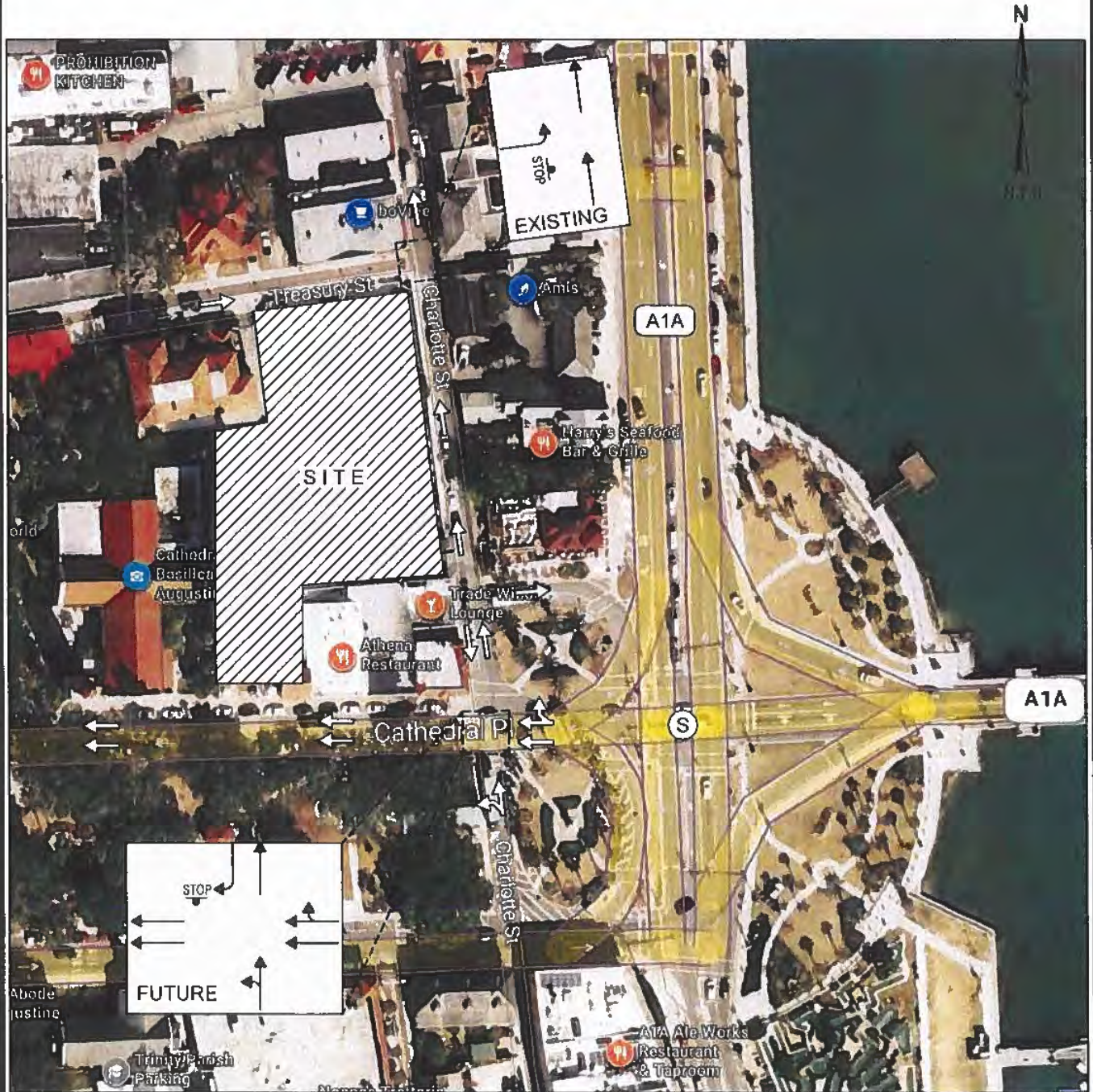


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## BUCKHOLZ TRAFFIC



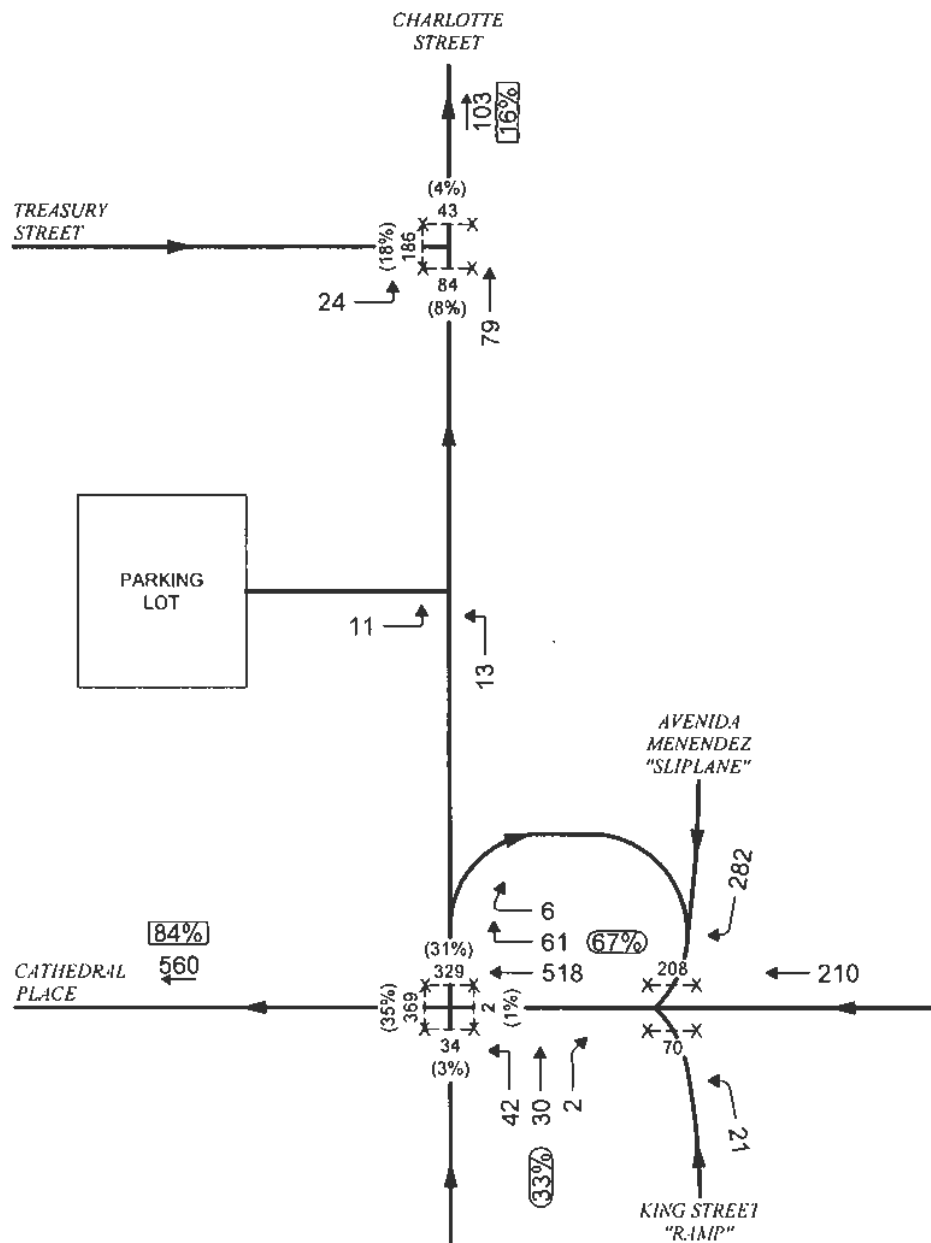
(S) = TRAFFIC SIGNAL

Buckholz Traffic

FIGURE 1

SITE LOCATION





\*--\* = PEDESTRIANS

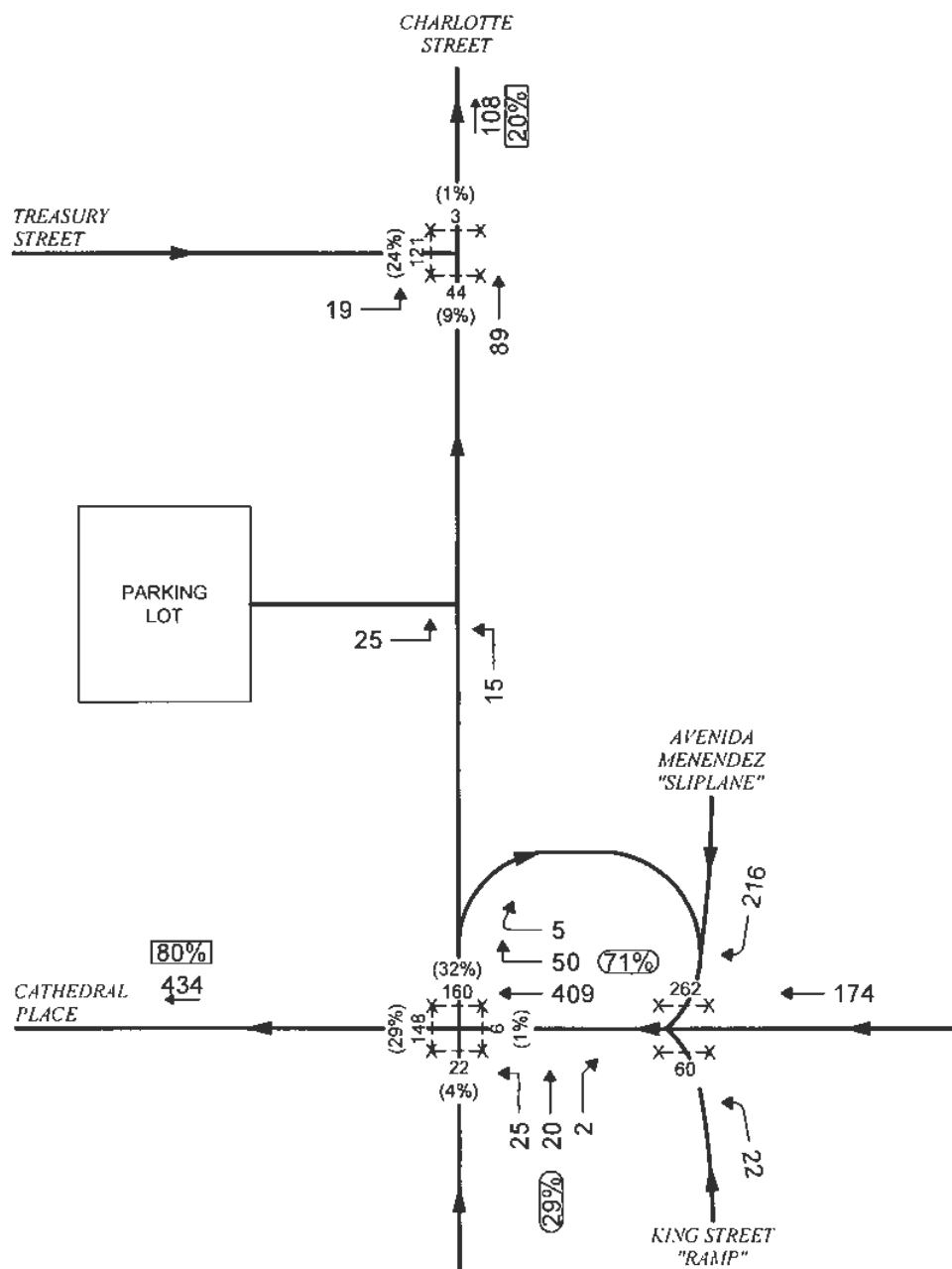
FIGURE 2

TRAFFIC COUNTS

SATURDAY PEAK HOUR



Buckholz Traffic



x--x = PEDESTRIANS

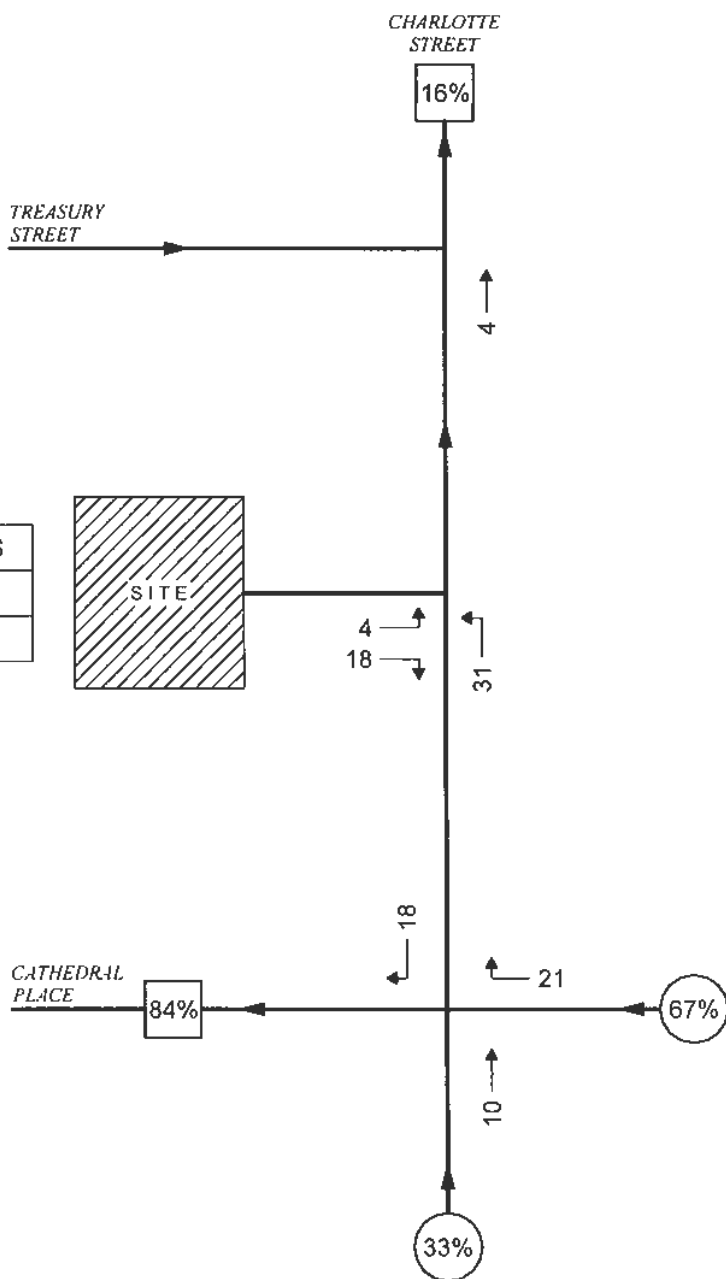
Buckholz Traffic

**FIGURE 3**

**TRAFFIC COUNTS**

**WEEKDAY PM PEAK HOUR**

| VEHICLE TRIPS |    |
|---------------|----|
| ENTER         | 31 |
| EXIT          | 22 |



\*--\* = PEDESTRIANS

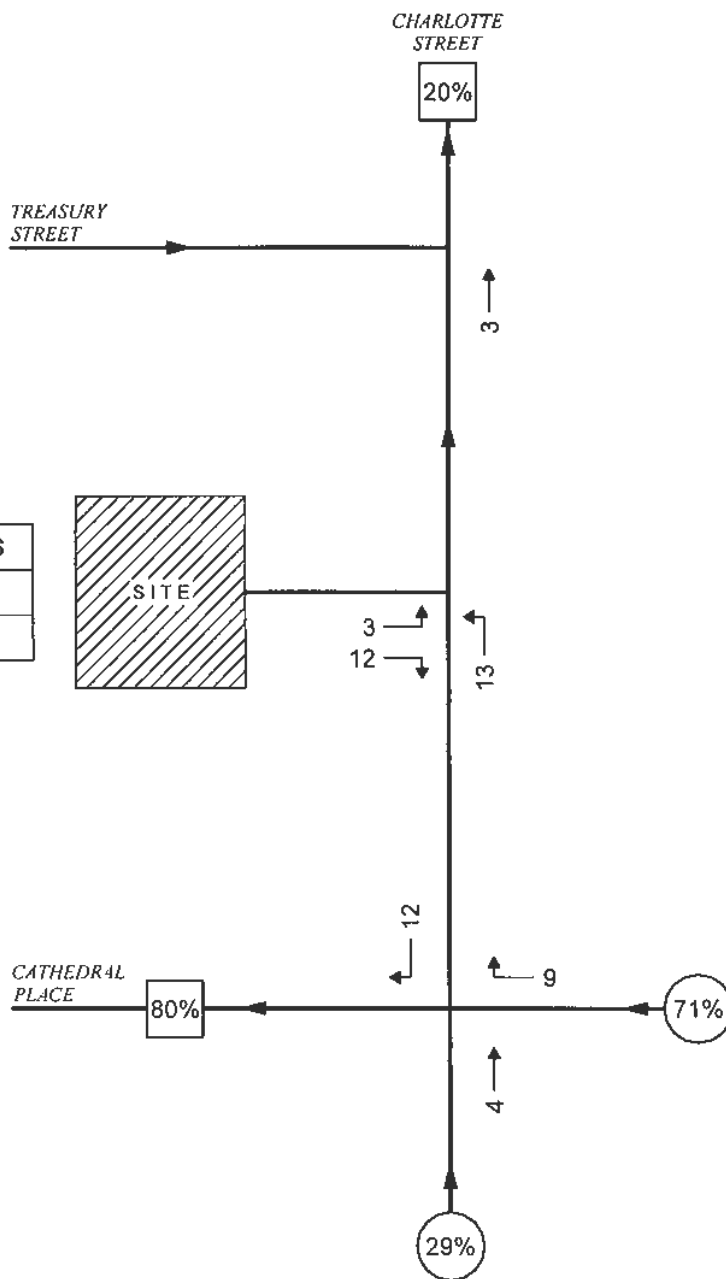
Buckholz Traffic

FIGURE 4  
SITE TRAFFIC  
ASSIGNMENT  
(VEHICLE TRIPS)  
SATURDAY PEAK HOUR





| VEHICLE TRIPS |    |
|---------------|----|
| ENTER         | 13 |
| EXIT          | 15 |

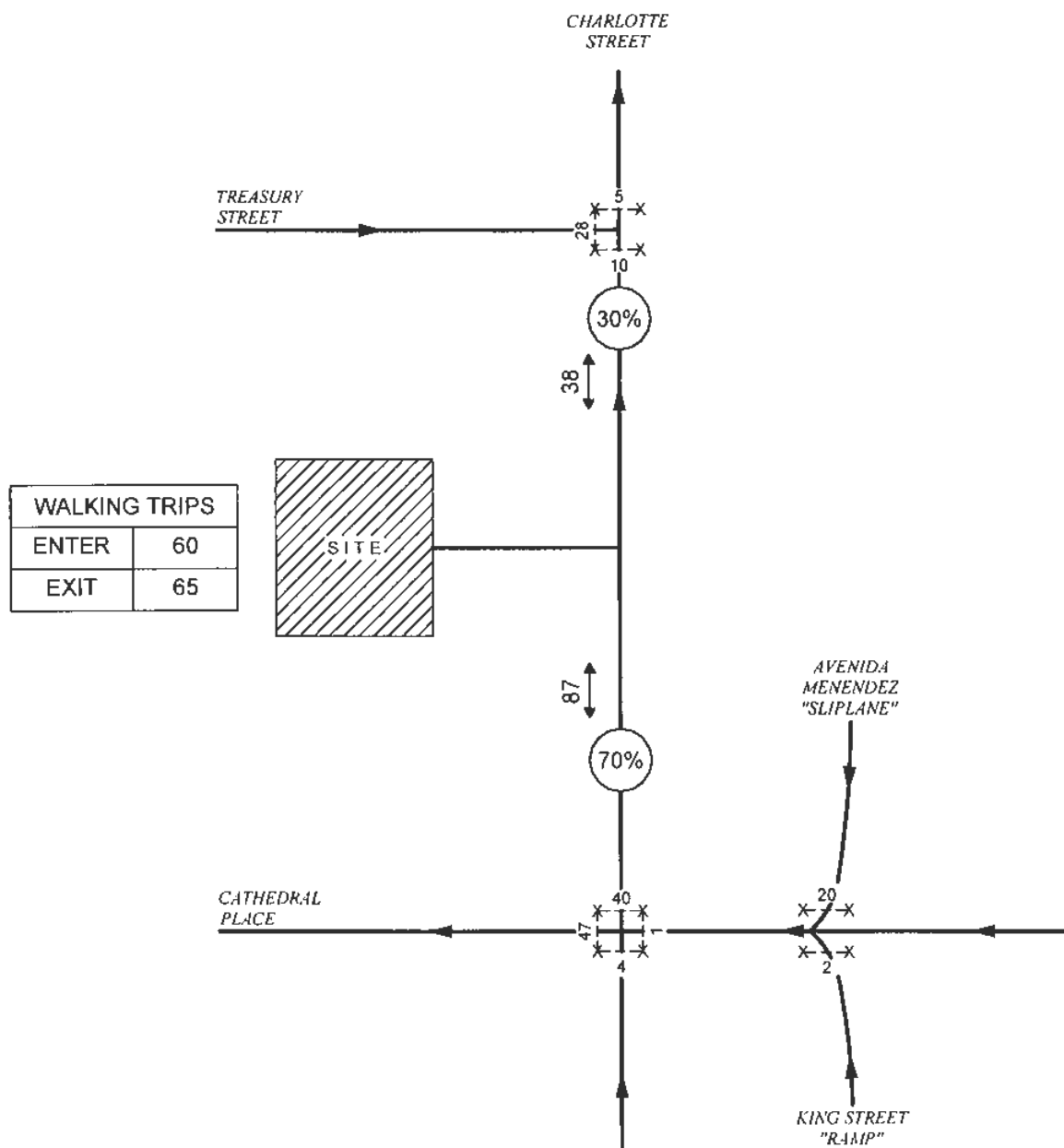


x--x = PEDESTRIANS

Buckholz Traffic

FIGURE 5  
SITE TRAFFIC  
ASSIGNMENT  
(VEHICLE TRIPS)  
WEEKDAY PM PEAK HOUR



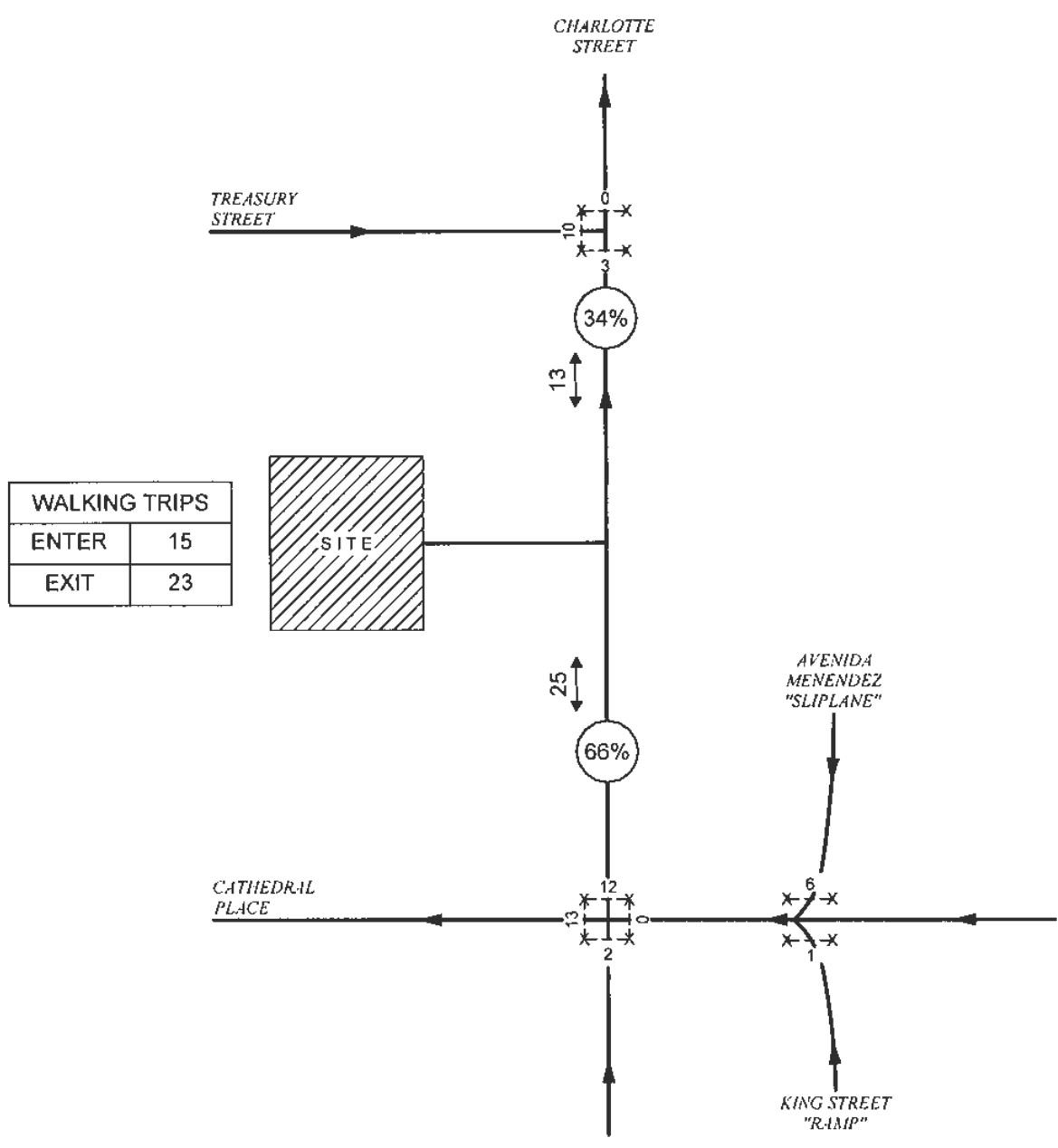


x--x = PEDESTRIANS

Buckholz Traffic

FIGURE 6  
SITE TRAFFIC  
ASSIGNMENT  
(WALKING TRIPS)  
SATURDAY PEAK HOUR



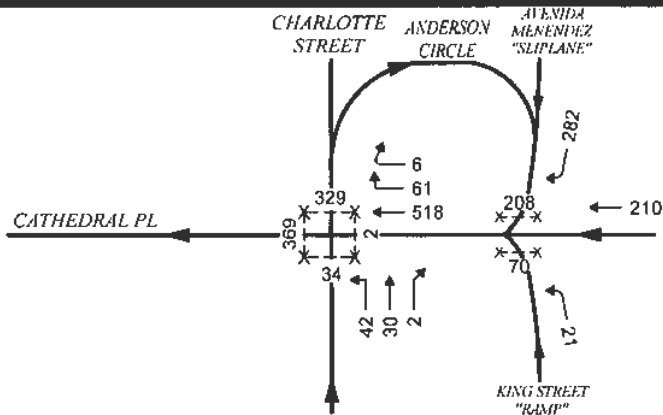


x--x = PEDESTRIANS

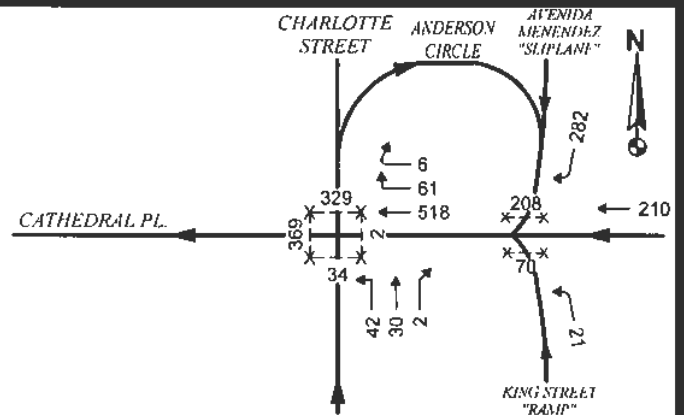
Buckholz Traffic

FIGURE 7  
SITE TRAFFIC  
ASSIGNMENT  
(WALKING TRIPS)  
WEEKDAY PM PEAK HOUR

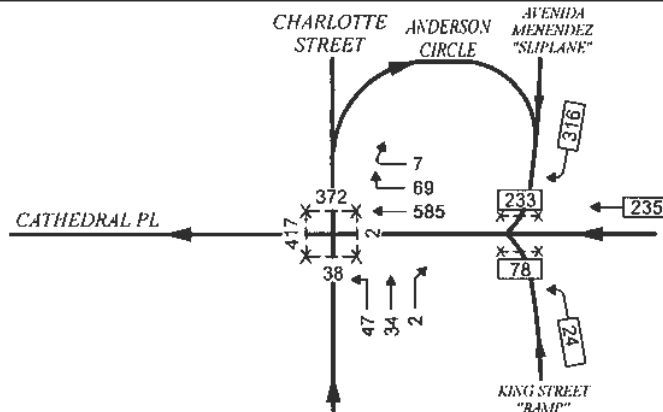




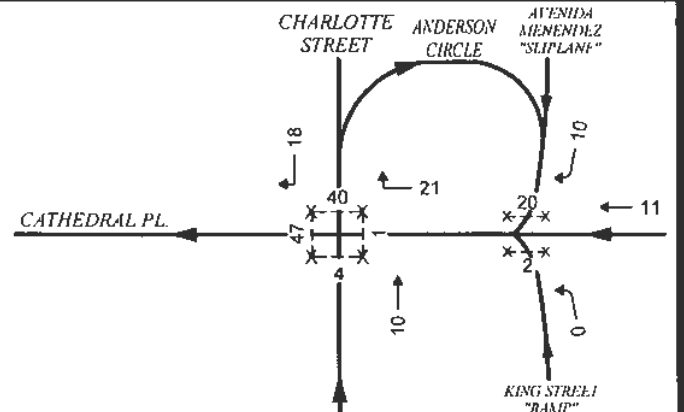
EXISTING TRAFFIC  
04/22/23 (1:00-2:00 PM) &  
03/09/24 (2:15-3:15 PM)



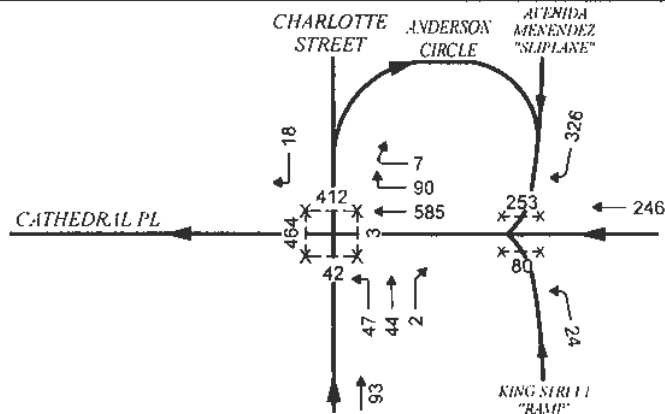
SEASONALLY ADJUSTED TRAFFIC  
FDOT PEAK SEASON CORRECTION FACTOR = 1.00



2035 NO BUILD TRAFFIC  
AVERAGE ANNUAL GROWTH RATE = 1.0% (GF=1.13)  
GF=1.12



SITE TRAFFIC



2035 BUILD TRAFFIC

x--x = PEDESTRIANS

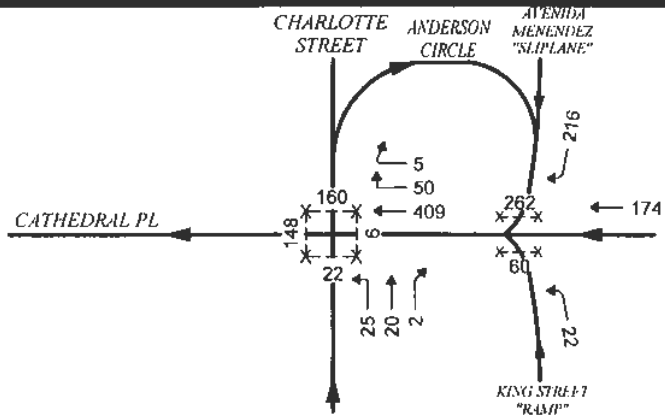
Buckholz Traffic

FIGURE 8

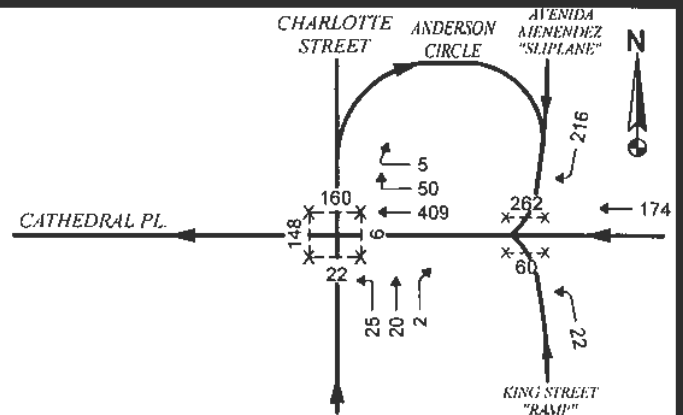
2035 BUILD TRAFFIC  
CATHEDRAL PL. /  
CHARLOTTE ST.

