



Planning and Zoning Board

City of St. Augustine, Florida

Regular Meeting Agenda

Tuesday, June 4, 2024, at 1:00pm

Alcazar Room at 75 King Street

Information & Agenda Map

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

1. Roll Call

2. General Public Comments for Items Not on the Agenda

3. Approval of Minutes

- a. May 7, 2024, Regular Meeting minutes.

4. Modification and Approval of Agenda

5. Use by Exception

- a. 2024-0022 Jonathan Velarde – Applicant
c/o Ancient City Golf Cart Rentals
WVC Properties LLC – Owner
Continued from the
May 7, 2024,
Regular Meeting [3 Sebastian Avenue](#)
To approve a use by exception request to allow for the sales and rentals of automobiles.
- b. 2024-0043 Peter E. Schirduan – Applicant & Owner
[19 Sevilla Street](#)
To approve two (2) off-street parking spaces within private parking facility.

6. Conservation Overlay Zone Development

- a. 2024-0037 John Valdes – Applicant
c/o John Valdes and Associates
John Andrews – Owner
Continued from the
May 7, 2024,
Regular Meeting [273 S Matanzas Boulevard](#)
To approve a proposed modification to an existing seawall within Conservation Overlay Zones 1 & 2.

- b. 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.
- c. 2024-0044 Michael W. Foster Jr., P.E. – Applicant
c/o Florida Department of Environmental Protection
Duane Kent, P.E. – Owner
c/o St Johns County Florida
[15 Fort Mose Trail](#)
To approve the removal of significant trees within Conservation Overlay Zones 2 & 3.

7. Conservation Overlay Zone Development & Variance

- a. 2024-0042 Tripp Means – Applicant
c/o Means Engineering, Inc
Laura Stevenson Dumas – Owner
c/o Flagler College, Inc
[59 Valencia Street](#)
To approve the removal of significant trees within Conservation Overlay Zone 3 and a variance to allow off-site tree mitigation.

8. 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).

Continued from the
May 7, 2024,
Regular Meeting

Second hearing
from the
May 7, 2024,
Regular Meeting

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

- a. 2024-0012 Brad C. Wester – Applicant
c/o Driver McAfee Hawthorne & Diebenow, PLLC
BDEP Land, LLC & Nix Boat Yard LLC – Owners
Second hearing from the April 2, 2024, Regular Meeting
[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)
[Nix Boat Yard Road / PID 134832-0001](#) (County)
[200 Nix Boat Yard Road Unit E / PID 134832-0020](#) (County)
[200 Nix Boat Yard Road / PID 134832-0003](#) (County)
[200 Nix Boat Yard Road / PID 134820-0000](#) (County)
[Nix Boat Yard Road / PID 134833-0000](#) (County)
To amend the current land use of Mixed-Use District (County) to Marine Industrial (City) and Open Land (City), rezone approximately 10 acres of property currently zoned Open Rural (OR) (County), Commercial Highway Tourist (CHT) (County), Residential Mobile Home (RMH) (County) to Planned Unit Development (PUD) (City), amend the existing Planned Unit Development (PUD) (City Ordinance No. 2023-20) to incorporate the property into the Cat's Paw Marina Planned Unit Development (PUD) (City) to total approximately 19.9 acres, and approve construction within Conservation Overlay Zones 1, 2, & 3; all subject to a Voluntary Petition for Annexation and Pre-annexation Agreement.

10. Other Business

- a. Discussion and recommendation regarding inserting language in the Land Development Code to address HB 1645: Energy Resources requirements for resiliency facilities.

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 May 7, 2024

The Planning and Zoning Board met in formal session Tuesday, May 7, 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
Christina Tucker, Vice- Chairperson
Mike Davis
Jon DePreter
Carl Blow
Matthew Shaffer
Ashleigh Barnes

City Staff: Amy Skinner, Director, Planning & Building Department
Jessica Beach, Deputy Director, Public Works
Jacob Fredriksson, Planning Manager
Sarah Daugherty, Senior Development Review Planner
Isabelle Lopez, City Attorney
Michele Fudo, Recording Secretary

2. General Public hearings for Items Not on the Agenda

BJ Kalaidi told the Board that there were times when she could not get to PZB meetings on time because of other meetings she attended. She said lawyers and developers were affected as well. She felt that those people that could not appear at the time that shown on the agenda should be moved to the end of the meeting.

Shannon Lynch, owner of 14 Mulberry Street, an application that was before the Board at a previous meeting, wanted to clear any misconceptions from that meeting. She felt that none of the discussion had been related to the application that was presented to the Board at the time and stated that the home was not going to be a short-term rental.

Ms. Lopez advised the Board not to make any public comment regarding this statement. She said that this was not a public hearing for this item, it had been

heard at a previous meeting and there was an appeal process available.

3. Approval of Minutes

MOTION

Mr. DePreter MOVED to APPROVE the March 5, 2024, minutes as presented. The motion was SECONDED by Mr. Davis.

The Motion PASSED by UNANIMOUS VOICE VOTE.

MOTION

Mr. DePreter MOVED to APPROVE the April 2, 2024, minutes as presented. The motion was SECONDED by Mr. Davis. The Motion PASSED by UNANIMOUS VOICE VOTE.

4. Modification and Approval of Agenda

8.a. PZB 2024-0023 Applicant requested continuance to the July 2, 2024, Regular Meeting.

MOTION

Mr. Davis MOVED to CONTINUE item 8.a. 2024-0023 to the July 2, 2024, Regular Meeting. Mr. Shaffer SECONDED the motion. Motion PASSED by UNANIMOUS VOICE VOTE.

MOTION

Mr. DePreter MOVED to APPROVE the Modified Agenda. The Motion was SECONDED by Mr. Blow. Motion PASSED by UNANIMOUS VOICE VOTE.

5. Variance

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

To approve a variance request to exceed maximum lot coverage.

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 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.

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 said that the same questions came before the Board whenever it concerned the Pelican Reef development. She felt that property owners, especially in Pelican Reef, needed to complete their due

diligence. She wanted the Board to continue the application.

Public hearing was closed.

The Board discussed:

- Total living space was 5,257 square feet.
- Not convinced all conditions had been met
- Not enough evidence shown for approval
- Minor modifications to plans would make the structure more conforming
- Nothing showed that the disadvantages met the test
- Did not appear that the application met the presented criteria
- Not convinced the calculations were correct for impervious coverage
- Did not see a particular disadvantage
- Specifically, criteria A was not met
- Felt that the applicant could make reasonable use of the property
- Changing the size of the proposed structure would allow for reasonable use of the property

MOTION

Mr. Blow MOVED to DENY application 2024-0020 based on the fact that it did not meet code. The motion was SECONDED by Mr. DePreter.

Mr. Shaffer asked if the denial could be presented without prejudice.

Ms. Lopez said that it could be done that way. She added that realistically, the one-year period could be waived.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (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.

Ms. Daugherty read the staff report and said 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.

Robert Orender reviewed the application.

Mr. Pappas asked for clarification on what would be going into the setback. He confirmed that the footprint of the house was within the setbacks.

Mr. Shaffer asked how the house was non-conforming.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Ilsa Fullcox wanted to know how tall the proposed house would be and how close it would be to the fence on her property.

Anne Martin-Fletcher shared the concern for the height of the building. She was in favor of increasing lot coverage as opposed to going to a second story building.

Public hearing was closed.

The Board discussed:

Mr. Pappas asked for clarification that if the enclosure was not attached to the house, it would not be a problem.

Mr. Fredriksson said that if the enclosure was detached from the house and separated by ten feet it could be three feet from the property line as an accessory structure.

- If a variance was granted and the property sold in the future, someone could build a two-story house at that time
- If the project scope was changed the variance would not be needed
- Variance would stay with the property.

Ms. Lopez said that this application provided for the variance for that specific location and that specific structure, that being the pool enclosure at that location. She told the Board that the variance did not create an ongoing condition for the main structure.

Discussion Continued:

- No guarantee that the presented design would get built
- Confirmed lot coverage
- House was approximately 2,100 square feet

Ms. Tucker asked if the house would be built on fill.

Mr. Orender said that he would build a retaining wall with drainage on the sides and fill within the retaining wall

- No issue with the type of house or the screen enclosure
- Property had no singular disadvantage
- reasonable use of the property would be possible

Mr. Davis asked if the house had been flooded and how high the house would be

built. He said that he had no issue with what the applicant was trying to do.

Mr. Orender told the Board that the house had flooded during Matthew. He provided the current and proposed elevations to the Board.

Discussion continued:

- Lot coverage excluded the screened area structure of the roof
- Felt that the lot dimensions did show that there was a disadvantage
- Should not adversely affect other properties
- Neighbors were in support of the application

Mr. Blow reminded the Board that there was no way to place conditions on the variance.

MOTION

Mr. Shaffer MOVED that variance request 2024-0035 at 46 Dolphin Drive to approve a variance request to exceed the maximum lot coverage to twenty nine percent and reduce the rear yard setback requirement be APPROVED. The motion was SECONDED by Mr. Davis.

Mr. Blow stated that he would not be voting in favor of the motion as there could be no conditions on the variance, however he said that he did not dislike what the applicant was trying to do.

Ms. Barnes said that she would vote for the setback, but not the lot coverage.

VOTE ON MOTION:

AYES: Shaffer, Davis, Pappas

NAYES: Barnes, Blow, DePreter, Tucker

MOTION DID NOT CARRY 3/4

Mr. Pappas asked the applicant if there could be changes made to the plan.

There was a brief discussion prior to the new motion being presented.

MOTION

Mr. DePreter MOVED to DENY application 2024-0035 as it did not meet the four criteria specifically 1) did not suffer a singular disadvantage and 2) applicant could still make reasonable use of the property. The Motion was SECONDED by Ms. Barnes.

VOTE ON MOTION

AYES: DePreter, Barnes, Blow, Tucker

NAYES: Shaffer, Davis, Pappas

MOTION TO DENY PASSED 4/3

Mr. Pappas advised the applicant that the application was denied, and he had the right to appeal the decision.

5. (c) 2024-0038 – Andrew Miller – Applicant & Owner 350 Charlotte Street
To approve a variance request to reduce front yard setback requirements.

Mr. Fredriksson read the staff report and said 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

Karen Cowart reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- Footprint of new house would be slightly to the west; width was the same

- Existing house was ten inches off the property line
- No fire wall rating was required if house was three feet off the property line

MOTION

Ms. Barnes MOVED to APPROVE application 2024-0038 350 Charlotte Street, to approve the front setback from 20 feet to 14.1 feet. The motion was SECONDED by Mr. DePreter.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (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.

Mr. Fredriksson read the staff report and said 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

Mark Wainwright and Sam Fidello reviewed the application

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.

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

The Board discussed:

- Initially had a concern with the streetscape, however after viewing the presentation, supported the application
- Lot was non-conforming
- Request was not unreasonable
- Granting the variance would not be contrary to the public good
- Advised the applicant to enforce the suggestions of the arborist
- Met the requirements for a variance
- The bath in the plans did not trigger any issue to block approval

MOTION

Mr. DePreter MOVED to APPROVE application 2024-0040 4 Tremerton Street as per content of the application, Board discussion, and staff presentation that the 4 criteria were met. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Use by Exception

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

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 following condition:

The applicant provide a site plan clearly showing where the required four (4) parking spaces were located separate from where the golf carts for rent would be parked.

Michelle Thrower reviewed the application.

The Board presented their Ex Parte Communication

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

Public Hearing was opened.

BJ Kalaidi wanted to confirm that there would be no sales and only rentals.

Public hearing was closed.

The Board discussed:

- Needed to show parking to scale
- Did not appear that there was enough room for the proposed parking
- Met the requirements for use by exception other than the parking
- There had been a lot of work done on the mobility plan
- Putting more vehicles on the road did not seem like a public benefit
- Agreed that the proposed parking did not appear to be sufficient
- The request was not to grant a specific use for golf carts only, included were automobiles, boats, and tractors
- Needed to use caution as this did not mesh with the mobility plan
- Location was not ideal
- Use-by-Exception could be limited to only golf carts

Ms. Lopez advised the Board that there could be reasonable conditions placed on the use if they were rational and proportionate.

Ms. Thrower asked if an engineer drawing was required or could a scale drawing be provided.

Ms. Tucker said that she would accept a scale drawing for the parking with dimensions. She added that it would have to meet city code.

Mr. Shaffer said that he would support adding conditions that were in line with the applicants' stated use.

MOTION

Mr. DePreter MOVED to CONTINUE Use by Exception application 2024-0022 to the June 4, 2024 regular meeting with instructions and agreement from the applicant to return with a scaled drawing, showing the movements on the property and that it met code for the Board to review, including language limiting vehicles to low speed vehicles and a description of the business, limiting the number of vehicles to four. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

AYES: DePreter, Davis, Shaffer, Barnes, Tucker

NAYES: Blow, Pappas

MOTION CARRIED 5/2

7. Variance and Conservation Overlay Zone Development

7. (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.

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 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

Mr. Kines said he had retracted the request to increase the maximum lot coverage and only went forward with the tree removal. He reviewed the application.

Mr. DePreter asked Mr. Kines if the trees were in the building footprint.

Mr. Kines explained that the area in question was the future location of the septic system.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Theresa Spurley told the Board that there were virtually no trees on the property and that fill would have to be brought in as the property was very low in the center.

BJ Kalaidi asked why there were still septic systems in the city. She asked if the Board had the ability to require that the applicant should put trees back after the removal.

Public hearing was closed.

Ms. Daugherty advised that two trees must be planted for every one that was removed, and applicants must show a positive number of tree credits for mitigation.

The Board discussed:

- There were no sewer lines in the area where the applicant was going to build
- Trees would be replaced in a two to one ratio
- Confirmed construction to be elevated with gravel underneath
- Two arborist reports were included indicating that the trees were diseased and needed to be removed
- Confirmed request was for tree removal only
- All the houses in the area were on septic systems
- Lot coverage was adequate without a variance

MOTION

Mr. DePreter MOVED to APPROVE Conservation Overlay Zone Development 2024-0039 as per Board discussion the application had met the criteria for the two trees to be removed with additional support from the arborist report. The lot coverage request had been removed from the application. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Conservation Overlay Zone Development

8. (a) 2024-0023 – Ryan Carter c/o Carter Environmental Services – Applicant
City of St. Augustine & Alison Turner – Owner

Theodore Street; 3 Theodore Street/ PID 110430-0000; Florida Avenue/ PID 110440-0000

Continued from the March 5, 2024 Regular Meeting

Continued to July 2, 2024. See Item 4

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.

8. (b) 2024-0037 – John Valdes c/o John Valdes and Associates – Applicant
John Andrews – Owner
273 S. Matanzas Boulevard

To approve a proposed modification to an existing seawall within Conservation Overlay Zones 1 & 2.

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 1 and 2. This application is for the construction to raise an existing seawall at 273 Matanzas Boulevard / PID 221360-0000.

Mr. Valdes reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

John Andrews, property owner, said the house was on a concrete slab and could not be raised.

Public hearing was closed.

The Board discussed:

- Wanted to be sure that storm surge would not be diverted on to neighboring properties
- Garden type wall would be circling the property

Mr. Valdes advised that the wall would surround the property but offered the opportunity for others to be able to adapt to

it. He told the Board that the lot to the south would remain empty for the foreseeable future.

Discussion continued:

- Did not want to set precedent
- Wall would go to the setback of the right of way line
- Panels would drop into the wall by the driveway
- Seawall extended past the property
- Concern that a perimeter wall would alter drainage patterns
- No topography was available to determine drainage patterns
- Criteria number three needed to be considered
- Felt that there could be creative ideas regarding the water problem
- Application was for the bulkhead/seawall
- Confirmation that the application was for the modification to the seawall only, was provided by Ms. Skinner and no fill would be brought in
- Confirmed grade elevation was 4.53 feet and the house elevation was 4.72 feet
- Bulkhead elevation was 4 feet
- A cap would be placed to 6 feet, panels to 8 feet.
- Concerned with the protection of one when others might realize negative effects
- Try to find middle ground
- Drainage versus displacement
- Garden wall was not on the agenda.
- Bulkhead would be capped to 6 feet and would have two-foot panels at the top
- A perimeter wall was being proposed and that could cause enough displacement of water to affect neighbors
- A review of a topographic map of the property would be helpful
- Agreed that additional evidence was needed

Ms. Lopez advised the Board that if they felt that additional third-party information was needed, staff should be made aware of the request.

Mr. Pappas said it appeared that the Board was moving toward a continuance.

MOTION

Mr. DePreter MOVED to APPROVE application 2024-0037 with the understanding that the approval was for the bulkhead to be raised two feet with the removable two-foot barrier and it met the seventeen criteria. The motion was SECONDED by Mr. Blow.

Mr. Shaffer would oppose the motion as he was not convinced that the seventeen criteria were met, specifically number three.

VOTE ON MOTION

AYES: DePreter, Blow

NAYES: Shaffer, Barnes, Davis, Tucker, Pappas

MOTION FAILED 2/5

Mr. Pappas asked for a new motion to continue or deny.

MOTION

Mr. Blow MOVED to CONTINUE application 2024-0037 to the June 4, 2024 meeting and requested the applicant provide evidence that criteria number three had been satisfied. The motion was SECONDED by Ms. Barnes.

VOTE ON MOTION

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

8. (c) 2024-0036 – Carter Environmental Services – Applicant Gregory Trunnell – Owner 33 Dolphin Drive

¹ Break 4:17-4:41

To approve the construction of a new dock within Conservation Overlay Zone 1.

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 1. This application is for the construction of a dock at 33 Dolphin Drive / PID 220050-0000

Mr. Carter reviewed the application.

Ex Parte Communication: none

26 certified notices were sent, 5 were returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

Anne Fletcher lived next to the property that would be building the new dock. She asked if there could be modifications to the application and still get approval. She was concerned that there might be a vertical mass intrusion and the possibility of light intrusion on her property.

Public hearing was closed.

Mr. Ryan presented his rebuttal.

The Board discussed:

- Application appeared to meet the criteria
- This dock was typical of the docks that had been approved previously
- Scenic vista could be affected however, the criteria only addressed public view not private

MOTION

Ms. Barnes MOVED to APPROVE application 2024-0036 at 33 Dolphin Drive for the Conservation Overlay for the dock. The motion was SECONDED by Ms. Tucker

VOTE ON MOTION

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**8. (d) 2024-0031 – Donald Gullion c/o
Dream Finders Homes – Applicant
Ronnie McGraw – Owner
215 Pelican Reef Drive / PID158573-0030**

**To approve the construction of a new
single – family home within
Conservation Overlay Zones 2 & 3.**

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of Planning and Zoning Board for the proposed development within Conservation Overlay Zone 2 at 215 Pelican Reef Drive / PID 158571-2090.

Because of the 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.

Betina Payote, Ellena Trimer, Ronnie “Chip” McGraw reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi asked about the reference to the arborist report that did not appear in the application. She said that the plan designer included only trees with a diameter of six inches or greater. She did not think that the county tree requirements were the same as the city and asked for clarification.

Public hearing was closed.

Mr. Pappas confirmed that the city required tree surveys to include trees with a diameter of three inches and above.

Mr. McGraw advised the Board that the developer had done a lot to protect the trees on the property.

The Board discussed:

- Could the house be positioned in a different place to save some of the trees
- Without a full tree survey deciding would be difficult
- Wanted the applicant to look at a possible change in the design of the house and provide a tree survey
- Needed to provide the dimensions of the retaining wall
- The Board was willing to work with the applicant to advance the project
- Would like to see a landscape plan

Mr. Shaffer questioned the survey provided, as it only listed trees that were six inches and above.

Ms. Daugherty told the Board that there was conflicting information when looking at the tree survey and the arborist report. She said that to complete tree mitigation an accurate list of trees was required.

Mr. Blow felt there was no need for rip rap around the retaining wall. He advised the applicant that the Board had no way to modify the Water Management District rules.

MOTION

Mr. DePreter **MOVED** to **CONTINUE** application 2024-0031 to the June 4, 2024 PZB meeting as per Board discussion; advising the applicant that they must provide the height, structure, and diagrams of the retaining wall; measures proposed to prevent impact to the conservation easement during construction; a complete tree survey and arborist report; a list of trees being removed and retained including the type of tree with dbh and health of each. The motion was **SECONDED** by Mr. Blow.

VOTE ON MOTION

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Rezoning

9. (a) 2024-0041 – Ellen Avery – Smith, Esq. c/o Rogers Towers, P.A. – Applicant 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).

Mr. Fredriksson said 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 hearing.

Mr. Freemont Latimer reviewed the application giving some of the history of the treasury building and presenting renderings for the future planned streetscapes. Ms. Avery-Smith continued the review as it related to the existing PUD. Mike Copenhafer explained that the goal of the PUD was to keep everything in step with the style that is already in place.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Farid Ashdji spoke in favor of the project as a fellow developer.

Karen Zander talked about the expense of saving, redeveloping, and retrofitting older buildings and said the cost was typically passed on to the taxpayer. She said that the project presented in this item was not seeking any funds from the city and urged the Board to move the project forward.

Angela Taylor was a small business owner in the area and wanted to know what the developer would be doing to assist the local businesses during the period of construction. She was supportive of the project.

Pat Dobosz was supportive of the project and was looking forward to seeing the finished product.

Shane Sheltra was a local business owner in the St. Augustine area. He said that he supported the project as presented.

Isabelle Renault, president of the St. Johns County Chamber of Commerce, supported the project.

BJ Kalaidi asked if the developer would be receiving any tax benefits for restoring the building. She said that the city seems to be trying to get rid of the cars so why would there need to be a garage. She felt that the conversations with Mr. Regan should be brought forward so that everyone could know what he had said regarding the project.

Public hearing was closed.

Ms. Avery-Smith presented her rebuttal. She added that any tax credits were to be determined sometime in the future.

The Board discussed:

Mr. Blow told the Board that in his conversation with Mr. Regan they had discussed the concern he had with the direction the city was moving. He said that there were so many people coming into the city it had become uncomfortable, however, he also said that having people coming to visit while spending a significant amount of money would be preferable to someone just clogging the roads with traffic.

Mr. Pappas said he thought the city was becoming an entertainment district; however, he liked the project. As a resident he felt that the city was missing an opportunity to provide housing for residents and thought that this project could be a mixed-use facility. He asked about the description of the termination date for the PUD.

Ms. Avery-Smith explained that when working with a PUD, flexibility needed to be built into the project. She said that the total time of construction could be six years from the time that the project was approved.

Ms. Tucker asked if there would be any available parking for the public in the proposed parking garage. She confirmed that Charlotte Street would be two ways up to the garage entrance but would convert to a one-way street past the garage. She questioned the selection of palm trees for the streetscape as she would like to see shade trees being planted. She asked the applicant to detail what type of construction equipment would be used and how long it would be in place.

Ms. Avery-Smith told the Board that parking in the garage would be dependent on the occupancy of the hotel. She explained that a large crane would be placed in the middle of the proposed garage during construction.

Mr. Latimer said that shade trees were not a good choice for the area as there was not enough room for the canopy. He said that

the Sylvester Palm had a wider spread than the Cabbage palm and should provide some shade for pedestrians.

Mr. DePreter said he had talked with Mr. Regan about the public good, financing, and the potential tax revenue for the city. He verified that the applicant was going to fully finance the renewal from Cathedral to Treasury Street. He confirmed that this was being offered as part of the public good in the PUD. He asked that a more detailed traffic study be provided. He wanted to see more specific reference for the public openings into the proposed building.

Ms. Lopez asked for clarification of the relationship of John Regan with the project for the public record.

Ms. Avery-Smith advised that he was acting as a private consultant.

Mr. Davis said his discussion with John Regan focused on the size and scope of the project as well as tax incentives for the project. He said that he had confidence in the applicant to build and maintain the property referencing his current properties in the city. He characterized Charlotte Street as a back of the house street and was glad to see that the proposed changes would make it more attractive. He was advised that the project would have to go before the HARB board. He added that he liked the proposed reuse of the Treasury Building.

Ms. Barnes said she would like to see information provided that addressed the transportation of visitors from the hotel to various parts of the city. She agreed with Mr. Pappas that providing housing was a good idea.

Mr. Shaffer said he was in support of the project. He told the Board that his conversations with Mr. Regan focused on the financial benefit for the community. He focused on parking, and appreciated the proposed 160 parking spaces; however, he pointed out that there was a privately owned

66 space lot that would no longer be available as well as 11 spaces on Charlotte Street. He felt that parking was needed in the evening hours and weekends. He wanted to know what the plan was to mitigate the loss of those spaces. He said that he wanted to see more dedicated parking available in the city.

Ms. Barnes expressed concerns about the traffic going into the plaza area from Charlotte Street.

MOTION

Mr. DePreter MOVED to CONTINUE rezoning application 2024-0041 to the June 4, 2024 meeting to give the applicant additional time to address the concerns the Board had discussed. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

10. Other Business

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

Jessica Beach presented information to the Board regarding management of storm water on private property.

Mr. Davis said that he would like to see the City Commission give some type of standard of direction to PZB going forward.

11. Adjournment

Having no further business, Mr. Pappas adjourned the meeting at 7:20 P.M.³

² Mr. Shaffer and Ms. Tucker left the meeting

³ Transcribed by Michele Fudo

Charles Pappas, Chairperson

DRAFT



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 4, 2024	5.a.	PZB2024-0022
Request	Address	Parcel ID
Use by Exception	3 Sebastian Avenue	190430-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

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

Future Land Use Designation: Commercial Medium Intensity

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

Acreage: .20

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

Owner: WVC Properties LLC

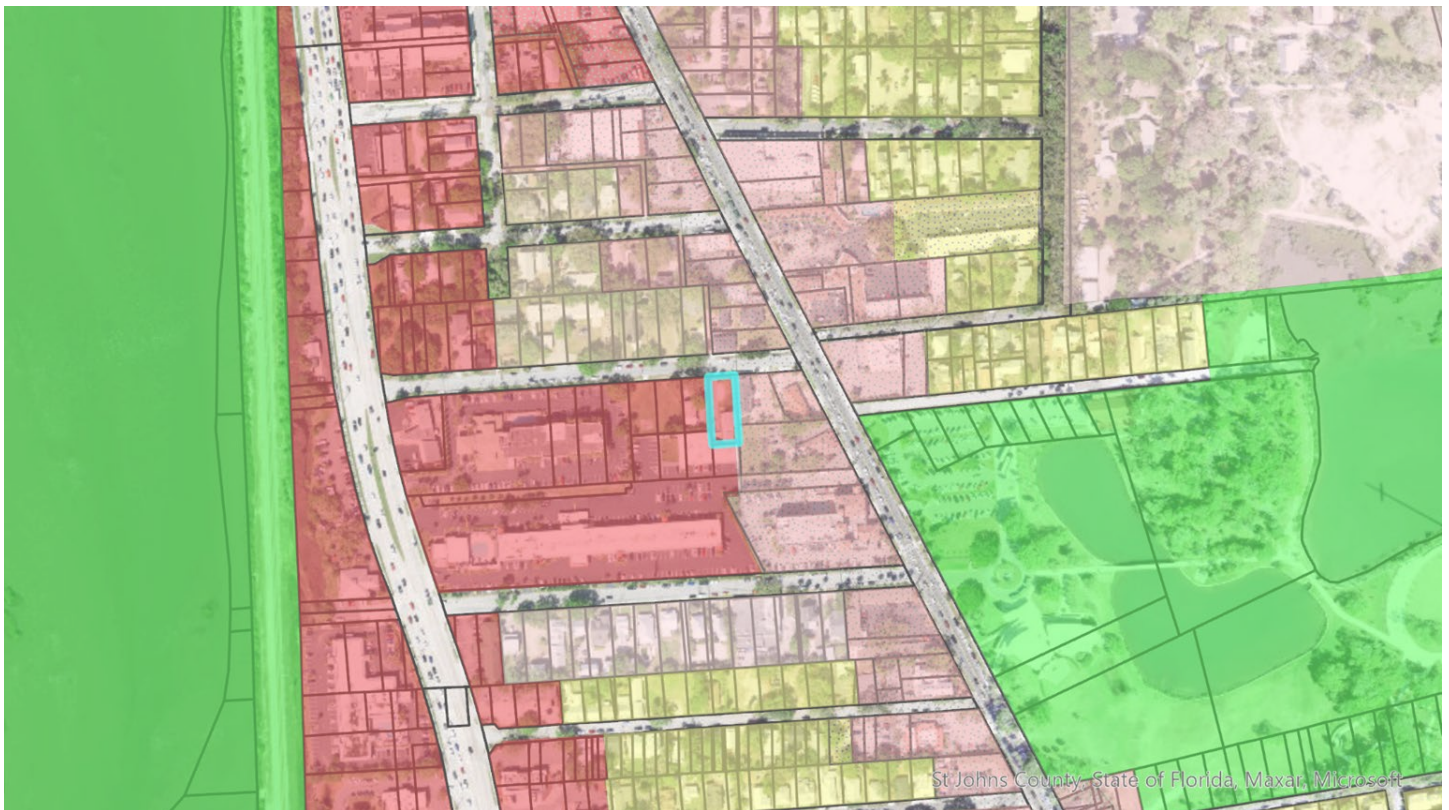


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

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

Request Summary

This is a request to approve a [use by exception](#) for a business that offers for sale new or used automobiles, trucks, boats and tractors within the Commercial Medium-Two: CM-2 zoning district at 3 Sebastian Avenue. All new construction and site development on properties with a CM-2 zoning designation shall meet the [requirements of that section](#) of the City’s Code of Ordinances. The application states that the intended use is a golf-cart rental company. This application was continued from the May 7, 2024, PZB meeting requesting the applicant provide a scaled parking plan.

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

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

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

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

The application states that the intended use is to rent street legal golf carts to 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 an updated parking plan with seven (7) spaces and a narrative describing four (4) golf cart spaces, two (2) employee spaces, and one (1) extra space.

Parking for the proposed use could be approved during the building permit process. Staff included one example of a scaled parking layout that would meet the parking requirements of four (4) spaces with a separate space at the front for several golf carts. San 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.



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.

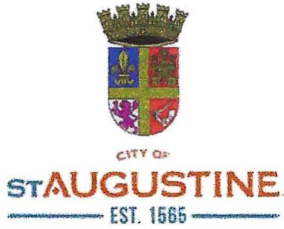
JONATHAN VELAZQUEZ / WILLIAM VELAZQUEZ

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

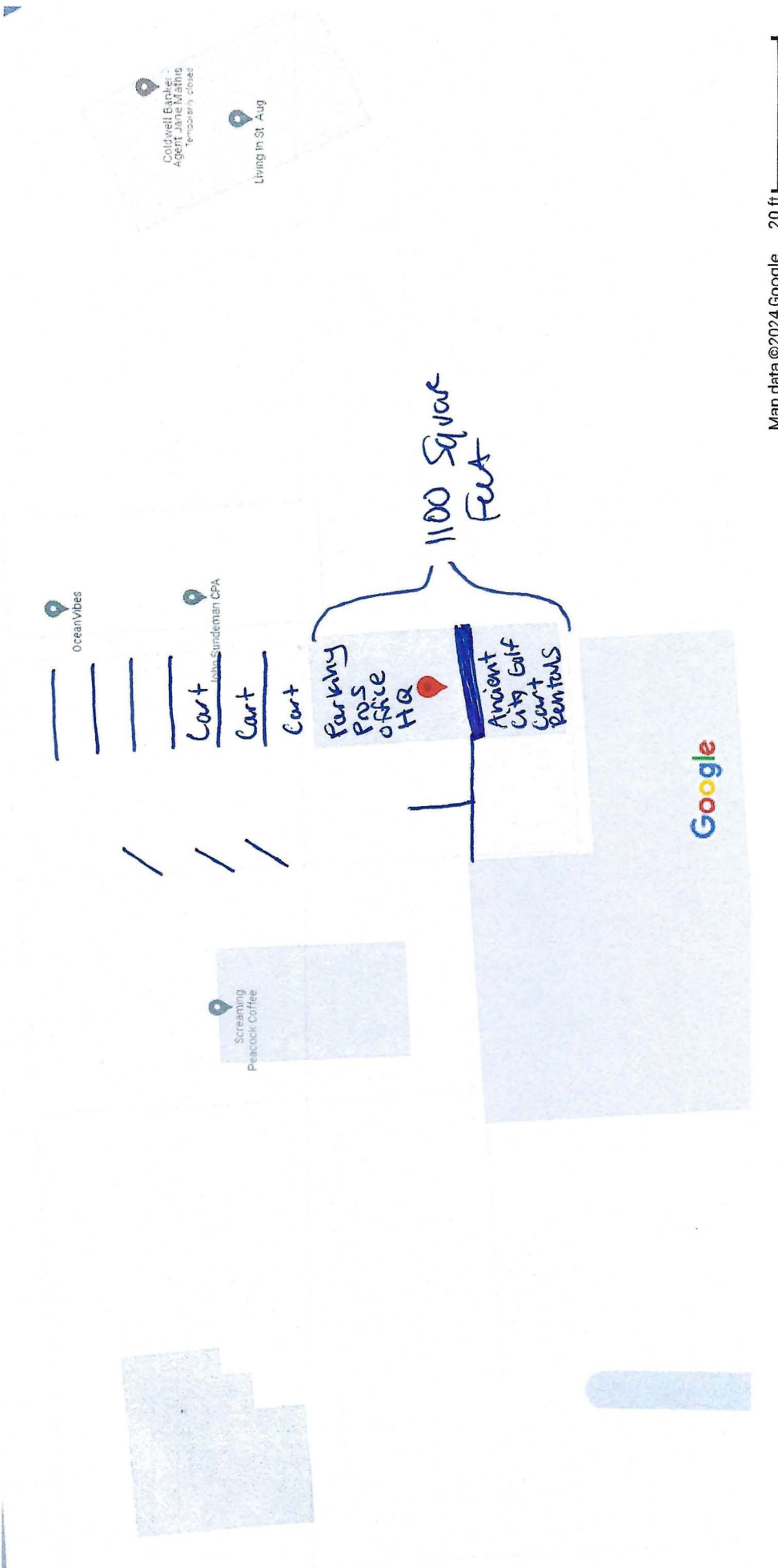
Applicant's Name: JONATHAN VELARDE Applicant's Signature: [Signature]

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



3 Sebastian Ave

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



Map data ©2024 Google

20 ft

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

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

Parcel ID	1904300000
Location Address	3 SEBASTIAN AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Salon Spa Barber Shops Countywide (COM) (680.41)
Tax Description*	3-42 GARNETT SUBD OF N1/2 OF BLK 11 LOT C (EX S70FT) OR5911/68 <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 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

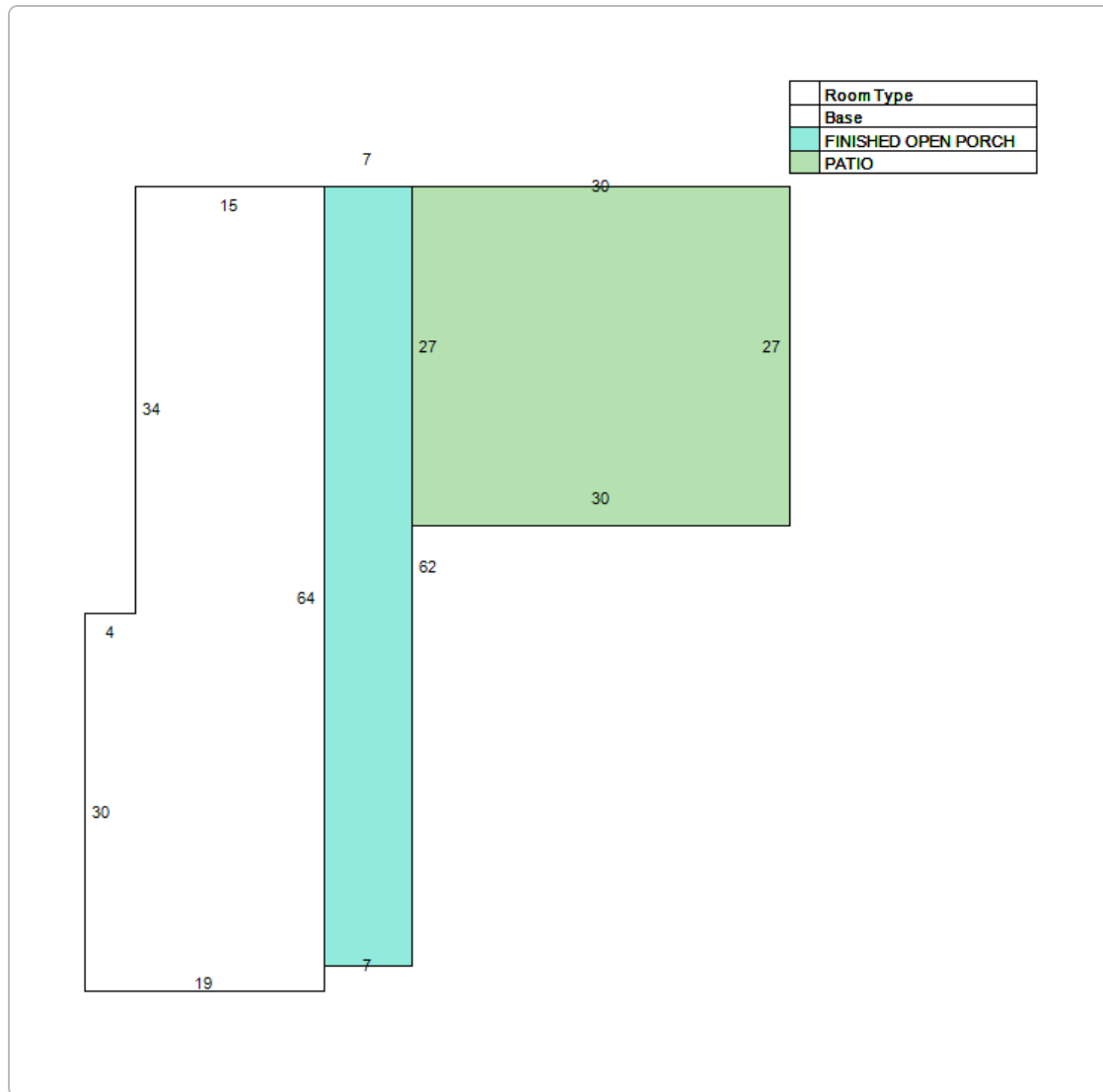
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$144,086	\$6,204	\$304,920	\$0	\$0	\$455,210	\$244,603	\$210,607	\$244,603
2022	\$68,357	\$4,302	\$155,106	\$0	\$0	\$227,765	\$222,366	\$5,399	\$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	5911	68	Q	I	CASADO MELINDA A,ARTHUR J	WVC PROPERTIES LLC
9/26/2023	9/20/2023	\$0.00	QUIT CLAIM DEED	5830	1774	U	I	TRE SEBASTIAN ENTERPRISES LLC	CASADO MELINDA A,ARTHUR J
12/8/2014	12/1/2014	\$0.00	TRUSTEES DEED	3962	536	U	I	CASADO MELINDA A & ARTHUR J TRUSTEES	TRE SEBASTIAN ENTERPRISES LLC
	2/2/2005	\$275,000.00	WARRANTY DEED	2369	1227	Q	I	YELLOW BRICK ROAD PROPERTIES LLC	CASADO MELINDA A & ARTHUR J TRUSTEES
	3/31/2003	\$192,000.00	WARRANTY DEED	1924	1812	Q	I	DIAFERIA MICHELE G	YELLOW BRICK ROAD PROPERTIES LLC
	8/14/1997	\$55,000.00	WARRANTY DEED	1258	608	U	I	PALOMBA CHARLES T	DIAFERIA MICHELE G
	4/30/1997	\$30,000.00	PERSONAL REP	1237	673	U	I	PALOMBA ROSE MARIE ESTATE (BY PERS REP)	PALOMBA CHARLES T

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	4/10/1997	\$0.00	COURT ORDER	1232	1420	U	I	PALOMBA ROSE MARIE ESTATE (ORD DET HS)	AMERICAN CANCER SOCIETY (1/3) ETAL
	3/21/1997	\$0.00	COURT ORDER	1230	1068	U	I	PALOMBA ROSE MARIE ESTATE	PALOMBA ROSE MARIE ESTATE (ORD AUTH SALE)
	10/22/1996	\$0.00	LETTERS OF ADMN	1203	59	U	I	PALOMBA ROSE MARIE ESTATE	PALOMBA ROSE MARIE ESTATE
	7/18/1996	\$0.00	DEATH CERTIFICATE	1237	675	U	I	PALOMBA ROSE MARIE (DIED 7-18-96)	
	1/1/1980	\$33,000.00		474	76	U	I		PALOMBA ROSE MARIE
	1/1/1978	\$18,000.00		367	451	U	I		
	8/24/1966	\$0.00	WILL	1203	56	U	I	PALOMBA ROSE MARIE	PALOMBA ROSE MARIE

No data available for the following modules: Exemption Information.

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

Contact Us

Developed by
 Schneider
 GEOSPATIAL

To Whom this May Concern:

Please see the attached forms. I have included a blank hard copy of the survey & I also included a top-scaled version of the site plan.

If you look at the survey you will see that 1 inch = 20 ft. I have reflected this in the site plan for the parking spaces. We will have 4 golf cart spaces, 2 employee spaces, and 1 extra space.

I have made the spaces 12 feet wide and 20 feet long to follow city parking space specifications. If you have any additional questions, please do not hesitate to contact me.

Respectfully,

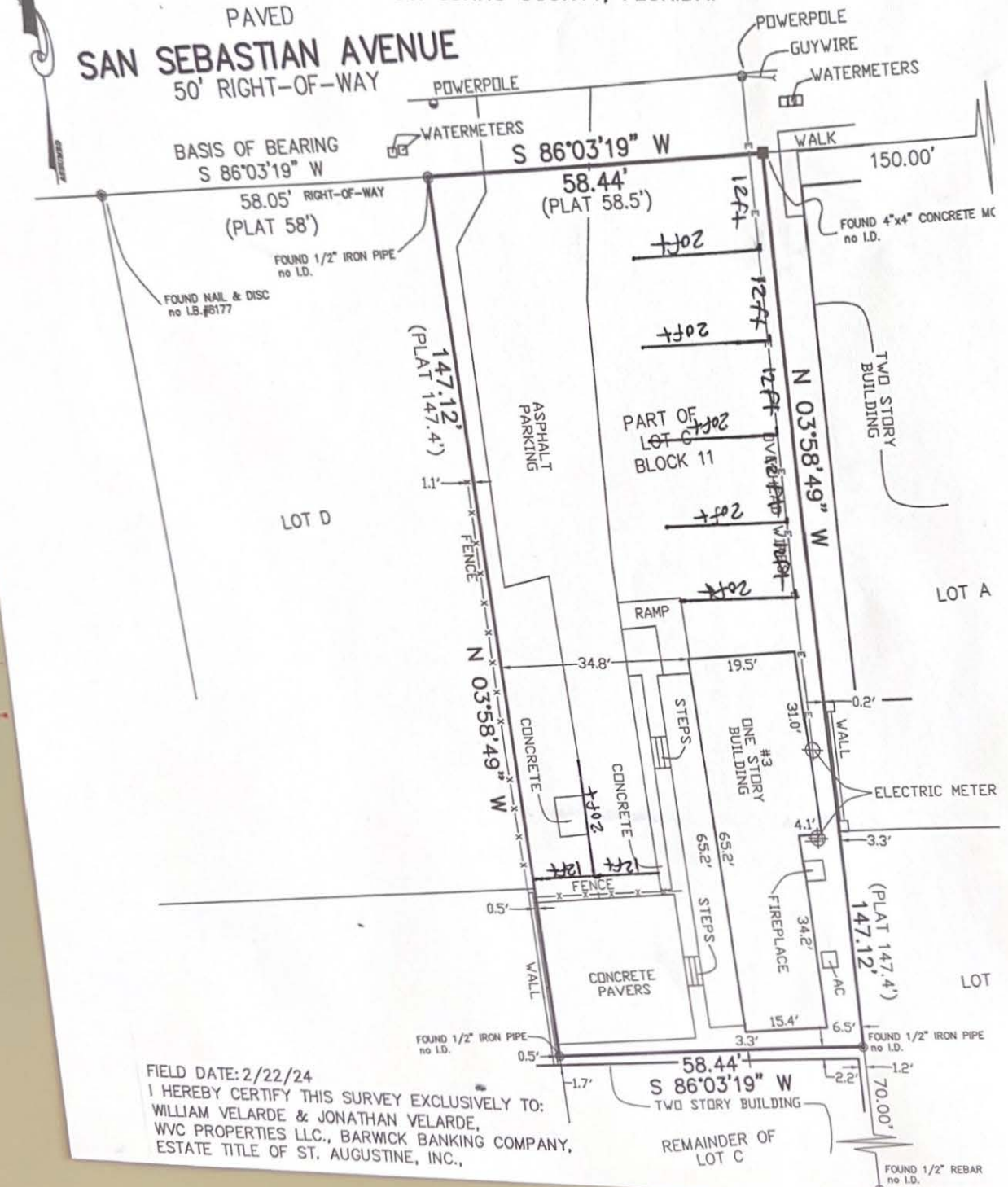
805-444-1460

jonathanvelarde@outlook.com

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

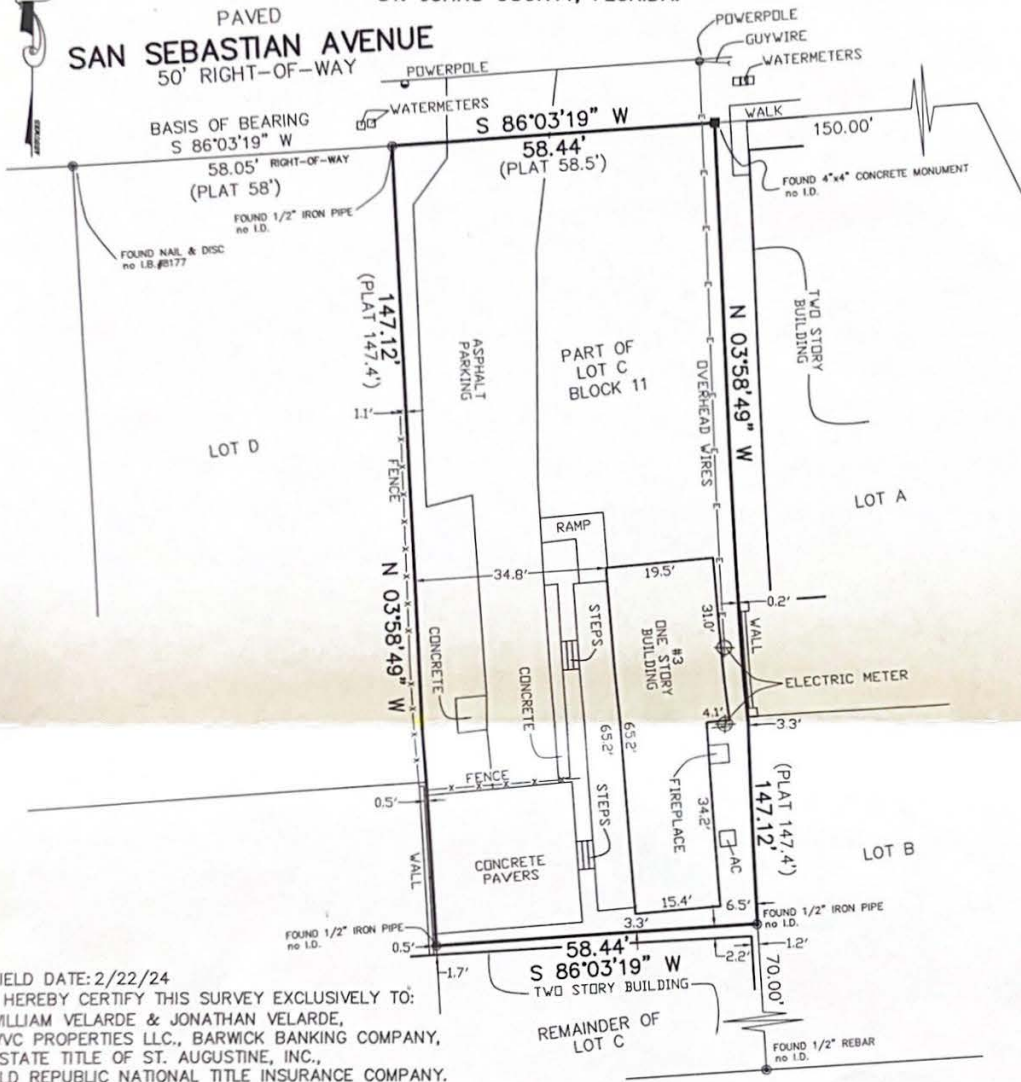
05/28/2024

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.,

MAP SHOWING SURVEY OF
LOT C EXCEPT THE SOUTH 70' THEREOF OF THE DR. R.S. GARNETT SUBDIVISION OF
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.

FLOOD ELEVATION CERTIFICATE:

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

LEGEND:

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

NOTES:

THIS IS A BOUNDARY AND LOCATION SURVEY, CORNERS AS 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.

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

R. Brandt Wilson

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

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

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

DRAWN BY:

BW

JOB NO.:

24-025

SCALE:

1" = 20'

SHEET NO.

1 OF 1

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

PAVED
SAN SEBASTIAN AVENUE
50' RIGHT-OF-WAY

BASIS OF BEARING
S 86°03'19" W
58.05' RIGHT-OF-WAY
(PLAT 58.5')

S 86°03'19" W
58.44' (PLAT 58.5')

POWERPOLE
GUYWIRE
WATERMETERS

WALK

150.00'
FOUND 4"x4" CONCRETE MONUMENT
no I.D.

TWO STORY
BUILDING

LOT A

LOT B

ELECTRIC METER

WALL

3.3'

(PLAT 147.12')

147.12'

FOUND 1/2" IRON PIPE
no I.D.

1.2'

70.00'

FOUND 1/2" REBAR
no I.D.

2.2'

1.7'

S 86°03'19" W

TWO STORY BUILDING

REMAINDER OF
LOT C

FOUND 1/2" IRON PIPE
no I.D.

0.5'

1.7'

3.3'

15.4'

6.5'

3.3'

58.44'

FOUND 1/2" IRON PIPE
no I.D.

0.5'

1.7'

3.3'

15.4'

6.5'

3.3'

58.44'

FOUND 1/2" IRON PIPE
no I.D.

0.5'

1.7'

3.3'

15.4'

6.5'

3.3'

58.44'

FOUND 1/2" IRON PIPE
no I.D.

0.5'

1.7'

3.3'

15.4'

6.5'

3.3'

58.44'

FOUND 1/2" IRON PIPE
no I.D.

0.5'

1.7'

3.3'

h/2/2/24
AS

approximate 40' x 30' parking area
new
comp. 5' x 10' x 20' x 20' - 1
approximate 40' x 30' parking area
new
comp. 5' x 10' x 20' x 20' - 1
approximate 40' x 30' parking area
new
comp. 5' x 10' x 20' x 20' - 1

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.,
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LEGEND:

Δ - DENOTES CENTRAL ANGLE
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OPINION, LEGAL DESCRIPTION WAS PROVIDED BY CLIENT. NO RECORD
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ELEVATIONS ARE BASED ON UNITED STATES COASTAL & GEODETIC
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NORTH IS ASSUMED, BASED ON THE NORTH LINE OF BLOCK 11,
REFERENCE BEARING AS SHOWN.

CERTIFICATION: I HEREBY CERTIFY, that the survey shown hereon was
made under my direction and supervision and is correct to the best
of my knowledge and belief and that it meets the standards as set
forth in Chapter 52-12, Florida Administrative Code, pursuant to
section 472.027, Florida Statutes.

R. BRANDT WILSON

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

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

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

DRAWN BY:

BW

JOB NO

24-025

SCALE:

1" = 20'

SHEET NO

1 OF 1



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 4, 2024	5.b.	PZB2024-0043
Request	Address	Parcel ID
Use by Exception	19 Sevilla Street	205580-0200



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	0800 – Multi-Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	.06
Applicant and Owner:	Peter E. Schirduan



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

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

Request Summary

This is a request to approve a [use by exception](#) for off-site parking within four hundred (400) feet to allow for the registration of a [vacation rental](#) at 19 Sevilla Street. The applicant has an agreement with Ancient Baptist Church for the use of two parking spaces.

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

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

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

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

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

The property at 19 Sevilla Street is a duplex with one (1) dwelling unit already registered as a short-term rental. The second unit has a mailing address of 23 Saragossa Street but will be referred to as the second unit of 19 Sevilla Street. The second unit is requesting offsite parking to register as a short-term rental. The second unit contains two (2) bedrooms requiring two (2) off-street parking spaces. The applicant is requesting a use by exception for two (2) off-street parking spaces within four hundred (400) feet for the second unit. The applicant has submitted with their application a letter from Ancient City Baptist Church with an agreement to provide two (2) spaces.

Ancient City Baptist Church has a parking facility located at 27 Sevilla Street which is within four hundred (400) feet of 19 Sevilla Street. COSA Code of Ordinances Section 28-373 – Required off-street parking states that churches require one parking space per four (4) seats in the largest group assembly room. The applicant states that the Ancient City Baptist Church has two lots with parking. The lot at 27 Sevilla provides 52 spaces and the lot on Carrera provides 72 spaces allowing up to 496 parishioners to be accommodated. Staff recommends that the church designate two spots at 27 Sevilla to be reserved for the leased spaces.

Staff Recommendation

Based on a review of Section 28-29, staff finds that the Board can **APPROVE** a use by exception request for two (2) off-street parking spaces for 19 Sevilla Street 205580-0200 within four hundred feet located at 27 Sevilla Street to satisfy the requirements of Sec. 28-151.

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

1. Approval of this use by exception for two (2) parking spaces within four hundred (400) feet is contingent upon providing proof of parking agreement at the time of vacation rental registration.
2. When registering the short-term rentals at 19 Sevilla Street, proof of agreement for parking within four hundred (400) feet for the duration of the vacation rental registration period is to be provided to the Code Enforcement Division.



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: PETER E SCHIRDUAN Contact Number: 774-248-0258

Business (if applicable): _____

Address: 23 SARAGOSSA ST City: ST. AUGUSTINE State: FL Zip: 32084

E-Mail Address: PETER.SCHIRDUAN@CROWNCORK.COM

2. NAME OF PROPERTY OWNER: PETER SCHIRDUAN Contact Number: 774-248-0258

Business (if applicable): _____

Address: 6049 GENTLE BEN CIR City: WESLEY CHAPEL State: FL Zip: 33544

E-Mail Address: PETER.SCHIRDUAN@CROWNCORK.COM

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 20OR49601974 Block: CITY BLOCK K

Subdivision: Model Land Parcel Number: 205580-0200

4. PROJECT STREET ADDRESS: 19 Sevilla St

5. SPECIFIC PROPOSED USE: Short Term Rental

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☒ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: _____

Appeal to allow 23 Saragossa to be a short term rental.

8. JUSTIFICATION FOR ACTION REQUESTED: I am owner of 1 duplex property with two addresses,

19 Sevilla & 23 Saragossa. Currently I have 19 Sevilla St registered with the town as a
STR. I would like to also register with the town 23 Saragossa, but I have limited parking
just two spots. I have arranged with Ancient City Baptist Church to reserve two spots
for my use. Total bedrooms in the house is 4, 2 in each unit. My lot size is very small,
but with the Ancient City arrangement, just 3 doors down will make it convenient.

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: _____

I have a very small lot size. The house has 2 - 2 bedroom units and just 2 parking spots total.

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

To be effective as an STR, two additional spots would be required to accommodate an STR.

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

Conditions does NOT exist or was created by owner. Property was purchased this limitation.

- (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: _____

Will NOT Affect other property in the area because additional parking will be already in an established parking lot at the Ancient City Baptist Church.

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.

Peter Schirduan —



5/1/2024

Signature of Applicant

Date

Peter Schirduan —



5/1/2014

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.

Peter Schirduan

Print name of applicant

Peter Schirduan 
Signature of applicant

4/14/2024

Date



Owner's Authorization For Agent

Kelly Lawrence is/are hereby authorized TO ACT ON BEHALF
OF Peter Schirduan, 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: Peter Schirduan 
Signature of Owner
Peter Schirduan
Print Name of Owner
774-248-0258
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this May day of 1, 20 24

By Peter Schirduan

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: 23 Saragossa ST

Applicant's Name: Peter Schirduan Applicant's Signature: Peter Schirduan

Owner's Name: Peter Schirduan Owner's Signature: Peter Schirduan

Date: March 20, 2024

To: Peter Schirduan – Owner of 23 Saragossa & 19 Sevilla St

Re: Additional Parking at the Ancient City Baptist Parking Lot

From: Tony Ortiz

Dear Mr. Schirduan,

As follow up to our conversation about making available two additional spots at the Ancient City Baptist Church parking lot.

We will be able to accommodate your parking needs at this location. We can reserve the spots requested for your short term tenants at this location starting 4/1/2024.

We thank you for your support and business at our location. If you have anymore needs or questions, please do not hesitate to call me directly.

Best Regards,

Tony Ortiz

Parking Supervisor

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID 2055800200
Location Address 19 SEVILLA ST
SAINT AUGUSTINE 32084-0000
Neighborhood Model Land/City (MF) (610.33)
Tax Description* 2-39 MODEL LAND CO SUB CITY BLK K -W49FT OF LOT 20
OR4960/1974
Property Use *The Description above is not to be used on legal documents.
Code Multi-Family (Less than 10 Units) (0800)
Subdivision Model Land Company Subdivision
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.060
Homestead Y

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

No Image Available

Owner Information

Owner Name [Schirduan Peter E](#) 100%
Mailing Address 23 SARAGOSSA ST
SAINT AUGUSTINE, FL 32084

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2024
Building Value	\$282,350
Extra Features Value	\$0
Total Land Value	\$138,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$420,950
Total Deferred	\$8,787
Assessed Value	\$412,163
Total Exemptions	\$50,000
Taxable Value	\$362,163

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$259,961	\$0	\$138,600	\$0	\$0	\$398,561	\$394,078	\$54,483	\$344,078
2022	\$264,951	\$0	\$116,424	\$0	\$0	\$381,375	\$381,374	\$50,001	\$331,374
2021	\$194,826	\$0	\$98,753	\$0	\$0	\$293,579	\$293,579	\$0	\$293,579
2020	\$176,455	\$0	\$98,753	\$0	\$0	\$275,208	\$275,208	\$0	\$275,208
2019	\$168,326	\$0	\$98,753	\$0	\$0	\$267,079	\$267,079	\$0	\$267,079
2018	\$173,670	\$0	\$98,753	\$0	\$0	\$272,423	\$272,423	\$0	\$272,423
2017	\$176,342	\$0	\$98,753	\$0	\$0	\$275,095	\$261,177	\$13,918	\$261,177
2016	\$164,377	\$0	\$85,759	\$0	\$0	\$250,136	\$237,434	\$12,702	\$237,434
2015	\$149,242	\$0	\$77,963	\$0	\$0	\$227,205	\$215,849	\$11,356	\$215,849
2014	\$130,361	\$0	\$77,963	\$0	\$0	\$208,324	\$196,226	\$12,098	\$196,226
2013	\$120,709	\$0	\$77,963	\$0	\$0	\$198,672	\$178,387	\$20,285	\$178,387

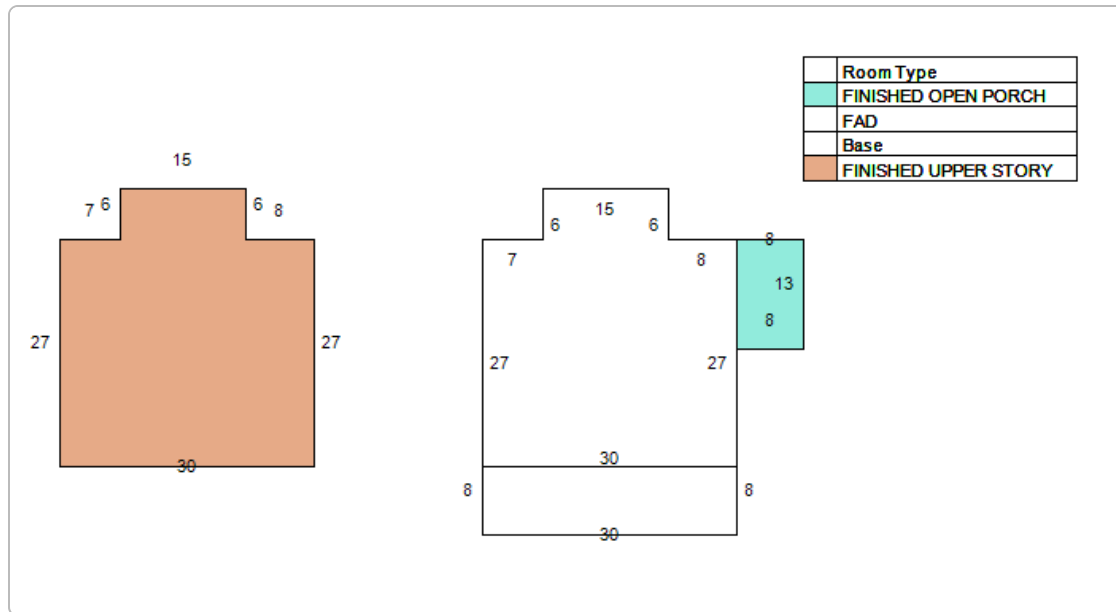
Building Information

Building 1
Building Value \$282,350
Year Built 1935
Actual Area 2144
Conditioned Area 2040
Use Duplex
Style 01
Exterior Wall Aluminum Vinyl, Stucco

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 4
Baths 2

Description	Square Footage
FINISHED UPPER STORY	900
BASE AREA	900
ADDITION	240
FINISHED OPEN PORCH	104
Total SqFt	2144

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	30	49	30	EF	\$75,600
Multi-Family (Less than 10 Units)	25	49	25	EF	\$63,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/10/2020	6/3/2020	\$350,000.00	WARRANTY DEED	4960	1974	Q	I	SUISSA DIANA	SCHIRDUAN PETER E
2/27/2019	2/21/2019	\$325,000.00	WARRANTY DEED	4686	282	Q	I	23 SARAGOSSA STREET LLC	SUISSA DIANA
	1/18/2007	\$100.00	WARRANTY DEED	2860	1408	U	I	GREENBERG MICHAEL JOHN	23 SARAGOSSA STREET LLC
	1/18/2007	\$100.00	TRUSTEES DEED	2860	1406	U	I	GREENBERG MICHAEL JOHN TRUSTEE	GREENBERG MICHAEL JOHN (INDIV)
	6/30/2003	\$285,000.00	WARRANTY DEED	1993	739	Q	I	JAMES RICHARD	GREENBERG MICHAEL JOHN TRUSTEE
	12/13/2002	\$100.00	WARRANTY DEED	1864	1316	U	I	R V INVESTMENT OF ST JOHNS COUNTY INC	JAMES RICHARD
	1/21/2002	\$100.00	WARRANTY DEED	1708	1278	U	I	JAMES VIVIAN S TRUSTEE	R V INVESTMENT OF ST JOHNS COUNTY INC
	9/11/1995	\$100.00	QUIT CLAIM DEED	1151	173	U	I	JAMES VIVIAN S ***	JAMES VIVIAN S TRUSTEE***
	8/14/1992	\$0.00	CORRECTIVE DEED	1059	1310	U	I	JAMES VIVIAN S	JAMES VIVIAN S ***
	8/14/1992	\$0.00	WARRANTY DEED	953	1129	U	I	JAMES VIVIAN S	JAMES VIVIAN S
	12/18/1991	\$53,700.00	QUIT CLAIM DEED	919	202	U	I	HAYWARD DONALD PVERONICA E	JAMES VIVIAN S
	2/1/1988	\$0.00		773	1752	U	I		HAYWARD DONALD PVERONICA E

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 5/29/2024, 1:56:07 AM

Contact Us

Developed by



PZB Board Mtg 6/4/25

St. Augustine, Fl

Additional Parking for
19 Sevilla St/23 Saragossa St

St. Augustine – PZB Board

- Owner Contact Info:

Name: Peter Schirduan

Property Address: 19 Sevilla St/23 Saragossa St

E-Mail: Peter.Schirduan@crowncork.com

PZB#: 2024-0043

Phone: 774-248-0258

St. Augustine – PZB Board – Request

Request:

Allow 23 Saragossa the ability to STR in the same manner as 19 Sevilla.



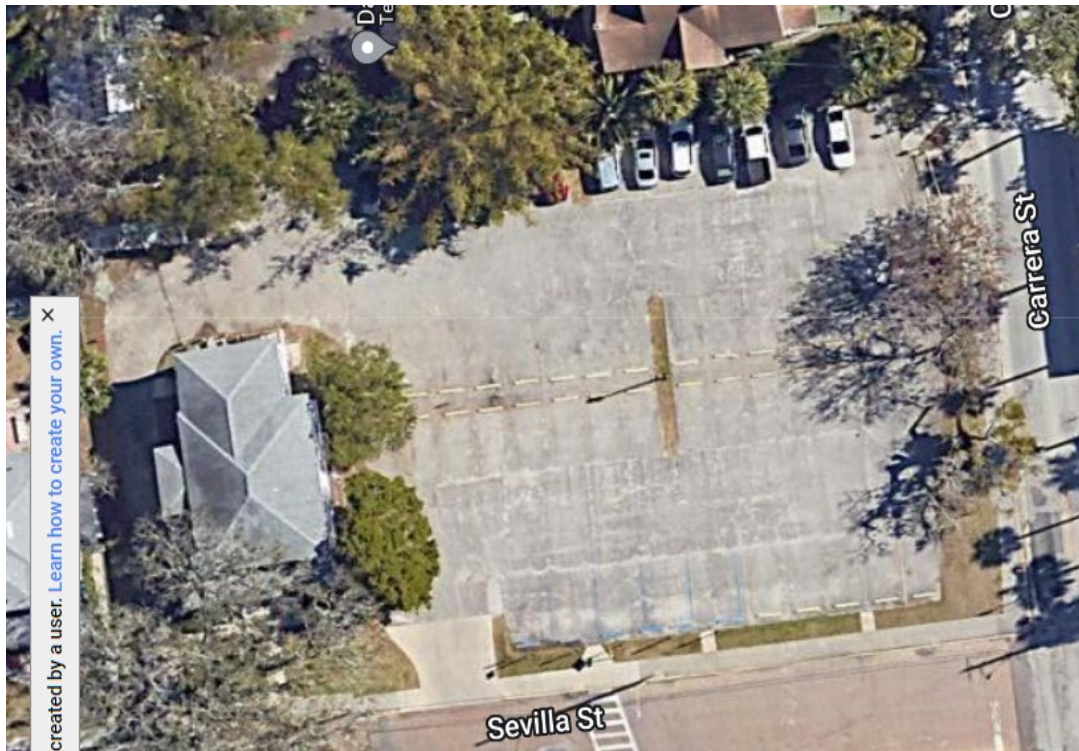
23 Saragossa St in Relation to Ancient City Baptist Church Parking Lot:

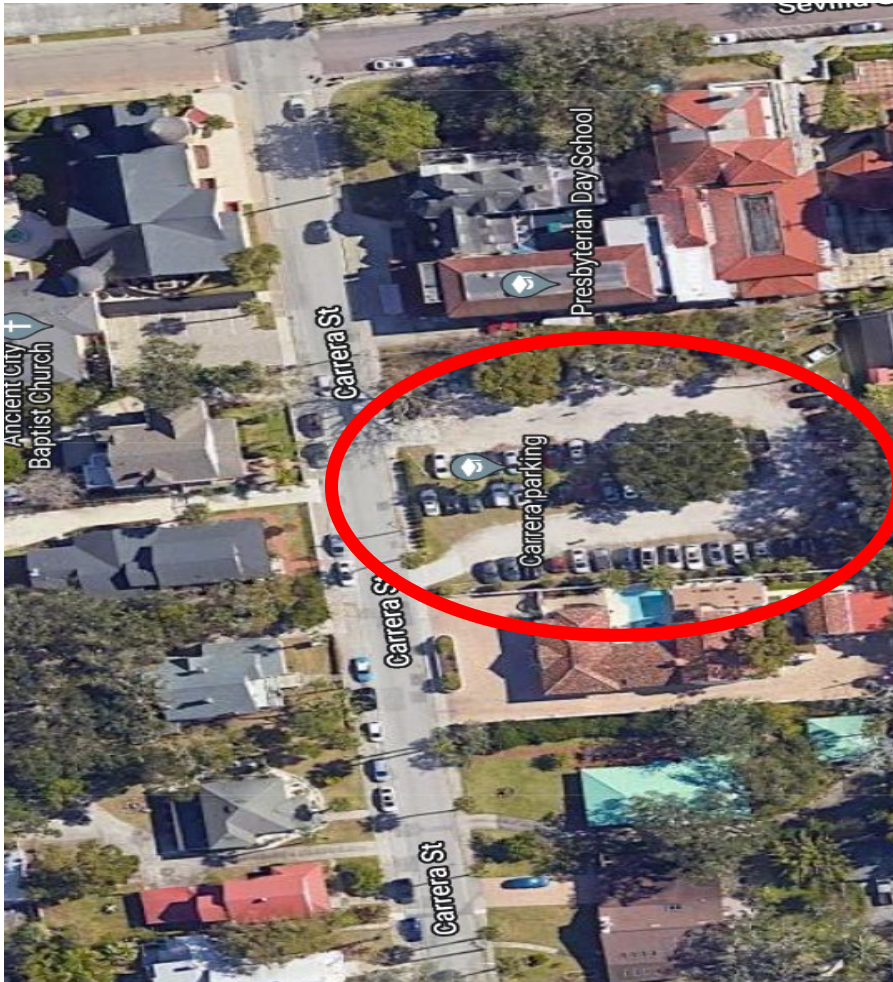
- Property is 3 doors down
- Ample Parking
- Not looking for additional street parking Permits
- Church currently rents these spots to tourists
- No hinderance to Church or City

Ancient City Baptist Church Parking Lot:

- Church currently rents these spots to tourists weekly
- 52 Parking Spaces Total
- 52 spaces X 4 parishioners = 208 people in Church
- Use of these spots will be minimal

Additionally.....





Additionally, Ancient City Baptist Church uses another lot on Carrera St:

- Church currently rents these spots to tourists weekly & Flagler
- 72 Parking Spaces Total
- 72 spaces X 4 parishioners = 288 people in Church
- Use of these spots will be minimal

So Total Spots the ACB has is $72 + 52 = 124$ spaces for maximum of 496 parishioners at any one time.



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 4, 2024	6.a.	PZB2024-0037
Request	Address	Parcel ID
Conservation Overlay Zone Development	273 S Matanzas Boulevard	221360-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class:	0100 – Single Family
(St. Johns County Property Appraiser)	
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.36
Applicant:	John Valdes
	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 (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. The applicant appeared before the Planning and Zoning Board on May 7th and was continued so that the applicant could provide elevations of the site and adjacent properties.

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use		N/A
Historic Preservation		N/A
Conservation and Coastal Management	CCM Objective 2.16	CCM Policy 1.3.4
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

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

The Planning and Zoning Board [shall review all applications for development in COZ 1 and 2](#). Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is [authorized to impose limitations](#) in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

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

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

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

The 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. As of the time of the staff report the applicant has not provided elevations of the site and adjacent properties and staff recommends a continuance.

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.

Because the applicant has not provided the requested information staff recommends that the application be continued until elevations of the site and adjacent properties are provided or the applicant requests another action by the PZB.



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: Andcominv@aol.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 36/37 Block: 50
Subdivision: Dew's 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 ☒ are 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 25th day of March, 2024

By John Andrews

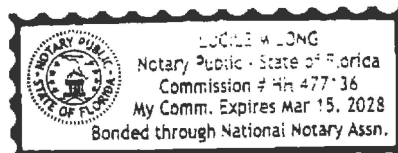
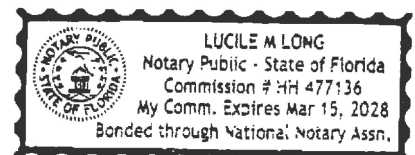
Identification verified: by means of physical presence and is personally known to me

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 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."