SATURDAY PEAK HOUR

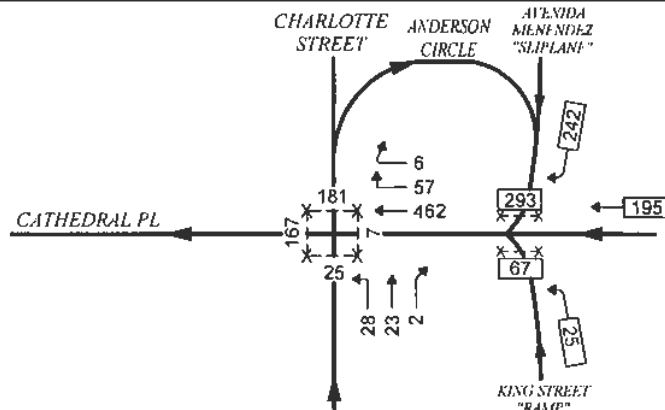




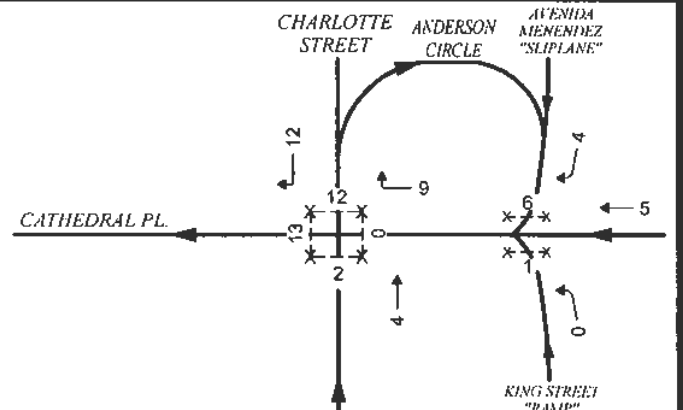
EXISTING TRAFFIC  
04/25/23 (4:15-5:15 PM) &  
03/11/24 (4:15-5:15 PM)



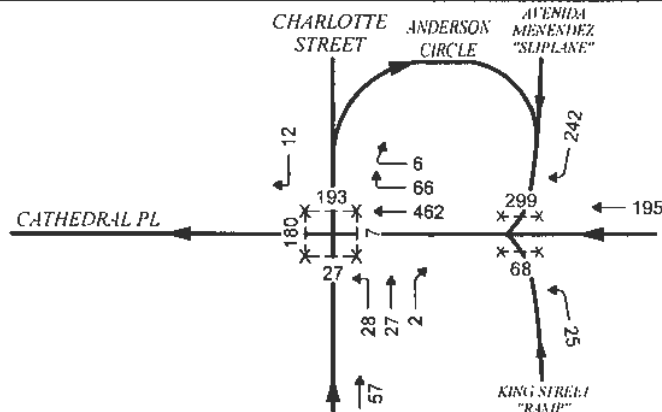
SEASONALLY ADJUSTED TRAFFIC  
FDOT PEAK SEASON CORRECTION FACTOR = 1.00



2035 NO BUILD TRAFFIC  
AVERAGE ANNUAL GROWTH RATE = 1.0% (GF=1.13)  
GF=1.12



SITE TRAFFIC



2035 BUILD TRAFFIC

x--x = PEDESTRIANS

Buckholz Traffic

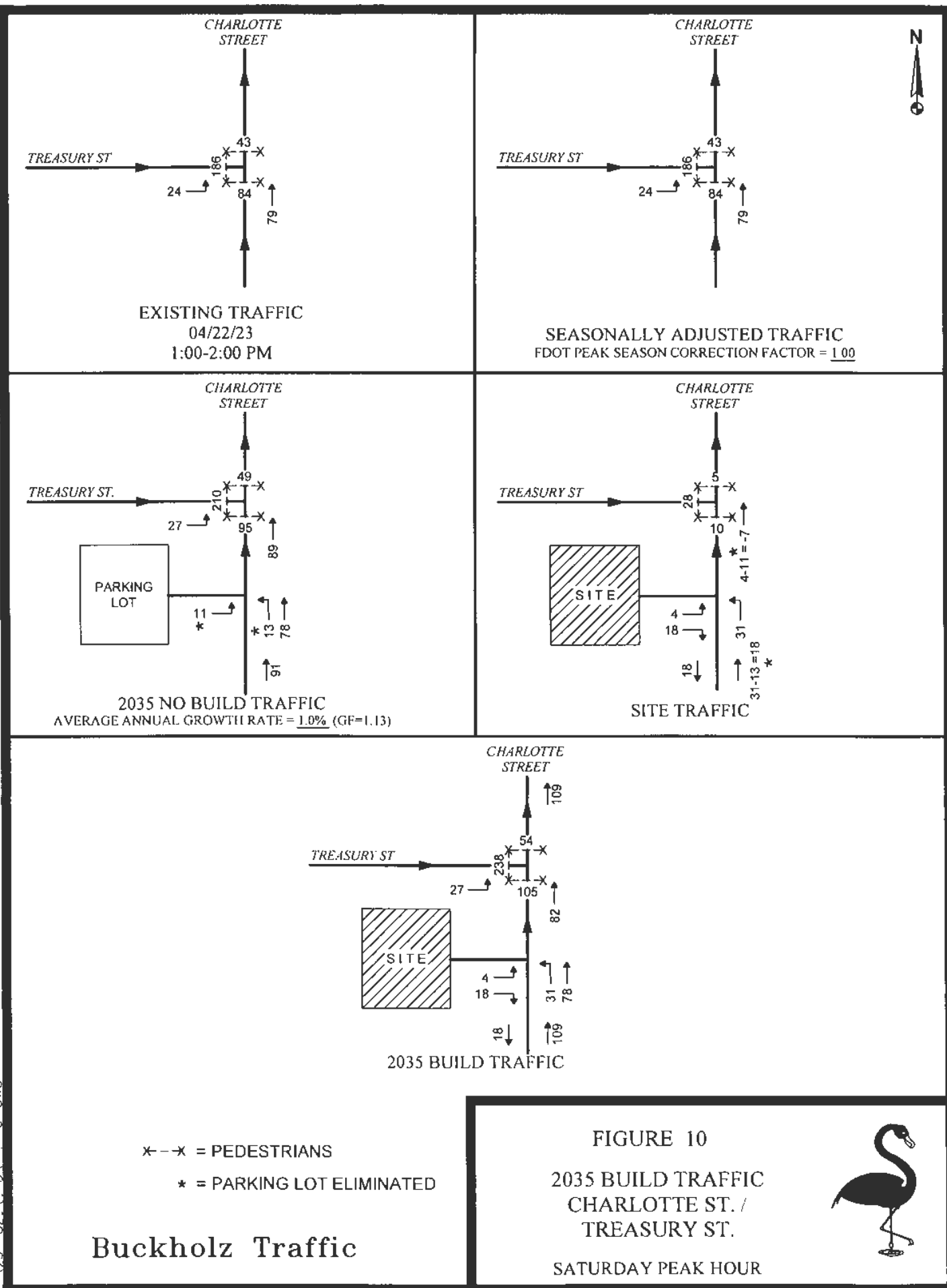
FIGURE 9  
2035 BUILD TRAFFIC  
CATHEDRAL PL. /  
CHARLOTTE ST.

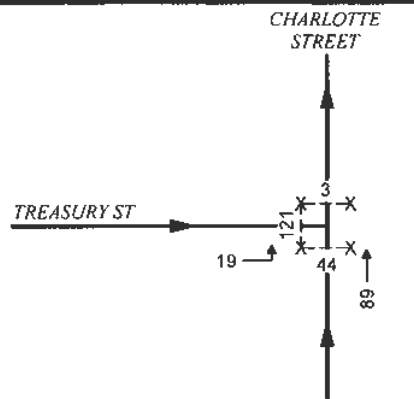
WEEKDAY PM PEAK HOUR



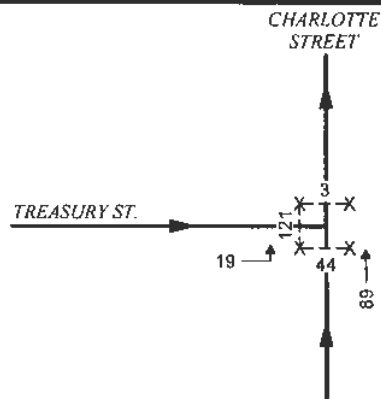


11\23 82\ 0\ 0-045

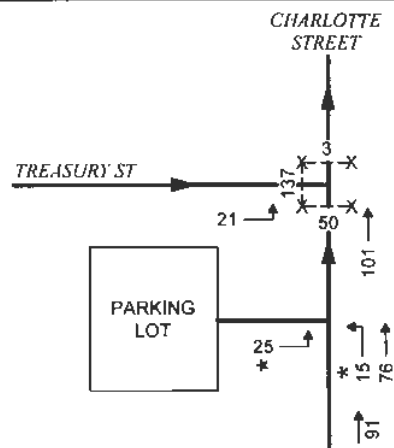




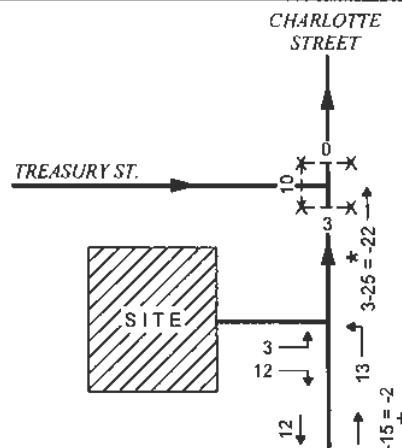
EXISTING TRAFFIC  
05/01/23  
5:00-6:00 PM



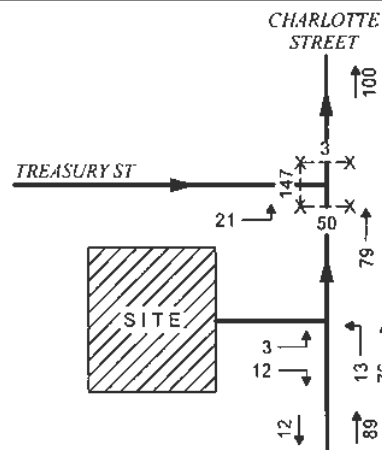
SEASONALLY ADJUSTED TRAFFIC  
FDOT PEAK SEASON CORRECTION FACTOR = 1.00



2035 NO BUILD TRAFFIC  
AVERAGE ANNUAL GROWTH RATE = 1.0% (GF=1.13)



SITE TRAFFIC



2035 BUILD TRAFFIC

X-X = PEDESTRIANS  
\* = PARKING LOT ELIMINATED

Buckholz Traffic

FIGURE 11  
2035 BUILD TRAFFIC  
CHARLOTTE ST. /  
TREASURY ST.  
WEEKDAY PM PEAK HOUR



TABLE 1  
TRIP GENERATION CALCULATIONS - VEHICLE TRIPS  
DENSE MULTI-USE URBAN

HOTEL

Land Use Code 310

T = Number of Vehicle Trip Ends

X = Rooms = 120

| TIME PERIOD            | TOTAL<br>TRIP GENERATION<br>EQUATION | TOTAL<br>TRIP<br>ENDS | PERCENT<br>ENTERING | PERCENT<br>EXITING | TOTAL<br>TRIP ENDS<br>ENTERING | TOTAL<br>TRIP ENDS<br>EXITING |
|------------------------|--------------------------------------|-----------------------|---------------------|--------------------|--------------------------------|-------------------------------|
| AVERAGE WEEKDAY        |                                      |                       |                     |                    |                                |                               |
| <u>Adjacent Street</u> |                                      |                       |                     |                    |                                |                               |
| AM Peak Hour           | T = 0.31 (X)                         | 37                    | 39%                 | 61%                | 14                             | 23                            |
| PM Peak Hour           | T = 0.21 (X)                         | 25                    | 44%                 | 56%                | 11                             | 14                            |
| <u>Generator</u>       |                                      |                       |                     |                    |                                |                               |
| AM Peak Hour           | T = 0.33 (X)                         | 40                    | 51%                 | 49%                | 20                             | 20                            |
| PM Peak Hour           | T = 0.34 (X)                         | 41                    | 30%                 | 70%                | 12                             | 29                            |
| SATURDAY               |                                      |                       |                     |                    |                                |                               |
| Peak Hour              | T = 0.22 (X)                         | 26                    | 67%                 | 33%                | 17                             | 9                             |

SOURCE: Institute of Transportation Engineers, "Trip Generation", 11th Edition (2021)

BUCKHOLZ TRAFFIC

**TABLE 2**  
**TRIP GENERATION CALCULATIONS - WALK/BIKE/TRANSIT TRIPS**  
**DENSE MULTI-USE URBAN**

**HOTEL**

Land Use Code 310

T = Number of Non-Vehicular Trip Ends

X = Rooms = 120

| <u>TIME PERIOD</u>     | <u>TOTAL<br/>TRIP GENERATION<br/>EQUATION</u> | <u>TOTAL<br/>TRIP<br/>ENDS</u> | <u>PERCENT<br/>ENTERING</u> | <u>PERCENT<br/>EXITING</u> | <u>TOTAL<br/>TRIP ENDS<br/>ENTERING</u> | <u>TOTAL<br/>TRIP ENDS<br/>EXITING</u> |
|------------------------|-----------------------------------------------|--------------------------------|-----------------------------|----------------------------|-----------------------------------------|----------------------------------------|
| <b>AVERAGE WEEKDAY</b> |                                               |                                |                             |                            |                                         |                                        |
| <u>Adjacent Street</u> |                                               |                                |                             |                            |                                         |                                        |
| AM Peak Hour           | T = 0.48 (X)                                  | 58                             | 46%                         | 54%                        | 27                                      | 31                                     |
| PM Peak Hour           | T = 0.28 (X)                                  | 34                             | 36%                         | 64%                        | 12                                      | 22                                     |
| <u>Generator</u>       |                                               |                                |                             |                            |                                         |                                        |
| PM Peak Hour           | T = 0.88 (X)                                  | 106                            | 36%                         | 64%                        | 38                                      | 68                                     |
| <b>SATURDAY</b>        |                                               |                                |                             |                            |                                         |                                        |
| Peak Hour              | T = 0.51 (X)                                  | 61                             | 45%                         | 55%                        | 27                                      | 34                                     |

From Adjacent Street

SOURCE: Institute of Transportation Engineers, "Trip Generation", 11th Edition (2021)

**BUCKHOLZ TRAFFIC**

TABLE 3

TRIP GENERATION CALCULATIONS - WALK/BIKE/TRANSIT TRIPS  
DENSE MULTI-USE URBAN

## FINE DINING RESTAURANT

Land Use Code 931

T = Number of Vehicle Trip Ends

Square Feet of Floor Area = 4300 (X = 4.3)

| TIME PERIOD            | TRIP GENERATION<br>EQUATION     | TOTAL<br>TRIP<br>ENDS | PERCENT<br>ENTERING | PERCENT<br>EXITING | TOTAL<br>TRIP ENDS<br>ENTERING | TOTAL<br>TRIP ENDS<br>EXITING |
|------------------------|---------------------------------|-----------------------|---------------------|--------------------|--------------------------------|-------------------------------|
| <u>Adjacent_Street</u> |                                 |                       |                     |                    |                                |                               |
| AVERAGE WEEKDAY        |                                 |                       |                     |                    |                                |                               |
| AM Peak Hour           | $T = (0.98) * 8.79 / 11.26 (X)$ | 3                     | 65%                 | 35%                | 2                              | 1                             |
| PM Peak Hour           | $T = 0.98 (X)$                  | 4                     | 83%                 | 17%                | 3                              | 1                             |
| <u>Generator</u>       |                                 |                       |                     |                    |                                |                               |
| AVERAGE WEEKDAY        |                                 |                       |                     |                    |                                |                               |
| AM Peak Hour           | $T = 8.79 (X)$                  | 38                    | 65%                 | 35%                | 25                             | 13                            |
| PM Peak Hour           | $T = 11.26 (X)$                 | 48                    | 52%                 | 48%                | 25                             | 23                            |
| SATURDAY               |                                 |                       |                     |                    |                                |                               |
| Peak Hour              | $T = 14.83 (X)$                 | 64                    | 51%                 | 49%                | 33                             | 31                            |
|                        |                                 |                       | Estimated           |                    |                                |                               |

SOURCE: Institute of Transportation Engineers, "Trip Generation", 11th Edition (2021)

## BUCKHOLZ TRAFFIC



TABLE 4

TRIP GENERATION CALCULATIONS - VEHICLE TRIPS  
DENSE MULTI-USE URBAN

## FINE DINING RESTAURANT

Land Use Code 931

T = Number of Vehicle Trip Ends

Square Feet of Floor Area = 4300 (X = 4.3)

| TIME PERIOD     | TRIP GENERATION<br>EQUATION | TOTAL<br>TRIP<br>ENDS | PERCENT<br>ENTERING | PERCENT<br>EXITING | TOTAL<br>TRIP ENDS<br>ENTERING | TOTAL<br>TRIP ENDS<br>EXITING |
|-----------------|-----------------------------|-----------------------|---------------------|--------------------|--------------------------------|-------------------------------|
| Adjacent Street |                             |                       |                     |                    |                                |                               |
| AVERAGE WEEKDAY |                             |                       |                     |                    |                                |                               |
| PM Peak Hour    | $T = 73.5\% \times 4$       | 3                     | 83%                 | 17%                | 2                              | 1                             |
| Generator       |                             |                       |                     |                    |                                |                               |
| SATURDAY        |                             |                       |                     |                    |                                |                               |
| Peak Hour       | $T = 42.6\% \times 64$      | 27                    | 51%                 | 49%                | 14                             | 13                            |
|                 | Estimated                   |                       |                     |                    |                                |                               |

SOURCE: Institute of Transportation Engineers, "Trip Generation", 11th Edition (2021)

## BUCKHOLZ TRAFFIC

**TABLE 5  
UNSIGNALIZED INTERSECTION CAPACITY RESULTS  
2023 EXISTING CONDITIONS**

| <b>CATHEDRAL PLACE /<br/>CHARLOTTE STREET</b> | <b>SATURDAY PEAK HOUR</b> |              |           |                                   |
|-----------------------------------------------|---------------------------|--------------|-----------|-----------------------------------|
| Movement                                      | LOS                       | Delay        | v/c Ratio | 95th % Queue Length<br>(vehicles) |
| Northbound Approach                           | D                         | 33.1 sec/veh | 0.41      | 1.9                               |

| <b>CHARLOTTE STREET /<br/>TREASURY STREET</b> | <b>SATURDAY PM PEAK HOUR</b> |              |           |                                   |
|-----------------------------------------------|------------------------------|--------------|-----------|-----------------------------------|
| Movement                                      | LOS                          | Delay        | v/c Ratio | 95th % Queue Length<br>(vehicles) |
| Eastbound Approach                            | B                            | 11.5 sec/veh | 0.05      | 1                                 |

| <b>CATHEDRAL PLACE /<br/>CHARLOTTE STREET</b> | <b>WEEKDAY PM PEAK HOUR</b> |              |           |                                   |
|-----------------------------------------------|-----------------------------|--------------|-----------|-----------------------------------|
| Movement                                      | LOS                         | Delay        | v/c Ratio | 95th % Queue Length<br>(vehicles) |
| Northbound Approach                           | C                           | 15.4 sec/veh | 0.12      | 1                                 |

| <b>CHARLOTTE STREET /<br/>TREASURY STREET</b> | <b>WEEKDAY PM PEAK HOUR</b> |              |           |                                   |
|-----------------------------------------------|-----------------------------|--------------|-----------|-----------------------------------|
| Movement                                      | LOS                         | Delay        | v/c Ratio | 95th % Queue Length<br>(vehicles) |
| Eastbound Approach                            | B                           | 10.5 sec/veh | 0.03      | 1                                 |

**BUCKHOLZ TRAFFIC**

**TABLE 6**  
**UNSIGNALIZED INTERSECTION CAPACITY RESULTS**  
**2035 BUILD CONDITIONS**

| <b>CHARLOTTE STREET /<br/>HOTEL ENTRANCE</b> | <b>SATURDAY PEAK HOUR</b> |              |           |                                   |
|----------------------------------------------|---------------------------|--------------|-----------|-----------------------------------|
| Movement                                     | LOS                       | Delay        | v/c Ratio | 95th % Queue Length<br>(vehicles) |
| Eastbound Approach                           | B                         | 13.0 sec/veh | 0.06      | 1                                 |

| <b>CATHEDRAL PLACE /<br/>CHARLOTTE STREET</b> | <b>SATURDAY PEAK HOUR</b> |                    |             |                                   |
|-----------------------------------------------|---------------------------|--------------------|-------------|-----------------------------------|
| Movement                                      | LOS                       | Delay              | v/c Ratio   | 95th % Queue Length<br>(vehicles) |
| Northbound Approach                           | <b>F</b>                  | <b>EXCESSIVE</b>   | <b>13.0</b> | <b>16</b>                         |
| Southbound Right Turn                         | <b>F</b>                  | <b>5.5 min/veh</b> | 0.81        | 3                                 |

| <b>CHARLOTTE STREET /<br/>TREASURY STREET</b> | <b>SATURDAY PM PEAK HOUR</b> |              |           |                                   |
|-----------------------------------------------|------------------------------|--------------|-----------|-----------------------------------|
| Movement                                      | LOS                          | Delay        | v/c Ratio | 95th % Queue Length<br>(vehicles) |
| Eastbound Approach                            | B                            | 13.7 sec/veh | 0.07      | 1                                 |

| <b>CHARLOTTE STREET /<br/>HOTEL ENTRANCE</b> | <b>WEEKDAY PM PEAK HOUR</b> |              |           |                                   |
|----------------------------------------------|-----------------------------|--------------|-----------|-----------------------------------|
| Movement                                     | LOS                         | Delay        | v/c Ratio | 95th % Queue Length<br>(vehicles) |
| Eastbound Approach                           | B                           | 12.2 sec/veh | 0.03      | 1                                 |

| <b>CATHEDRAL PLACE /<br/>CHARLOTTE STREET</b> | <b>WEEKDAY PM PEAK HOUR</b> |              |           |                                   |
|-----------------------------------------------|-----------------------------|--------------|-----------|-----------------------------------|
| Movement                                      | LOS                         | Delay        | v/c Ratio | 95th % Queue Length<br>(vehicles) |
| Northbound Approach                           | <b>E</b>                    | 39.7 sec/veh | 0.36      | 2                                 |
| Southbound Right Turn                         | C                           | 18.9 sec/veh | 0.05      | 1                                 |

| <b>CHARLOTTE STREET /<br/>TREASURY STREET</b> | <b>WEEKDAY PM PEAK HOUR</b> |              |           |                                   |
|-----------------------------------------------|-----------------------------|--------------|-----------|-----------------------------------|
| Movement                                      | LOS                         | Delay        | v/c Ratio | 95th % Queue Length<br>(vehicles) |
| Eastbound Approach                            | B                           | 10.8 sec/veh | 0.04      | 1                                 |

**BUCKHOLZ TRAFFIC**

**TABLE 7  
UNSIGNALIZED INTERSECTION CAPACITY RESULTS  
2035 BUILD CONDITIONS**

**WITH SOUTH APPROACH ELIMINATED**

| <b>CATHEDRAL PLACE /<br/>CHARLOTTE STREET</b> | <b>SATURDAY PEAK HOUR</b> |                    |           |                                   |
|-----------------------------------------------|---------------------------|--------------------|-----------|-----------------------------------|
| Movement                                      | LOS                       | Delay              | v/c Ratio | 95th % Queue Length<br>(vehicles) |
| Southbound Right Turn                         | <b>F</b>                  | <b>6.2 min/veh</b> | 0.89      | 3                                 |
| <b>WEEKDAY PM PEAK HOUR</b>                   |                           |                    |           |                                   |
| Movement                                      | LOS                       | Delay              | v/c Ratio | 95th % Queue Length<br>(vehicles) |
| Southbound Right Turn                         | C                         | 19.6 sec/veh       | 0.05      | 1                                 |

| <b>CATHEDRAL PLACE /<br/>KING STREET</b> | <b>SATURDAY PEAK HOUR</b> |                    |             |                                   |
|------------------------------------------|---------------------------|--------------------|-------------|-----------------------------------|
| Movement                                 | LOS                       | Delay              | v/c Ratio   | 95th % Queue Length<br>(vehicles) |
| Northbound Left Turn                     | <b>F</b>                  | <b>4.0 min/veh</b> | <b>1.25</b> | <b>10</b>                         |
| Southbound Right Turn                    | <b>E</b>                  | 42.6 sec/veh       | 0.84        | 9                                 |
| <b>WEEKDAY PM PEAK HOUR</b>              |                           |                    |             |                                   |
| Movement                                 | LOS                       | Delay              | v/c Ratio   | 95th % Queue Length<br>(vehicles) |
| Northbound Left Turn                     | C                         | 16.7 sec/veh       | 0.21        | 1                                 |
| Southbound Right Turn                    | C                         | 19.1 sec/veh       | 0.49        | 3                                 |

**BUCKHOLZ TRAFFIC**

**TABLE 8  
UNSIGNALIZED INTERSECTION CAPACITY RESULTS  
2035 BUILD CONDITIONS**

**WITH SOUTH APPROACH LEFT TURN LANE ONLY**

| <b>CATHEDRAL PLACE /<br/>CHARLOTTE STREET</b> | <b>SATURDAY PEAK HOUR</b>   |                    |             |                                   |
|-----------------------------------------------|-----------------------------|--------------------|-------------|-----------------------------------|
| Movement                                      | LOS                         | Delay              | v/c Ratio   | 95th % Queue Length<br>(vehicles) |
| Northbound Left Turn                          | <b>F</b>                    | <b>9.8 min/veh</b> | <b>1.67</b> | <b>7</b>                          |
| Southbound Right Turn                         | <b>F</b>                    | <b>5.8 min/veh</b> | 0.85        | 3                                 |
|                                               | <b>WEEKDAY PM PEAK HOUR</b> |                    |             |                                   |
| Movement                                      | LOS                         | Delay              | v/c Ratio   | 95th % Queue Length<br>(vehicles) |
| Northbound Left Turn                          | B                           | 13.9 sec/veh       | 0.07        | 1                                 |
| Southbound Right Turn                         | C                           | 19.3 sec/veh       | 0.05        | 1                                 |

| <b>CATHEDRAL PLACE /<br/>KING STREET</b> | <b>SATURDAY PEAK HOUR</b>   |                     |           |                                   |
|------------------------------------------|-----------------------------|---------------------|-----------|-----------------------------------|
| Movement                                 | LOS                         | Delay               | v/c Ratio | 95th % Queue Length<br>(vehicles) |
| Northbound Left Turn                     | <b>F</b>                    | <b>98.9 sec/veh</b> | 0.75      | <b>5</b>                          |
| Southbound Right Turn                    | <b>E</b>                    | <b>42.6 sec/veh</b> | 0.84      | <b>9</b>                          |
|                                          | <b>WEEKDAY PM PEAK HOUR</b> |                     |           |                                   |
| Movement                                 | LOS                         | Delay               | v/c Ratio | 95th % Queue Length<br>(vehicles) |
| Northbound Left Turn                     | C                           | 15.6 sec/veh        | 0.14      | 1                                 |
| Southbound Right Turn                    | C                           | 19.1 sec/veh        | 0.49      | 3                                 |

**BUCKHOLZ TRAFFIC**



## **APPENDIX A**

### **SITE PLAN**





#### Area Legend

- Guest Room
- Guest Services
- Community Space
- Gathering Room
- S.D.M.
- Parking

**FISHER KOPPENHAFFER**

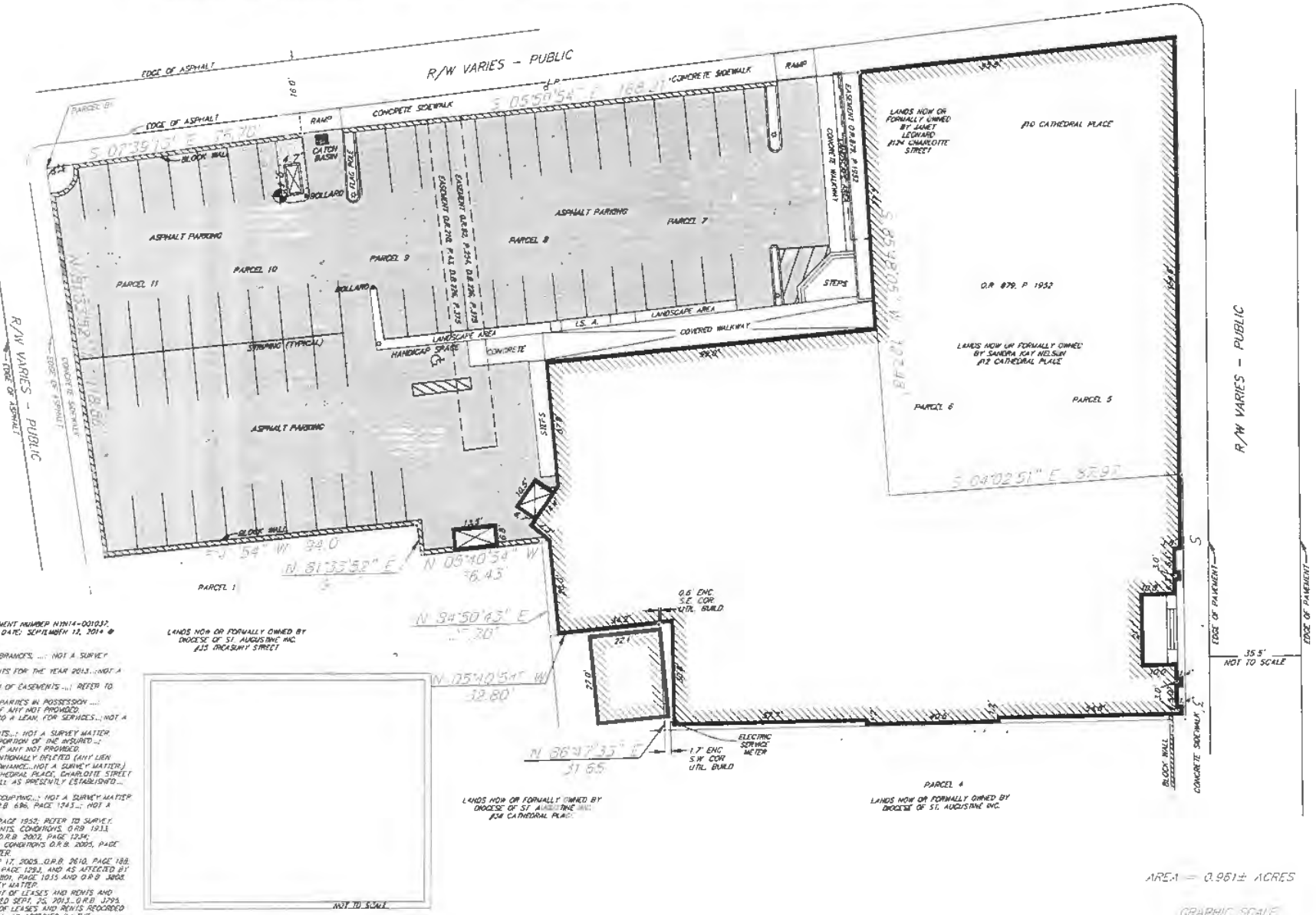
ARCHITECTURE

INTERIOR DESIGN

5000 Sports Plaza Drive  
Jacksonville, Florida 32216  
Phone: 904.762.1212  
Fax: 904.762.1213  
Florida License Number: 00000000000000000000  
Professional Seal Number: 00000000000000000000

A PARCEL OF LAND IN BLOCK 10 OF THE CITY OF ST. AUGUSTINE, FLORIDA, AS SHOWN ON OFFICIAL MAPS OF THE CITY OF ST. AUGUSTINE OF 1905 AND 1923, SAID MAPS BEING RECORDED IN THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 10, AT THE INTERSECTION OF THE NOW EXISTING SOUTH LINE OF TREASURY STREET WITH THE NOW EXISTING WEST LINE OF CHARLOTTE STREET; THENCE SOUTH 73°17'1" EAST, ON SAID WEST LINE OF CHARLOTTE STREET 76.70 FEET TO AN ANGLE POINT IN SAID LINE; THENCE COVENEING ON SAID WEST LINE OF CHARLOTTE STREET SOUTH 53°54'1" EAST 168.21 FEET; THENCE SOUTH 85°40'5" WEST, ON A SOUTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 115, PAGE 185, PUBLIC RECORDS OF SAID COUNTY, 137.48 FEET; THENCE SOUTH 42°29'1" EAST, ON THE EASTERN LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 115, PAGE 185, A DISTANCE OF 87.57 FEET; THENCE SOUTH 89°15'2" WEST, ON THE NOW EXISTING NORTH LINE OF CATHEDRAL PLACE, 73.11 FEET; THENCE NORTH 1°00'46" WEST, ON THE WEST LINE OF THAT LAND DESCRIBED IN DEED BOOK 130, PAGE 253, OF SAID PUBLIC RECORDS, 135.86 FEET; THENCE NORTH 30°47'15" EAST, ON THE SOUTH LINE OF LOT 8, OF SAID BLOCK 10, A DISTANCE OF 71.61 FEET; THENCE NORTH 5°40'54" WEST, ON THE WEST LINE OF THAT LAND DESCRIBED IN DEED BOOK 230, PAGE 140, PUBLIC RECORDS OF SAID COUNTY, 12.88 FEET; THENCE NORTH 84°50'43" EAST, ON THE NORTH LINE OF SAID LAND DESCRIBED IN DEED BOOK 220, PAGE 140, A DISTANCE OF 37.70 FEET; THENCE NORTH 5°40'54" WEST, ON THE EAST LINE OF THAT LAND DESCRIBED IN DEED BOOK 220, PAGE 137, PUBLIC RECORDS OF SAID COUNTY, 36.43 FEET; THENCE NORTH 81°33'52" EAST, ON THE SOUTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 221, PAGE 240, PUBLIC RECORDS OF SAID COUNTY, 9.00 FEET; THENCE NORTH 5°40'54" WEST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 221, PAGE 240, A DISTANCE OF 94.00 FEET; THENCE NORTH 81°33'52" EAST, ON SAID SOUTH LINE OF TREASURY STREET, 115.86 FEET TO THE POINT OF BEGINNING.



## **APPENDIX B**

### **MANUAL TRAFFIC COUNTS**



JW BUCKHOLZ TRAFFIC ENGINEERING INC.

DAY: SATURDAY

DATE: 04/22/23

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY): 11:45 Hrs

MANUAL TURNING MOVEMENTS COUNT

CHARLOTTE STREET @ TREASURY STREET

ST. JOHNS COUNTY, FLORIDA

Site Code : 04222301

Start Date: 04/22/23

File I.D. : 04222301

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

| CHARLOTTE STREET<br>From North |      |       |       | From East |      |       |       | CHARLOTTE STREET<br>From South |      |       |       | TREASURY STREET<br>From West |      |       |       |  |  |  |  | Total |
|--------------------------------|------|-------|-------|-----------|------|-------|-------|--------------------------------|------|-------|-------|------------------------------|------|-------|-------|--|--|--|--|-------|
| Left                           | Thru | Right | Other | Left      | Thru | Right | Other | Left                           | Thru | Right | Other | Left                         | Thru | Right | Other |  |  |  |  |       |
| Date 04/22/23                  |      |       |       |           |      |       |       |                                |      |       |       |                              |      |       |       |  |  |  |  |       |
| 11:45                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 14   | 0     | 0     | 4                            | 0    | 0     | 0     |  |  |  |  | 18    |
| 12:00                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 23   | 0     | 0     | 6                            | 0    | 0     | 0     |  |  |  |  | 29    |
| 12:15                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 12   | 0     | 0     | 3                            | 0    | 0     | 0     |  |  |  |  | 15    |
| 12:30                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 14   | 0     | 0     | 2                            | 0    | 0     | 0     |  |  |  |  | 16    |
| Hr Total                       | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 63   | 0     | 0     | 15                           | 0    | 0     | 0     |  |  |  |  | 78    |
| 12:45                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 18   | 0     | 0     | 8                            | 0    | 2     | 0     |  |  |  |  | 28    |
| 13:00                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 17   | 0     | 0     | 5                            | 0    | 0     | 0     |  |  |  |  | 22    |
| 13:15                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 21   | 0     | 0     | 10                           | 0    | 0     | 0     |  |  |  |  | 31    |
| 13:30                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 16   | 0     | 0     | 4                            | 0    | 0     | 0     |  |  |  |  | 20    |
| Hr Total                       | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 72   | 0     | 0     | 27                           | 0    | 2     | 0     |  |  |  |  | 101   |
| 13:45                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 25   | 0     | 0     | 5                            | 0    | 0     | 0     |  |  |  |  | 30    |
| Hr Total                       | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 25   | 0     | 0     | 5                            | 0    | 0     | 0     |  |  |  |  | 30    |
| *TOTAL*                        | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 160  | 0     | 0     | 47                           | 0    | 2     | 0     |  |  |  |  | 209   |

Peak Hour Analysis By Entire Intersection for the Period: 13:00 to 14:00 on 04/22/23

| Peak start 13:00 | 13:00 |    |    |    | 13:00 |    |    |    | 13:00 |      |    |    | 13:00 |    |    |    |
|------------------|-------|----|----|----|-------|----|----|----|-------|------|----|----|-------|----|----|----|
| Volume           | 0     | 0  | 0  | 0  | 0     | 0  | 0  | 0  | 0     | 79   | 0  | 0  | 24    | 0  | 0  | 0  |
| Percent          | 0%    | 0% | 0% | 0% | 0%    | 0% | 0% | 0% | 0%    | 100% | 0% | 0% | 100%  | 0% | 0% | 0% |
| Pk total         | 0     |    |    |    | 0     |    |    |    | 79    |      |    |    | 24    |    |    |    |
| Highest          | 11:45 |    |    |    | 11:45 |    |    |    | 13:45 |      |    |    | 13:15 |    |    |    |
| Volume           | 0     | 0  | 0  | 0  | 0     | 0  | 0  | 0  | 0     | 25   | 0  | 0  | 10    | 0  | 0  | 0  |
| Hi total         | 0     |    |    |    | 0     |    |    |    | 25    |      |    |    | 10    |    |    |    |
| PHF              | .0    |    |    |    | .0    |    |    |    | .79   |      |    |    | .60   |    |    |    |



JW BUCKHOLZ TRAFFIC ENGINEERING INC.

DAY: SATURDAY

DATE: 04/22/23

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY): 11:45 Hrs

MANUAL TURNING MOVEMENTS COUNT

CHARLOTTE STREET @ TREASURY STREET

ST. JOHNS COUNTY, FLORIDA

Site Code : 04222301

Start Date: 04/22/23

File I.D. : 04222301

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AUTOMOBILES

| CHARLOTTE STREET |      |      |       |       |           |      |      |       |       | CHARLOTTE STREET |      |      |       |       | TREASURY STREET |      |      |       |       |     |       |  |  |  |
|------------------|------|------|-------|-------|-----------|------|------|-------|-------|------------------|------|------|-------|-------|-----------------|------|------|-------|-------|-----|-------|--|--|--|
| From North       |      |      |       |       | From East |      |      |       |       | From South       |      |      |       |       | From West       |      |      |       |       |     |       |  |  |  |
|                  | Left | Thru | Right | Other |           | Left | Thru | Right | Other |                  | Left | Thru | Right | Other |                 | Left | Thru | Right | Other |     | Total |  |  |  |
| Date 04/22/23    |      |      |       |       |           |      |      |       |       |                  |      |      |       |       |                 |      |      |       |       |     |       |  |  |  |
| 11:45            | 0    | 0    | 0     | 0     | 0         | 0    | 0    | 0     | 0     | 0                | 14   | 0    | 0     | 0     | 4               | 0    | 0    | 0     | 0     | 18  |       |  |  |  |
| 12:00            | 0    | 0    | 0     | 0     | 0         | 0    | 0    | 0     | 0     | 0                | 23   | 0    | 0     | 0     | 6               | 0    | 0    | 0     | 0     | 29  |       |  |  |  |
| 12:15            | 0    | 0    | 0     | 0     | 0         | 0    | 0    | 0     | 0     | 0                | 12   | 0    | 0     | 0     | 3               | 0    | 0    | 0     | 0     | 15  |       |  |  |  |
| 12:30            | 0    | 0    | 0     | 0     | 0         | 0    | 0    | 0     | 0     | 0                | 14   | 0    | 0     | 0     | 2               | 0    | 0    | 0     | 0     | 16  |       |  |  |  |
| Hr Total         | 0    | 0    | 0     | 0     | 0         | 0    | 0    | 0     | 0     | 0                | 63   | 0    | 0     | 0     | 15              | 0    | 0    | 0     | 0     | 78  |       |  |  |  |
| 12:45            | 0    | 0    | 0     | 0     | 0         | 0    | 0    | 0     | 0     | 0                | 18   | 0    | 0     | 0     | 8               | 0    | 2    | 0     | 0     | 28  |       |  |  |  |
| 13:00            | 0    | 0    | 0     | 0     | 0         | 0    | 0    | 0     | 0     | 0                | 17   | 0    | 0     | 0     | 5               | 0    | 0    | 0     | 0     | 22  |       |  |  |  |
| 13:15            | 0    | 0    | 0     | 0     | 0         | 0    | 0    | 0     | 0     | 0                | 21   | 0    | 0     | 0     | 10              | 0    | 0    | 0     | 0     | 31  |       |  |  |  |
| 13:30            | 0    | 0    | 0     | 0     | 0         | 0    | 0    | 0     | 0     | 0                | 16   | 0    | 0     | 0     | 4               | 0    | 0    | 0     | 0     | 20  |       |  |  |  |
| Hr Total         | 0    | 0    | 0     | 0     | 0         | 0    | 0    | 0     | 0     | 0                | 72   | 0    | 0     | 0     | 27              | 0    | 2    | 0     | 0     | 101 |       |  |  |  |
| 13:45            | 0    | 0    | 0     | 0     | 0         | 0    | 0    | 0     | 0     | 0                | 25   | 0    | 0     | 0     | 5               | 0    | 0    | 0     | 0     | 30  |       |  |  |  |
| Hr Total         | 0    | 0    | 0     | 0     | 0         | 0    | 0    | 0     | 0     | 0                | 25   | 0    | 0     | 0     | 5               | 0    | 0    | 0     | 0     | 30  |       |  |  |  |
|                  |      |      |       |       |           |      |      |       |       |                  |      |      |       |       |                 |      |      |       |       |     |       |  |  |  |
| *TOTAL*          | 0    | 0    | 0     | 0     | 0         | 0    | 0    | 0     | 0     | 0                | 160  | 0    | 0     | 0     | 47              | 0    | 2    | 0     | 0     | 209 |       |  |  |  |

Peak Hour Analysis By Entire Intersection for the Period: 13:00 to 14:00 on 04/22/23

| Peak start 13:00 | 13:00 |    |    |    | 13:00 |    |    |    | 13:00 |      |    |    | 13:00 |    |    |    |
|------------------|-------|----|----|----|-------|----|----|----|-------|------|----|----|-------|----|----|----|
| Volume           | 0     | 0  | 0  | 0  | 0     | 0  | 0  | 0  | 0     | 79   | 0  | 0  | 24    | 0  | 0  | 0  |
| Percent          | 0%    | 0% | 0% | 0% | 0%    | 0% | 0% | 0% | 0%    | 100% | 0% | 0% | 100%  | 0% | 0% | 0% |
| Pk total         | 0     |    |    |    | 0     |    |    |    | 79    |      |    |    | 24    |    |    |    |
| Highest          | 11:45 |    |    |    | 11:45 |    |    |    | 13:45 |      |    |    | 13:15 |    |    |    |
| Volume           | 0     | 0  | 0  | 0  | 0     | 0  | 0  | 0  | 0     | 25   | 0  | 0  | 10    | 0  | 0  | 0  |
| Hi total         | 0     |    |    |    | 0     |    |    |    | 25    |      |    |    | 10    |    |    |    |
| PHF              | .0    |    |    |    | .0    |    |    |    | .79   |      |    |    | .60   |    |    |    |

JW BUCKHOLE TRAFFIC ENGINEERING INC.

DAY: SATURDAY

DATE: 04/22/23

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY): 11:45 Hrs

MANUAL TURNING MOVEMENTS COUNT

CHARLOTTE STREET @ TREASURY STREET

ST. JOHNS COUNTY, FLORIDA

Site Code : 04222301

Start Date: 04/22/23

File I.D. : 04222301

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COMMERCIAL VEHICLES

| CHARLOTTE STREET<br>From North |      |       |       | From East |      |       |       | CHARLOTTE STREET<br>From South |      |       |       | TREASURY STREET<br>From West |      |       |       |   |   |   |   | Total |
|--------------------------------|------|-------|-------|-----------|------|-------|-------|--------------------------------|------|-------|-------|------------------------------|------|-------|-------|---|---|---|---|-------|
| Left                           | Thru | Right | Other | Left      | Thru | Right | Other | Left                           | Thru | Right | Other | Left                         | Thru | Right | Other |   |   |   |   |       |
| Date 04/22/23                  |      |       |       |           |      |       |       |                                |      |       |       |                              |      |       |       |   |   |   |   |       |
| 11:45                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 0    | 0     | 0     | 0                            | 0    | 0     | 0     | 0 | 0 | 0 | 0 | 0     |
| 12:00                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 0    | 0     | 0     | 0                            | 0    | 0     | 0     | 0 | 0 | 0 | 0 | 0     |
| 12:15                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 0    | 0     | 0     | 0                            | 0    | 0     | 0     | 0 | 0 | 0 | 0 | 0     |
| 12:30                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 0    | 0     | 0     | 0                            | 0    | 0     | 0     | 0 | 0 | 0 | 0 | 0     |
| Hr Total                       | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 0    | 0     | 0     | 0                            | 0    | 0     | 0     | 0 | 0 | 0 | 0 | 0     |
| 12:45                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 0    | 0     | 0     | 0                            | 0    | 0     | 0     | 0 | 0 | 0 | 0 | 0     |
| 13:00                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 0    | 0     | 0     | 0                            | 0    | 0     | 0     | 0 | 0 | 0 | 0 | 0     |
| 13:15                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 0    | 0     | 0     | 0                            | 0    | 0     | 0     | 0 | 0 | 0 | 0 | 0     |
| 13:30                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 0    | 0     | 0     | 0                            | 0    | 0     | 0     | 0 | 0 | 0 | 0 | 0     |
| Hr Total                       | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 0    | 0     | 0     | 0                            | 0    | 0     | 0     | 0 | 0 | 0 | 0 | 0     |
| 13:45                          | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 0    | 0     | 0     | 0                            | 0    | 0     | 0     | 0 | 0 | 0 | 0 | 0     |
| Hr Total                       | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 0    | 0     | 0     | 0                            | 0    | 0     | 0     | 0 | 0 | 0 | 0 | 0     |
| *TOTAL*                        | 0    | 0     | 0     | 0         | 0    | 0     | 0     | 0                              | 0    | 0     | 0     | 0                            | 0    | 0     | 0     | 0 | 0 | 0 | 0 | 0     |

Peak Hour Analysis By Entire Intersection for the Period: 13:00 to 14:00 on 04/22/23

| Peak start 13:00 | 13:00 |    |    |    | 13:00 |    |    |    | 13:00 |    |    |    | 13:00 |    |    |    |
|------------------|-------|----|----|----|-------|----|----|----|-------|----|----|----|-------|----|----|----|
| Volume           | 0     | 0  | 0  | 0  | 0     | 0  | 0  | 0  | 0     | 0  | 0  | 0  | 0     | 0  | 0  | 0  |
| Percent          | 0%    | 0% | 0% | 0% | 0%    | 0% | 0% | 0% | 0%    | 0% | 0% | 0% | 0%    | 0% | 0% | 0% |
| Pk total         | 0     |    |    |    | 0     |    |    |    | 0     |    |    |    | 0     |    |    |    |
| Highest          | 11:45 |    |    |    | 11:45 |    |    |    | 11:45 |    |    |    | 11:45 |    |    |    |
| Volume           | 0     | 0  | 0  | 0  | 0     | 0  | 0  | 0  | 0     | 0  | 0  | 0  | 0     | 0  | 0  | 0  |
| Hi total         | 0     |    |    |    | 0     |    |    |    | 0     |    |    |    | 0     |    |    |    |
| PHF              | .0    |    |    |    | .0    |    |    |    | .0    |    |    |    | .0    |    |    |    |

JW BUCKHOLE TRAFFIC ENGINEERING INC.  
MANUAL TURNING MOVEMENTS COUNT  
CHARLOTTE STREET @ TREASURY STREET  
ST. JOHNS COUNTY, FLORIDA

DAY: SATURDAY  
DATE: 04/22/23  
WEATHER: CLEAR & DRY  
BEGIN TIME (MILITARY): 11:45 Hrs

Site Code : 04222301  
Start Date: 04/22/23  
File I.D. : 04222301  
Page : 1

PEDESTRIAN & BICYCLES

| CHARLOTTE STREET |      |       |      |      | CHARLOTTE STREET |       |      |      |      | TREASURY STREET |      |      |      |       |           |       |     |  |  |  |  |  |  |  |
|------------------|------|-------|------|------|------------------|-------|------|------|------|-----------------|------|------|------|-------|-----------|-------|-----|--|--|--|--|--|--|--|
| From North       |      |       |      |      | From East        |       |      |      |      | From South      |      |      |      |       | From West |       |     |  |  |  |  |  |  |  |
| Left             | Thru | Right | PBDS | Left | Thru             | Right | PBDS | Left | Thru | Right           | PBDS | Left | Thru | Right | PBDS      | Total |     |  |  |  |  |  |  |  |
| Date 04/22/23    |      |       |      |      |                  |       |      |      |      |                 |      |      |      |       |           |       |     |  |  |  |  |  |  |  |
| 11:45            | 0    | 0     | 0    | 14   | 0                | 0     | 0    | 0    | 0    | 0               | 0    | 16   | 0    | 0     | 0         | 23    | 53  |  |  |  |  |  |  |  |
| 12:00            | 0    | 0     | 0    | 19   | 0                | 0     | 0    | 0    | 0    | 0               | 0    | 19   | 3    | 0     | 0         | 30    | 71  |  |  |  |  |  |  |  |
| 12:15            | 0    | 0     | 0    | 5    | 0                | 0     | 0    | 0    | 2    | 0               | 0    | 14   | 0    | 0     | 0         | 27    | 49  |  |  |  |  |  |  |  |
| 12:30            | 0    | 0     | 0    | 7    | 0                | 0     | 0    | 0    | 0    | 0               | 0    | 20   | 0    | 0     | 0         | 49    | 76  |  |  |  |  |  |  |  |
| Hr Total         | 0    | 0     | 0    | 45   | 0                | 0     | 0    | 0    | 2    | 0               | 0    | 69   | 3    | 0     | 0         | 129   | 248 |  |  |  |  |  |  |  |
| 12:45            | 0    | 0     | 0    | 6    | 0                | 0     | 0    | 0    | 0    | 0               | 0    | 13   | 2    | 0     | 0         | 44    | 65  |  |  |  |  |  |  |  |
| 13:00            | 0    | 0     | 0    | 16   | 0                | 0     | 0    | 0    | 0    | 0               | 0    | 13   | 0    | 0     | 0         | 56    | 85  |  |  |  |  |  |  |  |
| 13:15            | 0    | 0     | 0    | 6    | 0                | 0     | 0    | 0    | 0    | 0               | 0    | 24   | 0    | 0     | 0         | 36    | 66  |  |  |  |  |  |  |  |
| 13:30            | 0    | 0     | 0    | 2    | 0                | 0     | 0    | 0    | 0    | 0               | 0    | 15   | 0    | 0     | 0         | 44    | 61  |  |  |  |  |  |  |  |
| Hr Total         | 0    | 0     | 0    | 30   | 0                | 0     | 0    | 0    | 0    | 0               | 0    | 65   | 2    | 0     | 0         | 180   | 277 |  |  |  |  |  |  |  |
| 13:45            | 0    | 0     | 0    | 19   | 0                | 0     | 0    | 0    | 0    | 0               | 0    | 32   | 0    | 0     | 0         | 50    | 101 |  |  |  |  |  |  |  |
| Hr Total         | 0    | 0     | 0    | 19   | 0                | 0     | 0    | 0    | 0    | 0               | 0    | 32   | 0    | 0     | 0         | 50    | 101 |  |  |  |  |  |  |  |
|                  |      |       |      |      |                  |       |      |      |      |                 |      |      |      |       |           |       |     |  |  |  |  |  |  |  |
| *TOTAL*          | 0    | 0     | 0    | 94   | 0                | 0     | 0    | 0    | 2    | 0               | 0    | 166  | 5    | 0     | 0         | 359   | 626 |  |  |  |  |  |  |  |

Peak Hour Analysis By Entire Intersection for the Period: 13:00 to 14:00 on 04/22/23

| Peak start 13:00 | 13:00 |    |    |      | 13:00 |    |    |    | 13:00 |    |    |      | 13:00 |    |    |      |
|------------------|-------|----|----|------|-------|----|----|----|-------|----|----|------|-------|----|----|------|
| Volume           | 0     | 0  | 0  | 43   | 0     | 0  | 0  | 0  | 0     | 0  | 0  | 84   | 0     | 0  | 0  | 186  |
| Percent          | 0%    | 0% | 0% | 100% | 0%    | 0% | 0% | 0% | 0%    | 0% | 0% | 100% | 0%    | 0% | 0% | 100% |
| Pk total         | 43    |    |    |      | 0     |    |    |    | 84    |    |    |      | 186   |    |    |      |
| Highest          | 13:45 |    |    |      | 11:45 |    |    |    | 13:45 |    |    |      | 13:00 |    |    |      |
| Volume           | 0     | 0  | 0  | 19   | 0     | 0  | 0  | 0  | 0     | 0  | 0  | 32   | 0     | 0  | 0  | 56   |
| Hi total         | 19    |    |    |      | 0     |    |    |    | 32    |    |    |      | 56    |    |    |      |
| PHF              | .57   |    |    |      | .0    |    |    |    | .66   |    |    |      | .83   |    |    |      |

JW BUCKHOLZ TRAFFIC ENGINEERING INC.

DAY: MONDAY

DATE: 05/01/23

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY): 16:00 Hrs

MANUAL TURNING MOVEMENTS COUNT

CHARLOTTE STREET @ TREASURY STREET

ST. JOHNS COUNTY, FLORIDA

Site Code : 05012301

Start Date: 05/01/23

File I.D. : 05012301

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

| CHARLOTTE STREET |      |       |       |      | CHARLOTTE STREET |       |       |      |      | TREASURY STREET |       |      |      |       |           |       |     |  |  |  |  |  |  |  |
|------------------|------|-------|-------|------|------------------|-------|-------|------|------|-----------------|-------|------|------|-------|-----------|-------|-----|--|--|--|--|--|--|--|
| From North       |      |       |       |      | From East        |       |       |      |      | From South      |       |      |      |       | From West |       |     |  |  |  |  |  |  |  |
| Left             | Thru | Right | Other | Left | Thru             | Right | Other | Left | Thru | Right           | Other | Left | Thru | Right | Other     | Total |     |  |  |  |  |  |  |  |
| Date 05/01/23    |      |       |       |      |                  |       |       |      |      |                 |       |      |      |       |           |       |     |  |  |  |  |  |  |  |
| 16:00            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 10              | 0     | 0    | 10   | 0     | 0         | 0     | 20  |  |  |  |  |  |  |  |
| 16:15            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 12              | 0     | 0    | 5    | 0     | 0         | 0     | 17  |  |  |  |  |  |  |  |
| 16:30            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 16              | 0     | 0    | 4    | 0     | 0         | 0     | 20  |  |  |  |  |  |  |  |
| 16:45            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 21              | 0     | 0    | 2    | 0     | 0         | 0     | 23  |  |  |  |  |  |  |  |
| Hr Total         | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 59              | 0     | 0    | 21   | 0     | 0         | 0     | 80  |  |  |  |  |  |  |  |
|                  |      |       |       |      |                  |       |       |      |      |                 |       |      |      |       |           |       |     |  |  |  |  |  |  |  |
| 17:00            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 21              | 0     | 0    | 6    | 0     | 0         | 0     | 27  |  |  |  |  |  |  |  |
| 17:15            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 20              | 0     | 0    | 5    | 0     | 0         | 0     | 25  |  |  |  |  |  |  |  |
| 17:30            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 26              | 0     | 0    | 5    | 0     | 0         | 0     | 31  |  |  |  |  |  |  |  |
| 17:45            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 22              | 0     | 0    | 3    | 0     | 0         | 0     | 25  |  |  |  |  |  |  |  |
| Hr Total         | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 89              | 0     | 0    | 19   | 0     | 0         | 0     | 108 |  |  |  |  |  |  |  |
|                  |      |       |       |      |                  |       |       |      |      |                 |       |      |      |       |           |       |     |  |  |  |  |  |  |  |
| *TOTAL*          | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 148             | 0     | 0    | 40   | 0     | 0         | 0     | 188 |  |  |  |  |  |  |  |

Peak Hour Analysis By Entire Intersection for the Period: 17:00 to 18:00 on 05/01/23

|                  |    |    |    |    |       |    |    |    |    |       |      |    |    |      |       |     |    |    |  |  |
|------------------|----|----|----|----|-------|----|----|----|----|-------|------|----|----|------|-------|-----|----|----|--|--|
| Peak start 17:00 |    |    |    |    | 17:00 |    |    |    |    | 17:00 |      |    |    |      | 17:00 |     |    |    |  |  |
| Volume           | 0  | 0  | 0  | 0  | 0     | 0  | 0  | 0  | 0  | 0     | 89   | 0  | 0  | 19   | 0     | 0   | 0  | 0  |  |  |
| Percent          | 0% | 0% | 0% | 0% | 0%    | 0% | 0% | 0% | 0% | 0%    | 100% | 0% | 0% | 100% | 0%    | 0%  | 0% | 0% |  |  |
| Pk total         | 0  |    |    |    |       | 0  |    |    |    |       | 89   |    |    |      |       | 19  |    |    |  |  |
| Highest 16:00    |    |    |    |    | 16:00 |    |    |    |    | 17:30 |      |    |    |      | 17:00 |     |    |    |  |  |
| Volume           | 0  | 0  | 0  | 0  | 0     | 0  | 0  | 0  | 0  | 0     | 26   | 0  | 0  | 6    | 0     | 0   | 0  | 0  |  |  |
| Hi total         | 0  |    |    |    |       | 0  |    |    |    |       | 26   |    |    |      |       | 6   |    |    |  |  |
| PHF              | .0 |    |    |    |       | .0 |    |    |    |       | .86  |    |    |      |       | .79 |    |    |  |  |

JW BUCKHOLZ TRAFFIC ENGINEERING INC.

DAY: MONDAY

DATE: 05/01/23

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY): 16:00 Hrs

MANUAL TURNING MOVEMENTS COUNT

CHARLOTTE STREET @ TREASURY STREET

ST. JOHNS COUNTY, FLORIDA

Site Code : 05012301

Start Date: 05/01/23

File I.D. : 05012301

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AUTOMOBILES

| CHARLOTTE STREET |      |       |       |      | CHARLOTTE STREET |       |       |      |      | TREASURY STREET |       |      |      |       |           |       |     |  |  |  |  |  |  |  |
|------------------|------|-------|-------|------|------------------|-------|-------|------|------|-----------------|-------|------|------|-------|-----------|-------|-----|--|--|--|--|--|--|--|
| From North       |      |       |       |      | From East        |       |       |      |      | From South      |       |      |      |       | From West |       |     |  |  |  |  |  |  |  |
|                  |      |       |       |      |                  |       |       |      |      |                 |       |      |      |       |           |       |     |  |  |  |  |  |  |  |
| Left             | Thru | Right | Other | Left | Thru             | Right | Other | Left | Thru | Right           | Other | Left | Thru | Right | Other     | Total |     |  |  |  |  |  |  |  |
| Date 05/01/23    |      |       |       |      |                  |       |       |      |      |                 |       |      |      |       |           |       |     |  |  |  |  |  |  |  |
| 16:00            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 9               | 0     | 0    | 9    | 0     | 0         | 0     | 18  |  |  |  |  |  |  |  |
| 16:15            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 12              | 0     | 0    | 5    | 0     | 0         | 0     | 17  |  |  |  |  |  |  |  |
| 16:30            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 15              | 0     | 0    | 4    | 0     | 0         | 0     | 19  |  |  |  |  |  |  |  |
| 16:45            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 21              | 0     | 0    | 2    | 0     | 0         | 0     | 23  |  |  |  |  |  |  |  |
| Hr Total         | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 57              | 0     | 0    | 20   | 0     | 0         | 0     | 77  |  |  |  |  |  |  |  |
|                  |      |       |       |      |                  |       |       |      |      |                 |       |      |      |       |           |       |     |  |  |  |  |  |  |  |
| 17:00            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 21              | 0     | 0    | 6    | 0     | 0         | 0     | 27  |  |  |  |  |  |  |  |
| 17:15            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 20              | 0     | 0    | 5    | 0     | 0         | 0     | 25  |  |  |  |  |  |  |  |
| 17:30            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 26              | 0     | 0    | 5    | 0     | 0         | 0     | 31  |  |  |  |  |  |  |  |
| 17:45            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 22              | 0     | 0    | 3    | 0     | 0         | 0     | 25  |  |  |  |  |  |  |  |
| Hr Total         | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 89              | 0     | 0    | 19   | 0     | 0         | 0     | 108 |  |  |  |  |  |  |  |
|                  |      |       |       |      |                  |       |       |      |      |                 |       |      |      |       |           |       |     |  |  |  |  |  |  |  |
| *TOTAL*          | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 146             | 0     | 0    | 39   | 0     | 0         | 0     | 185 |  |  |  |  |  |  |  |

Peak Hour Analysis By Entire Intersection for the Period: 17:00 to 18:00 on 05/01/23

| Peak start 17:00 | 17:00 |    |    |    | 17:00 |    |    |    | 17:00 |      |    |    | 17:00 |    |    |    |
|------------------|-------|----|----|----|-------|----|----|----|-------|------|----|----|-------|----|----|----|
| Volume           | 0     | 0  | 0  | 0  | 0     | 0  | 0  | 0  | 0     | 89   | 0  | 0  | 19    | 0  | 0  | 0  |
| Percent          | 0%    | 0% | 0% | 0% | 0%    | 0% | 0% | 0% | 0%    | 100% | 0% | 0% | 100%  | 0% | 0% | 0% |
| Pk total         | 0     |    |    |    | 0     |    |    |    | 89    |      |    |    | 19    |    |    |    |
| Highest          | 16:00 |    |    |    | 16:00 |    |    |    | 17:30 |      |    |    | 17:00 |    |    |    |
| Volume           | 0     | 0  | 0  | 0  | 0     | 0  | 0  | 0  | 0     | 26   | 0  | 0  | 6     | 0  | 0  | 0  |
| Hi total         | 0     |    |    |    | 0     |    |    |    | 26    |      |    |    | 6     |    |    |    |
| PHF              | .0    |    |    |    | .0    |    |    |    | .66   |      |    |    | .79   |    |    |    |



JW BUCKHOLZ TRAFFIC ENGINEERING INC.

DAY: MONDAY

DATE: 05/01/23

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY): 16:00 Hrs

MANUAL TURNING MOVEMENTS COUNT

CHARLOTTE STREET @ TREASURY STREET

ST. JOHNS COUNTY, FLORIDA

Site Code : 05012301

Start Date: 05/01/23

File I.D. : 05012301

Page : 1

COMMERCIAL VEHICLES

| CHARLOTTE STREET |      |       |       |      | CHARLOTTE STREET |       |       |      |      | TREASURY STREET |       |      |      |       |           |       |   |  |  |  |  |  |  |  |
|------------------|------|-------|-------|------|------------------|-------|-------|------|------|-----------------|-------|------|------|-------|-----------|-------|---|--|--|--|--|--|--|--|
| From North       |      |       |       |      | From East        |       |       |      |      | From South      |       |      |      |       | From West |       |   |  |  |  |  |  |  |  |
| Left             | Thru | Right | Other | Left | Thru             | Right | Other | Left | Thru | Right           | Other | Left | Thru | Right | Other     | Total |   |  |  |  |  |  |  |  |
| Date 05/01/23    |      |       |       |      |                  |       |       |      |      |                 |       |      |      |       |           |       |   |  |  |  |  |  |  |  |
| 16:00            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 1               | 0     | 0    | 1    | 0     | 0         | 0     | 2 |  |  |  |  |  |  |  |
| 16:15            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 0               | 0     | 0    | 0    | 0     | 0         | 0     | 0 |  |  |  |  |  |  |  |
| 16:30            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 1               | 0     | 0    | 0    | 0     | 0         | 0     | 1 |  |  |  |  |  |  |  |
| 16:45            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 0               | 0     | 0    | 0    | 0     | 0         | 0     | 0 |  |  |  |  |  |  |  |
| Hr Total         | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 2               | 0     | 0    | 1    | 0     | 0         | 0     | 3 |  |  |  |  |  |  |  |
| 17:00            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 0               | 0     | 0    | 0    | 0     | 0         | 0     | 0 |  |  |  |  |  |  |  |
| 17:15            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 0               | 0     | 0    | 0    | 0     | 0         | 0     | 0 |  |  |  |  |  |  |  |
| 17:30            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 0               | 0     | 0    | 0    | 0     | 0         | 0     | 0 |  |  |  |  |  |  |  |
| 17:45            | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 0               | 0     | 0    | 0    | 0     | 0         | 0     | 0 |  |  |  |  |  |  |  |
| Hr Total         | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 0               | 0     | 0    | 0    | 0     | 0         | 0     | 0 |  |  |  |  |  |  |  |
|                  |      |       |       |      |                  |       |       |      |      |                 |       |      |      |       |           |       |   |  |  |  |  |  |  |  |
| *TOTAL*          | 0    | 0     | 0     | 0    | 0                | 0     | 0     | 0    | 0    | 2               | 0     | 0    | 1    | 0     | 0         | 0     | 3 |  |  |  |  |  |  |  |

Peak Hour Analysis By Entire Intersection for the Period: 17:00 to 18:00 on 05/01/23

| Peak start 17:00 |       |    |    | 17:00 |       |    |    | 17:00 |       |    |    | 17:00 |       |    |    |
|------------------|-------|----|----|-------|-------|----|----|-------|-------|----|----|-------|-------|----|----|
| Volume           | 0     | 0  | 0  | 0     | 0     | 0  | 0  | 0     | 0     | 0  | 0  | 0     | 0     | 0  | 0  |
| Percent          | 0%    | 0% | 0% | 0%    | 0%    | 0% | 0% | 0%    | 0%    | 0% | 0% | 0%    | 0%    | 0% | 0% |
| Pk total         | 0     |    |    |       | 0     |    |    |       | 0     |    |    |       | 0     |    |    |
| Highest          | 16:00 |    |    |       | 16:00 |    |    |       | 16:00 |    |    |       | 16:00 |    |    |
| Volume           | 0     | 0  | 0  | 0     | 0     | 0  | 0  | 0     | 1     | 0  | 0  | 1     | 0     | 0  | 0  |
| Hi total         | 0     |    |    |       | 0     |    |    |       | 0     |    |    | 0     |       |    |    |
| PHP              | .0    |    |    |       | .0    |    |    |       | .0    |    |    | .0    |       |    |    |

JW BUCKHOLZ TRAFFIC ENGINEERING INC.