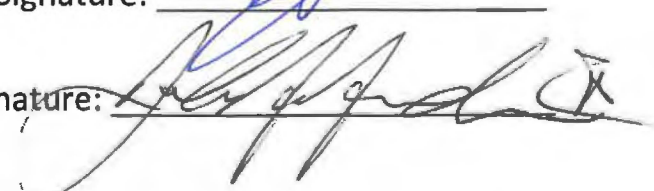
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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: 

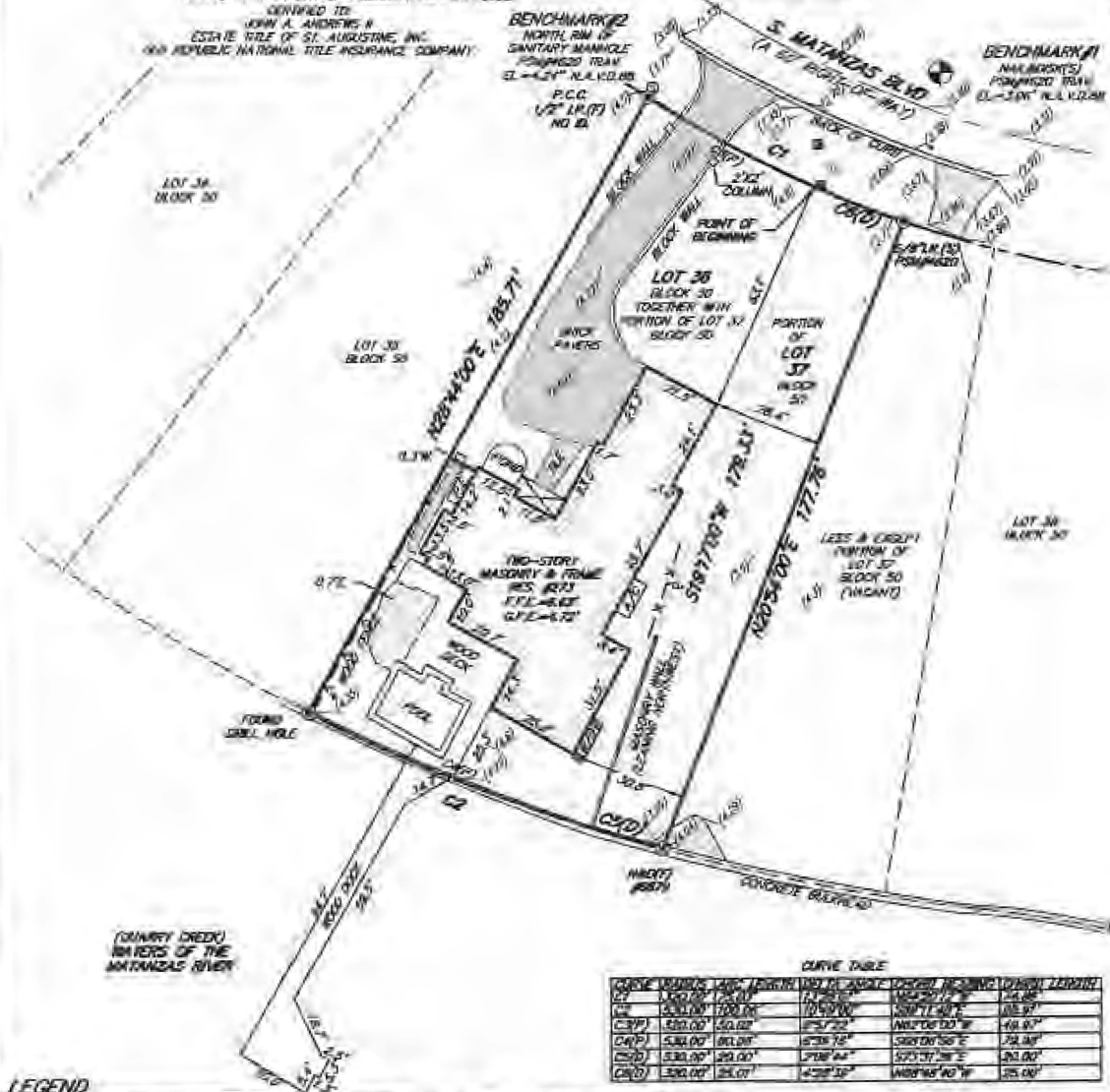
Owner's Name: John A. Andrews Owner's Signature: 

MAP SHOWING SURVEY OF

LOT 36, TOGETHER WITH A PORTION OF LOT 37, BLOCK 30, DAVIS SHORES ACCORDING TO THE MAP ON PLAT THEREOF AS RECORDED IN MAP BOOK 3 AND PAGE 101 OF THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA. PORTION OF LOT 37, MORE FULLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, ALSO KNOWN AS THE NORTH EAST CORNER OF LOT 36, BLOCK 30, DAVIS SHORES, THENCE RUN S 19°17'00" E A DISTANCE OF 178.33' TO A POINT IN A CURVE, THENCE ALONG SAID CURVE (CSD) HAVING A RADIUS OF 330.00', A ARC LENGTH OF 20.00', A DELTA ANGLE OF 308°44' SUBTENDED BY A CHORD BEARING OF S 25°37'20" E AND A CHORD DISTANCE OF 30.00', THENCE N 20°34'00" E A DISTANCE OF 171.75' TO A POINT IN A CURVE ON THE SOUTHWEST CORNER OF WHIT LINE OF SOUTH MATANZAS BOULEVARD, THENCE ALONG SAID CURVE (CSD) WITH A RADIUS OF 330.00', A ARC LENGTH OF 25.00' A DELTA ANGLE OF 478°30', SUBTENDED BY A CHORD BEARING OF N 28°45'00" E AND A CHORD DISTANCE OF 25.00', TO THE POINT OF BEGINNING AND TO CLOSE.

CONVEYED TO:
JOHN A. ANDREWS &
ESTATE TITLE OF ST. AUGUSTINE, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



AREA = 0.36 ± ACRES
OR 15,829 ± S.F.

SURVEYOR NOTES:
1. THIS SURVEY IS TO REFLECT LEGAL DESCRIPTION ONLY LAST FIELD DATE FOR PROPERTY WAS ON 12/20/2014.
2. REVISED TO ADD TYPED TO LOT ON 08/17/2015, NO NEW LOCATION LOCATED SINCE 12/20/2014.

DISCLAIMER

This survey was prepared by the Surveyor and is subject to the following conditions:
(1) This survey was prepared by the Surveyor and is subject to the following conditions:
(2) This survey was prepared by the Surveyor and is subject to the following conditions:
(3) This survey was prepared by the Surveyor and is subject to the following conditions:
(4) This survey was prepared by the Surveyor and is subject to the following conditions:
(5) This survey was prepared by the Surveyor and is subject to the following conditions:
(6) This survey was prepared by the Surveyor and is subject to the following conditions:
(7) This survey was prepared by the Surveyor and is subject to the following conditions:
(8) This survey was prepared by the Surveyor and is subject to the following conditions:
(9) This survey was prepared by the Surveyor and is subject to the following conditions:
(10) This survey was prepared by the Surveyor and is subject to the following conditions:

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

According to the Federal Copyright Statute, Copyright Law, Title 17, U.S.C. 101-105, the Surveyor is the author of this work and is entitled to the copyright in this work.

Surveyor: **NICHOLAS E. FRANKLIN**
P.L.S. 4620

Client: **JOHN A. ANDREWS & ESTATE TITLE OF ST. AUGUSTINE, INC.**

Project: **LOT 36, TOGETHER WITH A PORTION OF LOT 37, BLOCK 30, DAVIS SHORES**

Map Book: **3** Page: **101**

Scale: **1" = 30'**

North Arrow: **True North**

Survey Date: **12/20/2014**

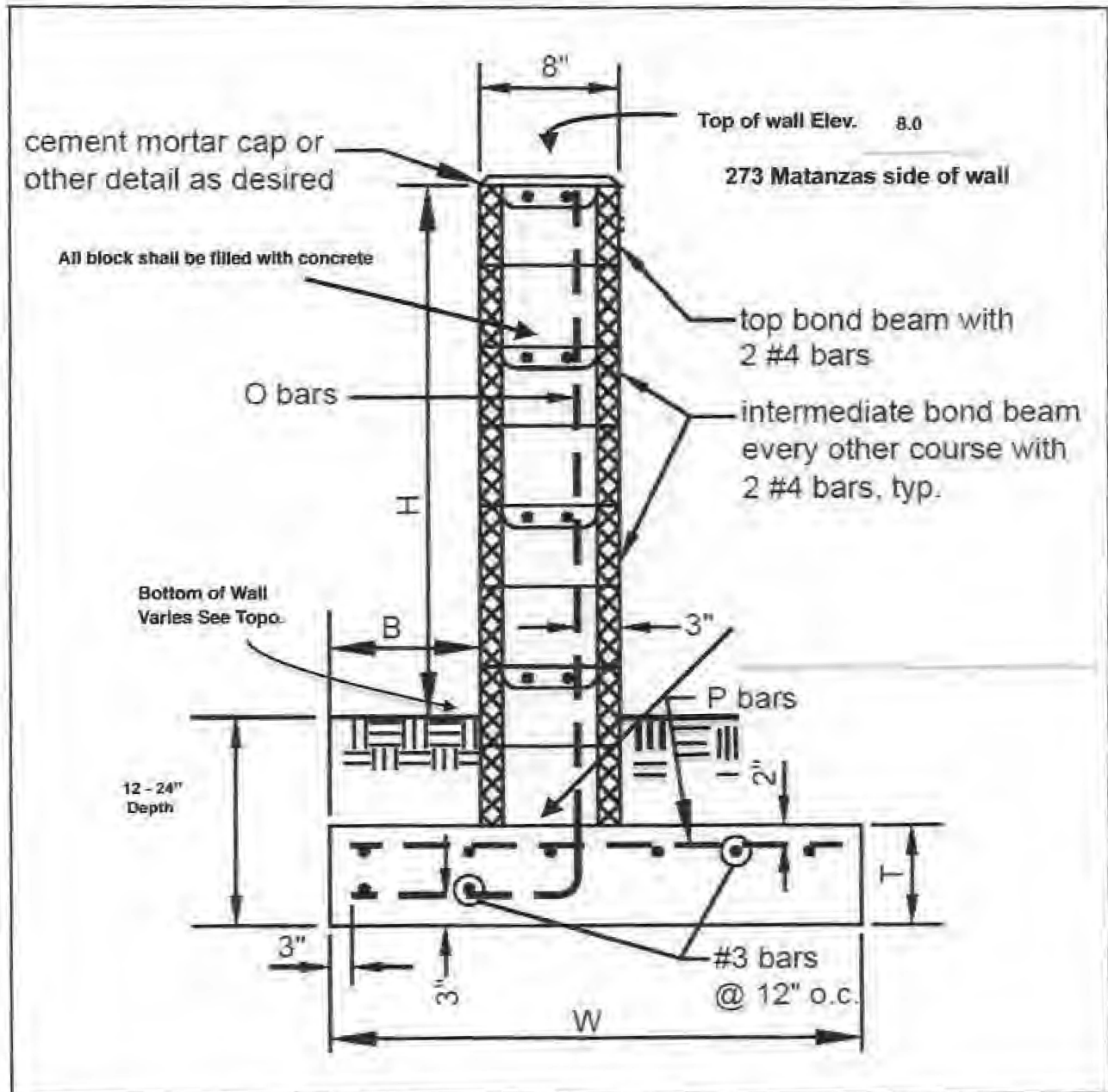
Surveyor's Signature: **NICHOLAS E. FRANKLIN**

Surveyor's License: **P.L.S. 4620**

Perimeter Wall Location



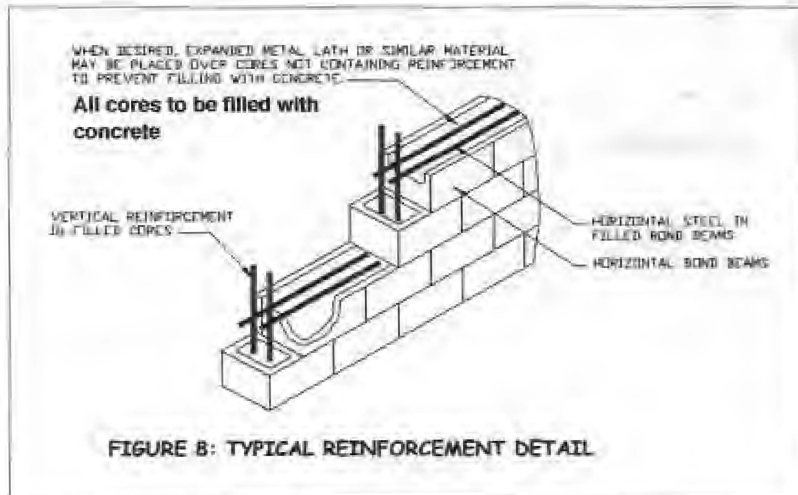
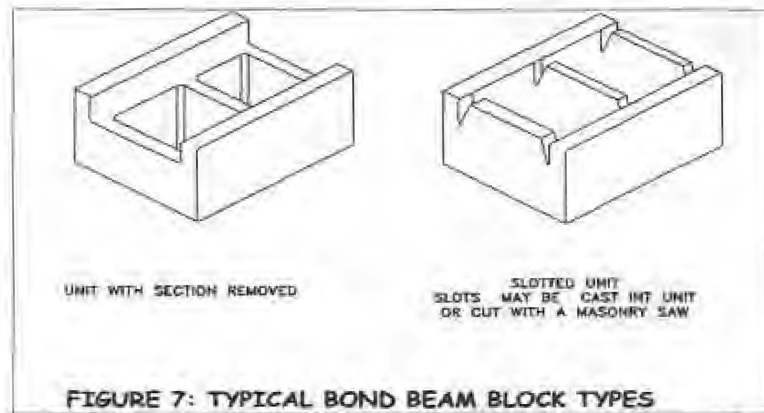
W-1 Wall Section



See detail for reinforcement size and spacing

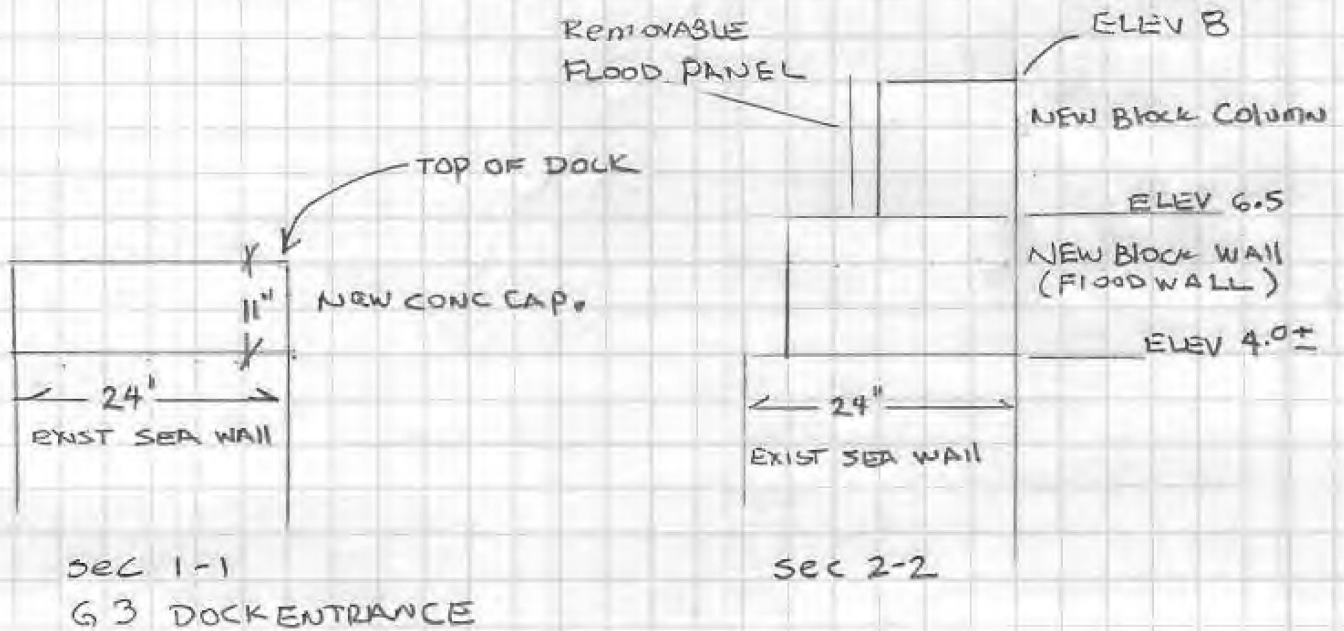
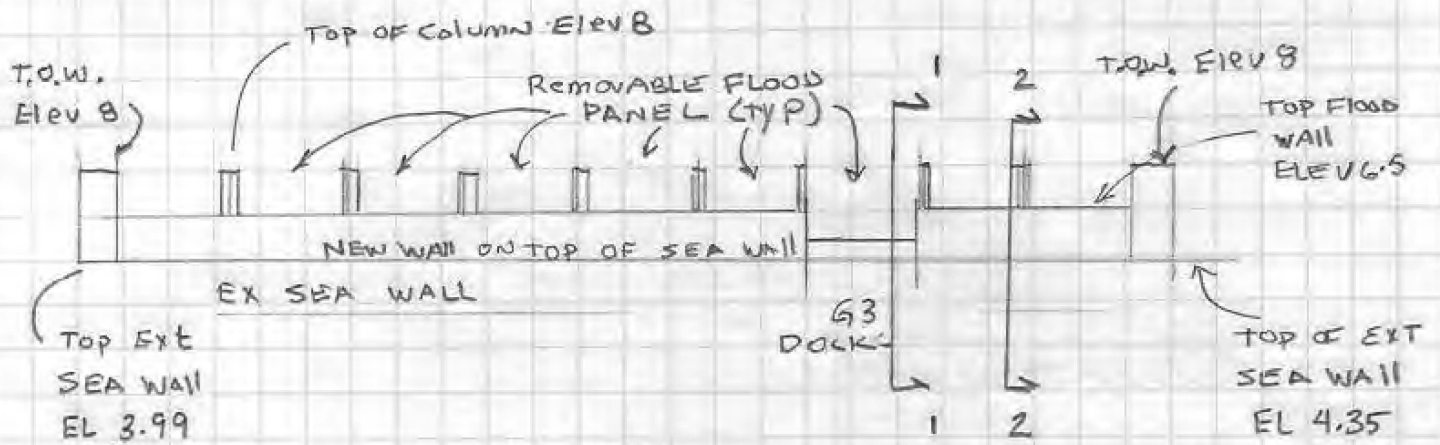
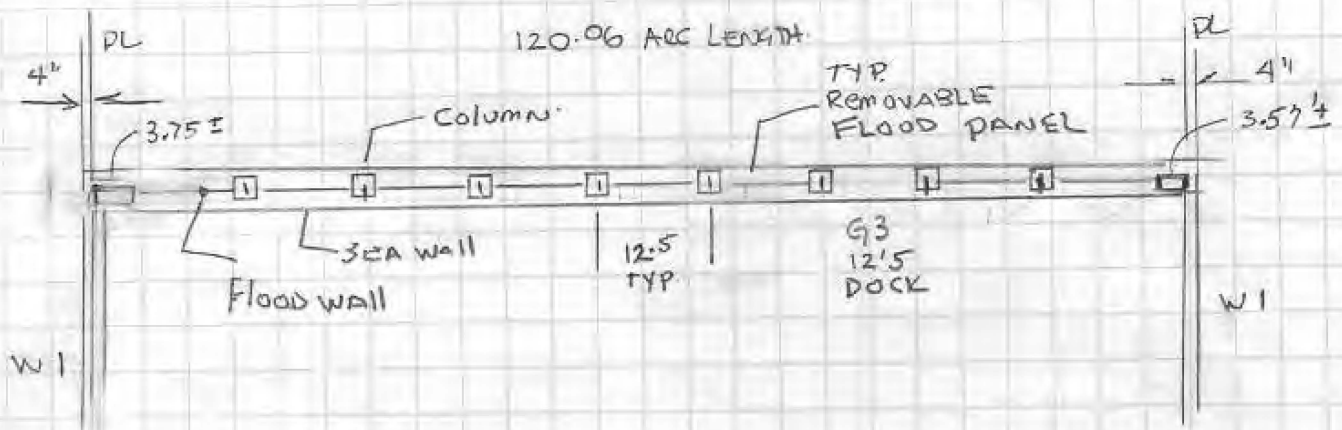
TABLE 1: TYPICAL MASONRY WALL SPECIFICATIONS

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

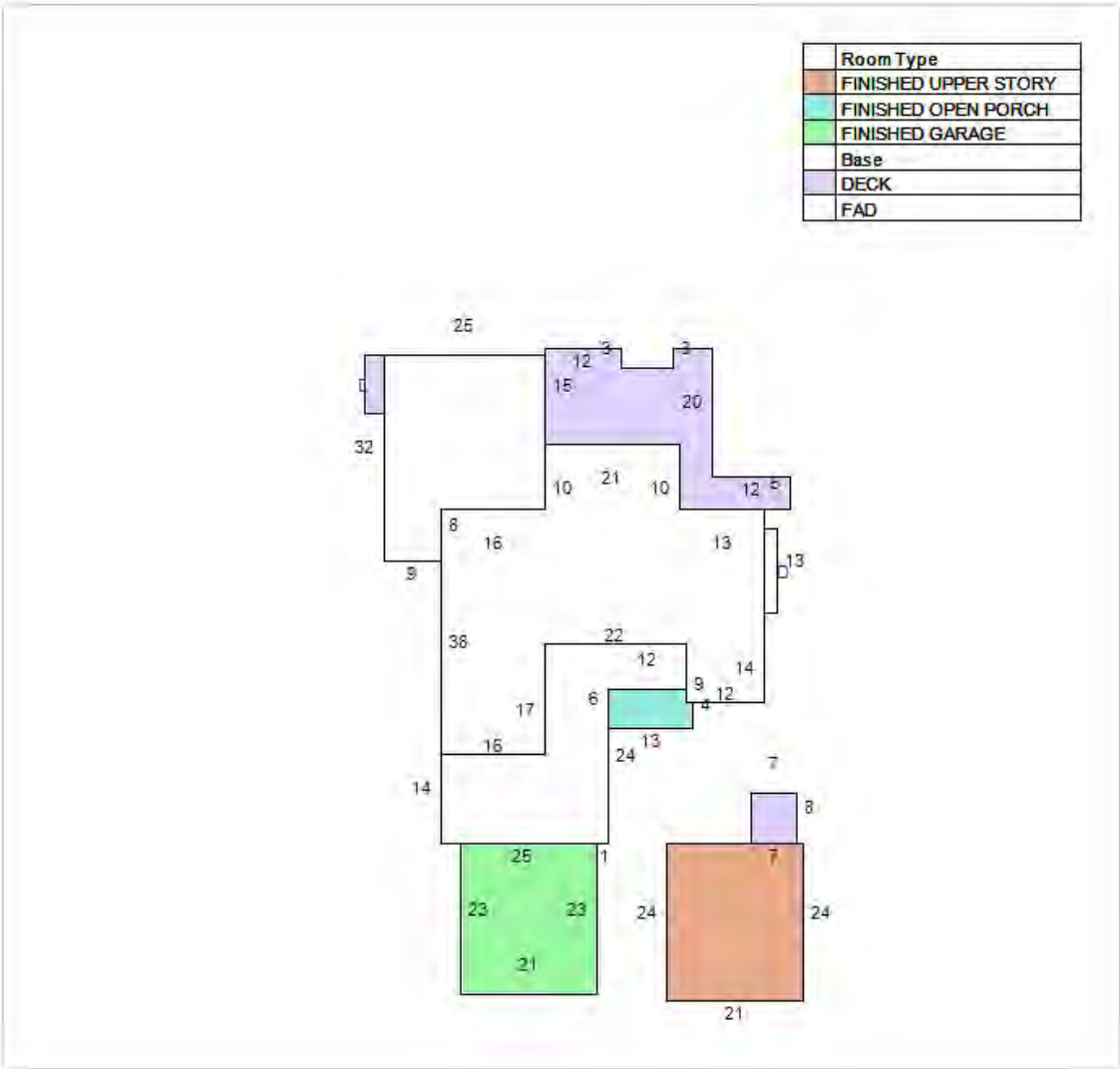
Building	1
Building Value	\$512,302
Year Built	1954
Actual Area	4578
Conditioned Area	3460
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Siding, Concrete Stucco

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	4624	1161	Q	I	SMITH DOUGLASS MC LEOD	AUGUSTINE ANDREWS INVESTMENT LLC
5/28/2015	5/27/2015	\$1,265,000.00	WARRANTY DEED	4033	1364	Q	I	VALDES JOHN	SMITH DOUGLASS MC LEOD
12/29/2010	12/28/2010	\$500,000.00	WARRANTY DEED	3392	28	U	I	REIGLE CHARLU	VALDES JOHN
	12/15/2006	\$224,700.00	WARRANTY DEED	2836	1839	U	I	REGAL PROPERTY DEVELOPMENT LLC	VALDES JOHN & REIGLE CHARLU (JTRS)
	2/15/2006	\$890,000.00	WARRANTY DEED	2645	1781	Q	I	RICHARDS THOMAS E & BARBARA B	REGAL PROPERTY DEVELOPMENT LLC
	10/15/1998	\$150,000.00	WARRANTY DEED	1356	50	Q	I	BECKER PRISCILLA	RICHARDS THOMAS E, BARBARA B
	3/18/1998	\$0.00	OTHER INSTRUMENT	1307	468	U	I	BECKER PRISCILLA D(DEC D 3/9/98), PRISCILLA	BECKER PRISCILLA (DAUGHTER) (LETT OF ADMIN)
	12/19/1996	\$0.00	WILL	1307	466	U	I	BECKER PRISCILLA D	BECKER PRISCILLA D (WILL)
	1/26/1994	\$0.00	WARRANTY DEED	1034	1098	U	I	BECKER PRISCILLA D	BECKER PRISCILLA D ETAL

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Developed by





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 4, 2024	6.b.	PZB2024-0031
Request	Address	Parcel ID
Variance & Conservation Overlay Zone Development	215 Pelican Reef Drive	158573-0030



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	Vacant Residential (0000)
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	0.84
Applicant:	Donald Gullion c/o Dream Finders Homes
Owner:	Ronnie McGraw

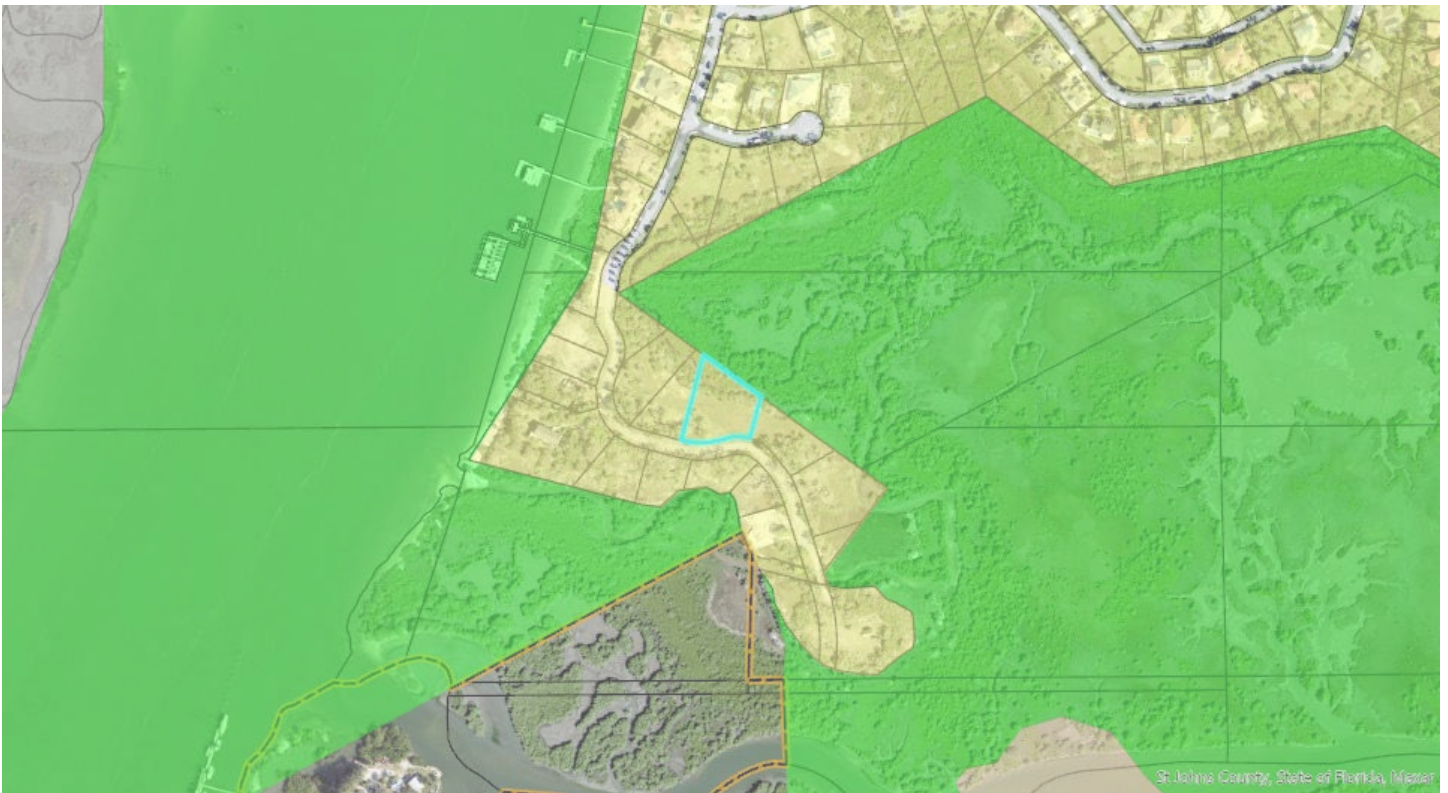


Figure 2. The City of St. Augustine's zoning map highlighting the subject property.

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 (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	9600 – Marshes, Wetlands, 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 four (4) [significant trees](#) within [COZ 2 & 3](#). Approving this request would allow for a retaining wall and fill to build a single-family home and detached garage. This application was continued at the May 6th meeting until the applicant provided further information.

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

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

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

The request for Conservation Overlay Zone 2 and 3 development includes the removal of four (4) significant trees and the placement of a retaining wall and fill. At the May 6th Planning and Zoning Board meeting the application was continued until the following information was provided:

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.

The applicant has provided the requested information and staff has reviewed the retaining wall and tree removal request as part of the Conservation Overlay Zone development.

The applicant is proposing to build 396-feet of retaining wall. A portion of 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.” The applicant has provided four cross sections of the retaining wall showing varying heights from ten (10) feet to four (4) feet.

It is unclear from the site plan the height of each wall section. The applicant should clarify the height of each portion of the retaining wall. To address impacts to the conservation easement the applicant has moved the retaining wall further inland allowing room to place a double row of silt fences to protect the conservation easement from impacts during construction. However, the retaining wall cross section depicts a 4” perforated pvc pipe extending from the base of the retaining wall. The applicant should verify the distance of the pvc pipe and that it does not encroach upon the conservation easement.

The request for Conservation Overlay Zone Development also includes the removal of four (4) significant trees and twelve (12) trees total. Removal of significant trees shall be [reviewed by the Planning and Zoning Board](#), all significant trees removed shall be replaced in accordance with the requirements of [Chapter 25](#). The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to [minimize the impact on existing trees and native vegetation](#). In determining whether or not a permit required by this section should be issued, the PZB shall [consider and base all decisions on the following](#):

- a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
- c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.

- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
- e. Whether the tree has been designated a significant tree.
- f. Impact upon the urban and natural environment, including:
 - 1. Ground and surface water stabilization.
 - 2. Water quality and aquifer recharge.
 - 3. Ecological impacts.
 - 4. Noise pollution.
 - 5. Air movement.
 - 6. Air quality.
 - 7. Wildlife habitat.
- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

The applicant has reduced the number of significant trees to be removed from six (6) significant trees to four (4). Dwellings within Pelican Reef are required to plant or retain ten (10) cedar trees onsite. The applicant is proposing to retain two (2) cedar trees and plant eight (8) cedar trees consistent with the requirements for cedar trees within Pelican Reef.

COSA Code of Ordinances Section 25-53(d) states that the preservation and removal of trees on a site to be developed may result in the need for tree mitigation if a positive number of tree credits is not provided. The applicant is retaining three trees on site including two (2) significant cedar trees. By retaining three trees and planting eight (8) four-inch cedar trees the applicant is providing 5 positive tree credits.

However, the arborist report contains two trees with photos and data from the inventory taken at the site on April 10, 2024, that are not included in the “Tree Removal / Preservation / Planting Map”, or the tree mitigation calculations. These trees are identified in the arborist report as UD413- 5” live oak and UD423 - 5” live oak. These trees were also missing from the application submitted for the May 6th PZB meeting as well as an additional tree UD424. UD 424 is a 4” live oak and while it was missing in the last application, the current application contains the relevant information on this tree.



Tree Number: UD413

Species: Live Oak (*Quercus virginiana*)

DBH: 5"

Estimated Height: 12 feet

Approximate Spread: 5 feet

Condition: Good

Observations: Juvenile tree, phototropic lean.



Tree Number: UD423

Species: Live Oak (*Quercus virginiana*)

DBH: 5"

Estimated Height: 23 feet

Approximate Spread: 15 feet

Condition: Fair

Observations: Crown dieback, lower canopy limb failure, roughly 30% necrotic tissue.

Staff requests that the applicant clarify the location of UD423 and UD413 and state if they are to be removed or retained. If the applicant is removing UD413 and UD423 this will change the tree mitigation calculations. Including UD413 and UD423 as trees to be removed would change the total deficits to 21 while still retaining a positive number of tree credit consistent with Chapter 25 tree mitigation requirements.

Trees Removed			Trees Retained			Trees Planted				
Type (dbh)	Size Range	Deficit	Type (dbh)	Size Range	Credit	QTY	Type (dbh)	Size Range	Credit	
UD415 Live Oak 6"	3+	0.5	UD410 Cedar 10"	7+	2	8	Cedar Trees	4+	16	
UD416 Live Oak 6"	3+	0.5	UD420 Cedar 16"	12+	4					
UD424 Live Oak 7"	7+	1	UD419 Live Oak 17"	12+	3					
UD421 Live Oak 7"	7+	1								
UD422 Live Oak 7"	7+	1								
UD418 Cedar 12"	12+	2.5								
UD414 Live Oak 12"	12+	1.5								
UD412 Palm 12"	12+	2.5								
UD426 Live Oak 16"	12+	1.5								
UD417 Cedar 17"	12+	2.5								
UD411 Cedar 18"	12+	2.5								
UD425 Cedar 21"	20+	3								
Deficits		-20	Retaining Credits			+9	Planting Credits			+16
Total Credits									+5	

Condition	Poor/Dead	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 and 3 at 215 Pelican Reef Drive / PID 158571-2090.

If the board approves the application for Conservation Overlay Zone development staff recommends the following conditions:

1. Clarify the status of trees UD413 and UD423,
2. Retain the following trees: UD410, UD420, and UD419,
3. Plant eight (8) 4-inch cedar trees,
4. Place the retaining wall sufficiently landward of the conservation easement to accommodate a double silt-fence and ensure the drainage pipe does not encroach into the easement.



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.

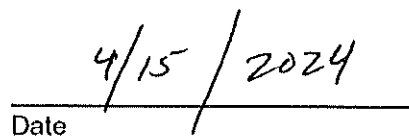
The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Ronnie McGraw

Print name of applicant



Signature of applicant



Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

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 Pollot/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:

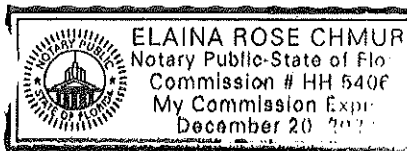
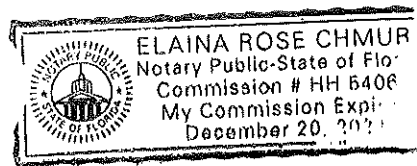
Oath sworn: X Yes No

Notary Signature:

[Signature]

My Commission expires:

December 20, 2024





Owner's Authorization For Agent

Ryan Carter 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: 2024-0031, 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 Drive

BY: [Signature]
Signature of Owner
Ronnie A. McGraw, Jr
Print Name of Owner
904-401-1194
Telephone Number

State of Florida
County of St. Johns

Signed and sworn before me on this 28 day of May, 2024
By Ronnie A. McGraw Jr

Identification verified: ☒

Oath sworn: ☒ Yes ☐ No

Notary Signature: [Signature]

My Commission expires: 8/23/2027



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1585730030
Location Address	PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 3 OR5785/808 <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](#)

No Image Available

Owner Information

Owner Name	Mc Graw Ronnie Arnold Jr,Monica 100% Mc Graw Monica 100%
Mailing Address	4255 A1A SOUTH STE 3 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

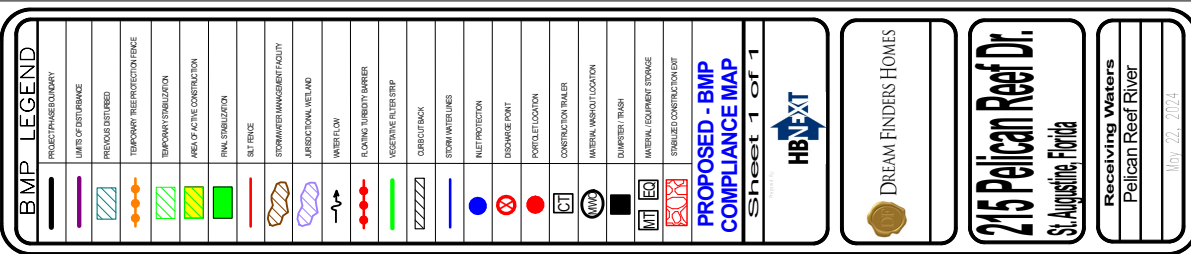
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/30/2023	6/30/2023	\$275,000.00	WARRANTY DEED	5785	808	Q	V	HUTCHINSON MELANIE LYNN	MC GRAW RONNIE ARNOLD JR, MONICA
3/7/2022	3/4/2022	\$565,500.00	WARRANTY DEED	5509	45	Q	V	PELICAN REEF OF ST AUGUSTINE LLC	HUTCHINSON MELANIE LYNN

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

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[Last Data Upload: 5/29/2024, 1:56:07 AM](#)

Contact Us





MAP SHOWING BOUNDARY, TOPOGRAPHICAL
& TREE SURVEY W/ PLOT PLAN OF
LOT 3 BLOCK 12 AS SHOWN ON MAP OF
PELICAN REEF-BLOCK, PHASE 6
AS RECORDED IN MAP BOOK 111 PAGES 57-61 OF THE PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

CERTIFIED TO: DREAM FIDERS HOMES

THE LAND BOUNDARY IS BASED ON THE BIRCHALL ROAD HAZARD ZONE MAP, AS SHOWN
ON FLOOD INSURANCE RATE MAP (FIRM) FOR ST. JOHNS COUNTY, FLORIDA, JUNE INDEX DATE 10-01-18

TREE SCHEDULE	
LOT 30, FT. MINUS EXISTING LOT 29	11,562
ACRES=11,562/43,560	0.27
ACRES=REQUIRED OF TREE INCHES	
1" DIAMETER TREES	10.8
2" DIAMETER TREES	43.6
3" DIAMETER TREES	108.0
4" DIAMETER TREES	436.0
5" DIAMETER TREES	1080.0
6" DIAMETER TREES	4360.0
7" DIAMETER TREES	10800.0
8" DIAMETER TREES	43600.0
9" DIAMETER TREES	108000.0
10" DIAMETER TREES	436000.0
11" DIAMETER TREES	1080000.0
12" DIAMETER TREES	4360000.0
13" DIAMETER TREES	10800000.0
14" DIAMETER TREES	43600000.0
15" DIAMETER TREES	108000000.0
16" DIAMETER TREES	436000000.0
17" DIAMETER TREES	1080000000.0
18" DIAMETER TREES	4360000000.0
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30" DIAMETER TREES	4360000000000000.0
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32" DIAMETER TREES	43600000000000000.0
33" DIAMETER TREES	108000000000000000.0
34" DIAMETER TREES	436000000000000000.0
35" DIAMETER TREES	1080000000000000000.0
36" DIAMETER TREES	4360000000000000000.0
37" DIAMETER TREES	10800000000000000000.0
38" DIAMETER TREES	43600000000000000000.0
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41" DIAMETER TREES	1080000000000000000000.0
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70" DIAMETER TREES	436000000000000000000000000000000000.0
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72" DIAMETER TREES	4360000000000000000000000000000000000.0
73" DIAMETER TREES	10800000000000000000000000000000000000.0
74" DIAMETER TREES	43600000000000000000000000000000000000.0
75" DIAMETER TREES	108000000000000000000000000000000000000.0
76" DIAMETER TREES	436000000000000000000000000000000000000.0
77" DIAMETER TREES	1080000000000000000000000000000000000000.0
78" DIAMETER TREES	4360000000000000000000000000000000000000.0
79" DIAMETER TREES	10800000000000000000000000000000000000000.0
80" DIAMETER TREES	43600000000000000000000000000000000000000.0
81" DIAMETER TREES	108000000000000000000000000000000000000000.0
82" DIAMETER TREES	436000000000000000000000000000000000000000.0
83" DIAMETER TREES	10800.0
84" DIAMETER TREES	43600.0
85" DIAMETER TREES	108000.0
86" DIAMETER TREES	436000.0
87" DIAMETER TREES	10800.0
88" DIAMETER TREES	43600.0
89" DIAMETER TREES	108000.0
90" DIAMETER TREES	436000.0
91" DIAMETER TREES	10800.0
92" DIAMETER TREES	43600.0
93" DIAMETER TREES	108000.0
94" DIAMETER TREES	436000.0
95" DIAMETER TREES	10800.0
96" DIAMETER TREES	43600.0
97" DIAMETER TREES	108000.0
98" DIAMETER TREES	436000.0
99" DIAMETER TREES	10800.0
100" DIAMETER TREES	43600.0

TREE TABLE	
5 TOTAL TREES PLANTED	(1) GRAPE VITIFOLIA
5 TREES 7' 10" x 4.2	(2) LIVE OAK
4 REQUIRED CANOPY TREES	(3) PINE BIRCH
4 REQUIRED CANOPY TREES	(4) PINE BIRCH
4 REQUIRED CANOPY TREES	(5) PINE BIRCH
4 REQUIRED CANOPY TREES	(6) PINE BIRCH
4 REQUIRED CANOPY TREES	(7) PINE BIRCH
4 REQUIRED CANOPY TREES	(8) PINE BIRCH
4 REQUIRED CANOPY TREES	(9) PINE BIRCH
4 REQUIRED CANOPY TREES	(10) PINE BIRCH
4 REQUIRED CANOPY TREES	(11) PINE BIRCH
4 REQUIRED CANOPY TREES	(12) PINE BIRCH
4 REQUIRED CANOPY TREES	(13) PINE BIRCH
4 REQUIRED CANOPY TREES	(14) PINE BIRCH
4 REQUIRED CANOPY TREES	(15) PINE BIRCH
4 REQUIRED CANOPY TREES	(16) PINE BIRCH
4 REQUIRED CANOPY TREES	(17) PINE BIRCH
4 REQUIRED CANOPY TREES	(18) PINE BIRCH
4 REQUIRED CANOPY TREES	(19) PINE BIRCH
4 REQUIRED CANOPY TREES	(20) PINE BIRCH
4 REQUIRED CANOPY TREES	(21) PINE BIRCH
4 REQUIRED CANOPY TREES	(22) PINE BIRCH
4 REQUIRED CANOPY TREES	(23) PINE BIRCH
4 REQUIRED CANOPY TREES	(24) PINE BIRCH
4 REQUIRED CANOPY TREES	(25) PINE BIRCH
4 REQUIRED CANOPY TREES	(26) PINE BIRCH
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4 REQUIRED CANOPY TREES	(81) PINE BIRCH
4 REQUIRED CANOPY TREES	(82) PINE BIRCH
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4 REQUIRED CANOPY TREES	(90) PINE BIRCH
4 REQUIRED CANOPY TREES	(91) PINE BIRCH
4 REQUIRED CANOPY TREES	(92) PINE BIRCH
4 REQUIRED CANOPY TREES	(93) PINE BIRCH
4 REQUIRED CANOPY TREES	(94) PINE BIRCH
4 REQUIRED CANOPY TREES	(95) PINE BIRCH
4 REQUIRED CANOPY TREES	(96) PINE BIRCH
4 REQUIRED CANOPY TREES	(97) PINE BIRCH
4 REQUIRED CANOPY TREES	(98) PINE BIRCH
4 REQUIRED CANOPY TREES	(99) PINE BIRCH
4 REQUIRED CANOPY TREES	(100) PINE BIRCH

FERNANDINA MODIFIED "D" DESIGNER	
LOT 3	554'00" x 205'00"
LOT SIZE	56,700.00 SQ. FT.
DEVELOPMENT TO 1/4"	1,361.8 SQ. FT.
DEVELOPMENT TO 1/2"	536.0 SQ. FT.
DEVELOPMENT TO 3/4"	202.80 SQ. FT.
DEVELOPMENT TO 1"	84.8 SQ. FT.
DEVELOPMENT TO 1 1/4"	33.9 SQ. FT.
DEVELOPMENT TO 1 1/2"	13.6 SQ. FT.
DEVELOPMENT TO 1 3/4"	5.4 SQ. FT.
DEVELOPMENT TO 2"	2.1 SQ. FT.
DEVELOPMENT TO 2 1/4"	0.8 SQ. FT.
DEVELOPMENT TO 2 1/2"	0.3 SQ. FT.
DEVELOPMENT TO 2 3/4"	0.1 SQ. FT.
DEVELOPMENT TO 3"	0.05 SQ. FT.
DEVELOPMENT TO 3 1/4"	0.02 SQ. FT.
DEVELOPMENT TO 3 1/2"	0.01 SQ. FT.
DEVELOPMENT TO 3 3/4"	0.005 SQ. FT.
DEVELOPMENT TO 4"	0.002 SQ. FT.
DEVELOPMENT TO 4 1/4"	0.001 SQ. FT.
DEVELOPMENT TO 4 1/2"	0.0005 SQ. FT.
DEVELOPMENT TO 4 3/4"	0.0002 SQ. FT.
DEVELOPMENT TO 5"	0.0001 SQ. FT.
DEVELOPMENT TO 5 1/4"	0.00005 SQ. FT.
DEVELOPMENT TO 5 1/2"	0.00002 SQ. FT.
DEVELOPMENT TO 5 3/4"	0.00001 SQ. FT.
DEVELOPMENT TO 6"	0.000005 SQ. FT.
DEVELOPMENT TO 6 1/4"	0.000002 SQ. FT.
DEVELOPMENT TO 6 1/2"	0.000001 SQ. FT.
DEVELOPMENT TO 6 3/4"	0.0000005 SQ. FT.
DEVELOPMENT TO 7"	0.0000002 SQ. FT.
DEVELOPMENT TO 7 1/4"	0.0000001 SQ. FT.
DEVELOPMENT TO 7 1/2"	0.00000005 SQ. FT.
DEVELOPMENT TO 7 3/4"	0.00000002 SQ. FT.
DEVELOPMENT TO 8"	0.00000001 SQ. FT.
DEVELOPMENT TO 8 1/4"	0.000000005 SQ. FT.
DEVELOPMENT TO 8 1/2"	0.000000002 SQ. FT.
DEVELOPMENT TO 8 3/4"	0.000000001 SQ. FT.
DEVELOPMENT TO 9"	0.0000000005 SQ. FT.
DEVELOPMENT TO 9 1/4"	0.0000000002 SQ. FT.
DEVELOPMENT TO 9 1/2"	0.0000000001 SQ. FT.
DEVELOPMENT TO 9 3/4"	0.00000000005 SQ. FT.
DEVELOPMENT TO 10"	0.00000000002 SQ. FT.
DEVELOPMENT TO 10 1/4"	0.00000000001 SQ. FT.
DEVELOPMENT TO 10 1/2"	0.000000000005 SQ. FT.
DEVELOPMENT TO 10 3/4"	0.000000000002 SQ. FT.
DEVELOPMENT TO 11"	0.000000000001 SQ. FT.
DEVELOPMENT TO 11 1/4"	0.0000000000005 SQ. FT.
DEVELOPMENT TO 11 1/2"	0.0000000000002 SQ. FT.
DEVELOPMENT TO 11 3/4"	0.0000000000001 SQ. FT.
DEVELOPMENT TO 12"	0.00000000000005 SQ. FT.
DEVELOPMENT TO 12 1/4"	0.00000000000002 SQ. FT.
DEVELOPMENT TO 12 1/2"	0.00000000000001 SQ. FT.
DEVELOPMENT TO 12 3/4"	0.000000000000005 SQ. FT.
DEVELOPMENT TO 13"	0.000000000000002 SQ. FT.
DEVELOPMENT TO 13 1/4"	0.000000000000001 SQ. FT.
DEVELOPMENT TO 13 1/2"	0.0000000000000005 SQ. FT.
DEVELOPMENT TO 13 3/4"	0.0000000000000002 SQ. FT.
DEVELOPMENT TO 14"	0.0000000000000001 SQ. FT.
DEVELOPMENT TO 14 1/4"	0.00000000000000005 SQ. FT.
DEVELOPMENT TO 14 1/2"	0.00000000000000002 SQ. FT.
DEVELOPMENT TO 14 3/4"	0.00000000000000001 SQ. FT.
DEVELOPMENT TO 15"	0.000000000000000005 SQ. FT.
DEVELOPMENT TO 15 1/4"	0.000000000000000002 SQ. FT.
DEVELOPMENT TO 15 1/2"	0.000000000000000001 SQ. FT.
DEVELOPMENT TO 15 3/4"	0.0000000000000000005 SQ. FT.
DEVELOPMENT TO 16"	0.0000000000000000002 SQ. FT.
DEVELOPMENT TO 16 1/4"	0.0000000000000000001 SQ. FT.
DEVELOPMENT TO 16 1/2"	0.00000000000000000005 SQ. FT.
DEVELOPMENT TO 16 3/4"	0.00000000000000000002 SQ. FT.
DEVELOPMENT TO 17"	0.00000000000000000001 SQ. FT.
DEVELOPMENT TO 17 1/4"	0.000000000000000000005 SQ. FT.
DEVELOPMENT TO 17 1/2"	0.000000000000000000002 SQ. FT.
DEVELOPMENT TO 17 3/4"	0.000000000000000000001 SQ. FT.
DEVELOPMENT TO 18"	0.0000000000000000000005 SQ. FT.
DEVELOPMENT TO 18 1/4"	0.0000000000000000000002 SQ. FT.
DEVELOPMENT TO 18 1/2"	0.0000000000000000000001 SQ. FT.
DEVELOPMENT TO 18 3/4"	0.00000000000000000000005 SQ. FT.
DEVELOPMENT TO 19"	0.00000000000000000000002 SQ. FT.
DEVELOPMENT TO 19 1/4"	0.00000000000000000000001 SQ. FT.
DEVELOPMENT TO 19 1/2"	0.000000000000000000000005 SQ. FT.
DEVELOPMENT TO 19 3/4"	0.000000000000000000000002 SQ. FT.
DEVELOPMENT TO 20"	0.000000000000000000000001 SQ. FT.
DEVELOPMENT TO 20 1/4"	0.0000000000000000000000005 SQ. FT.
DEVELOPMENT TO 20 1/2"	0.0000000000000000000000002 SQ. FT.
DEVELOPMENT TO 20 3/4"	0.0000000000000000000000001 SQ. FT.
DEVELOPMENT TO 21"	0.00000000000000000000000005 SQ. FT.
DEVELOPMENT TO 21 1/4"	0.00000000000000000000000002 SQ. FT.
DEVELOPMENT TO 21 1/2"	0.00000000000000000000000001 SQ. FT.
DEVELOPMENT TO 21 3/4"	0.000000000000000000000000005 SQ. FT.
DEVELOPMENT TO 22"	0.000000000000000000000000002 SQ. FT.
DEVELOPMENT TO 22 1/4"	0.000000000000000000000000001 SQ. FT.
DEVELOPMENT TO 22 1/2"	0.0000000000000000000000000005 SQ. FT.
DEVELOPMENT TO 22 3/4"	0.0000000000000000000000000002 SQ. FT.
DEVELOPMENT TO 23"	0.0000000000000000000000000001 SQ. FT.
DEVELOPMENT TO 23 1/4"	0.00000000000000000000000000005 SQ. FT.

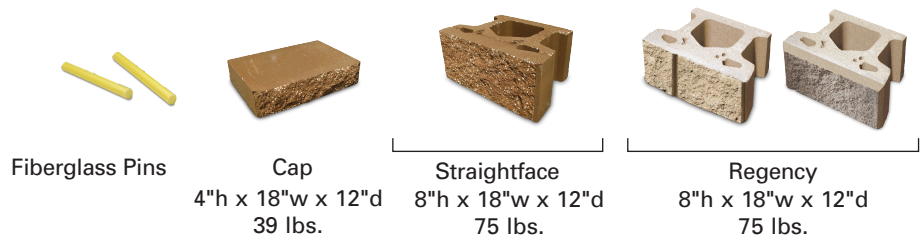


Keystone Compac™ III - Sandstone

The #1 commercial retaining wall product in the market: Keystone Compac III is the perfect choice for large residential and small to large commercial projects. The improved design, and unique geometry, of the Keystone Compac III unit allows for easier installation and increased connection strength with geogrid reinforcement. This unit allows for various positive connections with reinforcement to build walls in excess of 60 feet tall.* Units are interlocked with high-strength fiberglass pins, which allow for ease of unit alignment and a secure positive mechanical connection with soil reinforcement materials.

*Based on design by a professional engineer.

Shade variation is inherent in all-natural materials. Colors may vary depending upon manufacturing location. Individual product measurements given are rounded. Contact your Tremron Group Sales Representative or visit our website for exact dimensions.



Available colors:



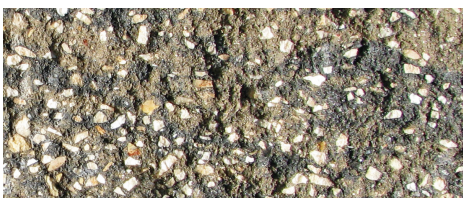
COFFEE



MOCHA



NATURAL GREY



PRAIRIE



SANDSTONE



TAN



ArborStar
Tree Management Consulting

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.

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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: 18"

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: 5"
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: 6"

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: 6"

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: 12"

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: 17"

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: 16"

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: 7"

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: 7"

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: 5"

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: 4"

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: 21"

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: 16"

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.

The International Society of Arboriculture

Hereby Announces That

David Martin

Has Earned the Credential

ISA Certified Arborist®

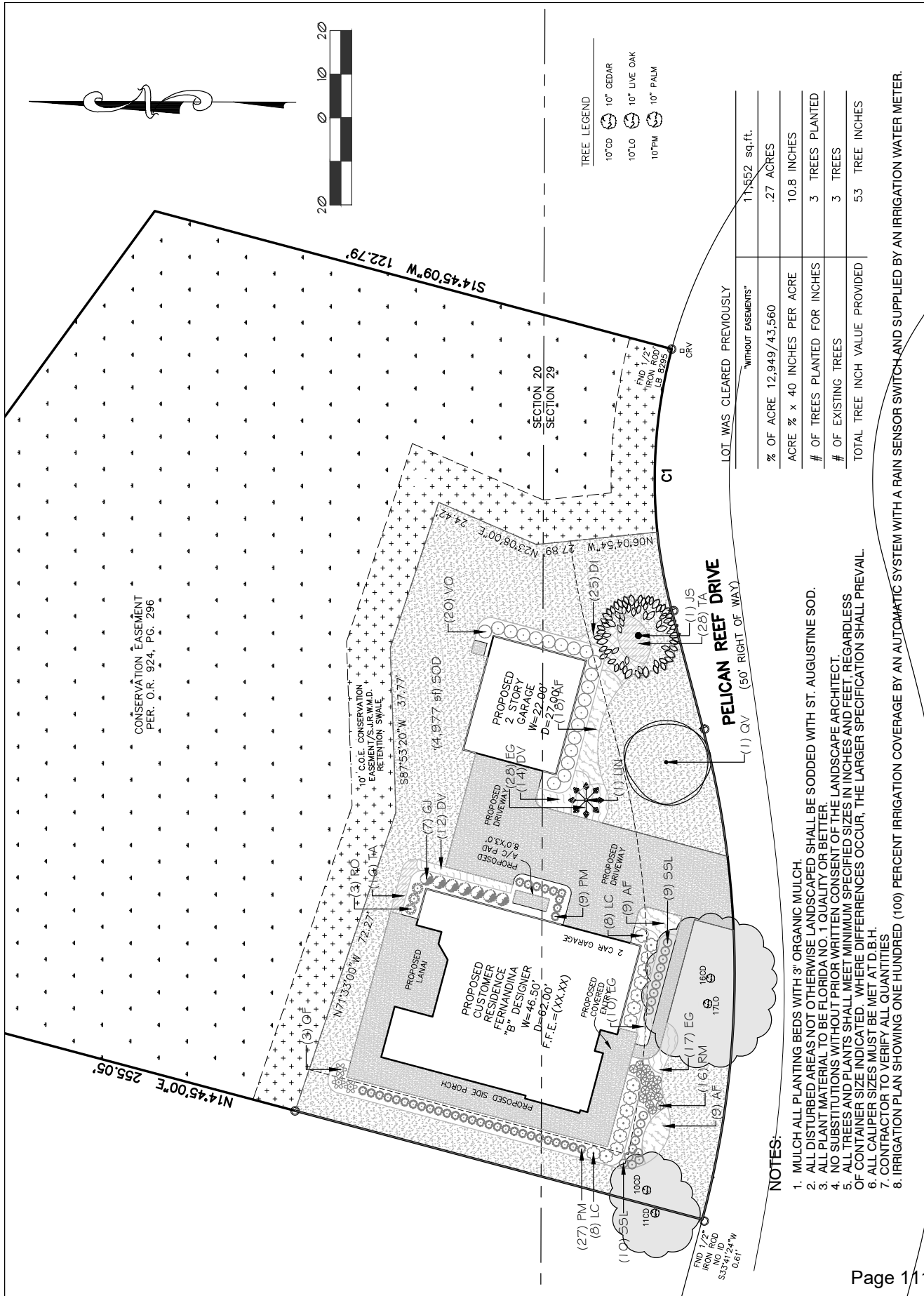
By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
Caitlyn Pollihan
CEO & Executive Director

13 April 2023	30 June 2026	FL-9959A
Issue Date	Expiration Date	Certification Number

ANAB
ANSI National Accreditation Board
ACCREDITED
PERSONNEL CERTIFICATION
BODY
#0047 ISA Certified Arborist®





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416 TORKTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kristoffer Reed, P.L.A.
FLA0667112

DREAM FINDERS HOMES
215 Pelican Reef
St. Augustine, FL
32080

REVISIONS :
DATE : October 16, 2023
PROJECT NO. : 2019-09
DESIGNED BY : JES
DRAWN BY : KSR
CHECKED BY : JES
SCALE : 1" = 20'

SHEET TITLE
LANDSCAPE PLAN

1
SHEET

LOT WAS CLEARED PREVIOUSLY	
"WITHOUT EASEMENTS"	17,552 sq.ft.
% OF ACRE	12.949/43.560
ACRE % x 40 INCHES PER ACRE	10.8 INCHES
# OF TREES PLANTED FOR INCHES	3 TREES PLANTED
# OF EXISTING TREES	3 TREES
TOTAL TREE INCH VALUE PROVIDED	53 TREE INCHES

- NOTES:**
- MULCH ALL PLANTING BEDS WITH 3" ORGANIC MULCH.
 - ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH ST. AUGUSTINE SOD.
 - ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
 - NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
 - ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
 - ALL CALIPER SIZES MUST BE MET AT D.B.H.
 - CONTRACTOR TO VERIFY ALL QUANTITIES.
 - IRRIGATION PLAN SHOWING ONE HUNDRED (100) PERCENT IRRIGATION COVERAGE BY AN AUTOMATIC SYSTEM WITH A RAIN SENSOR SWITCH AND SUPPLIED BY AN IRRIGATION WATER METER.



A & K LAND PLANNING & DESIGN
Inc.

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Christoffer Reed, F.L.A.
FLA0667112

DREAM FINDERS HOMES
215 Pelican Reef
St. Augustine, FL
32080

REVISIONS :

DATE : October 16, 2013
PROJECT NO. : 2013-009
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : N.T.S.

SHEET TITLE
PLANTING
LIST

L-2
SHEET

PLANT SCHEDULE 215 PELICAN REEF

TREES	QTY	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS
JS	1	Southern Red Cedar / <i>Juniperus silicicola</i>	AS SHOWN	4 Cal., 12'-14' Ht., x 6' Spd., 5' Clear Trunk
LIN	1	Grape Myrtle / <i>Lagerstroemia x Natchez</i>	AS SHOWN	2 Cal., 10' Ht., x 5' Spd., 5' Clear Trunk, Standard
GV	1	Southern Live Oak / <i>Quercus virginiana</i>	AS SHOWN	4 Cal., 12'-14' Ht., x 6' Spd., 5' Clear Trunk
SHRUBS	QTY	COMMON / BOTANICAL NAME	SPACING	
GJ	7	Frostproof Gardenia / <i>Gardenia jasminoides 'Frostproof'</i>	36" o.c.	3 - Gal., 12" Ht. x 10" Spd., minimum full & dense
LC	16	Plum Loropetalum / <i>Loropetalum chinense 'Plum'</i>	36" o.c.	7 - Gal., 24" Ht. x 24" Spd., minimum full & dense
OF	3	Sweet Olive / <i>Osmanthus fragrans</i>	36" o.c.	3 - Gal., 10" Ht. x 10" Spd., minimum full & dense
PM	36	Podocarpus / <i>Podocarpus macrophyllus</i>	24" o.c.	7 - Gal., 24" Ht. x 24" Spd., minimum full & dense
RM	16	Coral Drift Rose / <i>Rosa x 'Coral Drift'</i>	24" o.c.	3 - Gal., 12" Ht. x 12" Spd., minimum full & dense
RO	3	Rosemary / <i>Rosmarinus officinalis</i>	30" o.c.	3 - Gal., 12" Ht. x 12" Spd., minimum full & dense
SSL	14	Sunshine Ligustrum / <i>Ligustrum sinense 'Sunshine'</i>	24" o.c.	3 - Gal., 12" Ht. x 12" Spd., minimum full & dense
VO	20	Dwarf Walter's Viburnum / <i>Viburnum obovatum 'Dwarf Walter's'</i>	36" o.c.	7 - Gal., 24" Ht. x 24" Spd., minimum full & dense
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SPACING	
AF	36	Foxtail Fern / <i>Asparagus aethiopicus</i>	30" o.c.	1 gal. full & dense
DI	25	Fortnight Lilly / <i>Dietsia iridoides</i>	24" o.c.	1 gal. full & dense
DV	26	Flax Lilly / <i>Dianella tasmanica 'Variegata'</i>	24" o.c.	1 gal. full & dense
EG	55	Brazilian Dwarf Morning Glory / <i>Evolvulus glomeratus 'Blue My Mind'</i>	18" o.c.	1 gal. full & dense
SOD	4,977 sf	St. Augustine Seville / <i>Stenotaphrum secundatum 'Seville'</i>		
TA	44	Asian Jasmine / <i>Trachelospermum asiaticum</i>	18" o.c.	1 gal. full & dense

NOTES:

- MULCH ALL PLANTING BEDS WITH 3" ORGANIC MULCH.
- ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH ST. AUGUSTINE SOD.
- ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
- NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT
- ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
- ALL CALIPER SIZES MUST BE MET AT D.B.H.
- CONTRACTOR TO VERIFY ALL QUANTITIES
- IRRIGATION PLAN SHOWING ONE HUNDRED (100) PERCENT IRRIGATION COVERAGE BY AN AUTOMATIC SYSTEM WITH A RAIN SENSOR SWITCH AND SUPPLIED BY AN IRRIGATION WATER METER.



A & K LAND PLANNING & DESIGN

PHONE: (904) 476-9692
416 TORLOISE TRACE, SUITE 101, JONAS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
215 Pelican Reef Dr., Augustine, FL 32080

DREAM FINDERS HOMES
215 Pelican Reef
St. Augustine, FL
32080

REVISIONS :

DATE : October 16, 2013
PROJECT NO. : 2013-009
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : N/A

SHEET TITLE
PLANTING
SPECIFICATIONS

L-3
SHEET

General Notes and Specifications

- Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site furnishings, etc., which occurs as a result of the landscape construction.
 - When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify owner's representative before planting.
 - All plants must be healthy, vigorous material, free of pests and disease.
 - All trees, palms, and shrubs shall be grade "Florida Fancy" per Grades and Standards For Nursery Plants (parts one and two), available through Florida Dept. of Agriculture and Consumer Services.
 - All plant material must be approved by the Landscape Architect before the plant material is installed.
 - Any changes to the plant material (size, type, etc.), irrigation or any other deviations from the plans must be approved by the Landscape Architect prior to the change being implemented by the contractor. The contractor must provide written proof of authorization for any changes.
 - All plants to be field grown or container grown as indicated on plant list. Store plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to owner's rep. Do not remove container grown stock from containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.
 - All plants shall be triangular spaced.
 - Obtain agronomic soils test for all planting areas and tree pits prior to excavation of tree pits. Tests shall be performed by an approved soils testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soils report to owner's rep. and landscape architect.
 - Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.
 - All plants and planting areas must be completely mulched as specified with three (3) inches of organic mulch. Provide 4" minimum clearance of mulch from all shrub trunks and 6" minimum clearance from all tree trunks.
 - The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
 - The planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting, and adequate maintenance throughout the required maintenance period.
 - The landscape contractor is responsible for fully maintaining all planting (including but not limited to: pruning, watering, fertilizing, cultivating, weeding, mowing, mulching, tightening and repairing of guys, resetting plants to proper grade or upright position, restoration of plant saucer, and furnishing and applying such sprays as necessary to keep free of insects and diseases. The landscape contractor's responsibility for maintenance (exclusive of replacement within the guarantee period) shall terminate one year from the date of final acceptance by owner and landscape architect.
- All trees, palms, shrubs and plant material shall be warranted for a period of one year after date of completion and acceptance of the entire project. Final acceptance of all landscaping under this contract shall constitute the beginning of the guarantee period. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the owner's representative, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the contractor's negligence. Furnish and plant replacements which comply with requirements shown and specified. Warrant all replacement plants for one year after installation. The cost of such replacement(s) is at the contractor's expense.
 - All plants are subject to approval by the owner's representative. Prior to planting, all trees and palms must be approved by the owner or owner's rep.
 - Standards set forth in "American Standard for Nursery Stock," represent guideline specifications only and shall constitute minimum quality requirements for plant material.
 - At the conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re-grading or inspection, and such evidence will be the basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.
 - All planting beds to be treated with pre-emergent weed control prior to planting.
 - Contractor is to check the site weekly to insure all plant material is healthy and well watered.
 - All disturbed areas to be sodded or seeded St. Augustine as noted.

TREES REMOVED

ID	DBH	SPP	PTS
UD415		6 LIVE OAK	-0.5
UD416		6 LIVE OAK	-0.5
UD424		7 LIVE OAK	-1
UD421		7 LIVE OAK	-1
UD422		7 LIVE OAK	-1
UD418		12 CEDAR	-2.5
UD414		12 LIVE OAK	-1.5
UD412		12 PALM	-2.5
UD426		16 LIVE OAK	-1.5
UD417		17 CEDAR	-2.5
UD411		18 CEDAR	-2.5
UD425		21 CEDAR	-3
Total			-20

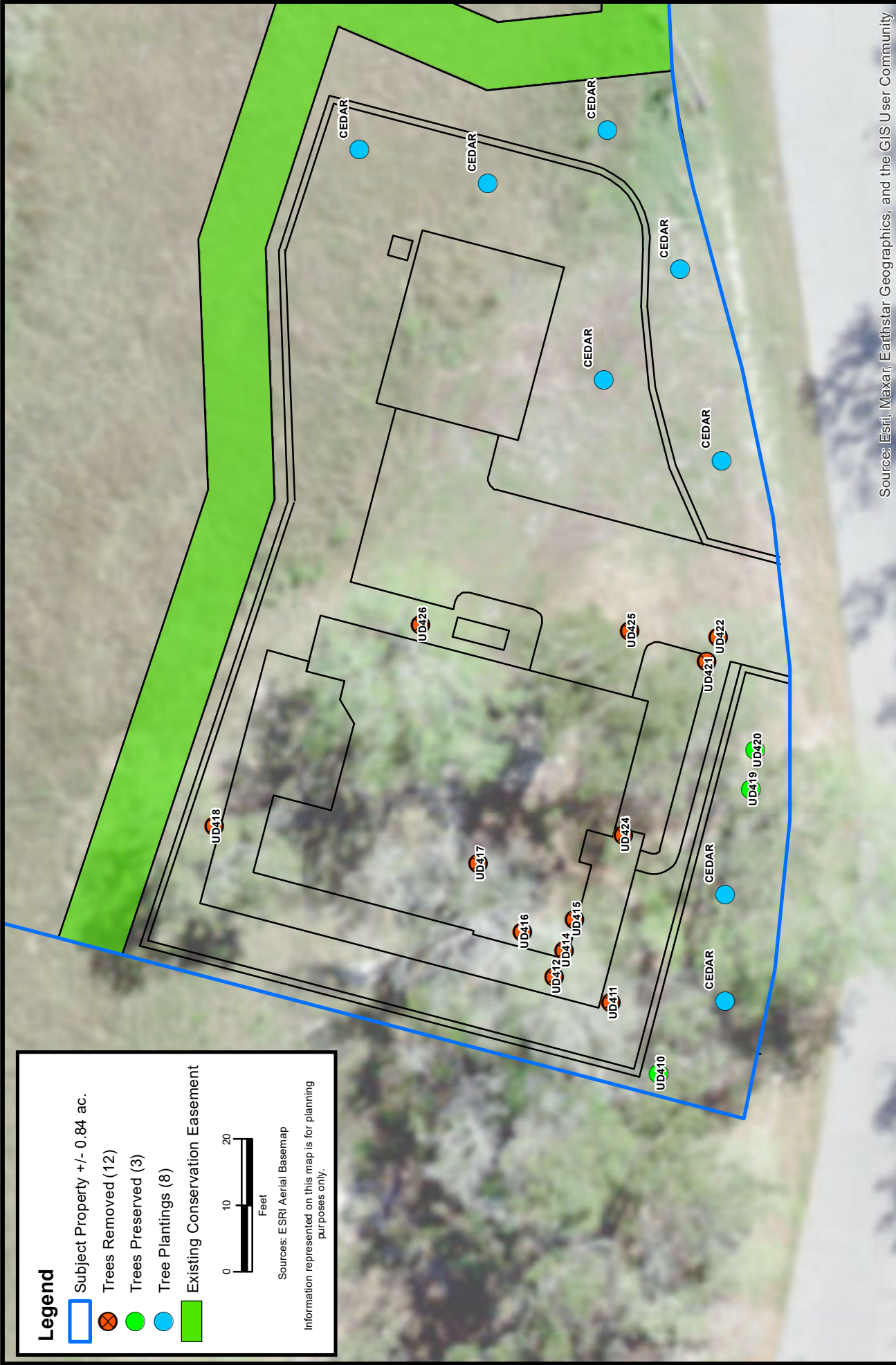
TREES PRESERVED

ID	DBH	SPP	PTS
UD410		10 CEDAR	2
UD420		16 CEDAR	4
UD419		17 LIVE OAK	3
Total			9

TREES PLANTED

ID	DBH	SPP	PTS
JS		4 CEDAR	2
JS		4 CEDAR	2
JS		4 CEDAR	2
JS		4 CEDAR	2
JS		4 CEDAR	2
JS		4 CEDAR	2
JS		4 CEDAR	2
JS		4 CEDAR	2
Total			16

TOTAL SURPLUS CREDITS:**5**



Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Tree Removal / Preservation / Planting Map

215 Pelican Reef Drive

CARTER ENVIRONMENTAL SERVICES, INC.

CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com



Figure: 1

St. Johns County, FL

Project: 5.24281

Date: May 17 2024

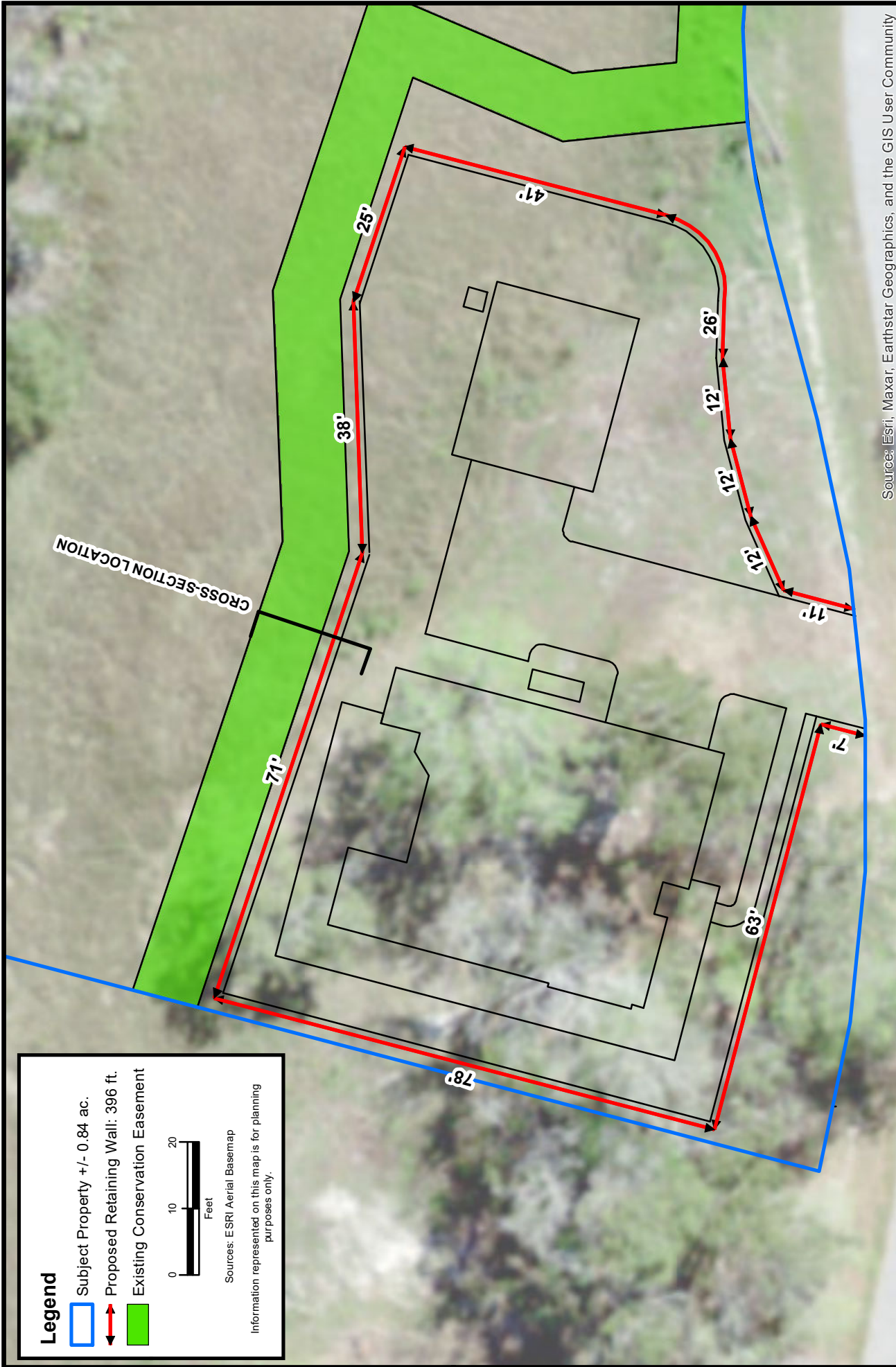
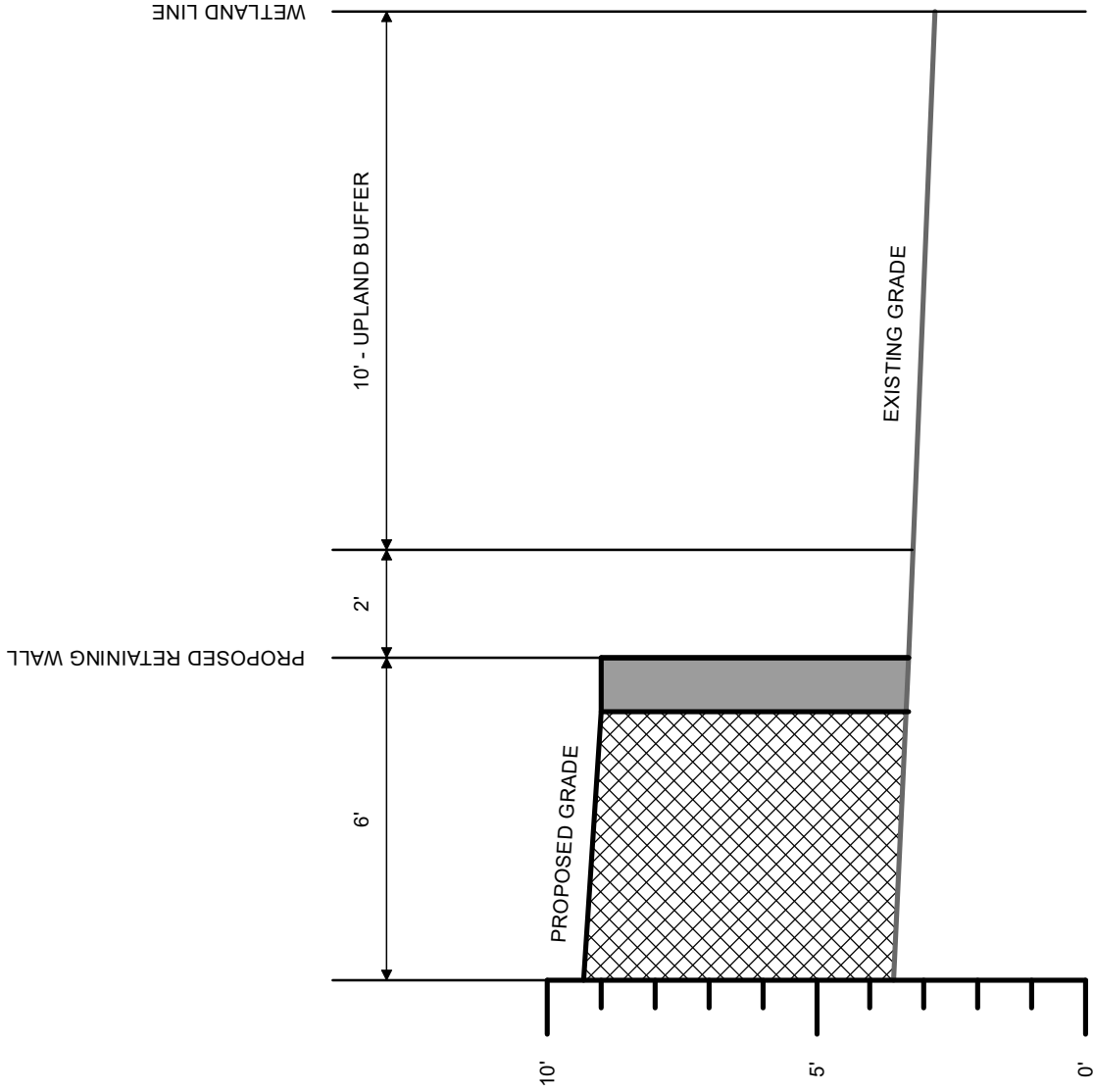


		Figure: 2
Proposed Retaining Wall 215 Pelican Reef Drive		
Project: 5.24281	St. Johns County, FL	Date: May 17 2024
CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com		



Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.
CES
 42 Masters Drive
 St. Augustine, FL 32084
 904-540-1786
www.carterenv.com

Proposed Retaining Wall Cross-Section
215 Pelican Reef Drive

Project: 5.24281

St. Johns County, FL

Date: May 17 2024



Figure: 3

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 4, 2024	6.c.	PZB2024-0044
Request	Address	Parcel ID
Variance & Conservation Overlay Zone Development	15 Fort Mose Trail	<u>164310-0000</u>



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class:	County Owned (8600)
(St. Johns County Property Appraiser)	
Future Land Use Designation:	Public Use
Zoning Designation:	Government Use District: GU
Acreage:	8.0
Applicant:	Michael W. Foster Jr., P.E. c/o Florida Department of Environmental Protection
Owner:	Duane Kent, P.E. c/o St. Johns County Florida



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

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0100 – Single Family	Residential Low Density	RS-2
South	8700 – State Owned	Open Land	OL
East	9600 – Marshes, Wetlands, Wastelands	Open Land	OL
West	0100 – Single Family	Residential Low Density	RS-1

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to remove two (2) [significant trees](#) within [COZ 2 & 3](#). Approving this request would allow for the construction of a replica of the 1738 Fort Mose on the grounds of the Fort Mose Historic State Park.

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use	Objective 3.1	N/A
Historic Preservation		N/A
Conservation and Coastal Management		CCM Objective 2.6
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

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

The request for Conservation Overlay Zone Development also includes the removal of two (2) 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.

The project entails the construction of a replica of Fort Mose on the grounds of Fort Mose Historic State Park. The applicant is requesting the removal of four trees, two of which are significant. An arborist report was completed by Ryan Mauch, ISA Certified Arborist, with St. Johns County Environmental Division. The report lists all trees in good health except for R3, a forty-five (45) inch dbh live oak, which is listed in fair condition. The trees slated for removal are within the footprint of the proposed fort. The arborist report stated that the project was placed in an area with the fewest trees onsite to reduce the number of trees removed.

COSA Code of Ordinances Section 25-53(d) states that the preservation and removal of trees on a site to be developed may result in the need for tree mitigation if a positive number of tree credits is not provided. The applicant is retaining four significant trees on site and is providing 8.5 positive tree credits. The trees retained are listed in good health by the arborist and are native trees. The application meets the requirements of Chapter 25 for tree mitigation.

Trees Removed			Trees Retained		
Type (dbh)	Size Range	Deficit	Type (dbh)	Size Range	Credit
R1 Live Oak 18"	12+ dbh	1.5	P1 Live Oak 34"	20+ dbh	4
R3 Live Oak 45"	20+ dbh	2	P2 Live Oak 43"	20+ dbh	4
R4 Slash Pine 36"	20+ dbh	2	P3 Live Oak 42"	20+ dbh	4
R2 Slash Pine 42"	20+ dbh	2	P4 Live Oak 42"	20+ dbh	4
Deficits		-7.5	Credits		16
Total Credits					+ 8.5

Condition	Poor	Fair	Good
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* 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 and 3 at 15 Fort Mose Trail / PID 164310-0000.

If the board approves the application for Conservation Overlay Zone development staff recommends the following conditions:

- The applicant will retain the following trees: P1, P2, P3, and P4.



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: Michael W. Foster Jr., P.E. Contact Number: 850-245-2694

Business (if applicable): Florida Department of Environmental Protection

Address: 3800 Commonwealth Blvd 260L, MS520 City: Tallahassee State: FL Zip: 32399

E-Mail Address: Michael.Foster@FloridaDEP.gov

2. NAME OF PROPERTY OWNER: Duane Kent, PE Contact Number: 904-209-0113

Business (if applicable): St Johns County Florida

Address: 2750 Industry Center Road City: St Augustine State: FL Zip: 32084

E-Mail Address: rkent@sjcfl.us

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 15 Block: N/A

Subdivision: N/A Parcel Number: 1643100000

4. PROJECT STREET ADDRESS: 15 Fort Mose Trail, St Augustine, FL 32084

5. SPECIFIC PROPOSED USE: County Owned (8600)

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☒ Other: 245

7. DESCRIPTION OF ACTION REQUESTED: The subject project will design and permit the construction

of a representation of 1738 Fort Mose on the grounds of the Fort Mose Historic State Park in St Augustine, FL. The project will add a replica
fort adjacent to the existing museum. Fort Mose Historic State Park is the site of the first legally sanctioned free African American settlement
in what is now the United States. Fort Mose has been recognized for its national significance in the history of the United States as the site was
designated a National Historic Landmark and listed on the National Register of Historic Places in 1994. This application is requesting the
removal of (1) 18" oak, (1) 45" Oak, (1) 36" Pine and (1) 42" Pine, while intentionally saving many significant trees around the proposed fort site.

8. JUSTIFICATION FOR ACTION REQUESTED: The historically significant proposed structure was located

intentionally to save as many trees as possible. The majority of the 8-acre parcel is
forested and the proposed work is situated to minimize tree removal. The placement of
the replica fort avoids removing four other adjacent Oaks (34", 36", 42", and 43").as
well as the surrounding forested area. The pine tree to the south of the building is
being removed for safety requirements, as required by the fire dept for an access lane.

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

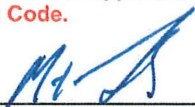
11. AGREEMENT:

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

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

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

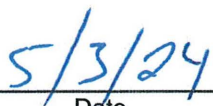
IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided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



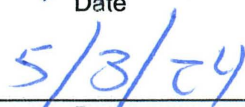
Signature of Applicant



Signature of Property Owner



Date



Date



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

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

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

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

Michael W. Foster Jr., P.E.

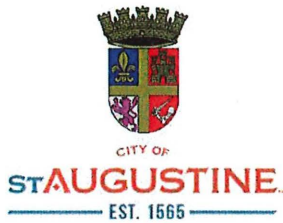
Print name of applicant



Signature of applicant



Date



Owner's Authorization For Agent

Michael W. Foster Jr., P.E. is/are hereby authorized TO ACT ON BEHALF OF St. Johns County, the owner(s) of those lands described within

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

Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 15 Fort Mose Trail, St Augustine, FL 32084

BY: 
Signature of Owner

**R. Duane Kent
County Engineer**

Duane Kent, PE

Print Name of Owner

904-209-0113

Telephone Number

State of FLORIDA

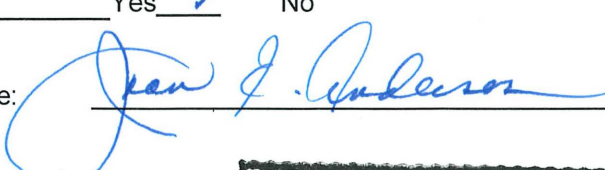
County of ST. JOHNS

Signed and sworn before me on this 6th day of MAY, 2024.

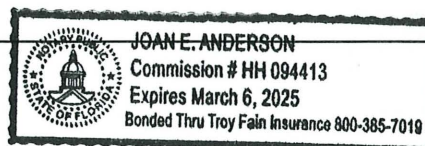
By R. DUANE KENT

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.

15 Fort Mose Trail, St Augustine, FL 32084

Project Address: _____

Michael W. Foster Jr, P.E.

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

Duane Kent, PE

Owner's Name: _____ Owner's Signature: _____

R. Duane Kent
County Engineer



City of St. Augustine Arboriculture Report

This report is to be completed by an ISA certified arborist to accompany a request for removal of a significant trees as defined in chapter 11 of the City of St. Augustine Development Code. The information described below does not constitute a "hazard inspection" and the inspecting Arborist is responsible for providing additional information, if necessary, regarding the condition of the subject tree(s).

ARBORIST INFORMATION

NAME OF APPLICANT Ryan Mauch
 ISA Certification # FL-9501A
 Business (if applicable) St. Johns County - Growth Management
 Address 4040 Lewis Speedway
 City St. Augustine State FL Zip Code 32084
 Daytime Telephone 904-209-0621 Other Phone 904-814-2481
 Email Address rmauch@sjcf1.us

PROPERTY INFORMATION

STREET ADDRESS 15 Fort Mose Trl
 Legal Description: Lot N/A Block N/A Subdivision N/A
 Parcel 164310-0000

SCOPE OF WORK & SITE OBSERVATIONS

Provide a short description of the work completed, reason for removal, any targets and the method(s) of inspection. Include any additional information or explanation on an attached report.

See Separate sheet

TREE INVENTORY (attach additional trees on separate sheet)

Size (dbh)	Species	Condition (good, fair, poor, dead)	Recommendations
	<u>See Separate sheet</u>		

TREE CONDITION & POTENTIAL TARGETS

Provide a short description of defects, hazards or items of concern to the board. Include any additional information or explanation on an attached report.

See separate sheet

ADDITIONAL REQUIRED MATERIALS

- ✓ Aerial photo of the subject property indicating the approximate location of the tree
- ✓ Photo(s) of the subject tree(s)

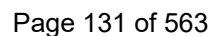
- Overall design of tower
- History and significance and association with the structure

April Coverage - Remand .05846

THAC: Non-canopied area total

7.28 AC Total Site
- .79 AC Non Canopied area

6.49 AC site candy





City of St. Augustine Arboriculture Report

By: Ryan Mauch, Environmental Supervisor, ISA Certified Arborist FL-9501A
St. Johns County Growth Management- Environmental Division
4040 Lewis Speedway, St. Augustine, FL 32084

Project Location

Fort Mose Replica Project; 15 Fort Mose Trail, St. Augustine, FL 32084

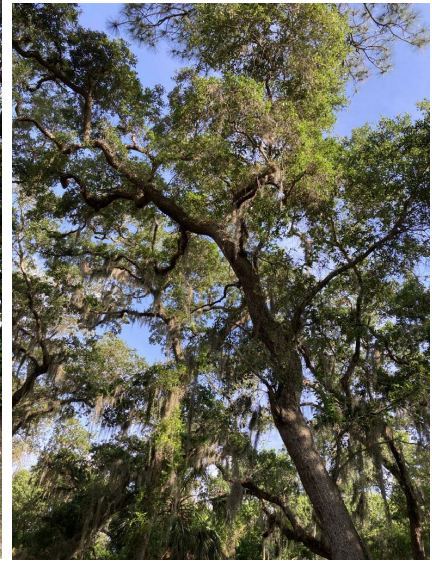
Project summary

The project entails the construction of a replica of Ft. Mose on the Ft. Mose Historic State Park property. The project area is located to the east of the existing Ft. Mose museum located on the State Park property. County staff visited the site on 5-6-24 and observed four trees for removal (R1 18" live oak, R2 42" slash Pine, R3 45" live oak, R4 36" slash pine) and four trees proposed for preservation (P1 34" live oak, P2 43" live oak, P3 42" live oak, P4 42" live oak) within the project boundaries. The significant historic replica project design considered the area with fewest trees onsite within a grassed field, adjacent to the existing museum and therefore avoided the removal of additional trees based on this location.

Tree removal review

Tree R1- 18" DBH live oak: The tree's health and structure are both good. The tree has a 20-degree lean to the west, with <10% deadwood and very little dieback in the crown. With the siting and design of the proposed project, this tree is required to be removed as it is located within the surrounding moat feature.

Growth Management- Environmental Division
4040 Lewis Speedway, St. Augustine, FL 32084
904.209.0621 | sjcfl.us



Tree R2- 34" DBH slash pine: The tree's health and structure are both good. Per project manager, mitigation is not required for pine species.

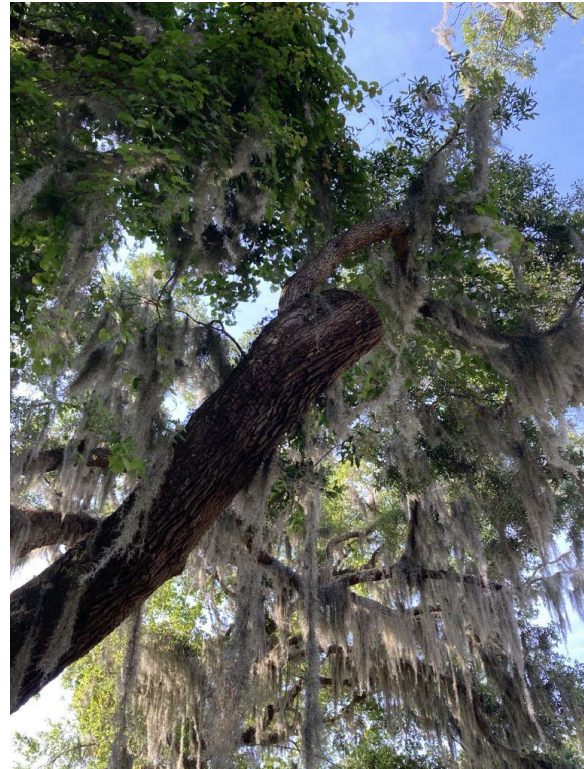


Growth Management- Environmental Division
4040 Lewis Speedway, St. Augustine, FL 32084
904.209.0621 | sjcfl.us



Tree R3- 45" DBH [Field Measured 40" DBH] live oak: The tree's health and structure are considered both fair. There is dead wood within 20% of the main trunk, on the southeastern side. The tree has three major limbs. One major limb on the northwest part of the tree was previously cut. Three other smaller limbs on the north and south sides of tree have also been previously cut, with one dead limb on the eastern side of the tree. The root system appears to have not be affected, however there is some dieback in the crown. This tree is approaching the end of its life cycle and therefore with the dead wood in the trunk and various cuts to other limbs, including one major one, this tree's structure and health are considered fair.

Dead wood in trunk and cut major limb





Tree R4- 36" slash pine: The tree's health and structure are both good, however the trunk has a 20-degree lean to the south and the tree is located 9-feet from an existing sidewalk and 22-feet from the existing museum. Per project manager, mitigation is not required for pine species and the tree is located within a fire department access area.



Tree Preservation review

Tree P1- 34" live oak: Tree is in good health and structure. Less than 5% dieback in the crown, no dead wood present. Project manager will shift proposed walkway to at least 20-feet away from the trunk to protect the tree's root plate.



Tree P2- 43" live oak: Tree is in good health and has good structure. No dieback in the crown, no dead wood present. Project manager will shift proposed walkway to at least 20-feet away from the trunk to protect the tree's root plate.



Growth Management- Environmental Division
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Tree P3- 42" live oak: Tree is in good health and has good structure. No dieback in the crown, no dead wood present. Project manager will shift proposed walkway to at least 20-feet away from the trunk to protect the tree's root plate. Recommend some light crown thinning to reduce sucker growth.



Tree P4- 42" live oak: Tree is in good health and has good structure. Very little dieback in the crown, no dead wood present. Project manager will shift proposed walkway to at least 20-feet away from the trunk to protect the tree's root plate. Recommend some light crown thinning to reduce heavy moss presence. Gall growth around trunk not a factor in overall tree health presently.



Conservation Overlay Zone Development Criteria

2 Significant Trees located within the development area:

18" DBH Live oak (R1)

40" DBH Live Oak (R3)

(1) *Site specific conditions.* The trees are located within a grassed open field area located roughly 100-feet east of the existing Fort Mose Museum. The trees to be removed are located within the designed development footprint of the proposed Fort Mose Replica structure and surrounding moat feature.

(2) *The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.* The site is located at the existing Ft. Mose Historic State Park, managed by the Florida Department of

Growth Management- Environmental Division
4040 Lewis Speedway, St. Augustine, FL 32084
904.209.0621 | sjcfl.us



Environmental Protection as a conservation area and historic interpretive museum and park. The Park is located along the salt marsh of Robinson Creek, a tributary of the Tolomato River.

(3) *Natural and proposed drainage patterns.* The existing drainage is managed by an existing stormwater conveyance and treatment system onsite with dry swales and drainage structures. The area of the site where the project is proposed is on a flat grassed field that sheet flows toward the east to the adjacent salt marsh approximately 185-feet to the east. The proposed drainage pattern will not be connected to the existing stormwater treatment system, however will have its own stormwater treatment via a swale/moat feature and newly installed outfall structure toward the salt marsh per the submitted construction plans. Stormwater will be treated to State water quality standards and will be reviewed through environmental resource permitting.

(4) *Effect of point and nonpoint discharge in the marine environment.* A stormwater outfall structure will be installed with the associated stormwater design which will be treated to state water quality standards.

(5) *Proposed soil stabilization and erosion control methods.* The project will be located within and surrounded by an existing grassed field. Best management practices will be installed by the contractor, which will include but not be limited to silt fencing and additional measures per the SWPPP. Upon final grading completion, the property will be seeded with grass seed or turf grass will be installed along with other native groundcover and shrub plantings surrounding the Fort replica.

(6) *Impact on floodplain.* The location of the project is within FEMA DFIRM Flood Zone X, and therefore there will be no impacts to the floodplain.

(7) *Impact of development on vegetative and animal communities.* No nests were observed within the trees proposed for removal at the time of the site inspection. The site is located within an existing



grassed field area on the property, therefore (other than the two live oaks proposed for removal) there will be no impact to existing vegetative or animal communities.

(8) *Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.* No known areas of contamination are within the site boundaries and there is no proposed storage of pollutants within or surrounding the development site.

(9) *Effect of shade on vegetation and shellfish.* Due to the conditions within the upland grassed field where the proposed Fort Mose Replica will be located, there is no effect on shading or shellfish.

(10) *Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.* Not applicable. Project is located approximately 200-feet upslope of the salt marsh area on the property.

(11) *Impact of development on shoreline by linear feet and percent of site.* Not applicable. Project is located approximately 200-feet upslope of the salt marsh area on the property.

(12) *Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.* A scenic viewshed, from the existing Fort Mose museum eastward toward the salt marsh and dock. The proposed Fort Mose replica project is located just north of the existing viewshed of the marsh front and therefore will not detract from this view.

(13) *Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.* The location of the proposed Ft. Mose replica is within an open grassed field, located just east of the Ft. Mose State Park interpretive museum. A dry swale/moat feature is proposed within the replica's design. Various native shrub and groundcover plants are proposed to be installed for landscaping surrounding the project and within the moat feature.

(14) *Impact of development on plant and animal habitat and potential loss in acres and percent of site.* The site is an open grassed field, therefore (other than the four removed trees depicted within the construction plans) there is no anticipated loss of plant or animal habitat with the proposed project.



(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.) A civil engineer has designed the project site to meet or exceed state water quality treatment criteria with an engineered stormwater retention pond/swale.

(16) *Impact of development on shellfish and on commercial and sport fish and waterfowl.* None anticipated as the project is located within an upland grassed field.

(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. Not applicable.



Impact analysis & Tree Preservation

18" DBH Live oak (R1): This tree is required to be removed as it is located within the middle of the surrounding moat feature within the Fort Mose replica project's design. Overall, removal of as few trees as possible was considered in the siting of the proposed fort replica.

40" DBH Live Oak (R3): This tree is required to be removed as it is located within the middle of the surrounding moat feature within the Fort Mose replica project's design. Overall, removal of as few trees as possible was considered in the siting of the proposed fort replica.

Preserved trees (P1-P4): Tree barricades shall be installed prior to project commencement (minimum of 3X the diameter of tree). A sidewalk is proposed near all four trees. It is recommended that the contractor avoid installing any sidewalks any closer than 20-feet to the trunk of these trees to avoid impacting the tree's root plate.

Fort Mose Replica Project

Tree removal/preservation within project boundaries

Legend

 Removed Tree (R1-R4); Preserved Tree (P1-P4)





Canopy removal
6.49 ac pre-development canopy
0.058 ac canopy removed
0.89% canopy removed post-development

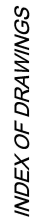
Canopy removal totals
6.49 ac pre-development canopy on 7.28 ac property
0.074 ac canopy removed
1.13% canopy removed post-development

Canopy removal
6.49 ac pre-development canopy
0.016 ac canopy removed
0.24% canopy removed post-development

DISTRICT 3
ST. JOHNS COUNTY

FINAL DESIGN CONSTRUCTION PLANS

FDEP PROJECT # 61396C
WSP PROJECT # 6572220011

Page 147 of 563

C100	COVER SHEET	S304
C101	GENERAL NOTES	S601
C110	EXISTING SITE PLAN	A001
C111	EROSION AND SEDIMENT CONTROL PLAN	A101
C112	SOIL BORING LOCATION MAP	A102
C113	SOIL BORING DETAILS	A201
C200	PROPOSED SITE PLAN	A301
C201	PROPOSED GRADING PLAN	A302
C202	PROPOSED GRADING CROSS SECTIONS	A401
C203	PROPOSED OVERFLOW STRUCTURE DETAILS I	A402
C204	PROPOSED OVERFLOW STRUCTURE DETAILS II	A601
C205	PROPOSED DRAINAGE PIPE DETAILS	E001
C210	PROPOSED HARDSCAPE PLAN	E002
C211	PROPOSED PLANTING PLAN	E100
C212	PLANTING DETAILS AND NOTES	E101
C500	TYPICAL DETAILS I	
C501	TYPICAL DETAILS II	
C502	TYPICAL DETAILS III	
S001	STRUCTURAL GENERAL NOTES SHT. I	
S002	STRUCTURAL GENERAL NOTES SHT. 2	
IS/01	FOUNDATION PLAN	
IS/02	FLOOR PLANS	
IS/03	PALLISADE WALL PLAN	
S201	ELEVATIONS I	
S202	ELEVATIONS II	
S301	SECTIONS	
S302	DETAILS	

SCOPE OF PROJECT

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION, AND PERMITTING TO CONSTRUCT THE PROPOSED WORK PER THE CONTRACT DOCUMENTS. THE WORK INCLUDES, BUT IS NOT LIMITED TO, EROSION AND SEDIMENT CONTROL, CLEARING AND GRUBBING, EARTHWORK, AND VEGETATIVE MEASURES, AS WELL AS CONSTRUCTION AND INSTALLATION OF THE REPLICA FORT, WALKWAYS, A DRY RETENTION MOAT, WATER CONTROL STRUCTURES, A POTABLE WATER LINE, AND AN ELECTRICAL LINE.

APPLICABLE CODES AND DESIGN DATA

[illegible]

TIFFANY DAVIES, P.E.

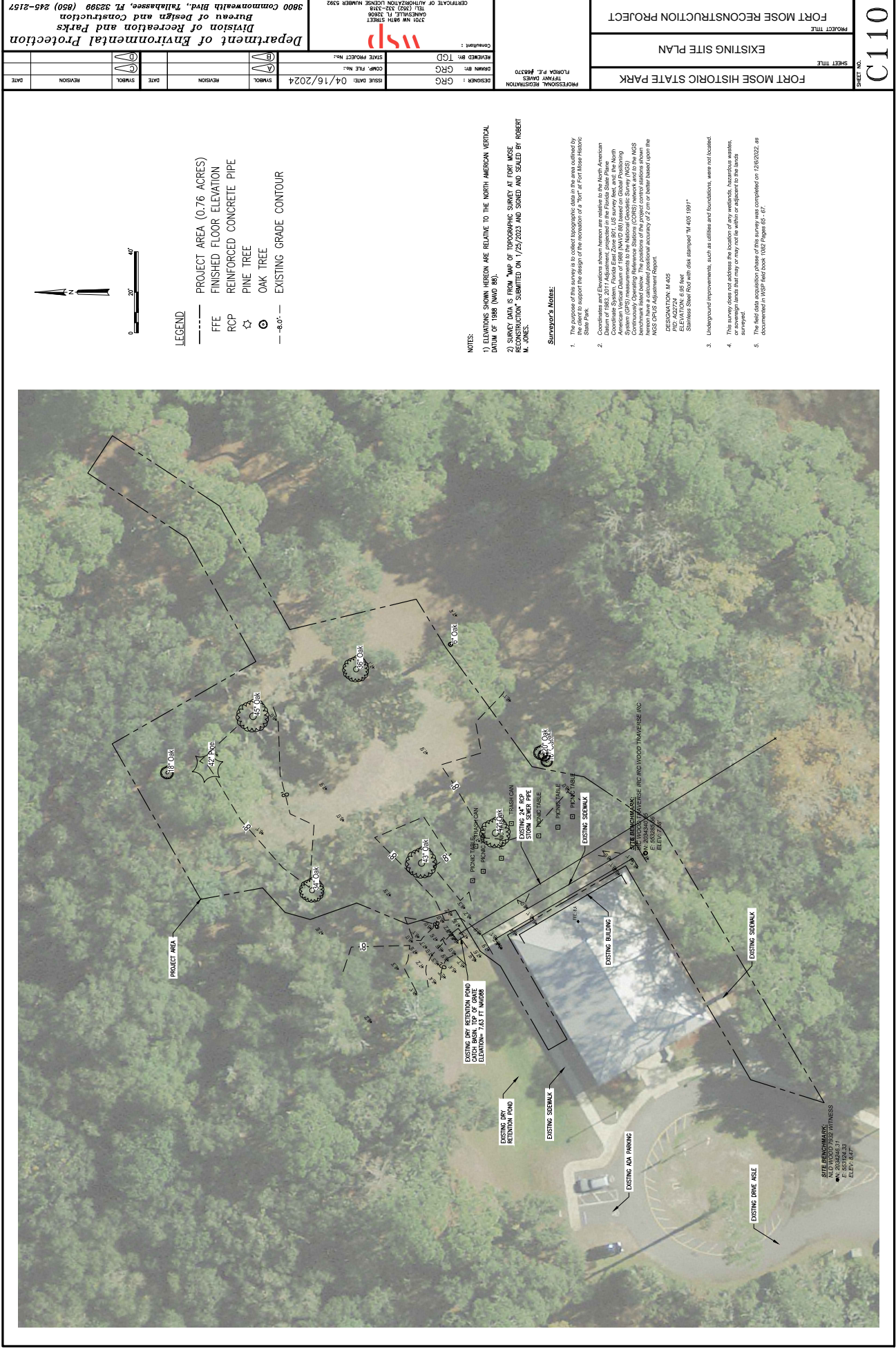
DESIGNER
CN204 TA43
CONSULTANT CONTRACT No.
04/16/2023
INITIAL ISSUE DATE

LIFE SAFETY PLAN:
PLEASE SEE LIFE SAFETY PLANS ILLUSTRATED ON SHEET A001

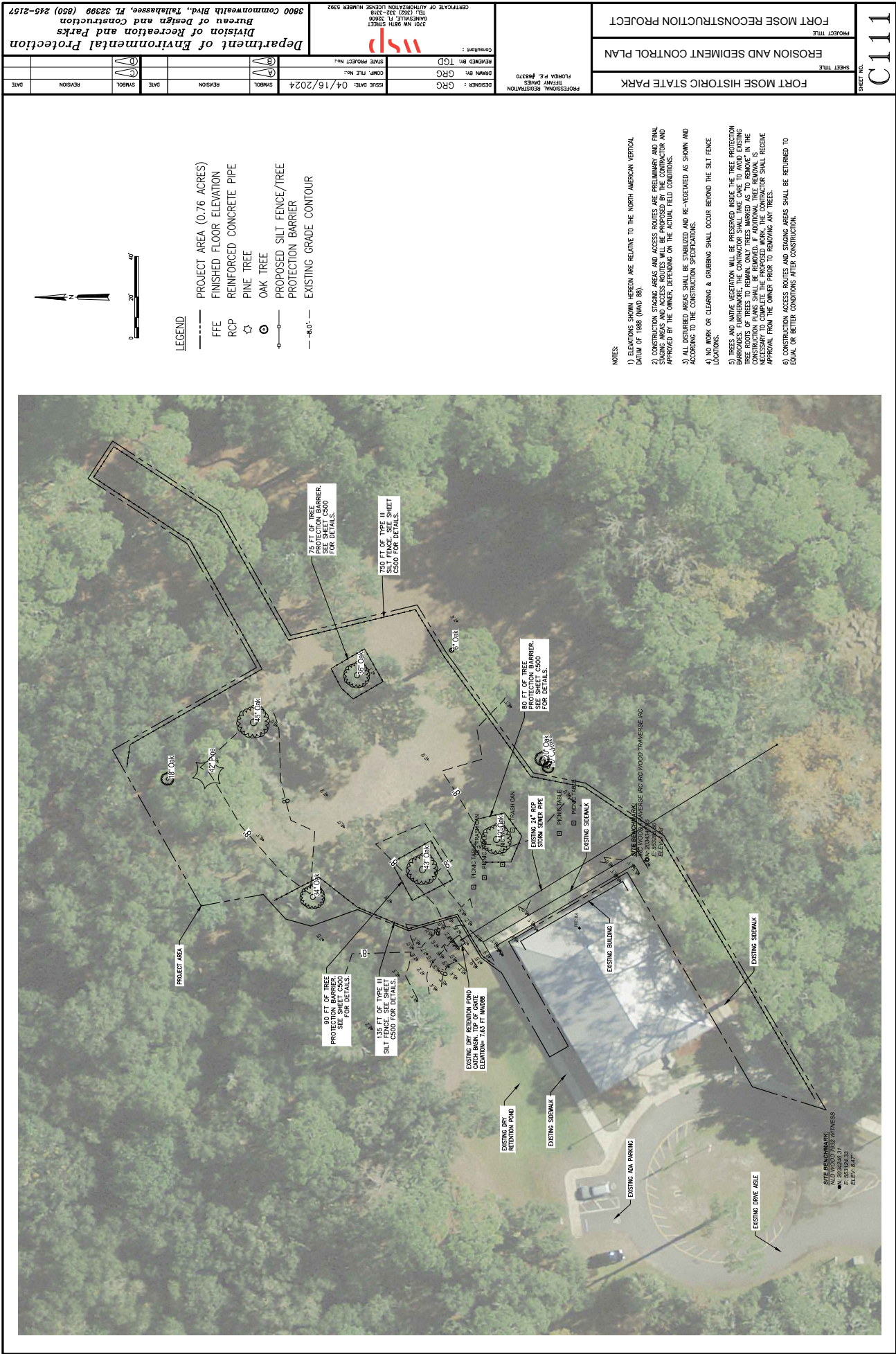
Division of Recreation and Parks Bureau of Design and Construction
5000 UNIFORM, ELEVATIONS, AND DETAILS



[illegible]



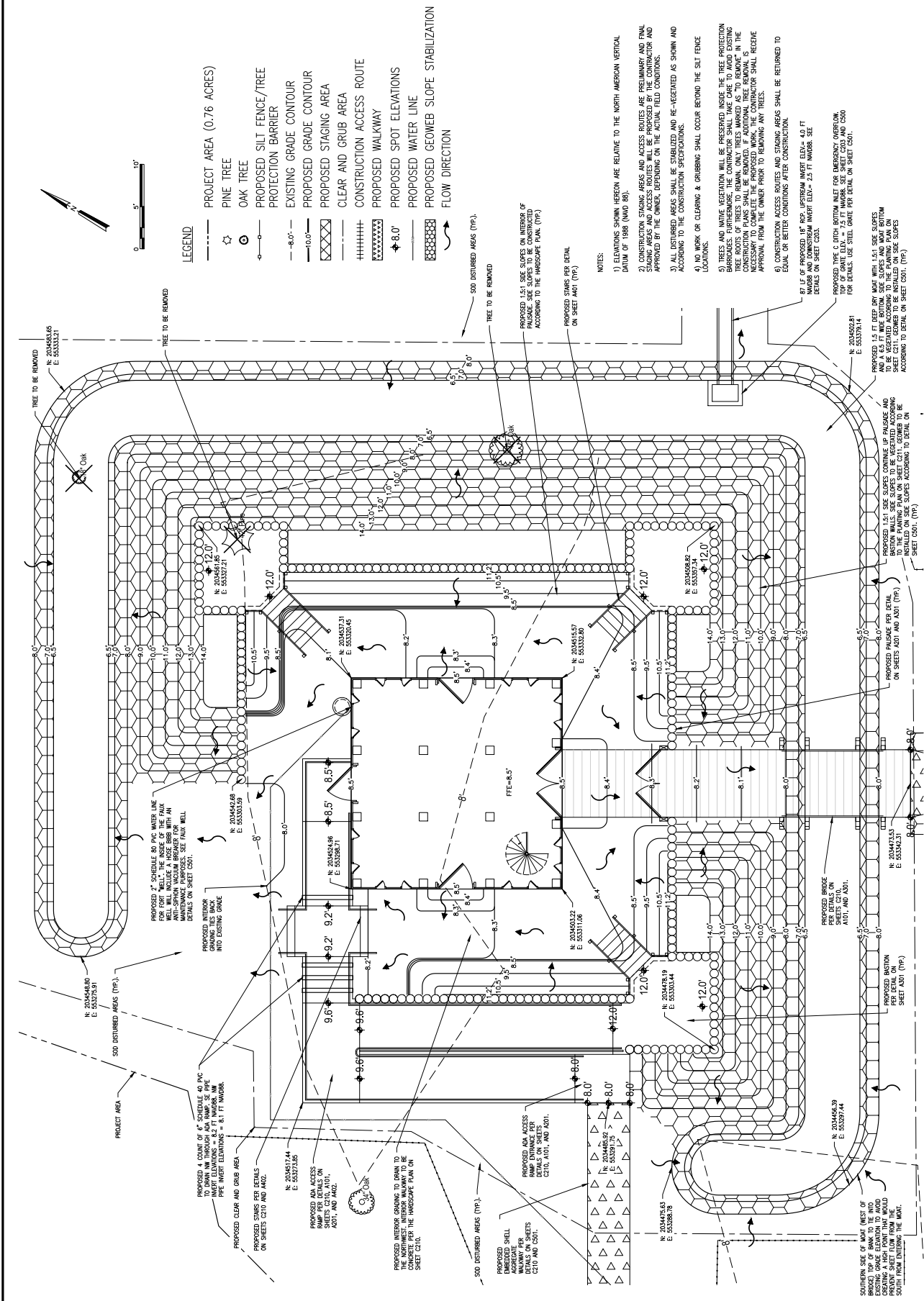
SHEET NO.		C110	
PROJECT TITLE		FORT MOSE RECONSTRUCTION PROJECT	
SHEET TITLE		EXISTING SITE PLAN	
PROJECT NO.		FORT MOSE HISTORIC STATE PARK	
PROFESSIONAL REGISTRATION		FLORIDA P.E. #66370	
DESIGNER :		GRG	
DRAWING BY :		GRG	
ISSUE DATE :		04/16/2024	
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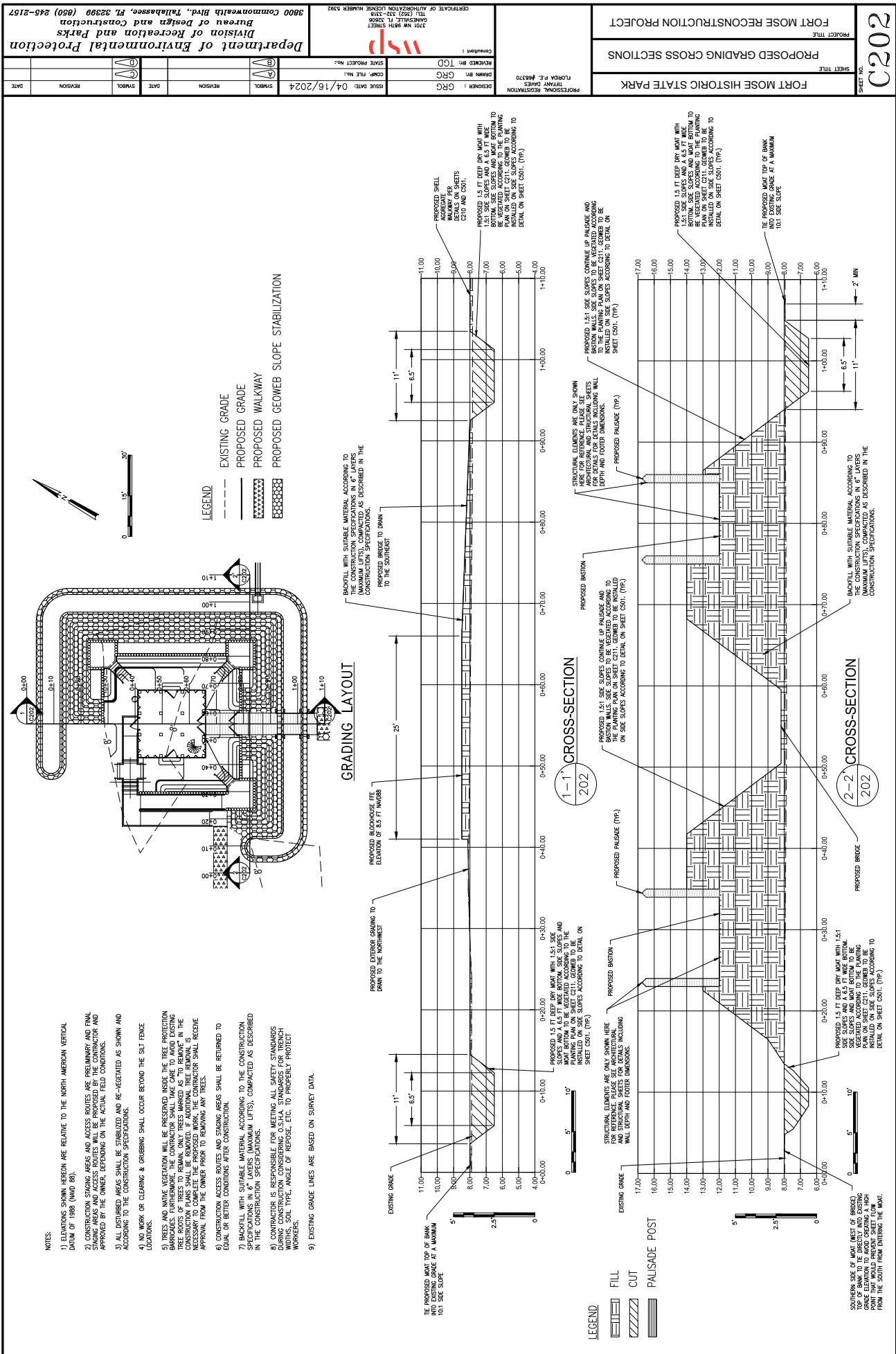


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FORT MOSE RECONSTRUCTION PROJECTBureau of Design and Construction
3800 Commonwealth Blvd. Tallahassee, FL 32304 (850) 245-2157

- NOTES:
1. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. CONSTRUCTION STATIONING AND ACCESS ROUTES ARE PRELIMINARY AND FINAL CONSTRUCTION STATIONING AND ACCESS ROUTES WILL BE IMPROVED BY THE CONTRACTOR AND APPROVED BY THE OWNER, DEPENDING ON THE ACTUAL FIELD CONDITIONS.
3. ALL DISTURBED AREAS SHALL BE STABILIZED AND RE-VEGETATED AS SHOWN AND ACCORDING TO THE CONSTRUCTION SPECIFICATIONS.
4. ANY WORK OR CLEARING & GRUBBING SHALL OCCUR BEYOND THE SLOPE FENCE LOCATIONS.
5. TREES AND NATIVE VEGETATION WILL BE PRESERVED INSIDE THE TREE PROTECTION FENCE. LOCATIONS OF TREES TO BE REMOVED WILL BE MARKED AS "TO REMOVE" IN THE CONSTRUCTION PLAN. TREES TO REMAIN ONLY TREES MARKED AS "TO REMAIN" IN THE CONSTRUCTION PLAN SHALL BE REMOVED. IF ADDITIONAL TREE REMOVAL IS NECESSARY TO COMPLETE THE PROJECT, THE CONTRACTOR SHALL REQUEST PERMISSION FROM THE OWNER PRIOR TO REMOVING ANY TREES.
6. CONSTRUCTION STATIONING AND STAGING AREAS SHALL BE RETURNED TO ORIGINAL OR BETTER CONDITIONS AFTER CONSTRUCTION.
7. PROPOSED ADDITIONAL IMPERVIOUS AREA = 4,400 SQ. FT.

[illegible]





- 10



PLAN VIEW



ELEVATIONS SHOWN HEREIN ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

3) CONSTRUCTION STAGING AREAS AND ACCESS ROUTES ARE PRELIMINARY AND FINAL STAGING AREAS AND ACCESS ROUTES WILL BE PROVIDED BY THE CONTRACTOR AND APPROVED BY THE OWNER, DEPENDING ON THE ACTUAL FIELD CONDITIONS.

4) ALL DISTURBED AREAS SHALL BE STABILIZED AND RE-VEGETATED AS SHOWN AND ACCORDING TO THE CONSTRUCTION SPECIFICATIONS.

5) IF NO WORK OR CLEARING & GRUBBING SHALL OCCUR BEYOND THE SUE TRENCH LOCATIONS.

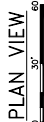
6) ALL TREES AND WILK VEGEATION WILL BE PRESERVED INSIDE THE TREE PROTECTION BARRICADES. THEREAFTER, THE CONTRACTOR SHALL TAKE CARE TO AVOID EXISTING TREE ROOTS OF TREES TO REMAIN. WORK TREES MARKED AS "TO REMOVE" IN THE CONSTRUCTION PLANS SHALL BE REMOVED. IF ADDITIONAL TREE REMOVAL IS NECESSARY TO COMPLETE THE PROPOSED WORK, THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE OWNER PRIOR TO REMOVING ANY TREES.

7) CONSTRUCTION ACCESS ROUTES AND STAGING AREAS SHALL BE RETURNED TO EQUAL OR BETTER CONDITIONS AFTER CONSTRUCTION.

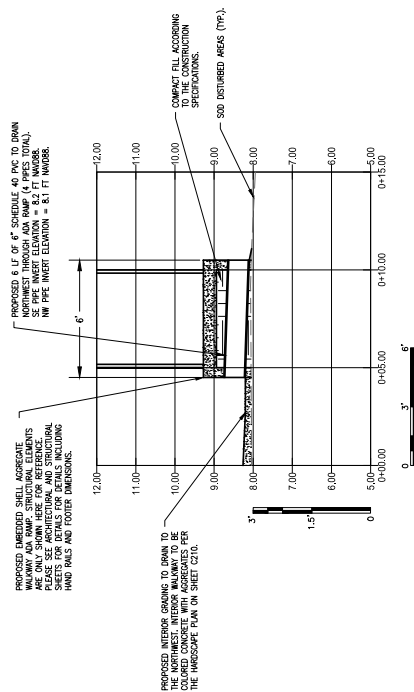
8) BACKFILL WITH SUITABLE MATERIAL ACCORDING TO THE CONSTRUCTION SPECIFICATIONS IN 6" LAYERS (MAXIMUM LIFTS), COMPACTED AS DESCRIBED IN THE CONSTRUCTION SPECIFICATIONS.

9) THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL SAFETY STANDARDS DURING CONSTRUCTION CONSIDERING O.S.H.A. STANDARDS FOR TRENCH WIDTHS, SOIL TYPE, ANGLE OF REPOSE, ETC. TO PROPERLY PROTECT WORKERS.

10) EXISTING GRADE LINES ARE BASED ON LIDAR DATA.



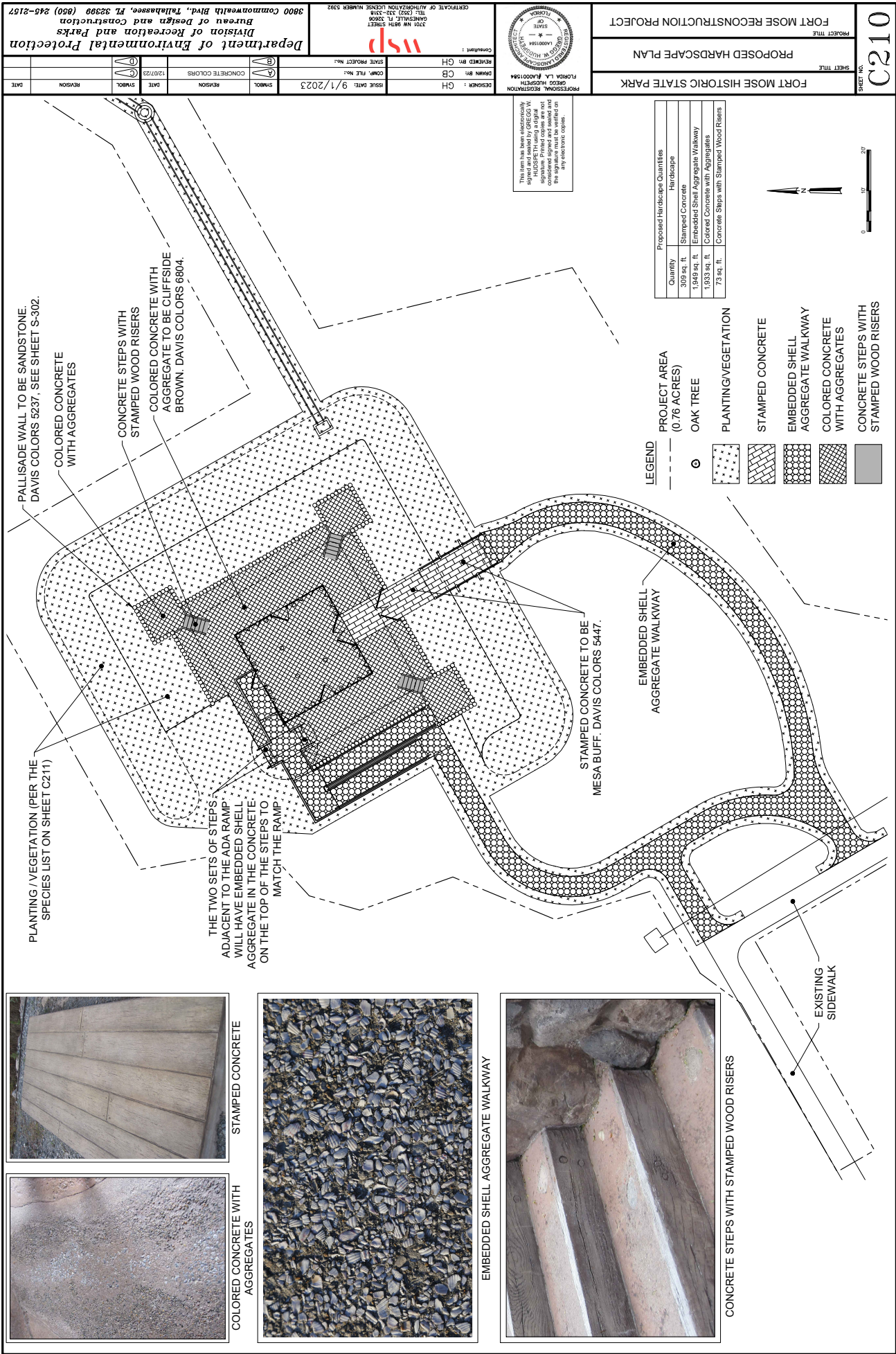
GRADING LAYOUT – DRAINAGE PIPES

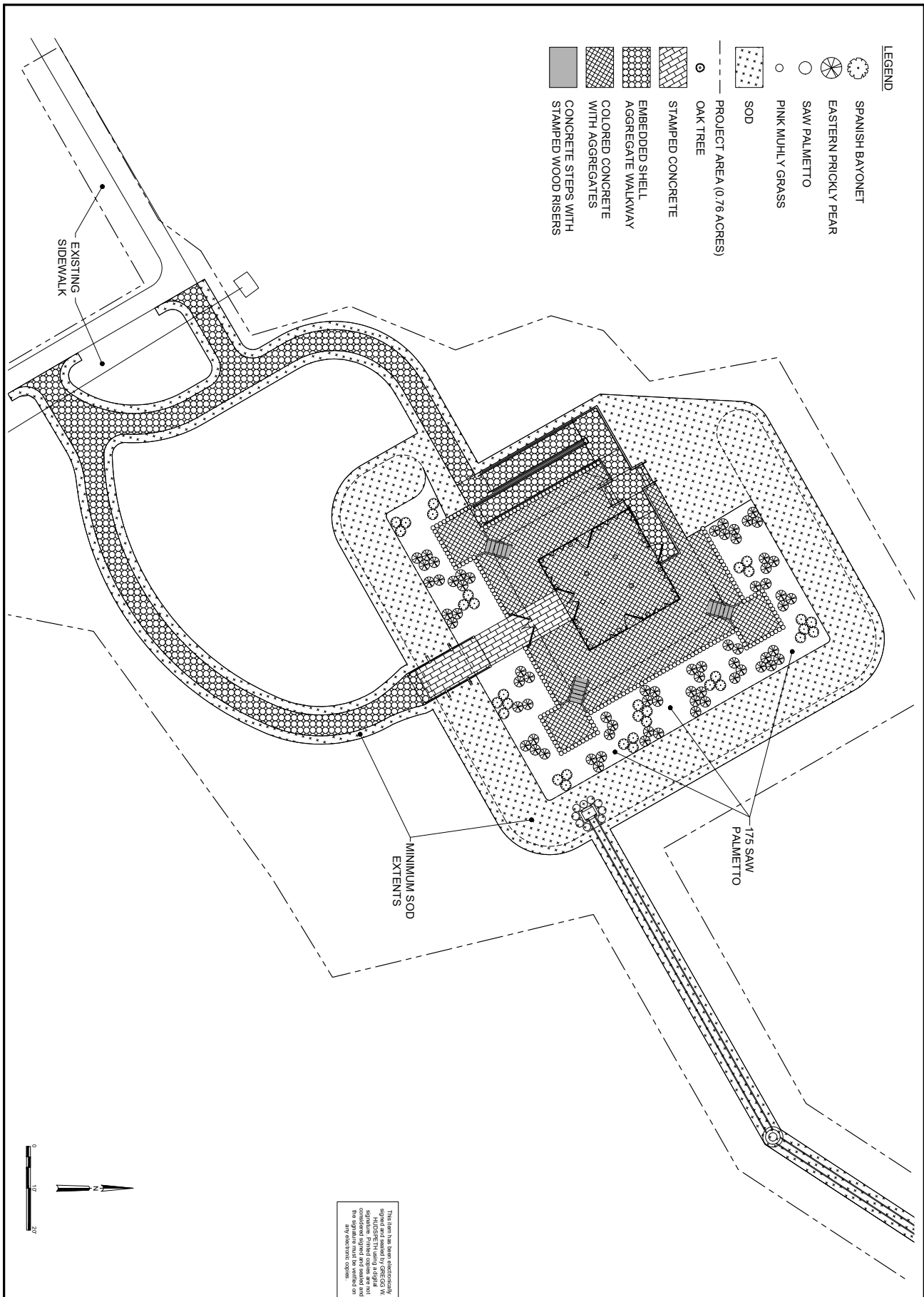


4-4 CROSS-SECTION
205

5-5' CROSS-SECTION
205

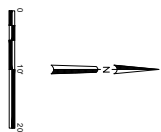
- INTER-





LEGEND

- SPANISH BAYONET
- EASTERN PRICKLY PEAR
- SAW PALMETTO
- PINK MUHLY GRASS
- SOD
- PROJECT AREA (0.76 ACRES)
- OAK TREE
- STAMPED CONCRETE
- EMBEDDED SHELL AGGREGATE WALKWAY
- COLORED CONCRETE WITH AGGREGATES
- CONCRETE STEPS WITH STAMPED WOOD RISERS



This form has been electronically signed and sealed by GREGG HUEBNER, a Professional Land Surveyor in the State of Florida. Printed copies are not valid. The signature must be verified on any electronic copies.

PROFESSIONAL REGISTRATION
GREGG HUEBNER
FLORIDA L.S. #140001584



DESIGNER : GH

DRAWN BY: CB

REVIEWED BY: GH

Consultant :

ISSUE DATE: 9/1/2023

COMP. FILE No.:

STATE PROJECT No.:

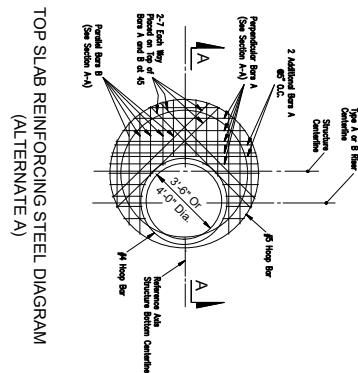
SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
	A			B	



3701 NW 98TH STREET
GAINESVILLE, FL 32609
TEL: (352) 332-3318
CERTIFICATE OF AUTHORIZATION LICENSE NUMBER 5392

Department of Environmental Protection
Division of Recreation and Parks
Bureau of Design and Construction
3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157

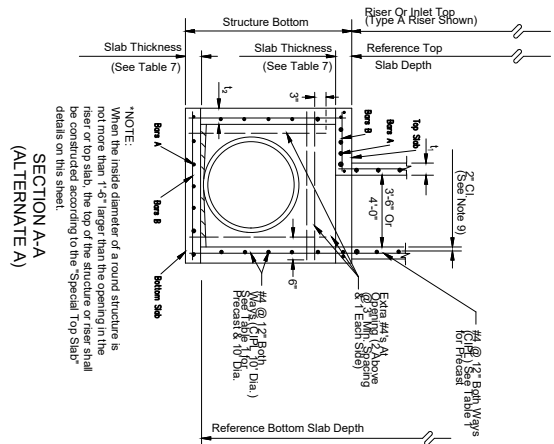
SHEET NO. C211	FORT MOSE HISTORIC STATE PARK
	PROPOSED PLANTING PLAN
	FORT MOSE RECONSTRUCTION PROJECT



Wall Thicknesses (t, A) and Vertical & Horizontal Areas of Reinforcement (A _v)									
Type	Standard Rebar Diameter (in)	Cast-in-Place Class I Concrete		Cast-in-Place Class II Concrete				ASTM Bars	
		Riser Bottom (in)	A (in ²)	Riser Bottom (in)	A (in ²)	10 # 11	A ***		
						(in)	(in ²)	(in)	(in ²)
P	3-6"	6	0.20	6	0.20	4**	0.105	0.120	
J	4-6"	6	0.20	6	0.20	6*	0.150		

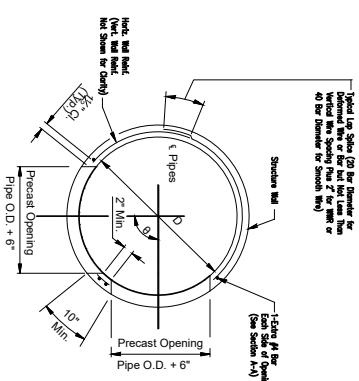
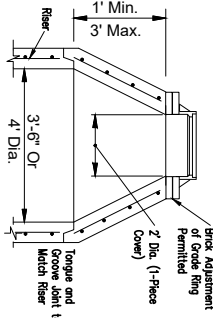
TABLE 3-MINIMUM STRUCTURE SIZES FOR SINGLE PIPE CONNECTION PER SIDE			
RECTANGULAR		ROUND	
PIPE SIZE	Side Dimension (L)	Diameter (D)	2 to 4 Pipe Splices
18"	3'-6"	3'-6"	4'-0"
24"	3'-6"	3'-6"	5'-0"
30"	3'-8 1/2'-0"	2	6'-0"

- TABLE 3 (CONT'D).
- For Round Structures sizes with variable angles between pipes and variable pipe sizes, refer to the PLOT Stom. train handbook.
- For 4.0'-Precast Square Structure Bottoms, 36° Pipes with similar invert elevations are not permitted in adjacent walls. Use 4.47° side Dimensions when 36° pipe openings are required on adjacent walls and the difference in flow lines is less than 3.0'-.
 - For 4.0'-Precast Square Structure Bottoms, 36° Pipes with similar invert elevations are not permitted in adjacent walls. Use 5.0° side Dimensions when 36° pipe openings are required on adjacent walls and the difference in flow lines is less than 3.0'-.



SILAB DEPTH	SILAB THICKNESS	REF. (2-WAY) SCHEDULE
SIZE: 3'-6" DIAMETER		
2'-15"	6" Precast	CB 5
0.5' < 2' < 3'	8"	AB
3'-0"	8"	BB 5
SIZE: 6'-0" DIAMETER		
20.5' < 15'	8"	BB 5
15' < 20'	8"	CB 5
20' < 35'	8"	D7
35'-0"	8"	DB 5

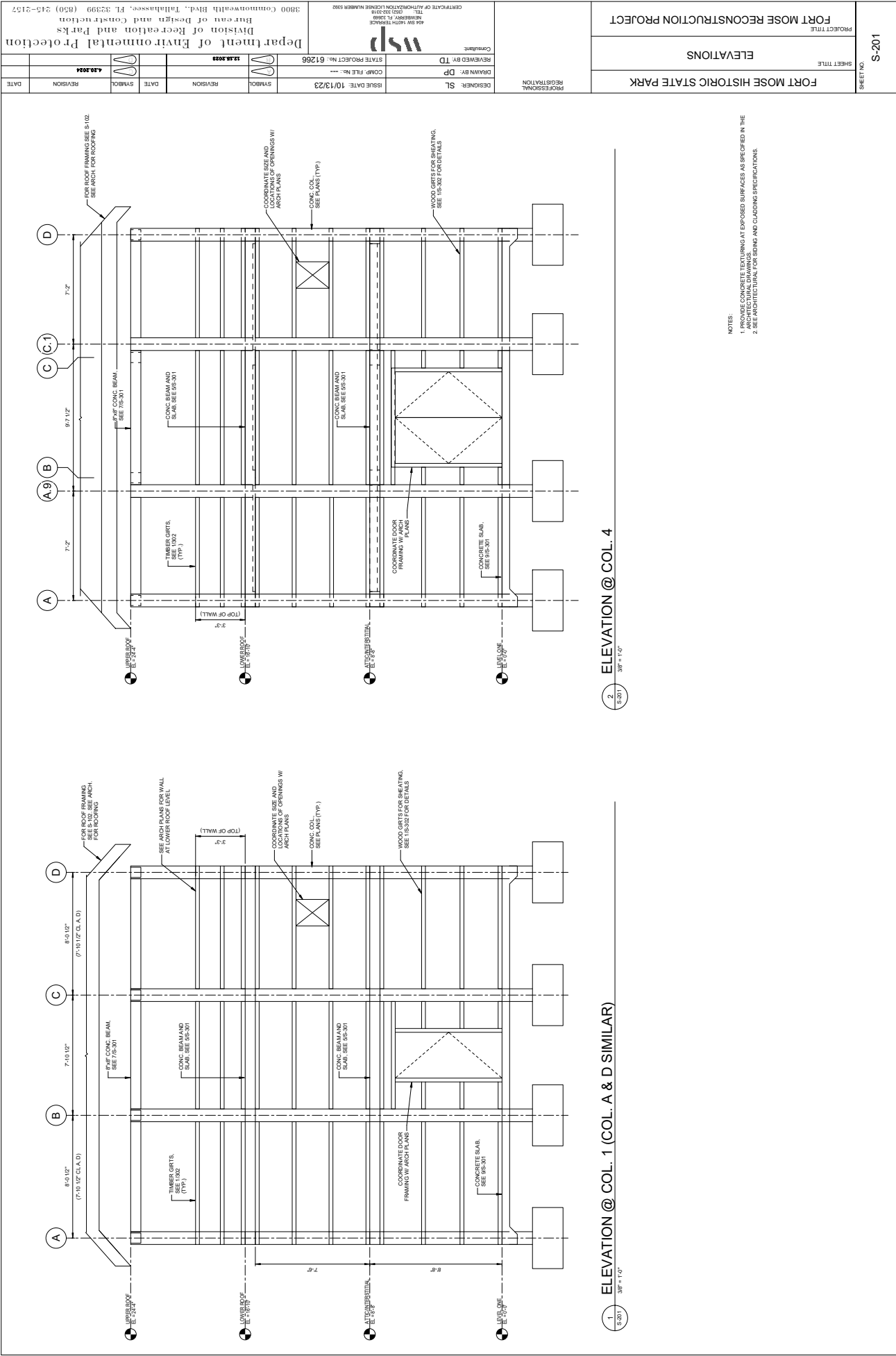
- Size is the inside dimension(s) of a structure.