DAY: MONDAY  
DATE: 05/01/23  
WEATHER: CLEAR & DRY  
BEGIN TIME (MILITARY): 16:00 Hrs

MANUAL TURNING MOVEMENTS COUNT  
CHARLOTTE STREET @ TREASURY STREET  
ST. JOHNS COUNTY, FLORIDA

Site Code : 05012301  
Start Date: 05/01/23  
File I.D. : 05012301  
Page : 1

PEDESTRIAN & BICYCLES

| CHARLOTTE STREET<br>From North |      |       |      | CHARLOTTE STREET<br>From East |      |       |      | CHARLOTTE STREET<br>From South |      |       |      | TREASURY STREET<br>From West |      |       |      | Total |     |
|--------------------------------|------|-------|------|-------------------------------|------|-------|------|--------------------------------|------|-------|------|------------------------------|------|-------|------|-------|-----|
| Left                           | Thru | Right | PBDS | Left                          | Thru | Right | PBDS | Left                           | Thru | Right | PBDS | Left                         | Thru | Right | PBDS |       |     |
| Date 05/01/23                  |      |       |      |                               |      |       |      |                                |      |       |      |                              |      |       |      |       |     |
| 16:00                          | 0    | 1     | 0    | 2                             | 0    | 0     | 0    | 0                              | 1    | 0     | 0    | 12                           | 0    | 0     | 0    | 32    | 54  |
| 16:15                          | 0    | 0     | 0    | 2                             | 0    | 0     | 0    | 0                              | 1    | 0     | 0    | 22                           | 2    | 0     | 0    | 32    | 59  |
| 16:30                          | 0    | 2     | 0    | 5                             | 0    | 0     | 0    | 0                              | 0    | 0     | 0    | 17                           | 0    | 0     | 0    | 45    | 69  |
| 16:45                          | 0    | 0     | 0    | 0                             | 0    | 0     | 0    | 0                              | 0    | 1     | 0    | 7                            | 0    | 0     | 1    | 17    | 26  |
| Hr Total                       | 0    | 3     | 0    | 15                            | 0    | 0     | 0    | 0                              | 2    | 1     | 0    | 58                           | 2    | 0     | 1    | 126   | 208 |
| 17:00                          | 0    | 0     | 0    | 1                             | 0    | 0     | 0    | 0                              | 0    | 0     | 0    | 14                           | 0    | 0     | 0    | 28    | 43  |
| 17:15                          | 0    | 0     | 0    | 0                             | 0    | 0     | 0    | 0                              | 0    | 0     | 0    | 5                            | 0    | 0     | 0    | 23    | 28  |
| 17:30                          | 0    | 0     | 0    | 0                             | 0    | 0     | 0    | 0                              | 0    | 0     | 0    | 4                            | 2    | 0     | 0    | 24    | 30  |
| 17:45                          | 0    | 0     | 0    | 2                             | 0    | 0     | 0    | 0                              | 0    | 1     | 0    | 21                           | 0    | 0     | 0    | 46    | 70  |
| Hr Total                       | 0    | 0     | 0    | 3                             | 0    | 0     | 0    | 0                              | 0    | 1     | 0    | 44                           | 2    | 0     | 0    | 121   | 171 |
| *TOTAL*                        | 0    | 3     | 0    | 18                            | 0    | 0     | 0    | 0                              | 2    | 2     | 0    | 102                          | 4    | 0     | 1    | 247   | 379 |

Peak Hour Analysis By Entire Intersection for the Period: 17:00 to 18:00 on 05/01/23

| Peak start 17:00 | 17:00 |    |    |      | 17:00 |    |    |    | 17:00 |    |    |     | 17:00 |    |    |     |
|------------------|-------|----|----|------|-------|----|----|----|-------|----|----|-----|-------|----|----|-----|
| Volume           | 0     | 0  | 0  | 3    | 0     | 0  | 0  | 0  | 0     | 1  | 0  | 44  | 2     | 0  | 0  | 121 |
| Percent          | 0%    | 0% | 0% | 100% | 0%    | 0% | 0% | 0% | 0%    | 2% | 0% | 98% | 2%    | 0% | 0% | 98% |
| Pk total         | 3     |    |    |      | 0     |    |    |    | 45    |    |    |     | 123   |    |    |     |
| Highest          | 17:45 |    |    |      | 16:00 |    |    |    | 17:45 |    |    |     | 17:45 |    |    |     |
| Volume           | 0     | 0  | 0  | 2    | 0     | 0  | 0  | 0  | 0     | 1  | 0  | 21  | 0     | 0  | 0  | 46  |
| Hi total         | 2     |    |    |      | 0     |    |    |    | 22    |    |    |     | 46    |    |    |     |
| PHF              | .38   |    |    |      | .0    |    |    |    | .51   |    |    |     | .67   |    |    |     |

## **APPENDIX D**

### **TRIP GENERATION DATA OTHER DOWNTOWN ST. AUGUSTINE HOTELS**



**TABLE B-1  
CATHEDRAL PLACE / CHARLOTTE STREET  
ST. AUGUSTINE, FLORIDA  
TURNING MOVEMENT COUNTS - ALL VEHICLES**

**Saturday April 22, 2023**

|                               | CATHEDRAL PLACE               |                             |      | CHARLOTTE STREET |      |                               | All  |
|-------------------------------|-------------------------------|-----------------------------|------|------------------|------|-------------------------------|------|
|                               | Right Turn To Anderson Circle | Right Turn to Charlotte St. | Thru | Left Turn        | Thru | Right Turn to Anderson Circle |      |
| 11:45-NOON                    | 1                             | 13                          | 127  | 10               | 6    | 1                             | 158  |
| NOON-12:15 PM                 | 0                             | 13                          | 120  | 16               | 5    | 0                             | 154  |
| 12:15-12:30 PM                | 0                             | 10                          | 117  | 9                | 4    | 0                             | 140  |
| 12:30-12:45 PM                | 3                             | 12                          | 128  | 4                | 4    | 3                             | 154  |
| 12:45-1:00 PM                 | 1                             | 16                          | 126  | 11               | 5    | 0                             | 159  |
| 1:00-1:15 PM                  | 2                             | 16                          | 110  | 11               | 5    | 2                             | 146  |
| 1:15-1:30 PM                  | 2                             | 14                          | 132  | 8                | 7    | 0                             | 163  |
| 1:30-1:45 PM                  | 1                             | 13                          | 123  | 10               | 7    | 0                             | 154  |
| 1:45-2:00 PM                  | 1                             | 18                          | 153  | 13               | 11   | 0                             | 196  |
| AM PEAK PERIOD:               | 11                            | 125                         | 1136 | 92               | 54   | 6                             | 1424 |
| AM PEAK HOUR:<br>1:00-2:00 PM | 6                             | 61                          | 518  | 42               | 30   | 2                             | 659  |

PHF  
0.84

**Tuesday, April 25, 2023**

|                               | CATHEDRAL PLACE               |                             |      | CHARLOTTE STREET |      |                               | All |
|-------------------------------|-------------------------------|-----------------------------|------|------------------|------|-------------------------------|-----|
|                               | Right Turn To Anderson Circle | Right Turn to Charlotte St. | Thru | Left Turn        | Thru | Right Turn to Anderson Circle |     |
| 4:00-4:15 PM                  | 1                             | 10                          | 90   | 9                | 10   | 2                             | 122 |
| 4:15-4:30 PM                  | 1                             | 8                           | 103  | 4                | 9    | 1                             | 126 |
| 4:30-4:45 PM                  | 2                             | 14                          | 95   | 10               | 2    | 0                             | 123 |
| 4:45-5:00 PM                  | 1                             | 10                          | 108  | 7                | 4    | 1                             | 131 |
| 5:00-5:15 PM                  | 1                             | 18                          | 103  | 4                | 5    | 0                             | 131 |
| 5:15-5:30 PM                  | 2                             | 16                          | 79   | 14               | 2    | 0                             | 113 |
| 5:30-5:45 PM                  | 1                             | 7                           | 92   | 2                | 0    | 0                             | 102 |
| 5:45-6:00 PM                  | 0                             | 10                          | 89   | 12               | 3    | 1                             | 115 |
| PM PEAK PERIOD:               | 9                             | 93                          | 759  | 62               | 35   | 5                             | 963 |
| PM PEAK HOUR:<br>4:15-5:15 PM | 5                             | 50                          | 409  | 25               | 20   | 2                             | 511 |

PHF  
0.98

**BUCKHOLZ TRAFFIC**

**TABLE B-2  
CATHEDRAL PLACE / CHARLOTTE STREET  
ST. AUGUSTINE, FLORIDA  
TURNING MOVEMENT COUNTS - TRUCKS**

**Saturday April 22, 2023**

|                               | CATHEDRAL PLACE               |                             |      | CHARLOTTE STREET |      |                               | All |
|-------------------------------|-------------------------------|-----------------------------|------|------------------|------|-------------------------------|-----|
|                               | Right Turn To Anderson Circle | Right Turn to Charlotte St. | Thru | Left Turn        | Thru | Right Turn to Anderson Circle |     |
| 11:45-NOON                    | 0                             | 0                           | 5    | 2                | 0    | 0                             | 7   |
| NOON-12:15 PM                 | 0                             | 0                           | 4    | 0                | 0    | 0                             | 4   |
| 12:15-12:30 PM                | 0                             | 0                           | 3    | 0                | 0    | 0                             | 3   |
| 12:30-12:45 PM                | 0                             | 0                           | 2    | 0                | 0    | 0                             | 2   |
| 12:45-1:00 PM                 | 0                             | 0                           | 5    | 2                | 0    | 0                             | 7   |
| 1:00-1:15 PM                  | 0                             | 0                           | 4    | 0                | 0    | 0                             | 4   |
| 1:15-1:30 PM                  | 0                             | 0                           | 2    | 1                | 0    | 0                             | 3   |
| 1:30-1:45 PM                  | 0                             | 0                           | 1    | 0                | 0    | 0                             | 1   |
| 1:45-2:00 PM                  | 0                             | 0                           | 3    | 0                | 1    | 0                             | 4   |
| AM PEAK PERIOD:               | 0                             | 0                           | 29   | 5                | 1    | 0                             | 35  |
| AM PEAK HOUR:<br>1:00-2:00 PM | 0                             | 0                           | 10   | 1                | 1    | 0                             | 12  |

**Tuesday, April 25, 2023**

|                               | CATHEDRAL PLACE               |                             |      | CHARLOTTE STREET |      |                               | All |
|-------------------------------|-------------------------------|-----------------------------|------|------------------|------|-------------------------------|-----|
|                               | Right Turn To Anderson Circle | Right Turn to Charlotte St. | Thru | Left Turn        | Thru | Right Turn to Anderson Circle |     |
| 4:00-4:15 PM                  | 0                             | 0                           | 5    | 0                | 1    | 0                             | 6   |
| 4:15-4:30 PM                  | 0                             | 0                           | 1    | 0                | 0    | 0                             | 1   |
| 4:30-4:45 PM                  | 0                             | 0                           | 4    | 1                | 0    | 0                             | 5   |
| 4:45-5:00 PM                  | 0                             | 0                           | 4    | 0                | 0    | 0                             | 4   |
| 5:00-5:15 PM                  | 0                             | 0                           | 4    | 0                | 1    | 0                             | 5   |
| 5:15-5:30 PM                  | 0                             | 0                           | 2    | 0                | 0    | 0                             | 2   |
| 5:30-5:45 PM                  | 0                             | 0                           | 0    | 0                | 0    | 0                             | 0   |
| 5:45-6:00 PM                  | 0                             | 0                           | 3    | 0                | 0    | 0                             | 3   |
| PM PEAK PERIOD:               | 0                             | 0                           | 23   | 1                | 2    | 0                             | 26  |
| PM PEAK HOUR:<br>4:15-5:15 PM | 0                             | 0                           | 13   | 1                | 1    | 0                             | 15  |

**BUCKHOLZ TRAFFIC**



**TABLE B-3  
CATHEDRAL PLACE / CHARLOTTE STREET  
ST. AUGUSTINE, FLORIDA  
TURNING MOVEMENT COUNTS - PEDESTRIANS**

**Saturday April 22, 2023**

|                               | CATHEDRAL PLACE    |            |                         |            | CHARLOTTE STREET    |           |                     |           | All  |
|-------------------------------|--------------------|------------|-------------------------|------------|---------------------|-----------|---------------------|-----------|------|
|                               | West Leg Crosswalk |            | East Leg (No Crosswalk) |            | North Leg Crosswalk |           | South Leg Crosswalk |           |      |
|                               | Northbound         | Southbound | Northbound              | Southbound | Eastbound           | Westbound | Eastbound           | Westbound |      |
| 11:45-NOON                    | 24                 | 21         | 0                       | 0          | 21                  | 32        | 3                   | 5         | 106  |
| NOON-12:15 PM                 | 28                 | 18         | 0                       | 3          | 17                  | 36        | 4                   | 0         | 106  |
| 12:15-12:30 PM                | 42                 | 40         | 2                       | 0          | 38                  | 23        | 0                   | 0         | 145  |
| 12:30-12:45 PM                | 45                 | 44         | 0                       | 2          | 22                  | 31        | 2                   | 3         | 149  |
| 12:45-1:00 PM                 | 28                 | 32         | 0                       | 0          | 36                  | 38        | 0                   | 0         | 134  |
| 1:00-1:15 PM                  | 34                 | 54         | 0                       | 0          | 16                  | 41        | 0                   | 2         | 147  |
| 1:15-1:30 PM                  | 44                 | 45         | 0                       | 0          | 34                  | 32        | 7                   | 4         | 166  |
| 1:30-1:45 PM                  | 58                 | 50         | 2                       | 0          | 58                  | 59        | 2                   | 11        | 240  |
| 1:45-2:00 PM                  | 47                 | 37         | 0                       | 0          | 40                  | 49        | 0                   | 8         | 181  |
| AM PEAK PERIOD:               | 350                | 341        | 4                       | 5          | 282                 | 341       | 18                  | 33        | 1374 |
| AM PEAK HOUR:<br>1:00-2:00 PM | 183                | 186        | 2                       | 0          | 148                 | 181       | 9                   | 25        | 734  |

**Tuesday, April 25, 2023**

|                               | CATHEDRAL PLACE    |            |                         |            | CHARLOTTE STREET    |           |                     |           | All |
|-------------------------------|--------------------|------------|-------------------------|------------|---------------------|-----------|---------------------|-----------|-----|
|                               | West Leg Crosswalk |            | East Leg (No Crosswalk) |            | North Leg Crosswalk |           | South Leg Crosswalk |           |     |
|                               | Northbound         | Southbound | Northbound              | Southbound | Eastbound           | Westbound | Eastbound           | Westbound |     |
| 4:00-4:15 PM                  | 32                 | 19         | 1                       | 0          | 15                  | 10        | 4                   | 11        | 92  |
| 4:15-4:30 PM                  | 16                 | 17         | 0                       | 4          | 8                   | 8         | 4                   | 4         | 61  |
| 4:30-4:45 PM                  | 16                 | 12         | 0                       | 2          | 17                  | 22        | 3                   | 0         | 72  |
| 4:45-5:00 PM                  | 28                 | 17         | 0                       | 0          | 29                  | 28        | 1                   | 9         | 112 |
| 5:00-5:15 PM                  | 9                  | 33         | 0                       | 0          | 21                  | 27        | 1                   | 0         | 91  |
| 5:15-5:30 PM                  | 25                 | 24         | 3                       | 0          | 24                  | 24        | 0                   | 1         | 101 |
| 5:30-5:45 PM                  | 31                 | 12         | 0                       | 0          | 16                  | 18        | 1                   | 11        | 89  |
| 5:45-6:00 PM                  | 25                 | 20         | 0                       | 0          | 25                  | 31        | 13                  | 3         | 117 |
| PM PEAK PERIOD:               | 182                | 154        | 4                       | 6          | 155                 | 168       | 27                  | 39        | 735 |
| PM PEAK HOUR:<br>4:15-5:15 PM | 69                 | 79         | 0                       | 6          | 75                  | 85        | 9                   | 13        | 336 |

**BUCKHOLZ TRAFFIC**

**TABLE B-4  
CATHEDRAL PLACE / PARKING LOT DRIVEWAY  
ST. AUGUSTINE, FLORIDA  
TURNING MOVEMENT COUNTS - ALL VEHICLES**

**Saturday April 22, 2023**

|                        | <b>CHARLOTTE STREET</b> | <b>PARKING LOT DRIVEWAY</b> |           |
|------------------------|-------------------------|-----------------------------|-----------|
|                        | Left Turn In            | Left Turn Out               | All       |
| 11:45-NOON             | 1                       | 1                           | 2         |
| NOON-12:15 PM          | 1                       | 1                           | 2         |
| 12:15-12:30 PM         | 4                       | 4                           | 8         |
| 12:30-12:45 PM         | 4                       | 2                           | 6         |
| 12:45-1:00 PM          | 5                       | 3                           | 8         |
| 1:00-1:15 PM           | 5                       | 2                           | 7         |
| 1:15-1:30 PM           | 4                       | 4                           | 8         |
| 1:30-1:45 PM           | 4                       | 2                           | 6         |
| 1:45-2:00 PM           | 0                       | 3                           | 3         |
| <b>AM PEAK PERIOD:</b> | <b>28</b>               | <b>22</b>                   | <b>50</b> |

|                      |           |           |           |
|----------------------|-----------|-----------|-----------|
| <b>AM PEAK HOUR:</b> | <b>13</b> | <b>11</b> | <b>24</b> |
| <b>1:00-2:00 PM</b>  |           |           |           |

**Monday, May 1, 2023**

|                        | <b>CHARLOTTE STREET</b> | <b>PARKING LOT DRIVEWAY</b> |           |
|------------------------|-------------------------|-----------------------------|-----------|
|                        | Left Turn In            | Left Turn Out               | All       |
| 4:00-4:15 PM           | 1                       | 1                           | 2         |
| 4:15-4:30 PM           | 3                       | 1                           | 4         |
| 4:30-4:45 PM           | 1                       | 1                           | 2         |
| 4:45-5:00 PM           | 1                       | 4                           | 5         |
| 5:00-5:15 PM           | 3                       | 8                           | 11        |
| 5:15-5:30 PM           | 4                       | 8                           | 12        |
| 5:30-5:45 PM           | 6                       | 6                           | 12        |
| 5:45-6:00 PM           | 2                       | 3                           | 5         |
| <b>PM PEAK PERIOD:</b> | <b>21</b>               | <b>32</b>                   | <b>53</b> |

|                      |           |           |           |
|----------------------|-----------|-----------|-----------|
| <b>PM PEAK HOUR:</b> | <b>15</b> | <b>25</b> | <b>40</b> |
| <b>5:00-6:00 PM</b>  |           |           |           |

**BUCKHOLZ TRAFFIC**

DATE: Saturday, March 9, 2024

Saint Augustine

FROM THE NORTH

AVENIDA MENENDEZ



|      | AUTO | COMM | BICYCLES |
|------|------|------|----------|
| 1415 | 85   | 1    | 0        |
| 1430 | 54   | 1    | 2        |
| 1425 | 61   | 2    | 1        |
| 1500 | 74   | 1    | 0        |

FROM THE EAST

CATHEDRAL PLACE



| AUTO | COMM | BICYCLES |
|------|------|----------|
| 50   | 1    | 0        |
| 57   | 0    | 3        |
| 53   | 0    | 0        |
| 45   | 1    | 0        |

FROM THE SOUTH

KING STREET



| AUTO | COMM | TOURIST<br>TRAIN |
|------|------|------------------|
| 9    | 0    | 2                |
| 1    | 0    | 2                |
| 3    | 0    | 1                |
| 3    | 0    | 0                |

CATHEDRAL PLACE - PED CROSSING

1415  
1430  
1425  
1500

NORTH  
CROSSING



|    |
|----|
| 42 |
| 61 |
| 40 |
| 65 |

|    |
|----|
| 8  |
| 13 |
| 26 |
| 23 |



SOUTH  
CROSSING

DATE: Monday, March 11, 2024

Saint Augustine

FROM THE NORTH

AVENIDA MENENDEZ



|      | AUTO | COMM | BICYCLES |
|------|------|------|----------|
| 1615 | 54   | 2    | 0        |
| 1630 | 55   | 1    | 0        |
| 1645 | 43   | 1    | 0        |
| 1700 | 59   | 1    | 0        |

FROM THE EAST

CATHEDRAL PLACE



|      | AUTO | COMM | BICYCLES |
|------|------|------|----------|
| 1615 | 44   | 1    | 0        |
| 1630 | 35   | 0    | 0        |
| 1645 | 58   | 0    | 0        |
| 1700 | 34   | 1    | 1        |

FROM THE SOUTH

KING STREET



|      | AUTO | COMM | TOURIST<br>TRAIN |
|------|------|------|------------------|
| 1615 | 9    | 0    | 1                |
| 1630 | 2    | 0    | 3                |
| 1645 | 3    | 0    | 0                |
| 1700 | 3    | 0    | 1                |

CATHEDRAL PLACE - PED CROSSING

1615  
1630  
1645  
1700

NORTH  
CROSSING



|    |
|----|
| 68 |
| 79 |
| 52 |
| 63 |

|    |
|----|
| 14 |
| 17 |
| 22 |
| 7  |



SOUTH  
CROSSING

# **APPENDIX C**

## **FDOT TRAFFIC COUNTS**



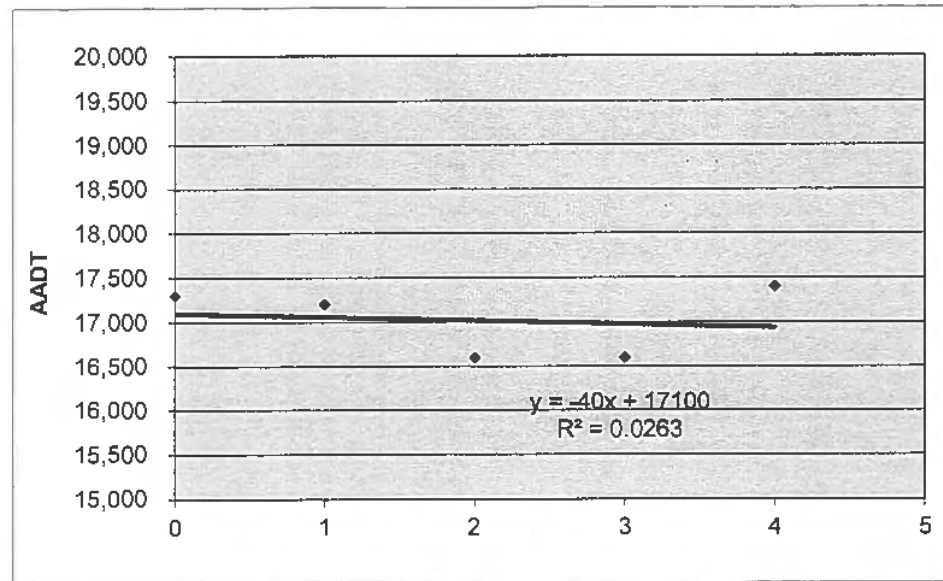


**TABLE C-1  
LINEAR REGRESSION ANALYSIS**

**SR A1A (San Marco Avenue), North of Cathedral Place**

| <u>Year</u> | <u>X</u> | <u>Actual<br/>AADT (Y)</u> | <u>Predicted<br/>AADT</u> |
|-------------|----------|----------------------------|---------------------------|
| 2018        | 0        | 17,300                     | 17100                     |
| 2019        | 1        | 17,200                     | 17060                     |
| 2020        | 2        | 16,600                     | 17020                     |
| 2021        | 3        | 16,600                     | 16980                     |
| 2022        | 4        | 17,400                     | 16940                     |
| 2023        | 5        |                            | 16900                     |
| 2024        | 6        |                            | 16860                     |
| 2025        | 7        |                            | 16820                     |
| 2026        | 8        |                            | 16780                     |
| 2027        | 9        |                            | 16740                     |
| 2028        | 10       |                            | 16700                     |
| 2029        | 11       |                            | 16660                     |
| 2030        | 12       |                            | 16620                     |
| 2031        | 13       |                            | 16580                     |
| 2032        | 14       |                            | 16540                     |
| 2033        | 15       |                            | 16500                     |
| 2034        | 16       |                            | 16460                     |
| 2035        | 17       |                            | 16420                     |

i = -0.2%



**BUCKHOLZ TRAFFIC**

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2022 HISTORICAL AADT REPORT

COUNTY: 78 - ST. JOHNS

SITE: 5012 - SR 5A N. OF TREASURY ST.

| YEAR | AADT    |   | DIRECTION 1 |   | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|---------|---|-------------|---|-------------|-----------|----------|----------|
| ---- | -----   |   | -----       |   | -----       | -----     | -----    | -----    |
| 2022 | 17400 C | N | 8600        | S | 8800        | 9.00      | 56.40    | 2.20     |
| 2021 | 16600 S | N | 8100        | S | 8500        | 9.00      | 56.30    | 2.10     |
| 2020 | 16600 F | N | 8100        | S | 8500        | 9.00      | 56.60    | 2.20     |
| 2019 | 17200 C | N | 8400        | S | 8800        | 9.00      | 57.90    | 2.50     |
| 2018 | 17300 C | N | 8500        | S | 8800        | 9.00      | 57.60    | 2.90     |
| 2017 | 17500 F | N | 8500        | S | 9000        | 9.00      | 58.00    | 2.10     |
| 2016 | 17100 C | N | 8300        | S | 8800        | 9.00      | 57.80    | 2.70     |
| 2015 | 15800 C | N | 7600        | S | 8200        | 9.00      | 58.00    | 3.20     |
| 2014 | 15800 C | N | 7600        | S | 8200        | 9.00      | 58.30    | 2.00     |
| 2013 | 15600 C | N | 7700        | S | 7900        | 9.00      | 58.00    | 2.70     |
| 2012 | 16100 C | N | 7800        | S | 8300        | 9.00      | 57.90    | 2.40     |
| 2011 | 16300 C | N | 7700        | S | 8600        | 9.00      | 58.40    | 2.40     |
| 2010 | 15700 C | N | 7300        | S | 8400        | 9.59      | 57.46    | 2.60     |
| 2009 | 17300 C | N | 8300        | S | 9000        | 9.64      | 56.93    | 2.00     |
| 2008 | 17200 C | N | 7800        | S | 9400        | 9.60      | 59.67    | 2.60     |
| 2007 | 16300 C | N | 7700        | S | 8600        | 9.31      | 57.44    | 2.00     |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 78  
STATION: 5012  
DESCRIPTION: SR 5A N. OF TREASURY ST.  
START DATE: 06/08/2022  
START TIME: 0000

| TIME            | DIRECTION: N |     |     |     |       | DIRECTION: S |     |     |     |       | COMBINED |       |
|-----------------|--------------|-----|-----|-----|-------|--------------|-----|-----|-----|-------|----------|-------|
|                 | 1ST          | 2ND | 3RD | 4TH | TOTAL | 1ST          | 2ND | 3RD | 4TH | TOTAL | TOTAL    | TOTAL |
| 0000            | 11           | 11  | 10  | 6   | 38    | 24           | 12  | 15  | 13  | 64    |          | 102   |
| 0100            | 8            | 11  | 4   | 2   | 25    | 6            | 9   | 5   | 6   | 26    |          | 51    |
| 0200            | 4            | 10  | 1   | 4   | 19    | 4            | 6   | 3   | 3   | 16    |          | 35    |
| 0300            | 3            | 1   | 4   | 6   | 14    | 9            | 5   | 1   | 3   | 18    |          | 32    |
| 0400            | 5            | 12  | 3   | 16  | 36    | 2            | 3   | 9   | 12  | 26    |          | 62    |
| 0500            | 12           | 21  | 29  | 41  | 103   | 14           | 5   | 21  | 22  | 62    |          | 165   |
| 0600            | 42           | 50  | 75  | 52  | 219   | 28           | 37  | 46  | 58  | 169   |          | 388   |
| 0700            | 99           | 75  | 110 | 117 | 401   | 75           | 78  | 122 | 99  | 374   |          | 775   |
| 0800            | 103          | 122 | 152 | 149 | 526   | 86           | 116 | 137 | 113 | 452   |          | 978   |
| 0900            | 127          | 78  | 177 | 118 | 500   | 131          | 111 | 135 | 116 | 493   |          | 993   |
| 1000            | 158          | 111 | 178 | 131 | 578   | 141          | 124 | 167 | 152 | 584   |          | 1162  |
| 1100            | 150          | 96  | 172 | 186 | 604   | 134          | 154 | 169 | 169 | 626   |          | 1230  |
| 1200            | 165          | 122 | 186 | 160 | 633   | 147          | 139 | 145 | 185 | 616   |          | 1249  |
| 1300            | 146          | 105 | 168 | 154 | 573   | 166          | 139 | 178 | 158 | 641   |          | 1214  |
| 1400            | 152          | 162 | 150 | 153 | 617   | 153          | 167 | 178 | 180 | 678   |          | 1295  |
| 1500            | 154          | 155 | 172 | 156 | 637   | 160          | 171 | 179 | 188 | 698   |          | 1335  |
| 1600            | 177          | 133 | 180 | 178 | 668   | 171          | 153 | 209 | 167 | 700   |          | 1368  |
| 1700            | 186          | 159 | 139 | 95  | 579   | 186          | 181 | 176 | 130 | 673   |          | 1252  |
| 1800            | 144          | 129 | 139 | 135 | 547   | 153          | 144 | 143 | 144 | 584   |          | 1131  |
| 1900            | 124          | 109 | 113 | 119 | 465   | 134          | 105 | 112 | 120 | 471   |          | 936   |
| 2000            | 99           | 110 | 75  | 122 | 406   | 96           | 98  | 121 | 114 | 429   |          | 835   |
| 2100            | 96           | 72  | 66  | 57  | 291   | 91           | 76  | 75  | 64  | 306   |          | 597   |
| 2200            | 67           | 39  | 42  | 33  | 181   | 70           | 41  | 41  | 37  | 189   |          | 370   |
| 2300            | 25           | 30  | 19  | 20  | 94    | 42           | 16  | 24  | 17  | 99    |          | 193   |
| 24-HOUR TOTALS: |              |     |     |     | 8754  |              |     |     |     |       | 8994     | 17748 |

| PEAK VOLUME INFORMATION |      |        |              |        |                     |        |
|-------------------------|------|--------|--------------|--------|---------------------|--------|
| DIRECTION: N            |      |        | DIRECTION: S |        | COMBINED DIRECTIONS |        |
| A.M.                    | HOUR | VOLUME | HOUR         | VOLUME | HOUR                | VOLUME |
|                         | 815  | 550    | 815          | 497    | 815                 | 1047   |
| P.M.                    | 1630 | 703    | 1630         | 743    | 1630                | 1446   |
| DAILY                   | 1630 | 703    | 1630         | 743    | 1630                | 1446   |

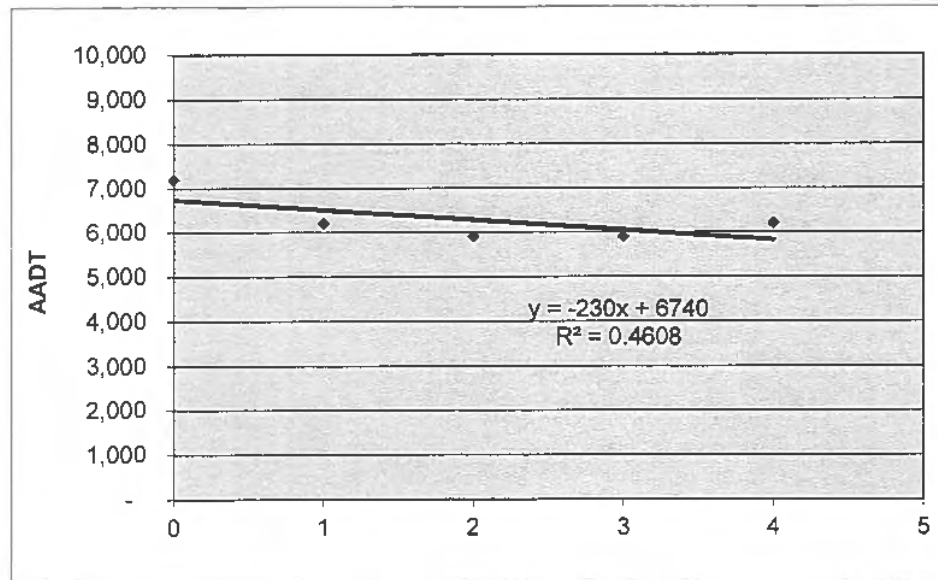
GENERATED BY SPS 5.0.0.61

**TABLE C-2**  
**LINEAR REGRESSION ANALYSIS**

Cathedral Place, East of St. George Street

| Year | X  | Actual<br>AADT (Y) | Predicted<br>AADT |
|------|----|--------------------|-------------------|
| 2018 | 0  | 7,200              | 6740              |
| 2019 | 1  | 6,200              | 6510              |
| 2020 | 2  | 5,900              | 6280              |
| 2021 | 3  | 5,900              | 6050              |
| 2022 | 4  | 6,200              | 5820              |
| 2023 | 5  |                    | 5590              |
| 2024 | 6  |                    | 5360              |
| 2025 | 7  |                    | 5130              |
| 2026 | 8  |                    | 4900              |
| 2027 | 9  |                    | 4670              |
| 2028 | 10 |                    | 4440              |
| 2029 | 11 |                    | 4210              |
| 2030 | 12 |                    | 3980              |
| 2031 | 13 |                    | 3750              |
| 2032 | 14 |                    | 3520              |
| 2033 | 15 |                    | 3290              |
| 2034 | 16 |                    | 3060              |
| 2035 | 17 |                    | 2830              |

i = - 5.0%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2022 HISTORICAL AADT REPORT