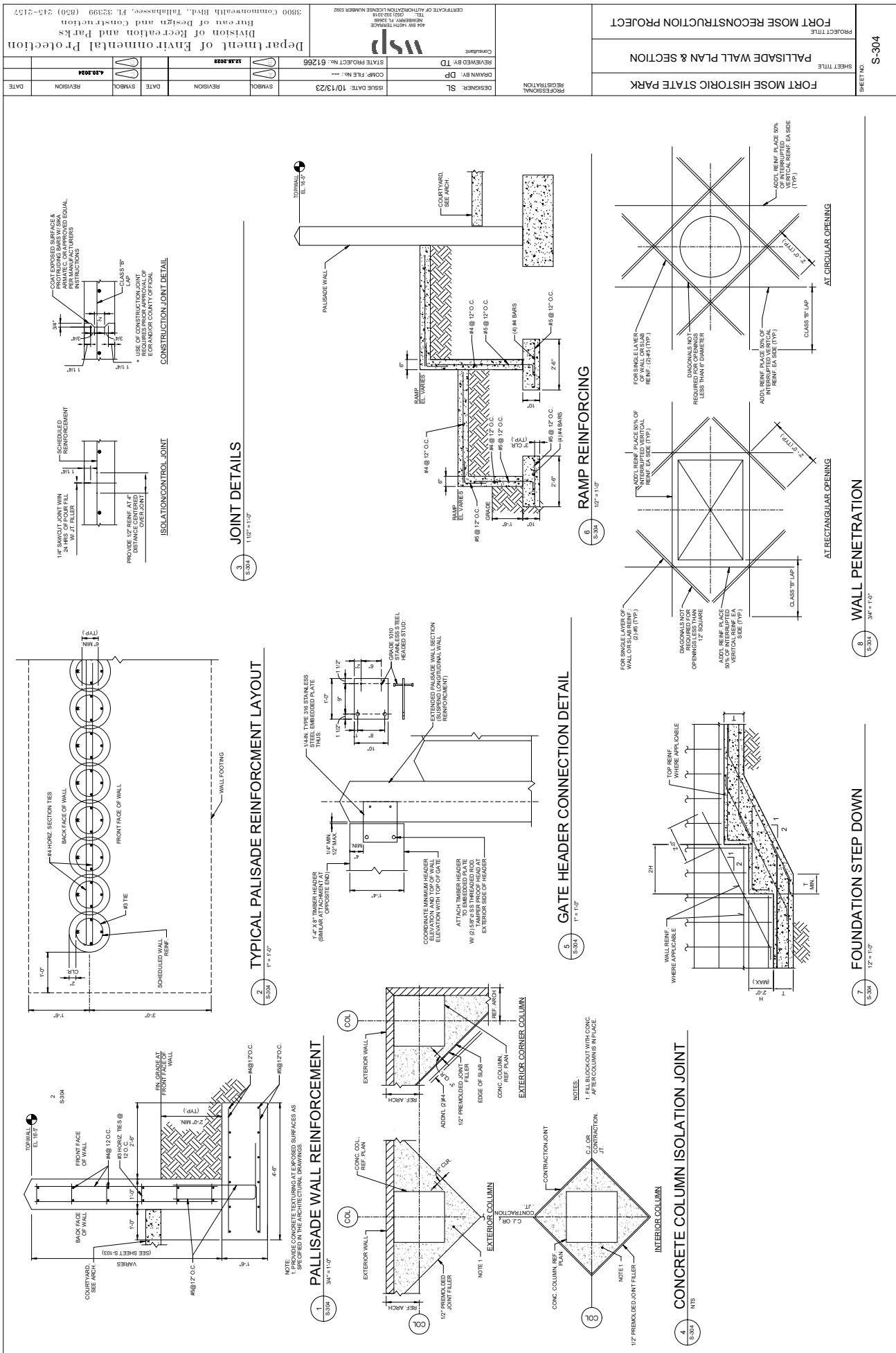


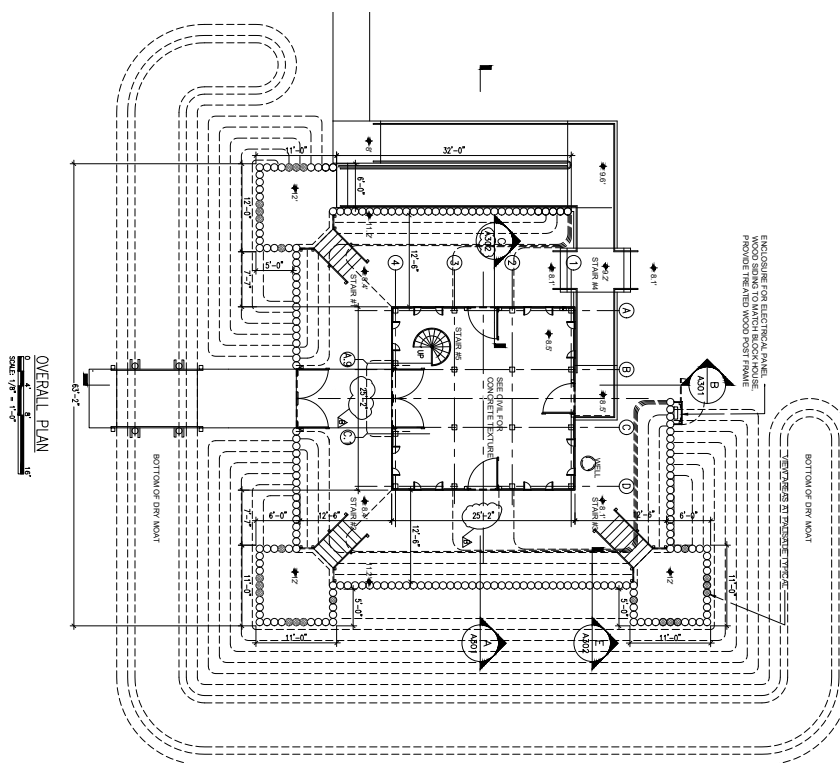
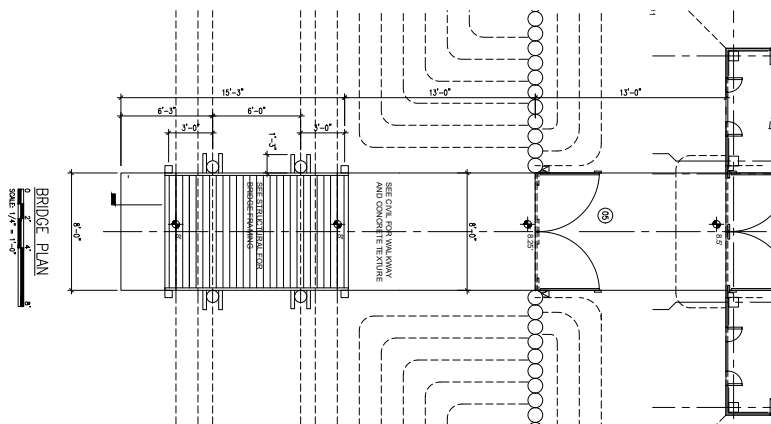
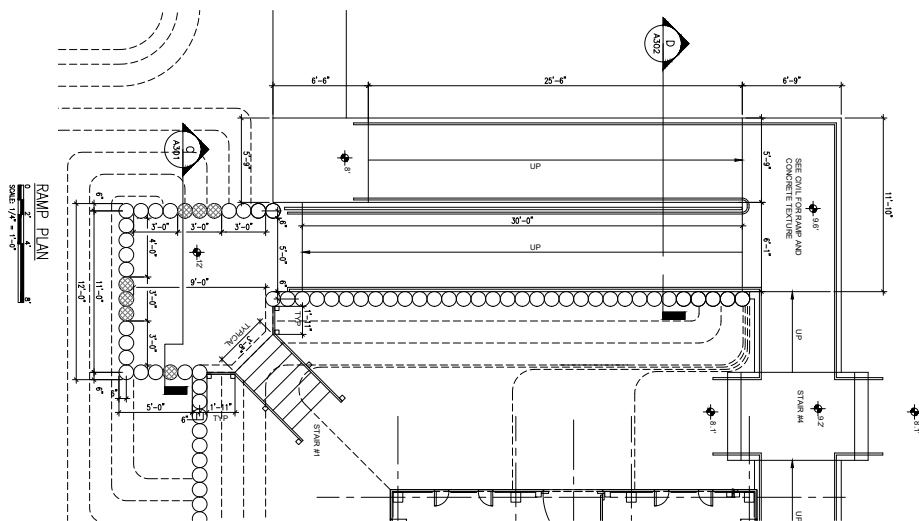
- ## GENERAL NOTES

1. Standard staircase openings > 7' diameter and smaller (AL) and 3' and 3" square (AL) are designated Type B. Larger standard structure bottoms are designated Type 1. Riser are designated Type B. Round riser are designated Type A. Square riser are designated Type B.
2. Walls of circular structures (AL) constructed in place may be of brick or reinforced concrete. Present and retaining wall structures (AL) to be constructed of reinforced concrete only.
3. Wall thickness and reinforcement are as follows: reinforced cast-in-place or precast concrete. All exterior precast concrete units may be furnished with ties in accordance with ASTM C1090 and with thickness in Table 1).
4. Top and bottom slab thickness and reinforcement are for precast and cast-in-place when shown in the Plans. For special applications of structures located in extremely aggressive environments, Concrete as specified ASTM C1097, 4000 psi or less may be used in two Class concrete for precast items manufactured in accordance with Specification Section 445.
5. All reinforcement shown is Grade 60 steel, deformed bar. Evaluation Note: Grade 40 steel or equivalent is not smooth or deformed welded reinforcement in accordance with Specification Section 815 may be substituted according to Index 425401, unless otherwise noted.
6. AL or AL B structure bottoms may be used in conjunction with curb inlet types 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774,

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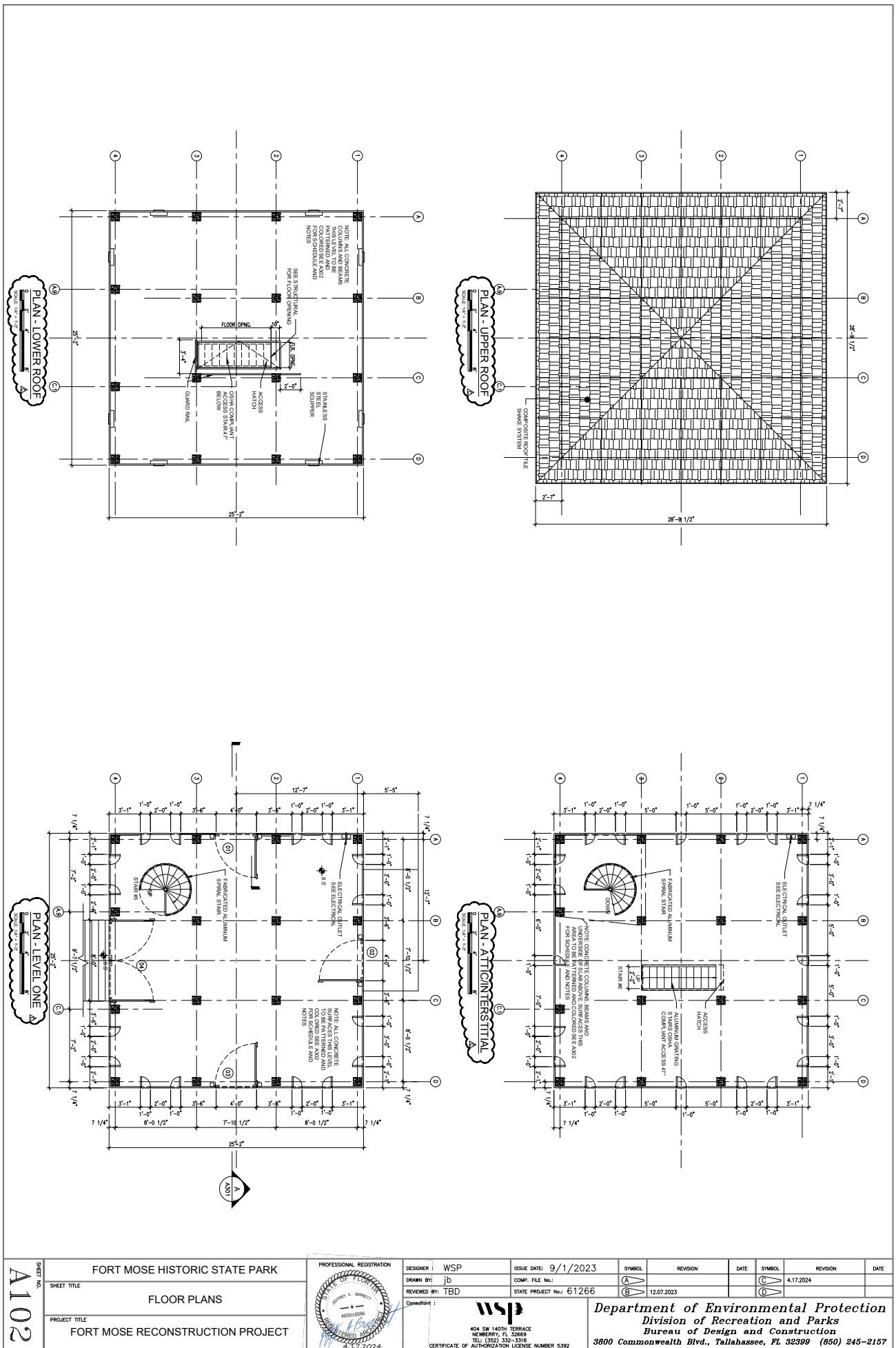


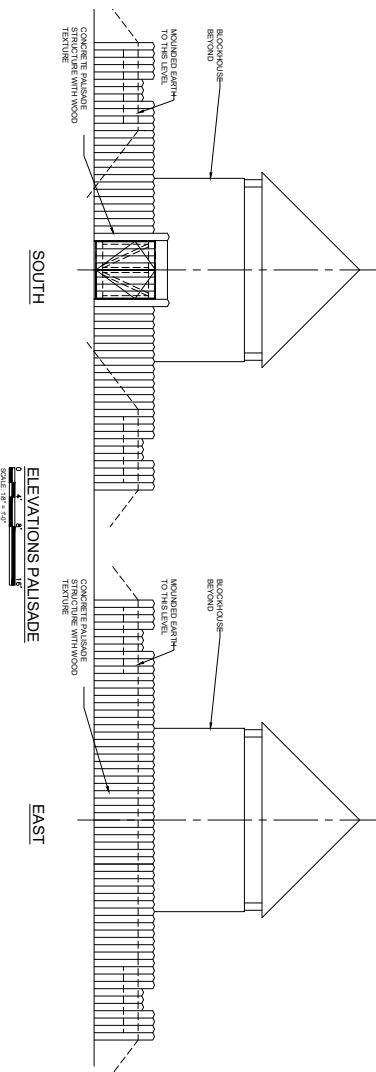
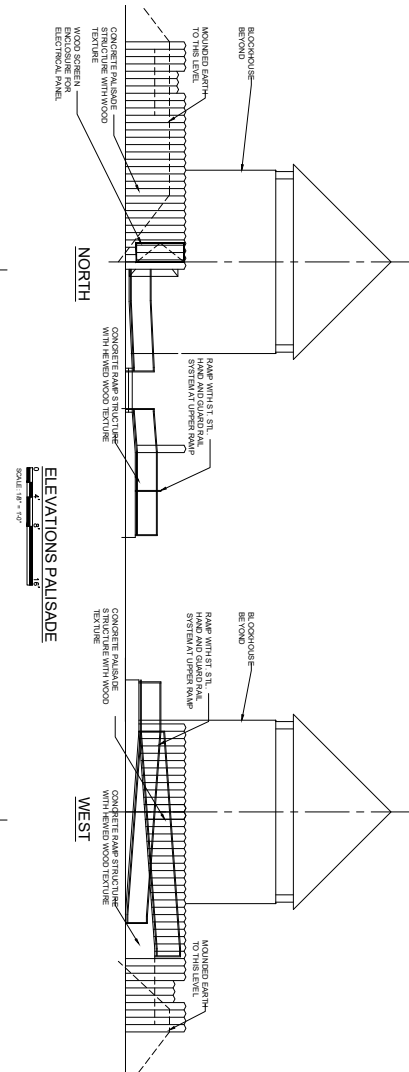
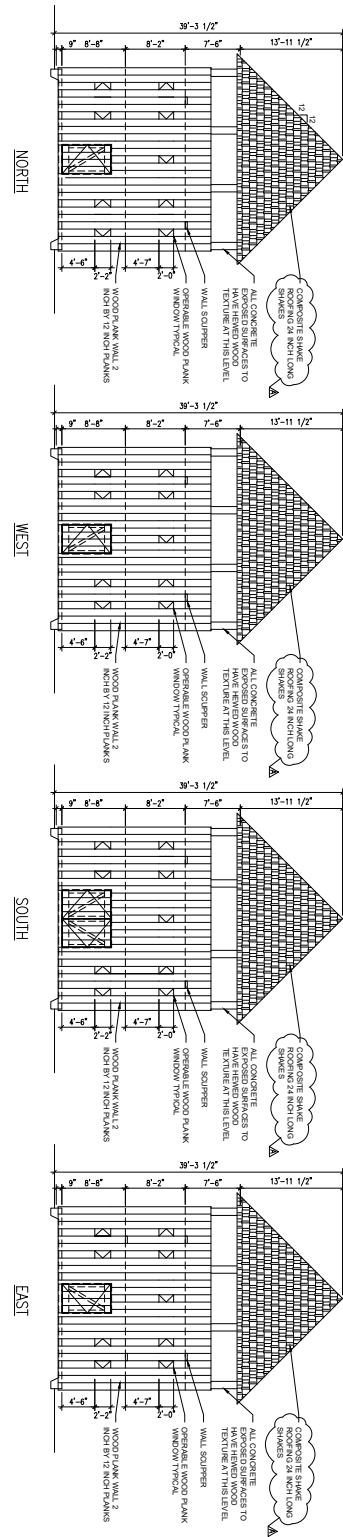


A101

ON LEAF

FORT MOSE HISTORIC STATE PARK		PROFESSIONAL REGISTRATION		DESIGNER : WSP		ISSUE DATE: 9/1/2023		SYMBOL		REVISION		DATE		SYMBOL		REVISION		DATE	
SHEET TITLE				DRAWN BY: JB		COMP. FILE No.:		A 10.24.2023		C 10.24.2023		D 10.24.2023		E 10.24.2023		F 10.24.2023		G 10.24.2023	
ARCHITECTURAL PLAN				REVIEWED BY: TBD		SITE PROJECT No.: 61266		B 12.07.2023		D 12.07.2023		E 12.07.2023		F 12.07.2023		G 12.07.2023			
PROJECT TITLE				Consultant :				Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157											
FORT MOSE RECONSTRUCTION PROJECT		 CERTIFICATE OF AUTHORIZATION LICENSE NUMBER 1392																	

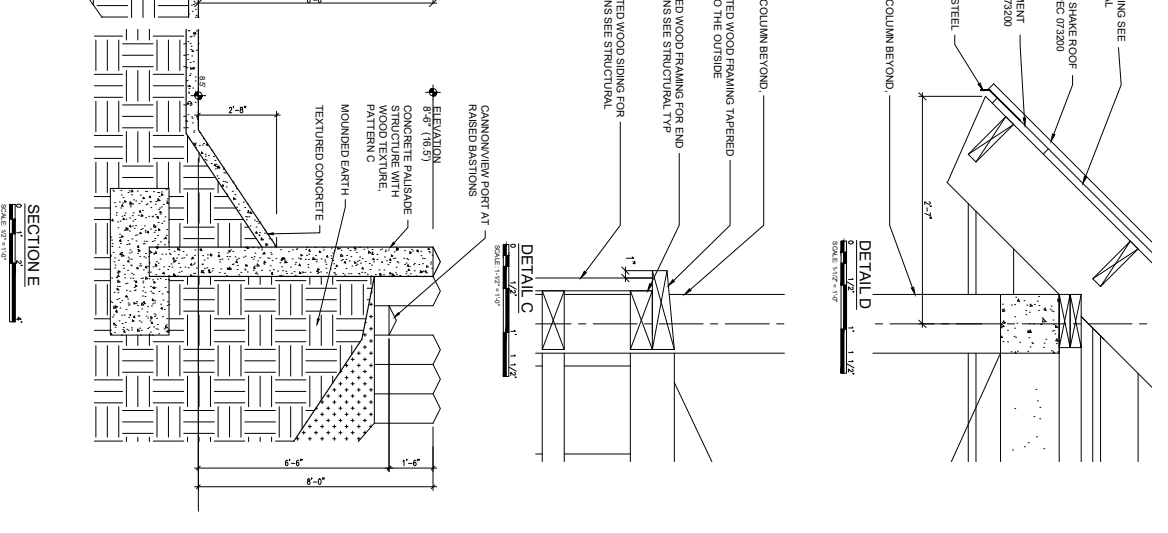
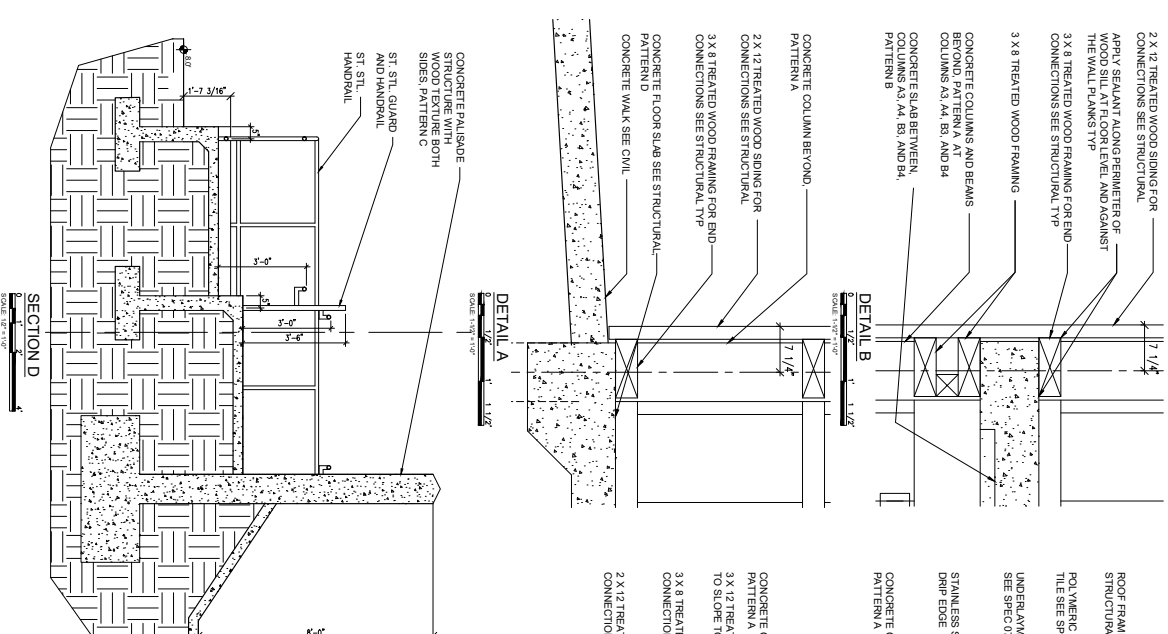
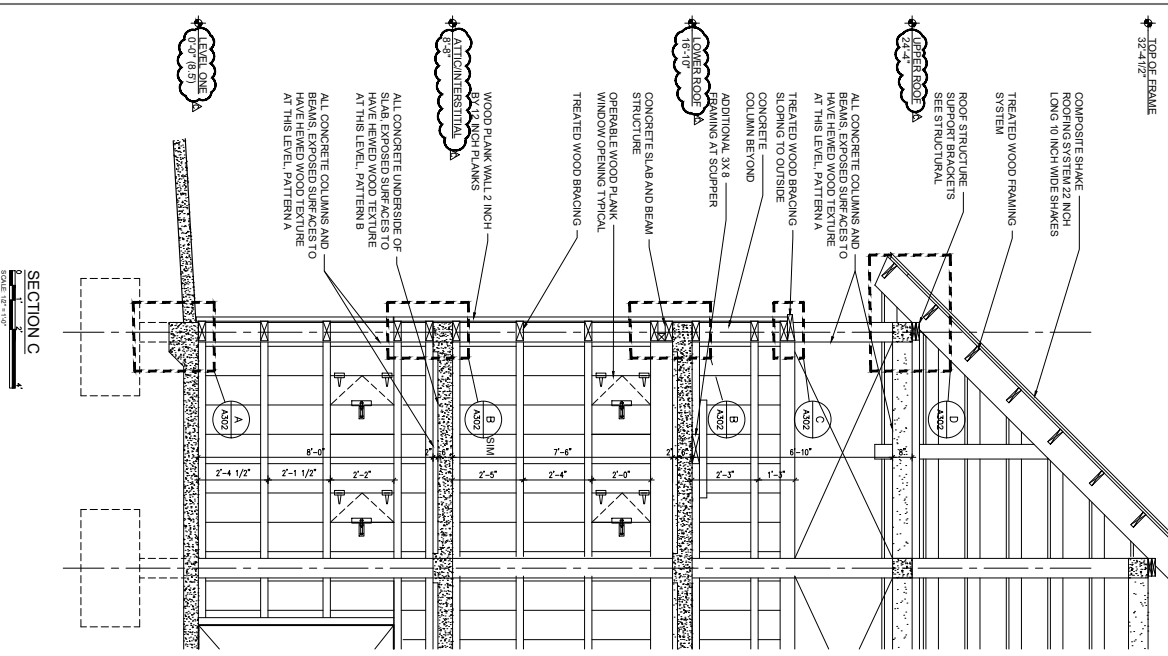




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	SHEET TITLE				DRAWN BY: jdb		COMP. FILE No.:		A		10.24.2023				C					
	ELEVATIONS				REVIEWED BY: TBD		STATE PROJECT No.:		B				D							
	PROJECT TITLE				Consultant :		WSP													
	FORT MOSE RECONSTRUCTION PROJECT						404 SW 140TH TERRACE NEWBERRY, FL 32669 TEL (352) 332-3316 FAX (352) 332-3318 AUTHORIZATION LICENSE NUMBER 3392		CERTIFICATE OF		Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157									

CONCRETE PATTERNS AND COLORS		TYPICAL LOCATION		BASIS OF DESIGN	
PAT. NO.	DESCRIPTION	SYMBOL	BAR/WOOD	SYMBOL	BAR/WOOD
A	SOLID HEAVY WOOD				
B	RANDOM WIDTH HEAVY WOOD BOARDS				
C	PALE LOG (NO BARK)				
D	PATTERN DEFINED ON CIVIL DRAWING				
E					

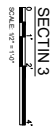
DATE	REVISION	DATE	REVISION	DATE	REVISION
		4.17.2024			



SHEET NO.	PROJECT TITLE
A302	FORT MOSE RECONSTRUCTION PROJECT

DESIGNER : WSP	ISSUE DATE: 9/1/2023
DRAWN BY: JB	COMP. FILE NO.:
REVIEWED BY: TBD	STATE PROJECT NO.: 61266
Consultant :	

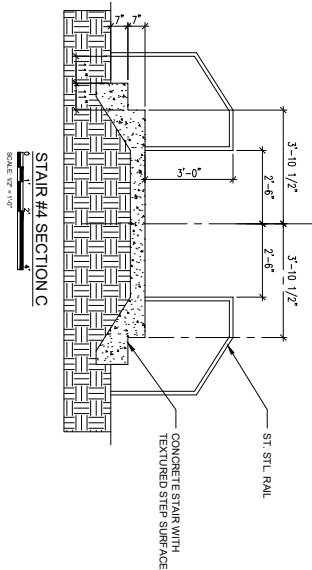
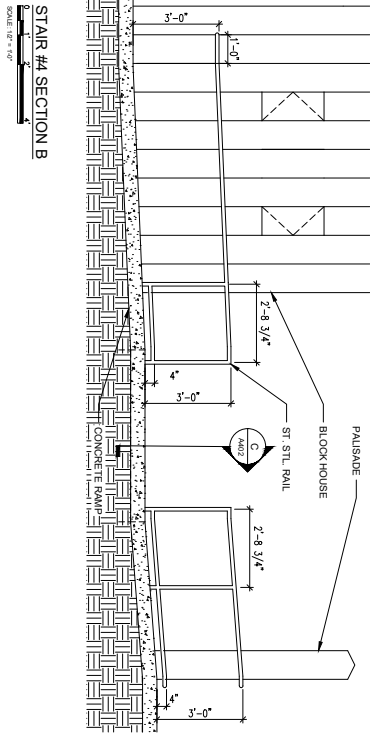
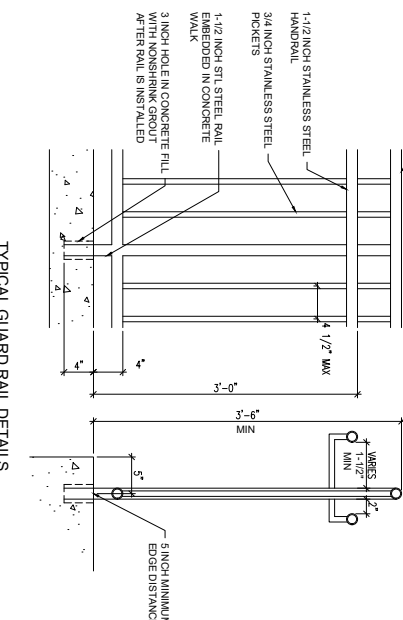
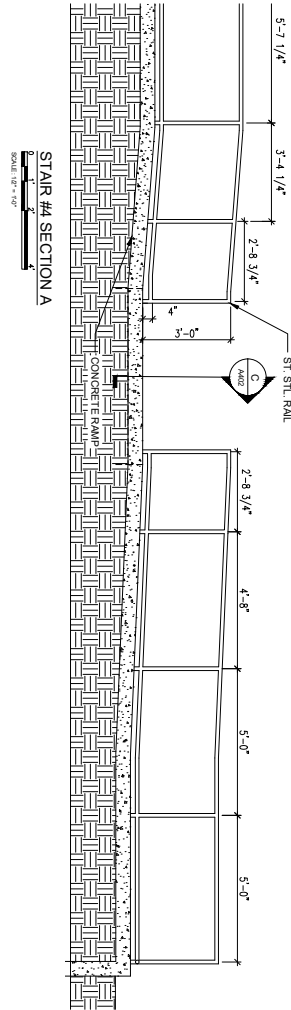
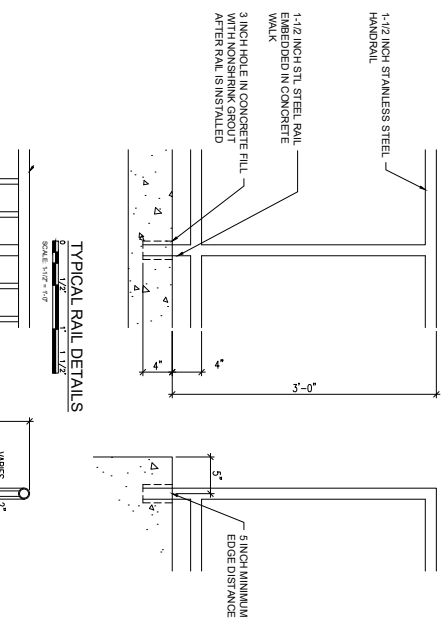
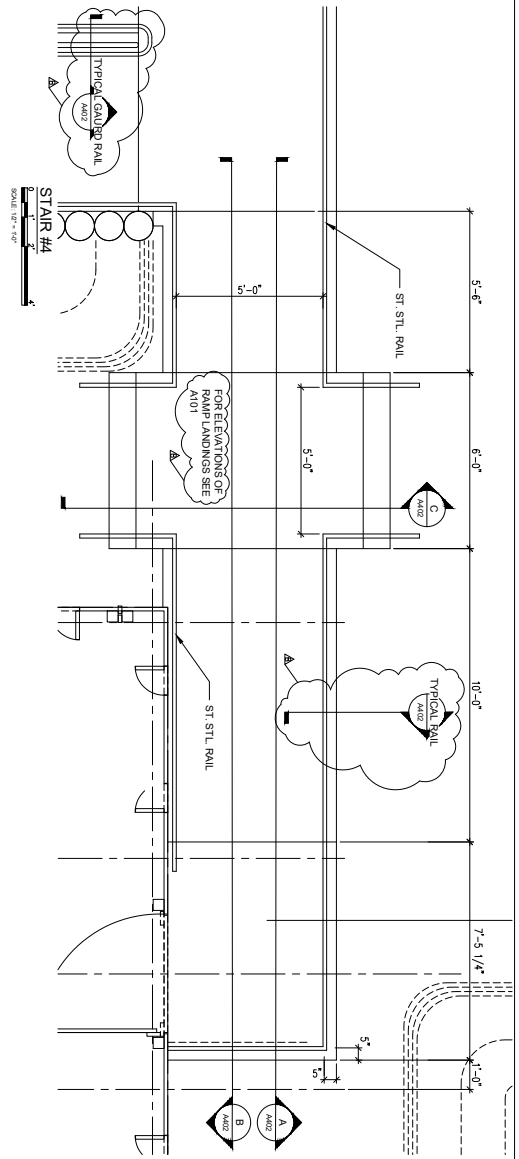
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A		10.24.2023	C		4.17.2024
B		12.07.2023	D		



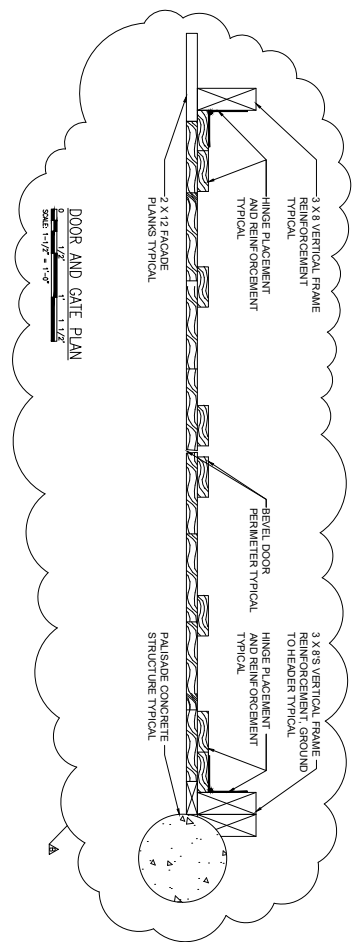
SHEET NO. A401

DESIGNER :	WSP	ISSUE DATE:	9/1,
DRAWN BY:	JB	COMP. FILE No.:	
REVIEWED BY:	TBD	STATE PROJECT No.:	6
Consultant :	 404 SW 140TH TERRACE NEWBERRY, FL 32669 TEL (352) 332-3318 CERTIFICATE OF AUTHORIZATION LICENSE NUMBER 5392		

Page 183 of 563



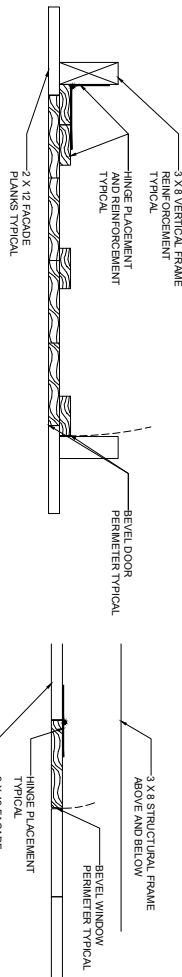
SHEET NO. A402	PROJECT TITLE FORT MOSE HISTORIC STATE PARK STAIR AND RAMP PLANS FORT MOSE RECONSTRUCTION PROJECT	PROFESSIONAL REGISTRATION 	DESIGNER : WSP DRAWN BY : JB REVIEWED BY : TBD CONSULTANT :	ISSUE DATE: 9/1/2023 COMP. FILE NO.: STATE PROJECT NO.: 61266 	<table border="1"> <thead> <tr> <th>SYMBOL</th> <th>REVISION</th> <th>DATE</th> <th>SYMBOL</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>(A)</td> <td></td> <td></td> <td>(C)</td> <td></td> <td></td> </tr> <tr> <td>(B)</td> <td></td> <td></td> <td>(D)</td> <td></td> <td></td> </tr> </tbody> </table> Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE	(A)			(C)			(B)			(D)		
SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE																		
(A)			(C)																				
(B)			(D)																				



DOOR AND GATE PLAN

0 1/2 1 1 1/2

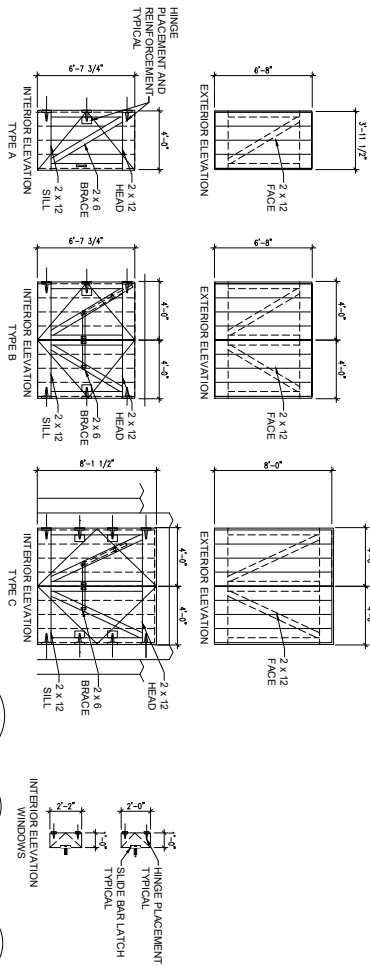
SCALE: 1-1/2" = 1'-0"



DOOR PLAN

0 1/2' 1' 1 1/2'

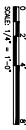
SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION WINDOWS

DOOR NO.	SIZE	DOOR		DOOR SCHEDULE		HD SET	REMARKS
		WIDTH	HEIGHT THICK	FRAME			
01	4'-0"	6'-8"	1-1/2"	WOOD	MAF		
02	4'-0"	6'-8"	1-1/2"	WOOD	STRUCTURAL	1	
03	4'-0"	6'-8"	1-1/2"	WOOD	STRUCTURAL	1	
04	4'-0"	6'-8"	1-1/2"	WOOD	STRUCTURAL	1	
05	4'-0"	6'-8"	1-1/2"	WOOD	STRUCTURAL	2	
06	4'-0"	6'-8"	1-1/2"	WOOD	STRUCTURAL	3	

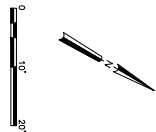
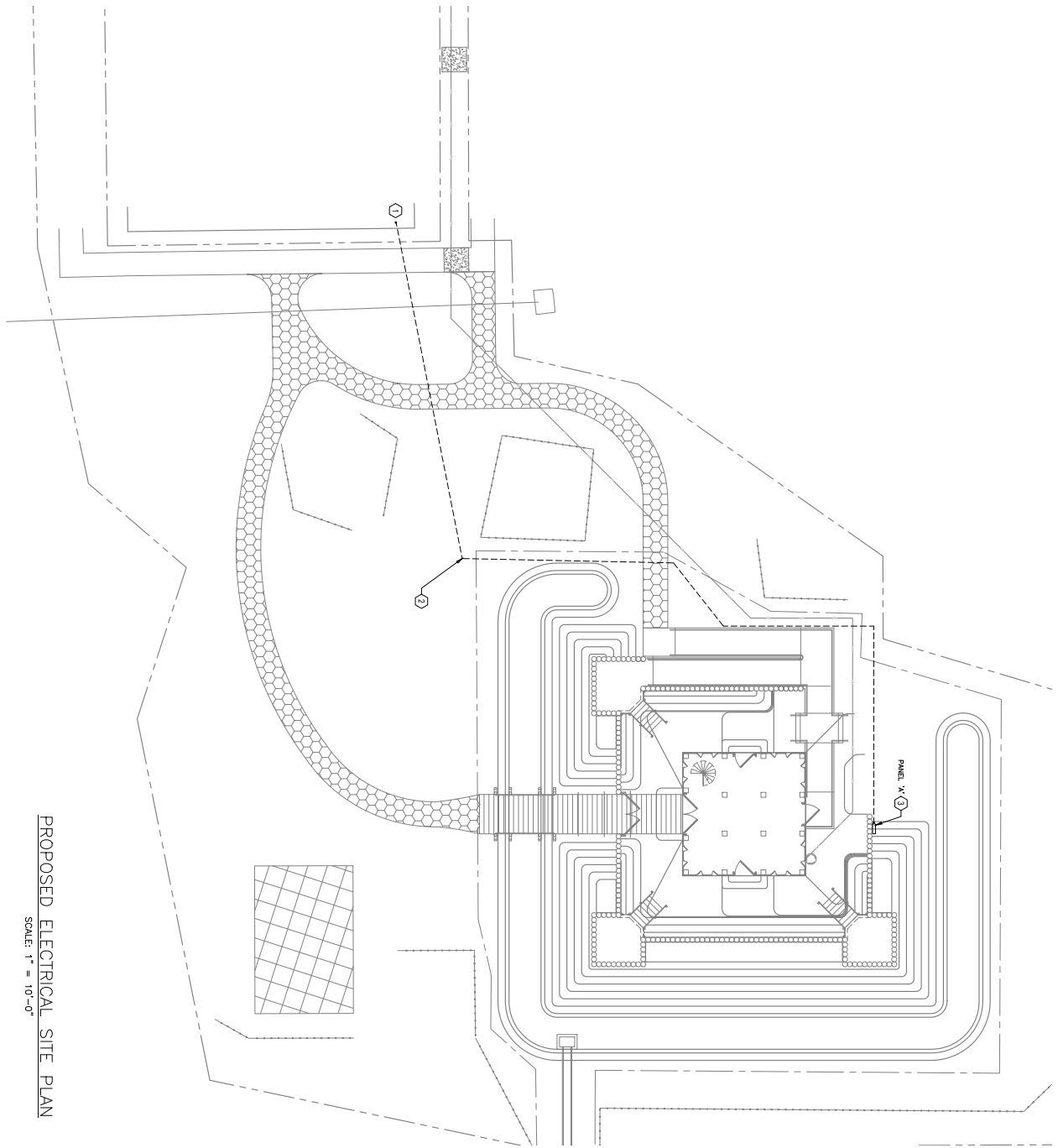
DOORS



BASIS OF DESIGN WINDOW HARDWARE: THE INDUSTRIAL CHATELAIN
 WINDOW CHINESE: NATIONAL HARDWARE, ORNAMENTAL, PALETTE
 BASIS OF DESIGN DOOR HARDWARE: THE INDUSTRIAL CHATELAIN
 DOOR HINGE: NATIONAL HARDWARE, DECORATIVE, HINGE (HS SETS 1, 2, 3, 4)
 DOOR LATCH: NATIONAL HARDWARE, ARCHED GATE LATCH (HS SET 1)
 SLIDE BAR LATCH: NATIONAL HARDWARE, INDUSTRIAL GATE LATCH, TIND SET 1)
 2" WIDE 3/8" THICK BLACK IRON PIVOTING BAR LATCH WITH U BRACKETS, HS SETS 2, 3)
 FURNISHING WITH INCLUDE A MORTISED LOCK SET INTO THE DOOR
 FURNISHING WITH EXTENDED LEVER HANDLE

PROPOSED ELECTRICAL SITE PLAN

SCALE: 1" = 10'-0"



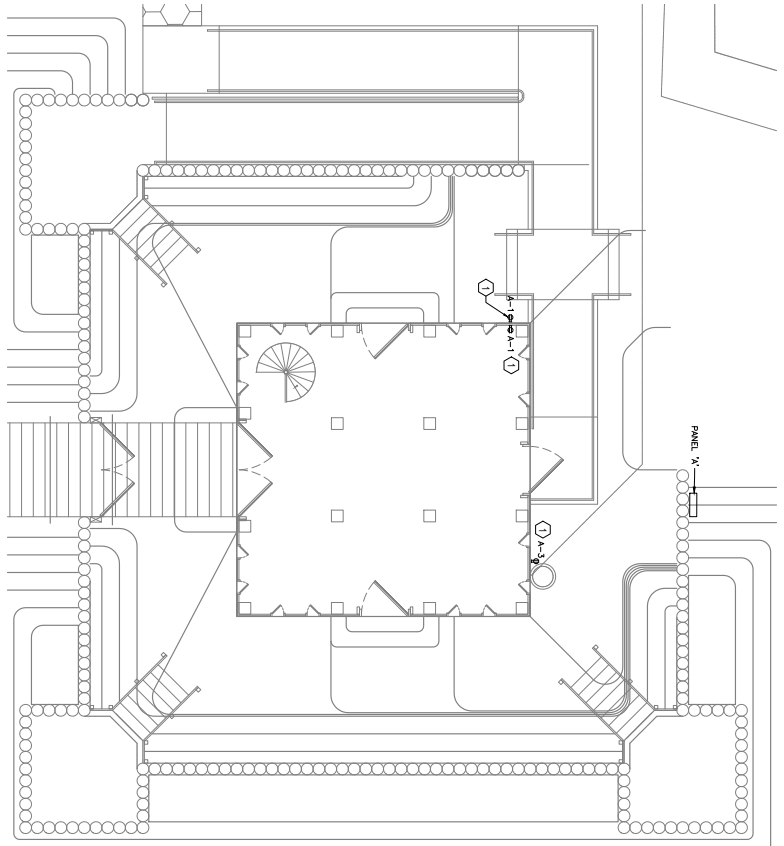
SHEET NOTES

- REFER TO SHEET E001 FOR GENERAL NOTES, ABBREVIATIONS, SYMBOLS, PARTIAL ONE-LINE REBAR DIAGRAM AND PANEL SCHEDULE.
- REFER TO SHEET E101 FOR LEVEL, ONE AND TWO/INTERSTITIAL POWER PLANS.
- PROVIDE BRANCH CIRCUIT CONSISTING OF (2) #12, (1) #10 IN V/ATC FOR ALL REBAR/PAVE DRIVE LAMPS INDICATED UNLESS OTHERWISE NOTED.

KEYED NOTES

- PROVIDE 60-AMP, 2-POLE BRANCH CIRCUIT BREAKER, INSTALL IN NEARBY ELECTRICAL PANEL. PROVIDE 1/2" RIGID PVC CONDUIT, 10' MIN. TO NEAREST ELECTRICAL PANEL. PROVIDE 1/2" RIGID PVC CONDUIT, 10' MIN. TO NEAREST ELECTRICAL PANEL. PROVIDE 1/2" RIGID PVC CONDUIT, 10' MIN. TO NEAREST ELECTRICAL PANEL.
- PROVIDE REBAR CONSISTING OF (2) #12, (1) #10 IN V/ATC FOR ALL REBAR/PAVE DRIVE LAMPS INDICATED UNLESS OTHERWISE NOTED.
- PROVIDE BRANCH CIRCUIT PANELBOARD 'X' MOUNT TOP OF PANELBOARD AT 6 FEET ABOVE FINISHED SLAB BUT NO MORE THAN 6 FEET, 6 INCHES ABOVE THE FINISHED SLAB TO TOP OF CIRCUIT BREAKER PANEL.

SHEET NO. E100	FORT MOSE HISTORIC STATE PARK		PROFESSIONAL REGISTRATION MARK A. CROFFITT FLORIDA P.E. #20228 	DESIGNER : DCC	ISSUE DATE: 04/18/2024	SYMBOL (A) (B)	REVISION	DATE	SYMBOL	REVISION	DATE	
	PROPOSED ELECTRICAL SITE PLAN			DRAWN BY: DCC	COMP. FILE NO.:							
	FORT MOSE RECONSTRUCTION PROJECT			REVIEWED BY: MAG	STATE PROJECT NO.:							
				Consultant :			Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157					

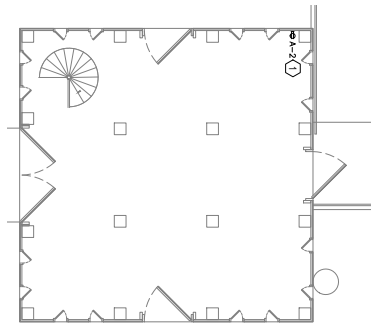


PROPOSED LEVEL ONE POWER PLAN

SCALE: 1" = 5'-0"

KEYED NOTES - LEVEL ONE

1. PROVIDE GFCI RATED DUPLEX RECEPTACLE WITHIN A WEATHER PROOF ENCLOSURE, CONNECT TO PANEL X (ON OVERHEAD CONDUITS) AND CIRCUIT INDICATED.



PROPOSED ATTIC/INTERSTITIAL POWER PLAN

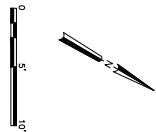
SCALE: 1" = 5'-0"

KEYED NOTES - ATTIC/INTERSTITIAL

1. PROVIDE GFCI RATED DUPLEX RECEPTACLE WITHIN A WEATHER PROOF ENCLOSURE, CONNECT TO PANEL X (ON OVERHEAD CONDUITS) AND CIRCUIT INDICATED.

SHEET NOTES

- A. REFER TO SHEET E001 FOR GENERAL NOTES, ABBREVIATIONS, SYMBOLS.
- B. PARTIAL ONE-LINE Riser Diagram AND PANEL SCHEDULE.
- C. REFER TO SHEET E100 FOR ELECTRICAL SITE PLAN.
- D. PROVIDE BRANCH CIRCUIT CONSISTING OF (2) #12 (1) #10 IN 3/4" FOR ALL RECEPTACLE DRIVEN LOADS INDICATED UNLESS OTHERWISE NOTED.
- E. THE BUILDING SURFACE ALL OUTLETS WILL BE CONCEALED FOR HISTORICAL ACCURACY.



SHEET NO. E101	FORT MOSE HISTORIC STATE PARK		PROFESSIONAL REGISTRATION MARK A. GRIFFITH FLORIDA P.E. #50228 	DESIGNER : DCC	ISSUE DATE: 04/18/2024	SYMBOL (A) (B) REVISION DATE STATE PROJECT No.:	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE		
	PROPOSED POWER FLOOR PLANS			DRAWN BY: DCC	COMP. FILE No.:									
	FORT MOSE RECONSTRUCTION PROJECT			REVIEWED BY: MAG	CONSULTANT : 		Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157							
					3701 NW 88th St GAINESVILLE, FL 32606 TEL (352) 332-3318 CERTIFICATE OF AUTHORIZATION LICENSE NUMBER 5392									

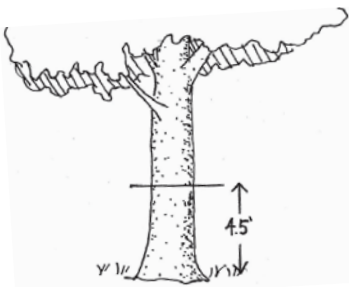
TREE REMOVAL IN ST. AUGUSTINE

frequently asked questions

The City of St. Augustine recognizes the value of trees and their contribution to the beauty and health of community. To protect these community assets, a permit is required before removing trees of a certain size and species. **Trees removed without a permit can result in a fine of up to \$5,000 per tree.**



The City of St. Augustine has been recognized by the National Arbor Day Foundations as a Tree City USA since 1983



What trees require a permit to remove?

Any tree with a trunk 3” in diameter or greater when measured 4’-6” from the ground requires a tree removal permit.

Large trees of certain species are considered “significant” and require the approval of the Planning and Zoning Board. See the appendix 1 for a list of significant trees

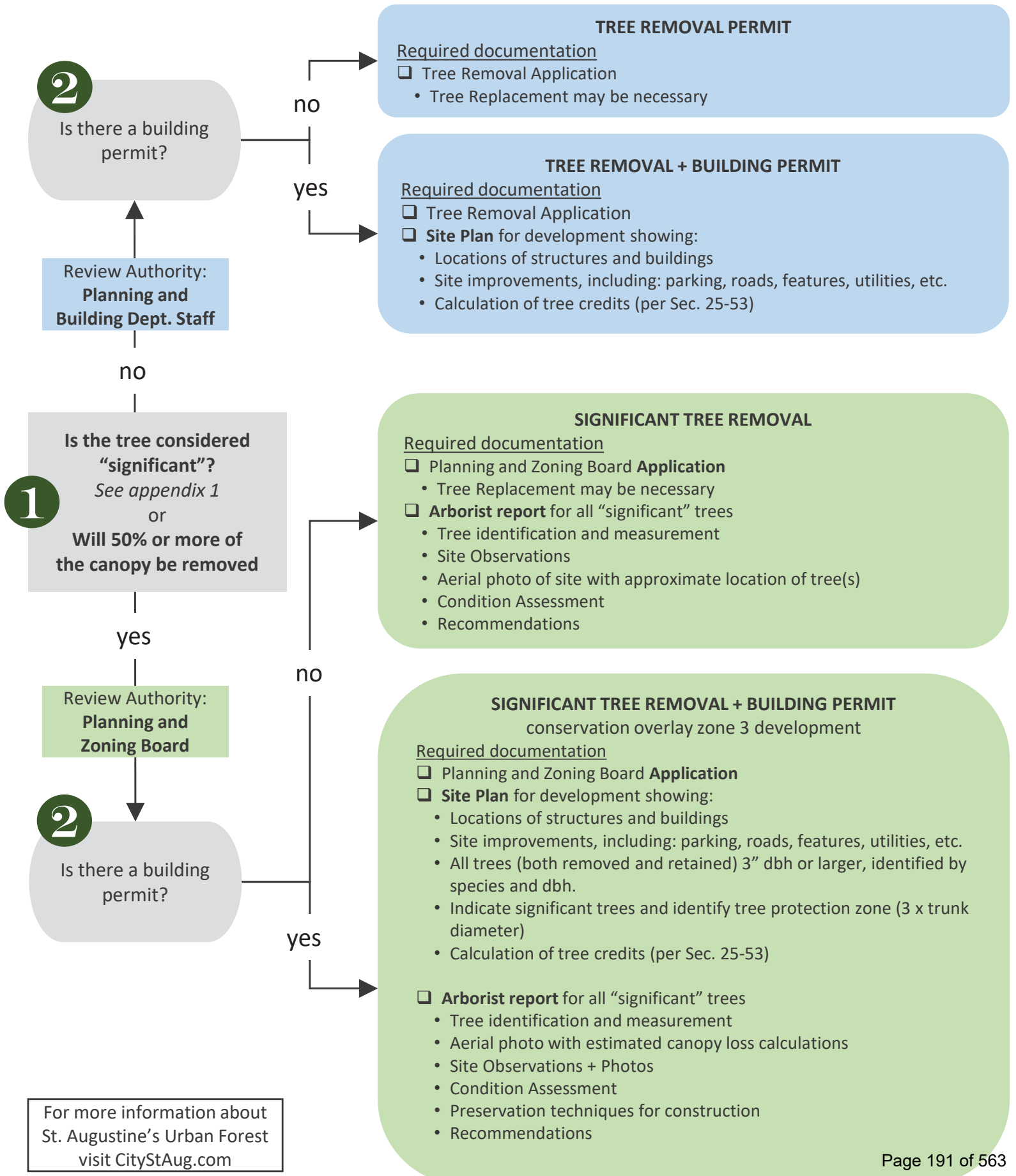
Are there Exceptions for “weed” trees or invasive species?

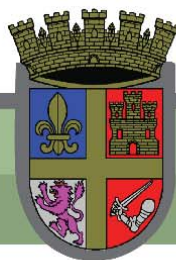
Yes. There is a list of invasive and exempt species that may be removed without receiving a permit. *See the appendix 2 for a complete list of these species.*

Are there fees? Do I need to plant a new tree?

“Preserved” trees (*see appendix 1*) require an application to the Planning and Zoning board where fees and advertising costs may vary. For all other trees A \$30 processing fee is submitted with the tree removal application. A new tree will need to be replanted on the same parcel of land and will need to meet the following requirements:

<u>Type of tree removed</u>	<u>Replacement Tree(s)*</u>	<u>Minimum Size</u>
Shade Tree	one (1) Shade Tree	10’ height
Red Cedar	two (2) Red Cedars	per building official
Understory or Palm tree	one (1) Shade, Palm, or Understory Tree	10’ height
*See appendix		





City of St. Augustine Arboriculture Report

This report is to be completed by an ISA certified arborist to accompany a request for removal of a significant trees as defined in chapter 11 of the City of St. Augustine Development Code. The information described below does not constitute a "hazard inspection" and the inspecting Arborist is responsible for providing additional information, if necessary, regarding the condition of the subject tree(s).

ARBORIST INFORMATION

NAME OF APPLICANT _____
 ISA Certification # _____
 Business (if applicable) _____
 Address _____
 City _____ State _____ Zip Code _____
 Daytime Telephone _____ Other Phone _____
 Email Address _____

PROPERTY INFORMATION

STREET ADDRESS _____
 Legal Description: Lot _____ Block _____ Subdivision _____
 Parcel _____

SCOPE OF WORK & SITE OBSERVATIONS

Provide a short description of the work completed, reason for removal, any targets and the method(s) of inspection. Include any additional information or explanation on an attached report.

TREE INVENTORY (attach additional trees on separate sheet)

Size (dbh)	Species	Condition (good, fair, poor, dead)	Recommendations
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

TREE CONDITION & POTENTIAL TARGETS

Provide a short description of defects, hazards or items of concern to the board. Include any additional information or explanation on an attached report.

ADDITIONAL REQUIRED MATERIALS

- Aerial photo of the subject property indicating the approximate location of the tree
- Photo(s) of the subject tree(s)

City of St. Augustine Arboriculture Report

This below information is to be submitted in conjunction with development plans when the removal of a significant tree is associated with improvements to the property and requires the issuance of a building permit.

CANOPY COVERAGE ESTIMATE

Provide an aerial view of the property indicating (a) the location of examined trees, (b) the approximate canopy coverage pre-development and (c) the approximate amount of canopy coverage post-development. Aerial measurements can be taken from the St. Johns County GIS website; www.co-st-johns.fl.us
(attach to application)

CONSERVATION OVERLAY ZONE DEVELOPMENT CRITERIA

Provide a response to the seventeen (17) “standards for review” listed in section 11-29 of the City of St. Augustine Land Development code
(attach to application)

SITE PLAN

Provide a scaled plan of the property to be developed, showing the locations of all structures and buildings, required yards, required parking, surface drive areas, loading spaces, stacking spaces, planting areas (both bufferyards and interior), dumpsters, exterior mechanical equipment, storm drainage retention areas, and all trees three (3) inches or larger dbh., by species and dbh (both to be removed and to be retained), and any other necessary details required for review.
Indicate “significant” trees to remain by marking them in green and “significant” to be removed by marking them in red. Indicate the tree protection zone (tpz of each “significant” tree at three times the diameter of the tree. Indicate the location of all tree barricades or tree protection fencing.
(attach to application)

IMPACT ANALYSIS & TREE PRESERVATION

Describe the impact the proposed development will have on the existing trees and if any consideration or development techniques are proposed to preserve trees on the site.
(attach to application)

Significant Tree Species

Significant trees are described in the following list (sec. 11-27). Removal of any tree that meets the criteria of this list requires an arborist's report and review by the Planning and Zoning Board (sec. 25-56.c.2)

Scientific Name	Common Name	Min. dbh to Max. dbh
<i>Acer rubrum</i> and <i>Acer spp.</i>	maple, red or other maples	18
<i>Betula nigra</i>	birch, river	24
<i>Carya glabra</i>	hickory, pignut	18
<i>Carya illinoensis</i>	pecan	18
<i>Carya tomentosa</i>	hickory, mockernut	18
<i>Catalpa binoniodes</i>	catalpa	18
<i>Celtis laevigata</i>	hackberry (sugarbberry)	15 to 36
<i>Cercis canadensis</i>	red bud	10
<i>Chionanthus virginicus</i>	fringetree	10
<i>Fraxinus spp.</i>	ash	18
<i>Gordonia lasianthus</i>	loblolly bay	10
<i>Ilex cassine</i>	holly, dahoon	10
<i>Ilex opaca</i>	holly, American	10
<i>Ilex x attenuate</i>	holly, "East Palatka"	10
<i>Juglans nigra</i>	walnut, black	18
<i>Juniperus silicicola</i>	red cedar, southern	8
<i>Juniperus virginiana</i>	red cedar, eastern	8
<i>Lagerstroemia indica</i>	crape myrtle - single trunk	10
<i>Liquidambar styracilua</i>	sweetgum	18
<i>Liriodendron tulipifera</i>	tulip-poplar	18
<i>Magnolia grandiflora</i>	magnolia, southern	18
<i>Magnolia grandiflora</i> var.	magnolia, southern v. "Little Gem"	10
<i>Magnolia virginiana</i>	magnolia, sweetbay	10
<i>Nyssa sylvatica</i>	blackgum, black tupelo	18
<i>Platanus occidentalis</i>	sycamore	18
<i>Prunus caroliniana</i>	cherry laurel	10
<i>Prunus serotina</i>	black cherry	18
<i>Quercus falcata</i>	oak, red (southern red oak)	18
<i>Quercus geminate</i>	oak, sand live	10
<i>Quercus hemispherica</i>	oak, laurel	15 to 36
<i>Quercus laevis</i>	oak, turkey	18
<i>Quercus laurifolia</i>	oak, laurel (swamp)	15 to 36
<i>Quercus nigra</i>	oak, water	15 to 36
<i>Quercus nuttallii</i>	oak, nuttall	18

Significant Tree Species

Significant trees are described in the following list (sec. 11-27). Removal of any tree that meets the criteria of this list requires an arborist's report and review by the Planning and Zoning Board (sec. 25-56.c.2)

Scientific Name	Common Name	Min. dbh to Max. dbh
<i>Quercus phellos</i>	oak, willow	18
<i>Quercus shumardii</i>	oak, shumard	18
<i>Quercus spp.</i>	oak, other unlisted species	18
<i>Quercus stellata</i>	oak, post	18
<i>Quercus virginiana</i>	oak, live (southern live oak)	18
<i>Taxodium distichum</i>	cypress, bald (pond cypress)	10
<i>Ulmus alata</i>	elm, winged	10
<i>Ulmus Americana</i>	elm, American	18
<i>Ulmus parvifolia</i>	elm, drake	10

Exempt Tree Species

Exempt trees are described in the following list (sec. 25-52) and may be removed without a permit.

Scientific Name	Common Name
<i>Malus spp.</i>	apple
<i>Citrus spp.</i>	citrus
<i>Eucalyptus spp.</i>	eucalyptus
<i>Enterolobium cyclocarpum</i>	ear tree
<i>Koelreuteria paniculata</i>	golden raintree
<i>Parinsonia aculeate</i>	jerusalem thorn
<i>Cupressocypari leylandii</i>	leyland cypress
<i>Eriobotrya japonica</i>	loquat
<i>Nerium oleander</i>	oleander
<i>Bauhinia spp.</i>	orchid tree
<i>Prunus persica</i>	peach/nectarine
<i>Photinia x fraseri</i>	photinia, red tip, red top
<i>Prunus angustifolia</i>	plum
<i>Pyrus spp.</i>	pear
<i>Dispyros virginiana</i>	persimmon
<i>Coccoloba unifera</i>	sea grape
<i>Grevillea robusta</i>	silk oak
<i>Ailanthus altissima</i>	tree of heaven
<i>Myrica cerifera</i>	wax myrtle
<i>Salix Babylonica</i>	weeping willow
<i>Cornus Florida</i>	dogwood

Invasive Tree Species

Invasive trees are described in the following list (sec. 25-52) and may be removed without a permit. It is unlawful to plant any invasive species (sec. 25-53.c.9)

Scientific Name	Common Name
<i>Casuarinas spp.</i>	australian pine
<i>Bauhinia variegata</i>	orchid tree
<i>Shinus terebinthefolius</i>	brazilian pepper
<i>Cinnamomum camphora</i>	camphor tree
<i>Melia azerdach</i>	chinaberry
<i>Sapium sebiferum</i>	chinese tallow, popcorn tree
<i>Malaleuca leucadendion</i>	mallaleuca, punk tree
<i>Albizia lebeck</i>	woman's tongue, singer tree

Approved Replacement Tree Species

This list of tree species are approved species that may be planted as part of a landscap plan or as replacement for removed trees. Additional species may be allowed following review of City Staff.

SHADE TREES

Scientific Name	Common Name	Mature Height	Tree Shape
<i>Acer floridanum</i>	Florida sugar maple	30'	round
<i>Acer rubrum</i>	Red maple	65'	round
<i>Acer saccharum</i>	Silver maple	50'	round
<i>Betula nigra</i>	River birch	65'	round
<i>Carya glabra</i>	Pignut hickory	55'	upright
<i>Celtis laevigata</i>	Sugarberry	55'	vase
<i>Diospyros virginiana</i>	Persimmon	50'	round
<i>Gordonia lasianthumus</i>	Loblolly Bay	50'	upright
<i>Ilex x attenuata</i> 'East Palatka'	East Palatka Holly	35'	upright
<i>Ilex cassine</i>	Dahoon holly	35'	upright
<i>Ilex opaca</i>	American holly	35'	upright
<i>Juniperus silicicola</i>	Southern Red Cedar	35'	spreading
<i>Juniperus virginiana</i>	Eastern red cedar	35'	round
<i>Liquidambar styraciflua</i>	Sweetgum	80'	upright
<i>Liriodendron tulipifera</i>	Tulip tree	90'	round
<i>Magnolia grandiflora</i>	Southern magnolia	70'	pyramidal
<i>Magnolia virginiana</i>	Sweetbay	60'	round
<i>Pinus elliottii</i>	Slash Pine	85'	upright
<i>Pinus palustris</i>	Longleaf pine	70'	upright
<i>Pinus taeda</i>	Loblolly pine	85'	upright
<i>Platanus occidentalis</i>	Sycamore	100'	upright
<i>Prunus caroliniana</i>	Cherry laurel	30'	round
<i>Quercus laevis</i>	Turkey oak	50'	round
<i>Quercus michauxii</i>	Swamp chestnut oak	70'	round
<i>Quercus shumardii</i>	Shumard oak	80'	round
<i>Quercus virginiana</i>	Live oak	60'	spreading
<i>Taxodium distichum</i>	Bald cypress	60'	pyramidal
<i>Tilia caroliniana</i>	Carolina basswood	30'	round
<i>Tilia floridana</i>	Florida basswood	50'	round
<i>Ulmus alata</i>	Winged elm	50'	vase
<i>Ulmus parvifolia</i>	Lacebark Elm	40'	vase

Approved Replacement Tree Species

UNDERSTORY TREES

Scientific Name	Common Name	Mature Height	Tree Shape
<i>Cercis canadensis</i>	redbud	25'	round
<i>Chionanthus virginicus</i>	fringe tree	15'	round
<i>Citrus spp.</i>	citrus	15'	round
<i>Cornus florida</i>	flowering dogwood	20'	round
<i>Callistemon spp.</i>	Bottlebrush	15'	round
<i>Eriobotrya japonica</i>	loquat	25'	round
<i>Ilex vomitoria</i>	youpon holly	20'	round
<i>Lagerstroemia indica</i>	crape myrtle mult. varieties	30'	vase
<i>Ligustrum japonicum</i>	tree form wax privet	15'	round
<i>Magnolia ashei</i>	ashe magnolia	15'	round
<i>Magnolia grandiflora</i> 'Little Gem'	little gem magnolia	25'	pyramidal
<i>Magnolia x soulangeana</i>	saucer magnolia	20'	round
<i>Myrica cerifera</i>	wax myrtle	25'	round
<i>Olea europaea</i>	olive tree	20'	round
<i>Prunus angustifolia</i>	chickasaw plum	15'	round
<i>Vaccinium arboreum</i>	sparkleberry	20'	Round
<i>Vitex agnus-castus</i>	chaste tree	15'	Round
<i>Zanthoxylum clava-herculis</i>	hercules' club	20'	upright

PALM TREES

Scientific Name	common name	Mature Height	Tree Shape
<i>Phoenix canariensis</i>	canary island date palm	40'	palm
<i>Phoenix sylvestris</i>	wild date palm	30'	palm
<i>Sabal palmetto</i>	cabbage palmetto, sabal palm	50'	Palm
<i>Washingtonia robusta</i>	washingtonian palm	100'	palm

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 1643100000
Location Address 15 FORT MOSE TRL
SAINT AUGUSTINE 32084-0000
Neighborhood Fort Moses Welcome Center (609)
Tax Description* 1-1 56 & 60-7-30 PART LYING E OF BLK 3 SARATOGA LAKE
OR1972/860 &1972/864
**The Description above is not to be used on legal documents.*
Property Use County Owned (8600)
Code
Subdivision N/A
Sec/Twp/Rng 60-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 8.000
Homestead N

No Image Available

Owner Information

Owner Name [St Johns County Florida](#) 100%
Mailing Address 500 SAN SEBASTIAN VW
SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
County		\$1,310,911

Map



Valuation Information

	2024
Building Value	\$423,331
Extra Features Value	\$190,620
Total Land Value	\$696,960
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,310,911
Total Deferred	\$0
Assessed Value	\$1,310,911
Total Exemptions	\$1,310,911
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$428,557	\$198,742	\$696,960	\$0	\$0	\$1,324,259	\$1,322,622	\$1,324,259	\$0
2022	\$365,262	\$140,162	\$696,960	\$0	\$0	\$1,202,384	\$1,202,384	\$1,202,384	\$0
2021	\$373,959	\$140,162	\$696,960	\$0	\$0	\$1,211,081	\$1,211,081	\$1,211,081	\$0
2020	\$378,308	\$40,243	\$696,960	\$0	\$0	\$1,115,511	\$1,115,511	\$1,115,511	\$0
2019	\$328,097	\$38,226	\$696,960	\$0	\$0	\$1,063,283	\$1,063,283	\$1,063,283	\$0
2018	\$402,659	\$49,512	\$696,960	\$0	\$0	\$1,149,131	\$1,149,131	\$1,149,131	\$0
2017	\$407,132	\$51,987	\$696,960	\$0	\$0	\$1,156,079	\$1,156,079	\$1,156,079	\$0
2016	\$411,607	\$43,080	\$696,960	\$0	\$0	\$1,151,647	\$1,151,647	\$1,151,647	\$0
2015	\$416,080	\$43,613	\$696,960	\$0	\$0	\$1,156,653	\$1,156,653	\$1,156,653	\$0
2014	\$329,851	\$46,880	\$696,960	\$0	\$0	\$1,073,691	\$1,073,691	\$1,073,691	\$0
2013	\$333,360	\$53,149	\$696,960	\$0	\$0	\$1,083,469	\$1,083,469	\$1,083,469	\$0

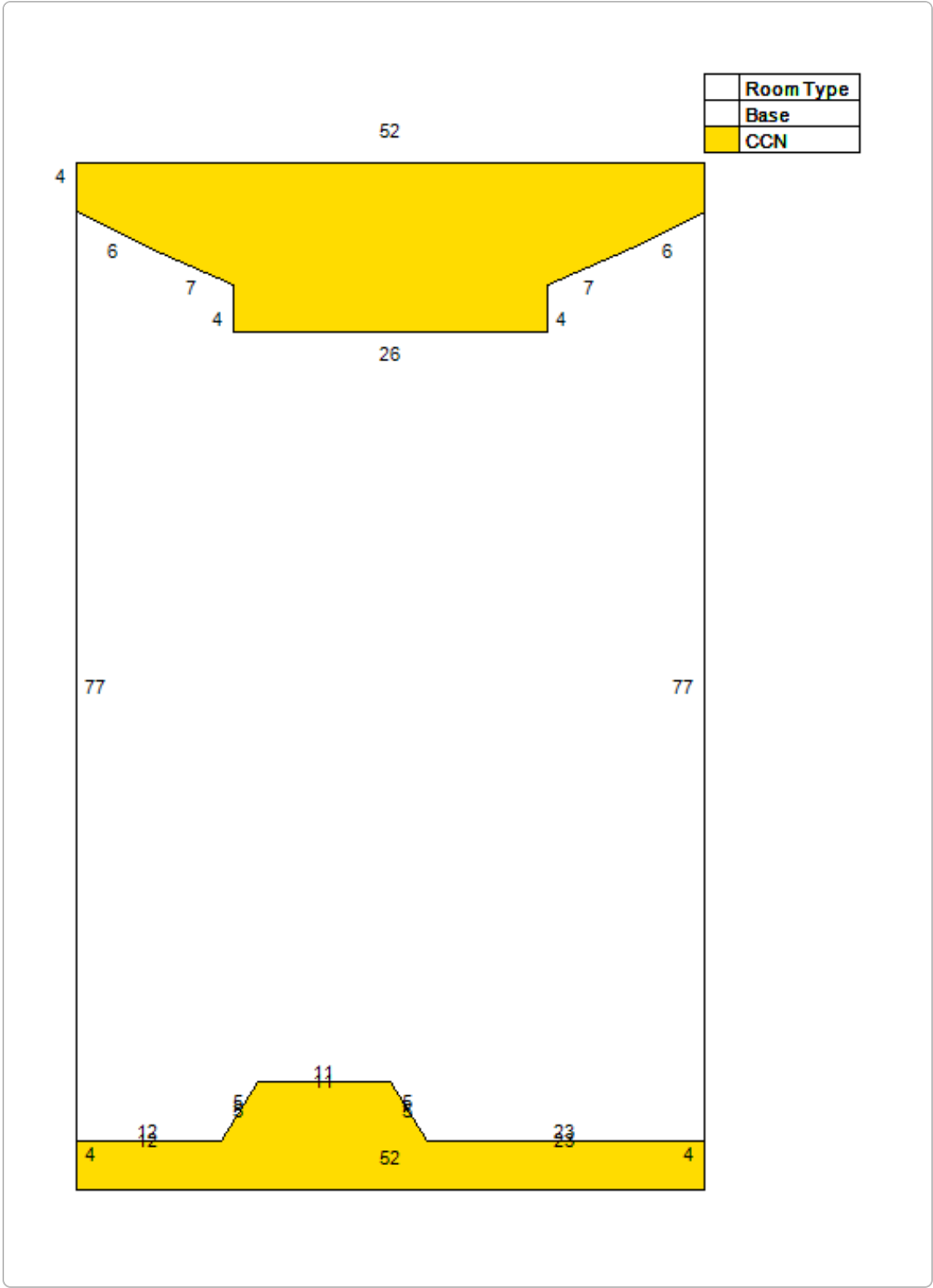
Building Information

Building	2
Building Value	\$423,331
Year Built	2006
Actual Area	4420
Conditioned Area	3593
Use	Cultural Organizations & Facilities
Style	04
Exterior Wall	Concrete Siding, Concrete Stucco

Roof Cover	Modular Metal
Roof Structure	Wood Truss
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
FINISHED CANOPY	549
BASE AREA	3593
FINISHED CANOPY	278
Total SqFt	4420

Sketch Information



Extra Feature Information

Code Description	Status	Value
Pole Light (COM)		13875
Masonry Wall (Mix)		955
Concrete Paving - Under 8" (COM)		20584
Asphalt Paving (COM)		42985
Boat Dock - Average (Mix)		25641
Boat Dock - Average (Mix)		86580

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
County Owned	0	0	348480	SF	\$696,960

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/30/2003	\$0.00	WARRANTY DEED	1972	864	U	I	THE TRUST FOR PUBLIC LAND	ST JOHNS COUNTY FLORIDA
	5/29/2003	\$1,400,000.00	WARRANTY DEED	1972	860	U	I	ST AUGUSTINE RESERVE LLC	THE TRUST FOR PUBLIC LAND
	12/18/2002	\$755,000.00	WARRANTY DEED	1869	1686	Q	I	ST JOHNS CHRYSLER & PLYM INC	ST AUGUSTINE RESERVE LLC

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: 5/29/2024, 1:56:07 AM](#)

Contact Us



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 4, 2024	7.a.	PZB2024-0042
Request	Address	Parcel ID
Variance & Conservation Overlay Zone Development	59 Valencia Street	204420-0000



Figure 1. Aerial photograph of the subject property.

Site & Background Information

Property Class: (St. Johns County Property Appraiser)	Public Colleges (8400)
Future Land Use Designation:	Public Use
Zoning Designation:	<u>Residential General-One: RG-1</u>
Acreage:	1.29
Applicant:	Trip Means c/o Means Engineering, Inc.
Owner:	Laura Stevenson Dumas c/o Flagler College, Inc.



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

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	0100 – Single Family	Residential Medium Density	RG-1
South	8400 – Public Colleges	Residential Medium Density	RG-1
East	0100 – Single Family	Residential Low Density	RS-1
West	8400 – Public Colleges	Residential Medium Density	RG-1

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to remove one (1) [significant tree](#) within [COZ 3](#) and a [variance](#) to allow off-site tree mitigation. Approving this request would allow for the construction of a locker room at the existing Flagler tennis center.

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

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

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

The request for Conservation Overlay Zone Development also includes the removal of one (1) significant tree. 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 requests to remove two (2) trees to allow for the construction of a new locker room at the Flagler College tennis center at 59 Valencia Street. The trees proposed for removal are a twenty-five (25) inch dbh water oak and a sixteen (16) inch dbh live oak. A live oak tree is not considered significant until it reaches a dbh of eighteen (18) inches ([Sec. 11-27](#)). An arborist report was completed by Edward Conlon, ISA Certified Arborist. The report lists the water oak in poor condition and the live oak in poor/fair condition.

COSA Code of Ordinances Section 25-53(d) states that the preservation and removal of trees on a site may result in the need for tree mitigation if a positive number of tree credits is not provided. The removal of the water oak and live oak creates a deficit of 3.5. The applicant is proposing to plant three (3) live oak trees with a three (3) inch dbh creating 4.5 credits and a positive number of tree credits. The application meets the requirements of Chapter 25 for tree mitigation with a request for off-site tree mitigation.

The applicant is requesting a variance to plant trees required for mitigation off-site. The three live oak trees are proposed to be planted within the Flagler College campus but not at 59 Valencia Street. The applicant proposes to plant one live oak at each of the following locations on Flagler campus: 67 Valencia Street, 134 Oviedo Street, and on the “West Lawn” at the southeastern corner of Valencia and Sevilla Streets.

Trees Removed			Trees Planted			
Type (dbh)	Size Range	Deficit	QTY	Type (dbh)	Size Range	Credit
Water Oak 25"	20+ dbh	2	3	Live Oak 3"	3+ dbh	4.5
Live Oak 16"	16+ dbh	1.5				
Deficits		-3.5	Credits			4.5
Total Credits						+1.0

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.

Based on a review of Sec. 28-29 staff find that the Board can **APPROVE** as the variance criteria has been met for off-site tree mitigation at 59 Valencia / PID 204420-0000.

If the board approves the application for Conservation Overlay Zone development staff recommends the following conditions:

- The applicant will plant three (3) live oak trees with a 3-inch dbh on Flagler campus as specified in the application.



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: Tripp Means Contact Number: 904-264-9902

Business (if applicable): Means Engineering, Inc

Address: 1414 Kingsley Ave, STE 3 City: Orange Park State: FL Zip: 32073

E-Mail Address: tmeans@meansengr.com

2. NAME OF PROPERTY OWNER: Laura Stevenson Dumas Contact Number: 904-819-6205

Business (if applicable): Flagler College, Inc

Address: 74 King Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: LStevenson@flagler.edu

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 1 Block: 1

Subdivision: "Block G" Parcel Number: 2044200000

4. PROJECT STREET ADDRESS: 59 Valencia Street

5. SPECIFIC PROPOSED USE: Tennis Center

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☒ Other: Removal/Replacement of Trees

7. DESCRIPTION OF ACTION REQUESTED: _____

Removal and replacement of two "significant" trees. Replacement trees will be planted on the Flagler Campus

8. JUSTIFICATION FOR ACTION REQUESTED: _____

Trees are in poor condition and pose risk to existing building. See arborist's report.

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.

Welch E Means

Digitally signed by Welch E Means
Date: 2024.05.03 13:48:52 -04'00'

Signature of Applicant

Date

Laura Stevenson Dumas

Digitally signed by Laura Stevenson Dumas
Date: 2024.05.03 13:18:10 -04'00'

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.

[W. Earl "Tripp" Means](#)

Print name of applicant

**Welch E
Means**

Digitally signed by
Welch E Means
Date: 2024.05.03
13:49:29 -04'00'

Signature of applicant

[May 3, 2024](#)

Date



Owner's Authorization For Agent

Means Engineering, Inc is/are hereby authorized TO ACT ON BEHALF
OF Flagler College, Inc, 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:
59 Valencia Street

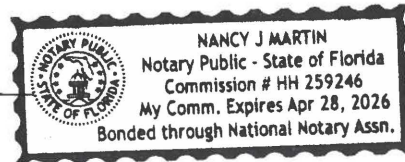
BY: 
Signature of Owner

Laura Stevenson Dumas

Print Name of Owner

904-819-6205

Telephone Number



State of Florida

County of St. Johns

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

By Laura Stevenson Dumas

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: 

My Commission expires: 4/28/2026

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 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.

59 Valencia Street, St. Augustine, Florida

Project Address: _____

W. Earl "Tripp" Means

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

Laura Stevenson Dumas

Owner's Name: _____ Owner's Signature: _____

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 2044200000
Location Address 59 VALENCIA ST
SAINT AUGUSTINE 32084-0000
Neighborhood City St Aug Model Land Area (COM) (610.05)
Tax Description* 1-170 MODEL LAND CO SUB CITY LOT 1 BLK G-1 OR566/559
**The Description above is not to be used on legal documents.*
Property Use Code Public Colleges (8400)
Subdivision Model Land Co's Subdivision Of Block G
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 1.290
Homestead N

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



Owner Information

Owner Name [Flagler College Inc](#) 100%
Mailing Address 74 KING ST
SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Educational		\$968,965

Map



Valuation Information

	2024
Building Value	\$111,009
Extra Features Value	\$109,343
Total Land Value	\$784,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,004,352
Total Deferred	\$35,387
Assessed Value	\$968,965
Total Exemptions	\$968,965
Taxable Value	\$0

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

Historical Assessment Information

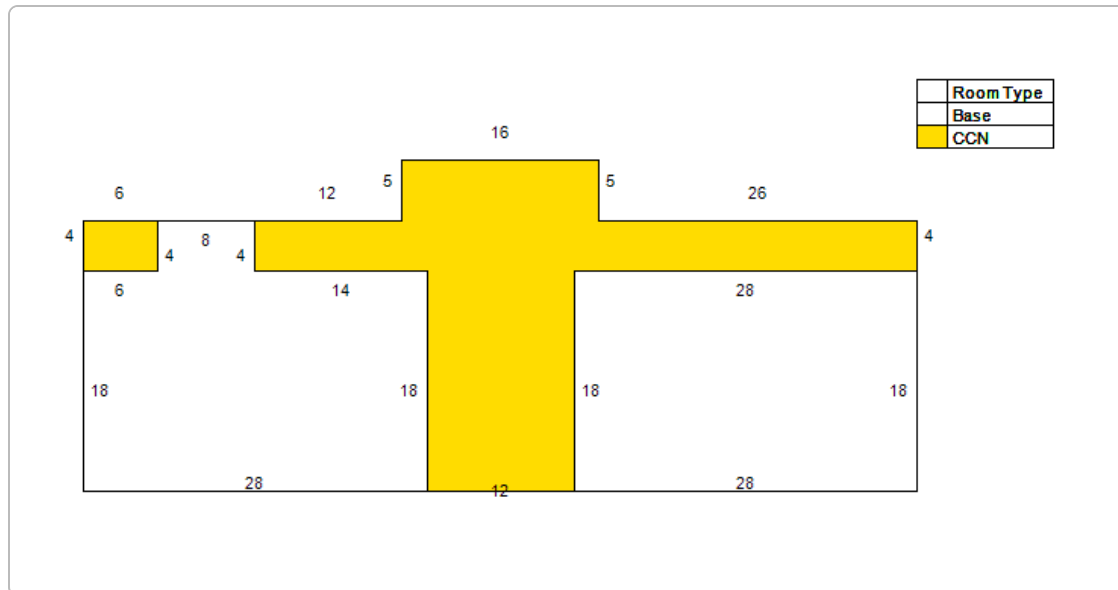
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$114,533	\$8,863	\$784,000	\$0	\$0	\$907,396	\$808,714	\$907,396	\$0
2022	\$96,031	\$191,790	\$560,000	\$0	\$0	\$847,821	\$784,762	\$847,821	\$0
2021	\$98,898	\$191,790	\$560,000	\$0	\$0	\$850,688	\$713,420	\$850,688	\$0
2020	\$99,983	\$191,790	\$560,000	\$0	\$0	\$851,773	\$648,564	\$851,773	\$0
2019	\$96,250	\$132,600	\$560,000	\$0	\$0	\$788,850	\$589,604	\$788,850	\$0
2018	\$61,804	\$132,600	\$341,600	\$0	\$0	\$536,004	\$536,004	\$536,004	\$0
2017	\$63,451	\$132,600	\$341,600	\$0	\$0	\$537,651	\$537,651	\$537,651	\$0
2016	\$65,099	\$132,600	\$341,600	\$0	\$0	\$539,299	\$539,299	\$539,299	\$0
2015	\$66,747	\$132,600	\$341,600	\$0	\$0	\$540,947	\$540,947	\$540,947	\$0
2014	\$63,597	\$132,600	\$341,600	\$0	\$0	\$537,797	\$537,797	\$537,797	\$0
2013	\$65,148	\$132,600	\$341,600	\$0	\$0	\$539,348	\$539,348	\$539,348	\$0

Building Information

Building	1	Roof Cover	Clay Tile
Building Value	\$111,009	Roof Structure	Wood Truss
Year Built	1984	Interior Flooring	Concrete Finish, Carpet
Actual Area	1576	Interior Wall	Drywall
Conditioned Area	1040	Heating Type	Air Duct
Use	Fitness Clubs	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Stucco	Baths	

Description	Square Footage
FINISHED CANOPY	24
BASE AREA	536
FINISHED CANOPY	512
BASE AREA	504
Total SqFt	1576

Sketch Information



Extra Feature Information

Code Description	Status	Value
Recreation Court (Mix)		21600
Concrete Paving - Under 8" (COM)		2006
Metal Fence - 8' (COM)		5429
Metal Fence - 4' (COM)		928
Pole Light (COM)		79380

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Public Colleges	200	280	56000	SF	\$784,000

Sale Information

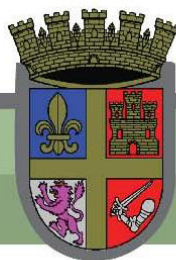
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	12/1/1982	\$212,000.00		566	559	U	I		FLAGLER COLLEGE INC

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: 5/29/2024, 1:56:07 AM](#)

[Contact Us](#)

Developed by
 Schneider
 GEOSPATIAL



City of St. Augustine Arboriculture Report

This report is to be completed by an ISA certified arborist to accompany a request for removal of a significant trees as defined in chapter 11 of the City of St. Augustine Development Code. The information described below does not constitute a "hazard inspection" and the inspecting Arborist is responsible for providing additional information, if necessary, regarding the condition of the subject tree(s).

ARBORIST INFORMATION

NAME OF APPLICANT Edward Conlon
 ISA Certification # FL 0829A
 Business (if applicable) Tree Medic Tree, Inc
 Address 4100 A1A South
 City St. Augustine State FL Zip Code 32080
 Daytime Telephone 904-669-5028 Other Phone _____
 Email Address treemedicinc@yahoo.com

PROPERTY INFORMATION

STREET ADDRESS 59 Valencia Street
 Legal Description: Lot 1 Block 1 Subdivision Block G
 Parcel 2044200000

SCOPE OF WORK & SITE OBSERVATIONS

Provide a short description of the work completed, reason for removal, any targets and the method(s) of inspection. Include any additional information or explanation on an attached report.

Requesting removal and replacement of two significant trees. See attached tree evaluation report.
Replaced trees will be 2, 3-inch FF (Florida Fancy) grade live oaks on Flagler College campus.

TREE INVENTORY(attach additional trees on separate sheet)

Size (dbh)	Species	Condition (good, fair, poor, dead)	Recommendations
25"	Water Oak (Quercus Nigra)	Poor	Removal and Replacement
16"	Live Oak (Quercus Virginiana)	Fair/Poor	Removal and Replacement
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

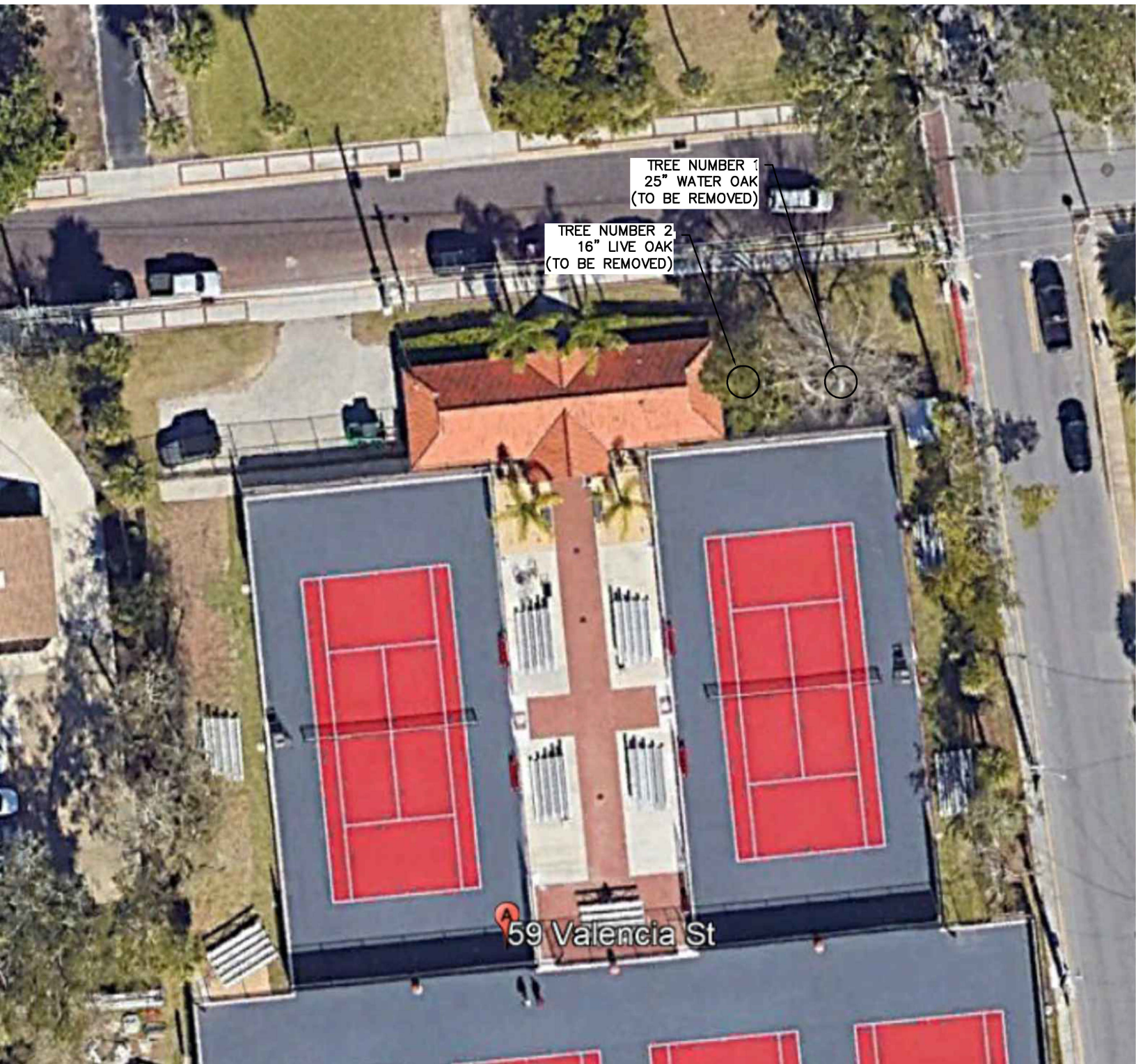
TREE CONDITION & POTENTIAL TARGETS

Provide a short description of defects, hazards or items of concern to the board. Include any additional information or explanation on an attached report.

See attached tree evaluation report.

ADDITIONAL REQUIRED MATERIALS

- Aerial photo of the subject property indicating the approximate location of the tree
- Photo(s) of the subject tree(s)





Tree Evaluation Report
Flagler College Tennis Center
59 Valencia St. St Augustine, FL

Report by:

Edward Conlon, Certified Arborist FL0829A International Society of Arboriculture

Tree Number 1

Size / Species: 25" dbh Water Oak (Quercus Nigra)
Condition: Poor, Age, Environment, Soil Conditions, Parasites, Fungus.
Age: Approximately 50 Years

Evaluation: The root system has been compromised and continues to decay due to saltwater intrusion and minimal root space.

Construction, soil compaction and utility work on the north side by the road have reduced the root system over the last few years.

The trunk appears mostly solid above 6' but has a significant cavity by the base of the tree on the west side.

The canopy was trimmed in January but has active mistletoe in the canopy large dead limbs over 3 months.

Recommendation: Removal and replacement



Tree Evaluation Report
Flagler College Tennis Center
59 Valencia St. St Augustine, FL

Tree Number 2

Size / Species: 16" dbh , Live Oak (Quercus Virginiana)

Condition: Fair/poor

Evaluation: This tree is located to the east of the tennis center locker rooms on Valencia St.

Trunk condition poor. At approximately 10 feet off the ground there is a cavity where a codominant stem had broken off approximately seven years ago during one of the hurricanes. Now a cavity exists at that point.

There is a 20 degree lean towards the building at the point of fracture.

Rooting area has also been compromised due to utilities construction and Saltwater intrusion.

Recommendation: Due to the damage where half the canopy was damaged and the lean towards the building, removal and replacement is recommended



Overall Recommendation: Replace removed trees with two, 3-inch caliper, FF (Florida Fancy) grade live oaks on Flagler College Campus.



From: [Tripp Means](#)
To: [Sarah Daugherty](#)
Cc: [Victoria Murphy](#)
Subject: RE: PZB2024-0042 Application
Date: Thursday, May 23, 2024 2:03:15 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.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.

Hi Sarah,

I just uploaded a file to the portal showing the location of the proposed mitigation trees. The college is proposing to plant 3, 3" Live Oaks throughout the campus. The uploaded map shows trees to be planted at:

67 Valencia Street

134 Oviedo Street

On the campus' "West Lawn" at the southeast corner of Valencia and Sevilla Streets.

Please let me know if you have any questions or require any additional information.

Thanks,

Tripp Means

MEANS Engineering, Inc.

1414 Kingsley Ave, Suite 3 Orange Park, FL 32073

Phone: 904-264-9902 Fax: 904-278-1132

email: TMeans@meansengr.com

From: Sarah Daugherty <sdaugherty@citystaug.com>

Sent: Wednesday, May 22, 2024 9:57 AM

To: tmeans@meansengr.com

Cc: Victoria Murphy <vmurphy@citystaug.com>

Subject: PZB2024-0042 Application

Good morning,

I began reviewing the PZB application for 59 Valencia. The proposed tree mitigation does not create a positive number of tree credits. Adding one more 3" tree would create a positive number of credits and meet the tree mitigation requirements ([Sec. 25-53](#)). I have provided the tree mitigation table below. We also need the location of the trees proposed to be planted. The deadline to update your PZB is this Friday May 24th.

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 4, 2024	8.a.	PZB2024-0041
Request	Address	Parcel ID
Rezoning	24 Cathedral Place	197160-0000
	Charlotte Street	197200-0000



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
Property Class: (St. Johns County Property Appraiser)	1800 – Office Buildings (Multi-Story)	2810 – Parking Lots
Future Land Use Designation:	Historic Preservation	Historic Preservation
Zoning Designation:	Planned Unit Development: PUD (ORD NO. 2013-22)	Planned Unit Development: PUD (ORD NO. 2013-22)
Acreage:	0.85	0.21
Applicant:	Ellen Avery-Smith, Esq. c/o Rogers Towers, P.A.	
Owner:	Kasam Hospitality	

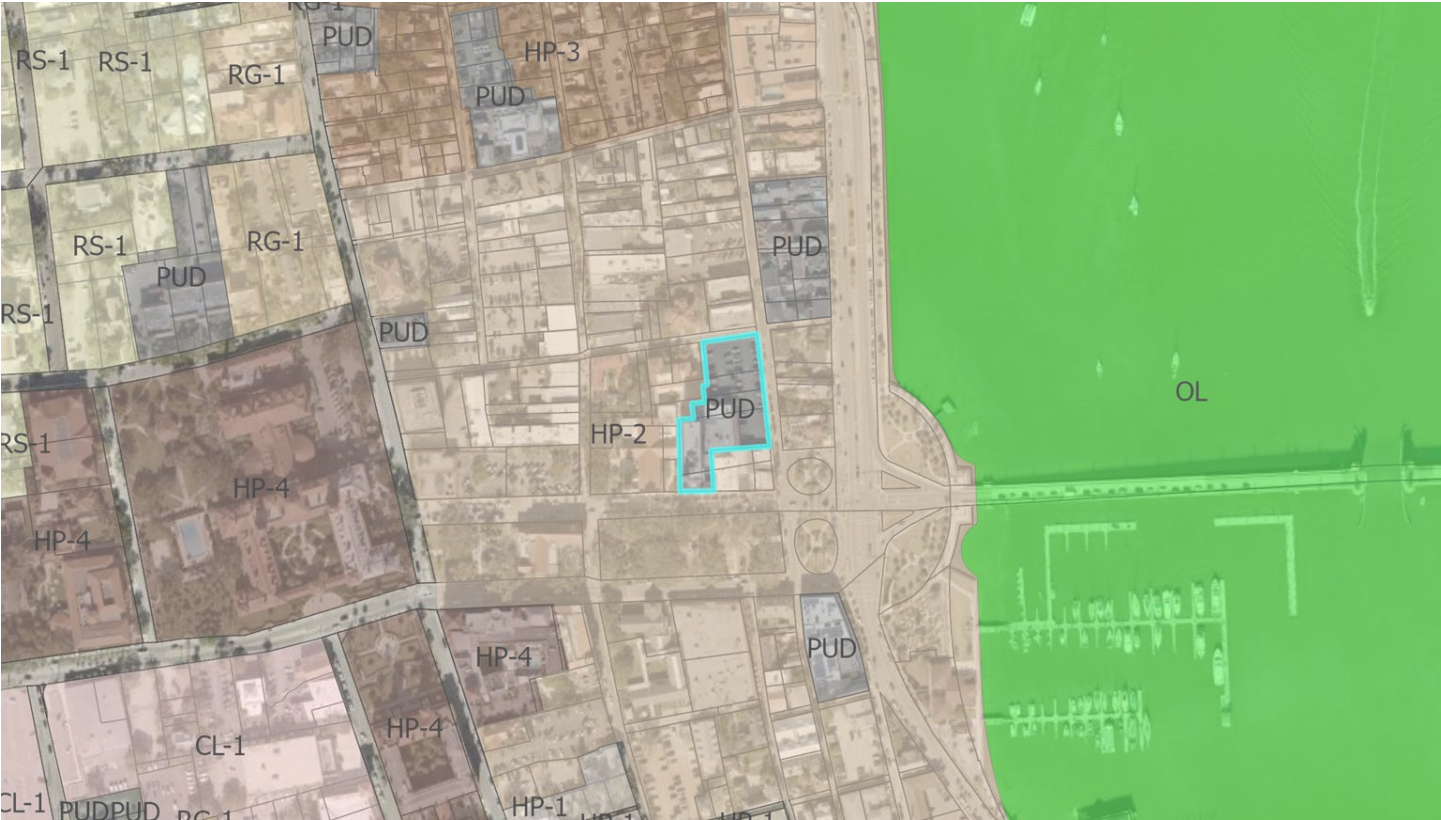


Figure 2. The City of St. Augustine's zoning map highlighting the subject properties.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	1200 – Mixed Use (Store/Office/Residential Combo)	Historic Preservation	HP-2
South	1100 – Stores 3305 – Nightclubs, Lounges, Bars (Owner Occupied)	Historic Preservation	HP-2
East	1700 – Office Buildings (1 Story) 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 summary of this rezoning request includes:

1. A maximum of one hundred twenty (120) hotel rooms in the existing building located at 24 Cathedral Place and in additional buildings to be constructed on the property,
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 minimum of one hundred fifty-five (155) 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 the existing site development conditions and proposed conditions.

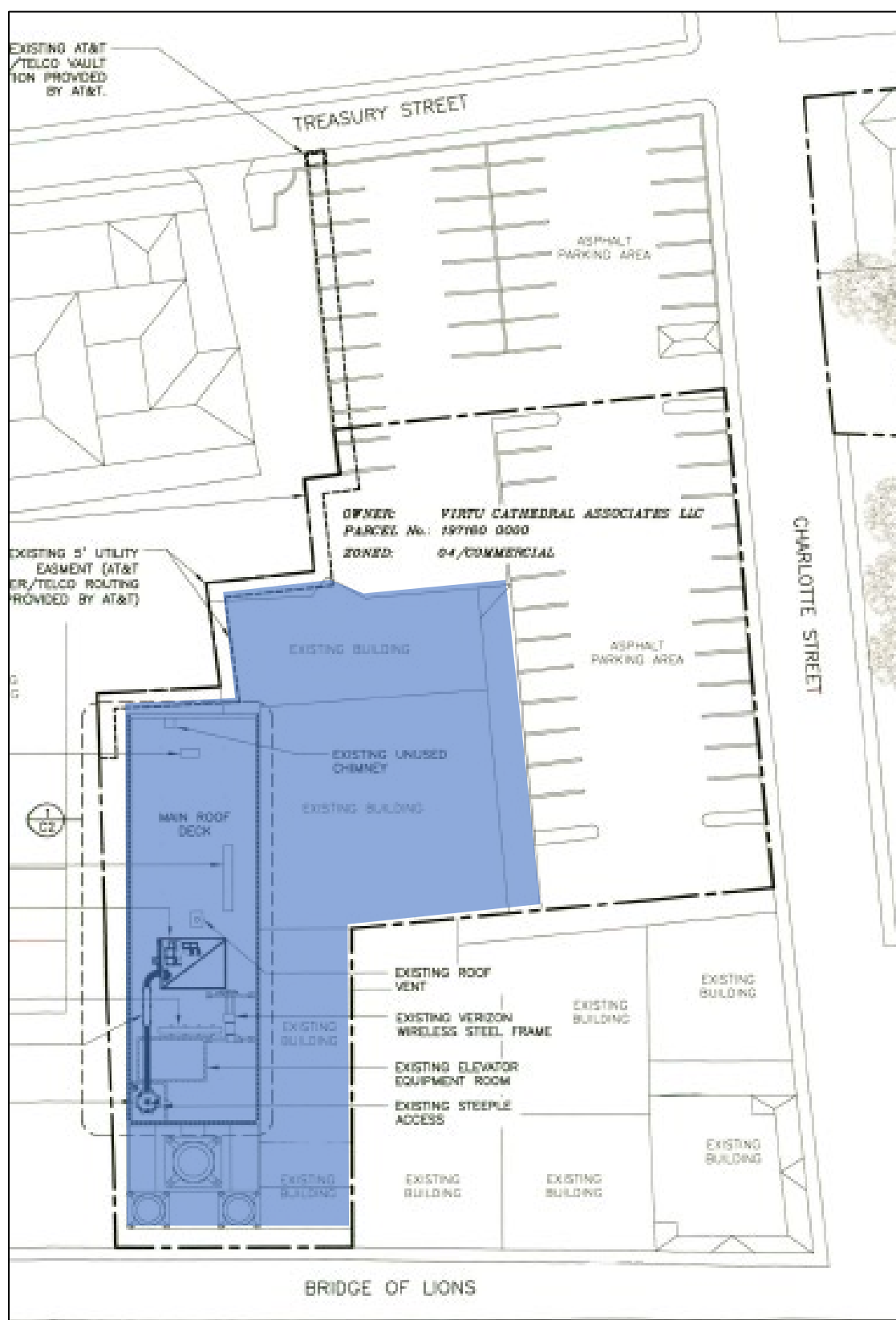


Figure 3. Site plan obtained from a 2013 HARB application which generally shows the existing conditions at 24 Cathedral Place, building footprint highlighted in blue.

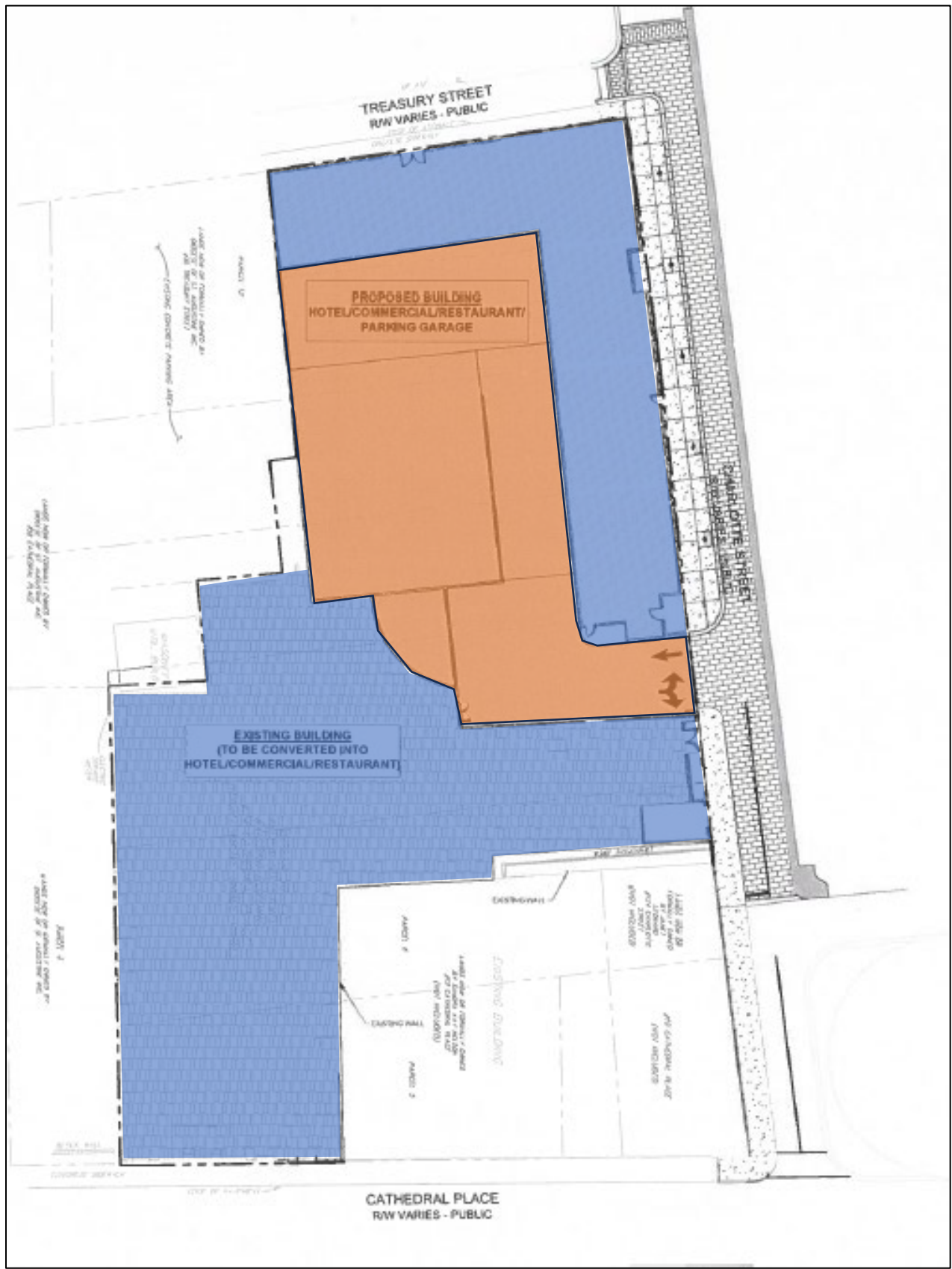


Figure 4. Proposed site plan included in the PUD text as part of this rezoning request, proposed building footprints highlighted in blue and proposed parking facility highlighted in orange.

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Policy 2.1.3	This request is consistent 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 consistent with the City's policy to give priority to adaptive reuse of historic structures.
	Policy 5.2.4	This request could be more consistent 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	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: • Preserve the small town urban character while promoting a balance of economic activity; • 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; • Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles; With no provision of housing in this proposal and a parking garage with a maximum of one hundred and sixty (160)

		parking spaces this request is inconsistent with the goals of providing a variety of housing types and also reducing automobile trips in and through the downtown.
Historic Preservation	Overall HP Goal	“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.” This request is consistent 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. 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 inconsistent with the City’s goal to enhance the City’s historic integrity and promote an authentic, livable community amid changing economic and environmental circumstances.
	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.
Conservation and Coastal Management	Policy 1.15.3	This request could consider 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 consistent with the City’s policy to encourage redevelopment to be compact and walkable. This request could consider 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. This policy is cited on page 9 of the PUD text as being consistent with this proposal but is detailed as “The Project may use these methods within areas of the Property where buildings are not located.” This coupled with the maximum lot coverage set at one hundred (100) percent is why this request is viewed as inconsistent with this policy.
Recreation and Open Space		
Transportation and Mobility	Policy 1.3.3	This request is consistent 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 consistent 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.
Housing		
Infrastructure	Objective 3.9	This request is consistent 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

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. This application was first heard during the May 7th, 2024, Regular Meeting where the Board requested additional information to be provided.

Below are sections from Chapter 28 of the City's Code of Ordinances which relate to the requests made in this rezoning application. This is part of the effort to discuss the merits of the application and [desired elements of the final PUD document](#), staff analysis is in bold.

[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 and the Treasury Building is shown to be redeveloped and preserved.
- (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 with the information being provided in the PUD text. A staff analysis of the requirement to outline the desired benefits to the community, which may be found on pages 14 and 15 of the PUD text, may be found below and in bold.

- a. Restoring and preserving the historic building located at 24 Cathedral Place, which structure enhances the City skyline.

Preserving an iconic structure that contributes to the City's skyline does appear to reflect a desired benefit of the community.

- 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.

The provision of parking spaces for public use does appear to reflect a desired benefit of the community, but the inclusion of the language "when available" is significant when evaluating the

level of benefit provided in this proposal. Details of how the public will be made aware when there is parking available have not been included, without such details the possibility of this being an attractive nuisance is much higher as opposed to a true benefit.

- c. Providing a public trash compactor for businesses along Charlotte Street within the Property.

This provision does appear to reflect a desired benefit of the community.

- 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.

The streetscape work proposed for Charlotte and Treasury Streets does reflect a desired benefit of the community. Staff would like to note that having the applicant provide details such as (1) the framework for cost sharing and specific commitments, (2) the extent to which "appropriate utility coordination" goes, and (3) specific boundaries of proposed improvements to Charlotte and Treasury Streets as they do extend outside of the vicinity of this site. These examples of details may allow the Board to more effectively review and determine the level of this proposed benefit.

- 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.

Mobility fees are imposed at the time when building permits are issued and are based on increases in person trips associated with the use. This fee eventually pays for the cost associated with adding new multimodal capacity within St. Augustine, this stated benefit appears to lay out the path for credits associated with future fees which in turn reduces the amount contributed.

- f. Locating the Project in an area where hotel guests can park their cars once and walk, or where people can walk and take trolleys from other downtown venues.

The proposed location of the project does appear to reflect a desired benefit of the community for higher intensity uses to be located in the core of the City as opposed to the periphery which may induce urban sprawl.

- g. Significantly increasing City annual ad valorem taxes generated by the Property, which lies within the Downtown Community Revitalization Area.

The statement that this proposed development will increase City annual ad valorem taxes generated is believed to be both factual, based on an analysis of taxable value of properties within the vicinity of this site, and a reflection of a desired benefit of the community. Additionally, the claim that ad valorem taxes will increased significantly is also believed to be true due to the observation that properties with occupied and actively used structures have a higher taxable value than properties occupied by surface parking lots.



Figure 5. This screenshot of an ArcGIS layer shows the taxable value per square foot for the properties included in this request as well as those in the surrounding area. The properties included in this request are outlined in white.

- 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.

An increase in the number of employment opportunities for residents does reflect a desired benefit of the community. Staff would like to note that having the applicant provide details such as (1) the total number of employment opportunities available to residents and (2) if these are low or high paying opportunities which may validate the claim that they are “within walking and biking distance from their homes” may allow the Board to more effectively review and determine the level of this proposed benefit.

[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
While an infrastructure impact analysis has been provided; the focus of the submitted Public Facility Impact Analysis appears to be around the benefits of hotel component of this proposal and little mention of the additional proposed commercial uses. Details regarding the mitigation of impacts from *changing and intensifying* the existing uses of the Treasury Building and surface parking lot should be provided. Additionally on page 5 of the analysis, smart growth is mentioned and how the proposed streetscape design will include the implementation of energy efficiency and water conservation, but without specific details.
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 as the details of the locations of these facilities and the responsible party to install them are not provided.

- (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.

While the subject properties were rezoned from HP-2 to the existing PUD in 2013, 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 as it is not located within an entry corridor.

- (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:
- Areas to be developed, in order of priority;
 - The construction of streets, utilities and other improvements necessary to serve the proposed development; and
 - 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:
- The project name, property owner(s) and applicant(s); and
 - The existing zoning and requested rezoning, the physical address or location of the project, and a brief description of the application request; and
 - The developer's project coordinator contact information, including name, mailing address, telephone number and email address; and
 - 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."
 - 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.

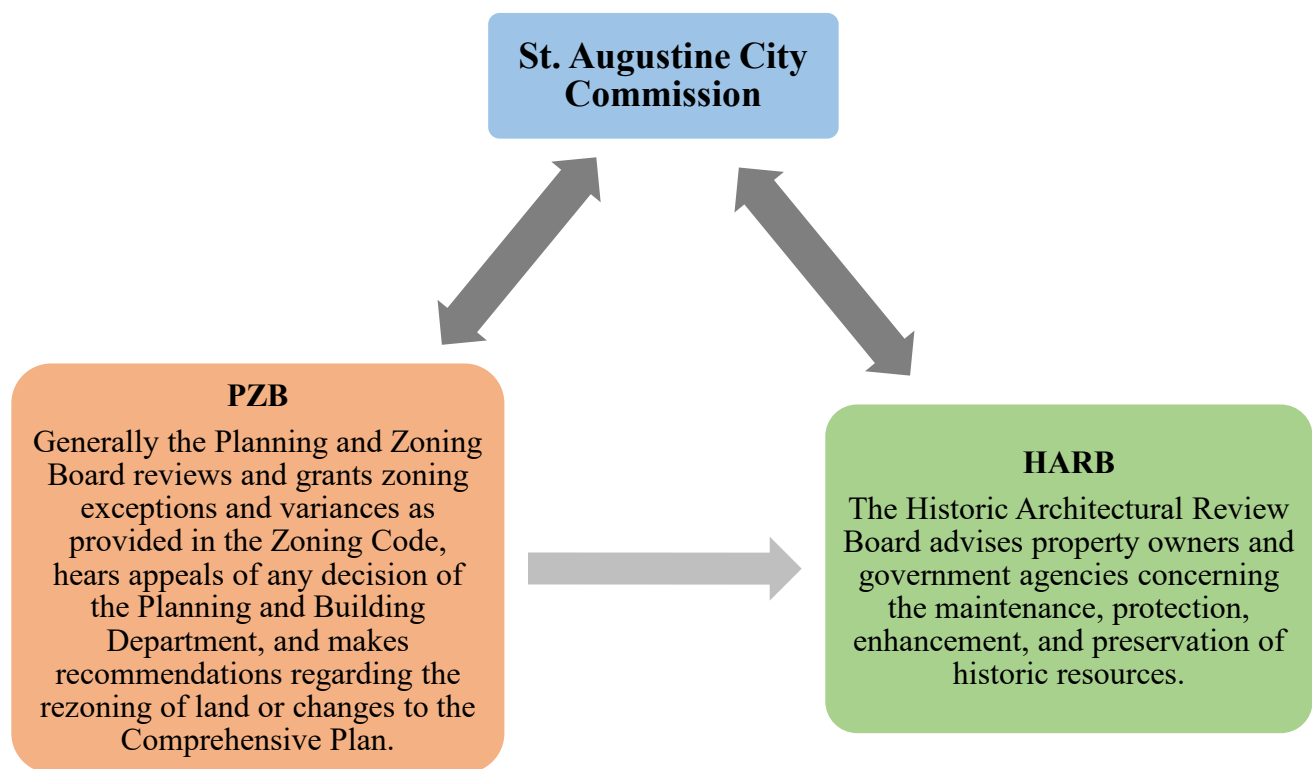


Figure 6. This chart illustrates the order of operations for this specific request.

Understanding the order of review is especially important when it comes to evaluating the size and scale of the proposed structures. Evaluation of the proposed structures may include the height and width of structures along the streetscape and their relation to adjacent structures, including those adjacent to and across Charlotte and Treasury Streets. Once the PZB both evaluates and determines an acceptable proposal for the use of the land at 24 Cathedral Place the HARB then conducts review concerning this proposal’s maintenance, protection, enhancement, and preservation historic resources. This may include impacts on the streetscape and compatibility with adjacent structures.

- (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.



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 Avenida 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.

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 10th 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 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.

Kanti Patel

Print name of applicant

[Signature]

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 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: 

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1971600000
Location Address	22 CATHEDRAL PL 24 CATHEDRAL PL SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	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 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Office Buildings (Multi-Story) (1800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.850
Homestead	N

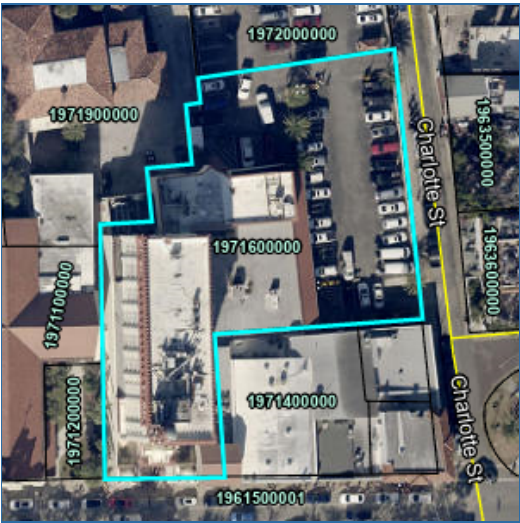
[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name	Kasam Hospitality Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	\$6,693,955
Extra Features Value	\$136,452
Total Land Value	\$2,218,020
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$9,048,427
Total Deferred	\$462,710
Assessed Value	\$8,585,717
Total Exemptions	\$0
Taxable Value	\$8,585,717

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

Historical Assessment Information

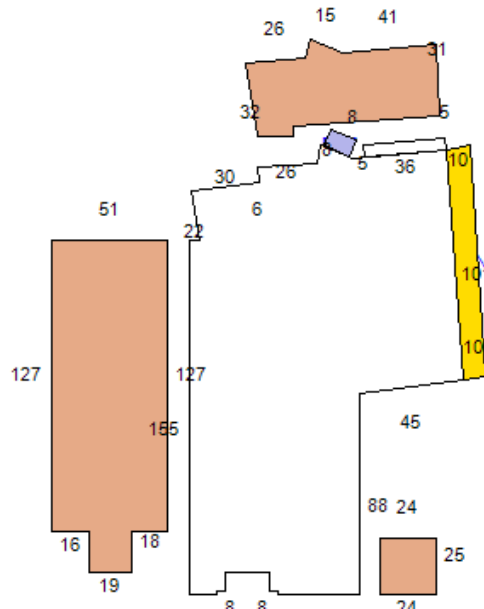
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$6,676,286	\$145,126	\$2,218,020	\$0	\$0	\$9,039,432	\$7,805,197	\$1,234,235	\$7,805,197
2022	\$4,931,631	\$112,526	\$2,218,020	\$0	\$0	\$7,262,177	\$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

Building Information

Building	1	Roof Cover	Built Up, Clay Tile
Building Value	\$3,748,686	Roof Structure	Rigid Frame
Year Built	1928	Interior Flooring	Carpet, Ceramic Tile
Actual Area	29220	Interior Wall	Drywall
Conditioned Area	27921	Heating Type	Air Duct
Use	Office Building (Multi-Story) Class A	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Stucco	Baths	
Description		Square Footage	
BASE AREA		17911	
FINISHED UPPER STORY		2591	
FINISHED STORAGE/UTILITY		92	
FINISHED UPPER STORY		6819	
FINISHED CANOPY		1024	
OUTSIDE STAIRS		183	
FINISHED UPPER STORY		600	
Total SqFt		29220	
Building	2	Roof Cover	Clay Tile
Building Value	\$2,945,269	Roof Structure	Rigid Frame
Year Built	1928	Interior Flooring	Carpet, Ceramic Tile
Actual Area	26035	Interior Wall	Drywall
Conditioned Area	26035	Heating Type	Air Duct
Use	Office Building (Multi-Story) Class C	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Stucco	Baths	
Description		Square Footage	
BASE AREA		26035	
Total SqFt		26035	

Sketch Information

Room Type
OST
CCN
FINISHED STORAGE
FINISHED UPPER STORY
Base



Room Type

Extra Feature Information

Code Description	Status	Value
Sprinkler Wet (COM)		59621
Masonry Wall (Mix)		5818
Concrete Paving - Under 8" (COM)		5760
Asphalt Paving (COM)		18900
Curb (COM)		3072
Handicap Ramp (COM)		1404
Pole Light (COM)		8400
Storage Building (Mix)		977
4+ Passenger Elevator (Mix)		32500

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	4496	846	Q	I	VIRTU CATHEDRAL ASSOCIATES LLC	KASAM HOSPITALITY INC
	7/23/2003	\$0.00	OTHER INSTRUMENT	2005	573	U	I	VIRTU CATHEDRAL ASSOCIATES LLC	
	11/13/2001	\$4,200,000.00	WARRANTY DEED	1675	1278	Q	I	CATHEDRAL PLACE ASSOCIATES LTD	VIRTU CATHEDRAL ASSOCIATES LLC
	6/1/1993	\$1,655,000.00	WARRANTY DEED	997	1312	U	I	FNB PROPERTIES INC	CATHEDRAL PLACE ASSOCIATES LTD
	1/14/1992	\$1,000,000.00	CERTIFICATE OF TITLE	921	1339	U	I	DAVIS-STOVAL LIMITED PTNRSHIP	FNB PROPERTIES INC
	12/1/1985	\$1,800,000.00		693	154	Q	I		DAVIS-STOVAL LIMITED PTNRSHIP
	12/1/1985	\$0.00		693	152	U	I		

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

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

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Last Data Upload: 5/29/2024, 1:56:07 AM

Contact Us

Developed by



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

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 <i>*The Description above is not to be used on legal documents.</i>
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	18.872
Acreage	0.210
Homestead	N

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



Owner Information

Owner Name	Kasam Hospitality Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$33,114
Total Land Value	\$614,250
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$647,364
Total Deferred	\$41,114
Assessed Value	\$606,250
Total Exemptions	\$0
Taxable Value	\$606,250

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	\$34,746	\$614,250	\$0	\$0	\$648,996	\$551,136	\$97,860	\$551,136
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

Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		13986
Pool House (Mix)		2055
Masonry Wall (Mix)		7448
Masonry Wall (Mix)		2903
Curb (COM)		1052
Pole Light (COM)		2590
Pole Light (COM)		3080

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	4496	846	Q	I	VIRTU CATHEDRAL ASSOCIATES LLC	KASAM HOSPITALITY INC
	11/13/2001	\$4,200,000.00	WARRANTY DEED	1675	1278	Q	I	CATHEDRAL PLACE ASSOCIATES LTD	VIRTU CATHEDRAL ASSOCIATES LLC
	6/1/1993	\$1,655,000.00	WARRANTY DEED	997	1312	U	I	FNB PROPERTIES INC	CATHEDRAL PLACE ASSOCIATES LTD
	1/14/1992	\$857,142.00	CERTIFICATE OF TITLE	921	1339	U	I	DAVIS-STOVAL LIMITED PTNRSHIP	FNB PROPERTIES INC
	12/1/1985	\$1,800,000.00		693	154	Q	I		DAVIS-STOVAL LIMITED PTNRSHIP

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

24 Cathedral Place Planned Unit Development

City of St. Augustine, Florida

| ~~April 3~~May 16, 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 restore and preserve the historic building located at 24 Cathedral Place and to construct complimentary buildings in the location of the existing surface parking lot on the Property.~~ The proposed project will 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~~Treasury 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~~minimum of ~~160~~155 spaces of parking (some of which will be publicly available) 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 restoring and 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. reservation**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 16th 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 18th, 19th and 20th 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~~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. The Project complies with FLUE Policy 5.2.4 by retaining and preserving the character of the historic 24 Cathedral Place building, which is a centerpiece of downtown St. Augustine, and adding a series of buildings that include human-scale architecture along Charlotte and Treasury streets. The new buildings will have undulating building facades and rooflines, which will provide visual interest at the street level.

FLUE Goal 8 provides that the City will promote its historic urban character, recognize and preserve the historic skyline, preserve its unique residential neighborhoods, and support adjacent compact commercial areas. The Project helps the City accomplish this goal by preserving one of the iconic buildings in downtown, providing infill development and bringing in higher-end guests to support area businesses. The Cathedral Place area is primarily commercial in nature, and residents in nearby neighborhoods can easily walk or bike to the new hotel and its related restaurants, bars and other amenities. Replacing the existing office use of the 24 Cathedral Place building with a hotel should reduce the number of vehicles coming and going from the site each day, since many hotel guests will arrive via some form of ride share. Guests who bring cars will park in the hotel parking garage and leave their vehicles there since they can walk, bike or take a trolley to businesses and attractions in the downtown area.

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~~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~~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. A bike share program will be provided for hotel guests.

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 mass and scale of the new buildings to be constructed on the Property are consistent with the sizes and heights of other surrounding structures, which range from two to three stories and are either joined together or have little separation.

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 Project will include a bike share program for use by hotel guests. 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~~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~~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~~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~~Project. The ~~project~~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~~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~~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~~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~~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~~Project, in conformance with the requirements of the City Code. The ~~project~~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 Project will restore and preserve the historic building at 24 Cathedral Place and convert existing use of the Property from office space to a hotel with related amenities.

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~~minimum of ~~160~~155 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~~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~~minimum of ~~160~~155 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~~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 either within the Property or via a shuttle from off-site areas. 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~~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~~Loaner bicycles will be available to hotel patrons. The Project is located near an existing trolley stop and will allow ride share drivers to use the drop-off area along Cathedral Place. The hotel will encourage guests to use multi-modal forms of transportation. A bicycle rack will be provided for employees who ride their bikes to work.
- 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. Building lighting will only be a color temperature no greater than 3,000 Kelvin.
- 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. The Owner will utilize energy and water efficient components where feasible.
- 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 restoring and 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, in that the Project converts an existing office building, where workers drive into and out of the downtown at morning and evening peak hours, with a hotel and related amenities, where guests arrive and depart at non-peak hours.
- 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~~Project by providing Mediterranean Influence Architecture, similar to the existing Cathedral Place building, the Casa Monica hotel, the Ponce de Leon Hotel and other structures in the vicinity, in coordination with the City's Historic Architectural Review Board.
- f. Providing an environment of consistent character compatible with the surrounding areas, with the new buildings within the Property being three stories, which height is consistent with other buildings along Cathedral Place, Avenida Menendez and other surrounding streets.
- 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~~Project include:

- a. ~~Preserving~~Restoring and ~~restoring~~preserving 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~~and 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 uses permitted in the proposed PUD isare 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~~Project's potential impacts on transportation networks, circulation patterns and infrastructure is attached as **Exhibit "E"**. As stated above, the Project converts an existing office building to hotel use. Thus, the Property will continue to utilize the same roads, utilities and other public infrastructure that it has always used. As noted in Exhibit "E", the hotel will encourage guests to walk, ride bicycles and use other multi-modal transportation, in contrast to the office tenants' use of personal vehicles to get to and from work at peak hours in the morning and afternoon.

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

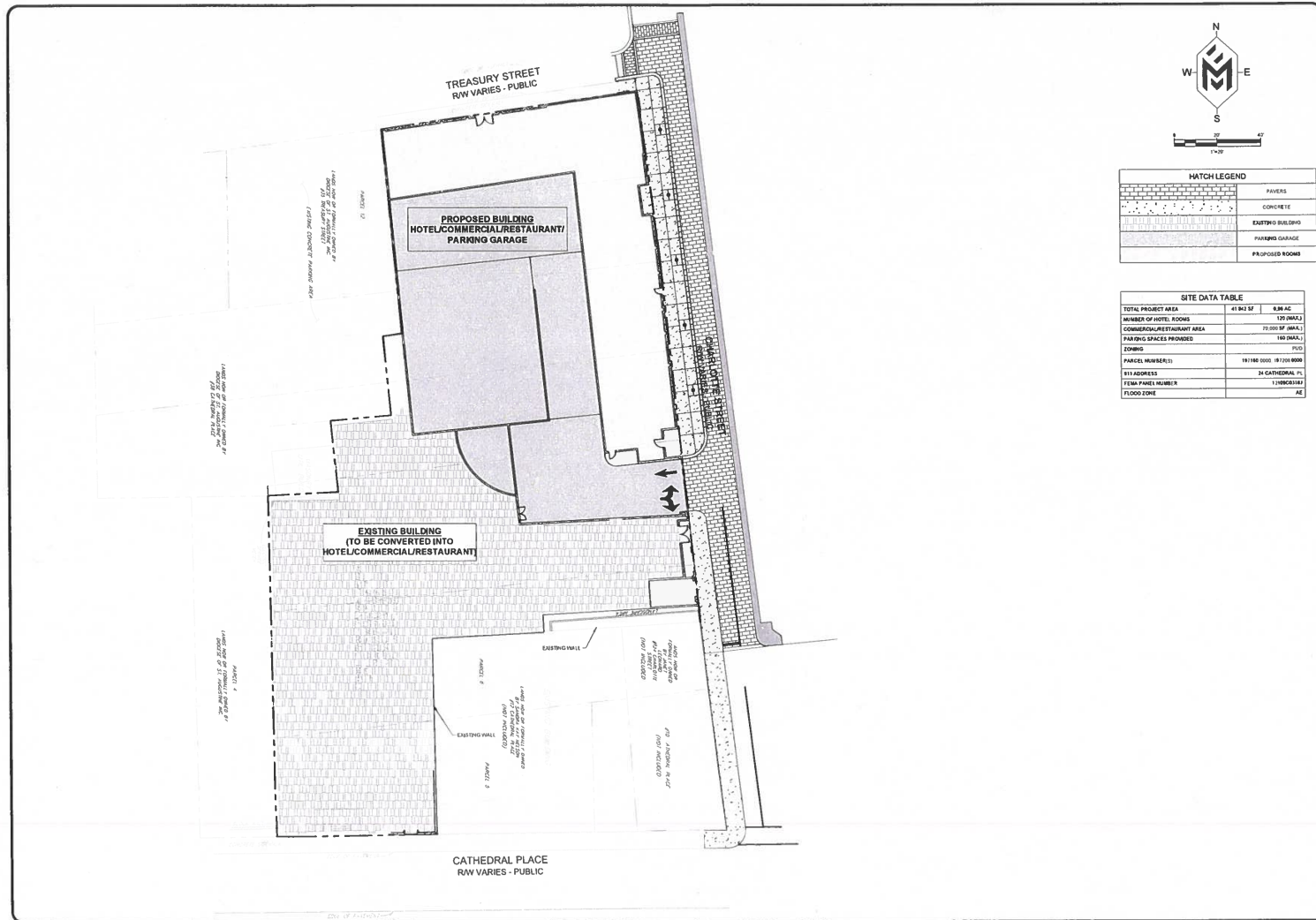
PROPERTY DESCRIPTION

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



MATCH LEGEND	
[Pattern]	PAVERS
[Pattern]	CONCRETE
[Pattern]	EXISTING BUILDING
[Pattern]	PARKING GARAGE
[Pattern]	PROPOSED ROOMS

SITE DATA TABLE	
TOTAL PROJECT AREA	41,813 SF 0.96 AC
NUMBER OF HOTEL ROOMS	120 (MAX)
COMMERCIAL/RESTAURANT AREA	70,000 SF (MAX)
PARKING SPACES PROVIDED	180 (MAX)
ZONING	FUD
PARCEL NUMBER(S)	18188 000 18120 000
911 ADDRESS	24 CATHEDRAL PL
TENANT FLOOR NUMBER	1 FLOOR/1ST
FLOOD ZONE	AE

MAVERICK ENGINEERING
19 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6667

REVISIONS

NO.	DATE	DESCRIPTION
1	08-20-2023	ISSUED FOR PERMIT
2	08-20-2023	ISSUED FOR PERMIT
3	08-20-2023	ISSUED FOR PERMIT
4	08-20-2023	ISSUED FOR PERMIT
5	08-20-2023	ISSUED FOR PERMIT

SITE PLAN
THE EXCHANGE HOTEL
CITY OF ST. AUGUSTINE
PREPARED FOR:
KAMAR-KOPELITY INC.

1
OF 1

Exhibit “C”

Preliminary Architectural Elevations



CONCEPTUAL ELEVATION - CHARLOTTE STREET
1/8" = 1' - 0"



A5.01







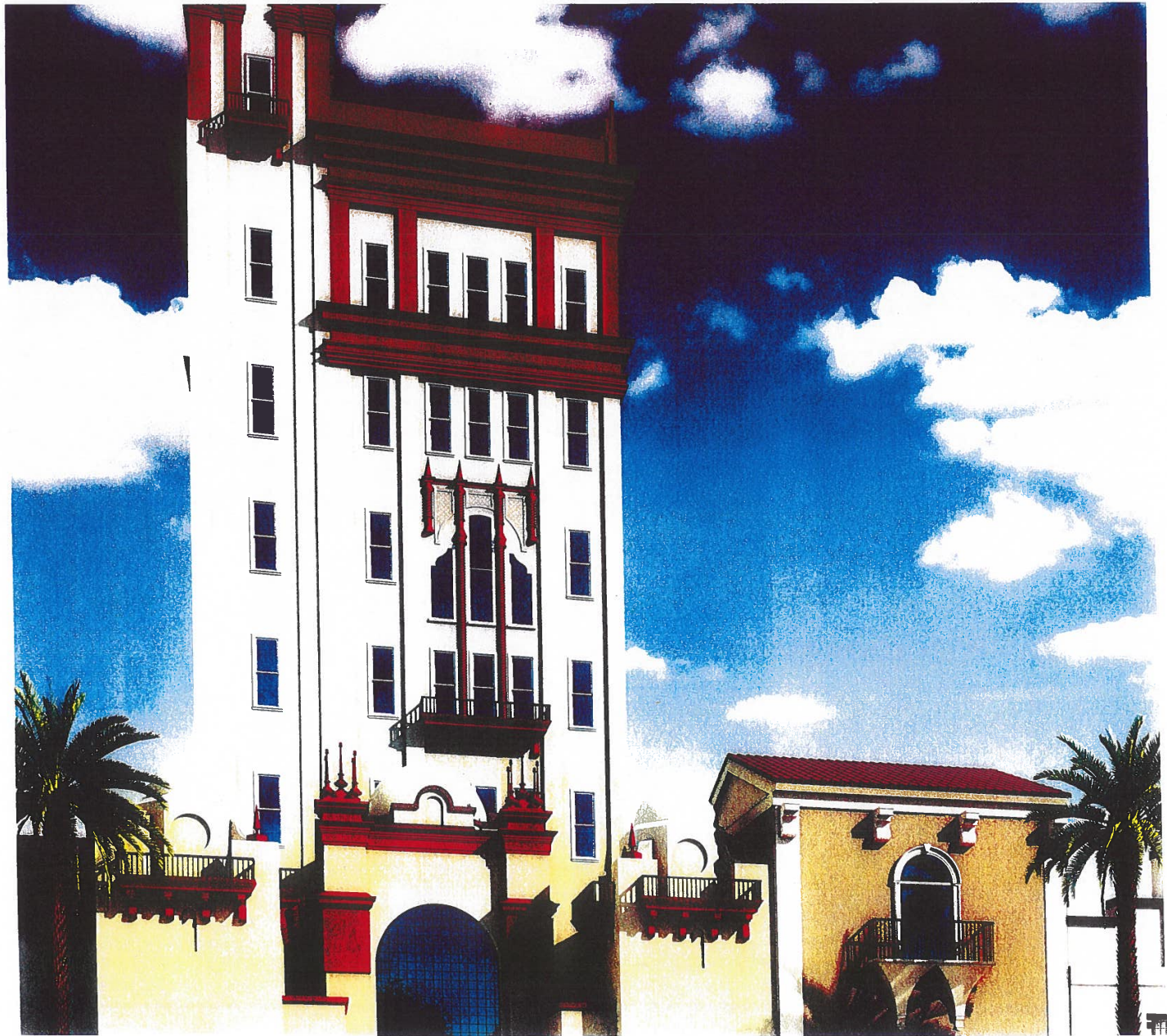








EXHIBIT “D”

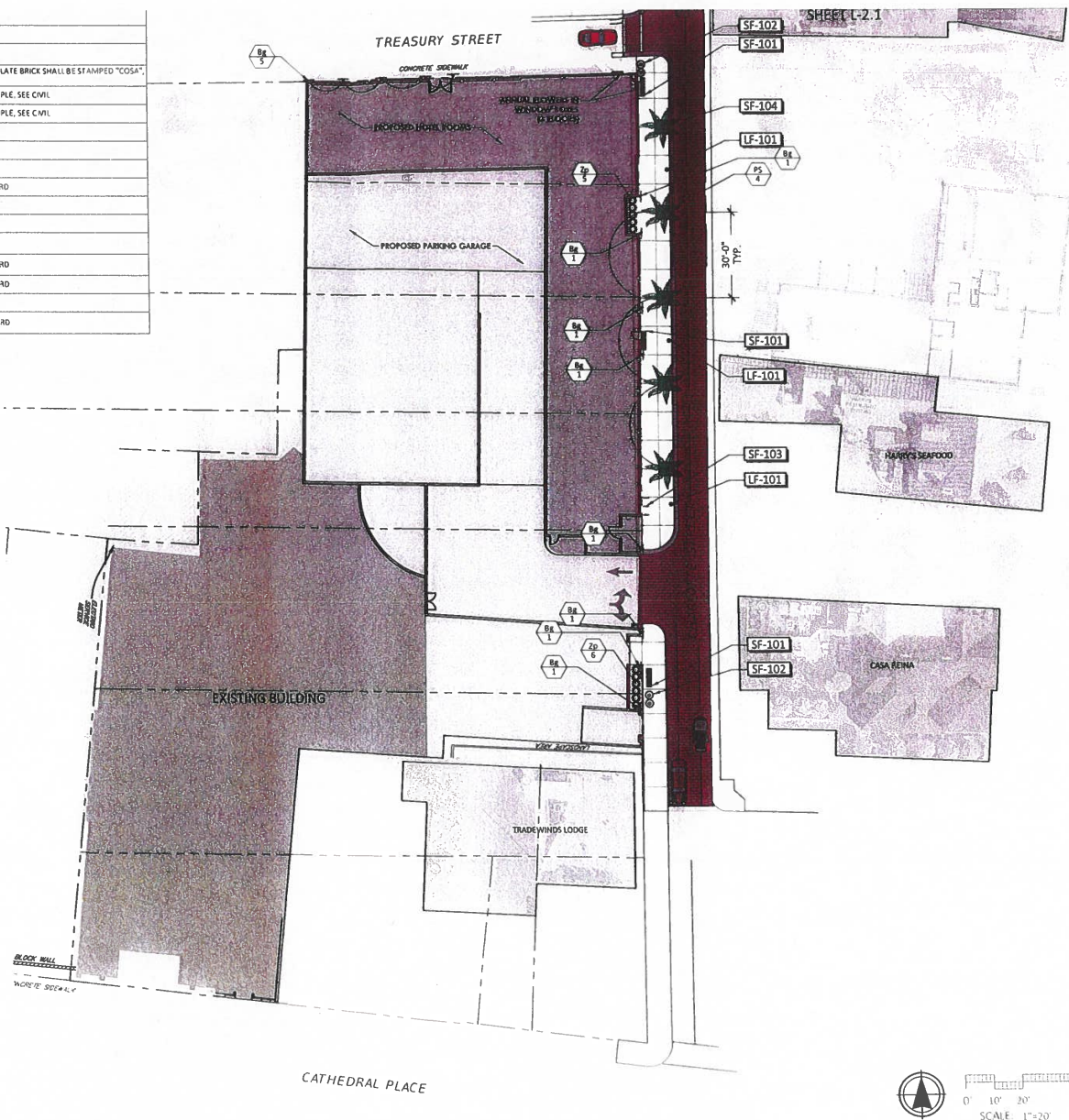
Landscape Plan

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE	QTY
TREES							
	PS	PHOENIX SYMPLESTRIS / WILD DATE PALM	B&B	15" MIN	10 CT		12
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	QTY
SHRUBS							
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER	30 GAL	3 TRELLIS		NO	13
	Id	JAMIA PUMILA / COONHIE CYCAD	7 GAL				11

STREETSCAPE IMPROVEMENTS NOTES:

- 1 ALL STREETSCAPE IMPROVEMENTS BETWEEN CATHEDRAL PLACE AND TREASURY STREET ARE TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE CONSTRUCTION OF THE HOTEL
- 2 IMPROVEMENTS BETWEEN TREASURY STREET AND HYPOJITA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT



24 CATHEDRAL PLACE

ST. AUGUSTINE, FLORIDA

HARDSCAPE + LANDSCAPE PLAN

Marquis Latimer • Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LA6667110 Quailifier

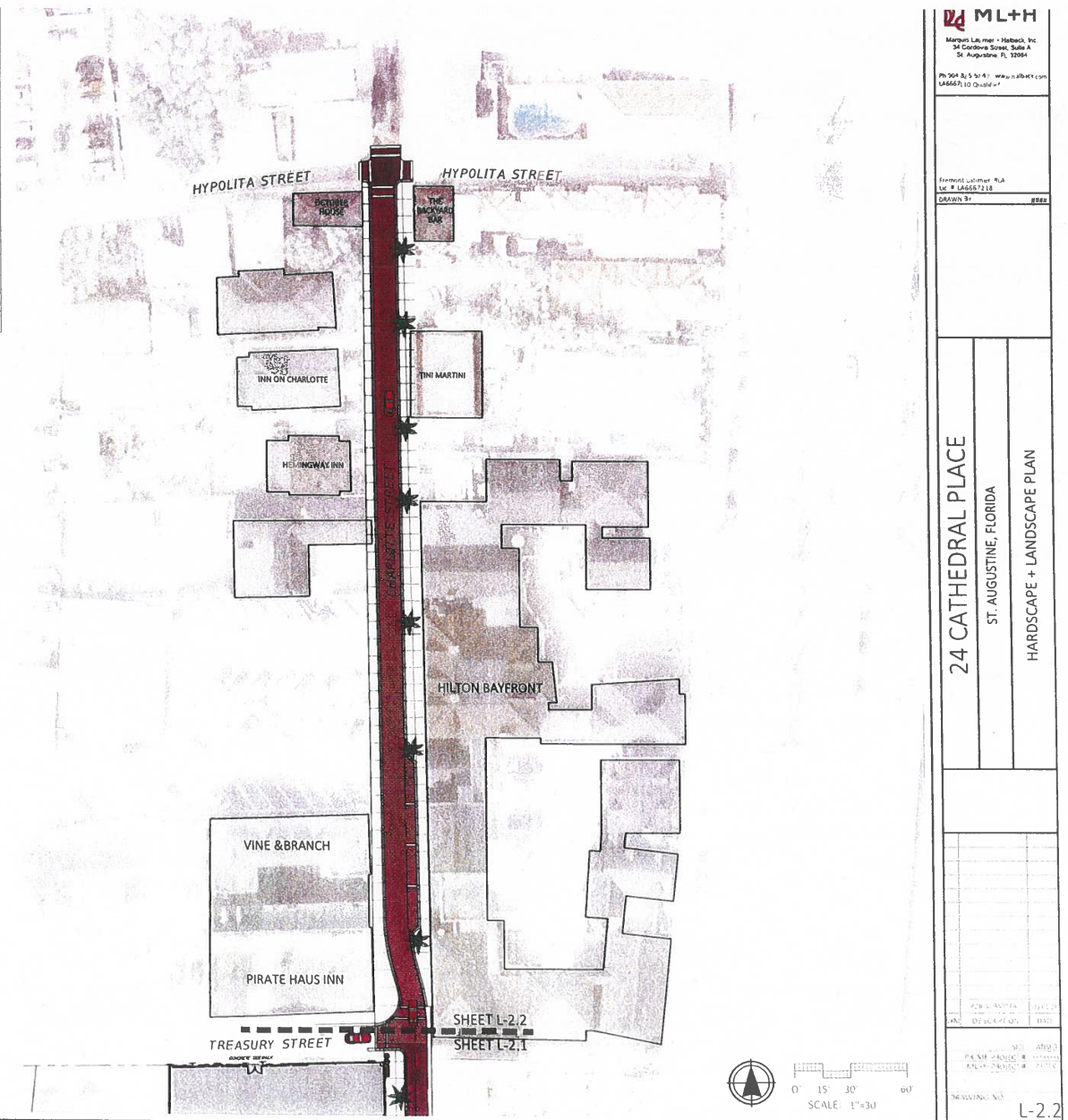
Fremont Lumber, R/LA
Lic # LA-5667218
DRAWN BY: BTM

	DATE	BY
	09-08-2007	002
(C)	PROJECT NAME	NAME
	MATERIAL	ANALYSIS
	P-4, M-4, P-6, C-7	XXXXXX
	A, H, L, P-4, S, C-7	XXXXXXXX
	DRAWING NO.	12

HARDSCAPE					
SYMBOL	DESCRIPTION	QTY	DETAIL	FINISH/COLOR	MANUFACTURER/SUPPLIER
HS-102	BLACK 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 FUTURE	BLACK
					CITY STANDARD
	SITE FURNISHING				
SYMBOL	DESCRIPTION	QTY	DETAIL	COLOR/FINISH	MANUFACTURER/SUPPLIER
SF-101	BENCH	3		CAST ALUMINUM, BLACK POWDER COAT	CANTERBURY INTERNATIONAL
SF-102	LITTER + RECYCLE RECEPTACLES	4		BLACK POWDER COAT	LANDSCAPEFORMS
SF-103	BIKE RACK	3		BLACK (BLUE)	MADRAS
SF-104	4 X 4 TREE GRATE	12		CAST ALUMINUM W/ BLACK POWDERCOAT	CANTERBURY INT'L
					CITY STANDARD

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE	QTY
TREES							
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM	8&B	15" MIN	10 CT		12
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	QTY
SHRUBS							
	Bg	BOUQUINVILLEA GLABRA / PAPER FLOWER	30 GAL	3 TRELLIS		NO	13
	Zp	ZAMIA PUMILA / COONTREE CYCAD	7 GAL				11

- 1 ALL STREETSCAPE IMPROVEMENTS BETWEEN CATHEDRAL PLACE AND TREASURY STREET ARE TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE CONSTRUCTION OF THE HOTEL
- 2 IMPROVEMENTS BETWEEN TREASURY STREET AND HYPODITA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT



Page 290 of 563

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 the 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 0.17 to 0.30 trips/room. This indicates 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 affects 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 enable safe access for everyone who needs 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 means to improve our ability to move throughout the city, which will sustain the city's vibrancy.

Kasam Hospitality, Inc. (owner) proposes expediting the renovation of Charlotte Street to a curbless complete street in conformance with the HACRA Plan. There are three direct financial contributions by the owner to achieve this goal:

1. The owner will finance and renovate 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 estimation for downtown street reconstruction, based on the recent Downtown Improvement District Phase 2 project, is \$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 of \$464,640 to be encumbered by the city to complete the curbless 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 a 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 Charlotte Street reconstruction between Treasury Street and Avenida Menendez or other nearby pedestrian improvements such as crosswalk safety.

Charlotte Street would interconnect with all of the other complete streets making a unified grid of curbless complete streets in the downtown core. It is an opportunity to improve our urban form to promote pedestrian walkability. The project will improve the pedestrian connection between downtown, the Plaza de la Constitución, and the associated multi-modal options available at Cathedral Place.