COUNTY: 78 - ST.JOHNS

SITE: 5030 - SR 5A (CATHEDRAL PL.) E. OF ST. GEORGE ST.

| YEAR | AADT   | DIRECTION 1 | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|--------|-------------|-------------|-----------|----------|----------|
| ---- | -----  | -----       | -----       | -----     | -----    | -----    |
| 2022 | 6200 C | W 6200      | 0           | 9.00      | 99.90    | 2.20     |
| 2021 | 5900 F | 0           | 0           | 9.00      | 99.90    | 2.10     |
| 2020 | 5900 C | W 5900      | 0           | 9.00      | 99.90    | 2.20     |
| 2019 | 6200 C | W 6200      | 0           | 9.00      | 99.90    | 2.50     |
| 2018 | 7200 C | W 7200      | 0           | 9.00      | 99.90    | 2.90     |
| 2017 | 7400 F | 0           | 0           | 9.00      | 99.90    | 2.10     |
| 2016 | 7200 C | W 7200      | 0           | 9.00      | 99.90    | 2.70     |
| 2015 | 6500 C | W 6500      | 0           | 9.00      | 99.90    | 3.20     |
| 2014 | 6900 C | W 6900      | 0           | 9.00      | 99.90    | 2.00     |
| 2013 | 6300 C | W 6300      | 0           | 9.00      | 99.90    | 2.70     |
| 2012 | 6200 C | W 6200      | 0           | 9.00      | 99.90    | 2.40     |
| 2011 | 6700 C | W 6700      | 0           | 9.00      | 99.90    | 2.40     |
| 2010 | 6300 C | W 6300      | 0           | 9.59      | 99.99    | 2.60     |
| 2009 | 7500 C | W 7500      | 0           | 9.64      | 99.99    | 2.00     |
| 2008 | 7500 C | W 7500      | 0           | 9.60      | 99.99    | 2.60     |
| 2007 | 6900 C | W 6900      | 0           | 9.31      | 99.99    | 2.00     |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



COUNTY: 78  
 STATION: 5030  
 DESCRIPTION: SR 5A (CATHEDRAL PL.) E. OF ST. GEORGE ST.  
 START DATE: 06/08/2022  
 START TIME: 0000

```

-----
              DIRECTION: W
TIME      1ST      2ND      3RD      4TH      TOTAL
-----
0000       15       10       11        8       44
0100       12       10        7        5       34
0200        7        2        4        3       16
0300        7        2        1        1       11
0400        7        3        3        3       16
0500       12        7       13        9       41
0600       24       23       37       36      120
0700       42       59       67       64     232
0800       65       61       92       76     294
0900       84       65      108      112     369
1000       94       78      112      131     415
1100      121      114      141      122     498
1200      151       94      127      139     511
1300      132       91      135      125     483
1400      102      118      125      110     455
1500      103      108      113       94     418
1600      106       89      115      113     423
1700      119      102      114       82     417
1800      136      129      100       89     454
1900      102       72       98       88     360
2000       77       74       67       64     282
2100       66       42       47       36     191
2200       43       36       29       31     139
2300       27       18       30       20       95
-----
24-HOUR TOTALS:                               6318
  
```

PEAK VOLUME INFORMATION

|       | HOUR | VOLUME |
|-------|------|--------|
| A.M.  | 845  | 333    |
| P.M.  | 1200 | 511    |
| DAILY | 1115 | 528    |

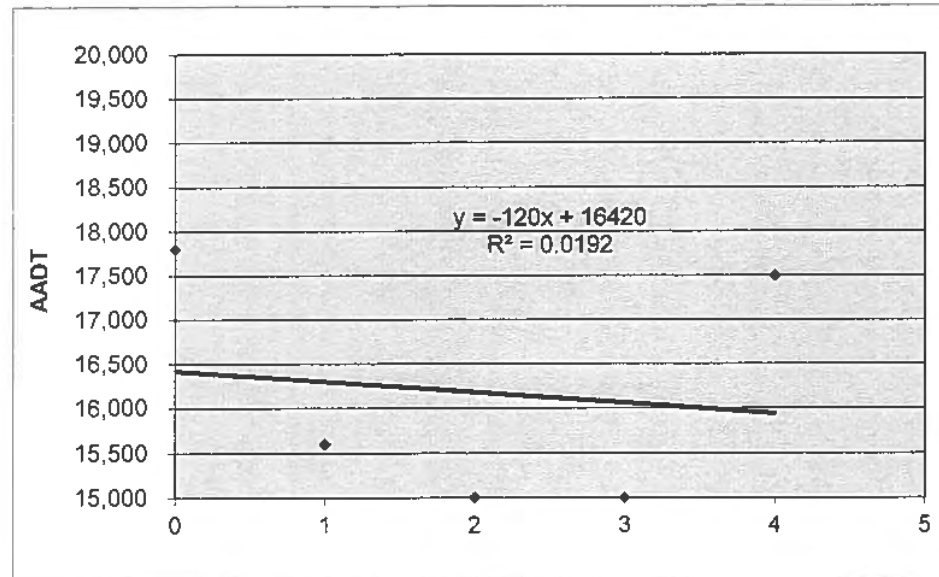
GENERATED BY SPS 5.0.0.61

**TABLE C-3**  
**LINEAR REGRESSION ANALYSIS**

SR A1A (San Marco Avenue), South of Castillo Drive

| <u>Year</u> | <u>X</u> | Actual<br><u>AADT (Y)</u> | Predicted<br><u>AADT</u> |
|-------------|----------|---------------------------|--------------------------|
| 2018        | 0        | 17,800                    | 16420                    |
| 2019        | 1        | 15,600                    | 16300                    |
| 2020        | 2        | 15,000                    | 16180                    |
| 2021        | 3        | 15,000                    | 16060                    |
| 2022        | 4        | 17,500                    | 15940                    |
| 2023        | 5        |                           | 15820                    |
| 2024        | 6        |                           | 15700                    |
| 2025        | 7        |                           | 15580                    |
| 2026        | 8        |                           | 15460                    |
| 2027        | 9        |                           | 15340                    |
| 2028        | 10       |                           | 15220                    |
| 2029        | 11       |                           | 15100                    |
| 2030        | 12       |                           | 14980                    |
| 2031        | 13       |                           | 14860                    |
| 2032        | 14       |                           | 14740                    |
| 2033        | 15       |                           | 14620                    |
| 2034        | 16       |                           | 14500                    |
| 2035        | 17       |                           | 14380                    |

i = - 0.8%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2022 HISTORICAL AADT REPORT

COUNTY: 78 - ST.JOHNS

SITE: 0132 - SR 5A 100' S. OF CASTILLO DR.

| YEAR | AADT    |   | DIRECTION 1 | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|---------|---|-------------|-------------|-----------|----------|----------|
| ---- | -----   |   | -----       | -----       | -----     | -----    | -----    |
| 2022 | 17500 C | N | 8400        | S 9100      | 9.00      | 56.40    | 2.20     |
| 2021 | 15000 S | N | 7200        | S 7800      | 9.00      | 56.30    | 2.10     |
| 2020 | 15000 F | N | 7200        | S 7800      | 9.00      | 56.60    | 2.20     |
| 2019 | 15600 C | N | 7500        | S 8100      | 9.00      | 57.90    | 2.50     |
| 2018 | 17800 C | N | 8400        | S 9400      | 9.00      | 57.60    | 2.90     |
| 2017 | 17800 F | N | 8500        | S 9300      | 9.00      | 58.00    | 2.10     |
| 2016 | 17400 C | N | 8300        | S 9100      | 9.00      | 57.80    | 2.70     |
| 2015 | 17600 C | N | 8400        | S 9200      | 9.00      | 58.00    | 3.20     |
| 2014 | 16100 C | N | 7500        | S 8600      | 9.00      | 58.30    | 2.00     |
| 2013 | 16200 C | N | 7700        | S 8500      | 9.00      | 58.00    | 2.70     |
| 2012 | 16300 C | N | 7600        | S 8700      | 9.00      | 57.90    | 2.40     |
| 2011 | 17400 C | N | 8000        | S 9400      | 9.00      | 58.40    | 2.40     |
| 2010 | 16300 C | N | 7400        | S 8900      | 9.59      | 57.46    | 2.60     |
| 2009 | 16300 C | N | 7400        | S 8900      | 9.64      | 56.93    | 2.00     |
| 2008 | 16300 C | N | 7400        | S 8900      | 9.60      | 59.67    | 2.60     |
| 2007 | 16000 C | N | 0           | S 0         | 9.31      | 57.44    | 2.00     |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 78  
STATION: 0132  
DESCRIPTION: SR 5A 100' S. OF CASTILLO DR.  
START DATE: 06/08/2022  
START TIME: 0000

| TIME            | DIRECTION: N |     |     |     |       | DIRECTION: S |     |     |     |       | COMBINED<br>TOTAL |       |
|-----------------|--------------|-----|-----|-----|-------|--------------|-----|-----|-----|-------|-------------------|-------|
|                 | 1ST          | 2ND | 3RD | 4TH | TOTAL | 1ST          | 2ND | 3RD | 4TH | TOTAL |                   |       |
| 0000            | 14           | 11  | 14  | 8   | 47    | 14           | 10  | 6   | 9   | 39    | 86                |       |
| 0100            | 8            | 12  | 16  | 7   | 43    | 5            | 7   | 2   | 3   | 17    | 60                |       |
| 0200            | 7            | 4   | 7   | 0   | 18    | 1            | 1   | 3   | 5   | 10    | 28                |       |
| 0300            | 5            | 2   | 1   | 4   | 12    | 6            | 4   | 2   | 3   | 15    | 27                |       |
| 0400            | 6            | 5   | 9   | 5   | 25    | 1            | 3   | 10  | 11  | 25    | 50                |       |
| 0500            | 12           | 12  | 19  | 29  | 72    | 14           | 9   | 19  | 20  | 62    | 134               |       |
| 0600            | 38           | 41  | 48  | 62  | 189   | 38           | 38  | 53  | 66  | 195   | 384               |       |
| 0700            | 56           | 92  | 72  | 99  | 319   | 78           | 92  | 125 | 103 | 398   | 717               |       |
| 0800            | 113          | 96  | 107 | 144 | 460   | 103          | 120 | 149 | 117 | 489   | 949               |       |
| 0900            | 139          | 115 | 76  | 157 | 487   | 154          | 137 | 154 | 128 | 573   | 1060              |       |
| 1000            | 124          | 151 | 101 | 169 | 545   | 164          | 160 | 163 | 174 | 661   | 1206              |       |
| 1100            | 130          | 138 | 102 | 167 | 537   | 165          | 169 | 202 | 203 | 739   | 1276              |       |
| 1200            | 194          | 159 | 126 | 178 | 657   | 175          | 153 | 187 | 168 | 683   | 1340              |       |
| 1300            | 144          | 154 | 102 | 176 | 576   | 177          | 184 | 174 | 168 | 703   | 1279              |       |
| 1400            | 166          | 146 | 164 | 148 | 624   | 159          | 182 | 190 | 200 | 731   | 1355              |       |
| 1500            | 167          | 151 | 157 | 165 | 640   | 162          | 209 | 178 | 185 | 734   | 1374              |       |
| 1600            | 157          | 190 | 129 | 164 | 640   | 168          | 170 | 190 | 181 | 709   | 1349              |       |
| 1700            | 182          | 172 | 158 | 146 | 658   | 205          | 182 | 167 | 141 | 695   | 1353              |       |
| 1800            | 89           | 148 | 111 | 138 | 486   | 128          | 161 | 140 | 151 | 580   | 1066              |       |
| 1900            | 113          | 112 | 89  | 113 | 427   | 118          | 101 | 92  | 118 | 429   | 856               |       |
| 2000            | 115          | 115 | 99  | 94  | 423   | 85           | 89  | 98  | 89  | 361   | 784               |       |
| 2100            | 122          | 97  | 69  | 77  | 365   | 72           | 70  | 65  | 48  | 255   | 620               |       |
| 2200            | 67           | 65  | 42  | 45  | 219   | 42           | 38  | 26  | 27  | 133   | 352               |       |
| 2300            | 36           | 23  | 24  | 23  | 106   | 27           | 15  | 16  | 12  | 70    | 176               |       |
| 24-HOUR TOTALS: |              |     |     |     | 8575  |              |     |     |     |       | 9306              | 17881 |

| PEAK VOLUME INFORMATION |        |     |              |        |                     |        |
|-------------------------|--------|-----|--------------|--------|---------------------|--------|
| DIRECTION: N            |        |     | DIRECTION: S |        | COMBINED DIRECTIONS |        |
| HOUR                    | VOLUME |     | HOUR         | VOLUME | HOUR                | VOLUME |
| A.M.                    | 830    | 505 | 845          | 562    | 830                 | 1062   |
| P.M.                    | 1645   | 676 | 1430         | 761    | 1615                | 1411   |
| DAILY                   | 1645   | 676 | 1430         | 761    | 1615                | 1411   |

GENERATED BY SPS 5.0.0.61

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 7800 ST JOHNS COUNTYWIDE

| WEEK  | DATES                   | SF    | MOCF: 0.96<br>PSCF |
|-------|-------------------------|-------|--------------------|
| ===== | =====                   | ===== | =====              |
| 1     | 01/01/2022 - 01/01/2022 | 1.02  | 1.06               |
| 2     | 01/02/2022 - 01/08/2022 | 1.04  | 1.08               |
| 3     | 01/09/2022 - 01/15/2022 | 1.06  | 1.10               |
| 4     | 01/16/2022 - 01/22/2022 | 1.04  | 1.08               |
| 5     | 01/23/2022 - 01/29/2022 | 1.03  | 1.07               |
| 6     | 01/30/2022 - 02/05/2022 | 1.01  | 1.05               |
| 7     | 02/06/2022 - 02/12/2022 | 0.99  | 1.03               |
| 8     | 02/13/2022 - 02/19/2022 | 0.98  | 1.02               |
| 9     | 02/20/2022 - 02/26/2022 | 0.97  | 1.01               |
| *10   | 02/27/2022 - 03/05/2022 | 0.97  | 1.01               |
| *11   | 03/06/2022 - 03/12/2022 | 0.96  | 1.00               |
| *12   | 03/13/2022 - 03/19/2022 | 0.96  | 1.00               |
| *13   | 03/20/2022 - 03/26/2022 | 0.95  | 0.99               |
| *14   | 03/27/2022 - 04/02/2022 | 0.95  | 0.99               |
| *15   | 04/03/2022 - 04/09/2022 | 0.95  | 0.99               |
| *16   | 04/10/2022 - 04/16/2022 | 0.95  | 0.99               |
| *17   | 04/17/2022 - 04/23/2022 | 0.95  | 0.99               |
| *18   | 04/24/2022 - 04/30/2022 | 0.95  | 0.99               |
| *19   | 05/01/2022 - 05/07/2022 | 0.96  | 1.00               |
| *20   | 05/08/2022 - 05/14/2022 | 0.96  | 1.00               |
| *21   | 05/15/2022 - 05/21/2022 | 0.96  | 1.00               |
| *22   | 05/22/2022 - 05/28/2022 | 0.97  | 1.01               |
| 23    | 05/29/2022 - 06/04/2022 | 0.98  | 1.02               |
| 24    | 06/05/2022 - 06/11/2022 | 0.99  | 1.03               |
| 25    | 06/12/2022 - 06/18/2022 | 1.00  | 1.04               |
| 26    | 06/19/2022 - 06/25/2022 | 1.00  | 1.04               |
| 27    | 06/26/2022 - 07/02/2022 | 1.01  | 1.05               |
| 28    | 07/03/2022 - 07/09/2022 | 1.01  | 1.05               |
| 29    | 07/10/2022 - 07/16/2022 | 1.02  | 1.06               |
| 30    | 07/17/2022 - 07/23/2022 | 1.02  | 1.06               |
| 31    | 07/24/2022 - 07/30/2022 | 1.01  | 1.05               |
| 32    | 07/31/2022 - 08/06/2022 | 1.01  | 1.05               |
| 33    | 08/07/2022 - 08/13/2022 | 1.01  | 1.05               |
| 34    | 08/14/2022 - 08/20/2022 | 1.01  | 1.05               |
| 35    | 08/21/2022 - 08/27/2022 | 1.02  | 1.06               |
| 36    | 08/28/2022 - 09/03/2022 | 1.03  | 1.07               |
| 37    | 09/04/2022 - 09/10/2022 | 1.04  | 1.08               |
| 38    | 09/11/2022 - 09/17/2022 | 1.06  | 1.10               |
| 39    | 09/18/2022 - 09/24/2022 | 1.04  | 1.08               |
| 40    | 09/25/2022 - 10/01/2022 | 1.02  | 1.06               |
| 41    | 10/02/2022 - 10/08/2022 | 1.01  | 1.05               |
| 42    | 10/09/2022 - 10/15/2022 | 0.99  | 1.03               |
| 43    | 10/16/2022 - 10/22/2022 | 1.00  | 1.04               |
| 44    | 10/23/2022 - 10/29/2022 | 1.02  | 1.06               |
| 45    | 10/30/2022 - 11/05/2022 | 1.03  | 1.07               |
| 46    | 11/06/2022 - 11/12/2022 | 1.04  | 1.08               |
| 47    | 11/13/2022 - 11/19/2022 | 1.06  | 1.10               |
| 48    | 11/20/2022 - 11/26/2022 | 1.05  | 1.09               |
| 49    | 11/27/2022 - 12/03/2022 | 1.04  | 1.08               |
| 50    | 12/04/2022 - 12/10/2022 | 1.03  | 1.07               |
| 51    | 12/11/2022 - 12/17/2022 | 1.02  | 1.06               |
| 52    | 12/18/2022 - 12/24/2022 | 1.04  | 1.08               |
| 53    | 12/25/2022 - 12/31/2022 | 1.06  | 1.10               |

\* PEAK SEASON

23-FEB-2023 09:11:20

830UPD

2\_7800\_PKSEASON.TXT



## **APPENDIX D**

### **TRIP GENERATION DATA OTHER DOWNTOWN ST. AUGUSTINE HOTELS**



**TABLE D-1**  
**AVENIDA MENENDEZ - DRIVEWAY COUNTS**

Wednesday, January 11, 2017

| <u>PM</u>        | Hilton Hotel Driveway |        | BOTH | Pedestrian Groups |            |                   |
|------------------|-----------------------|--------|------|-------------------|------------|-------------------|
|                  | RT IN                 | RT OUT |      | <u>IN</u>         | <u>OUT</u> | <u>Group Size</u> |
| 4:00 - 4:15      | 2                     | 0      | 2    | 2                 | 3          | 1,2,2,2,1         |
| 4:15 - 4:30      | 3                     | 2      | 5    | 2                 | 2          | 1,2,2,1           |
| 4:30 - 4:45      | 2                     | 3      | 5    | 0                 | 2          | 2,2               |
| 4:45 - 5:00      | 2                     | 1      | 3    | 2                 | 1          | 2,2,2             |
| 5:00 - 5:15      | 1                     | 2      | 3    | 4                 | 2          | 2,2,1,2,1,2       |
| 5:15 - 5:30      | 2                     | 1      | 3    | 2                 | 5          | 2,1,2,1,2,2,2     |
| 5:30 - 5:45      | 2                     | 2      | 4    | 5                 | 4          | 1,2,2,2,2,2,1,2,2 |
| 5:45 - 6:00      | 3                     | 2      | 5    | 1                 | 2          | 2,2,2             |
| <b>TOTAL</b>     | 17                    | 13     | 30   | 18                | 21         |                   |
| <b>PEAK HOUR</b> | 8                     | 8      | 16   |                   |            |                   |

16 trips/72 rooms = 0.22 trips per room

**BUCKHOLZ TRAFFIC**

**TABLE D-2**  
**W. CASTILLO DRIVE - DRIVEWAY COUNTS**  
 Best Western Hotel Driveways

| Tuesday, January 10, 2017 |    |     |      |
|---------------------------|----|-----|------|
| PM                        | IN | OUT | BOTH |
| 4:00 - 4:15               | 1  | 1   | 2    |
| 4:15 - 4:30               | 1  | 1   | 2    |
| 4:30 - 4:45               | 0  | 0   | 0    |
| 4:45 - 5:00               | 0  | 0   | 0    |
| 5:00 - 5:15               | 3  | 3   | 6    |
| 5:15 - 5:30               | 0  | 0   | 0    |
| 5:30 - 5:45               | 0  | 0   | 0    |
| 5:45 - 6:00               | 1  | 1   | 2    |
| <b>TOTAL</b>              | 6  | 6   | 12   |
| <b>PEAK HOUR</b>          | 4  | 4   | 8    |

8 trips/40 rooms = 0.20 trips per room

| Saturday, January 14, 2017 |    |     |      |
|----------------------------|----|-----|------|
| PM                         | IN | OUT | BOTH |
| 12:00 - 12:15              | 1  | 0   | 1    |
| 12:15 - 12:30              | 2  | 0   | 2    |
| 12:30 - 12:45              | 2  | 1   | 3    |
| 12:45 - 1:00               | 3  | 0   | 3    |
| 1:00 - 1:15                | 0  | 4   | 4    |
| 1:15 - 1:30                | 0  | 2   | 2    |
| 1:30 - 1:45                | 0  | 1   | 1    |
| 1:45 - 2:00                | 2  | 1   | 3    |
|                            | 10 | 9   | 19   |
|                            | 5  | 7   | 12   |

12 trips/40 rooms = 0.30 trips per room

**BUCKHOLZ TRAFFIC**

**TABLE D-3**  
**W. CASTILLO DRIVE - DRIVEWAY COUNTS**  
Renaissance Hotel Driveways

| Thursday, February 29, 2024 |    |     |      |
|-----------------------------|----|-----|------|
| PM                          | IN | OUT | BOTH |
| 4:00 - 4:15                 | 2  | 0   | 2    |
| 4:15 - 4:30                 | 3  | 1   | 4    |
| 4:30 - 4:45                 | 4  | 1   | 5    |
| 4:45 - 5:00                 | 8  | 1   | 9    |
| 5:00 - 5:15                 | 1  | 1   | 2    |
| 5:15 - 5:30                 | 3  | 1   | 4    |
| 5:30 - 5:45                 | 2  | 0   | 2    |
| 5:45 - 6:00                 | 9  | 3   | 12   |
| <b>TOTAL</b>                | 32 | 8   | 40   |
| <b>PEAK HOUR</b>            | 16 | 4   | 20   |

20 trips/89 rooms = 0.22 trips per room

| Saturday, March 2, 2024 |    |     |      |
|-------------------------|----|-----|------|
| PM                      | IN | OUT | BOTH |
| 12:00 - 12:15           | 1  | 2   | 3    |
| 12:15 - 12:30           | 2  | 5   | 7    |
| 12:30 - 12:45           | 1  | 1   | 2    |
| 12:45 - 1:00            | 0  | 1   | 1    |
| 1:00 - 1:15             | 1  | 0   | 1    |
| 1:15 - 1:30             | 1  | 2   | 3    |
| 1:30 - 1:45             | 3  | 0   | 3    |
| 1:45 - 2:00             | 2  | 1   | 3    |
|                         | 11 | 12  | 23   |
|                         | 4  | 9   | 13   |

13 trips/89 rooms = 0.15 trips per room

**BUCKHOLZ TRAFFIC**

**TABLE D-4**  
**W. CASTILLO DRIVE - DRIVEWAY COUNTS**  
 Casa Monica Hotel Driveways

| Friday, March 1, 2024                    |           |           |           | Saturday, March 2, 2024                  |           |           |           |
|------------------------------------------|-----------|-----------|-----------|------------------------------------------|-----------|-----------|-----------|
| PM                                       | IN        | OUT       | BOTH      | PM                                       | IN        | OUT       | BOTH      |
| 4:00 - 4:15                              | 2         | 6         | 8         | 12:00 - 12:15                            | 2         | 2         | 4         |
| 4:15 - 4:30                              | 2         | 3         | 5         | 12:15 - 12:30                            | 6         | 4         | 10        |
| 4:30 - 4:45                              | 4         | 0         | 4         | 12:30 - 12:45                            | 4         | 1         | 5         |
| 4:45 - 5:00                              | 5         | 1         | 6         | 12:45 - 1:00                             | 7         | 3         | 10        |
| 5:00 - 5:15                              | 7         | 0         | 7         | 1:00 - 1:15                              | 8         | 2         | 10        |
| 5:15 - 5:30                              | 6         | 0         | 6         | 1:15 - 1:30                              | 5         | 3         | 8         |
| 5:30 - 5:45                              | 4         | 0         | 4         | 1:30 - 1:45                              | 3         | 3         | 6         |
| 5:45 - 6:00                              | 6         | 0         | 6         | 1:45 - 2:00                              | 3         | 1         | 4         |
| <b>TOTAL</b>                             | <b>36</b> | <b>10</b> | <b>46</b> |                                          | <b>38</b> | <b>19</b> | <b>57</b> |
| <b>PEAK HOUR</b>                         | <b>13</b> | <b>10</b> | <b>23</b> |                                          | <b>25</b> | <b>10</b> | <b>35</b> |
| 23 trips/138 rooms = 0.17 trips per room |           |           |           | 35 trips/138 rooms = 0.25 trips per room |           |           |           |

**BUCKHOLZ TRAFFIC**



## **APPENDIX E**

### **UNSIGNALIZED CAPACITY ANALYSIS**



## **2023 EXISTING CONDITIONS**

## HCS Two-Way Stop-Control Report

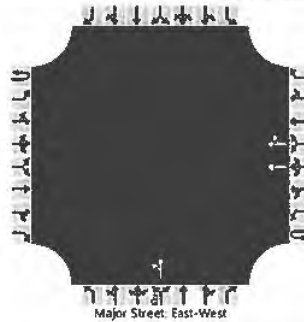
### General Information

|                          |                          |
|--------------------------|--------------------------|
| Analyst                  | J. Buckholz              |
| Agency/Co.               | BUCKHOLZ TRAFFIC         |
| Date Performed           | 5/3/2023                 |
| Analysis Year            | 2023                     |
| Time Analyzed            | Saturday Peak Hr Traffic |
| Intersection Orientation | East-West                |
| Project Description      | #23-1828                 |

### Site Information

|                            |                                    |
|----------------------------|------------------------------------|
| Intersection               | Cathedral Place / Charlotte Street |
| Jurisdiction               | St. Johns County                   |
| East/West Street           | Cathedral Place                    |
| North/South Street         | Charlotte Street                   |
| Peak Hour Factor           | 0.84                               |
| Analysis Time Period (hrs) | 0.25                               |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |   |   |   | Westbound |   |     |    | Northbound |    |    |   | Southbound |    |    |    |
|----------------------------|-----------|---|---|---|-----------|---|-----|----|------------|----|----|---|------------|----|----|----|
| Movement                   | U         | L | T | R | U         | L | T   | R  | U          | L  | T  | R | U          | L  | T  | R  |
| Priority                   | 1U        | 1 | 2 | 3 | 4U        | 4 | 5   | 6  |            | 7  | 8  | 9 |            | 10 | 11 | 12 |
| Number of Lanes            | 0         | 0 | 0 | 0 | 0         | 0 | 2   | 0  |            | 0  | 1  | 0 |            | 0  | 0  | 0  |
| Configuration              |           |   |   |   |           |   | T   | TR |            | LT |    |   |            |    |    |    |
| Volume (veh/h)             |           |   |   |   |           |   | 518 | 67 |            | 42 | 32 |   |            |    |    |    |
| Percent Heavy Vehicles (%) |           |   |   |   |           |   |     |    |            | 0  | 0  |   |            |    |    |    |
| Proportion Time Blocked    |           |   |   |   |           |   |     |    |            |    |    |   |            |    |    |    |
| Percent Grade (%)          |           |   |   |   |           |   |     |    | 0          |    |    |   |            |    |    |    |
| Right Turn Channelized     |           |   |   |   |           |   |     |    |            |    |    |   |            |    |    |    |
| Median Type   Storage      |           |   |   |   | Undivided |   |     |    |            |    |    |   |            |    |    |    |

### Critical and Follow-up Headways

|                              |  |  |  |  |  |  |  |  |  |      |      |  |  |  |  |  |
|------------------------------|--|--|--|--|--|--|--|--|--|------|------|--|--|--|--|--|
| Base Critical Headway (sec)  |  |  |  |  |  |  |  |  |  | 7.5  | 6.5  |  |  |  |  |  |
| Critical Headway (sec)       |  |  |  |  |  |  |  |  |  | 7.50 | 6.50 |  |  |  |  |  |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  |  |  | 3.5  | 4.0  |  |  |  |  |  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  |  |  | 3.50 | 4.00 |  |  |  |  |  |

### Delay, Queue Length, and Level of Service

|                                         |  |  |  |  |  |  |  |  |      |      |  |  |  |  |  |  |
|-----------------------------------------|--|--|--|--|--|--|--|--|------|------|--|--|--|--|--|--|
| Flow Rate, v (veh/h)                    |  |  |  |  |  |  |  |  |      | 88   |  |  |  |  |  |  |
| Capacity, c (veh/h)                     |  |  |  |  |  |  |  |  |      | 214  |  |  |  |  |  |  |
| v/c Ratio                               |  |  |  |  |  |  |  |  |      | 0.41 |  |  |  |  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |  |  |  |  |      | 1.9  |  |  |  |  |  |  |
| Control Delay (s/veh)                   |  |  |  |  |  |  |  |  |      | 33.1 |  |  |  |  |  |  |
| Level of Service (LOS)                  |  |  |  |  |  |  |  |  |      | D    |  |  |  |  |  |  |
| Approach Delay (s/veh)                  |  |  |  |  |  |  |  |  | 33.1 |      |  |  |  |  |  |  |
| Approach LOS                            |  |  |  |  |  |  |  |  | D    |      |  |  |  |  |  |  |

## HCS Two-Way Stop-Control Report

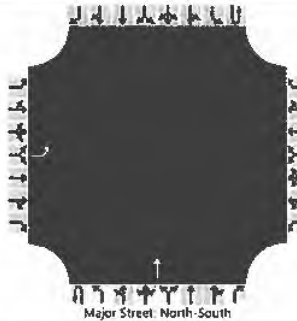
### General Information

|                          |                          |
|--------------------------|--------------------------|
| Analyst                  | J. Buckholz              |
| Agency/Co.               | BUCKHOLZ TRAFFIC         |
| Date Performed           | 5/2/2023                 |
| Analysis Year            | 2023                     |
| Time Analyzed            | Saturday Peak Hr Traffic |
| Intersection Orientation | North-South              |
| Project Description      | #23-1828                 |

### Site Information

|                            |                                    |
|----------------------------|------------------------------------|
| Intersection               | Charlotte Street / Treasury Street |
| Jurisdiction               | St. Johns County                   |
| East/West Street           | Treasury Street                    |
| North/South Street         | Charlotte Street                   |
| Peak Hour Factor           | 0.83                               |
| Analysis Time Period (hrs) | 0.25                               |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |    |    |    | Westbound |   |   |   | Northbound |   |    |   | Southbound |   |   |   |
|----------------------------|-----------|----|----|----|-----------|---|---|---|------------|---|----|---|------------|---|---|---|
| Movement                   | U         | L  | T  | R  | U         | L | T | R | U          | L | T  | R | U          | L | T | R |
| Priority                   |           | 10 | 11 | 12 |           | 7 | 8 | 9 | 1U         | 1 | 2  | 3 | 4U         | 4 | 5 | 6 |
| Number of Lanes            |           | 1  | 0  | 0  |           | 0 | 0 | 0 | 0          | 0 | 1  | 0 | 0          | 0 | 0 | 0 |
| Configuration              |           | L  |    |    |           |   |   |   |            |   | T  |   |            |   |   |   |
| Volume (veh/h)             |           | 24 |    |    |           |   |   |   |            |   | 79 |   |            |   |   |   |
| Percent Heavy Vehicles (%) |           | 0  |    |    |           |   |   |   |            |   |    |   |            |   |   |   |
| Proportion Time Blocked    |           |    |    |    |           |   |   |   |            |   |    |   |            |   |   |   |
| Percent Grade (%)          | 0         |    |    |    |           |   |   |   |            |   |    |   |            |   |   |   |
| Right Turn Channelized     |           |    |    |    |           |   |   |   |            |   |    |   |            |   |   |   |
| Median Type   Storage      | Undivided |    |    |    |           |   |   |   |            |   |    |   |            |   |   |   |