Perception 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, curbless streets, a 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. And restaurants. Most are paid on entry business models which include the owner's current surface lot.

The hotel garage will have operational flexibility to provide parking accessible to the public commensurate with today's best practices. This garage will provide an additional parking inventory completely funded by the private sector, usable by both the hotel guests and public.

Included in the garage will be bicycle rentals by a private vendor. The hotel entrance/valet station can function for ride sharing options such as 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 garage at US 1/King Street intersection. These garages, when linked with the transit system promote a "park-once" policy.

Enhance Public Spaces to Encourage Activity while Advancing Health and Safety

The renovation 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 Fire Chief Carlos Aviles, the 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 curbless 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 emergency response time. This is necessary given the increase in tourism.

Crime prevention and public safety will occur through the environmental design of the street with improved lighting, sightline views, and reduced trip 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 meet or exceed industry illumination standards. Improved illumination will increase visibility and decrease concealment in public settings. It makes it easier for identification which is a psychological deterrent to criminal activity. A renovated Charlotte Street will create 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. A basic principle of smart growth is reinvesting in St. Augustine’s downtown which is the significant economic engine of the city.

This project exhibits 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 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 plans to obtain a hotel flag within one of these two brands and is mandated to design to the brand's core values. 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):

Taxing Authority	2023 Taxes	2030 Taxes (Est.)	Net Increase
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 area to other city priorities such as land conservation projects and other general fund obligations. The SJC School Board will have a rise in revenue with minimal 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 annual fire assessment revenue by \$20,468.

Modernize Infrastructure to be Safe, Clean, and Resilient

The reconstruction of Charlotte Street will include replacement of utilities including water, wastewater, stormwater, underground electric, lighting, and other future utility 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). Safety will improve by upgrading the lighting, reducing obstacles to emergency vehicle response, and improve pedestrian safety.

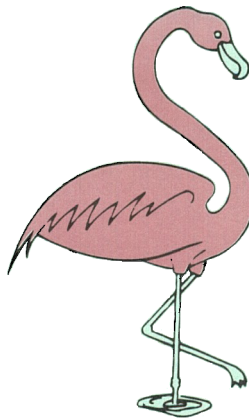
A regional trash compactor, located within the project, will provide disposal for the nearby businesses. Currently, the businesses use multiple trash bins that are unsightly, dirty and stain the street. The regional trash compactor will be disguised from the street and will improve cleanliness and protection from vermin disease vectors, improve the street cleanliness, and improve the street aesthetics.

The culmination of all the project elements (modern building code, conservation goals, financial strength, lowering carbon emissions through walkability among other elements) all contribute to our community resilience in the face of climate change.

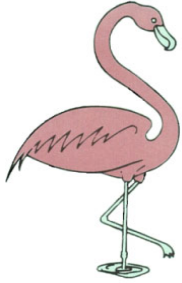
TREASURY HOTEL TRAFFIC ACCESS STUDY

ST. AUGUSTINE, FLORIDA

March 2024



BUCKHOLZ TRAFFIC



BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

March 12, 2024

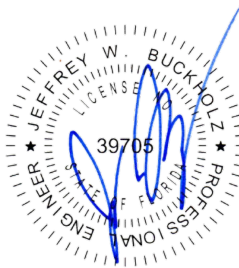
Mr. Kanti Patel, CEO
Jalaram Hotels Inc.
32 Aveinda Menendez
St. Augustine, Florida 32084

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.

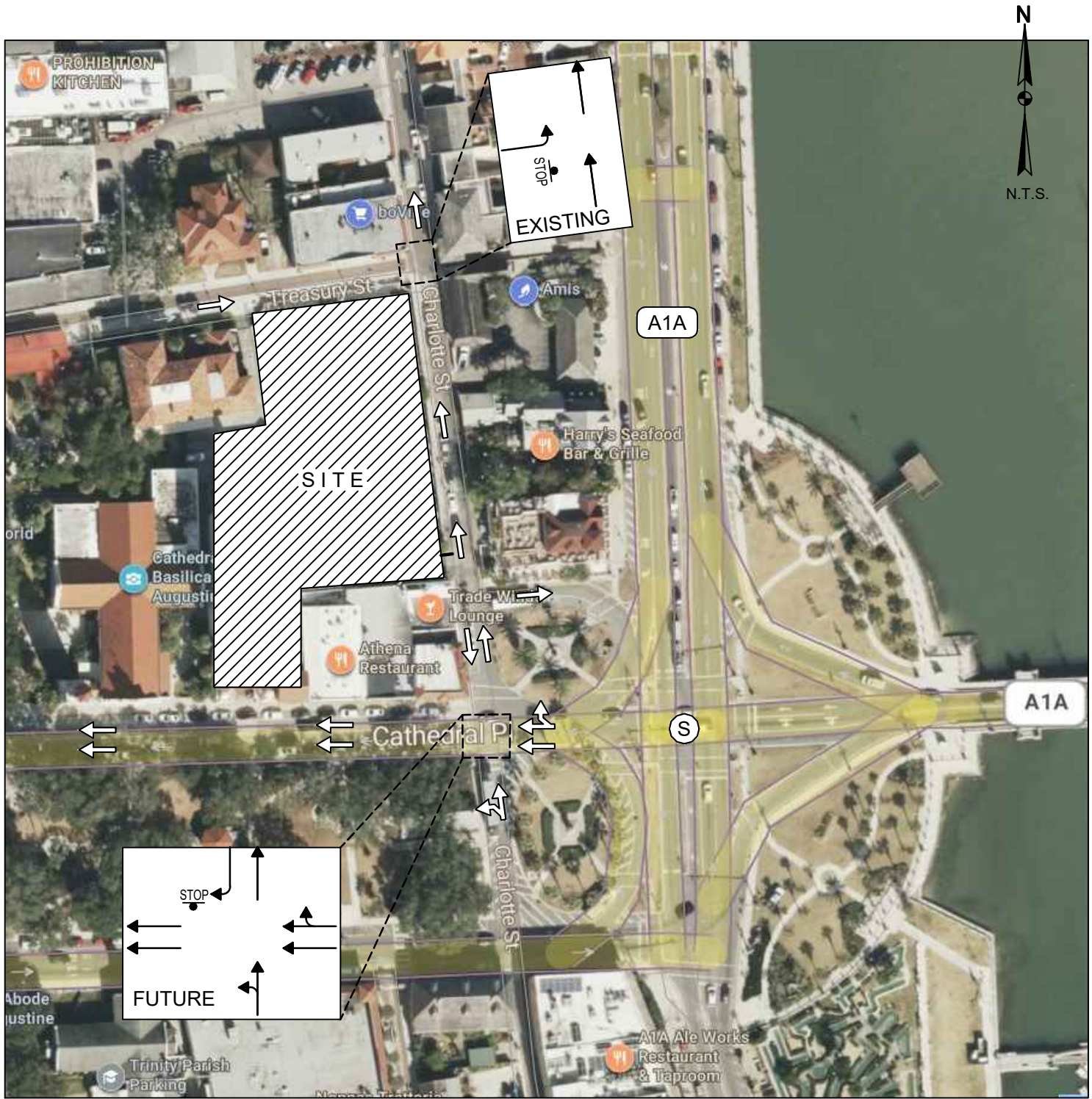
At the reconfigured Cathedral Place/Charlotte Street intersection during the weekday PM peak hour the southbound right turn is expected to operate at level of service C and the northbound thru/left lane is expected to operate at level of service E under 2035 Build conditions, both with minimal queuing. 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.

Table 8 quantifies the benefit obtained from converting the south leg of the Cathedral Place/Charlotte Street intersection to a “left turn only” lane with northbound through traffic diverted to westbound Cathedral Place via the existing northbound King Street “ramp” located on the east side of Ponce De Leon Circle. The overall capacity results are further improved, however substantial delay and sizeable queues are still expected.

Other beneficial improvements include the installation of pavement arrows near the Cathedral Place/Charlotte Street intersection to clarify the various one-way movements near this intersection and raising of the designated pedestrian crosswalk on the west leg of the intersection to slow traffic on Cathedral Place. The installation of a marked pedestrian crossing on Charlotte Street immediately north of Anderson Circle where many pedestrians currently cross should also be considered.

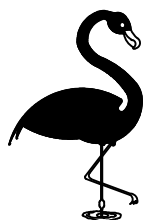


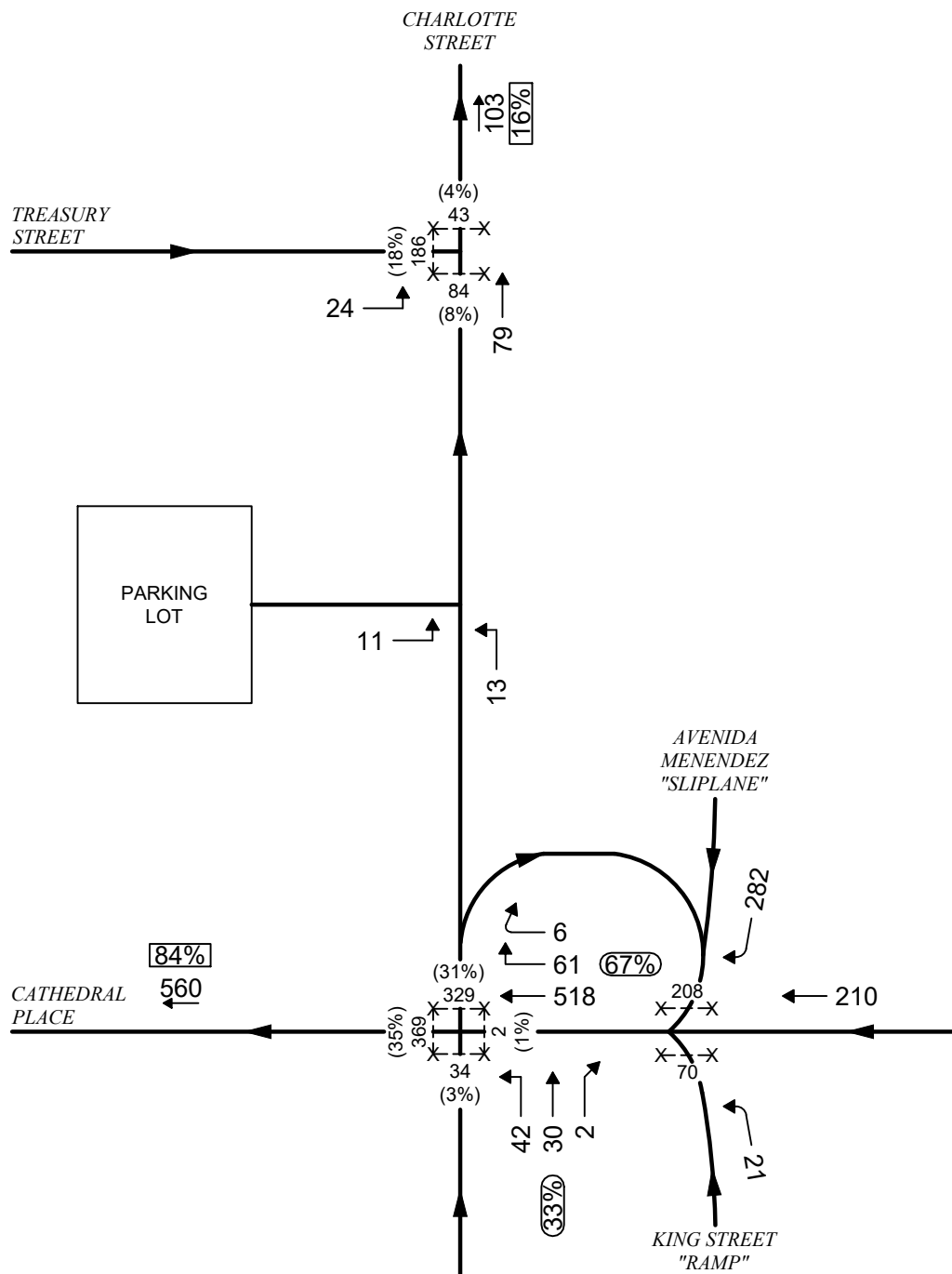
Ⓢ = TRAFFIC SIGNAL

Buckholz Traffic

FIGURE 1

SITE LOCATION



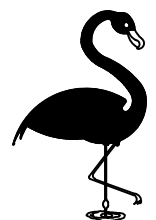


X--X = PEDESTRIANS

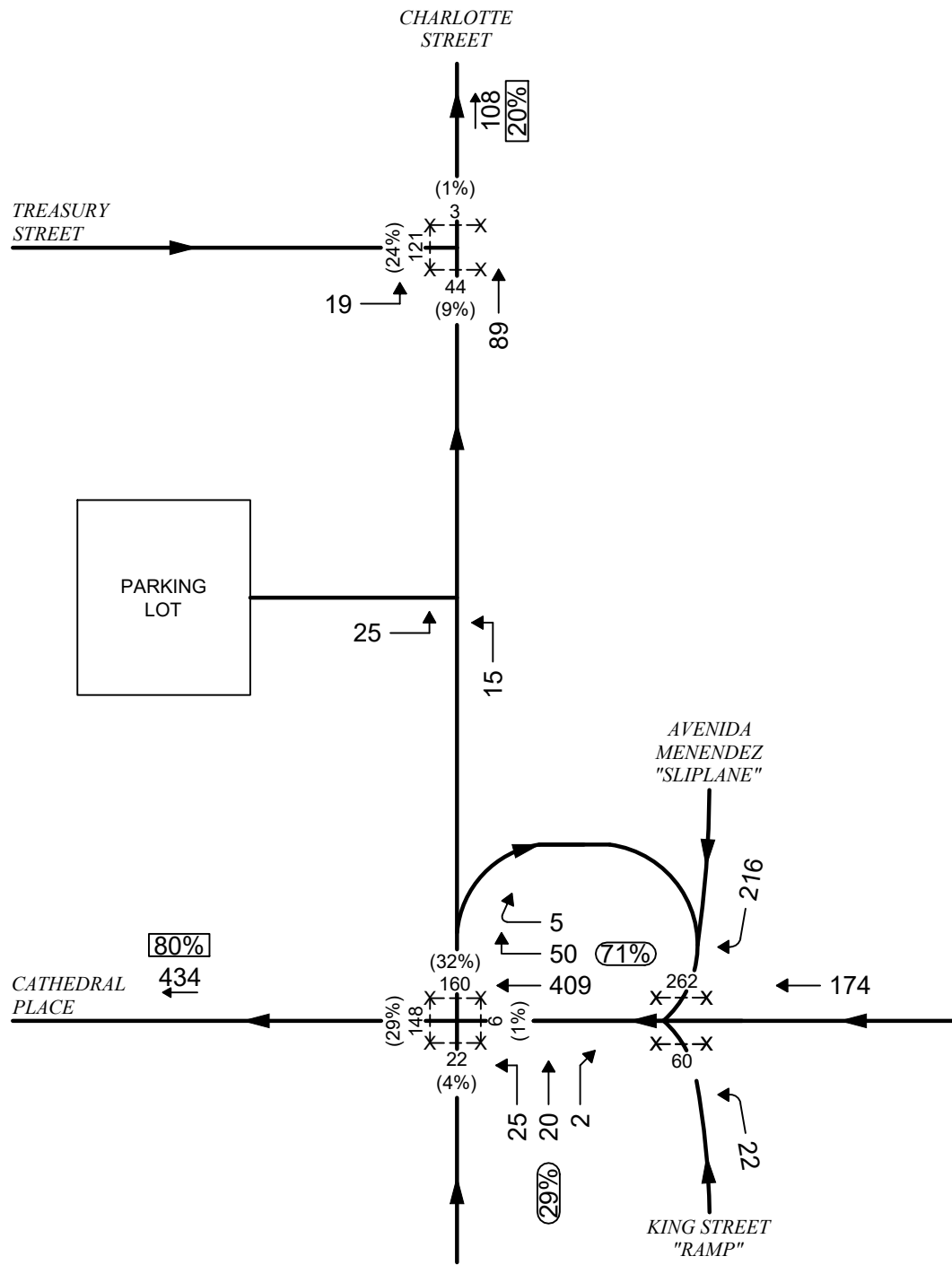
FIGURE 2

TRAFFIC COUNTS

SATURDAY PEAK HOUR



Buckholz Traffic

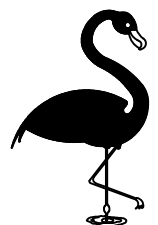


X--X = PEDESTRIANS

FIGURE 3

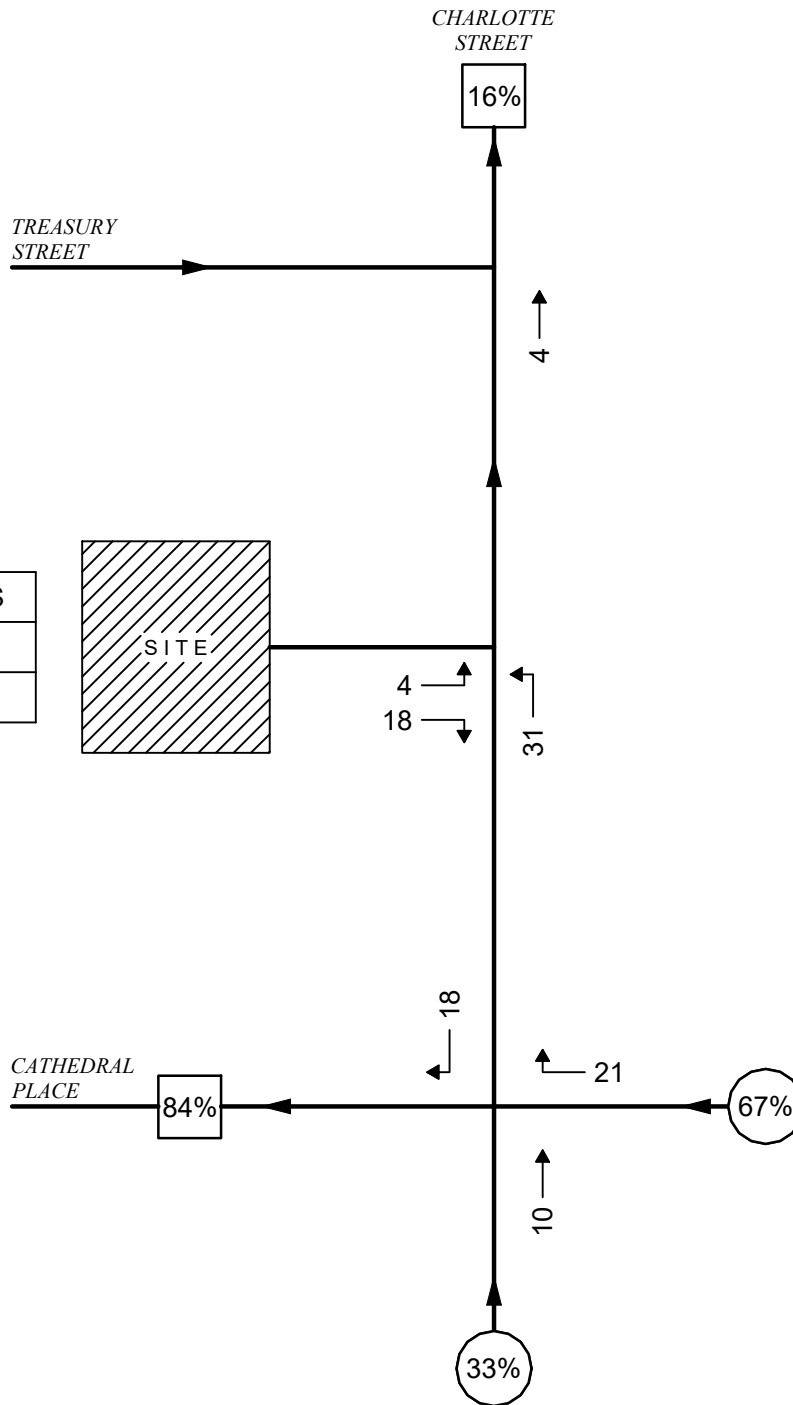
TRAFFIC COUNTS

WEEKDAY PM PEAK HOUR





VEHICLE TRIPS	
ENTER	31
EXIT	22

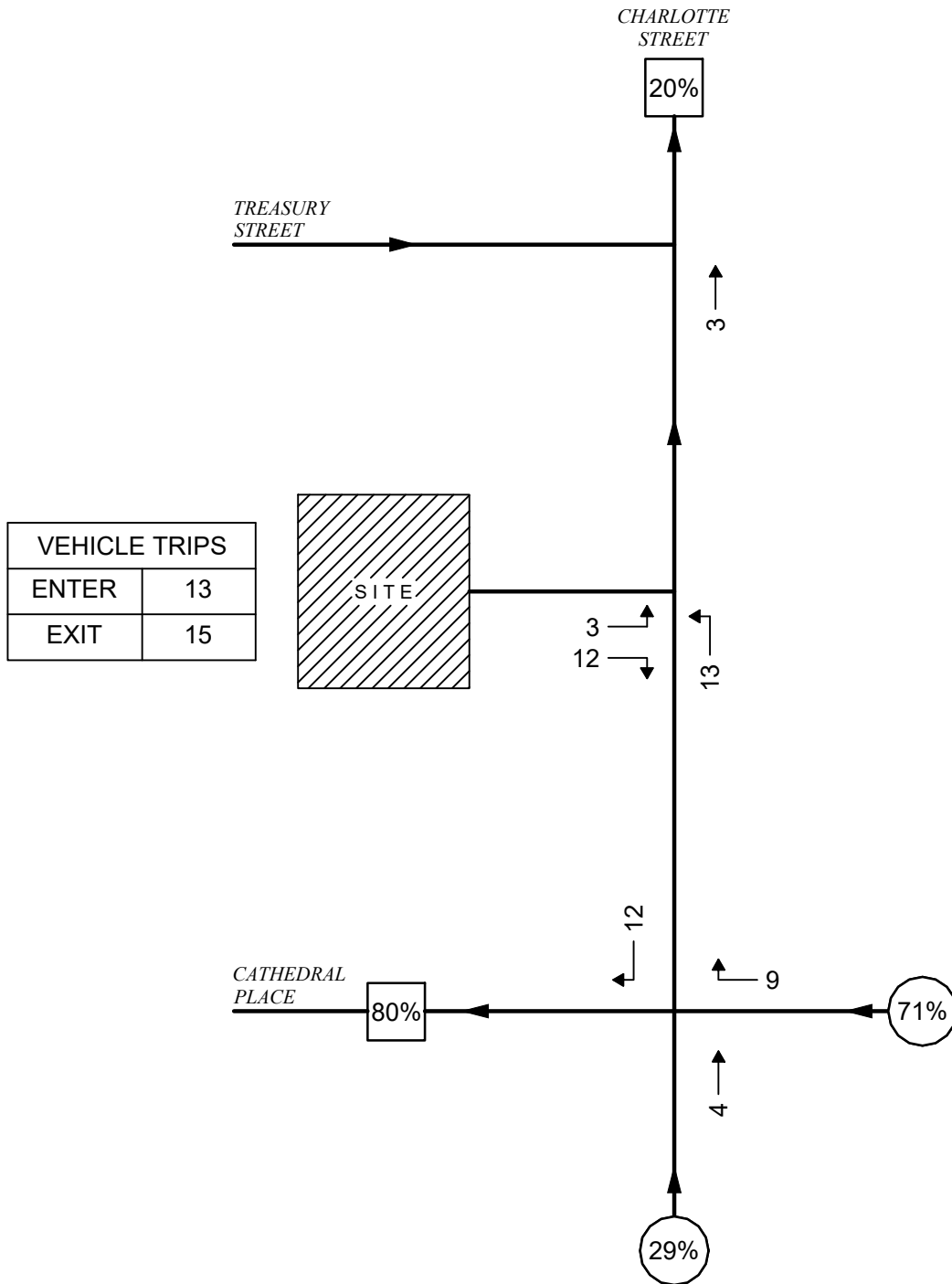


x--x = PEDESTRIANS

Buckholz Traffic

FIGURE 4
SITE TRAFFIC
ASSIGNMENT
(VEHICLE TRIPS)
SATURDAY PEAK HOUR



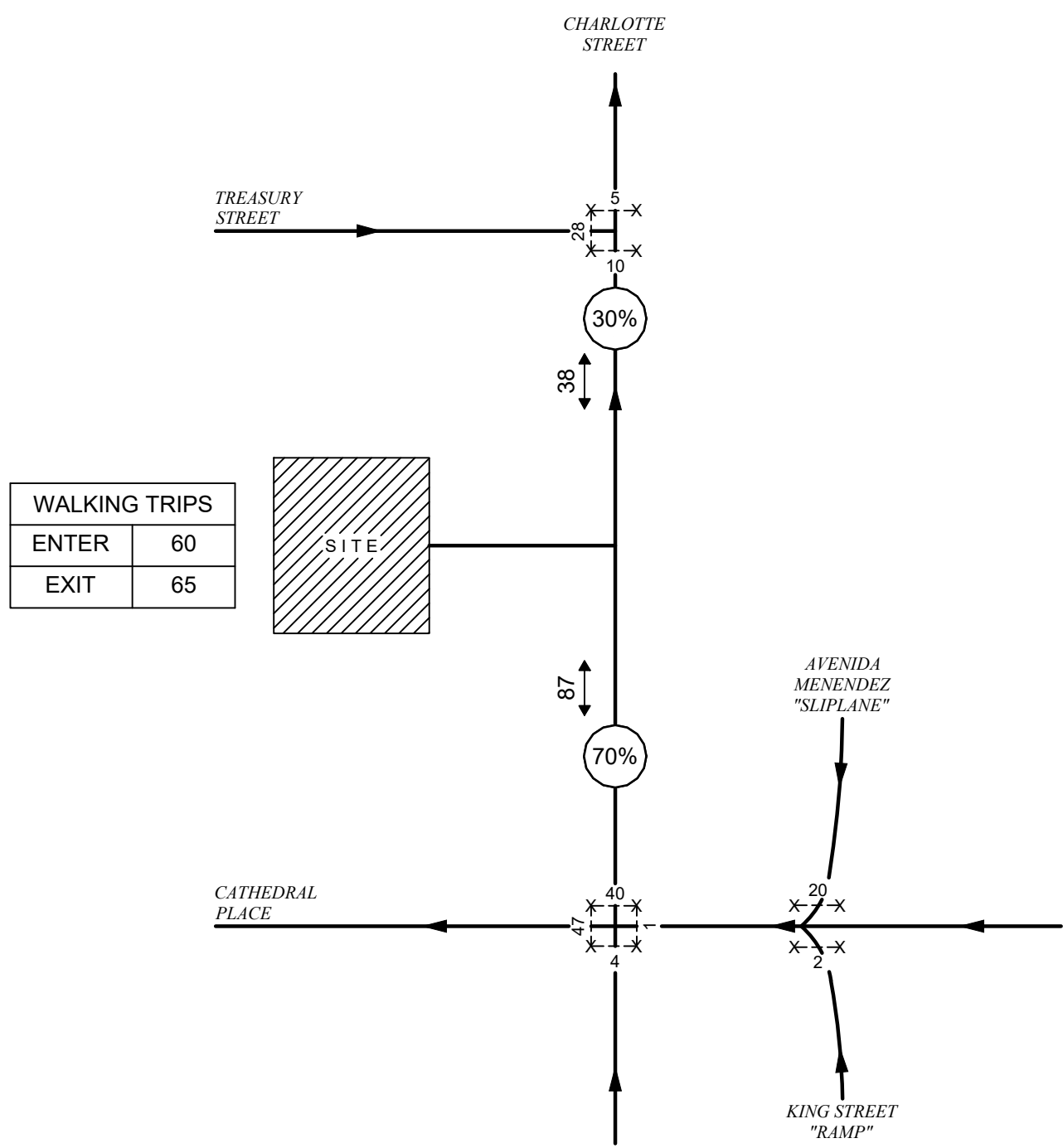


x--x = PEDESTRIANS

Buckholz Traffic

FIGURE 5
SITE TRAFFIC
ASSIGNMENT
(VEHICLE TRIPS)
WEEKDAY PM PEAK HOUR



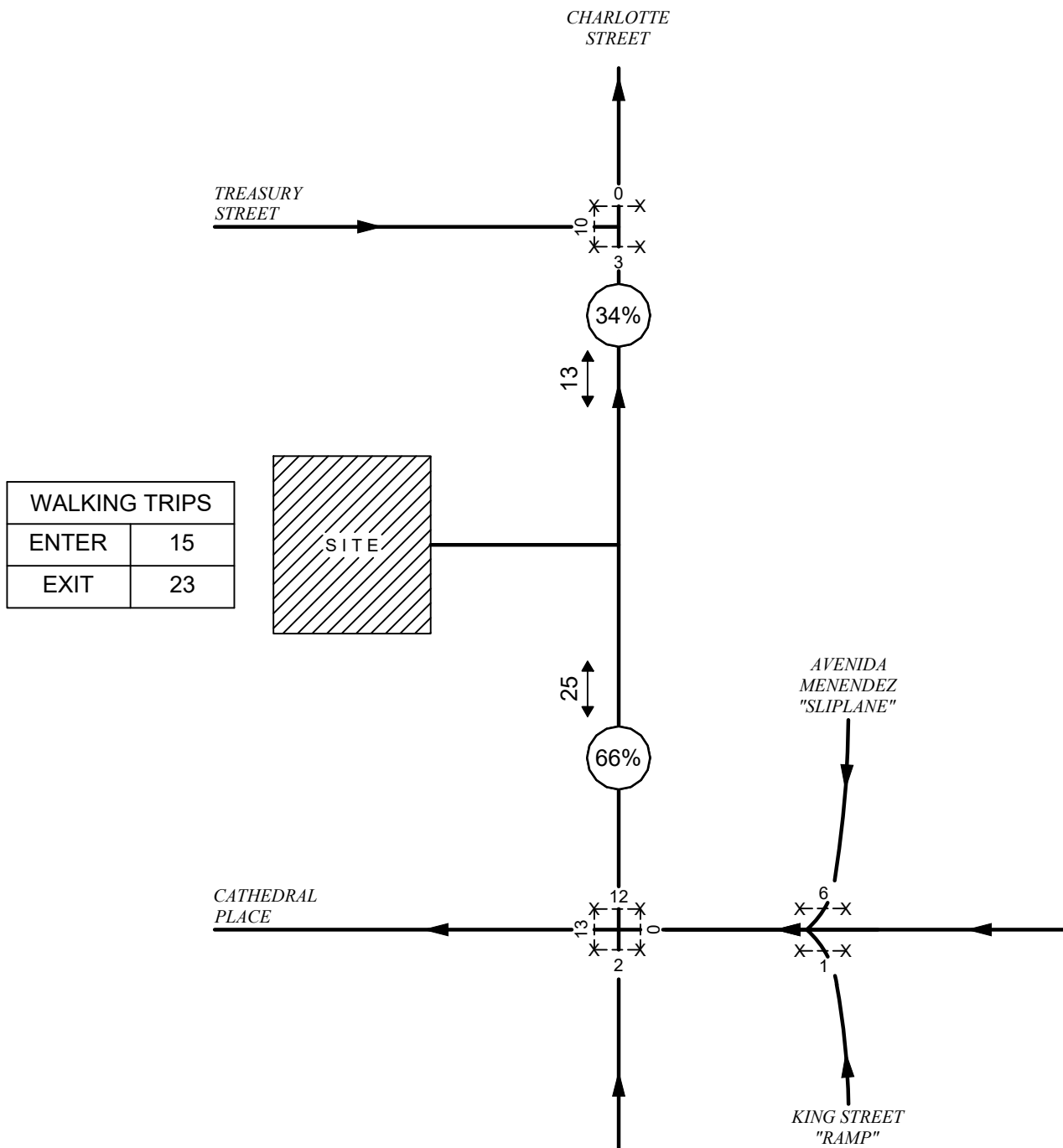


x--x = PEDESTRIANS

Buckholz Traffic

FIGURE 6
SITE TRAFFIC
ASSIGNMENT
(WALKING TRIPS)
SATURDAY PEAK HOUR

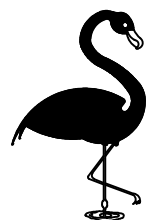


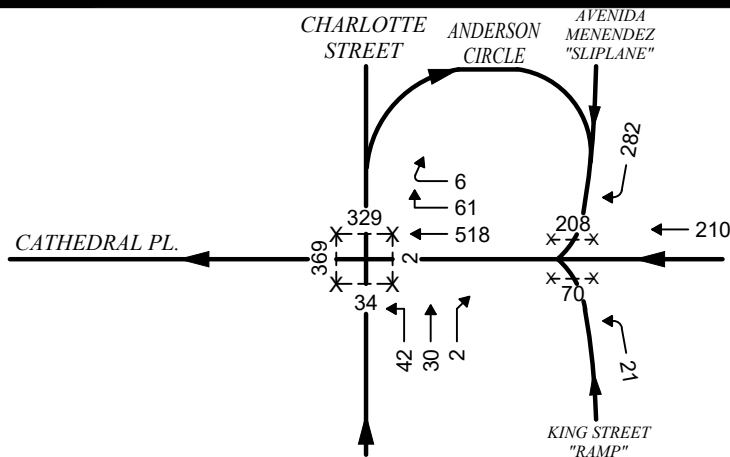


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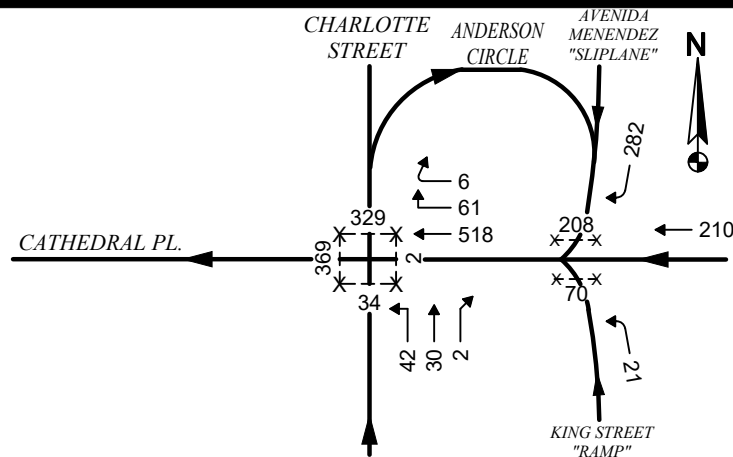
Buckholz Traffic

FIGURE 7
SITE TRAFFIC
ASSIGNMENT
(WALKING TRIPS)
WEEKDAY PM PEAK HOUR

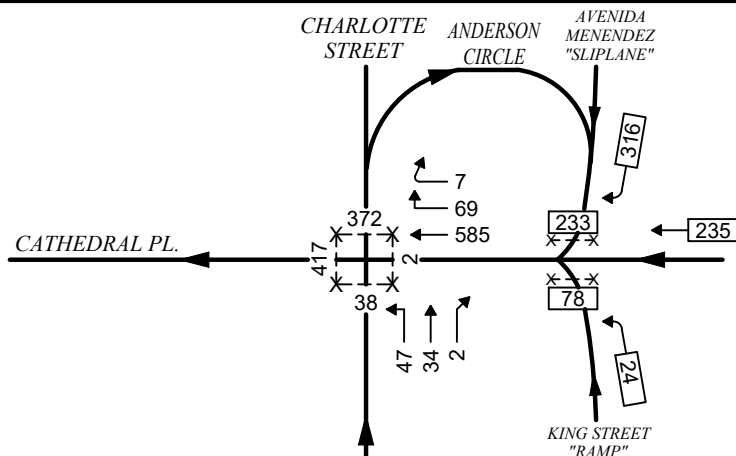




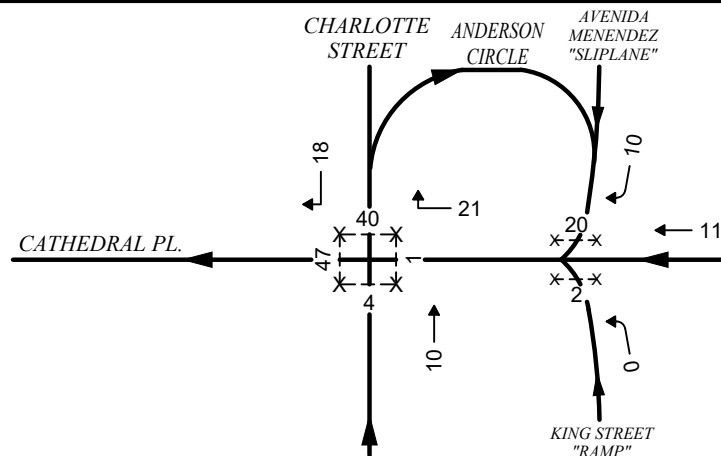
EXISTING TRAFFIC
04/22/23 (1:00-2:00 PM) &
03/09/24 (2:15-3:15 PM)



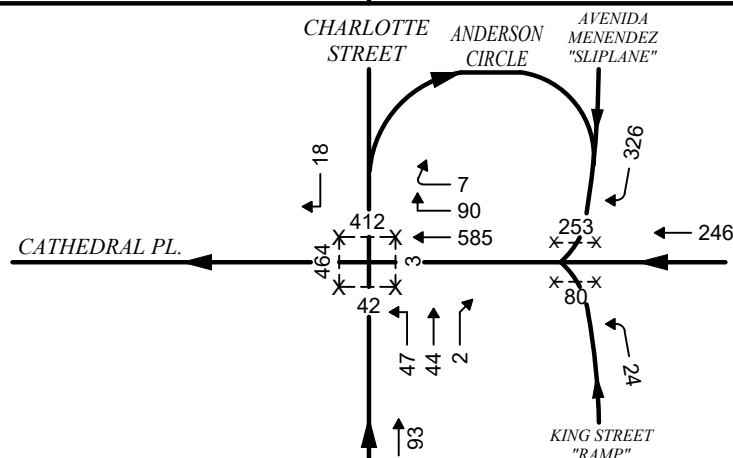
SEASONALLY ADJUSTED TRAFFIC
FDOT PEAK SEASON CORRECTION FACTOR = 1.00



2035 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 1.0% (GF=1.13)
GF=1.12



SITE TRAFFIC



2035 BUILD TRAFFIC

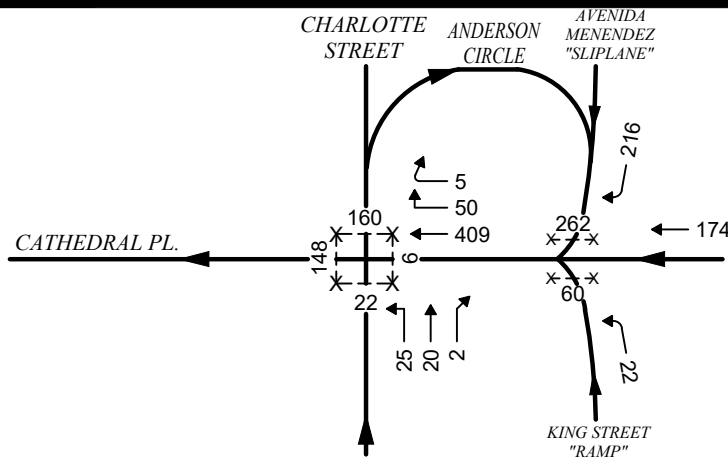
x--x = PEDESTRIANS

Buckholz Traffic

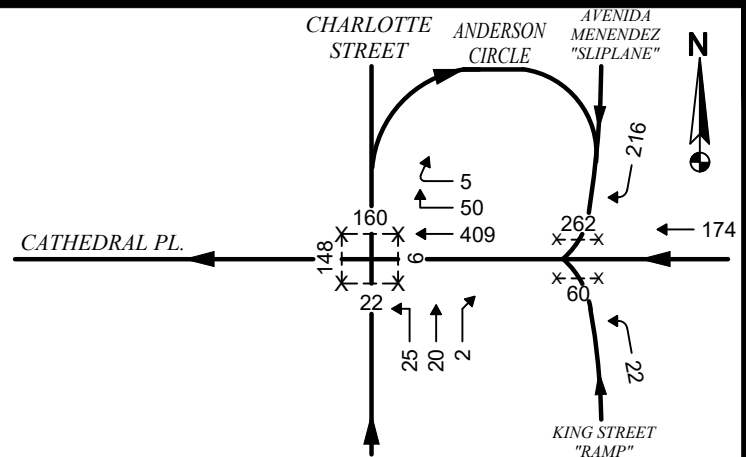
FIGURE 8
2035 BUILD TRAFFIC
CATHEDRAL PL. /
CHARLOTTE ST.

SATURDAY PEAK HOUR

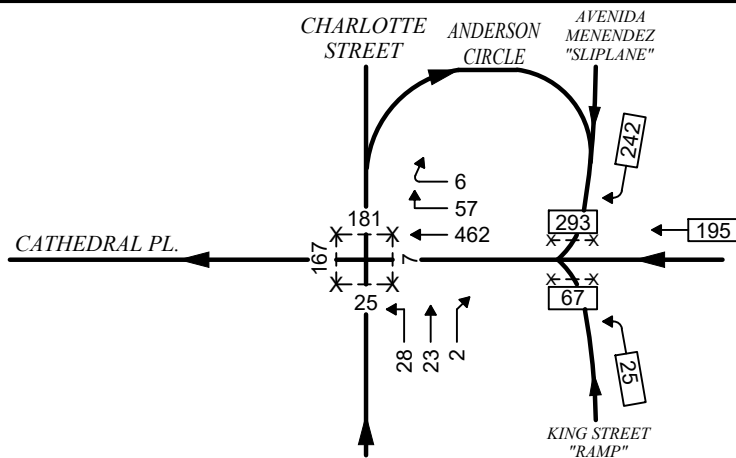




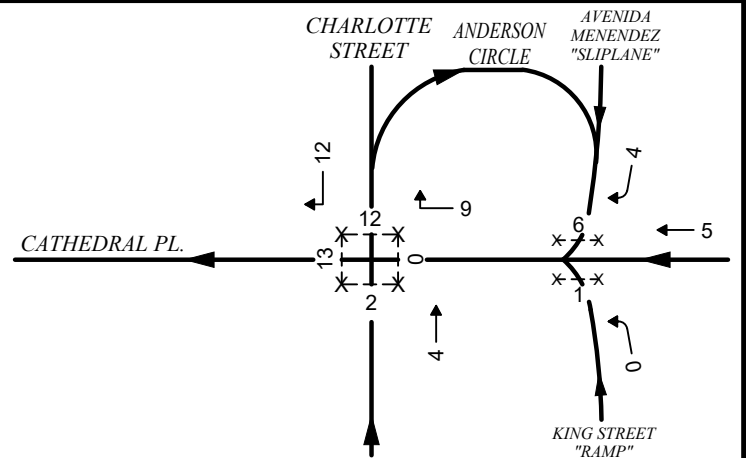
EXISTING TRAFFIC
04/25/23 (4:15-5:15 PM) &
03/11/24 (4:15-5:15 PM)



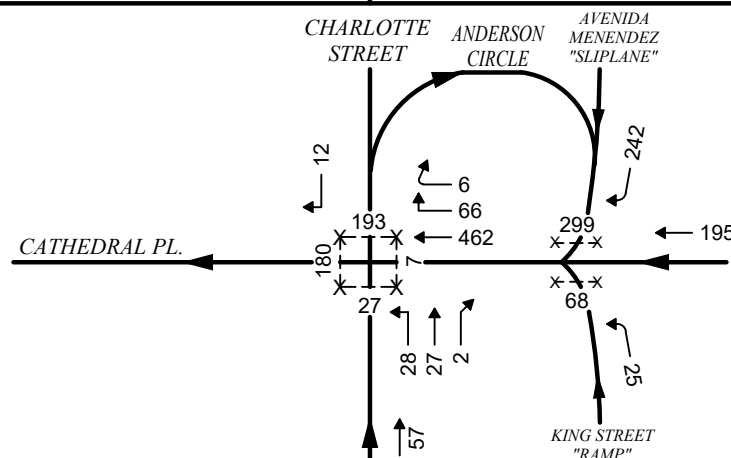
SEASONALLY ADJUSTED TRAFFIC
FDOT PEAK SEASON CORRECTION FACTOR = 1.00



2035 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 1.0% (GF=1.13)
GF=1.12



SITE TRAFFIC



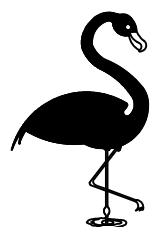
2035 BUILD TRAFFIC

x--x = PEDESTRIANS

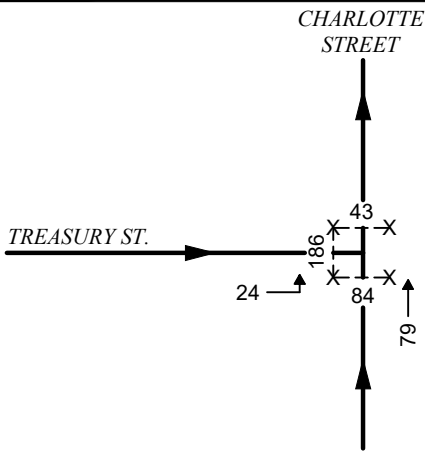
Buckholz Traffic

FIGURE 9
2035 BUILD TRAFFIC
CATHEDRAL PL. /
CHARLOTTE ST.

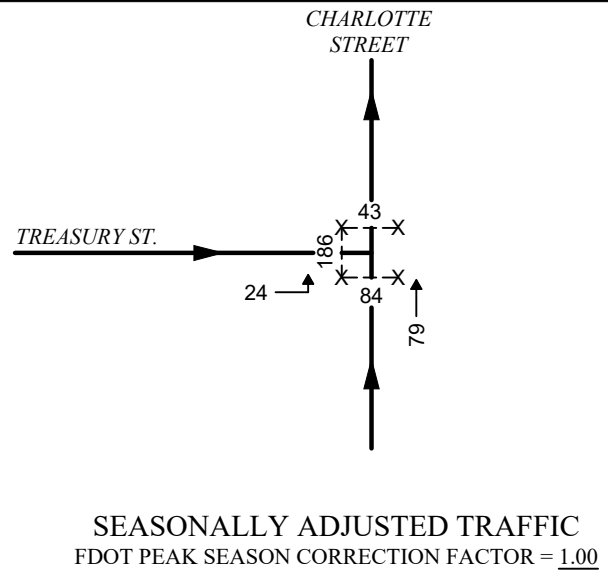
WEEKDAY PM PEAK HOUR



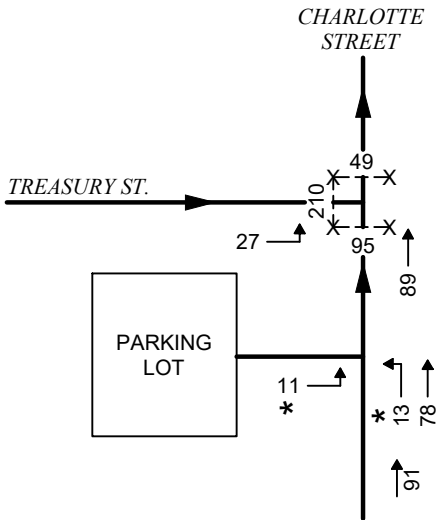
Page 313 of 563



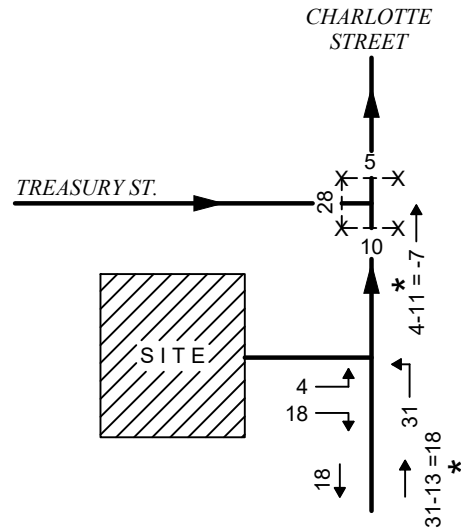
EXISTING TRAFFIC
04/22/23
1:00-2:00 PM



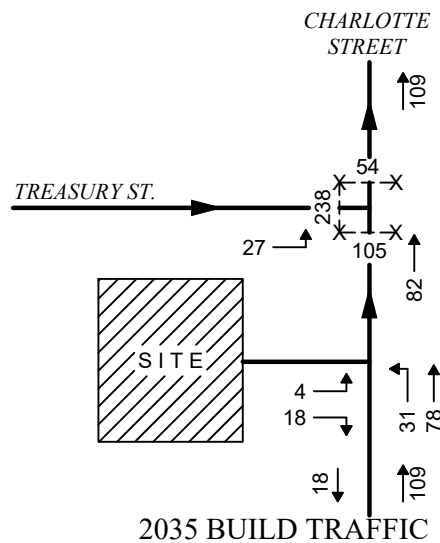
SEASONALLY ADJUSTED TRAFFIC
FDOT PEAK SEASON CORRECTION FACTOR = 1.00



2035 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 1.0% (GF=1.13)



SITE TRAFFIC



2035 BUILD TRAFFIC

x--x = PEDESTRIANS

* = PARKING LOT ELIMINATED

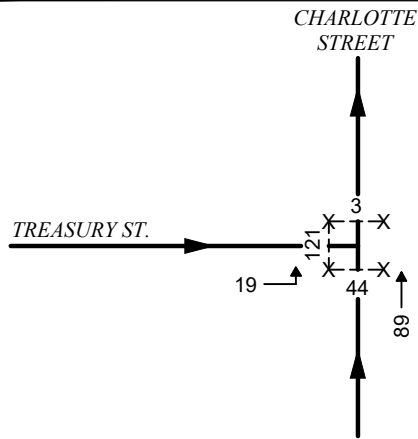
Buckholz Traffic

FIGURE 10

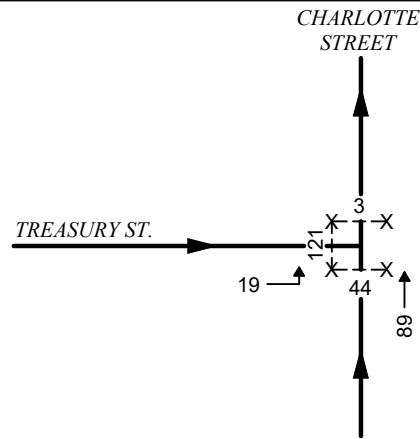
2035 BUILD TRAFFIC
CHARLOTTE ST. /
TREASURY ST.

SATURDAY PEAK HOUR

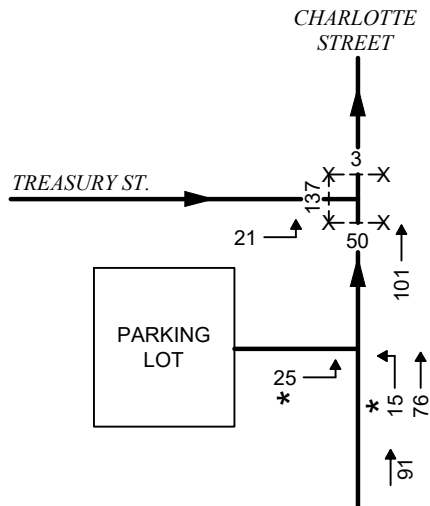




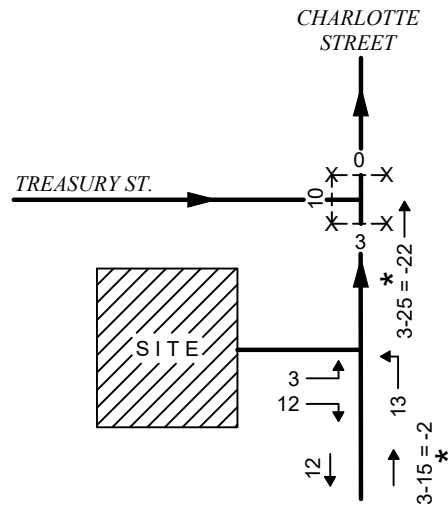
EXISTING TRAFFIC
05/01/23
5:00-6:00 PM



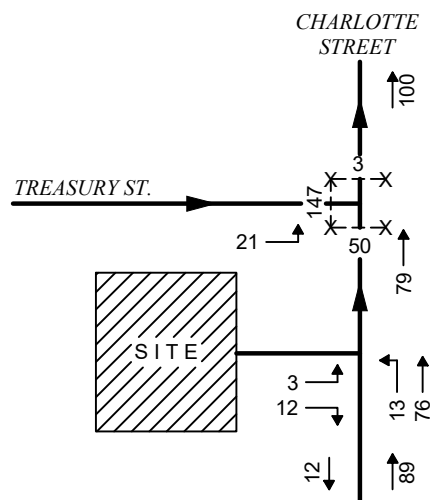
SEASONALLY ADJUSTED TRAFFIC
FDOT PEAK SEASON CORRECTION FACTOR = 1.00



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

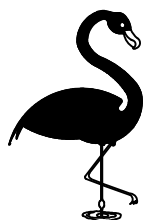


TABLE 1
TRIP GENERATION CALCULATIONS - VEHICLE TRIPS
DENSE MULTI-USE URBAN

HOTEL

Land Use Code 310

T = Number of Vehicle Trip Ends

X = Rooms = 120

<u>TIME PERIOD</u>	<u>TOTAL</u> <u>TRIP GENERATION</u> <u>EQUATION</u>	<u>TOTAL</u> <u>TRIP</u> <u>ENDS</u>	<u>PERCENT</u> <u>ENTERING</u>	<u>PERCENT</u> <u>EXITING</u>	<u>TOTAL</u> <u>TRIP ENDS</u> <u>ENTERING</u>	<u>TOTAL</u> <u>TRIP ENDS</u> <u>EXITING</u>
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 TRIP GENERATION EQUATION</u>	<u>TOTAL TRIP ENDS</u>	<u>PERCENT ENTERING</u>	<u>PERCENT EXITING</u>	<u>TOTAL TRIP ENDS ENTERING</u>	<u>TOTAL TRIP ENDS EXITING</u>
AVERAGE WEEKDAY						
<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
SATURDAY						
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 EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS 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 EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
<u>Adjacent Street</u>						
AVERAGE WEEKDAY						
PM Peak Hour	$T = 73.5\% \times 4$	3	83%	17%	2	1
<u>Generator</u>						
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

CATHEDRAL PLACE / CHARLOTTE STREET	SATURDAY PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (vehicles)
Northbound Approach	D	33.1 sec/veh	0.41	1.9

CHARLOTTE STREET / TREASURY STREET	SATURDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (vehicles)
Eastbound Approach	B	11.5 sec/veh	0.05	1

CATHEDRAL PLACE / CHARLOTTE STREET	WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (vehicles)
Northbound Approach	C	15.4 sec/veh	0.12	1

CHARLOTTE STREET / TREASURY STREET	WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (vehicles)
Eastbound Approach	B	10.5 sec/veh	0.03	1

BUCKHOLZ TRAFFIC

TABLE 6
UNSIGNALIZED INTERSECTION CAPACITY RESULTS
2035 BUILD CONDITIONS

CHARLOTTE STREET / HOTEL ENTRANCE	SATURDAY PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (vehicles)
Eastbound Approach	B	13.0 sec/veh	0.06	1

CATHEDRAL PLACE / CHARLOTTE STREET	SATURDAY PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (vehicles)
Northbound Approach	F	EXCESSIVE	13.0	16
Southbound Right Turn	F	5.5 min/veh	0.81	3

CHARLOTTE STREET / TREASURY STREET	SATURDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (vehicles)
Eastbound Approach	B	13.7 sec/veh	0.07	1

CHARLOTTE STREET / HOTEL ENTRANCE	WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (vehicles)
Eastbound Approach	B	12.2 sec/veh	0.03	1

CATHEDRAL PLACE / CHARLOTTE STREET	WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (vehicles)
Northbound Approach	E	39.7 sec/veh	0.36	2
Southbound Right Turn	C	18.9 sec/veh	0.05	1

CHARLOTTE STREET / TREASURY STREET	WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (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

CATHEDRAL PLACE / CHARLOTTE STREET	SATURDAY PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (vehicles)
Southbound Right Turn	F	6.2 min/veh	0.89	3
	WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (vehicles)
Southbound Right Turn	C	19.6 sec/veh	0.05	1

CATHEDRAL PLACE / KING STREET	SATURDAY PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (vehicles)
Northbound Left Turn	F	4.0 min/veh	1.25	10
Southbound Right Turn	E	42.6 sec/veh	0.84	9
	WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (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

CATHEDRAL PLACE / CHARLOTTE STREET	SATURDAY PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (vehicles)
Northbound Left Turn	F	9.8 min/veh	1.67	7
Southbound Right Turn	F	5.8 min/veh	0.85	3
	WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (vehicles)
Northbound Left Turn	B	13.9 sec/veh	0.07	1
Southbound Right Turn	C	19.3 sec/veh	0.05	1

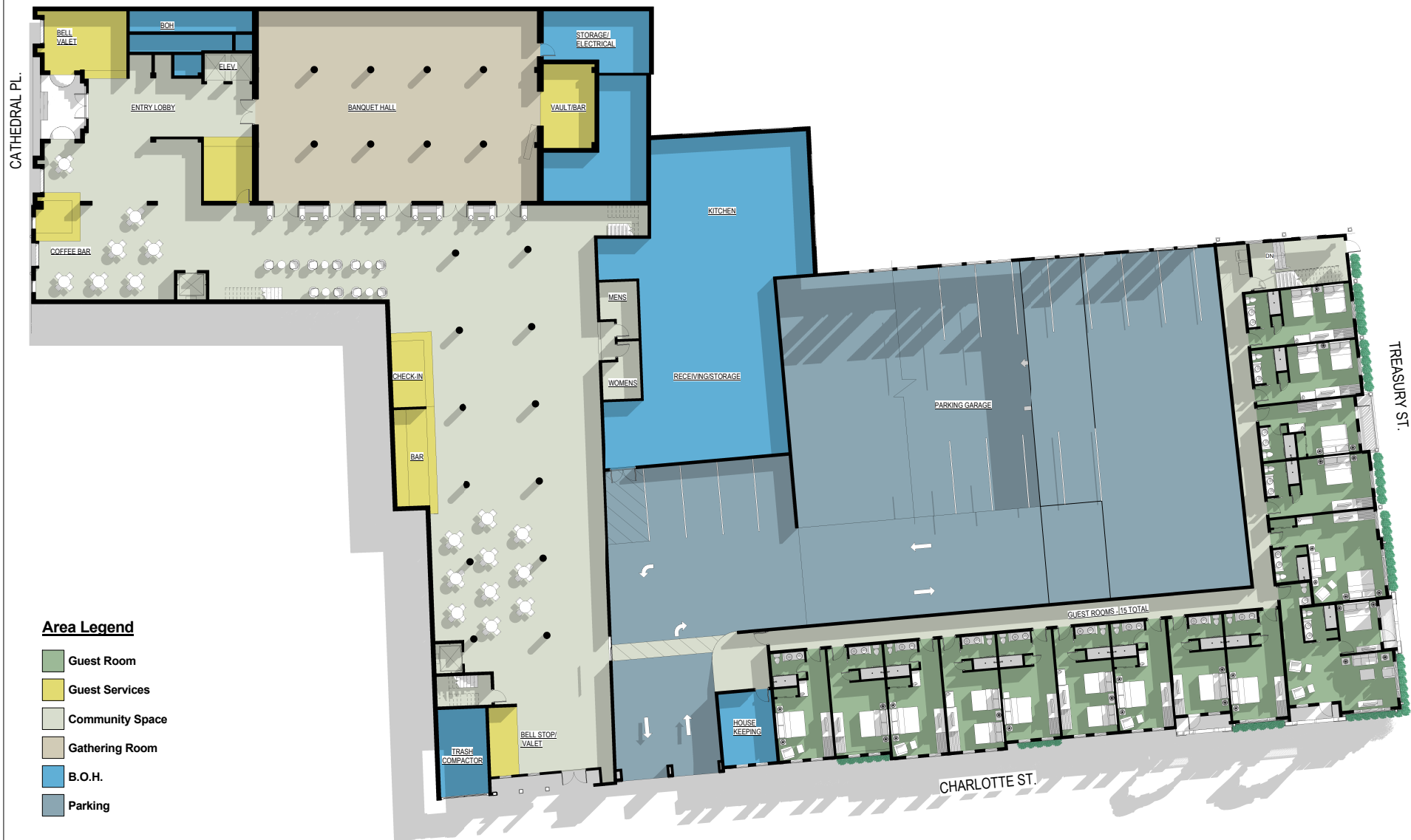
CATHEDRAL PLACE / KING STREET	SATURDAY PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (vehicles)
Northbound Left Turn	F	98.9 sec/veh	0.75	5
Southbound Right Turn	E	42.6 sec/veh	0.84	9
	WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue Length (vehicles)
Northbound Left Turn	C	15.6 sec/veh	0.14	1
Southbound Right Turn	C	19.1 sec/veh	0.49	3

BUCKHOLZ TRAFFIC

APPENDIX A

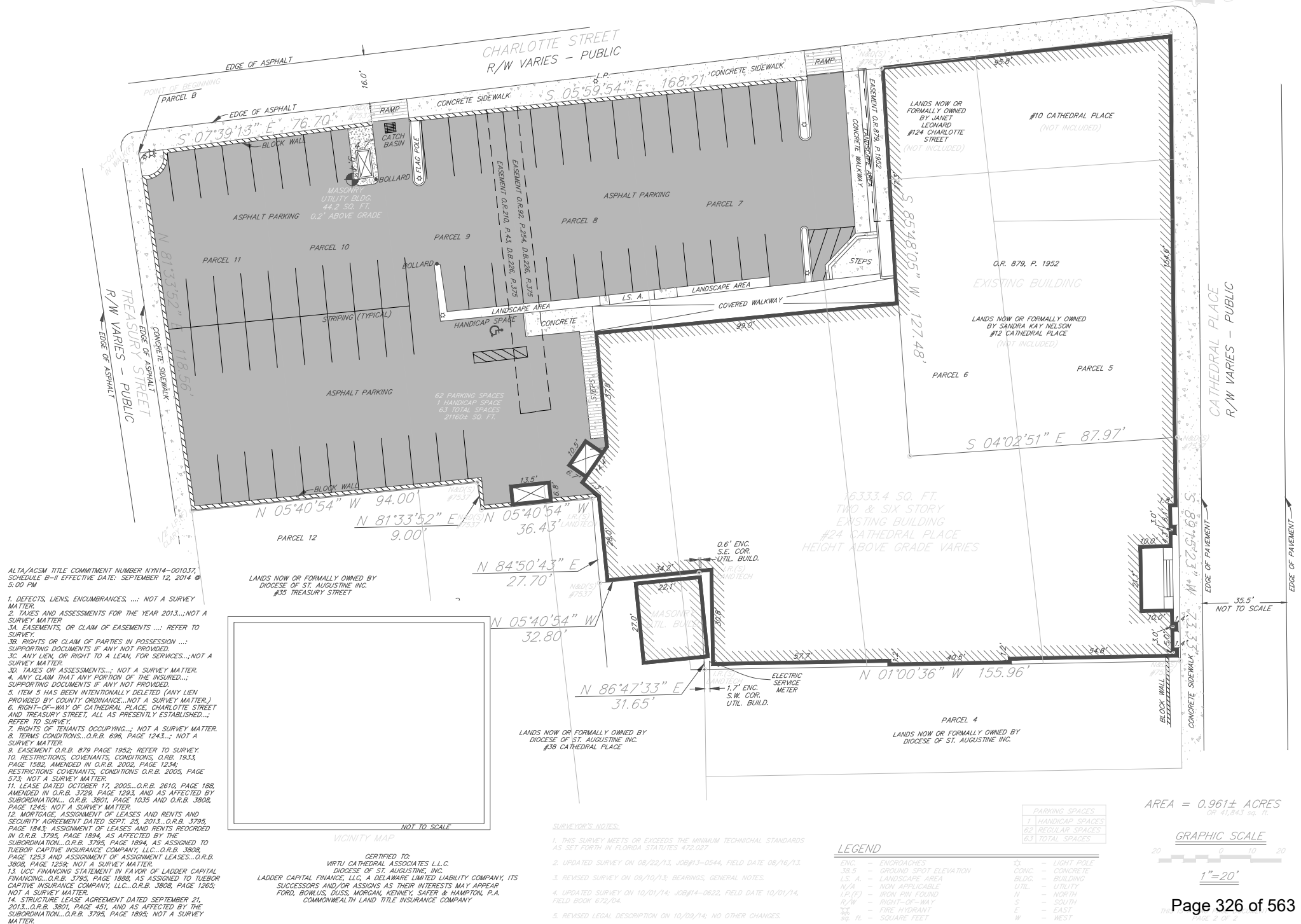
SITE PLAN





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 73°13' 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°59'54" EAST 168.21 FEET; THENCE SOUTH 89°49'05" 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 42°51' 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°15'23" WEST, ON THE NOW EXISTING NORTH LINE OF CATHEDRAL PLACE, 73.33 FEET; THENCE NORTH 100°56' 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°47'33" EAST, ON THE SOUTH LINE OF LOT 8, OF SAID BLOCK 10, A DISTANCE OF 31.65 FEET; THENCE NORTH 54°04' 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°50'43" EAST, ON THE NORTH LINE OF SAID LAND DESCRIBED IN DEED BOOK 229, PAGE 140, A DISTANCE OF 27.70 FEET; THENCE NORTH 54°04' 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°33'52" EAST, ON THE SOUTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 221, PAGE 248, PUBLIC RECORDS OF SAID COUNTY, 8.00 FEET; THENCE NORTH 54°04' 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°33'52" EAST, ON SAID SOUTH LINE OF TREASURY STREET, 118.56 FEET TO THE POINT OF BEGINNING.