### Critical and Follow-up Headways

|                              |  |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|--|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Base Critical Headway (sec)  |  | 7.1  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Critical Headway (sec)       |  | 6.40 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Base Follow-Up Headway (sec) |  | 3.5  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Follow-Up Headway (sec)      |  | 3.50 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

### Delay, Queue Length, and Level of Service

|                                         |      |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------|------|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Flow Rate, v (veh/h)                    |      | 29   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Capacity, c (veh/h)                     |      | 587  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| v/c Ratio                               |      | 0.05 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |      | 0.2  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Control Delay (s/veh)                   |      | 11.5 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Level of Service (LOS)                  |      | B    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Approach Delay (s/veh)                  | 11.5 |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Approach LOS                            | B    |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

## HCS Two-Way Stop-Control Report

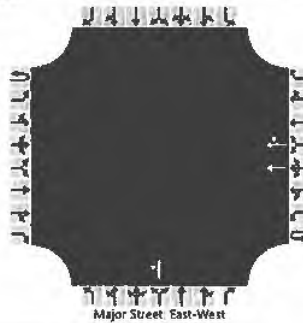
### General Information

|                          |                          |
|--------------------------|--------------------------|
| Analyst                  | J. Buckholz              |
| Agency/Co.               | BUCKHOLZ TRAFFIC         |
| Date Performed           | 5/3/2023                 |
| Analysis Year            | 2023                     |
| Time Analyzed            | WeekdayPM PeakHr Traffic |
| Intersection Orientation | East-West                |
| Project Description      | #23-1828                 |

### Site Information

|                            |                                    |
|----------------------------|------------------------------------|
| Intersection               | Cathedral Place / Charlotte Street |
| Jurisdiction               | St. Johns County                   |
| East/West Street           | Cathedral Place                    |
| North/South Street         | Charlotte Street                   |
| Peak Hour Factor           | 0.98                               |
| Analysis Time Period (hrs) | 0.25                               |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |   |   |   | Westbound |   |     |    | Northbound |    |    |   | Southbound |    |    |    |
|----------------------------|-----------|---|---|---|-----------|---|-----|----|------------|----|----|---|------------|----|----|----|
| Movement                   | U         | L | T | R | U         | L | T   | R  | U          | L  | T  | R | U          | L  | T  | R  |
| Priority                   | 1U        | 1 | 2 | 3 | 4U        | 4 | 5   | 6  |            | 7  | 8  | 9 |            | 10 | 11 | 12 |
| Number of Lanes            | 0         | 0 | 0 | 0 | 0         | 0 | 2   | 0  |            | 0  | 1  | 0 |            | 0  | 0  | 0  |
| Configuration              |           |   |   |   |           |   | T   | TR |            | LT |    |   |            |    |    |    |
| Volume (veh/h)             |           |   |   |   |           |   | 409 | 55 |            | 25 | 22 |   |            |    |    |    |
| Percent Heavy Vehicles (%) |           |   |   |   |           |   |     |    |            | 4  | 5  |   |            |    |    |    |
| Proportion Time Blocked    |           |   |   |   |           |   |     |    |            |    |    |   |            |    |    |    |
| Percent Grade (%)          |           |   |   |   |           |   |     |    | 0          |    |    |   |            |    |    |    |
| Right Turn Channelized     |           |   |   |   |           |   |     |    |            |    |    |   |            |    |    |    |
| Median Type   Storage      |           |   |   |   | Undivided |   |     |    |            |    |    |   |            |    |    |    |

### Critical and Follow-up Headways

|                              |  |  |  |  |  |  |  |  |  |      |      |  |  |  |  |  |
|------------------------------|--|--|--|--|--|--|--|--|--|------|------|--|--|--|--|--|
| Base Critical Headway (sec)  |  |  |  |  |  |  |  |  |  | 7.5  | 6.5  |  |  |  |  |  |
| Critical Headway (sec)       |  |  |  |  |  |  |  |  |  | 7.58 | 6.60 |  |  |  |  |  |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  |  |  | 3.5  | 4.0  |  |  |  |  |  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  |  |  | 3.54 | 4.05 |  |  |  |  |  |

### Delay, Queue Length, and Level of Service

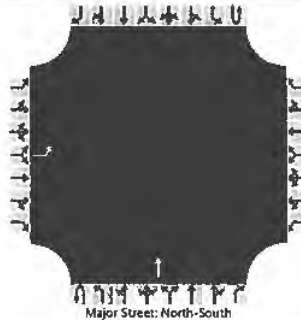
|                                         |  |  |  |  |  |  |  |  |      |      |  |  |  |  |  |  |
|-----------------------------------------|--|--|--|--|--|--|--|--|------|------|--|--|--|--|--|--|
| Flow Rate, v (veh/h)                    |  |  |  |  |  |  |  |  |      | 48   |  |  |  |  |  |  |
| Capacity, c (veh/h)                     |  |  |  |  |  |  |  |  |      | 395  |  |  |  |  |  |  |
| v/c Ratio                               |  |  |  |  |  |  |  |  |      | 0.12 |  |  |  |  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |  |  |  |  |      | 0.4  |  |  |  |  |  |  |
| Control Delay (s/veh)                   |  |  |  |  |  |  |  |  |      | 15.4 |  |  |  |  |  |  |
| Level of Service (LOS)                  |  |  |  |  |  |  |  |  |      | C    |  |  |  |  |  |  |
| Approach Delay (s/veh)                  |  |  |  |  |  |  |  |  | 15.4 |      |  |  |  |  |  |  |
| Approach LOS                            |  |  |  |  |  |  |  |  | C    |      |  |  |  |  |  |  |



## HCS Two-Way Stop-Control Report

| General Information      |                          | Site Information           |                                    |
|--------------------------|--------------------------|----------------------------|------------------------------------|
| Analyst                  | J. Buckholz              | Intersection               | Charlotte Street / Treasury Street |
| Agency/Co.               | BUCKHOLZ TRAFFIC         | Jurisdiction               | St. Johns County                   |
| Date Performed           | 5/3/2022                 | East/West Street           | Treasury Street                    |
| Analysis Year            | 2023                     | North/South Street         | Charlotte Street                   |
| Time Analyzed            | WeekdayPM PeakHr Traffic | Peak Hour Factor           | 0.87                               |
| Intersection Orientation | North-South              | Analysis Time Period (hrs) | 0.25                               |
| Project Description      | #23-1828                 |                            |                                    |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |    |    |    | Westbound |   |   |   | Northbound |   |    |   | Southbound |   |   |   |
|----------------------------|-----------|----|----|----|-----------|---|---|---|------------|---|----|---|------------|---|---|---|
| Movement                   | U         | L  | T  | R  | U         | L | T | R | U          | L | T  | R | U          | L | T | R |
| Priority                   |           | 10 | 11 | 12 |           | 7 | 8 | 9 | 10         | 1 | 2  | 3 | 40         | 4 | 5 | 6 |
| Number of Lanes            |           | 1  | 0  | 0  |           | 0 | 0 | 0 | 0          | 0 | 1  | 0 | 0          | 0 | 0 | 0 |
| Configuration              |           | L  |    |    |           |   |   |   |            |   | T  |   |            |   |   |   |
| Volume (veh/h)             |           | 19 |    |    |           |   |   |   |            |   | 89 |   |            |   |   |   |
| Percent Heavy Vehicles (%) |           | 0  |    |    |           |   |   |   |            |   |    |   |            |   |   |   |
| Proportion Time Blocked    |           |    |    |    |           |   |   |   |            |   |    |   |            |   |   |   |
| Percent Grade (%)          | 0         |    |    |    |           |   |   |   |            |   |    |   |            |   |   |   |
| Right Turn Channelized     |           |    |    |    |           |   |   |   |            |   |    |   |            |   |   |   |
| Median Type   Storage      | Undivided |    |    |    |           |   |   |   |            |   |    |   |            |   |   |   |

### Critical and Follow-up Headways

|                              |  |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|--|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Base Critical Headway (sec)  |  | 7.1  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Critical Headway (sec)       |  | 6.40 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Base Follow-Up Headway (sec) |  | 3.5  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Follow-Up Headway (sec)      |  | 3.50 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

### Delay, Queue Length, and Level of Service

|                                         |      |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------|------|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Flow Rate, v (veh/h)                    |      | 22   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Capacity, c (veh/h)                     |      | 681  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| v/c Ratio                               |      | 0.03 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |      | 0.1  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Control Delay (s/veh)                   |      | 10.5 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Level of Service (LOS)                  |      | B    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Approach Delay (s/veh)                  | 10.5 |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Approach LOS                            | B    |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

## **2035 BUILD CONDITIONS**

## HCS Two-Way Stop-Control Report

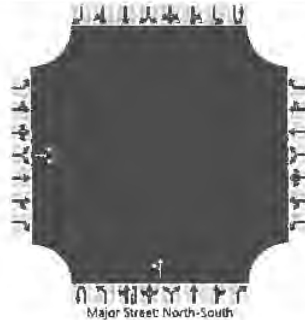
### General Information

|                          |                          |
|--------------------------|--------------------------|
| Analyst                  | J. Buckholz              |
| Agency/Co.               | BUCKHOLZ TRAFFIC         |
| Date Performed           | 3/9/2024                 |
| Analysis Year            | 2035                     |
| Time Analyzed            | Sat. PeakHr BUILDTraffic |
| Intersection Orientation | North-South              |
| Project Description      | #23-1828                 |

### Site Information

|                            |                                  |
|----------------------------|----------------------------------|
| Intersection               | Charlotte Street / Site Driveway |
| Jurisdiction               | St. Johns County                 |
| East/West Street           | Site Driveway                    |
| North/South Street         | Charlotte Street                 |
| Peak Hour Factor           | 0.83                             |
| Analysis Time Period (hrs) | 0.25                             |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |    |    |    | Westbound |   |   |   | Northbound |   |    |    | Southbound |   |   |   |
|----------------------------|-----------|----|----|----|-----------|---|---|---|------------|---|----|----|------------|---|---|---|
| Movement                   | U         | L  | T  | R  | U         | L | T | R | U          | L | T  | R  | U          | L | T | R |
| Priority                   |           | 10 | 11 | 12 |           | 7 | 8 | 9 | 1U         | 1 | 2  | 3  | 4U         | 4 | 5 | 6 |
| Number of Lanes            |           | 0  | 1  | 0  |           | 0 | 0 | 0 | 0          | 0 | 1  | 0  | 0          | 0 | 0 | 0 |
| Configuration              |           |    | LR |    |           |   |   |   |            |   | LT |    |            |   |   |   |
| Volume (veh/h)             |           | 4  |    | 18 |           |   |   |   |            |   | 31 | 78 |            |   |   |   |
| Percent Heavy Vehicles (%) |           | 0  |    | 0  |           |   |   |   |            |   | 0  |    |            |   |   |   |
| Proportion Time Blocked    |           |    |    |    |           |   |   |   |            |   |    |    |            |   |   |   |
| Percent Grade (%)          | 0         |    |    |    |           |   |   |   |            |   |    |    |            |   |   |   |
| Right Turn Channelized     |           |    |    |    |           |   |   |   |            |   |    |    |            |   |   |   |
| Median Type   Storage      | Undivided |    |    |    |           |   |   |   |            |   |    |    |            |   |   |   |

### Critical and Follow-up Headways

|                              |  |      |  |      |  |  |  |  |  |      |  |  |  |  |  |  |
|------------------------------|--|------|--|------|--|--|--|--|--|------|--|--|--|--|--|--|
| Base Critical Headway (sec)  |  | 7.1  |  | 7.1  |  |  |  |  |  | 5.3  |  |  |  |  |  |  |
| Critical Headway (sec)       |  | 6.40 |  | 7.10 |  |  |  |  |  | 5.30 |  |  |  |  |  |  |
| Base Follow-Up Headway (sec) |  | 3.5  |  | 3.9  |  |  |  |  |  | 3.1  |  |  |  |  |  |  |
| Follow-Up Headway (sec)      |  | 3.50 |  | 3.90 |  |  |  |  |  | 3.10 |  |  |  |  |  |  |

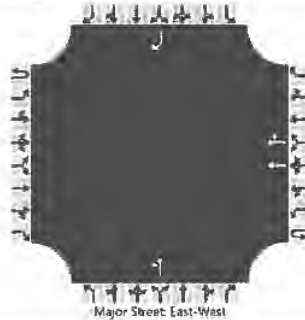
### Delay, Queue Length, and Level of Service

|                                         |      |  |      |  |  |  |  |  |     |      |     |  |  |  |  |  |
|-----------------------------------------|------|--|------|--|--|--|--|--|-----|------|-----|--|--|--|--|--|
| Flow Rate, v (veh/h)                    |      |  | 27   |  |  |  |  |  |     | 37   |     |  |  |  |  |  |
| Capacity, c (veh/h)                     |      |  | 477  |  |  |  |  |  |     | 681  |     |  |  |  |  |  |
| v/c Ratio                               |      |  | 0.06 |  |  |  |  |  |     | 0.05 |     |  |  |  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |      |  | 0.2  |  |  |  |  |  |     | 0.2  |     |  |  |  |  |  |
| Control Delay (s/veh)                   |      |  | 13.0 |  |  |  |  |  |     | 10.6 | 0.6 |  |  |  |  |  |
| Level of Service (LOS)                  |      |  | B    |  |  |  |  |  |     | B    | A   |  |  |  |  |  |
| Approach Delay (s/veh)                  | 13.0 |  |      |  |  |  |  |  | 3.5 |      |     |  |  |  |  |  |
| Approach LOS                            | B    |  |      |  |  |  |  |  | A   |      |     |  |  |  |  |  |

## HCS Two-Way Stop-Control Report

| General Information      |                          | Site Information           |                                    |
|--------------------------|--------------------------|----------------------------|------------------------------------|
| Analyst                  | J. Buckholz              | Intersection               | Cathedral Place / Charlotte Street |
| Agency/Co.               | BUCKHOLZ TRAFFIC         | Jurisdiction               | St. Johns County                   |
| Date Performed           | 3/9/2024                 | East/West Street           | Cathedral Place                    |
| Analysis Year            | 2035                     | North/South Street         | Charlotte Street                   |
| Time Analyzed            | Sat. PeakHr BUILDTraffic | Peak Hour Factor           | 0.84                               |
| Intersection Orientation | East-West                | Analysis Time Period (hrs) | 0.25                               |
| Project Description      | #23-1828                 |                            |                                    |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |   |   |   | Westbound |   |     |    | Northbound |    |    |   | Southbound |    |    |    |
|----------------------------|-----------|---|---|---|-----------|---|-----|----|------------|----|----|---|------------|----|----|----|
| Movement                   | U         | L | T | R | U         | L | T   | R  | U          | L  | T  | R | U          | L  | T  | R  |
| Priority                   | 1U        | 1 | 2 | 3 | 4U        | 4 | 5   | 6  |            | 7  | 8  | 9 |            | 10 | 11 | 12 |
| Number of Lanes            | 0         | 0 | 0 | 0 | 0         | 0 | 2   | 0  |            | 0  | 1  | 0 |            | 0  | 0  | 1  |
| Configuration              |           |   |   |   |           |   | T   | TR |            | LT |    |   |            |    |    | R  |
| Volume (veh/h)             |           |   |   |   |           |   | 585 | 97 |            | 47 | 44 |   |            |    |    | 18 |
| Percent Heavy Vehicles (%) |           |   |   |   |           |   |     |    |            | 0  | 0  |   |            |    |    | 0  |
| Proportion Time Blocked    |           |   |   |   |           |   |     |    |            |    |    |   |            |    |    |    |
| Percent Grade (%)          |           |   |   |   |           |   |     |    |            | 0  |    |   |            | 0  |    |    |
| Right Turn Channelized     |           |   |   |   |           |   |     |    |            |    |    |   |            | No |    |    |
| Median Type   Storage      | Undivided |   |   |   |           |   |     |    |            |    |    |   |            |    |    |    |

### Critical and Follow-up Headways

|                              |  |  |  |  |  |  |  |  |  |      |      |  |  |  |  |      |
|------------------------------|--|--|--|--|--|--|--|--|--|------|------|--|--|--|--|------|
| Base Critical Headway (sec)  |  |  |  |  |  |  |  |  |  | 7.5  | 6.5  |  |  |  |  | 6.9  |
| Critical Headway (sec)       |  |  |  |  |  |  |  |  |  | 7.50 | 6.50 |  |  |  |  | 6.90 |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  |  |  | 3.5  | 4.0  |  |  |  |  | 3.3  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  |  |  | 3.50 | 4.00 |  |  |  |  | 3.30 |

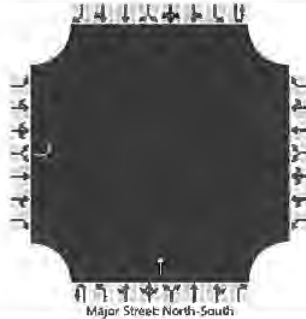
### Delay, Queue Length, and Level of Service

|                                         |  |  |  |  |  |  |  |  |        |        |  |  |       |  |  |       |
|-----------------------------------------|--|--|--|--|--|--|--|--|--------|--------|--|--|-------|--|--|-------|
| Flow Rate, v (veh/h)                    |  |  |  |  |  |  |  |  |        | 108    |  |  |       |  |  | 21    |
| Capacity, c (veh/h)                     |  |  |  |  |  |  |  |  |        | 9      |  |  |       |  |  | 26    |
| v/c Ratio                               |  |  |  |  |  |  |  |  |        | 12.47  |  |  |       |  |  | 0.81  |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |  |  |  |  |        | 15.1   |  |  |       |  |  | 2.5   |
| Control Delay (s/veh)                   |  |  |  |  |  |  |  |  |        | 5996.6 |  |  |       |  |  | 327.4 |
| Level of Service (LOS)                  |  |  |  |  |  |  |  |  |        | F      |  |  |       |  |  | F     |
| Approach Delay (s/veh)                  |  |  |  |  |  |  |  |  | 5996.6 |        |  |  | 327.4 |  |  |       |
| Approach LOS                            |  |  |  |  |  |  |  |  | F      |        |  |  | F     |  |  |       |

## HCS Two-Way Stop-Control Report

| General Information      |                        | Site Information           |                                    |
|--------------------------|------------------------|----------------------------|------------------------------------|
| Analyst                  | J Buckholz             | Intersection               | Charlotte Street / Treasury Street |
| Agency/Co.               | BUCKHOLZ TRAFFIC       | Jurisdiction               | St. Johns County                   |
| Date Performed           | 3/9/2024               | East/West Street           | Treasury Street                    |
| Analysis Year            | 2035                   | North/South Street         | Charlotte Street                   |
| Time Analyzed            | PM PeakHr BUILDTraffic | Peak Hour Factor           | 0.87                               |
| Intersection Orientation | North-South            | Analysis Time Period (hrs) | 0.25                               |
| Project Description      | #23-1828               |                            |                                    |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |    |    |    | Westbound |   |   |   | Northbound |   |    |   | Southbound |   |   |   |
|----------------------------|-----------|----|----|----|-----------|---|---|---|------------|---|----|---|------------|---|---|---|
| Movement                   | U         | L  | T  | R  | U         | L | T | R | U          | L | T  | R | U          | L | T | R |
| Priority                   |           | 10 | 11 | 12 |           | 7 | 8 | 9 | 1U         | 1 | 2  | 3 | 4U         | 4 | 5 | 6 |
| Number of Lanes            |           | 1  | 0  | 0  |           | 0 | 0 | 0 | 0          | 0 | 1  | 0 | 0          | 0 | 0 | 0 |
| Configuration              |           | L  |    |    |           |   |   |   |            |   | T  |   |            |   |   |   |
| Volume (veh/h)             |           | 21 |    |    |           |   |   |   |            |   | 79 |   |            |   |   |   |
| Percent Heavy Vehicles (%) |           | 0  |    |    |           |   |   |   |            |   |    |   |            |   |   |   |
| Proportion Time Blocked    |           |    |    |    |           |   |   |   |            |   |    |   |            |   |   |   |
| Percent Grade (%)          | 0         |    |    |    |           |   |   |   |            |   |    |   |            |   |   |   |
| Right Turn Channelized     |           |    |    |    |           |   |   |   |            |   |    |   |            |   |   |   |
| Median Type   Storage      | Undivided |    |    |    |           |   |   |   |            |   |    |   |            |   |   |   |

### Critical and Follow-up Headways

|                              |  |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|--|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Base Critical Headway (sec)  |  | 7.1  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Critical Headway (sec)       |  | 6.40 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Base Follow-Up Headway (sec) |  | 3.5  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Follow-Up Headway (sec)      |  | 3.50 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

### Delay, Queue Length, and Level of Service

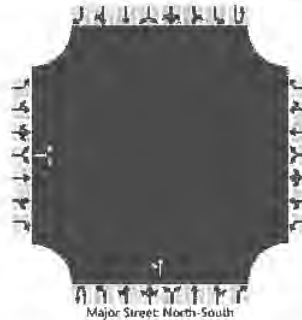
|                                         |      |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------|------|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Flow Rate, v (veh/h)                    |      | 24   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Capacity, c (veh/h)                     |      | 644  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| v/c Ratio                               |      | 0.04 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |      | 0.1  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Control Delay (s/veh)                   |      | 10.8 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Level of Service (LOS)                  |      | B    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Approach Delay (s/veh)                  | 10.8 |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Approach LOS                            | B    |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



## HCS Two-Way Stop-Control Report

| General Information      |                        | Site Information           |                                  |
|--------------------------|------------------------|----------------------------|----------------------------------|
| Analyst                  | J. Buckholz            | Intersection               | Charlotte Street / Site Driveway |
| Agency/Co.               | BUCKHOLZ TRAFFIC       | Jurisdiction               | St. Johns County                 |
| Date Performed           | 3/9/2024               | East/West Street           | Site Driveway                    |
| Analysis Year            | 2035                   | North/South Street         | Charlotte Street                 |
| Time Analyzed            | PM PeakHr BUILDTraffic | Peak Hour Factor           | 0.87                             |
| Intersection Orientation | North-South            | Analysis Time Period (hrs) | 0.25                             |
| Project Description      | #23-1828               |                            |                                  |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |    |    |    | Westbound |   |   |   | Northbound |    |    |   | Southbound |   |   |   |
|----------------------------|-----------|----|----|----|-----------|---|---|---|------------|----|----|---|------------|---|---|---|
| Movement                   | U         | L  | T  | R  | U         | L | T | R | U          | L  | T  | R | U          | L | T | R |
| Priority                   |           | 10 | 11 | 12 |           | 7 | 8 | 9 | 1U         | 1  | 2  | 3 | 4U         | 4 | 5 | 6 |
| Number of Lanes            |           | 0  | 1  | 0  |           | 0 | 0 | 0 | 0          | 0  | 1  | 0 | 0          | 0 | 0 | 0 |
| Configuration              |           |    | LR |    |           |   |   |   |            | LT |    |   |            |   |   |   |
| Volume (veh/h)             |           | 3  |    | 12 |           |   |   |   |            | 13 | 76 |   |            |   |   |   |
| Percent Heavy Vehicles (%) |           | 0  |    | 0  |           |   |   |   |            | 0  |    |   |            |   |   |   |
| Proportion Time Blocked    |           |    |    |    |           |   |   |   |            |    |    |   |            |   |   |   |
| Percent Grade (%)          | 0         |    |    |    |           |   |   |   |            |    |    |   |            |   |   |   |
| Right Turn Channelized     |           |    |    |    |           |   |   |   |            |    |    |   |            |   |   |   |
| Median Type   Storage      | Undivided |    |    |    |           |   |   |   |            |    |    |   |            |   |   |   |

### Critical and Follow-up Headways

|                              |  |      |  |      |  |  |  |  |  |      |  |  |  |  |  |  |
|------------------------------|--|------|--|------|--|--|--|--|--|------|--|--|--|--|--|--|
| Base Critical Headway (sec)  |  | 7.1  |  | 7.1  |  |  |  |  |  | 5.3  |  |  |  |  |  |  |
| Critical Headway (sec)       |  | 6.40 |  | 7.10 |  |  |  |  |  | 5.30 |  |  |  |  |  |  |
| Base Follow-Up Headway (sec) |  | 3.5  |  | 3.9  |  |  |  |  |  | 3.1  |  |  |  |  |  |  |
| Follow-Up Headway (sec)      |  | 3.50 |  | 3.90 |  |  |  |  |  | 3.10 |  |  |  |  |  |  |

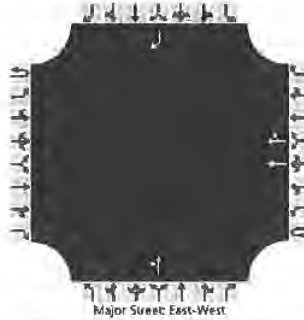
### Delay, Queue Length, and Level of Service

|                                         |      |  |      |  |  |  |  |  |     |      |     |  |  |  |  |  |
|-----------------------------------------|------|--|------|--|--|--|--|--|-----|------|-----|--|--|--|--|--|
| Flow Rate, v (veh/h)                    |      |  | 17   |  |  |  |  |  |     | 15   |     |  |  |  |  |  |
| Capacity, c (veh/h)                     |      |  | 521  |  |  |  |  |  |     | 721  |     |  |  |  |  |  |
| v/c Ratio                               |      |  | 0.03 |  |  |  |  |  |     | 0.02 |     |  |  |  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |      |  | 0.1  |  |  |  |  |  |     | 0.1  |     |  |  |  |  |  |
| Control Delay (s/veh)                   |      |  | 12.2 |  |  |  |  |  |     | 10.1 | 0.2 |  |  |  |  |  |
| Level of Service (LOS)                  |      |  | B    |  |  |  |  |  |     | B    | A   |  |  |  |  |  |
| Approach Delay (s/veh)                  | 12.2 |  |      |  |  |  |  |  | 1.7 |      |     |  |  |  |  |  |
| Approach LOS                            | B    |  |      |  |  |  |  |  | A   |      |     |  |  |  |  |  |

## HCS Two-Way Stop-Control Report

| General Information      |                          | Site Information           |                                    |
|--------------------------|--------------------------|----------------------------|------------------------------------|
| Analyst                  | J. Buckholz              | Intersection               | Cathedral Place / Charlotte Street |
| Agency/Co.               | BUCKHOLZ TRAFFIC         | Jurisdiction               | St. Johns County                   |
| Date Performed           | 3/9/2024                 | East/West Street           | Cathedral Place                    |
| Analysis Year            | 2035                     | North/South Street         | Charlotte Street                   |
| Time Analyzed            | PM Peak Hr BUILD Traffic | Peak Hour Factor           | 0.98                               |
| Intersection Orientation | East-West                | Analysis Time Period (hrs) | 0.25                               |
| Project Description      | #23-1828                 |                            |                                    |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |   |   |   | Westbound |   |     |    | Northbound |    |    |   | Southbound |    |    |    |
|----------------------------|-----------|---|---|---|-----------|---|-----|----|------------|----|----|---|------------|----|----|----|
| Movement                   | U         | L | T | R | U         | L | T   | R  | U          | L  | T  | R | U          | L  | T  | R  |
| Priority                   | 1U        | 1 | 2 | 3 | 4U        | 4 | 5   | 6  |            | 7  | 8  | 9 |            | 10 | 11 | 12 |
| Number of Lanes            | 0         | 0 | 0 | 0 | 0         | 0 | 2   | 0  |            | 0  | 1  | 0 |            | 0  | 0  | 1  |
| Configuration              |           |   |   |   |           |   | T   | TR |            | LT |    |   |            |    |    | R  |
| Volume (veh/h)             |           |   |   |   |           |   | 462 | 72 |            | 28 | 27 |   |            |    |    | 12 |
| Percent Heavy Vehicles (%) |           |   |   |   |           |   |     |    |            | 4  | 5  |   |            |    |    | 0  |
| Proportion Time Blocked    |           |   |   |   |           |   |     |    |            |    |    |   |            |    |    |    |
| Percent Grade (%)          |           |   |   |   |           |   |     |    | 0          |    |    |   | 0          |    |    |    |
| Right Turn Channelized     |           |   |   |   |           |   |     |    |            |    |    |   | No         |    |    |    |
| Median Type   Storage      | Undivided |   |   |   |           |   |     |    |            |    |    |   |            |    |    |    |

### Critical and Follow-up Headways

|                              |  |  |  |  |  |  |  |  |  |      |      |  |  |  |  |      |
|------------------------------|--|--|--|--|--|--|--|--|--|------|------|--|--|--|--|------|
| Base Critical Headway (sec)  |  |  |  |  |  |  |  |  |  | 7.5  | 6.5  |  |  |  |  | 6.9  |
| Critical Headway (sec)       |  |  |  |  |  |  |  |  |  | 7.58 | 6.60 |  |  |  |  | 6.90 |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  |  |  | 3.5  | 4.0  |  |  |  |  | 3.3  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  |  |  | 3.54 | 4.05 |  |  |  |  | 3.30 |

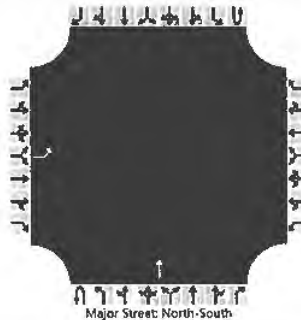
### Delay, Queue Length, and Level of Service

|                                         |  |  |  |  |  |  |  |  |      |      |  |  |      |  |  |      |
|-----------------------------------------|--|--|--|--|--|--|--|--|------|------|--|--|------|--|--|------|
| Flow Rate, v (veh/h)                    |  |  |  |  |  |  |  |  |      | 56   |  |  |      |  |  | 12   |
| Capacity, c (veh/h)                     |  |  |  |  |  |  |  |  |      | 165  |  |  |      |  |  | 270  |
| v/c Ratio                               |  |  |  |  |  |  |  |  |      | 0.34 |  |  |      |  |  | 0.05 |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |  |  |  |  |      | 1.4  |  |  |      |  |  | 0.1  |
| Control Delay (s/veh)                   |  |  |  |  |  |  |  |  |      | 37.7 |  |  |      |  |  | 18.9 |
| Level of Service (LOS)                  |  |  |  |  |  |  |  |  |      | E    |  |  |      |  |  | C    |
| Approach Delay (s/veh)                  |  |  |  |  |  |  |  |  | 37.7 |      |  |  | 18.9 |  |  |      |
| Approach LOS                            |  |  |  |  |  |  |  |  | E    |      |  |  | C    |  |  |      |

## HCS Two-Way Stop-Control Report

| General Information      |                        | Site Information           |                                    |
|--------------------------|------------------------|----------------------------|------------------------------------|
| Analyst                  | J. Buckholz            | Intersection               | Charlotte Street / Treasury Street |
| Agency/Co.               | BUCKHOLZ TRAFFIC       | Jurisdiction               | St. Johns County                   |
| Date Performed           | 3/9/2024               | East/West Street           | Treasury Street                    |
| Analysis Year            | 2035                   | North/South Street         | Charlotte Street                   |
| Time Analyzed            | PM PeakHr BUILDTraffic | Peak Hour Factor           | 0.87                               |
| Intersection Orientation | North-South            | Analysis Time Period (hrs) | 0.25                               |
| Project Description      | #23-1828               |                            |                                    |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |           |    |    | Westbound |   |   |   | Northbound |   |    |   | Southbound |   |   |   |
|----------------------------|-----------|-----------|----|----|-----------|---|---|---|------------|---|----|---|------------|---|---|---|
| Movement                   | U         | L         | T  | R  | U         | L | T | R | U          | L | T  | R | U          | L | T | R |
| Priority                   |           | 10        | 11 | 12 |           | 7 | 8 | 9 | 1U         | 1 | 2  | 3 | 4U         | 4 | 5 | 6 |
| Number of Lanes            |           | 1         | 0  | 0  |           | 0 | 0 | 0 | 0          | 0 | 1  | 0 | 0          | 0 | 0 | 0 |
| Configuration              |           | L         |    |    |           |   |   |   |            |   | T  |   |            |   |   |   |
| Volume (veh/h)             |           | 21        |    |    |           |   |   |   |            |   | 79 |   |            |   |   |   |
| Percent Heavy Vehicles (%) |           | 0         |    |    |           |   |   |   |            |   |    |   |            |   |   |   |
| Proportion Time Blocked    |           |           |    |    |           |   |   |   |            |   |    |   |            |   |   |   |
| Percent Grade (%)          |           | 0         |    |    |           |   |   |   |            |   |    |   |            |   |   |   |
| Right Turn Channelized     |           |           |    |    |           |   |   |   |            |   |    |   |            |   |   |   |
| Median Type   Storage      |           | Undivided |    |    |           |   |   |   |            |   |    |   |            |   |   |   |

### Critical and Follow-up Headways

|                              |  |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|--|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Base Critical Headway (sec)  |  | 7.1  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Critical Headway (sec)       |  | 6.40 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Base Follow-Up Headway (sec) |  | 3.5  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Follow-Up Headway (sec)      |  | 3.50 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

### Delay, Queue Length, and Level of Service

|                                         |  |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------|--|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Flow Rate, v (veh/h)                    |  | 24   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Capacity, c (veh/h)                     |  | 644  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| v/c Ratio                               |  | 0.04 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |  | 0.1  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Control Delay (s/veh)                   |  | 10.8 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Level of Service (LOS)                  |  | B    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Approach Delay (s/veh)                  |  | 10.8 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Approach LOS                            |  | B    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

## **2035 BUILD CONDITIONS WITH IMPROVEMENTS**

## HCS Two-Way Stop-Control Report

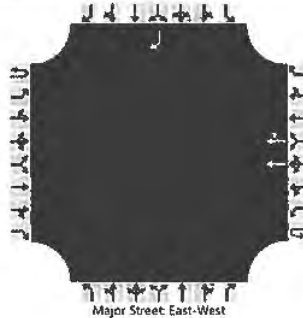
### General Information

|                          |                                   |
|--------------------------|-----------------------------------|
| Analyst                  | J. Buckholz                       |
| Agency/Co.               | BUCKHOLZ TRAFFIC                  |
| Date Performed           | 3/12/2024                         |
| Analysis Year            | 2035                              |
| Time Analyzed            | Sat. PeakHr BUILDTraffic          |
| Intersection Orientation | East-West                         |
| Project Description      | #23-1828 with NB Charlotte Closed |

### Site Information

|                            |                                    |
|----------------------------|------------------------------------|
| Intersection               | Cathedral Place / Charlotte Street |
| Jurisdiction               | St. Johns County                   |
| East/West Street           | Cathedral Place                    |
| North/South Street         | Charlotte Street                   |
| Peak Hour Factor           | 0.84                               |
| Analysis Time Period (hrs) | 0.25                               |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |   |   |   | Westbound |   |     |     | Northbound |   |   |   | Southbound |    |    |    |
|----------------------------|-----------|---|---|---|-----------|---|-----|-----|------------|---|---|---|------------|----|----|----|
| Movement                   | U         | L | T | R | U         | L | T   | R   | U          | L | T | R | U          | L  | T  | R  |
| Priority                   | 1U        | 1 | 2 | 3 | 4U        | 4 | 5   | 6   |            | 7 | 8 | 9 |            | 10 | 11 | 12 |
| Number of Lanes            | 0         | 0 | 0 | 0 | 0         | 0 | 2   | 0   |            | 0 | 0 | 0 |            | 0  | 0  | 1  |
| Configuration              |           |   |   |   |           |   | T   | TR  |            |   |   |   |            |    |    | R  |
| Volume (veh/h)             |           |   |   |   |           |   | 632 | 143 |            |   |   |   |            |    |    | 18 |
| Percent Heavy Vehicles (%) |           |   |   |   |           |   |     |     |            |   |   |   |            |    |    | 0  |
| Proportion Time Blocked    |           |   |   |   |           |   |     |     |            |   |   |   |            |    |    |    |
| Percent Grade (%)          |           |   |   |   |           |   |     |     |            |   |   |   |            |    |    | 0  |
| Right Turn Channelized     |           |   |   |   |           |   |     |     |            |   |   |   |            |    |    | No |
| Median Type   Storage      | Undivided |   |   |   |           |   |     |     |            |   |   |   |            |    |    |    |

### Critical and Follow-up Headways

|                              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |      |
|------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|------|
| Base Critical Headway (sec)  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 6.9  |
| Critical Headway (sec)       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 6.90 |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 3.3  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 3.30 |

### Delay, Queue Length, and Level of Service

|                                         |  |  |  |  |  |  |  |  |  |  |  |  |       |  |  |       |
|-----------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|-------|--|--|-------|
| Flow Rate, v (veh/h)                    |  |  |  |  |  |  |  |  |  |  |  |  |       |  |  | 21    |
| Capacity, c (veh/h)                     |  |  |  |  |  |  |  |  |  |  |  |  |       |  |  | 24    |
| v/c Ratio                               |  |  |  |  |  |  |  |  |  |  |  |  |       |  |  | 0.89  |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |  |  |  |  |  |  |  |  |       |  |  | 2.7   |
| Control Delay (s/veh)                   |  |  |  |  |  |  |  |  |  |  |  |  |       |  |  | 373.5 |
| Level of Service (LOS)                  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |  | F     |
| Approach Delay (s/veh)                  |  |  |  |  |  |  |  |  |  |  |  |  | 373.5 |  |  |       |
| Approach LOS                            |  |  |  |  |  |  |  |  |  |  |  |  | F     |  |  |       |



## HCS Two-Way Stop-Control Report

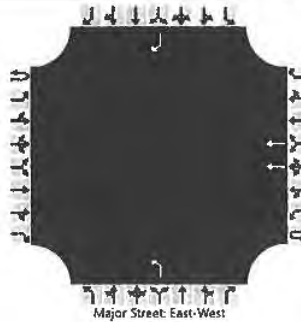
### General Information

|                          |                                   |
|--------------------------|-----------------------------------|
| Analyst                  | J. Buckholz                       |
| Agency/Co.               | BUCKHOLZ TRAFFIC                  |
| Date Performed           | 3/11/2024                         |
| Analysis Year            | 2035                              |
| Time Analyzed            | Sat. PeakHr BUILDTraffic          |
| Intersection Orientation | East-West                         |
| Project Description      | #23-1828 with NB Charlotte Closed |

### Site Information

|                            |                               |
|----------------------------|-------------------------------|
| Intersection               | Cathedral Place / King Street |
| Jurisdiction               | St. Johns County              |
| East/West Street           | Cathedral Place               |
| North/South Street         | King Street                   |
| Peak Hour Factor           | 0.84                          |
| Analysis Time Period (hrs) | 0.25                          |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |   |   |   | Westbound |   |     |   | Northbound |     |   |   | Southbound |    |    |     |
|----------------------------|-----------|---|---|---|-----------|---|-----|---|------------|-----|---|---|------------|----|----|-----|
| Movement                   | U         | L | T | R | U         | L | T   | R | U          | L   | T | R | U          | L  | T  | R   |
| Priority                   | 1U        | 1 | 2 | 3 | 4U        | 4 | 5   | 6 |            | 7   | 8 | 9 |            | 10 | 11 | 12  |
| Number of Lanes            | 0         | 0 | 0 | 0 | 0         | 0 | 2   | 0 |            | 1   | 0 | 0 |            | 0  | 0  | 1   |
| Configuration              |           |   |   |   |           |   | T   |   |            | L   |   |   |            |    |    | R   |
| Volume (veh/h)             |           |   |   |   |           |   | 246 |   |            | 117 |   |   |            |    |    | 326 |
| Percent Heavy Vehicles (%) |           |   |   |   |           |   |     |   |            | 0   |   |   |            |    |    | 0   |
| Proportion Time Blocked    |           |   |   |   |           |   |     |   |            |     |   |   |            |    |    |     |
| Percent Grade (%)          |           |   |   |   |           |   |     |   | 0          |     |   |   | 0          |    |    |     |
| Right Turn Channelized     |           |   |   |   |           |   |     |   |            |     |   |   | No         |    |    |     |
| Median Type   Storage      |           |   |   |   | Undivided |   |     |   |            |     |   |   |            |    |    |     |

### Critical and Follow-up Headways

|                              |  |  |  |  |  |  |  |  |  |      |  |  |  |  |  |      |
|------------------------------|--|--|--|--|--|--|--|--|--|------|--|--|--|--|--|------|
| Base Critical Headway (sec)  |  |  |  |  |  |  |  |  |  | 7.5  |  |  |  |  |  | 6.9  |
| Critical Headway (sec)       |  |  |  |  |  |  |  |  |  | 7.50 |  |  |  |  |  | 6.90 |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  |  |  | 3.5  |  |  |  |  |  | 3.3  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  |  |  | 3.50 |  |  |  |  |  | 3.30 |

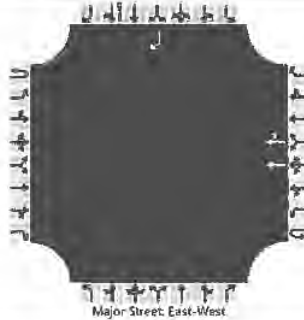
### Delay, Queue Length, and Level of Service

|                                         |  |  |  |  |  |  |  |  |       |       |  |  |      |  |  |      |
|-----------------------------------------|--|--|--|--|--|--|--|--|-------|-------|--|--|------|--|--|------|
| Flow Rate, v (veh/h)                    |  |  |  |  |  |  |  |  |       | 139   |  |  |      |  |  | 388  |
| Capacity, c (veh/h)                     |  |  |  |  |  |  |  |  |       | 112   |  |  |      |  |  | 460  |
| v/c Ratio                               |  |  |  |  |  |  |  |  |       | 1.25  |  |  |      |  |  | 0.84 |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |  |  |  |  |       | 9.2   |  |  |      |  |  | 8.4  |
| Control Delay (s/veh)                   |  |  |  |  |  |  |  |  |       | 238.7 |  |  |      |  |  | 42.6 |
| Level of Service (LOS)                  |  |  |  |  |  |  |  |  |       | F     |  |  |      |  |  | E    |
| Approach Delay (s/veh)                  |  |  |  |  |  |  |  |  | 238.7 |       |  |  | 42.6 |  |  |      |
| Approach LOS                            |  |  |  |  |  |  |  |  | F     |       |  |  | E    |  |  |      |

## HCS Two-Way Stop-Control Report

| General Information      |                                   | Site Information           |                                    |
|--------------------------|-----------------------------------|----------------------------|------------------------------------|
| Analyst                  | J Buckholz                        | Intersection               | Cathedral Place / Charlotte Street |
| Agency/Co.               | BUCKHOLZ TRAFFIC                  | Jurisdiction               | St. Johns County                   |
| Date Performed           | 3/12/2024                         | East/West Street           | Cathedral Place                    |
| Analysis Year            | 2035                              | North/South Street         | Charlotte Street                   |
| Time Analyzed            | PM Peak Hr BUILD Traffic          | Peak Hour Factor           | 0.98                               |
| Intersection Orientation | East-West                         | Analysis Time Period (hrs) | 0.25                               |
| Project Description      | #23-1828 with NB Charlotte Closed |                            |                                    |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |   |   |   | Westbound |   |     |     | Northbound |   |   |   | Southbound |    |    |    |
|----------------------------|-----------|---|---|---|-----------|---|-----|-----|------------|---|---|---|------------|----|----|----|
| Movement                   | U         | L | T | R | U         | L | T   | R   | U          | L | T | R | U          | L  | T  | R  |
| Priority                   | 1U        | 1 | 2 | 3 | 4U        | 4 | 5   | 6   |            | 7 | 8 | 9 |            | 10 | 11 | 12 |
| Number of Lanes            | 0         | 0 | 0 | 0 | 0         | 0 | 2   | 0   |            | 0 | 0 | 0 |            | 0  | 0  | 1  |
| Configuration              |           |   |   |   |           |   | T   | TR  |            |   |   |   |            |    |    | R  |
| Volume (veh/h)             |           |   |   |   |           |   | 490 | 101 |            |   |   |   |            |    |    | 12 |
| Percent Heavy Vehicles (%) |           |   |   |   |           |   |     |     |            |   |   |   |            |    |    | 0  |
| Proportion Time Blocked    |           |   |   |   |           |   |     |     |            |   |   |   |            |    |    |    |
| Percent Grade (%)          |           |   |   |   |           |   |     |     |            |   |   |   | 0          |    |    |    |
| Right Turn Channelized     |           |   |   |   |           |   |     |     |            |   |   |   | No         |    |    |    |
| Median Type   Storage      | Undivided |   |   |   |           |   |     |     |            |   |   |   |            |    |    |    |

### Critical and Follow-up Headways

|                              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |      |
|------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|------|
| Base Critical Headway (sec)  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 6.9  |
| Critical Headway (sec)       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 6.90 |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 3.3  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 3.30 |

### Delay, Queue Length, and Level of Service

|                                         |  |  |  |  |  |  |  |  |  |  |  |  |      |  |  |      |
|-----------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|------|--|--|------|
| Flow Rate, v (veh/h)                    |  |  |  |  |  |  |  |  |  |  |  |  |      |  |  | 12   |
| Capacity, c (veh/h)                     |  |  |  |  |  |  |  |  |  |  |  |  |      |  |  | 259  |
| v/c Ratio                               |  |  |  |  |  |  |  |  |  |  |  |  |      |  |  | 0.05 |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |  |  |  |  |  |  |  |  |      |  |  | 0.1  |
| Control Delay (s/veh)                   |  |  |  |  |  |  |  |  |  |  |  |  |      |  |  | 19.6 |
| Level of Service (LOS)                  |  |  |  |  |  |  |  |  |  |  |  |  |      |  |  | C    |
| Approach Delay (s/veh)                  |  |  |  |  |  |  |  |  |  |  |  |  | 19.6 |  |  |      |
| Approach LOS                            |  |  |  |  |  |  |  |  |  |  |  |  | C    |  |  |      |

## HCS Two-Way Stop-Control Report

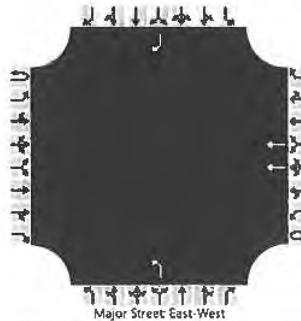
### General Information

|                          |                                   |
|--------------------------|-----------------------------------|
| Analyst                  | J. Buckholz                       |
| Agency/Co.               | BUCKHOLZ TRAFFIC                  |
| Date Performed           | 3/11/2024                         |
| Analysis Year            | 2035                              |
| Time Analyzed            | PM Peak Hr BUILD Traffic          |
| Intersection Orientation | East-West                         |
| Project Description      | #23-1828 with NB Charlotte Closed |

### Site Information

|                            |                               |
|----------------------------|-------------------------------|
| Intersection               | Cathedral Place / King Street |
| Jurisdiction               | St. Johns County              |
| East/West Street           | Cathedral Place               |
| North/South Street         | King Street                   |
| Peak Hour Factor           | 0.98                          |
| Analysis Time Period (hrs) | 0.25                          |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |   |   |   | Westbound |   |     |   | Northbound |    |   |   | Southbound |    |    |     |
|----------------------------|-----------|---|---|---|-----------|---|-----|---|------------|----|---|---|------------|----|----|-----|
| Movement                   | U         | L | T | R | U         | L | T   | R | U          | L  | T | R | U          | L  | T  | R   |
| Priority                   | 1U        | 1 | 2 | 3 | 4U        | 4 | 5   | 6 |            | 7  | 8 | 9 |            | 10 | 11 | 12  |
| Number of Lanes            | 0         | 0 | 0 | 0 | 0         | 0 | 2   | 0 |            | 1  | 0 | 0 |            | 0  | 0  | 1   |
| Configuration              |           |   |   |   |           |   | T   |   |            | L  |   |   |            |    |    | R   |
| Volume (veh/h)             |           |   |   |   |           |   | 195 |   |            | 82 |   |   |            |    |    | 242 |
| Percent Heavy Vehicles (%) |           |   |   |   |           |   |     |   |            | 4  |   |   |            |    |    | 4   |
| Proportion Time Blocked    |           |   |   |   |           |   |     |   |            |    |   |   |            |    |    |     |
| Percent Grade (%)          |           |   |   |   |           |   |     |   | 0          |    |   |   | 0          |    |    |     |
| Right Turn Channelized     |           |   |   |   |           |   |     |   |            |    |   |   | No         |    |    |     |
| Median Type   Storage      | Undivided |   |   |   |           |   |     |   |            |    |   |   |            |    |    |     |

### Critical and Follow-up Headways

|                              |  |  |  |  |  |  |  |  |  |      |  |  |  |  |  |      |
|------------------------------|--|--|--|--|--|--|--|--|--|------|--|--|--|--|--|------|
| Base Critical Headway (sec)  |  |  |  |  |  |  |  |  |  | 7.5  |  |  |  |  |  | 6.9  |
| Critical Headway (sec)       |  |  |  |  |  |  |  |  |  | 7.58 |  |  |  |  |  | 6.98 |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  |  |  | 3.5  |  |  |  |  |  | 3.3  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  |  |  | 3.54 |  |  |  |  |  | 3.34 |

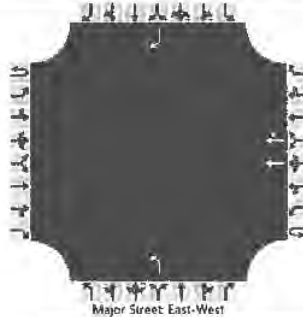
### Delay, Queue Length, and Level of Service

|                                         |  |  |  |  |  |  |  |  |      |      |  |  |      |  |  |      |
|-----------------------------------------|--|--|--|--|--|--|--|--|------|------|--|--|------|--|--|------|
| Flow Rate, v (veh/h)                    |  |  |  |  |  |  |  |  |      | 84   |  |  |      |  |  | 247  |
| Capacity, c (veh/h)                     |  |  |  |  |  |  |  |  |      | 392  |  |  |      |  |  | 499  |
| v/c Ratio                               |  |  |  |  |  |  |  |  |      | 0.21 |  |  |      |  |  | 0.49 |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |  |  |  |  |      | 0.8  |  |  |      |  |  | 2.7  |
| Control Delay (s/veh)                   |  |  |  |  |  |  |  |  |      | 16.7 |  |  |      |  |  | 19.1 |
| Level of Service (LOS)                  |  |  |  |  |  |  |  |  |      | C    |  |  |      |  |  | C    |
| Approach Delay (s/veh)                  |  |  |  |  |  |  |  |  | 16.7 |      |  |  | 19.1 |  |  |      |
| Approach LOS                            |  |  |  |  |  |  |  |  | C    |      |  |  | C    |  |  |      |

## HCS Two-Way Stop-Control Report

| General Information      |                                    | Site Information           |                                    |
|--------------------------|------------------------------------|----------------------------|------------------------------------|
| Analyst                  | J Buckholz                         | Intersection               | Cathedral Place / Charlotte Street |
| Agency/Co.               | BUCKHOLZ TRAFFIC                   | Jurisdiction               | St. Johns County                   |
| Date Performed           | 3/12/2024                          | East/West Street           | Cathedral Place                    |
| Analysis Year            | 2035                               | North/South Street         | Charlotte Street                   |
| Time Analyzed            | Sat. PeakHr BUILDTraffic           | Peak Hour Factor           | 0.84                               |
| Intersection Orientation | East-West                          | Analysis Time Period (hrs) | 0.25                               |
| Project Description      | #23-1828 with NB Charlotte LT Only |                            |                                    |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |   |   |   | Westbound |   |     |     | Northbound |    |   |   | Southbound |    |    |    |
|----------------------------|-----------|---|---|---|-----------|---|-----|-----|------------|----|---|---|------------|----|----|----|
| Movement                   | U         | L | T | R | U         | L | T   | R   | U          | L  | T | R | U          | L  | T  | R  |
| Priority                   | 1U        | 1 | 2 | 3 | 4U        | 4 | 5   | 6   |            | 7  | 8 | 9 |            | 10 | 11 | 12 |
| Number of Lanes            | 0         | 0 | 0 | 0 | 0         | 0 | 2   | 0   |            | 1  | 0 | 0 |            | 0  | 0  | 1  |
| Configuration              |           |   |   |   |           |   | T   | TR  |            | L  |   |   |            |    |    | R  |
| Volume (veh/h)             |           |   |   |   |           |   | 585 | 143 |            | 47 |   |   |            |    |    | 18 |
| Percent Heavy Vehicles (%) |           |   |   |   |           |   |     |     |            | 0  |   |   |            |    |    | 0  |
| Proportion Time Blocked    |           |   |   |   |           |   |     |     |            |    |   |   |            |    |    |    |
| Percent Grade (%)          |           |   |   |   |           |   |     |     | 0          |    |   |   | 0          |    |    |    |
| Right Turn Channelized     |           |   |   |   |           |   |     |     |            |    |   |   | No         |    |    |    |
| Median Type   Storage      | Undivided |   |   |   |           |   |     |     |            |    |   |   |            |    |    |    |

### Critical and Follow-up Headways

|                              |  |  |  |  |  |  |  |  |  |      |  |  |  |  |  |      |
|------------------------------|--|--|--|--|--|--|--|--|--|------|--|--|--|--|--|------|
| Base Critical Headway (sec)  |  |  |  |  |  |  |  |  |  | 7.5  |  |  |  |  |  | 6.9  |
| Critical Headway (sec)       |  |  |  |  |  |  |  |  |  | 7.50 |  |  |  |  |  | 6.90 |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  |  |  | 3.5  |  |  |  |  |  | 3.3  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  |  |  | 3.50 |  |  |  |  |  | 3.30 |

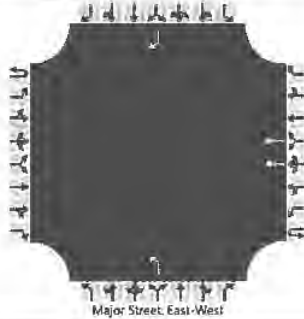
### Delay, Queue Length, and Level of Service

|                                         |  |  |  |  |  |  |  |  |       |       |  |  |       |  |  |       |
|-----------------------------------------|--|--|--|--|--|--|--|--|-------|-------|--|--|-------|--|--|-------|
| Flow Rate, v (veh/h)                    |  |  |  |  |  |  |  |  |       | 56    |  |  |       |  |  | 21    |
| Capacity, c (veh/h)                     |  |  |  |  |  |  |  |  |       | 33    |  |  |       |  |  | 25    |
| v/c Ratio                               |  |  |  |  |  |  |  |  |       | 1.67  |  |  |       |  |  | 0.85  |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |  |  |  |  |       | 6.2   |  |  |       |  |  | 2.6   |
| Control Delay (s/veh)                   |  |  |  |  |  |  |  |  |       | 585.4 |  |  |       |  |  | 349.5 |
| Level of Service (LOS)                  |  |  |  |  |  |  |  |  |       | F     |  |  |       |  |  | F     |
| Approach Delay (s/veh)                  |  |  |  |  |  |  |  |  | 585.4 |       |  |  | 349.5 |  |  |       |
| Approach LOS                            |  |  |  |  |  |  |  |  | F     |       |  |  | F     |  |  |       |

## HCS Two-Way Stop-Control Report

| General Information      |                                    | Site Information           |                               |
|--------------------------|------------------------------------|----------------------------|-------------------------------|
| Analyst                  | J Buckholz                         | Intersection               | Cathedral Place / King Street |
| Agency/Co.               | BUCKHOLZ TRAFFIC                   | Jurisdiction               | St. Johns County              |
| Date Performed           | 3/11/2024                          | East/West Street           | Cathedral Place               |
| Analysis Year            | 2035                               | North/South Street         | King Street                   |
| Time Analyzed            | Sat. PeakHr BUILDTraffic           | Peak Hour Factor           | 0.84                          |
| Intersection Orientation | East-West                          | Analysis Time Period (hrs) | 0.25                          |
| Project Description      | #23-1828 with NB Charlotte LT Only |                            |                               |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |   |   |   | Westbound |   |     |   | Northbound |    |   |   | Southbound |    |    |     |
|----------------------------|-----------|---|---|---|-----------|---|-----|---|------------|----|---|---|------------|----|----|-----|
| Movement                   | U         | L | T | R | U         | L | T   | R | U          | L  | T | R | U          | L  | T  | R   |
| Priority                   | 1U        | 1 | 2 | 3 | 4U        | 4 | 5   | 6 |            | 7  | 8 | 9 |            | 10 | 11 | 12  |
| Number of Lanes            | 0         | 0 | 0 | 0 | 0         | 0 | 2   | 0 |            | 1  | 0 | 0 |            | 0  | 0  | 1   |
| Configuration              |           |   |   |   |           |   | T   |   |            | L  |   |   |            |    |    | R   |
| Volume (veh/h)             |           |   |   |   |           |   | 246 |   |            | 70 |   |   |            |    |    | 326 |
| Percent Heavy Vehicles (%) |           |   |   |   |           |   |     |   |            | 0  |   |   |            |    |    | 0   |
| Proportion Time Blocked    |           |   |   |   |           |   |     |   |            |    |   |   |            |    |    |     |
| Percent Grade (%)          |           |   |   |   |           |   |     |   | 0          |    |   |   | 0          |    |    |     |
| Right Turn Channelized     |           |   |   |   |           |   |     |   |            |    |   |   | No         |    |    |     |
| Median Type   Storage      | Undivided |   |   |   |           |   |     |   |            |    |   |   |            |    |    |     |

### Critical and Follow-up Headways

|                              |  |  |  |  |  |  |  |  |  |      |  |  |  |  |  |      |
|------------------------------|--|--|--|--|--|--|--|--|--|------|--|--|--|--|--|------|
| Base Critical Headway (sec)  |  |  |  |  |  |  |  |  |  | 7.5  |  |  |  |  |  | 6.9  |
| Critical Headway (sec)       |  |  |  |  |  |  |  |  |  | 7.50 |  |  |  |  |  | 6.90 |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  |  |  | 3.5  |  |  |  |  |  | 3.3  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  |  |  | 3.50 |  |  |  |  |  | 3.30 |

### Delay, Queue Length, and Level of Service

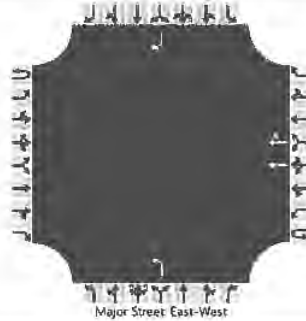
|                                         |  |  |  |  |  |  |  |  |      |      |  |  |      |  |  |      |
|-----------------------------------------|--|--|--|--|--|--|--|--|------|------|--|--|------|--|--|------|
| Flow Rate, v (veh/h)                    |  |  |  |  |  |  |  |  |      | 83   |  |  |      |  |  | 388  |
| Capacity, c (veh/h)                     |  |  |  |  |  |  |  |  |      | 112  |  |  |      |  |  | 460  |
| v/c Ratio                               |  |  |  |  |  |  |  |  |      | 0.75 |  |  |      |  |  | 0.84 |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |  |  |  |  |      | 4.1  |  |  |      |  |  | 8.4  |
| Control Delay (s/veh)                   |  |  |  |  |  |  |  |  |      | 98.9 |  |  |      |  |  | 42.6 |
| Level of Service (LOS)                  |  |  |  |  |  |  |  |  |      | F    |  |  |      |  |  | E    |
| Approach Delay (s/veh)                  |  |  |  |  |  |  |  |  | 98.9 |      |  |  | 42.6 |  |  |      |
| Approach LOS                            |  |  |  |  |  |  |  |  | F    |      |  |  | E    |  |  |      |



## HCS Two-Way Stop-Control Report

| General Information      |                                    | Site Information           |                                    |
|--------------------------|------------------------------------|----------------------------|------------------------------------|
| Analyst                  | J. Buckholz                        | Intersection               | Cathedral Place / Charlotte Street |
| Agency/Co.               | BUCKHOLZ TRAFFIC                   | Jurisdiction               | St. Johns County                   |
| Date Performed           | 3/12/2024                          | East/West Street           | Cathedral Place                    |
| Analysis Year            | 2035                               | North/South Street         | Charlotte Street                   |
| Time Analyzed            | PM Peak Hr BUILD Traffic           | Peak Hour Factor           | 0.98                               |
| Intersection Orientation | East-West                          | Analysis Time Period (hrs) | 0.25                               |
| Project Description      | #23-1828 with NB Charlotte LT Only |                            |                                    |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |   |   |   | Westbound |   |     |     | Northbound |    |   |   | Southbound |    |    |    |
|----------------------------|-----------|---|---|---|-----------|---|-----|-----|------------|----|---|---|------------|----|----|----|
| Movement                   | U         | L | T | R | U         | L | T   | R   | U          | L  | T | R | U          | L  | T  | R  |
| Priority                   | 1U        | 1 | 2 | 3 | 4U        | 4 | 5   | 6   |            | 7  | 8 | 9 |            | 10 | 11 | 12 |
| Number of Lanes            | 0         | 0 | 0 | 0 | 0         | 0 | 2   | 0   |            | 1  | 0 | 0 |            | 0  | 0  | 1  |
| Configuration              |           |   |   |   |           |   | T   | TR  |            | L  |   |   |            |    |    | R  |
| Volume (veh/h)             |           |   |   |   |           |   | 462 | 101 |            | 28 |   |   |            |    |    | 12 |
| Percent Heavy Vehicles (%) |           |   |   |   |           |   |     |     |            | 4  |   |   |            |    |    | 0  |
| Proportion Time Blocked    |           |   |   |   |           |   |     |     |            |    |   |   |            |    |    |    |
| Percent Grade (%)          |           |   |   |   |           |   |     |     | 0          |    |   |   | 0          |    |    |    |
| Right Turn Channelized     |           |   |   |   |           |   |     |     |            |    |   |   | No         |    |    |    |
| Median Type   Storage      | Undivided |   |   |   |           |   |     |     |            |    |   |   |            |    |    |    |

### Critical and Follow-up Headways

|                              |  |  |  |  |  |  |  |  |  |      |  |  |  |  |  |      |
|------------------------------|--|--|--|--|--|--|--|--|--|------|--|--|--|--|--|------|
| Base Critical Headway (sec)  |  |  |  |  |  |  |  |  |  | 7.5  |  |  |  |  |  | 6.9  |
| Critical Headway (sec)       |  |  |  |  |  |  |  |  |  | 7.58 |  |  |  |  |  | 6.90 |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  |  |  | 3.5  |  |  |  |  |  | 3.3  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  |  |  | 3.54 |  |  |  |  |  | 3.30 |

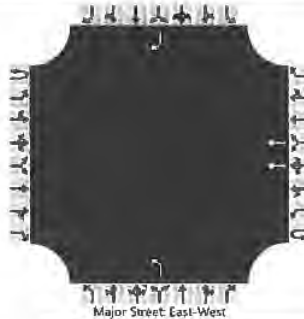
### Delay, Queue Length, and Level of Service

|                                         |  |  |  |  |  |  |  |  |      |      |  |  |      |  |  |      |
|-----------------------------------------|--|--|--|--|--|--|--|--|------|------|--|--|------|--|--|------|
| Flow Rate, v (veh/h)                    |  |  |  |  |  |  |  |  |      | 29   |  |  |      |  |  | 12   |
| Capacity, c (veh/h)                     |  |  |  |  |  |  |  |  |      | 433  |  |  |      |  |  | 264  |
| v/c Ratio                               |  |  |  |  |  |  |  |  |      | 0.07 |  |  |      |  |  | 0.05 |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |  |  |  |  |      | 0.2  |  |  |      |  |  | 0.1  |
| Control Delay (s/veh)                   |  |  |  |  |  |  |  |  |      | 13.9 |  |  |      |  |  | 19.3 |
| Level of Service (LOS)                  |  |  |  |  |  |  |  |  |      | B    |  |  |      |  |  | C    |
| Approach Delay (s/veh)                  |  |  |  |  |  |  |  |  | 13.9 |      |  |  | 19.3 |  |  |      |
| Approach LOS                            |  |  |  |  |  |  |  |  | B    |      |  |  | C    |  |  |      |

## HCS Two-Way Stop-Control Report

| General Information      |                                    | Site Information           |                               |
|--------------------------|------------------------------------|----------------------------|-------------------------------|
| Analyst                  | J. Buckholz                        | Intersection               | Cathedral Place / King Street |
| Agency/Co.               | BUCKHOLZ TRAFFIC                   | Jurisdiction               | St. Johns County              |
| Date Performed           | 3/12/2024                          | East/West Street           | Cathedral Place               |
| Analysis Year            | 2035                               | North/South Street         | King Street                   |
| Time Analyzed            | PM Peak Hr BUILD Traffic           | Peak Hour Factor           | 0.98                          |
| Intersection Orientation | East-West                          | Analysis Time Period (hrs) | 0.25                          |
| Project Description      | #23-1828 with NB Charlotte LT Only |                            |                               |

### Lanes



### Vehicle Volumes and Adjustments

| Approach                   | Eastbound |   |   |   | Westbound |   |     |   | Northbound |    |   |   | Southbound |    |    |     |
|----------------------------|-----------|---|---|---|-----------|---|-----|---|------------|----|---|---|------------|----|----|-----|
| Movement                   | U         | L | T | R | U         | L | T   | R | U          | L  | T | R | U          | L  | T  | R   |
| Priority                   | 1U        | 1 | 2 | 3 | 4U        | 4 | 5   | 6 |            | 7  | 8 | 9 |            | 10 | 11 | 12  |
| Number of Lanes            | 0         | 0 | 0 | 0 | 0         | 0 | 2   | 0 |            | 1  | 0 | 0 |            | 0  | 0  | 1   |
| Configuration              |           |   |   |   |           |   | T   |   |            | L  |   |   |            |    |    | R   |
| Volume (veh/h)             |           |   |   |   |           |   | 195 |   |            | 54 |   |   |            |    |    | 242 |
| Percent Heavy Vehicles (%) |           |   |   |   |           |   |     |   |            | 4  |   |   |            |    |    | 4   |
| Proportion Time Blocked    |           |   |   |   |           |   |     |   |            |    |   |   |            |    |    |     |
| Percent Grade (%)          |           |   |   |   |           |   |     |   | 0          |    |   |   | 0          |    |    |     |
| Right Turn Channelized     |           |   |   |   |           |   |     |   |            |    |   |   | No         |    |    |     |
| Median Type   Storage      | Undivided |   |   |   |           |   |     |   |            |    |   |   |            |    |    |     |

### Critical and Follow-up Headways

|                              |  |  |  |  |  |  |  |  |  |      |  |  |  |  |  |      |
|------------------------------|--|--|--|--|--|--|--|--|--|------|--|--|--|--|--|------|
| Base Critical Headway (sec)  |  |  |  |  |  |  |  |  |  | 7.5  |  |  |  |  |  | 6.9  |
| Critical Headway (sec)       |  |  |  |  |  |  |  |  |  | 7.58 |  |  |  |  |  | 6.98 |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  |  |  | 3.5  |  |  |  |  |  | 3.3  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  |  |  | 3.54 |  |  |  |  |  | 3.34 |

### Delay, Queue Length, and Level of Service

|                                         |  |  |  |  |  |  |  |  |      |      |  |  |      |  |  |      |
|-----------------------------------------|--|--|--|--|--|--|--|--|------|------|--|--|------|--|--|------|
| Flow Rate, v (veh/h)                    |  |  |  |  |  |  |  |  |      | 55   |  |  |      |  |  | 247  |
| Capacity, c (veh/h)                     |  |  |  |  |  |  |  |  |      | 392  |  |  |      |  |  | 499  |
| v/c Ratio                               |  |  |  |  |  |  |  |  |      | 0.14 |  |  |      |  |  | 0.49 |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |  |  |  |  |      | 0.5  |  |  |      |  |  | 27   |
| Control Delay (s/veh)                   |  |  |  |  |  |  |  |  |      | 15.7 |  |  |      |  |  | 19.1 |
| Level of Service (LOS)                  |  |  |  |  |  |  |  |  |      | C    |  |  |      |  |  | C    |
| Approach Delay (s/veh)                  |  |  |  |  |  |  |  |  | 15.7 |      |  |  | 19.1 |  |  |      |
| Approach LOS                            |  |  |  |  |  |  |  |  | C    |      |  |  | C    |  |  |      |



# Planning and Zoning Board

Planning Division Memorandum  
Planning and Building Department

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**TO:** Planning and Zoning Board

**DATE:** May 7, 2024

**RE:** Other Business Item: Discussion related to the required Residential Lot Grading Plan

On November 9, 2020, the City Commission appointed the Building Code Task Force for Existing Properties. The Task Force was given three specific goals to address the development of private residential properties in our older, established neighborhoods:

- Goal #1 – Protect older homes from the flooding impacts of new home construction.
- Goal #2 – Provide incentives for property owners to use building techniques (pier and stem wall foundations) which do not require land filling for new home construction.
- Goal #3 – Limit the amount of impervious surface that is allowed on residential lots.