APPENDIX B

MANUAL TRAFFIC COUNTS



DAY: SATURDAY

DATE: 04/22/23

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY): 11:45 Hrs

MANUAL TURNING MOVEMENTS COUNT

CHARLETTE 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										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	14	0	0		4	0	0	0		18
12:00	0	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		0	12	0	0		3	0	0	0		15
12:30	0	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		0	63	0	0		15	0	0	0		78
12:45	0	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		0	17	0	0		5	0	0	0		22
13:15	0	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		0	16	0	0		4	0	0	0		20
Hr Total	0	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		0	25	0	0		5	0	0	0		30
Hr Total	0	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		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			

DAY: SATURDAY

DATE: 04/22/23

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY): 11:45 Hrs

MANUAL TURNING MOVEMENTS COUNT

CHARLETTE STREET @ TREASURY STREET

ST. JOHNS COUNTY, FLORIDA

Site Code : 04222301

Start Date: 04/22/23

File I.D. : 04222301

Page : 1

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			
Date 04/22/23 -----																				Total	
11:45	0	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		0	23	0	0		6	0	0	0		29
12:15	0	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		0	14	0	0		2	0	0	0		16
Hr Total	0	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		0	18	0	0		8	0	2	0		28
13:00	0	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		0	21	0	0		10	0	0	0		31
13:30	0	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		0	72	0	0		27	0	2	0		101
13:45	0	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		0	25	0	0		5	0	0	0		30

TOTAL	0	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

MANUAL TURNING MOVEMENTS COUNT

Site Code : 04222301

DATE: 04/22/23

CHARLOTTE STREET @ TREASURY STREET

Start Date: 04/22/23

WEATHER: CLEAR & DRY

ST. JOHNS COUNTY, FLORIDA

File I.D. : 04222301

BEGIN TIME (MILITARY): 11:45 Hrs

Page : 1

COMMERCIAL VEHICLES

Date	CHARLOTTE STREET From North				From East				CHARLOTTE STREET From South				TREASURY STREET From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
	04/22/23																
11:45	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
12:15	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
Hr Total	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
13:00	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
13:30	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
13:45	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	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
Volume	0	0	0	0
Percent	0%	0%	0%	0%
Pk total	0	0	0	0
Highest	11:45	11:45	11:45	11:45
Volume	0	0	0	0
Hi total	0	0	0	0
PHF	.0	.0	.0	.0

DAY: SATURDAY

MANUAL TURNING MOVEMENTS COUNT

Site Code : 04222301

DATE: 04/22/23

CHARLETTE STREET @ TREASURY STREET

Start Date: 04/22/23

WEATHER: CLEAR & DRY

ST. JOHNS COUNTY, FLORIDA

File I.D. : 04222301

BEGIN TIME (MILITARY): 11:45 Hrs

Page : 1

PEDESTRIAN & BICYCLES

Date 04/22/23	CHARLOTTE STREET From North				From East				CHARLOTTE STREET From South				TREASURY STREET From West				Total
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	
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	48
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			

DAY: MONDAY

MANUAL TURNING MOVEMENTS COUNT

Site Code : 05012301

DATE: 05/01/23

CHARLOTTE STREET @ TREASURY STREET

Start Date: 05/01/23

WEATHER: CLEAR & DRY

ST. JOHNS COUNTY, FLORIDA

File I.D. : 05012301

BEGIN TIME (MILITARY): 16:00 Hrs

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	0	19	0	0	0	0
Percent	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	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	0	6	0	0	0	0
Hi total	0				0					26					6				
PHF	.0				.0					.86					.79				

DAY: MONDAY

MANUAL TURNING MOVEMENTS COUNT

Site Code : 05012301

DATE: 05/01/23

CHARLOTTE STREET @ TREASURY STREET

Start Date: 05/01/23

WEATHER: CLEAR & DRY

ST. JOHNS COUNTY, FLORIDA

File I.D. : 05012301

BEGIN TIME (MILITARY): 16:00 Hrs

Page : 1

AUTOMOBILES

Date 05/01/23	CHARLOTTE STREET								CHARLOTTE STREET				TREASURY STREET				Total
	From North				From East				From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
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				.86				.79			

DAY: MONDAY

MANUAL TURNING MOVEMENTS COUNT

Site Code : 05012301

DATE: 05/01/23

CHARLOTTE STREET @ TREASURY STREET

Start Date: 05/01/23

WEATHER: CLEAR & DRY

ST. JOHNS COUNTY, FLORIDA

File I.D. : 05012301

BEGIN TIME (MILITARY): 16:00 Hrs

Page : 1

COMMERCIAL VEHICLES

Date	CHARLOTTE STREET From North				From East				CHARLOTTE STREET From South				TREASURY STREET From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
	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	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	16:00				16:00				16:00				16:00			
Volume	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0
Hi total	0				0				0				0			
PHF	.0				.0				.0				.0			

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

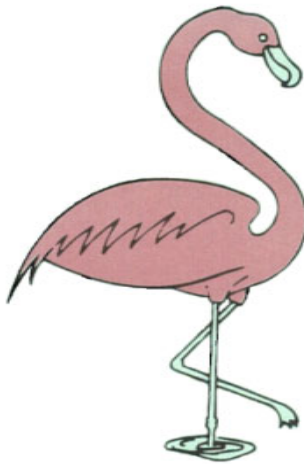
Date 05/01/23	CHARLOTTE STREET From North					From East					CHARLOTTE STREET From South					TREASURY STREET From West					Total
	Left	Thru	Right	PEDS		Left	Thru	Right	PEDS		Left	Thru	Right	PEDS		Left	Thru	Right	PEDS		
16:00	0	1	0	8		0	0	0	0		1	0	0	12		0	0	0	32		54
16:15	0	0	0	2		0	0	0	0		1	0	0	22		2	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:	6	61	518	42	30	2	659
1:00-2:00 PM							

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:	5	50	409	25	20	2	511
4:15-5:15 PM							

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: 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: 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:	183	186	2	0	148	181	9	25	734
1:00-2:00 PM									

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:	69	79	0	6	75	85	9	13	336
4:15-5:15 PM									

BUCKHOLZ TRAFFIC

TABLE B-4
CATHEDRAL PLACE / PARKING LOT DRIVEWAY
ST. AUGUSTINE, FLORIDA
TURNING MOVEMENT COUNTS - ALL VEHICLES

Saturday April 22, 2023

	CHARLOTTE STREET	PARKING LOT DRIVEWAY	
	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
AM PEAK PERIOD:	28	22	50

AM PEAK HOUR:	13	11	24
1:00-2:00 PM			

Monday, May 1, 2023

	CHARLOTTE STREET	PARKING LOT DRIVEWAY	
	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
PM PEAK PERIOD:	21	32	53

PM PEAK HOUR:	15	25	40
5:00-6:00 PM			

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 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
44	1	0
35	0	0
58	0	0
34	1	1

FROM THE SOUTH

KING STREET



AUTO	COMM	TOURIST TRAIN
9	0	1
2	0	3
3	0	0
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

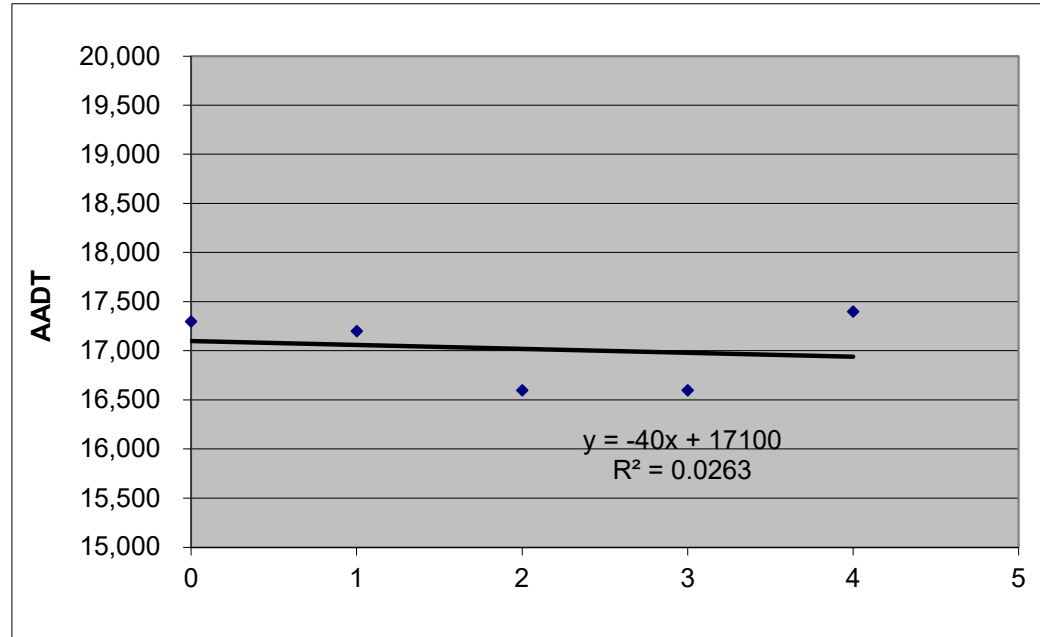


**TABLE C-1
LINEAR REGRESSION ANALYSIS**

SR A1A (San Marco Avenue), North of Cathedral Place

<u>Year</u>	<u>X</u>	Actual <u>AADT (Y)</u>	Predicted <u>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 TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	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

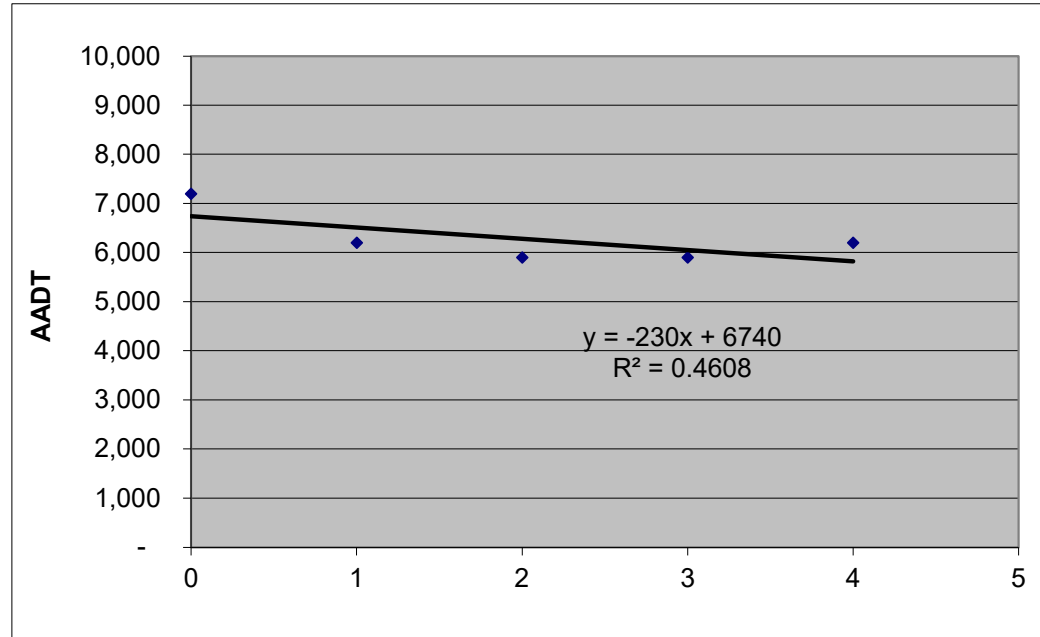
PEAK VOLUME INFORMATION					
DIRECTION: N			DIRECTION: S		
	HOUR	VOLUME	HOUR	VOLUME	
A.M.	815	550	815	497	815 1047
P.M.	1630	703	1630	743	1630 1446
DAILY	1630	703	1630	743	1630 1446

**TABLE C-2
LINEAR REGRESSION ANALYSIS**

Cathedral Place, East of St. George Street

<u>Year</u>	<u>X</u>	<u>Actual AADT (Y)</u>	<u>Predicted AADT</u>
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		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

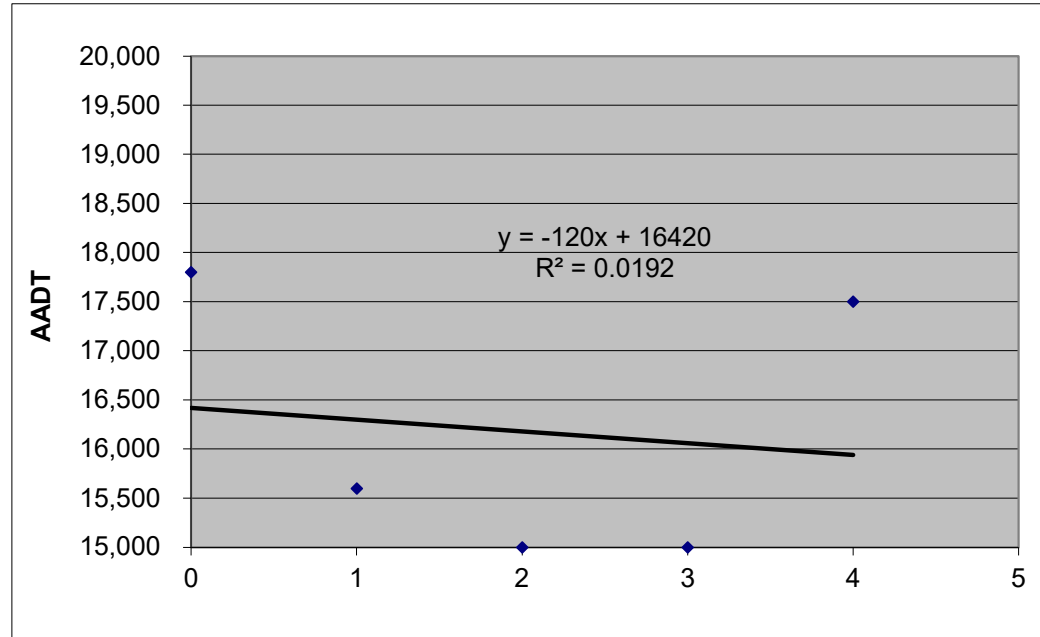
	HOUR	VOLUME
A.M.	845	333
P.M.	1200	511
DAILY	1115	528

**TABLE C-3
LINEAR REGRESSION ANALYSIS**

SR A1A (San Marco Avenue), South of Castillo Drive

<u>Year</u>	<u>X</u>	Actual <u>AADT (Y)</u>	Predicted <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 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

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 7800 ST JOHNS COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.96 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

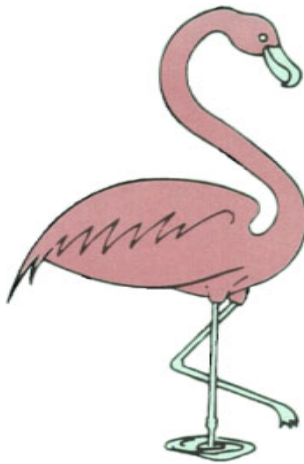


TABLE D-1
AVENIDA MENENDEZ - DRIVEWAY COUNTS
Wednesday, January 11, 2017

<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
TOTAL	17	13	30	18	21	
PEAK HOUR	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				Saturday, January 14, 2017			
PM	IN	OUT	BOTH	PM	IN	OUT	BOTH
4:00 - 4:15	1	1	2	12:00 - 12:15	1	0	1
4:15 - 4:30	1	1	2	12:15 - 12:30	2	0	2
4:30 - 4:45	0	0	0	12:30 - 12:45	2	1	3
4:45 - 5:00	0	0	0	12:45 - 1:00	3	0	3
5:00 - 5:15	3	3	6	1:00 - 1:15	0	4	4
5:15 - 5:30	0	0	0	1:15 - 1:30	0	2	2
5:30 - 5:45	0	0	0	1:30 - 1:45	0	1	1
5:45 - 6:00	1	1	2	1:45 - 2:00	2	1	3
TOTAL	6	6	12		10	9	19
PEAK HOUR	4	4	8		5	7	12
8 trips/40 rooms = 0.20 trips per room				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				Saturday, March 2, 2024			
PM	IN	OUT	BOTH	PM	IN	OUT	BOTH
4:00 - 4:15	2	0	2	12:00 - 12:15	1	2	3
4:15 - 4:30	3	1	4	12:15 - 12:30	2	5	7
4:30 - 4:45	4	1	5	12:30 - 12:45	1	1	2
4:45 - 5:00	8	1	9	12:45 - 1:00	0	1	1
5:00 - 5:15	1	1	2	1:00 - 1:15	1	0	1
5:15 - 5:30	3	1	4	1:15 - 1:30	1	2	3
5:30 - 5:45	2	0	2	1:30 - 1:45	3	0	3
5:45 - 6:00	9	3	12	1:45 - 2:00	2	1	3
TOTAL	32	8	40		11	12	23
PEAK HOUR	16	4	20		4	9	13
20 trips/89 rooms = 0.22 trips per room				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
TOTAL	36	10	46		38	19	57
PEAK HOUR	13	10	23		25	10	35
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

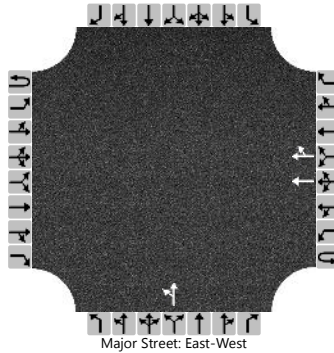
General Information

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 ₉₅ (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

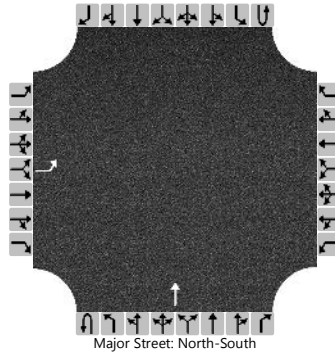
General Information

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 ₉₅ (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

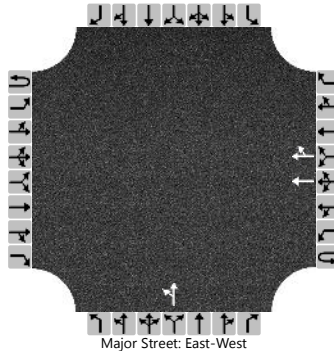
General Information

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 ₉₅ (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

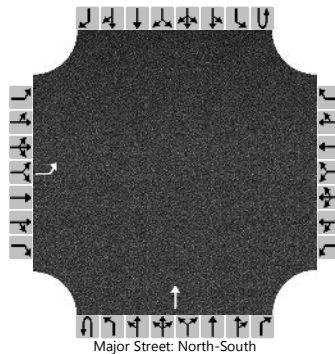
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	5/3/2022
Analysis Year	2023
Time Analyzed	WeekdayPM PeakHr 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	0.87
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)		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

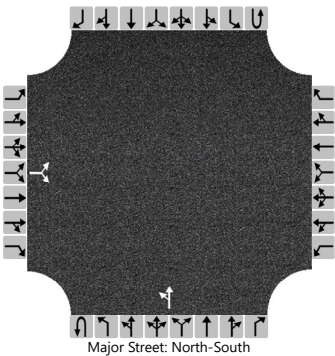
Flow Rate, v (veh/h)		22														
Capacity, c (veh/h)		681														
v/c Ratio		0.03														
95% Queue Length, Q ₉₅ (veh)		0.1														
Control Delay (s/veh)		10.5														
Level of Service (LOS)		B														
Approach Delay (s/veh)	10.5															
Approach LOS	B															

2035 BUILD CONDITIONS

HCS Two-Way Stop-Control Report

General Information		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	Sat. PeakHr BUILDTraffic	Peak Hour Factor	0.83
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)		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							

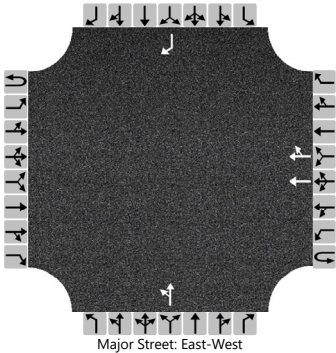
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			27						37							
Capacity, c (veh/h)			477						681							
v/c Ratio			0.06						0.05							
95% Queue Length, Q ₉₅ (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

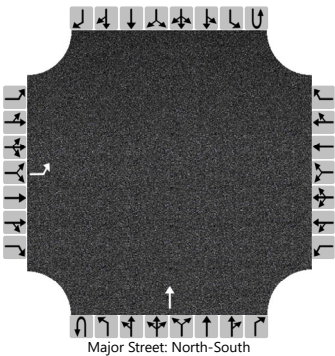
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)										108						21
Capacity, c (veh/h)										9						26
v/c Ratio										12.47						0.81
95% Queue Length, Q ₉₅ (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														

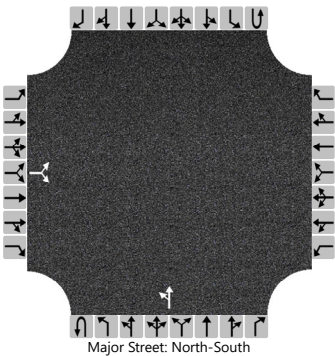
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		24														
Capacity, c (veh/h)		644														
v/c Ratio		0.04														
95% Queue Length, Q ₉₅ (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						

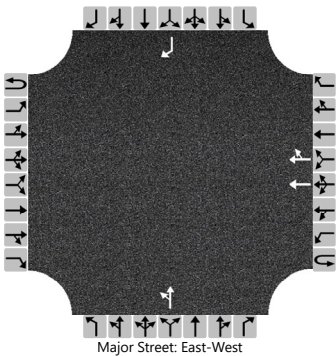
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			17							15						
Capacity, c (veh/h)			521							721						
v/c Ratio			0.03							0.02						
95% Queue Length, Q ₉₅ (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

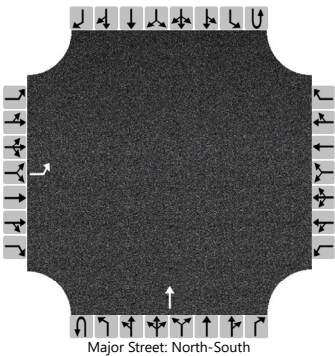
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)										56						12
Capacity, c (veh/h)										165						270
v/c Ratio										0.34						0.05
95% Queue Length, Q ₉₅ (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

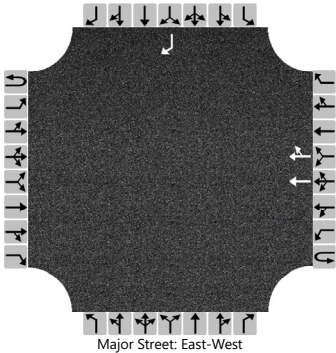
Flow Rate, v (veh/h)		24														
Capacity, c (veh/h)		644														
v/c Ratio		0.04														
95% Queue Length, Q ₉₅ (veh)		0.1														
Control Delay (s/veh)		10.8														
Level of Service (LOS)		B														
Approach Delay (s/veh)	10.8															
Approach LOS	B															

2035 BUILD CONDITIONS WITH IMPROVEMENTS

HCS Two-Way Stop-Control Report

General Information		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 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)							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

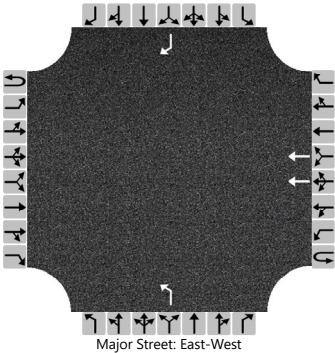
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																21
Capacity, c (veh/h)																24
v/c Ratio																0.89
95% Queue Length, Q ₉₅ (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		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 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		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

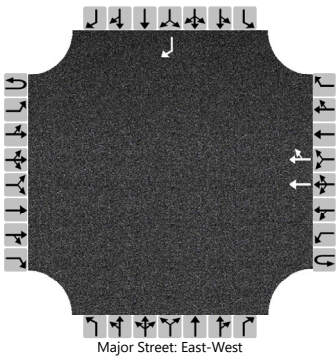
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)										139						388
Capacity, c (veh/h)										112						460
v/c Ratio										1.25						0.84
95% Queue Length, Q ₉₅ (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

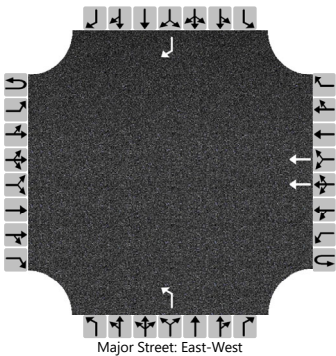
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																12
Capacity, c (veh/h)																259
v/c Ratio																0.05
95% Queue Length, Q ₉₅ (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		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	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		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

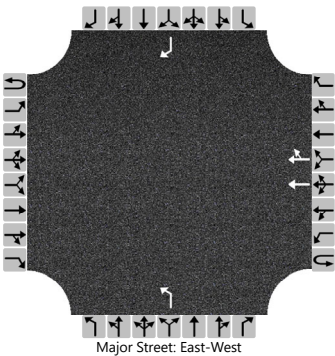
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)										84						247
Capacity, c (veh/h)										392						499
v/c Ratio										0.21						0.49
95% Queue Length, Q ₉₅ (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

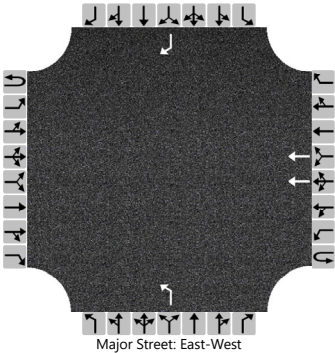
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)										56						21
Capacity, c (veh/h)										33						25
v/c Ratio										1.67						0.85
95% Queue Length, Q ₉₅ (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

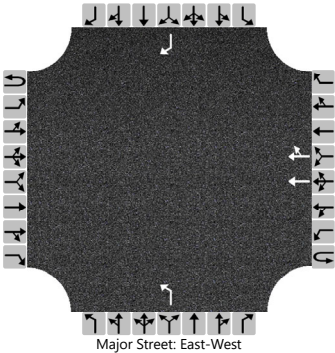
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)										83						388
Capacity, c (veh/h)										112						460
v/c Ratio										0.75						0.84
95% Queue Length, Q ₉₅ (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

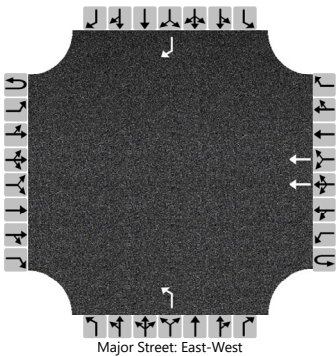
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)										29						12
Capacity, c (veh/h)										433						264
v/c Ratio										0.07						0.05
95% Queue Length, Q ₉₅ (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 ₉₅ (veh)										0.5						2.7
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 Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 4, 2024	9.a.	PZB2024-0012
Request	Address	Parcel ID
Conservation Overlay	199 Nix Boat Yard Road (County)	134900-0020
Zone Development,	200 Nix Boat Yard Road (County)	134832-0010
Comprehensive Plan Land	200-1 Nix Boat Yard Road (County)	134832-0030
Use Amendment, and	Nix Boat Yard Road (County)	134821-0000
Rezoning	200 Nix Boat Yard Road (City)	134832-0000
	220-B Nix Boat Yard Road (City)	134830-0000
	Nix Boat Yard Road (County)	134832-0001
	200 Nix Boat Yard Road Unit E (County)	134832-0020
	200 Nix Boat Yard Road (County)	134832-0003
	200 Nix Boat Yard Road (County)	134820-0000
	Nix Boat Yard Road (County)	134833-0000

Site & Background Information

Applicant: Brad C. Wester
c/o Driver McAfee Hawthorne & Diebenow, PLLC

Owner: BDEP Land, LLC & Nix Boat Yard LLC



Figure 1. Aerial photograph of the subject properties with approximate boundaries outlined in blue.

199 Nix Boat Yard Road (County) PID 134900-0020	Property Class: (St. Johns County Property Appraiser)	0800 - Multi-Family (Less than 10 Units)
	Future Land Use Designation:	Mixed Use District
	Zoning Designation:	OR
	Acreage:	1.8
200 Nix Boat Yard Road (County) PID 134832-0010	Property Class: (St. Johns County Property Appraiser)	1000 – Vacant Commercial
	Future Land Use Designation:	Mixed Use District
	Zoning Designation:	CHT
	Acreage:	1.7
200-1 Nix Boat Yard Road (County) PID 134832-0030	Property Class: (St. Johns County Property Appraiser)	1000 – Vacant Commercial
	Future Land Use Designation:	Mixed Use District
	Zoning Designation:	CHT
	Acreage:	1.62

Nix Boat Yard Road (County) PID 134821-0000	Property Class: (St. Johns County Property Appraiser)	9600 – Marshes, Wetlands, Waste Lands
	Future Land Use Designation:	Mixed Use District
	Zoning Designation:	CHT
	Acreage:	1.17
200 Nix Boat Yard Road (City) PID 134832-0000	Property Class: (St. Johns County Property Appraiser)	1000 – Vacant Commercial
	Future Land Use Designation:	Marine Industrial
	Zoning Designation:	PUD
	Acreage:	0.88
220-B Nix Boat Yard Road (City) PID 134830-0000	Property Class: (St. Johns County Property Appraiser)	2000 – Transit Terminals
	Future Land Use Designation:	Marine Industrial
	Zoning Designation:	PUD
	Acreage:	8.39
Nix Boat Yard Road (County) PID 134832-0001	Property Class: (St. Johns County Property Appraiser)	1000 – Vacant Commercial
	Future Land Use Designation:	Mixed Use District
	Zoning Designation:	RMH & OR
	Acreage:	0.74
200 Nix Boat Yard Road Unit E (County) PID 134832-0020	Property Class: (St. Johns County Property Appraiser)	2800 – Mobile Home Parks
	Future Land Use Designation:	Mixed Use District
	Zoning Designation:	RMH & OR
	Acreage:	1.48
200 Nix Boat Yard Road (County) PID 134832-0003	Property Class: (St. Johns County Property Appraiser)	2800 – Mobile Home Parks
	Future Land Use Designation:	Mixed Use District
	Zoning Designation:	RMH
	Acreage:	1.45

200 Nix Boat Yard Road (County) PID 134820-0000	Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
	Future Land Use Designation:	Mixed Use District
	Zoning Designation:	RMH
	Acreage:	0.36
Nix Boat Yard Road (County) PID 134833-0000	Property Class: (St. Johns County Property Appraiser)	1000 – Vacant Commercial
	Future Land Use Designation:	Mixed Use District
	Zoning Designation:	OR
	Acreage:	0.08

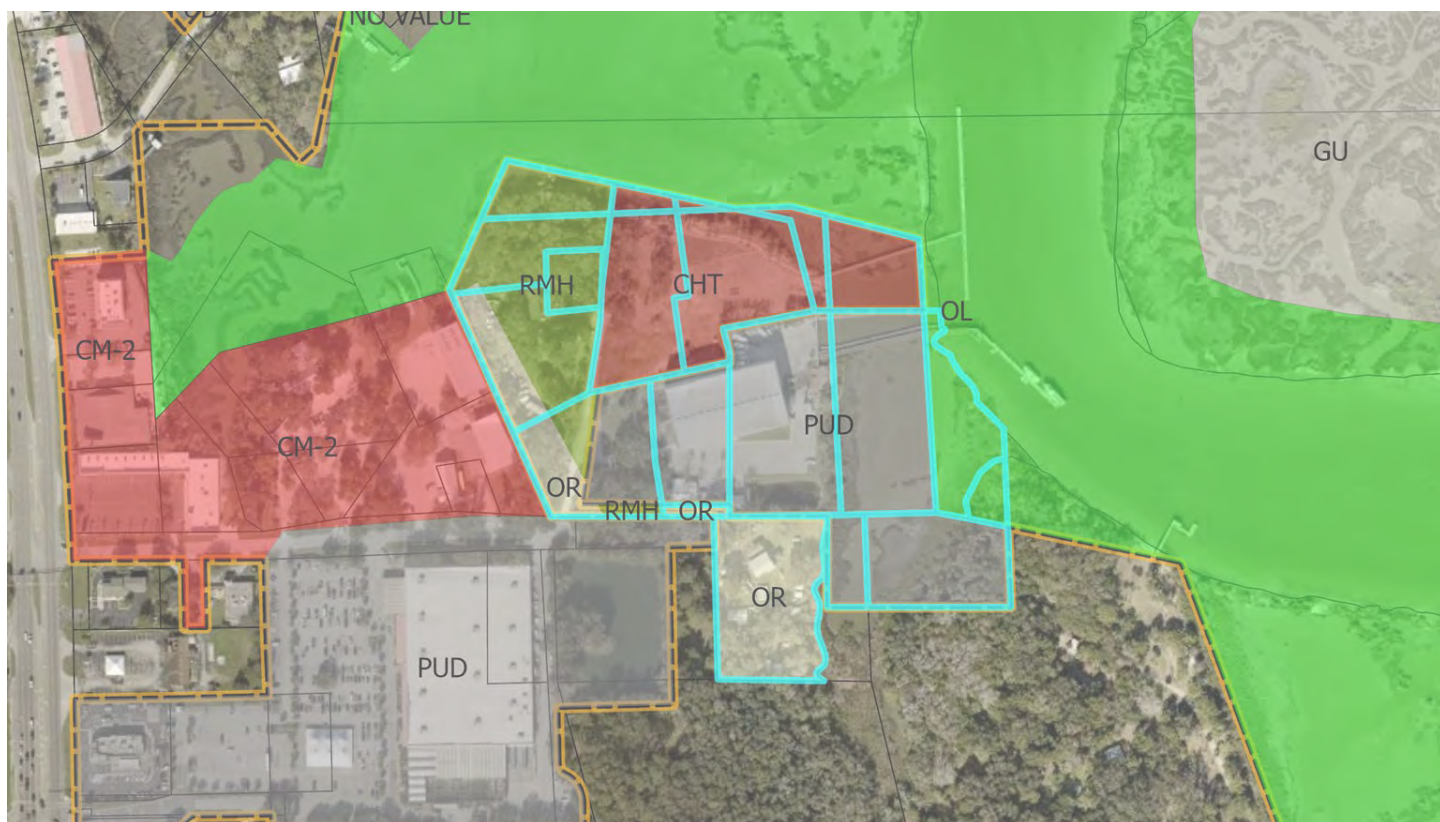


Figure 2. The City of St. Augustine's zoning map highlighting the subject properties.

Adjacent Properties			
	Property Class (St. Johns County Property Appraiser)	Future Land Use Designation	Zoning Designation
North	8900 – Municipally Owned	Open Land (City)	OL (City)
South	8600 – County Owned	Mixed Use District (County)	OR (County)
	1105 – Owner Occupied Stores	Commercial Medium Intensity (City)	PUD (City)
East	San Sebastian River	Open Land (City)	OL (City)
West	4100 – Light Manufacturing	Commercial Medium Intensity (City)	CM-2 (City)

Request Summary

This application is a follow up to the Petition for Voluntary Annexation and Pre-Annexation Agreement approved by the City Commission on [October 23, 2023](#); and on [May 13, 2024](#) an additional five (5) properties were approved by the City Commission to be included in this PUD amendment. The requests made in this application are for [Conservation Overlay Zone Development, a Comprehensive Plan Land Use amendment, and a Rezoning](#) of approximately 19.9 acres of land at the end of Nix Boat Yard Road.

The request to modify the Cat’s Paw Marina Planned Unit Development (PUD) would allow for additional commercial development, specifically marina-based uses, to include:

1. An existing 35,000 square foot enclosed boat storage building,
2. A second 35,000 square foot enclosed boat storage building,
3. A third 80,750 square foot enclosed boat storage building,
4. An existing 4,800 square foot restaurant,
5. An existing 3,800 square foot maintenance/office/ship store,
6. A 5,650 square foot accessory/restroom/support,
7. And future development including an 85,000 square foot flex commercial/industrial space.

The PUD text also states that “accessory tackle lockers for patrons will be provided attached to the third boat storage building, new vehicle parking and access, drainage and utility infrastructure, sidewalks, and native landscaping and low impact design elements will complement the Cat’s Paw Marina facilities.”

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Goal 1 Natural Resources	This request could be more consistent with this goal by supplying an analysis similar to the one already provided stating that this proposal is harmonious with the surrounding built environment.
	Policy 1.1.6	This request could be more consistent with this policy to strive to maintain natural topography and hydrology by reducing the amount of impervious surface proposed.
	Policy 1.2.1	This request could be more consistent with this policy by clearly demonstrating the proposed protection of natural resources, and techniques to be used, both on and adjacent to this site
	Objective 3.2	This request is consistent with the City's objective to encourage redevelopment of areas that are exhibiting evidence of decline.
	Policy 3.2.3	This request is consistent with the City's policy to pursue and participate in redevelopment projects that will add to economic vitality but could be more consistent with displaying how it also balances that with the City's character and authenticity.
	Goal 9	This request is consistent with the City's goal to promote economic development.
	Policy 9.1.2	This request is consistent with the City's policy to encourage commercial and industrial development.
Historic Preservation		
Conservation and Coastal Management	Objective 2.7	This request is consistent with the City's objective to give priority to water-dependent uses for shoreline and waterfront property to increase safe public access to the San Sebastian River.
	Policy 2.7.1	This request appears to be consistent with the City's policy for new marina development to meet all applicable requirements of state and federal permitting agencies.
Recreation and Open Space		

Transportation and Mobility		
Housing		
Infrastructure	Objective 6.3	This request could be more consistent with the City's objective to encourage the use of sustainable, low impact development (LID) strategies to address stormwater management. According to the United States Environmental Protection Agency (EPA) this is achieved by using design techniques that infiltrate, filter, evaporate, and store runoff close to its source. Rather than rely on costly large-scale conveyance and treatment systems, LID addresses stormwater through a variety of small, cost-effective landscape features located on-site.

Staff Analysis and Recommendation

Chapter 28 Planned Unit Development: PUD

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 this application had its first public hearing on March 5th, 2024, making June 4th the second public hearing, the PZB may consider additional public hearings due to the extent of the modification to the request since March 5th. The reason for holding PZB meetings is 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 included below and in bold.

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 proposed development appears to be a more economically efficient use of land and does not skip over other lands reducing its contribution to urban sprawl.
- (b) Encourage a more compatible and harmonious development of contiguous lands;
Request complies. The proposed development now includes additional properties which allows the site plan to be designed in a more thoughtful manner.

- (c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;
Request complies. The applicant states that customer demand is the changing need that this proposal looks to address.
- (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 complies. Information to assess this proposed development has 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. While the applicant states that this proposal does adhere, documentation that clearly demonstrates the coordination of architectural styles, building forms, and building relationships has not been supplied.
- (f) Provide an environment of consistent character compatible with the surrounding areas; and,
Request complies. Commercial uses, including marinas and water related services, appears to be compatible with the surrounding areas.
- (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 may or may not comply. Evaluation of the proposed site 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,
Not applicable to this request.

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 complies by providing the need and justification for the PUD rezoning in Section 8, which is found on page 11 of the 22-page PUD text. The request also complies with the requirement for 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 on page 10 in Section 6 of 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 on page 11 in Section 7 of 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,
While Section 6 of the PUD text does include the anticipated date for substantial completion of the project as 2028-2030, this request does not comply as a specific termination date has not been 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 complies.
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 not comply. Infrastructure impact analysis has not been provided, nor mitigation of potential impacts.
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 may or may not comply. Information is included in the PUD text, a determination for the level of detail required will need to be made.

(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 does not comply. An infrastructure impact analysis has not been provided, additionally the Board requested information regarding the proposed development's impact to scenic vistas at the March 5th meeting which has also not been provided.

- (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.

- (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 as it is not located within an entry corridor.

- (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 with location and grouping of uses, information regarding specific height of structures has not been provided.

- 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. Without the provision of an infrastructure impact analysis, evidence of a multi-modal circulation system to accompany that analysis has also not been provided.

- d. A system of open space and recreational uses, with the acreage to be dedicated and that to be retained in common ownership.

Request complies, open space and recreational uses are shown on the Master Plan.

- e. A topographic map at an appropriate scale showing contour lines, including all existing buildings and wooded areas.

Request partially complies by providing a map of all existing buildings and wooded areas. A topographic map of the site has not been provided.

- 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 does not comply; architectural drawings have not been provided.

- 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 and 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.

Request may or may not comply based on submitted documentation.

- (6) Statements indicating how the problems of maintenance and ownership of common facilities will be resolved.

Although Section 7 of the PUD text provides details of ownership and maintenance, this request does not comply due to the omission of details regarding how potential problems of maintenance and ownership of common facilities will be resolved.

- (7) A schedule of development, including the staging and phasing of:
- Areas to be developed, in order of priority;
 - The construction of streets, utilities and other improvements necessary to serve the proposed development; and
 - 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:
- The project name, property owner(s) and applicant(s); and
 - The existing zoning and requested rezoning, the physical address or location of the project, and a brief description of the application request; and
 - The developer's project coordinator contact information, including name, mailing address, telephone number and email address; and
 - 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."
 - 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, specifically its sensitivity to the context of the open water and wetlands that are part of this site.

- (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.

The applicant has provided an overview of this proposal's contributions to the existing community. Although additional information explaining its inevitable impacts, and potential mitigation measures, with adjacent transportation networks or circulation patterns may need to be provided.

- (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.

This information has been provided by the applicant and is included in the Cat's Paw Marina PUD text and exhibits.

Chapter 11 Definitions & Chapter 11 Standards for Review

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are

determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect

and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required

when new development is proposed along an unaltered shoreline.

The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2

shall remain undeveloped except as provided in subsections (1)—(4) of this subsection.

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

- (1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.
- (2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed stand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.
- (3) Dead, diseased, unsafe, or fallen trees may be removed.

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

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

Section 5 of the PUD text includes the applicant's analysis of the proposed project against the City's seventeen criteria for Conservation Overlay Zone development. Staff has provided a summary of these responses which may be found below and in bold.

- (1) Site specific conditions.
 - a. **The applicant's response focuses largely on the development plan rather than the existing conditions of the sites included in this proposal.**
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
 - a. **The applicant states that the proposed development will adhere to the standards for development and will not impact any adjacent development. Their response also includes references to adhering to sound level limits from emanating music.**
- (3) Natural and proposed drainage patterns.
 - a. **The proposed development will employ an underground system for stormwater collection, conveyance and treatment which in turn allows for more of the site to be developed as opposed to the use of a traditional wet detention system.**
- (4) Effect of point and nonpoint discharge in the marine environment.
 - a. **Applicant's response does not provide specifics of point and nonpoint discharge and states "specifics of the stormwater management system will provide analysis of the point and non-point discharge and provide for protection of the marine environment."**
- (5) Proposed soil stabilization and erosion control methods.
 - a. **Applicant's response does not provide specifics of soil stabilization and erosion control methods and states it will be "provided within the engineering and construction plan documents required for local and State permitting."**
- (6) Impact on floodplain.
 - a. **The applicant references the stormwater management facilities that "will be able to eliminate the potential for off-site impacts to the neighboring community and environmentally sensitive areas, often associated with the increase in flood zone elevation requirements."**

- (7) Impact of development on vegetative and animal communities.
- a. **The applicant's response focuses mostly on the site being previously developed as justification for the proposal and does not mention potential mitigation or restoration outside of the general requirements for development.**
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- a. **The applicant's response does not appear to be proactive in preparing for the potential of these adverse impacts happening outside of meeting local, State, and Federal guidelines and regulations.**
- (9) Effect of shade on vegetation and shellfish.
- a. **The applicant states that "no construction is planned which would cause shading," while the PUD text allows for a maximum building height of fifty (50) feet.**
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- a. **The applicant states that the increased marine vessel traffic "should be minimal" and will adhere to relevant guidelines and regulations.**
- (11) Impact of development on shoreline by linear feet and percent of site.
- a. **The applicant's response does not include the impact of development on shoreline by linear feet. The response for the percentage of the site impacted by development is that the new enclosed boat storage building will be in the same general location and "should not significantly change any vistas or scenic opportunities customarily known based on the adjacent uses and buildings."**
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- a. **Applicant's response mirrors that of criteria number 11.**
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- a. **Details regarding criteria number 13 may be found on the submitted landscaping plans.**
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- a. **The applicant's response does not include specifics in regard to potential loss in acres and percent of site attributed to the proposed development.**
- (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.)
- a. **Information provided is limited to the provision of an underground stormwater system for collection, conveyance and treatment, specifics on how it handles the impacts associated with a working waterfront are not provided.**
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- a. **The applicant's response is that the proposed development will have no impacts associated.**
- (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.

a. There are no docks included in this request.

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

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

- (1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:
 - a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
 - b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
 - d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a significant tree.
 - f. Impact upon the urban and natural environment, including:
 1. Ground and surface water stabilization.
 2. Water quality and aquifer recharge.
 3. Ecological impacts.
 4. Noise pollution.
 5. Air movement.
 6. Air quality.
 7. Wildlife habitat.
 - g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

Below is a list of significant trees proposed to be removed which staff believe may need additional information on the justification for their proposed removal.

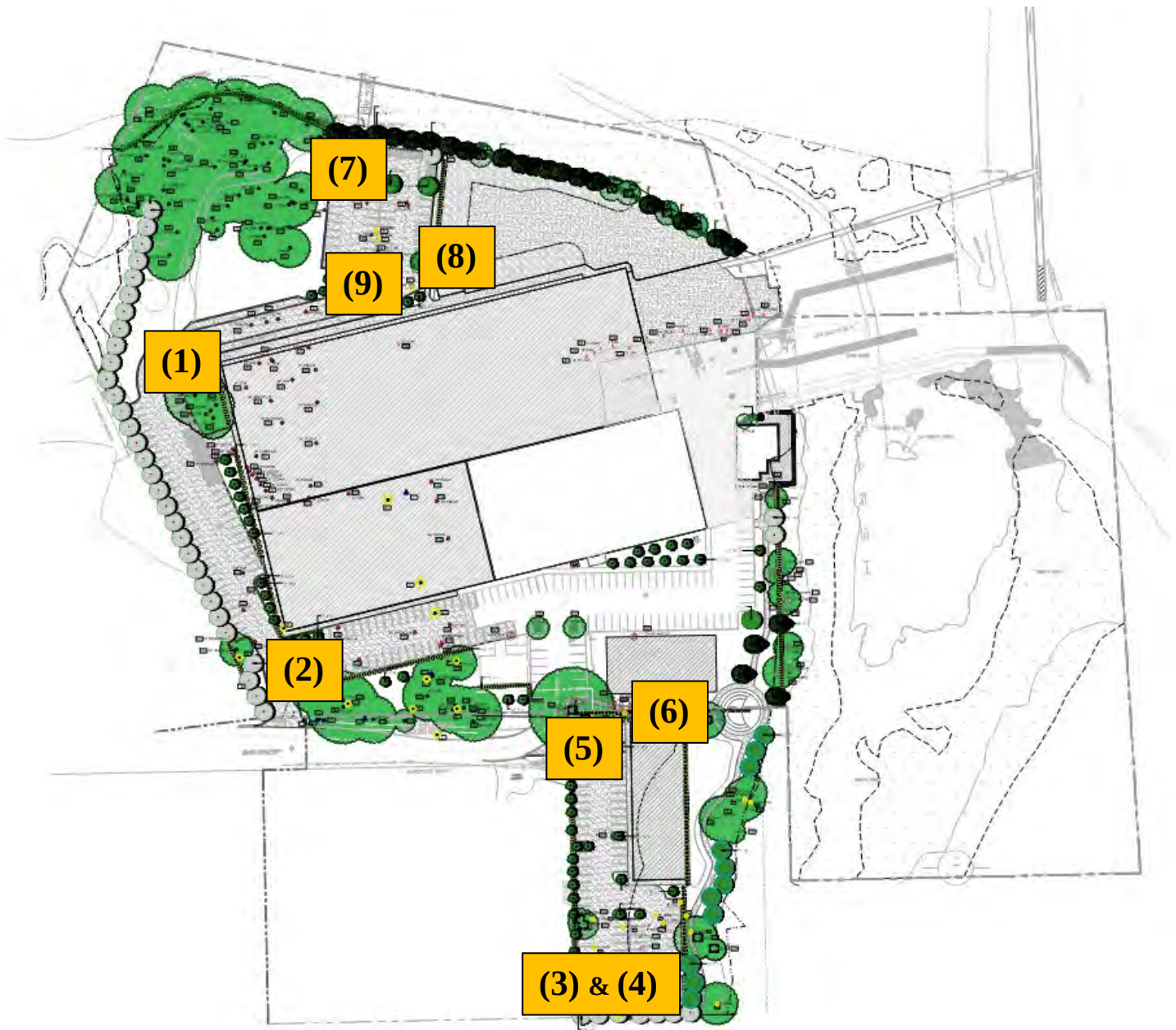


Figure 3. Screenshot of the Overall Presentation Plan included in the PUD text. Specific trees are listed below which correspond to the numbers included on this screenshot.

- (1) #63: not included in the arborist report.
- (2) #153, 154, 158, 160, and 162: all documented in the arborist report as “Appears Healthy.”
- (3) #219, 220, 221, and 224: all documented in the arborist report as “Appears Healthy.”
- (4) #211 and 214: both documented as “Appears Healthy.”
- (5) #199 and potentially 200: both documented as “Appears Healthy.”
- (6) # 184, 185, 186, 187, and 197: #197 is the only tree included in the arborist report and is documented as “Appears Healthy.”

- (7) #126 and 127: are not included in the arborist report.
- (8) #21: documented as “Appears Healthy (Add-On Tree Not on Survey).”
- (9) #15 and 16: both documented as “Appears Healthy.”

Additional staff notes:

- 11.8 acres of developable land amounts to 514,008 square feet meaning the [lot coverage](#) is approximately 48.6%. The impervious surface ratio is significantly higher due to the inclusion of parking facilities, drive aisles, and boat staging area. An exact impervious surface ratio calculation has not been provided based on the amount of developable land and language referencing a maximum amount of impervious surfaces has not been included in the PUD text.

Requests made by the Board and included as conditions of final order from the March 5th PZB meeting:

- More details on tree removal/preservation.
- More details on trees within Conservation Overlay Zone 2.
- Provide lot coverage and impervious surface ratio calculations.
- More details regarding pedestrian connectivity.
- Height of building(s) from both grade and finished floor elevation
- Scenic vista analysis.
- Clarity on proposed building located in southern portion of the proposed development.
- Specific schedule of development deadline.

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, as well as a determination for additional public hearings, before making a recommendation to the City Commission.



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



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

March 5, 2024

Brad C. Wester
c/o Driver McAfee Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202

Re: Conservation Overlay Zone Development, Comprehensive Plan Land Use Amendment and Rezoning – 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).

Dear Mr. Wester,

On Tuesday, March 5, 2024, the Planning and Zoning Board (PZB) met and discussed your request 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.

Specifically, based upon evidence presented, the PZB **continued** your application, as described in the attached copy of the executed order.

Please contact the Planning and Building Department at 904-825-1065 for any questions you may have regarding this matter.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|---|--|
| ☐ Appeal | ☐ Preliminary Subdivision Plat Approval |
| ☒ Conservation Overlay Zone Development | ☒ PUD Modification/Amendment |
| ☐ Use by Exception | ☒ Rezoning |
| ☐ Final Development Plan | ☐ Variance |
| ☒ Land Use Plan Amendment | ☐ Comprehensive Plan Amendment and Rezoning |

IN THE MATTER OF:

Case No.: 2024-0012
Applicant: Brad C. Wester c/o Driver McAfee Hawthorne & Diebenow, PLLC
Owner: BDEP Land, LLC & Nix Boat Yard LLC
Addresses: 199 Nix Boat Yard Road, 200 Nix Boat Yard Road, 200-1 Nix Boat Yard Road, Nix Boat Yard Road, 200 Nix Boat Yard Road, & 220-B Nix Boat Yard Road
Parcel Numbers: 134900-0020, 134832-0010, 134832-0030, 134821-0000, 134832-0000, & 134830-0000

RE: Conservation Overlay Zone Development, Comprehensive Plan Land Use Amendment, & Rezoning, pursuant to Sections 11-29 and 28-30, City of St. Augustine Code, 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 properties.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MARCH 5, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the March 5, 2024, Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject properties have a land use designation of Mixed-Use District (County) & Marine Industrial (City), and a zoning classification of Open Rural (OR) (County), Commercial Highway Tourist (CHT) (County), & Planned Unit Development (PUD) (City).
4. The above-described requests are subject to Sections 11-29 and 28-30 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action **MEETS** / ~~**DOES NOT MEET**~~ the requirements of Sections 11-29 and 28-30, City of St. Augustine Code, and **APPROVES** / **DENIES** / ~~**CONTINUES**~~ the Applicant's request 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 properties.

Subject to the following findings by the PZB:

- Need more details on tree removal/preservation, more details on trees within
 - COZ 2, provide lot coverage and impervious surface ratio calculations, more details
 - regarding pedestrian connectivity, height of building from both grade and finished floor
- Subject to the following conditions: elevation, scenic vista analysis, clarity on proposed building to south, and a
specific Schedule of Development deadline.

Subject to the following conditions:

- Continued to a date uncertain.

DONE AND ORDERED, at a public hearing on the 5th day of March, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

2024-0012

REQUEST APPROVED / DENIED / ~~CONTINUED~~

Sign Name

Charles Pappas

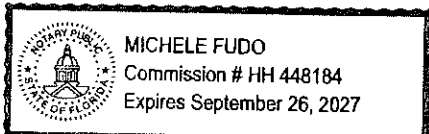
Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Charles Pappas who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 5th day of March, A.D., 2024.



Michele Fudo
Notary Public, State of Florida



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: Brad Wester Contact Number: 904.294.3768

Business (if applicable): Driver McAfee Hawthorne & Diebenow, PLLC.

Address: 1 Independent Drive, Suite 1200 City: Jacksonville State: FL Zip: 32202

E-Mail Address: bwester@drivermcafee.com

2. NAME OF PROPERTY OWNER: See attached list. Contact Number: See attached list.

Business (if applicable): See attached list.

Address: See attached list. City: _____ State: _____ Zip: _____

E-Mail Address: See attached list.

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: See attached legal descriptions. Block: _____

Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: 200 Nix Boat Yard Road

5. SPECIFIC PROPOSED USE: Enclosed boat storage; marina support facilities & accessory uses; infrastructure & improvements.

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☒ Land Use Plan Amendment

☐ Variance ☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: _____

*Revises current application Case #2024-0012 to include all new annex parcels as described:

1) Comp. Plan Amendment for new annex parcels from Mixed-Use (SJC) to Marine Ind.(COSA)

2) Companion PUD to modify existing Cat's Paw Marina PUD to include new annex parcels

3) Conservation Zone Development for new annex parcels

8. JUSTIFICATION FOR ACTION REQUESTED: _____

To be processed as part of petition for voluntary annexation and pre-annexation agreement.

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 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.

Recent Case #2024-0012 and Past Approved Ordinance #2023-18; #2023-19 and #2023-20.

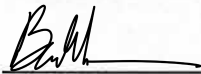
11. AGREEMENT:

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

May 3, 2024

Date

See attached owner's authorization forms

Signature of Property Owner

Date

04/18/2019



Owner's Authorization For Agent

Brad Wester & Staci Rewis of
Driver McAfee Hawthorne & Diebenow, PLLC is/are hereby authorized TO ACT ON BEHALF
OF BDEP CAT'S PAW, LLC, the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Annexation, Comprehensive Plan Amendment
Application number: & Rezoning, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:
75 King Street, St. Augustine, FL 32085

BY: Gayle Bulls Dixon, Manager
Signature of Owner
Gayle Bulls Dixon
Print Name of Owner
415-407-3453
Telephone Number

State of Florida

County of Duval

Signed and sworn before me on this 30th day of January, 2023

By Gayle Bulls Dixon

Identification verified:

Oath sworn: X Yes No

Notary Signature: Carrie Anne Kissinger

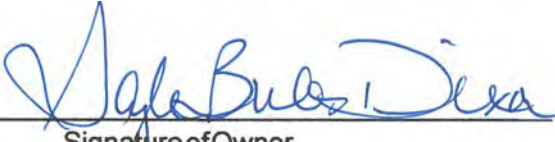
My Commission expires: August 28, 2026





Owner's Authorization For Agent

Brad C. Wester of
Driver McAfee Hawthorne & Diebenow, PLLC is/are hereby authorized TO ACT ON BEHALF
OF Gayle Bulls Dixon of BDEP Land, LLC, the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: "Cat's Paw Marina", and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located
at: 75 King Street, St. Augustine, FL 32085

BY: 
Signature of Owner
Gayle Bulls Dixon
Print Name of Owner
415-407-3453
Telephone Number

State of Florida

County of Duval

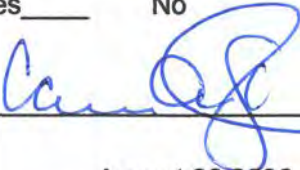
Signed and sworn before me on this 18th day of January, 2024.

By Gayle Bulls Dixon

Identification verified:

Oath sworn: XX Yes No

Notary Signature:





My Commission expires:

August 28, 2026



Owner's Authorization For Agent

Brad C. Wester of
Driver, McAfee, Hawthorne & Diebenow, PLLC,
is/are hereby authorized TO ACT ON BEHALF
OF 200 Nix Boat Yard, LLC., the owner(s) of those lands described within
☐ the attached application, or ☒ described within the previously filed
Application number: "Cat's Paw Marina", and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:
75 King Street, St. Augustine, FL.

BY: Kevin Seelig
Signature of Owner
Kevin Seelig
Print Name of Owner
(904) 599-5789
Telephone Number

State of FLORIDA

County of ST JOHNS

Signed and sworn before me on this 15th day of FEBRUARY, 2024

By KEVIN SEELIG

Identification verified:

Oath sworn: Yes X No

Notary Signature: Traci L. Goetz

My Commission expires: March 21, 2025





Owner's Authorization For Agent

Brad Wester of Driver McAfee H. is/are hereby authorized TO ACT ON BEHALF OF Paul Christopher Pellicer, the owner(s) of those lands described within

☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 75 King Street

BY: Paul Christopher Pellicer
Signature of Owner

Paul Christopher Pellicer
Print Name of Owner

904-669-4331
Telephone Number

State of FLORIDA

County of ST. JOHNS

Signed and sworn before me on this 12th day of April, 2024

By PAUL CHRISTOPHER PELLICER

Identification verified:

Oath sworn: Yes ☒ No ☐

Notary Signature: Charles E. Pellicer

My Commission expires: _____



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

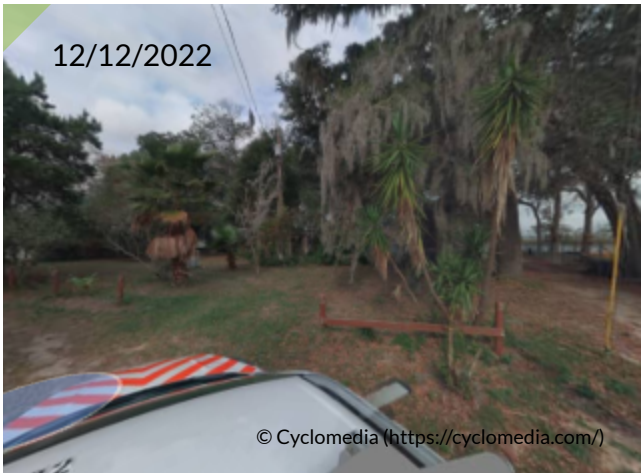
2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1348200000
Location Address	200 NIX BOAT YARD RD SAINT AUGUSTINE 32084-0000
Neighborhood	Perpall Grant (SF) (692)
Tax Description*	(1) PERPALL GRANT SUBD PT OF LOT 2 - .36AC HOMESITE REMAINS OR3518/1602(ORD DET HX RP) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	0.360
Homestead	N

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Owner Information

Owner Name	Pellicer Paul C 100%
Mailing Address	200 F NIX BOAT YARD RD SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	\$50,014
Extra Features Value	\$432
Total Land Value	\$150,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$200,446
Total Deferred	\$93,554
Assessed Value	\$106,892
Total Exemptions	\$0
Taxable Value	\$106,892

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

Historical Assessment Information

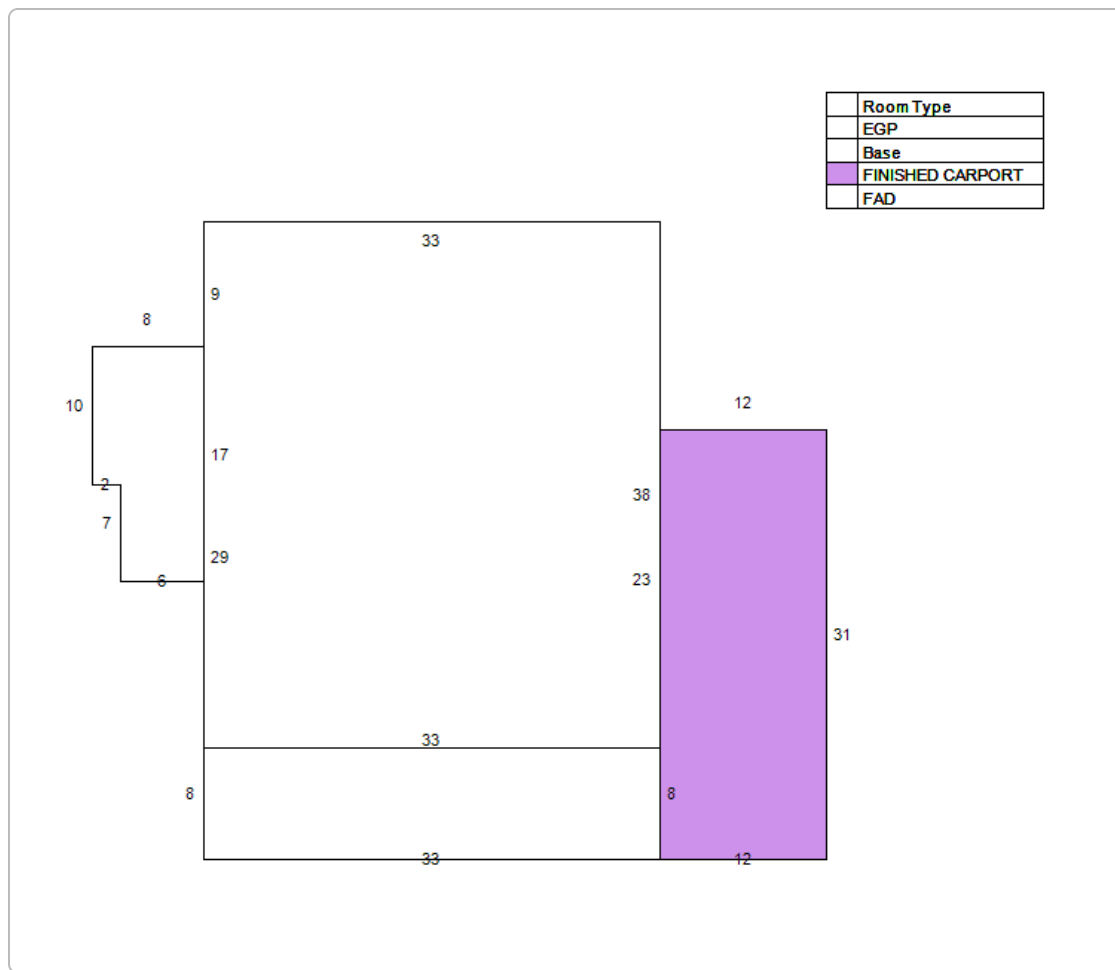
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$52,056	\$432	\$150,000	\$0	\$0	\$202,488	\$97,175	\$105,313	\$97,175
2022	\$44,921	\$504	\$46,782	\$0	\$0	\$92,207	\$88,341	\$3,866	\$88,341
2021	\$33,204	\$504	\$46,782	\$0	\$0	\$80,490	\$80,310	\$180	\$80,310
2020	\$33,896	\$504	\$46,782	\$0	\$0	\$81,182	\$73,009	\$8,173	\$73,009
2019	\$32,346	\$479	\$46,782	\$0	\$0	\$79,607	\$66,372	\$13,235	\$66,372
2018	\$33,614	\$479	\$46,782	\$0	\$0	\$80,875	\$60,338	\$20,537	\$60,338
2017	\$34,882	\$479	\$19,492	\$0	\$0	\$54,853	\$54,853	\$0	\$54,853
2016	\$32,861	\$479	\$19,492	\$0	\$0	\$52,832	\$52,832	\$0	\$52,832
2015	\$34,014	\$479	\$19,492	\$0	\$0	\$53,985	\$53,985	\$0	\$53,985
2014	\$32,555	\$479	\$19,492	\$0	\$0	\$52,526	\$52,526	\$0	\$52,526
2013	\$33,641	\$479	\$19,492	\$0	\$0	\$53,612	\$53,612	\$0	\$53,612

Building Information

Building	5	Roof Cover	Metal
Building Value	\$50,014	Roof Structure	Gable Hip
Year Built	1965	Interior Flooring	Pine Wood
Actual Area	2012	Interior Wall	Drywall
Conditioned Area	1376	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Aluminum Vinyl	Baths	

Description	Square Footage
BASE AREA	1254
ADDITION	122
FINISHED CARPORT	372
UNFINISHED ENCLOSED PORCH	264
Total SqFt	2012

Sketch Information



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	1348210000	No Image Available
Location	NIX BOAT YARD RD	
Address	SAINT AUGUSTINE 32084-0000	
Neighborhood	Perpall Grant on San Sebastian (CRKFR) (692.25)	
Tax	(1-MARSH) PERPALL GRANT SUBD LOT 1 & ALL LOT 2 (EX PT IN OR464/645 & EX PARCELS 1 2	
Description*	3 4 & 5 IN OR1220/642)(EX OR1475/35) (EX HOMESITE IN OR3518/908 & EX PTS IN OR3541/908 918 923 929 & 939) - MARSH LYING E OF PARCEL 5 REMAINS OR31/592 83/446 & 324/261 & 3452/119(WL) & 139(L/A) & 3684/1684(P/R) & 3684/1688(Q/C) & 3689/964(Q/C) & 5366/372(Q/C)	
	<i>*The Description above is not to be used on legal documents.</i>	
Property Use	Marshes, Wetlands, Waste Lands (9600)	
Code		
Subdivision	N/A	
Sec/Twp/Rng	41-7-30	
District	South Ponte Vedra & US 1 North Area (District 450)	
Millage Rate	12.7533	
Acreage	1.170	
Homestead	N	

Owner Information

Owner Name	200 Nix Boat Yard LLC 100%
Mailing Address	205 COMMERCIAL DR UNIT 2 SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$250
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$250
Total Deferred	\$0
Assessed Value	\$250
Total Exemptions	\$0
Taxable Value	\$250

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	\$250	\$0	\$0	\$250	\$250	\$0	\$250
2022	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2021	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2020	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2019	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2018	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2017	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2016	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2015	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2014	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2013	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Marshes & Tidal Lands	0	0	1	UT	\$250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/10/2021	9/3/2021	\$100.00	QUIT CLAIM DEED	5366	372	U	V	PELLICER PATRICK A ETAL	200 NIX BOAT YARD LLC
2/20/2013	1/30/2013	\$100.00	QUIT CLAIM DEED	3689	964	U	V	BERNHARD JUDITH A,JONATHAN M PELLICER,PAUL C PELLICER	PELLICER PATRICK A
2/20/2013	1/30/2013	\$0.00	PERSONAL REP	3689	959	U	V	PELLICER DOROTHEA L ESTATE	BERNHARD JUDITH A ETAL
2/11/2013	1/30/2013	\$100.00	QUIT CLAIM DEED	3684	1688	U	V	BERNHARD JUDITH A,JONATHAN M PELLICER & PAUL C PELLICER	PELLICER PATRICK A
2/11/2013	1/30/2013	\$0.00	PERSONAL REP	3684	1684	U	V	PELLICER DOROTHEA L ESTATE BY PERS REP	BERNHARD JUDITH A,PELLICER PATRICK A,PELLICER JONATHAN M &PAUL C PELLICER
1/16/2013	1/15/2013	\$0.00	LETTERS OF ADMN	3673	899	U	V	PELLICER DOROTHEA L (DECD)	BERNHARD JUDITH A ET AL PERS REPS
7/7/2011	7/6/2011	\$0.00	LETTERS OF ADMN	3452	139	U	I	PELLICER DOROTHEA L (DECD)	LETTERS OF ADMIN
7/7/2011	3/27/2011	\$0.00	WILL	3452	119	U	I	PELLICER DOROTHEA L (DECD)	LAST WILL & TESTAMENT
	1/1/1977	\$0.00		324	261	U	I		PELLICER DOROTHEA L

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

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID	1348300000	
Location	220 A NIX BOAT YARD RD UNIT A	
Address	220 B NIX BOAT YARD RD UNIT B	No Image Available
	SAINT AUGUSTINE 32084-0000	
Neighborhood	St. Augustine Shipyards (681.15)	
Tax Description*	(1-1) PERPALL GRANT SUB PT OF LOTS 1 2 5 & 11 OF SEC 41 & PT SEC30 LYING E OF NIX BOAT YARD RD TO MARSH LANDS OF CITY - ANNEXATION PARCEL OR5144/250	
	*The Description above is not to be used on legal documents.	
Property Use Code	Transit Terminals (2000)	
Subdivision	N/A	
Sec/Twp/Rng	41-7-30	
District	City of St Augustine (District 452)	
Millage Rate	18.872	
Acreage	8.390	
Homestead	N	

Owner Information

Owner Name	Bdep Cat's Paw LLC 100%
Mailing Address	4446-1A HENDRICKS AVE STE 120 JACKSONVILLE, FL 32207-0000

Map



Valuation Information

	2024
Building Value	\$2,262,121
Extra Features Value	\$376,934
Total Land Value	\$2,647,712
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$5,286,767
Total Deferred	\$413,976
Assessed Value	\$4,872,791
Total Exemptions	\$0
Taxable Value	\$4,872,791

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	\$2,310,290	\$396,383	\$2,647,712	\$0	\$0	\$5,354,385	\$4,429,810	\$924,575	\$4,429,810
2022	\$1,997,488	\$274,574	\$2,650,750	\$0	\$0	\$4,922,812	\$4,027,100	\$895,712	\$4,027,100
2021	\$1,453,298	\$224,724	\$617,516	\$0	\$0	\$3,661,000	\$3,661,000	\$0	\$3,661,000
2020	\$1,322,347	\$201,626	\$260,814	\$0	\$0	\$1,784,787	\$1,625,379	\$159,408	\$1,625,379
2019	\$1,166,491	\$190,477	\$260,814	\$0	\$0	\$1,617,782	\$1,477,617	\$140,165	\$1,477,617
2018	\$1,181,220	\$190,477	\$260,814	\$0	\$0	\$1,632,511	\$1,343,288	\$289,223	\$1,343,288
2017	\$742,981	\$166,419	\$311,771	\$0	\$0	\$1,221,171	\$1,221,171	\$0	\$1,221,171
2016	\$743,208	\$165,355	\$311,771	\$0	\$0	\$1,220,334	\$1,220,334	\$0	\$1,220,334
2015	\$751,308	\$165,355	\$311,771	\$0	\$0	\$1,228,434	\$1,228,434	\$0	\$1,228,434
2014	\$714,739	\$149,643	\$311,771	\$0	\$0	\$1,176,153	\$1,176,153	\$0	\$1,176,153
2013	\$722,364	\$152,651	\$311,771	\$0	\$0	\$1,186,786	\$1,186,786	\$0	\$1,186,786

Building Information

Building	1	Roof Cover	Modular Metal
Building Value	\$2,174,810	Roof Structure	Steel Frame
Year Built	2007	Interior Flooring	Concrete 6-8"
Actual Area	35060	Interior Wall	N/A
Conditioned Area	0	Heating Type	None
Use	Exceptional Storage	Air Conditioning	N/A
Style	06	Bedrooms	
Exterior Wall	Aluminum Vinyl	Baths	

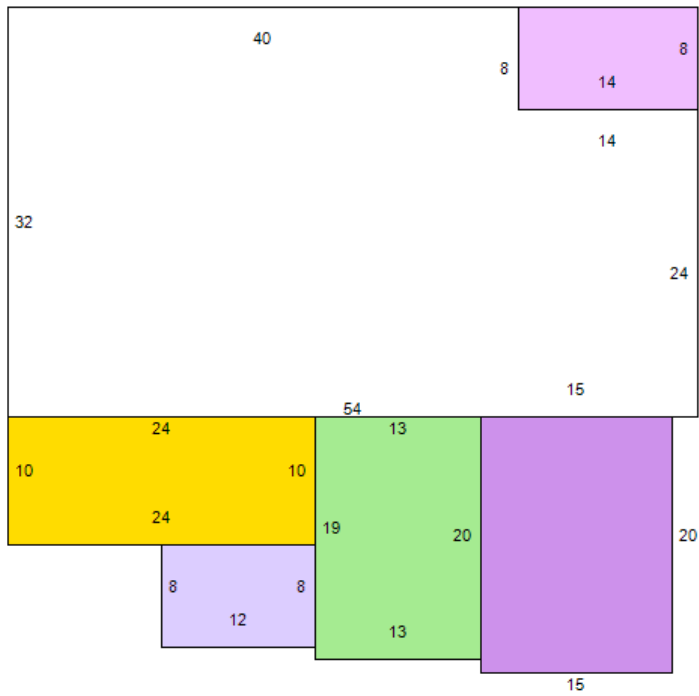
Description	Square Footage
WAREHOUSE	34860
FINISHED STORAGE/UTILITY	200
Total SqFt	35060

Building	2	Roof Cover	Metal
Building Value	\$87,311	Roof Structure	Wood Truss
Year Built	1950	Interior Flooring	Carpet, Wood Laminate
Actual Area	2611	Interior Wall	Drywall
Conditioned Area	1616	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Aluminum Vinyl	Baths	

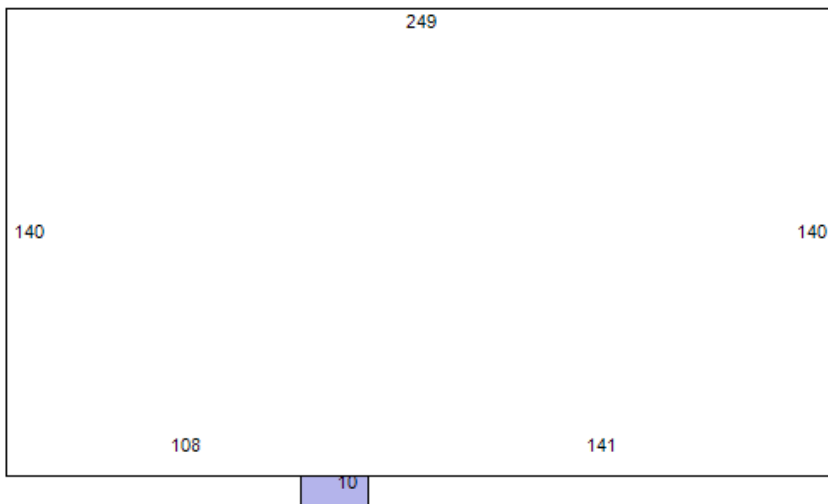
Description	Square Footage
FINISHED SCREEN PORCH	112
FINISHED CARPORT	300
UNFINISHED STORAGE/UTILITY	247
FINISHED DECK	96
BASE AREA	1616
FINISHED CANOPY	240
Total SqFt	2611

Sketch Information

Room Type
CCN
Base
DECK
UNFINISHED STORAGE
FINISHED CARPORT
FINISHED SCREEN PORCH



Room Type
WRH
FINISHED STORAGE



Extra Feature Information

Code Description	Status	Value
Bulkhead - Excellent (Mix)		27370
Metal Fence - 6' (COM)		5830
Metal Fence - 4' (COM)		2287
Concrete Paving - Under 8" (COM)		105850
Asphalt Paving (COM)		43562
Curb (COM)		6620
Handicap Ramp (COM)		2057
Garage - Average (Mix)		29295
Sprinkler Wet (COM)		57780
Hanger Door (COM)		3132
Hanger Door (COM)		6264
Boat Dock - Average (Mix)		86887

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Transit Terminals	0	0	189050	SF	\$2,646,700
Marshes & Tidal Lands	0	0	4.05	AC	\$1,012

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/6/2021	12/30/2020	\$6,000,000.00	WARRANTY DEED	5144	250	U	I	CAT'S PAW MARINA LLC	BDEP CAT'S PAW LLC
	12/19/2005	\$100.00	WARRANTY DEED	2611	1138	U	I	GENOVAR PHILIP B & JENSEN SONYA G	CAT'S PAW MARINA LLC
	3/14/2005	\$295,000.00	WARRANTY DEED	2394	1862	U	I	PELLICER JONATHAN M	JENSEN SONYA G & GENOVAR PHILIP B
	2/14/2005	\$100.00	ANNEXATION	2376	914	U	I	PELLICER JONATHAN M	CITY ANNEXATION ORD 2004-12
	2/17/2000	\$100.00	QUIT CLAIM DEED	1475	44	U	I	GRADY MINA M ETAL	GENOVAR PHILIP B
	2/17/2000	\$375,000.00	WARRANTY DEED	1475	40	U	I	GRADY MINA M ETAL	GENOVAR PHILIP B
	2/2/2000	\$100.00	QUIT CLAIM DEED	1475	35	U	I	PELLICER FAMILY IRREVOCABLE TRUST	GRADY MINA M & MELANCON PHILIP J,IRENE C
	4/1/1988	\$0.00		786	619	U	I		GENOVAR PHILIP B
	3/1/1988	\$0.00		777	938	U	I		GRADY MINA M
	1/1/1980	\$0.00		464	645	U	I		

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

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	1348320000
Location	NIX BOAT YARD RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Nix Boatyard Rd (COM) (692.01)
Tax Description*	(1-2) PERPALL GRANT SUBD PT OF LOT 2 - DEED PARCEL 1 (EX E'LY PT IN OR1699/1 & 1710/227) (PT IN TAX DIST 452 PER COSA ANNEXATION ORD2023-18 & 2023-26) OR5424/1337
	*The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.880
Homestead	N

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Owner Information

Owner Name	Bdep Cat's Paw LLC 100%
Mailing Address	4230 ORTEGA BLVD JACKSONVILLE, FL 32210-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$536,662
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$536,662
Total Deferred	\$165,599
Assessed Value	\$371,063
Total Exemptions	\$0
Taxable Value	\$371,063

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	\$987,420	\$0	\$0	\$987,420	\$620,664	\$366,756	\$620,664
2022	\$10,833	\$42,000	\$564,240	\$0	\$0	\$617,073	\$617,073	\$0	\$617,073
2021	\$11,648	\$42,000	\$88,162	\$0	\$0	\$141,810	\$135,054	\$6,756	\$135,054
2020	\$12,283	\$42,000	\$88,162	\$0	\$0	\$142,445	\$122,776	\$19,669	\$122,776
2019	\$5,953	\$17,500	\$88,162	\$0	\$0	\$111,615	\$111,615	\$0	\$111,615
2018	\$6,169	\$17,500	\$88,162	\$0	\$0	\$111,831	\$111,831	\$0	\$111,831
2017	\$6,494	\$14,000	\$88,162	\$0	\$0	\$108,656	\$108,656	\$0	\$108,656
2016	\$4,330	\$14,000	\$88,162	\$0	\$0	\$106,492	\$106,492	\$0	\$106,492
2015	\$4,330	\$18,000	\$88,162	\$0	\$0	\$110,492	\$110,492	\$0	\$110,492
2014	\$4,381	\$18,000	\$88,162	\$0	\$0	\$110,543	\$110,543	\$0	\$110,543
2013	\$4,450	\$18,000	\$88,162	\$0	\$0	\$110,612	\$110,612	\$0	\$110,612

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	38333	SF	\$536,662

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/19/2021	11/4/2021	\$1,200,000.00	WARRANTY DEED	5424	1337	U	I	PELLICER JONATHAN MARK	BDEP CAT'S PAW LLC
3/28/2012	3/20/2012	\$0.00	TRUSTEES DEED	3541	912	U	I	BERNHARD JUDITH A ET AL	PELLICER JONATHAN MARK
3/28/2012	3/20/2012	\$0.00	PERSONAL REP	3541	908	U	I	BERNHARD JUDITH A ET AL	PELLICER JONATHAN MARK
	12/27/1999	\$100.00	WARRANTY DEED	1464	1104	U	I	PELLICER DOROTHEA L (ADDL 15% INT)	PELLICER FAMILY IRREVOCABLE TRUST
	12/30/1996	\$100.00	WARRANTY DEED	1220	642	U	I	PELLICER DOROTHEA L	PELLICER FAMILY IRREVOCABLE TRUST
	1/1/1977	\$0.00		324	261	U	I		PELLICER DOROTHEA L

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

St. Johns County, FL

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Sales Questionnaire Form

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Sales Questionnaire

Summary

Parcel ID	1348320001
Location	NIX BOAT YARD RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Nix Boatyard Rd (COM) (692.01)
Tax Description*	(1-2A) PERPALL GRANT SUBD PT OF LOT 2 - DEED PARCEL 1 (EX E'LY PT IN OR1699/1 & 1710/227) (PT IN TAX DISTRICT 450) OR5424/1337 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	0.740
Homestead	N

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Owner Information

Owner Name	Bdep Cat's Paw LLC 100%
Mailing Address	4230 ORTEGA BLVD JACKSONVILLE, FL 32210-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$451,276
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$451,276
Total Deferred	\$139,609
Assessed Value	\$311,667
Total Exemptions	\$0
Taxable Value	\$311,667

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

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	32234	SF	\$451,276

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/19/2021	11/4/2021	\$1,200,000.00	WARRANTY DEED	5424	1337	U	I	PELLICER JONATHAN MARK	BDEP CAT'S PAW LLC
3/28/2012	3/20/2012	\$0.00	TRUSTEES DEED	3541	912	U	I	BERNHARD JUDITH A ET AL	PELLICER JONATHAN MARK
3/28/2012	3/20/2012	\$0.00	PERSONAL REP	3541	908	U	I	BERNHARD JUDITH A ET AL	PELLICER JONATHAN MARK
	12/27/1999	\$100.00	WARRANTY DEED	1464	1104	U	I	PELLICER DOROTHEA L (ADDL 15% INT)	PELLICER FAMILY IRREVOCABLE TRUST
	12/30/1996	\$100.00	WARRANTY DEED	1220	642	U	I	PELLICER DOROTHEA L	PELLICER FAMILY IRREVOCABLE TRUST
	1/1/1977	\$0.00		324	261	U	I		PELLICER DOROTHEA L

No data available for the following modules: 2023 TRIM Notice, 2022 TRIM Notice, Exemption Information, Historical Assessment Information, Building Information, Sketch Information, Extra Feature Information.