The Task Force held four (4) public meetings and produced a final report to the City Commission with their findings and recommendations.

On March 8, 2021, the City Commission accepted the final report of the Building Code Task Force. The City Commission forwarded this report to the Planning and Zoning Board for the board's input and formal recommendation on the adoption of new land development codes.

On June 16, 2021, the Planning and Zoning Board held a public workshop and instructed staff to begin the process of creating a grading and drainage plan requirement, to be included in the building permit process for construction of new single-family homes. This addresses Goal #1, to protect older homes from the flooding impacts of new home construction. The board also reached a consensus on creating a 70% maximum impervious surface ratio for residential properties, addressing Goal #3. This was later adopted under Ordinance 2021-26, which took effect October 21, 2021.

Goal #2 was further discussed by the Board at the August 26, 2021, public workshop. Four (4) incentives were considered and discussed by the Board. However, it was determined that no conclusive recommendations could be made to incentivize the use of pier or stem all construction techniques for infill residential construction that appears meaningful enough to advance this goal.

To further advance Goal #1, with the direction and input of the Planning and Zoning Board during the June 16, 2021 meeting, staff have developed and implemented a Residential Lot Grading Plan. A copy of that plan and associated bulletin is included for your review. This went into effect January 1, 2024, in conjunction with the implementation of the updated 2023 Florida Building Codes. As part of this effort, there are additional lot grading requirements for building permit applications. Applicants will have to provide a lot grading plan for all residential building permits for new single-family residences, an increase of 500 square feet or more of lot coverage or impervious surface, and for all Floodplain Management Permits. Specifically, the intent of this effort is to increase stormwater resiliency within the city's older, established neighborhoods. A result of that process, the attached residential lot grading plan was developed to help guide building permit applicants toward lot grading best practices. The lot grading plan and approval process are being implemented to ensure that the code is followed, which will help alleviate the flooding onto neighboring properties that is caused by normal rain events. Please refer to the Residential Lot Grading Plan for more information. A post development lot grading plan shall be submitted to the Building Official prior to the final building inspection. The Certificate of Occupancy or Certificate of Completion will not be issued until the post development lot grading plan has been approved. As part of this Planning and Zoning Board meeting, the City has provided an update regarding this specific effort and can answer any questions that the Board may have concerning this.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at 904-209-4331 or email at [jfredriksson@citystaug.com](mailto:jfredriksson@citystaug.com).



---

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



City of St. Augustine

# Residential Lot Grading Packet

**FINAL** February 22, 2023 v5



CITY OF  
**ST AUGUSTINE.**  
EST. 1565



# INTRODUCTION & OVERVIEW

## APPLICABILITY

This overview and packet is specifically for single family or duplex residential structures (inclusive of short term rentals and long term residences) and increases of 500 square feet or more of lot coverage or impervious surface.

## BULLETIN G-01-23

This informational packet was created in response to Bulletin G-01-23. The full bulletin can be read on page 4 in the Bulletin G-01-23 section. The bulletin's main concern is ensuring stormwater impact from future residential development is respectful of existing development. To achieve this, the city and applicants need to be able to clearly designate (a) the work to be completed and (b) its impacts to neighboring properties.

## PACKET CONTENTS

This packet includes the following:

|                                                          |    |
|----------------------------------------------------------|----|
| GOALS & KEYNOTES                                         | 03 |
| BULLETIN G-01-23                                         | 04 |
| APPLICATION COVER                                        | 05 |
| PLAN CHECKLIST                                           | 06 |
| EXHIBIT A: TYPICAL LOT GRADING                           | 07 |
| EXHIBIT B: EXAMPLE GRADING PLAN 1                        | 08 |
| EXHIBIT C: EXAMPLE GRADING PLAN 2                        | 09 |
| STORMWATER, RESILIENCY, AND LOW IMPACT DEVELOPMENT (LID) | 10 |

*COVER IMAGE: Accessed through Shutterstock. Royalty-free stock photo ID: 388981021. Licensed for use by Marquis Latimer + Halback, Inc. for web and limited print distribution.*

## GOALS

### GOAL #1 PROTECT

Protect older homes from the flooding impacts of newer homes.



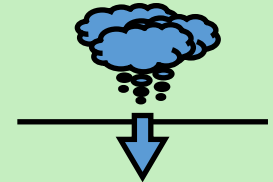
### GOAL #2 MAINTAIN

Consider use of building techniques which do not require land filling for new construction.



### GOAL #3 RECHARGE

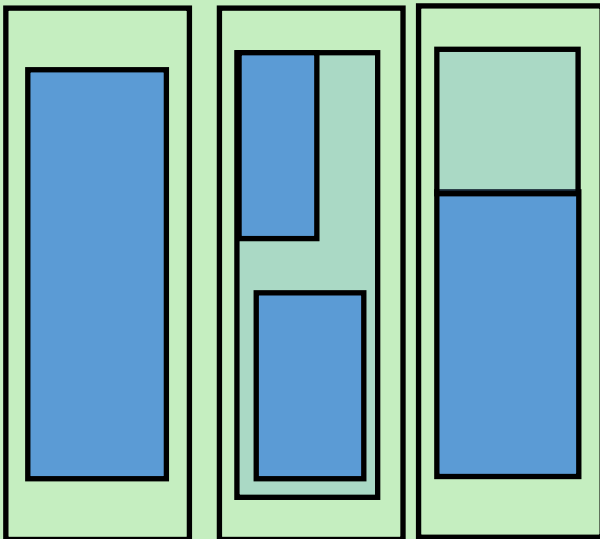
Limit amount of impervious surface area on residential lots.



## KEYPOINTS

# 70%

**IMPERVIOUS SURFACE RATIO**



# 10 FEET

**PROVIDE SPOT ELEVATIONS OFFSET 10 FEET ON BOTH SIDES OF THE PROPERTY LINE.**

**PLACE SPOT ELEVATIONS ON A 25 FOOT GRID ACROSS PROPERTY.**

**SEE EXHIBITS B AND C.**



February 8, 2023

Bulletin G-01-23

To: Building Permit Applicants

From: Richard Schauland, CBO, CFM, Building Official

**Re: Residential Lot Grading Plan**

This bulletin is to inform building permit applicants for residential structures of the requirement of additional construction documents. These additional documents are intended to ensure that the proposed construction complies with the Florida Building Code, Residential, Section R401.3 – Drainage. Applicants will have to provide a lot grading plan for all residential building permits for new single-family residences, an increase of 500 square feet or more of lot coverage or impervious surface, and for all Floodplain Management Permits.

Over the years, residential property owners have brought in fill to elevate their property to mitigate flood damage. This practice has caused flooding onto neighboring properties. Section R401.3 requires surface drainage to be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. The lot grading plan and approval process are being implemented to ensure that the code is followed, which will help alleviate the flooding onto neighboring properties that is caused by normal rain events.

This new requirement will be implemented on or after January 1, 2024. If an application is submitted on or after this date without the lot grading plan, the application will not be accepted, and the applicant will be notified as to what is needed.

The requirements for the lot grading plan are:

1. Shall have spot elevations, including all roofed areas and impervious surfaces. This includes the site elevations on neighboring properties 10 feet from the boundaries of the subject property. Spot elevations shall be included in the boundary and topographic survey prepared by a Professional Land Surveyor.
2. Shall show existing and proposed ground elevations.
3. Shall show that all stormwaters will not be directed to or add impact onto any adjacent private property.
4. The grading plan must demonstrate that existing drainage patterns are managed according to all applicable legal requirements.

The lot grading plan will be reviewed and approved by the City Public Works Department. If, during the planning and design phase, it is determined that grading is not sufficient or acceptable, the use of gutters, swales, retaining walls or low impact development techniques can be used to divert or manage rainwater on site. These techniques shall be shown on the lot grading plan and will have to be approved by the Building Official (Floodplain Manager).

A post development lot grading plan shall be submitted to the Building Official prior to the final building inspection. The post development lot grading plan will be verified and inspected by the City Public Works Department. The Certificate of Occupancy or Certificate of Completion will not be issued until the post development lot grading plan has been approved.

NOTE: Once the lot grading has been approved, it is the property owner's responsibility to maintain the surface grading in perpetuity.

|                                    |  |
|------------------------------------|--|
| <b>Applicant Name</b>              |  |
| <b>Applicant Phone Number</b>      |  |
| <b>Property Owner Name</b>         |  |
| <b>Property Owner Phone Number</b> |  |
| <b>Site Parcel No.</b>             |  |
| <b>Site Address</b>                |  |

**Please also refer to Bulletin G-01-23 issued by the Planning and Building Department.**

Pursuant to Bulletin G-01-23, applicants will have to provide a lot grading plan for all residential building permits that will produce an increase of 500 square feet or more of impervious surface and for all Floodplain Management Permits.

Over the years, residential property owners have brought in fill to elevate their property to mitigate flood damage. This practice has caused flooding onto neighboring properties. Section R401.3 requires surface drainage to be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. The lot grading plan and approval process are being implemented to ensure that the code is followed, which will help alleviate the flooding onto neighboring properties that is caused by normal rain events.

This new requirement will be implemented on or after January 1, 2024. If an application is submitted on or after this date without the lot grading plan, the application will not be accepted, and the applicant will be notified as to what is needed. The requirements for the lot grading plan are:

1. Shall have spot elevations, including all roofed areas and impervious surfaces. This includes the site elevations on neighboring properties 10 feet from the boundaries of the subject property. Spot elevations shall be included in the boundary and topographic survey prepared by a Professional Land Surveyor.
2. Shall show existing and proposed ground elevations.
3. Shall show that all stormwaters will not be directed to or add impact onto any adjacent private property.
4. The grading plan must demonstrate that existing drainage patterns are managed according to all applicable legal requirements.

The lot grading plan will be reviewed and approved by the City Public Works Department. If, during the planning and design phase, it is determined that grading is not sufficient or acceptable, the use of gutters, swales, retaining walls or low impact development techniques can be used to divert or manage rainwater on site. These techniques shall be shown on the lot grading plan and will have to be approved by the Building Official (Floodplain Manager).

A post development lot grading plan shall be submitted to the Building Official prior to the final building inspection. The post development lot grading plan will be verified and inspected by the City Public Works Department. The Certificate of Occupancy or Certificate of Completion will not be issued until the post development lot grading plan has been approved.

General questions related to the City permitting, review, approval, construction, and acceptance process should be directed to the Planning and Building Department at (904) 825-1060. Technical questions related to the lot drainage and grading plans should be addressed to Jonathan C. Foster, P.E., Development Supervisor at (904) 209-4273 or [jfoster@citystaug.com](mailto:jfoster@citystaug.com).

# PLAN CHECKLIST

Submittal information and plans should include, but shall not be limited to, the following (examples are provided in Exhibits A, B, and C):

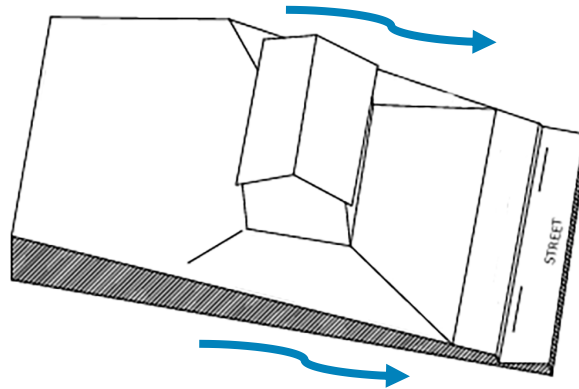
- ➡ A **boundary and topographic survey** shall be submitted as prepared by a **registered professional surveyor**. The survey should include at a minimum:
  - ☐ **Property line.**
  - ☐ **Spot elevations of the existing parcel** in question—shown on a 25' grid.
  - ☐ **Spot elevations on all adjacent properties - 10-feet** from the boundaries of the subject property at approximately 25-foot intervals.
  - ☐ **Limits of structure(s) with Finish Floor Elevation (FFE) in NAVD88.**
  - ☐ **Limits of impervious surfaces** (patios, pool decks, driveways, etc).
  - ☐ **Jurisdictional lines** (wetlands or easements).
- ☐ The **proposed grading plan** shall be drawn to a legible conventional engineering scale (1-inch = 20 feet, smallest scale accepted) using the site plan and survey as a base map.
- ☐ Show that all **stormwater will not be directed to or add impact onto any adjacent private property.**
- ☐ The grading plan must (a) **establish positive drainage** and (b) **not re-direct existing runoff** to an adjacent property unless an existing drainage easement or property owner agreement is provided.
- ➡ The **proposed grading plan** shall include, at a minimum, the following features:
  - ☐ Provide a **lot drainage plan** with the **finish floor elevation (FFE)** of the building in NAVD 88, along with **flow arrows and spot elevations** of anticipated flow. In general, drainage should be routed along the shortest practicable flow path to the street or other approved point of collection.
  - ☐ **Spot elevations**, including all roofed areas and impervious surfaces. This includes the **site elevations on neighboring properties** 10-feet from the boundaries of the subject property.
  - ☐ Show all **existing and proposed ground elevations for new features** (structures, docks, etc).
  - ☐ Identify existing drainage features on the lot, adjacent lots and the streets, such as storm **inlets, storm drain pipes, culverts, swales, berms, walls etc.** within 10-feet of the property line.
  - ☐ **Lot dimensions** (length and width) for each side of the parcel.
  - ☐ **Identify streets.**
  - ☐ Show **limits of fill.**
  - ☐ Label **proposed and existing buildings** – including distances from **property lines, zoning, setbacks, buffers** etc.
  - ☐ Show **proposed impervious areas** with dimensions and square footage (walkways, driveways, sidewalks, garages, buildings, pools, etc.).
  - ☐ Show **proposed Lot Grading Type (A, B, C)** as applicable. (See Exhibit A).
  - ☐ Show appropriate **erosion control measures** (i.e. silt fence, filter socks, gutter buddies) to be used during construction to prevent impacts to adjacent properties and City infrastructure (streets, storm drains).
  - ☐ Show **FEMA flood zones.**
  - ☐ Show any designed **Low Impact Development (LID)** features.

**NOTE:** Once the lot grading plan has been approved, it is the property owner's responsibility to maintain the surface grading in perpetuity. The City may, at any time, require maintenance on the surface grading if alterations result in surface drainage problems.

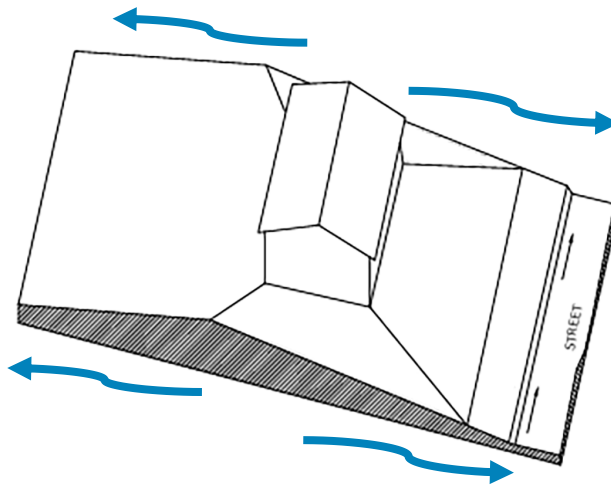


## EXHIBIT A

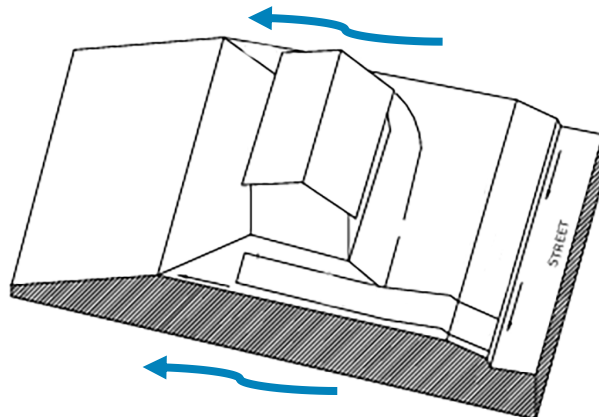
### TYPICAL LOT GRADING TYPE



**TYPE A** | ALL DRAINAGE TO STREET.



**TYPE B** | DRAINAGE TO STREET AND REAR OF PROPERTY.



**TYPE C** | ALL DRAINAGE TO REAR OF PROPERTY.

Image by others.

**EXHIBIT B**  
**EXAMPLE GRADING PLAN 1**

**IMPERVIOUS SURFACE RATIO WORKSHEET**  
(Method of Calculation)

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

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

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

Property Address \_\_\_\_\_

Lot Area \_\_\_\_\_ square feet

Impervious Surfaces:

- Existing building(s) footprint \_\_\_\_\_ sq.ft.
- Existing concrete/paver patios, driveways, walkways, etc. \_\_\_\_\_ sq.ft.
- Proposed roofed building(s) footprint \_\_\_\_\_ sq.ft.
- Proposed concrete/paver patios, driveways, walkways, etc. \_\_\_\_\_ sq.ft.

Total Impervious Surfaces \_\_\_\_\_ sq.ft.

\_\_\_\_\_ divided by \_\_\_\_\_ = \_\_\_\_\_  
Total Impervious Surface      Lot Area      Impervious Surface Ratio %

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

Date \_\_\_\_\_

**A | PROPERTY LINE**

**B | SETBACKS**

Note: setbacks and/or yards vary per zoning; see appendix for residential zoning categories.

**C | JURISDICTIONAL LINES**

Note: typical examples may include wetlands, utility easements, or access easements.

**D | STRUCTURES & FINISHED FLOOR ELEVATIONS**

Note: include FFE of each structure at NAVD 88.

**E | IMPERVIOUS SURFACES**

**F | EXISTING TREES**

Note: Trees over 3" in diameter may require PZB approval and/or tree removal permit if being removed.

**G | SPOT ELEVATIONS**

Note: Spot Elevations to be included within 10' of boundaries both on existing and adjacent parcels.

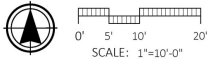
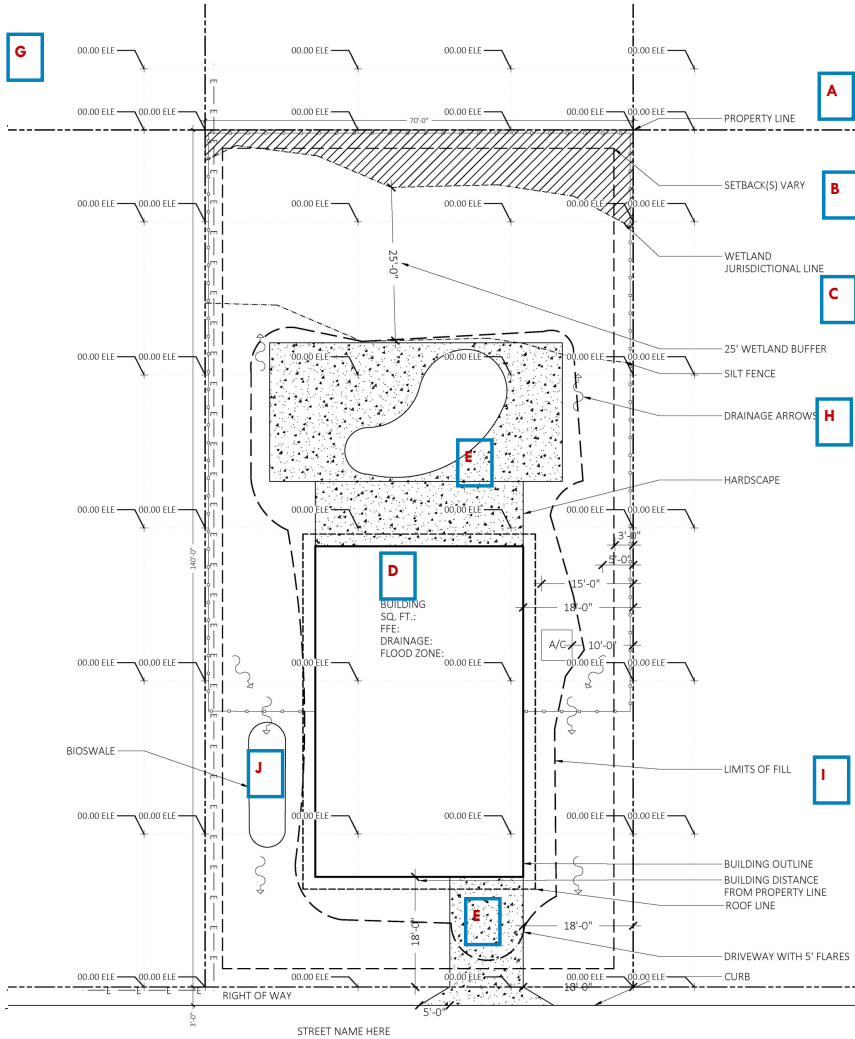
**H | DIRECTIONS OF FLOW**

**I | EXTENTS OF FILL**

Note: Piers and/or stem walls may help limit impact

**J | STORMWATER MANAGEMENT STRATEGIES**

Note: See Stormwater, Resilience, and LID section (Page 10) for examples.



**EXHIBIT C**

**EXAMPLE GRADING PLAN 2**

**IMPERVIOUS SURFACE RATIO WORKSHEET**  
(Method of Calculation)

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

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

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

Property Address \_\_\_\_\_

Lot Area \_\_\_\_\_ square feet

Impervious Surfaces:

- Existing building(s) footprint \_\_\_\_\_ sq.ft.
- Existing concrete/paver patios, driveways, walkways, etc. \_\_\_\_\_ sq.ft.
- Proposed roofed building(s) footprint \_\_\_\_\_ sq.ft.
- Proposed concrete/paver patios, driveways, walkways, etc. \_\_\_\_\_ sq.ft.

Total Impervious Surfaces \_\_\_\_\_ sq.ft.

\_\_\_\_\_ divided by \_\_\_\_\_ = \_\_\_\_\_  
Total Impervious Surface      Lot Area      Impervious Surface Ratio %

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

Date \_\_\_\_\_

**A | PROPERTY LINE**

**B | SETBACKS**

Note: setbacks and/or yards vary per zoning; see appendix for residential zoning categories.

**C | JURISDICTIONAL LINES**

Note: typical examples may include wetlands, utility easements, or access easements.

**D | STRUCTURES & FINISHED FLOOR ELEVATIONS**

Note: include FFE of each structure at NAVD 88.

**E | IMPERVIOUS SURFACES**

**F | EXISTING TREES**

Note: Trees over 3" in diameter may require PZB approval and/or tree removal permit if being removed.

**G | SPOT ELEVATIONS**

Note: Spot Elevations to be included within 10' of boundaries both on existing and adjacent parcels.

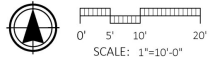
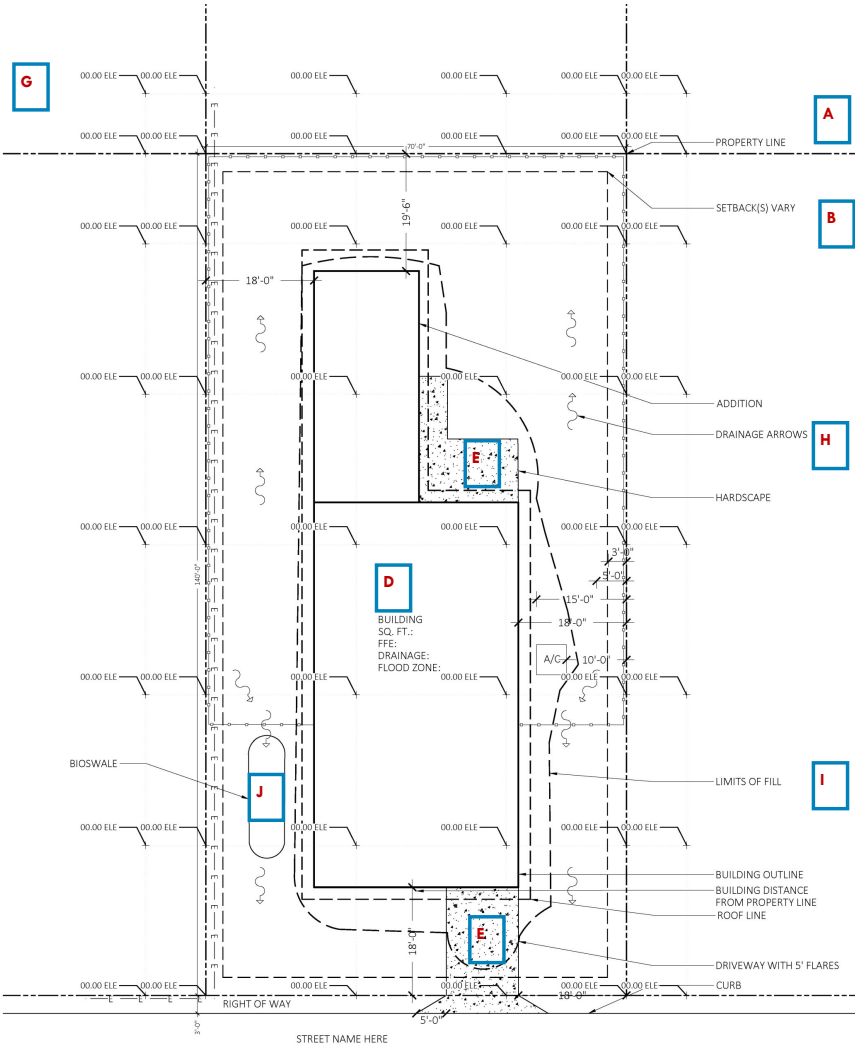
**H | DIRECTIONS OF FLOW**

**I | EXTENTS OF FILL**

Note: Piers and/or stem walls may help limit impact

**J | STORMWATER MANAGEMENT STRATEGIES**

Note: See Stormwater, Resilience, and LID section (Page 10) for examples.



# STORMWATER, RESILIENCE, AND LOW IMPACT DEVELOPMENT

## STORMWATER DESIGN OVERVIEW

Stormwater is recommended to be incorporated into the overall design of the project as amenities. The goal of encouraging the use of these mechanisms is to reduce stormwater runoff, capture contaminants closer to the source and reduce the use of potable water for irrigation and grey water activities.

## LOW IMPACT DEVELOPMENT (LID) STORMWATER TECHNIQUES

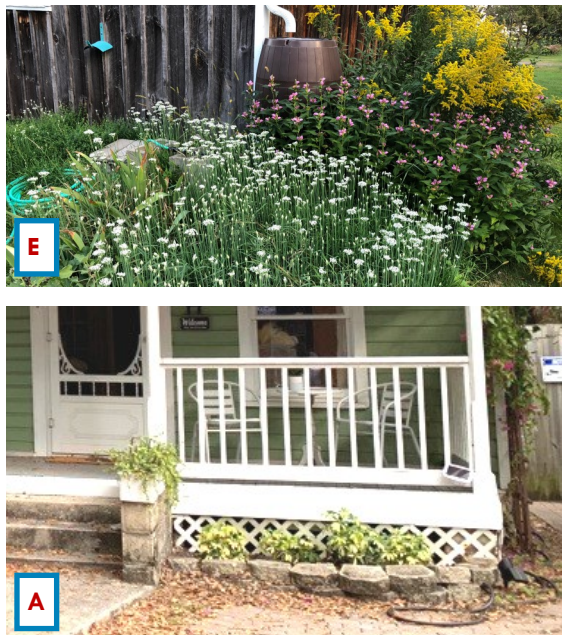
It is recommended that projects include **at least two of the following** low impact design concepts, which may be located anywhere on the project (including the front setback):

- A. **Raised pier construction for homes** (allowing for movement of stormwater and additional infiltration area)
- B. **Rain water harvesting** (rain barrels, underground cisterns, and similar to assist in water conservation)
- C. **Green roofs**
- D. **Bio-swales**
- E. **Rain gardens**
- F. **Pervious pavement** (pervious concrete, pervious pavers, and/or other pervious pavements)



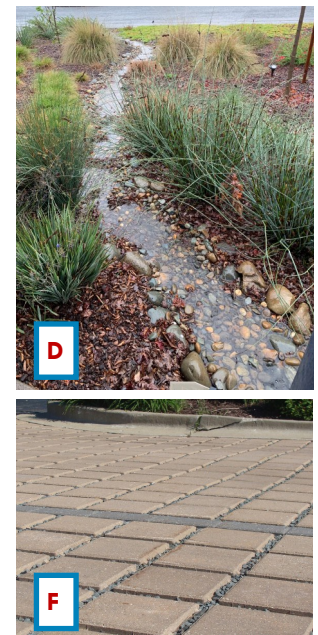
Example of Rainwater harvesting and green roof.

Image from Unsplash and Shutterstock.



Example of rain garden and raised pier construction with porous skirting.

Image from Shutterstock and ML+H.



Examples of Stormwater Facility Design

Sources: The Urban Report; Green and Sustainable Services, LLC.





Masonry site walls with floodgates can provide flood protection. Image from ML+H.



A low site wall can help to provide flood protection. Also shown is an open "pier system" for the front porch. Image from ML+H.



Example of Raised Pier construction with porous skirting (lattice). Image from ML+H.

## STREET WALL AS FLOOD PROTECTION

1. It is recommended that the street wall be considered as part of flood protection to the site. When used in conjunction with neighboring walls and earthen berms, it is possible to create an initial barrier to storm surge and flooding.
2. Openings in the wall for pedestrian walkways and driveways can be closed during storm events by using temporary barriers.

## STREET WALLS

1. Low block / masonry walls may be appropriate. Street walls are recommended to not exceed 36", but four (4) feet is the maximum per Code. Wall height should be measured from the lower elevation of the public sidewalk or final elevation of adjacent interior development.
2. Portions of the wall above 3 feet should not be more than 50% solid.
3. Street walls shall be constructed of brick or masonry. Fencing may be included.
4. When landscaping is provided between the wall and the sidewalk, the landscaping strip is recommended to be a minimum of two (2) feet wide.

## FOUNDATION

The relationship of the building floor height to the surrounding context of the neighborhood is important to consider.

**Raised Pier Foundations:** There are multiple advantages to raising the foundation, including (a) opportunities for stormwater infiltration, (b) movement of storm surge through a site in hurricane events, and (c) cross ventilation.

Design recommendations should consider:

1. Brick, tabby or concrete block (with texture) piers.
2. Spaces between piers left open.
3. Lattice infill between piers is common.

## RECOMMENDED FIRST FLOOR ELEVATIONS

Homeowners may consider further elevating the first floor. General recommendations to keep the architectural context of the homes include:

1. Take into consideration maximum heights of FEMA and City required minimum elevations of 35' (conforming lot) and 30' (non conforming lot).
2. Do not raise the home more than 4' from existing grade.
3. When raising the home more than 4' from existing grade, consider bringing it up one floor by building a non-occupied space such as garages, storage, and similar under the structure. The inclusion of an exterior porch and first floor entry should be considered in lieu of open "stilt house" base.
4. The City encourages sensitivity to the neighborhood character and sense of place created by the streetscape.





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