St. Johns County, FL

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2022 TRIM Notice

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

Summary

Parcel ID	1348320003	No Image Available
Location Address	200 NIX BOAT YARD RD SAINT AUGUSTINE 32084-0000	
Neighborhood	Mobile Home Park C (COM) (2802)	
Tax Description*	(1-2X) PERPALL GRANT SUBD PT OF LOT 2 - DEED PARCEL 3 (EX .36AC HOMESITE) OR3541/918(P/R) & 3541/923 (TRUSTEES DEED) <i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Mobile Home Parks (2800)	
Subdivision	N/A	
Sec/Twp/Rng	41-7-30	
District	South Ponte Vedra & US 1 North Area (District 450)	
Millage Rate	12.7533	
Acreage	1.450	
Homestead	Y	

Owner Information

Owner Name	Pellicer Paul Christopher 100%
Mailing Address	200 F NIX BOAT YARD RD SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2024
Building Value	\$68,158
Extra Features Value	\$27,506
Total Land Value	\$757,368
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$853,032
Total Deferred	\$149,261
Assessed Value	\$703,771
Total Exemptions	\$50,000
Taxable Value	\$653,771

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	\$69,198	\$22,185	\$631,140	\$0	\$0	\$722,523	\$682,079	\$90,444	\$632,079
2022	\$54,629	\$17,139	\$631,140	\$0	\$0	\$702,908	\$201,988	\$500,920	\$201,988
2021	\$46,838	\$17,139	\$189,342	\$0	\$0	\$253,319	\$183,625	\$69,694	\$183,625
2020	\$48,764	\$17,139	\$189,342	\$0	\$0	\$255,245	\$166,932	\$88,313	\$166,932
2019	\$35,772	\$9,680	\$189,342	\$0	\$0	\$234,794	\$151,756	\$83,038	\$151,756
2018	\$37,033	\$9,680	\$189,342	\$0	\$0	\$236,055	\$137,960	\$98,095	\$137,960
2017	\$37,846	\$8,680	\$78,892	\$0	\$0	\$125,418	\$125,418	\$0	\$125,418
2016	\$31,170	\$7,668	\$78,892	\$0	\$0	\$117,730	\$117,730	\$0	\$117,730
2015	\$32,250	\$7,668	\$78,892	\$0	\$0	\$118,810	\$118,810	\$0	\$118,810
2014	\$31,626	\$7,668	\$78,892	\$0	\$0	\$118,186	\$118,186	\$0	\$118,186
2013	\$32,706	\$7,668	\$78,892	\$0	\$0	\$119,266	\$119,266	\$0	\$119,266

Building Information

Building	1	Roof Cover	Metal
Building Value	\$57,817	Roof Structure	Gable Hip
Year Built	1975	Interior Flooring	Carpet, Sheet Vinyl
Actual Area	1868	Interior Wall	Drywall
Conditioned Area	1496	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood	Baths	
Description		Square Footage	
BASE AREA		1496	
UNFINISHED CANOPY		84	
FINISHED STORAGE/UTILITY		160	
FINISHED DECK		128	
Total SqFt		1868	

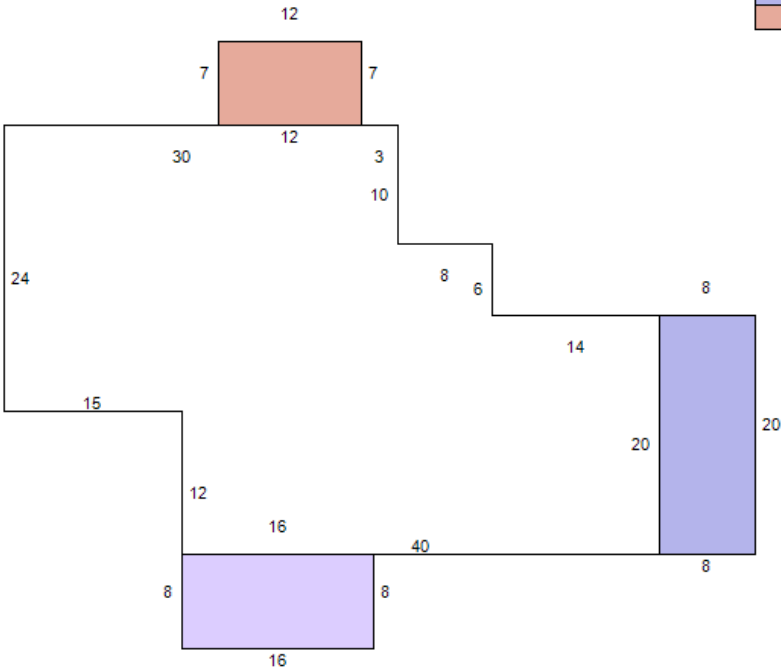
Building	2	Roof Cover	Metal
Building Value	\$10,341	Roof Structure	Gable Hip
Year Built	1972	Interior Flooring	Carpet, Sheet Vinyl
Actual Area	584	Interior Wall	Wood Paneling
Conditioned Area	552	Heating Type	Forced Air
Use	Single Wide Mobile Home	Air Conditioning	Window
Style	02	Bedrooms	0
Exterior Wall	Aluminum Vinyl (mobile)	Baths	
Description		Square Footage	
BASE AREA		552	
FINISHED DECK		32	
Total SqFt		584	

Sketch Information

	Room Type
	Base
	DECK



Room Type
DECK
Base
FINISHED STORAGE
CANOPY



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		3402
Wood Fence - 6' and Above (COM)		295
Deck (COM)		3587
Metal Fence - 4' (COM)		422
Mobile Home Hook-Up (COM)		19800

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mobile Home Parks	0	0	63114	SF	\$757,368

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/28/2012	3/20/2012	\$0.00	TRUSTEES DEED	3541	923	U	V	BERNHARD JUDITH A ET AL	PELLICER PAUL CHRISTOPHER
3/28/2012	3/20/2012	\$0.00	PERSONAL REP	3541	918	U	V	BERNHARD JUDITH A ET AL	PELLICER PAUL CHRISTOPHER

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

St. Johns County, FL

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2022 TRIM Notice

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Summary

Parcel ID	1348320010
Location Address	200 NIX BOAT YARD RD SAINT AUGUSTINE 32084-0000
Neighborhood	Nix Boatyard Rd (COM) (692.01)
Tax Description*	(1-2A) PERPALL GRANT SUBD PT OF LOT 2 DEED PARCEL 5 OR3541/939(P/R) & 3541/943(T/R) & 5366/365 & 368(Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	1.700
Homestead	N

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Owner Information

Owner Name	200 Nix Boat Yard LLC 100%
Mailing Address	205 COMMERCIAL DR UNIT 2 SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$102,612
Total Land Value	\$1,034,180
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,136,792
Total Deferred	\$183,706
Assessed Value	\$953,086
Total Exemptions	\$0
Taxable Value	\$953,086

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	\$109,976	\$1,034,180	\$0	\$0	\$1,144,156	\$866,442	\$277,714	\$866,442
2022	\$0	\$48,975	\$738,700	\$0	\$0	\$787,675	\$787,675	\$0	\$787,675
2021	\$146,188	\$51,447	\$221,610	\$0	\$0	\$419,245	\$323,950	\$145,295	\$273,950
2020	\$151,105	\$58,454	\$221,610	\$0	\$0	\$431,169	\$301,169	\$180,000	\$251,169
2019	\$111,363	\$55,716	\$221,610	\$0	\$0	\$388,689	\$279,627	\$159,062	\$229,627
2018	\$96,835	\$61,628	\$221,610	\$0	\$0	\$380,073	\$260,232	\$169,841	\$210,232
2017	\$99,693	\$61,128	\$92,338	\$0	\$0	\$253,159	\$242,330	\$60,829	\$192,330
2016	\$103,187	\$33,329	\$92,338	\$0	\$0	\$228,854	\$228,854	\$50,000	\$178,854
2015	\$106,678	\$33,330	\$92,338	\$0	\$0	\$232,346	\$231,983	\$50,363	\$181,983
2014	\$102,343	\$29,740	\$92,338	\$0	\$0	\$224,421	\$224,421	\$50,000	\$174,421
2013	\$105,311	\$29,806	\$92,338	\$0	\$0	\$227,455	\$227,455	\$50,000	\$177,455

Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		35910
Boat Dock - Average (Mix)		58824
Concrete Paving - Under 8" (COM)		7878

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	73870	SF	\$1,034,180

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/10/2021	9/3/2021	\$100.00	QUIT CLAIM DEED	5366	368	U	I	PELLICER PATRICK ANTHONY ETAL	200 NIX BOAT YARD LLC
9/10/2021	9/3/2021	\$2,500,000.00	WARRANTY DEED	5366	365	U	I	PELLICER PATRICK ANTHONY ETAL	200 NIX BOAT YARD LLC
3/28/2012	3/20/2012	\$0.00	TRUSTEES DEED	3541	943	U	I	BERNHARD JUDITH A ET AL	PELLICER PATRICK ANTHONY
3/28/2012	3/20/2012	\$0.00	PERSONAL REP	3541	939	U	I	BERNHARD JUDITH A ET AL	PELLICER PATRICK ANTHONY
	10/13/2004	\$100.00	WARRANTY DEED	2319	1024	U	I	PELLICER DOROTHEA	BERNHARD JUDITH A ETAL CO-TRUSTEES
	4/10/2003	\$100.00	WARRANTY DEED	1938	721	U	I	PELLICER DOROTHEA L	BERNHARD JUDITH A ETAL CO-TRUSTEES

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

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2022 TRIM Notice

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Summary

Parcel ID	1348320020
Location Address	200 NIX BOAT YARD RD UNIT E SAINT AUGUSTINE 32084-0000
Neighborhood	Mobile Home Park C (COM) (2802)
Tax Description*	(1-2B) PERPALL GRANT SUBD PT OF LOT 2 LYING S OF HOMESTEAD DEED PARCEL 2 OR2319/1028 (TR/D) & 3541/918(P/R) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Mobile Home Parks (2800)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	1.480
Homestead	N

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Owner Information

Owner Name	Pellicer Paul Christopher 100%
Mailing Address	200 NIX BOAT YARD RD LOT F SAINT AUGUSTINE, FL 32084-6070

Map



Valuation Information

	2024
Building Value	\$21,297
Extra Features Value	\$29,700
Total Land Value	\$771,096
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$822,093
Total Deferred	\$634,580
Assessed Value	\$187,513
Total Exemptions	\$0
Taxable Value	\$187,513

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	\$21,297	\$22,800	\$642,580	\$0	\$0	\$686,677	\$170,466	\$516,211	\$170,466
2022	\$18,286	\$18,000	\$514,064	\$0	\$0	\$550,350	\$154,969	\$395,381	\$154,969
2021	\$18,661	\$18,000	\$192,774	\$0	\$0	\$229,435	\$140,881	\$88,554	\$140,881
2020	\$18,661	\$18,000	\$192,774	\$0	\$0	\$229,435	\$128,074	\$101,361	\$128,074
2019	\$9,902	\$7,500	\$192,774	\$0	\$0	\$210,176	\$116,431	\$93,745	\$116,431
2018	\$9,902	\$7,500	\$192,774	\$0	\$0	\$210,176	\$105,846	\$104,330	\$105,846
2017	\$9,902	\$6,000	\$80,322	\$0	\$0	\$96,224	\$96,224	\$0	\$96,224
2016	\$14,820	\$6,000	\$80,322	\$0	\$0	\$101,142	\$101,142	\$0	\$101,142
2015	\$14,820	\$6,000	\$80,322	\$0	\$0	\$101,142	\$101,142	\$0	\$101,142
2014	\$14,647	\$6,000	\$80,322	\$0	\$0	\$100,969	\$100,969	\$0	\$100,969
2013	\$14,637	\$6,000	\$80,322	\$0	\$0	\$100,959	\$100,959	\$0	\$100,959

Building Information

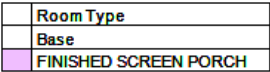
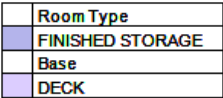
Building	1	Roof Cover	Metal
Building Value	\$12,239	Roof Structure	Gable Hip
Year Built	1968	Interior Flooring	Carpet, Sheet Vinyl
Actual Area	864	Interior Wall	Wood Paneling
Conditioned Area	768	Heating Type	Air Duct
Use	Single Wide Mobile Home	Air Conditioning	Central
Style	02	Bedrooms	0
Exterior Wall	Aluminum Vinyl (mobile)	Baths	

Description	Square Footage
BASE AREA	768
FINISHED DECK	32
FINISHED STORAGE/UTILITY	64
Total SqFt	864

Building	3	Roof Cover	Metal
Building Value	\$9,058	Roof Structure	Gable Hip
Year Built	1972	Interior Flooring	Carpet, Sheet Vinyl
Actual Area	716	Interior Wall	Wood Paneling
Conditioned Area	576	Heating Type	Forced Air
Use	Single Wide Mobile Home	Air Conditioning	Window
Style	02	Bedrooms	0
Exterior Wall	Aluminum Vinyl (mobile)	Baths	

Description	Square Footage
BASE AREA	576
FINISHED SCREEN PORCH	140
Total SqFt	716

Sketch Information



Code Description	Status	Value
Mobile Home Hook-Up (COM)		29700

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mobile Home Parks	0	0	64258	SF	\$771,096

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/28/2012	3/20/2012	\$0.00	PERSONAL REP	3541	918	U	I	BERNHARD JUDITH A ET AL	PELLICER PAUL CHRISTOPHER
7/7/2011	7/6/2011	\$0.00	LETTERS OF ADMN	3452	139	U	I	PELLICER DOROTHEA L (DECD)	LETTERS ADMIN
	3/27/2011	\$0.00	WILL	3452	119	U	I	PELLICER DOROTHEA L (DECD)	LAST WILL & TESTAMENT
	10/13/2004	\$100.00	TRUSTEES DEED	2319	1028	U	I	BERNHARD JUDITH A ETAL CO-TRUSTEES	PELLICER PAUL CHRISTOPHER

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St. Johns County, FL

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2022 TRIM Notice

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Summary

Parcel ID	1348320030	No Image Available
Location Address	200 1 NIX BOAT YARD RD	
	200 2 NIX BOAT YARD RD	
	200 3 NIX BOAT YARD RD	
	200 5 NIX BOAT YARD RD	
	200 D NIX BOAT YARD RD	
	SAINT AUGUSTINE 32084-0000	
Neighborhood	Nix Boatyard Rd (COM) (692.01)	
Tax Description*	(1-2C)PERPALL GRANT SUBD PTS OF LOT 2 - DEED PARCEL 4 OR5366/362 & 368(Q/C)	
	<i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Vacant Commercial (1000)	
Subdivision	N/A	
Sec/Twp/Rng	41-7-30	
District	South Ponte Vedra & US 1 North Area (District 450)	
Millage Rate	12.7533	
Acreage	1.620	
Homestead	N	

Owner Information

Owner Name	200 Nix Boat Yard LLC 100%
Mailing Address	205 COMMERCIAL DR
	UNIT 2
	SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$29,600
Total Land Value	\$987,938
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,017,538
Total Deferred	\$134,637
Assessed Value	\$882,901
Total Exemptions	\$0
Taxable Value	\$882,901

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	\$30,400	\$987,938	\$0	\$0	\$1,018,338	\$802,637	\$215,701	\$802,637
2022	\$0	\$24,000	\$705,670	\$0	\$0	\$729,670	\$729,670	\$0	\$729,670
2021	\$70,405	\$38,212	\$211,701	\$0	\$0	\$320,318	\$218,508	\$101,810	\$218,508
2020	\$74,169	\$38,212	\$211,701	\$0	\$0	\$324,082	\$198,644	\$125,438	\$198,644
2019	\$38,825	\$20,756	\$211,701	\$0	\$0	\$271,282	\$180,585	\$90,697	\$180,585
2018	\$40,236	\$20,756	\$211,701	\$0	\$0	\$272,693	\$164,168	\$108,525	\$164,168
2017	\$42,279	\$18,756	\$88,209	\$0	\$0	\$149,244	\$149,244	\$0	\$149,244
2016	\$33,268	\$18,756	\$88,209	\$0	\$0	\$140,233	\$140,233	\$0	\$140,233
2015	\$35,308	\$18,756	\$88,209	\$0	\$0	\$142,273	\$142,273	\$0	\$142,273
2014	\$34,958	\$18,756	\$88,209	\$0	\$0	\$141,923	\$141,923	\$0	\$141,923
2013	\$36,375	\$18,756	\$88,209	\$0	\$0	\$143,340	\$143,340	\$0	\$143,340

Extra Feature Information

Code Description	Status	Value
Mobile Home Hook-Up (COM)		29600

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	70567	SF	\$987,938

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/10/2021	9/3/2021	\$100.00	QUIT CLAIM DEED	5366	368	U	I	PELLICER PATRICK ANTHONY ETAL	200 NIX BOAT YARD LLC
9/10/2021	9/3/2021	\$1,200,000.00	WARRANTY DEED	5366	362	U	I	BERNHARD JUDITH ANN	200 NIX BOAT YARD LLC
3/28/2012	3/20/2012	\$0.00	TRUSTEES DEED	3541	933	U	I	BERNHARD JUDITH ANN ET AL	BERNHARD JUDITH ANN
3/28/2012	3/20/2012	\$0.00	PERSONAL REP	3541	929	U	I	BERNHARD JUDITH ET AL	BERNHARD JUDITH ANN
	10/21/2008	\$100.00	WARRANTY DEED	3161	1167	U	I	PELLICER DOROTHEA TRUSTEE	PELLICER FAMILY IRREV TRUST ETAL

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

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2022 TRIM Notice

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Summary

Parcel ID	1348330000	
Location Address	NIX BOAT YARD RD SAINT AUGUSTINE 32084-0000	No Image Available
Neighborhood	Nix Boatyard Rd (COM) (692.01)	
Tax Description*	(1-3) PERPALL GRANT SUBD PT OF LOT 2 - PT OF DEED PARCEL 1 (EX PT IN OR2611/1138) - S25FT REMAINS OR5144/250 <i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Vacant Commercial (1000)	
Subdivision	N/A	
Sec/Twp/Rng	41-7-30	
District	South Ponte Vedra & US 1 North Area (District 450)	
Millage Rate	12.7533	
Acreage	0.080	
Homestead	N	

Owner Information

Owner Name	Bdep Cat's Paw LLC 100%
Mailing Address	4446- 1A HENDRICKS AVE STE 120 JACKSONVILLE, FL 32207-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$50,512
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$50,512
Total Deferred	\$26,699
Assessed Value	\$23,813
Total Exemptions	\$0
Taxable Value	\$23,813

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	\$21,648	\$0	\$0	\$21,648	\$21,648	\$0	\$21,648
2022	\$0	\$0	\$21,648	\$0	\$0	\$21,648	\$20,836	\$812	\$20,836
2021	\$0	\$0	\$18,942	\$0	\$0	\$18,942	\$18,942	\$0	\$18,942
2020	\$0	\$0	\$9,922	\$0	\$0	\$9,922	\$9,922	\$0	\$9,922
2019	\$0	\$0	\$9,922	\$0	\$0	\$9,922	\$9,922	\$0	\$9,922
2018	\$0	\$0	\$9,922	\$0	\$0	\$9,922	\$9,922	\$0	\$9,922
2017	\$0	\$0	\$9,922	\$0	\$0	\$9,922	\$9,922	\$0	\$9,922
2016	\$0	\$0	\$9,922	\$0	\$0	\$9,922	\$9,922	\$0	\$9,922
2015	\$0	\$0	\$9,922	\$0	\$0	\$9,922	\$9,922	\$0	\$9,922
2014	\$0	\$0	\$9,922	\$0	\$0	\$9,922	\$9,922	\$0	\$9,922
2013	\$0	\$0	\$9,922	\$0	\$0	\$9,922	\$9,922	\$0	\$9,922

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	3608	SF	\$50,512

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/6/2021	12/30/2020	\$6,000,000.00	WARRANTY DEED	5144	250	Q	I	CAT'S PAW MARINA LLC	BDEP CAT'S PAW LLC
11/26/2019	10/30/2019	\$0.00	LETTERS OF ADMN	4838	1773	U	V	GENOVAR PHILIP B (DECD)	GENOVAR PHILIP B ESTATE
1/18/2018	1/18/2018	\$0.00	COURT ORDER	4492	512	U	I	GENOVAR PHILIP B (WARD)	PARSON MARK E (LIMITED GUARDIAN)
12/28/2005	12/19/2005	\$100.00	WARRANTY DEED	2611	1138	U	V	GENOVAR PHILIP B ET AL	CAT'S PAW MARINA LLC
	3/14/2005	\$295,000.00	WARRANTY DEED	2394	1862	U	I	PELLICER JONATHAN M	JENSEN SONYA G & GENOVAR PHILIP B
	1/18/2003	\$100.00	TRUSTEES DEED	1890	271	U	I	BERNHARD JUDITH A ETAL TRUSTEES	PELLICER JONATHAN M
	1/18/2002	\$100.00	WARRANTY DEED	1710	227	U	V	PELLICER DOROTHEA	BERNHARD JUDITH A ETAL TRUSTEES
	12/31/2001	\$100.00	WARRANTY DEED	1699	1	U	V	PELLICER DOROTHEA	BERNHARD JUDITH A ETAL TRUSTEES
	12/27/1999	\$100.00	WARRANTY DEED	1464	1104	U	I	PELLICER DOROTHEA L (ADDL 15% INT)	PELLICER FAMILY IRREVOCABLE TRUST
	12/30/1996	\$100.00	WARRANTY DEED	1220	642	U	I	PELLICER DOROTHEA L	PELLICER FAMILY IRREVOCABLE TRUST
	1/1/1977	\$0.00		324	261	U	I		PELLICER DOROTHEA L

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

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	1349000020	No Image Available
Location Address	199 NIX BOAT YARD RD	
	SAINT AUGUSTINE 32084-0000	
Neighborhood	Perpall Grant (SF) (692)	
Tax Description*	(4-2) PERPALL GRANT SUB PT OF LOT 5 - 220 X 350FT ON MARSH OR5756/1912	
	*The Description above is not to be used on legal documents.	
Property Use Code	Multi-Family (Less than 10 Units) (0800)	
Subdivision	N/A	
Sec/Twp/Rng	41-7-30	
District	South Ponte Vedra & US 1 North Area (District 450)	
Millage Rate	12.7533	
Acreage	1.800	
Homestead	N	

Owner Information

Owner Name	Bdep Land LLC 100%
Mailing Address	4230 ORTEGA BLVD
	JACKSONVILLE, FL 32210-0000

Map



Valuation Information

	2024
Building Value	\$208,416
Extra Features Value	\$11,964
Total Land Value	\$1,000,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,220,380
Total Deferred	\$0
Assessed Value	\$1,220,380
Total Exemptions	\$0
Taxable Value	\$1,220,380

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	\$186,333	\$4,470	\$800,000	\$0	\$0	\$990,803	\$113,146	\$927,657	\$63,146
2022	\$126,400	\$4,316	\$80,640	\$0	\$0	\$211,356	\$109,850	\$151,506	\$59,850
2021	\$124,453	\$4,575	\$72,000	\$0	\$0	\$201,028	\$106,650	\$144,378	\$56,650
2020	\$125,841	\$4,864	\$72,000	\$0	\$0	\$202,705	\$105,178	\$147,527	\$55,178
2019	\$102,646	\$4,611	\$72,000	\$0	\$0	\$179,257	\$102,813	\$126,444	\$52,813
2018	\$104,160	\$4,953	\$72,000	\$0	\$0	\$181,113	\$100,896	\$130,217	\$50,896
2017	\$106,610	\$4,145	\$72,000	\$0	\$0	\$182,755	\$98,821	\$133,934	\$48,821
2016	\$108,124	\$4,424	\$72,000	\$0	\$0	\$184,548	\$96,788	\$137,760	\$46,788
2015	\$109,638	\$4,702	\$58,320	\$0	\$0	\$172,660	\$96,115	\$126,545	\$46,115
2014	\$104,613	\$4,983	\$58,320	\$0	\$0	\$167,916	\$95,352	\$122,564	\$45,352
2013	\$36,357	\$800	\$58,320	\$0	\$0	\$95,477	\$93,943	\$51,534	\$43,943

Building Information

Building	1	Roof Cover	Metal
Building Value	\$124,633	Roof Structure	Gable Hip
Year Built	1965	Interior Flooring	Carpet, Ceramic Tile
Actual Area	3459	Interior Wall	Drywall
Conditioned Area	2761	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Aluminum Vinyl, Concrete Stucco	Baths	

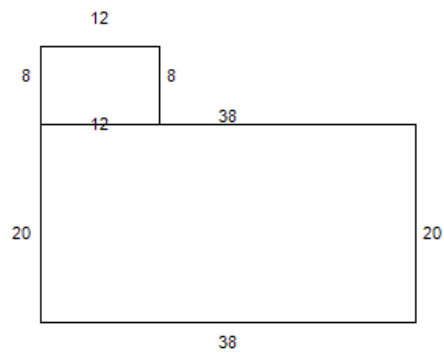
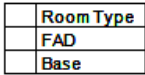
Description	Square Footage
BASE AREA	1314
FINISHED OPEN PORCH	76
FINISHED DECK	358
FINISHED UPPER STORY	1447
BALCONY	32
FINISHED DECK	204
FINISHED OPEN PORCH	28
Total SqFt	3459

Building	2	Roof Cover	Composite Shingle
Building Value	\$46,460	Roof Structure	Gable Hip
Year Built	1992	Interior Flooring	Carpet, Ceramic Tile
Actual Area	856	Interior Wall	Drywall
Conditioned Area	856	Heating Type	Air Duct
Use	Multi-Family less than 10 units	Air Conditioning	Central
Style	01	Bedrooms	1
Exterior Wall	Concrete Stucco	Baths	1

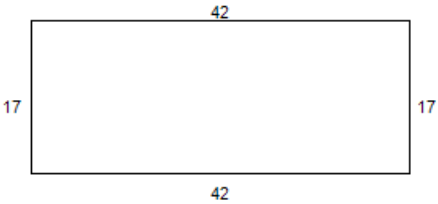
Description	Square Footage
BASE AREA	760
ADDITION	96
Total SqFt	856

Building	3	Roof Cover	Composite Shingle
Building Value	\$37,323	Roof Structure	Gable Hip
Year Built	1992	Interior Flooring	Carpet, Ceramic Tile
Actual Area	714	Interior Wall	Drywall
Conditioned Area	714	Heating Type	Air Duct
Use	Multi-Family less than 10 units	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Aluminum Vinyl	Baths	0

Sketch Information



	Room Type
	Base



Extra Feature Information

Code Description	Status	Value
Spa / Hot Tub (Mix)		5625
Pavilion - Good (Mix)		1918
Implement Shed		2546
Canopy (Mix)		1875

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	0	0	1	UT	\$1,000,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/12/2023	5/12/2023	\$1,512,500.00	WARRANTY DEED	5756	1912	Q	I	GENOVAR PHILIP ROGER	BDEP LAND LLC
	5/1/1987	\$0.00		748	1708	U	V		GENOVAR PHILIP ROGER

No data available for the following modules: Exemption Information.



One Independent Drive
Suite 1200
Jacksonville, Florida 32202

P 904.301.1269
F 904.301.1279
www.drivermcafee.com

May 3, 2024

TRANSMITTAL VIA HAND DELIVERY

Ms. Amy McClure Skinner, AICP
Director, Planning and Building Department
City of St. Augustine
75 King Street, Lobby B
St. Augustine, Florida 32085

RE: Revised Cat's Paw Marina PZB Application and Exhibits

Dear Amy,

Please accept the enclosed revised PZB Application for the combined annex lands regarding the Comprehensive Plan, PUD Zoning and Conservation Zone to continue with Case 2024-12 as amended per this application in preparation for the June 4, 2024, PZB hearing date. This submittal will also be a follow up to the pending the May 13, 2024, Commission meeting decision on the most recent annex lands.

I will email you an electronic PDF copy of each today as well to include the following:

- 1) Cover letter,
- 2) PZB application,
- 3) Owner's authorization forms,
- 4) Legal descriptions and sketches,
- 5) Property ownership list,
- 6) PUD narrative text,
- 7) Comprehensive Plan land use statement,
- 8) PUD site master plan,
- 9) Environmental FLUCFCS map,
- 10) Zoning map,
- 11) Aerial map,
- 12) Landscape plan.

I look forward to working with you on this new phase of expansion and annexations. I'm available by phone or email anytime if you have any questions during the review of these documents.

Sincerely,

Brad C. Wester
bwester@drivermcafee.com
904.294.3768

CC: Gayle Bulls Dixon
Eric Almond, PE

EXHIBIT A
LEGAL DESCRIPTION

ANNEX PARCELS (PARCEL ID# 1348320001, 1348330000, 1349000020, 1348210000, 1348320010, 1348320030, 1348320020, 1328320003 AND 1348200000):

THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3689, PAGE 964, OFFICIAL RECORDS BOOK 3452, PAGE 139 OFFICIAL RECORDS BOOK 3541, PAGE 918, OFFICIAL RECORDS BOOK 3541, PAGE 933, OFFICIAL RECORDS BOOK 3541, PAGE 943, OFFICIAL RECORDS BOOK 5756, PAGE 1912, TOGETHER WITH THE SOUTH 25 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862, ALSO TOGETHER WITH THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337, LESS AND EXCEPT THOSE LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE PURSUANT TO ORDINANCE NO. 2023-18, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5797, PAGE 1845 , ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING IN THE SECTION 30 AND THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, AND ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF SAID RECORDS, A DISTANCE OF 538.77 FEET; THENCE NORTH 22°39'07" EAST CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 307.21 FEET, TO THE NORTH LINE OF LAST SAID LANDS; THENCE SOUTH 79°21'10" EAST, ALONG LAST SAID LINE AND ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5366, PAGE 368 A DISTANCE OF 507.07 FEET; THENCE EASTERLY, SOUTHERLY, AND WESTERLY ALONG THE NORTHERLY, EASTERLY, AND SOUTHERLY LINES OF LAST SAID LANDS RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; COURSE NO. 1: N86°28'17"E, A DISTANCE OF 121.12 FEET; COURSE NO. 2: S77°24'38"E, A DISTANCE OF 286.83 FEET; COURSE NO. 3: S04°33'33"E, A DISTANCE OF 159.60 FEET; COURSE NO. 4: S88°44'11"W, A DISTANCE OF 235.17 FEET; COURSE NO. 5: S78°20'12"W, A DISTANCE OF 203.32 FEET; COURSE NO. 6: S15°34'05"E, A DISTANCE OF 55.68 FEET; COURSE NO. 7: S01°15'49"E, A DISTANCE OF 18.37 FEET; COURSE NO. 8: S76°15'41"W, A DISTANCE OF 290.70 FEET, TO THE WEST LINE OF THOSE LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE PURSUANT TO ORDINANCE NO. 2023-18, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5797, PAGE 1845 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY AND EASTERLY ALONG WESTERLY AND SOUTHERLY LINES OF LAST SAID LANDS RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: S07°36'45"W, A DISTANCE OF 151.17 FEET; COURSE NO. 2: S18°49'01"W, A DISTANCE OF 110.29 FEET; COURSE NO. 3: N88°44'11"E, A DISTANCE OF 199.50 FEET, TO THE WEST LINE OF THE SOUTH 25 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862 OF SAID PUBLIC RECORDS; THENCE N10°23'18"W, ALONG LAST SAID

LINE, A DISTANCE OF 5.06 FEET, TO THE NORTH LINE OF SAID SOUTH 25 FEET OF LAST SAID LANDS ; THENCE N88°44'11"E, ALONG LAST SAID LINE, A DISTANCE OF 146.34 FEET, TO THE EAST LINE OF SAID SOUTH 25 FEET OF LAST SAID LANDS; THENCE S01°15'49"E, ALONG LAST SAID LINE, A DISTANCE OF 25.00 FEET, TO THE SOUTH LINE OF SAID LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE; THENCE N88°44'11"E, ALONG LAST SAID LANDS, A DISTANCE OF 194.13 FEET, TO A POINT ON THE WEST BOUNDARY OF A MARSH, AND BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5756, PAGE 1912 OF SAID PUBLIC RECORDS; THENCE MEANDER SOUTHERLY ALONG THE WEST BOUNDARY OF SAID MARSH A DISTANCE OF APPROXIMATELY 350 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE S88°52'27"W, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 166.82 FEET, TO THE WEST LINE OF LAST SAID LANDS; THENCE N01°04'05"W, ALONG LAST SAID LINE, A DISTANCE OF 349.85 FEET, TO THE NORTH RIGHT OF WAY LINE OF NIX BOAT YARD ROAD, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED; THENCE S88°44'10"W, ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 350.03 FEET, TO THE POINT OF BEGINNING.

AND,

EXISTING CAT'S PAW MARINA PUD PARCELS (PARCEL ID# 1348320000 AND 1348300000):

A PARCEL OF LAND SITUATED IN THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 25°21'48" WEST ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 121, PAGE 72 OF SAID PUBLIC RECORDS A DISTANCE OF 200.00 FEET; THENCE NORTH 61°15'29" EAST, A DISTANCE OF 185.81 FEET; THENCE NORTH 76°15'41" EAST, A DISTANCE OF 21.48 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 07°36'45" WEST, ALONG THE EASTERLY LINE OF A 30 FOOT INGRESS AND INGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3512, PAGE 317 OF SAID PUBLIC RECORDS, A DISTANCE OF 151.17 FEET; THENCE SOUTH 18°49'01" WEST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 110.29 FEET, TO A LINE 20 FEET NORTH OF AND PARALLEL TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN 5424, PAGE 1337 OF SAID PUBLIC RECORDS; THENCE NORTH 88°44'11" EAST, ALONG LAST SAID LINE, A DISTANCE OF 199.49 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1890, PAGE 271 OF SAID PUBLIC RECORDS; THENCE NORTH 10°23'18" WEST, ALONG LAST SAID LINE, A DISTANCE OF 100.76 FEET; THENCE NORTH 04°57'52" WEST, CONTINUING ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 178.34 FEET, TO THE NORTH LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337; THENCE SOUTH 76°15'41" WEST, ALONG LAST SAID LINE, A DISTANCE OF 113.49 FEET TO, THE POINT OF BEGINNING.

ORIGINAL PROPERTY (O.R. 5144 PG 250)

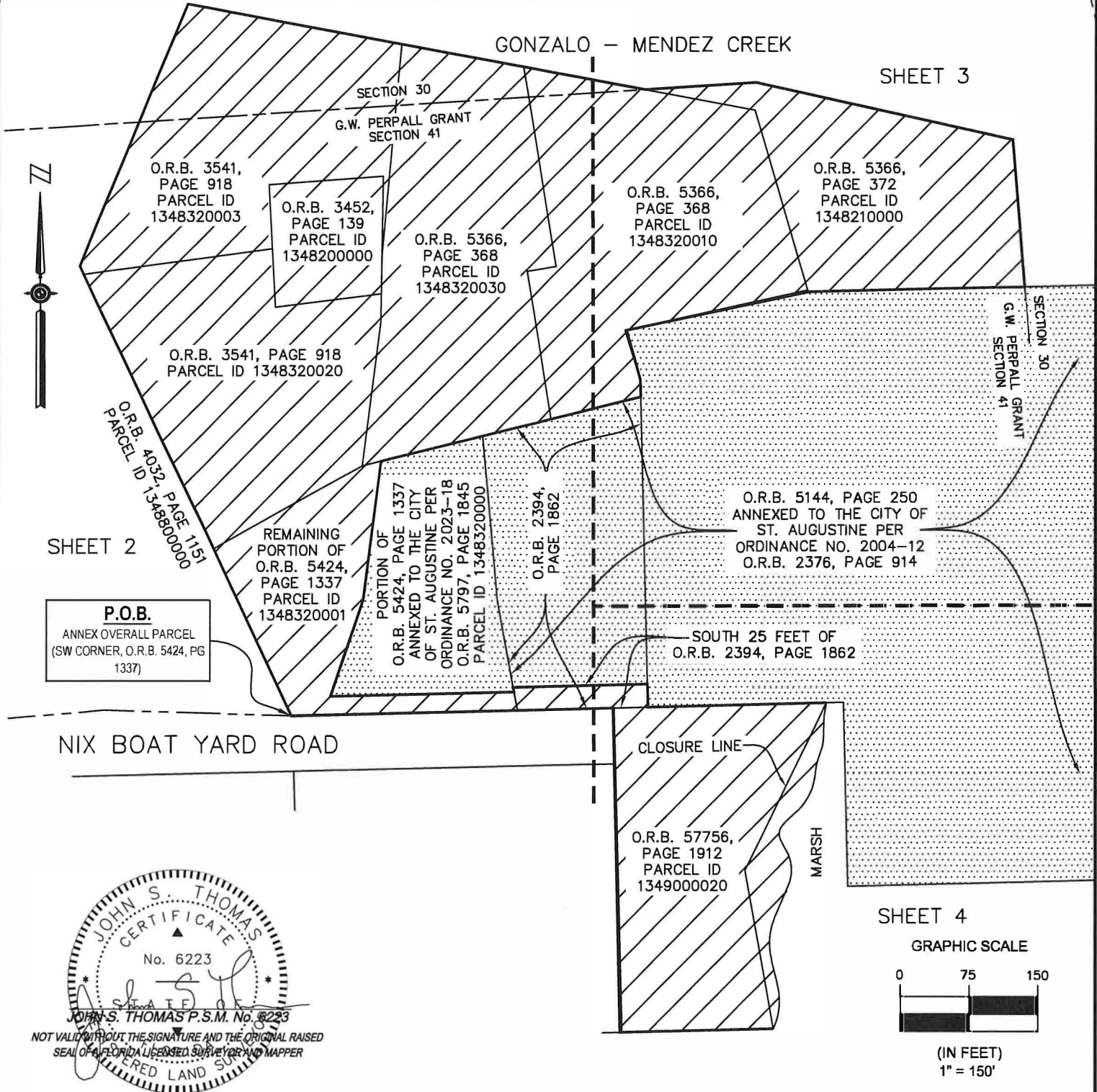
A PARCEL OF LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS 2394, PAGE 1862, OFFICIAL RECORDS 1475, PAGE 40, OFFICIAL RECORDS 1475, PAGE 44 AND OFFICIAL RECORDS BOOK 1890, PAGE 271, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTIONS 30 AND 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 40 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID LANDS ALSO THE SAME LANDS AS SURVEYED BY DEVINO & ASSOCIATES, DATED FEBRUARY 9, 2000 AND THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 44 AS RECORDED IN SAID PUBLIC RECORDS; THENCE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 40 OF SAID PUBLIC RECORDS, A DISTANCE OF 210.00 FEET TO THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862, AND THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 1475 PAGE 40 OF SAID PUBLIC RECORDS; THENCE CONTINUING NORTH 90°00'00" WEST ALONG THE SOUTHERLY LINE OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2394, PAGE 1862, A DISTANCE OF 37.00 FEET TO THE NORTHEASTERLY CORNER OF NIX BOAT YARD EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 619, OF SAID PUBLIC RECORDS; THENCE CONTINUING NORTH 90°00'00" WEST ALONG THE NORTHERLY LINE OF SAID NIX BOAT YARD EXTENSION AND ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 2394, PAGE 1862, A DISTANCE OF 105.35 FEET; THENCE NORTH 09°07'29" WEST, DEPARTING SAID NORTHERLY LINE OF SAID NIX BOAT YARD EXTENSION AND ALONG SAID EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1890, PAGE 271, A DISTANCE OF 121.02 FEET; THENCE NORTH 03°42'03" WEST CONTINUING ALONG SAID WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 1890, PAGE 271, A DISTANCE OF 178.35 FEET TO THE NORTHWEST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1890, PAGE 271; THENCE NORTH 77°31'30" EAST ALONG THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1890, PAGE 271, A DISTANCE OF 177.21 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1890, PAGE 271, SAID NORTHEASTERLY CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 40; THENCE NORTH 00°00'00" WEST ALONG SAID WESTERLY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 40, A DISTANCE OF 18.36 FEET; THENCE NORTH 14°18'16" WEST CONTINUING ALONG SAID WESTERLY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 40, A DISTANCE OF 55.68 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 40; THENCE NORTH 79°36'01" EAST ALONG THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 40, A DISTANCE OF 203.32 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 40, ALSO BEING THE NORTHWESTERLY CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 44 OF SAID PUBLIC RECORDS; THENCE NORTH 90°00'00" EAST, DEPARTING SAID EASTERLY LINE AND ALONG THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL

RECORDS 1475, PAGE 44, A DISTANCE OF 400 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF THE CHANNEL OF THE SAN SEBASTIAN RIVER, AS SHOWN ON MAP BY THE CORPS OF ENGINEERS, DATED FEBRUARY 1991, FILE NO. 10-35.891 AND THE NORTHEASTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 44; THENCE SOUTH 02°20'09" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 44 AND THE SOUTHERLY EXTENTIONS THEREOF, A DISTANCE OF 644 FEET MORE OR LESS; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 399 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 786, PAGE 620; THENCE NORTH 00°00'00" EAST, ALONG SAID EASTERLY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS 786, PAGE 620, A DISTANCE OF 199 FEET MORE OR LESS TO THE NORTHEASTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 786, PAGE 620 AND A POINT ON THE SOUTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 44; THENCE NORTH 89°59'54" WEST ALONG THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 786, PAGE 620 AND ALONG THE SOUTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 44, A DISTANCE OF 2.99 FEET TO THE POINT OF BEGINNING.

SKETCH AND DESCRIPTION OF:

THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3689, PAGE 964, OFFICIAL RECORDS BOOK 3452, PAGE 139 OFFICIAL RECORDS BOOK 3541, PAGE 918, OFFICIAL RECORDS BOOK 3541, PAGE 933, OFFICIAL RECORDS BOOK 3541, PAGE 943, OFFICIAL RECORDS BOOK 5756, PAGE 1912, , TOGETHER WITH THE SOUTH 25 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862, ALSO TOGETHER WITH THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337, LESS AND EXCEPT THOSE LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE PURSUANT TO ORDINANCE NO. 2023-18, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5797, PAGE 1845 , ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING IN SECTION 30 AND THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.



SEE SHEET 4 FOR NOTES AND LEGEND SEE SHEET 5 FOR LEGAL DESCRIPTION

JOB NUMBER: 1024088119
 DATE: 04/12/2024
 SCALE: 1"=150'
 SURVEYOR: J. THOMAS
 TECHNICIAN: D. TRABA
 DRAWING: D. TRABA
 TRACT ID: N/A
 PARTY CHIEF: N/A
 FIELD BOOKS: N/A



9440 Phillips Hwy, Suite 7,
 Jacksonville, Florida, 32256
 Ofc: 904.886.0071
 email: info@sam.biz

PROJECT: CATS PAW MARINA

SHEET 1 OF 5



MATCHLINE
SHEET 2

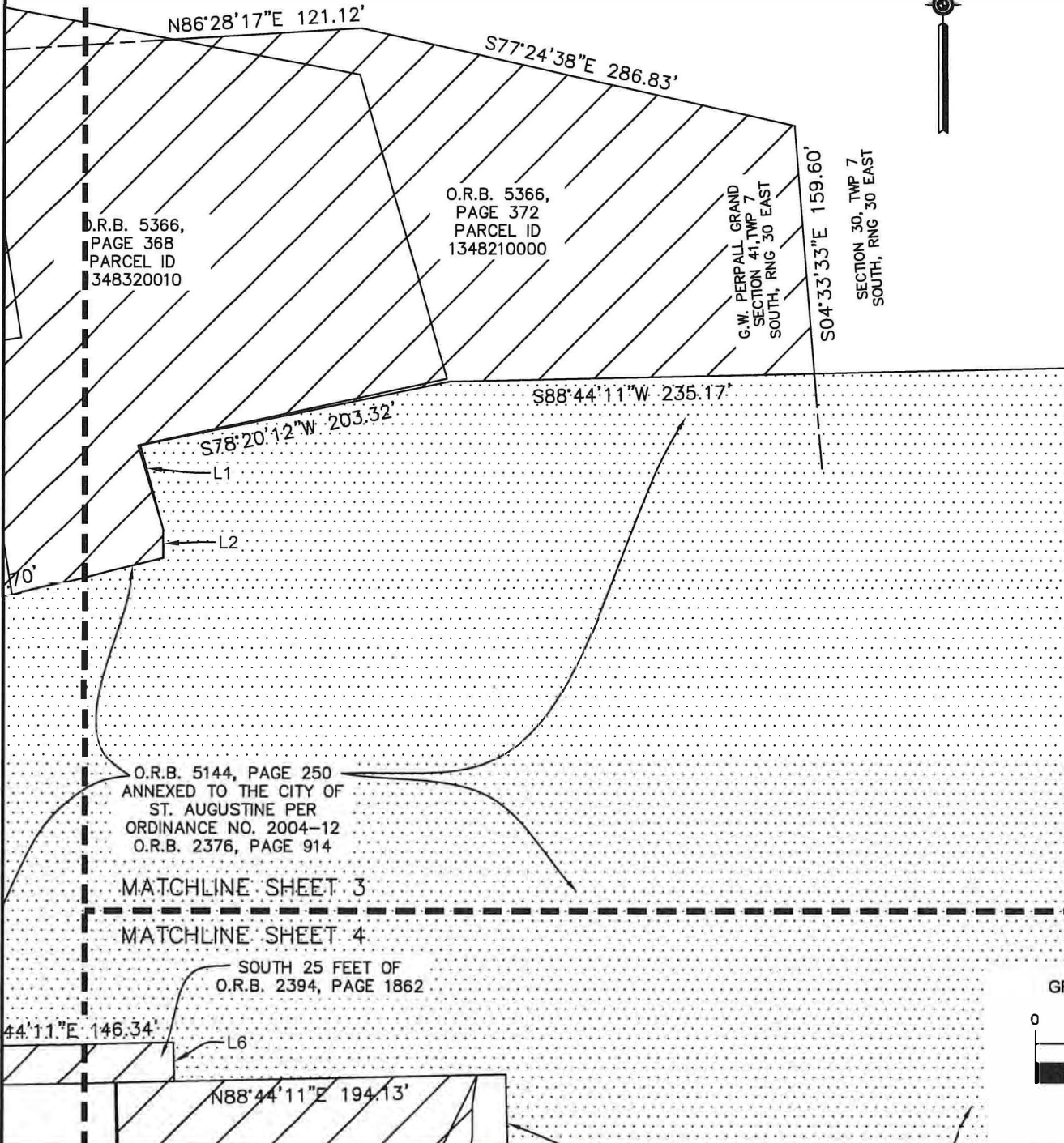
MATCHLINE
SHEET 3

GONZALO - MENDEZ CREEK

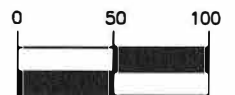
LANDS OF THE CITY OF ST. AUGUSTINE
PER ORDINANCE 95-34 IN O.R.B. 1145, PG. 106

SAN SEBASTIAN RIVER

LANDS OF THE CITY OF ST. AUGUSTINE
PER ORDINANCE 95-34 IN O.R.B. 1145, PG. 106



GRAPHIC SCALE



(IN FEET)
1" = 100'

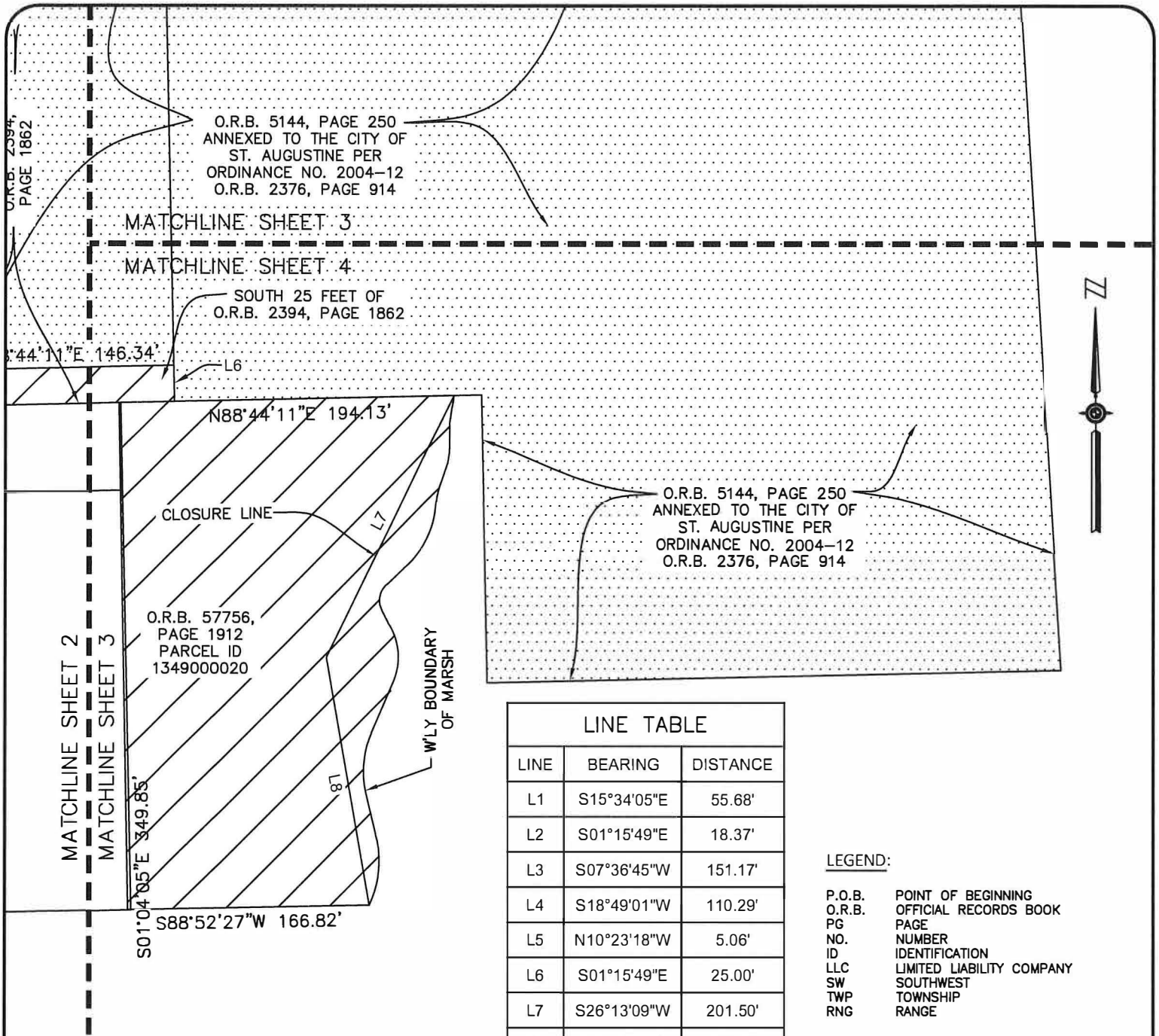
JOB NUMBER: 1024088119
DATE: 04/12/2024
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TECHNICIAN: D. TRABA
DRAWING: D. TRABA
TRACT ID: N/A
PARTY CHIEF: N/A
FIELD BOOKS: N/A

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PROJECT: CATS PAW MARINA

SHEET 3 OF 5



GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF NIX BOAT YARD ,
AS S88°44'10"W.
2. 3. THIS IS NOT A BOUNDARY SURVEY.
4. THE PURPOSE OF THIS SKETCH IS TO DEPICT PARCELS AS SPECIFIED BY THE CLIENT FOR
ANNEXATION BY THE CITY OF ST. AUGUSTINE.
5. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

JOB NUMBER: 1024088119
DATE: 04/12/2024
SCALE: N/A
SURVEYOR: J. THOMAS
TECHNICIAN: D. TRABA
DRAWING: D. TRABA
TRACT ID: N/A
PARTY CHIEF: N/A
FIELD BOOKS: N/A



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Jacksonville, Florida, 32256
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email: Info@sam.blz

PROJECT: CATS PAW MARINA

SHEET 4 OF 5

SKETCH AND DESCRIPTION OF:

ANNEXATION PARCEL :

THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3689, PAGE 964, OFFICIAL RECORDS BOOK 3452, PAGE 139 OFFICIAL RECORDS BOOK 3541, PAGE 918, OFFICIAL RECORDS BOOK 3541, PAGE 933, OFFICIAL RECORDS BOOK 3541, PAGE 943, OFFICIAL RECORDS BOOK 5756, PAGE 1912, TOGETHER WITH THE SOUTH 25 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862, ALSO TOGETHER WITH THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337, LESS AND EXCEPT THOSE LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE PURSUANT TO ORDINANCE NO. 2023-18, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5797, PAGE 1845, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING IN THE SECTION 30 AND THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, AND ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF SAID RECORDS, A DISTANCE OF 538.77 FEET; THENCE NORTH 22°39'07" EAST CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 307.21 FEET, TO THE NORTH LINE OF LAST SAID LANDS; THENCE SOUTH 79°21'10" EAST, ALONG LAST SAID LINE AND ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5366, PAGE 368 A DISTANCE OF 507.07 FEET; THENCE EASTERLY, SOUTHERLY, AND WESTERLY ALONG THE NORTHERLY, EASTERLY, AND SOUTHERLY LINES OF LAST SAID LANDS RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; **COURSE NO. 1:** N86°28'17"E, A DISTANCE OF 121.12 FEET; **COURSE NO. 2:** S77°24'38"E, A DISTANCE OF 286.83 FEET; **COURSE NO. 3:** S04°33'33"E, A DISTANCE OF 159.60 FEET; **COURSE NO. 4:** S88°44'11"W, A DISTANCE OF 235.17 FEET; **COURSE NO. 5:** S78°20'12"W, A DISTANCE OF 203.32 FEET; **COURSE NO. 6:** S15°34'05"E, A DISTANCE OF 55.68 FEET; **COURSE NO. 7:** S01°15'49"E, A DISTANCE OF 18.37 FEET; **COURSE NO. 8:** S76°15'41"W, A DISTANCE OF 290.70 FEET, TO THE WEST LINE OF THOSE LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE PURSUANT TO ORDINANCE NO. 2023-18, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5797, PAGE 1845 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY AND EASTERLY ALONG WESTERLY AND SOUTHERLY LINES OF LAST SAID LANDS RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; **COURSE NO. 1:** S07°36'45"W, A DISTANCE OF 151.17 FEET; **COURSE NO. 2:** S18°49'01"W, A DISTANCE OF 110.29 FEET; **COURSE NO. 3:** N88°44'11"E, A DISTANCE OF 199.50 FEET, TO THE WEST LINE OF THE SOUTH 25 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862 OF SAID PUBLIC RECORDS; THENCE N10°23'18"W, ALONG LAST SAID LINE, A DISTANCE OF 5.06 FEET, TO THE NORTH LINE OF SAID SOUTH 25 FEET OF LAST SAID LANDS; THENCE N88°44'11"E, ALONG LAST SAID LINE, A DISTANCE OF 146.34 FEET, TO THE EAST LINE OF SAID SOUTH 25 FEET OF LAST SAID LANDS; THENCE S01°15'49"E, ALONG LAST SAID LINE, A DISTANCE OF 25.00 FEET, TO THE SOUTH LINE OF SAID LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE; THENCE N88°44'11"E, ALONG LAST SAID LANDS, A DISTANCE OF 194.13 FEET, TO A POINT ON THE WEST BOUNDARY OF A MARSH, AND BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5756, PAGE 1912 OF SAID PUBLIC RECORDS; THENCE MEANDER SOUTHERLY ALONG THE WEST BOUNDARY OF SAID MARSH A DISTANCE OF APPROXIMATELY 350 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE S88°52'27"W, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 166.82 FEET, TO THE WEST LINE OF LAST SAID LANDS; THENCE N01°04'05"W, ALONG LAST SAID LINE, A DISTANCE OF 349.85 FEET, TO THE NORTH RIGHT OF WAY LINE OF NIX BOAT YARD ROAD, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED; THENCE S88°44'10"W, ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 350.03 FEET, TO THE **POINT OF BEGINNING**

CONTAINING 10.1 ACRES, MORE OR LESS.

JOB NUMBER: 1024088119
DATE: 04/12/2024
SCALE: N/A
SURVEYOR: J. THOMAS
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PROJECT: CATS PAW MARINA

SHEET 5 OF 5

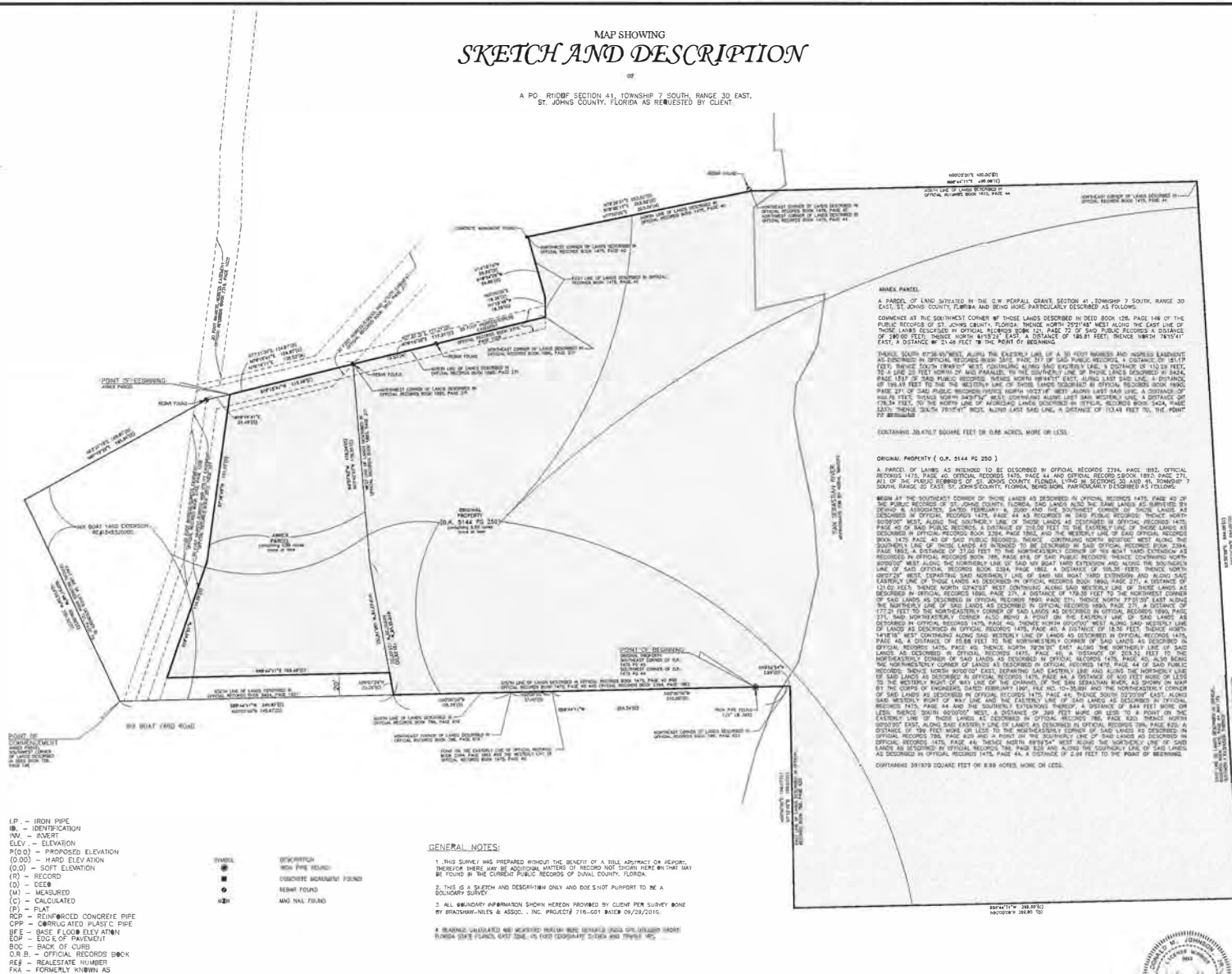
A PORTION OF SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST,
ST. JOHNS COUNTY, FLORIDA AS REQUESTED BY CLIENT.



SHEET 1
OF 1

CAT'S PAW MARINA
ST. JOHNS COUNTY, FLORIDA

RECEIVED 8-10-23 BY CORRECTIONAL INSTITUTIONAL LEGAL DESCRIPTION

[illegible]

19250 Hermandy Blvd., Suite 604
Jacksonville, FL 32221
Tel: 904.519.6630
Email: info@som.biz
Certificate of Authorization LB7508

SAIKTM

Page 455 of 563

EXHIBIT B

PROPERTY OWNERSHIP LIST Cat's Paw Marina Annex Lands

- 1) BDEP CAT'S PAW, LLC
Parcel ID Numbers
1348320001
1348330000
- 2) BDEP LAND, LLC
Parcel ID Number
1349000020
- 3) 200 NIX BOAT YARD, LLC
Parcel ID Numbers
1348210000
1348320010
1348320030
- 4) PAUL CHRISTOPHER PELLICER (PAUL C. PELLICER)
Parcel ID Numbers
1348320020
1328320003
1348200000

PLANNED UNIT DEVELOPMENT (PUD) MODIFICATION
NARRATIVE PUD TEXT

May 3, 2024

Cat's Paw Marina
St. Augustine, Florida

Submitted on behalf of:
BDEP Cat's Paw, LLC,
BDEP Land, LLC,
200 Nix Boat Yard, LLC,
Paul Christopher Pellicer.

Authorized Agent:
Driver McAfee Hawthorne & Diebenow, PLLC.

SECTION 1
INTRODUCTION AND APPLICATION

This narrative Planned Unit Development (“PUD”) text is a modification to the original PUD (Ordinance 2005-02) and successive PUD modifications (Ordinance 2017-34 and Ordinance 2023-20), described as approximately 19.9 acres (+/-), which includes the approximate 10.1 acres (+/-) of new annex parcels to be added to the existing PUD, as further described in Exhibit “A” Legal Description (“Property”) and survey sketch. The Property ownership of each parcel is described, attached hereto as Exhibit “B”.

The Property, as depicted in the map and survey exhibits, abuts the existing Cat’s Paw Marina on the northern, western, and southern sides, and is currently zoned Commercial, Highway and Tourist (CHT), Residential Mobile Home (RMH), and Open Rural (OR). This PUD modification is companion to a Comprehensive Plan Amendment on the annex parcels that requests a change from the St. Johns County land use designation of Mixed-Use (MU) to the City of St. Augustine land use designation of Marine Industrial (MI) and Open Land (OL) to be consistent and compatible with the existing Cat’s Paw Marina.

The Applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the City Commission of the City of St. Augustine. The Applicant also agrees to comply with all conditions and safeguards established by the City Commission regarding said PUD.

Except to the extent that they conflict with this narrative PUD text and site plan approved pursuant to this PUD request on the Property, all building codes, zoning ordinances and other land use and development regulations of the City, including, without limitation, the Sign Ordinance and

Building Code, as may be amended from time to time, shall be applicable to this development. The provisions of this narrative PUD text and site plan shall take precedence over any contrary provision of the land use codes, zoning codes, and development regulations.

SECTION 2

PHYSICAL SITE CHARACTERISTICS

The northern Property is currently vacant and undeveloped since the removal of the dilapidated structures and mobile homes from the previous ‘Pellicer Point Marina’ uses. It is cleared and permitted for a new marina, retail/office space and boat storage facility pursuant to St. Johns County permits. The western Property and southern Property is currently occupied by various structures and mobile homes in disrepair, outdoor storage yards of old abandoned vehicles, boats, construction materials, furniture and equipment.

In accordance with the City of St. Augustine Comprehensive Plan Soils Map, and supported by the Soil Survey of St. Johns County, Florida prepared by the United States Department of Agriculture Soil Conservation Service, the site has Astitula fine sand, Casia fine sand, St. Johns fine sand, and Pellicer silty clay.

No historical or archeological resources are anticipated on the Property because of its condition being developed and used for many recent decades. The owner will follow all required local and State procedures regarding future redevelopment of the Property.

SECTION 3

INTENDED PLAN OF DEVELOPMENT

Cat’s Paw Marina business activities and improvements include water dependent and water related type marina-based uses pursuant to the Marine Industrial and Open Land allowable uses for

this location, including, but not limited to sales, rentals and service/repair of marine vessels, motors, parts and equipment; marine dockage and mooring facilities; fueling facilities; enclosed storage, temporary outdoor dry staging for boat washing and service; trailer storage; a waterfront restaurant with indoor and outdoor seating and on-premise consumption of beer, wine and liquor; a marine related retail store for supplies and provisions; restroom/shower and tackle locker storage facilities; professional and administrative offices, parking and pedestrian sidewalks and paths, clubhouse and accessory structures/uses related to marine operations.

The PUD will include up to 250,000 square feet of buildings and uses as generally depicted on the PUD site plan and listed as follows:

Boat Storage Buildings/Uses

- 35,000 sf enclosed boat storage #1 (existing),
- 35,000 sf enclosed boat storage #2,
- 80,750 sf enclosed boat storage #3,

Other Buildings/Uses

- 4,800 sf restaurant (existing),
- 3,800 sf maintenance/office/ship store (existing),
- 5,650 sf accessory/restroom/support,
- 85,000 sf flex commercial/industrial and future development.

Additionally, accessory tackle lockers for patrons will be provided attached to boat storage building #3, new vehicle parking and access, drainage and utility infrastructure, sidewalks, and native landscaping and low impact design elements will complement the Cat's Paw Marina facilities. Square footage of future uses and buildings other than the boat storage buildings may be interchangeable per market demand and final architectural/engineering designs, if the overall total does not exceed the

approved amounts listed above.

SECTION 4

RESTRICTIONS AND GUIDELINES

The development will be constructed in an orderly manner and allowable uses will include Marine Industrial water related/water dependent and ancillary uses, structures, and amenities. This PUD shall not release the applicant, its successors, and assigns, of their obligation to comply with all Federal, State and local applicable laws and does not otherwise limit nor expand the authority of the City of St. Augustine to Enforce such laws nor limit nor expand defenses available to the property owner.

The following standards must be indicated on the site development plan as part of this PUD and approved by the City Commission:

1. Minimum Lot Area: No minimum lot area or lot width is applicable.
2. Maximum lot coverage: Fifty percent (50%).
3. Minimum yard requirements: No minimum yard requirements are applicable.
4. Maximum building height: Fifty feet (50').
5. Setbacks: Provided as described and depicted on the PUD site plan.
6. Vehicle Parking: Provided as described and depicted on the PUD site plan.
7. Signage: Per Code.
8. Potable Water: Provided by the City of St. Augustine via existing connections.
9. Fire Protection: Provided by City of St. Augustine via existing hydrant connections.
10. Sanitary Sewer: Provided by City of St. Augustine via existing connections.

SECTION 5

CONSERVATION OVERLAY ZONE

The Property is in Conservation Overlay Zones 1, 2 and 3 as identified within the City of St. Augustine Code. Redevelopment of the Property will conform to all applicable regulations for development within these zones, including obtaining all relevant permits or as described and approved as part of this PUD.

In accordance with the St. Augustine Code, these site improvements will have "no significant negative impact on adjacent natural systems by either individual or cumulative effect," will conform to the permitting requirements regarding water quality treatment provisions for the marshes and the vegetative communities contained therein, as well as eliminating harm to any animal, fish or shellfish life contained therein. Improvements within Conservation Overlay Zones 2 and 3 will not significantly change or block the Conservation Overlay Zone 1 vistas and scenic opportunities and placement of the buildings in the same general location as the previous building will protect the scenic attributes of Conservation Overlay Zones 2 and 3.

The PUD will comply with the criteria established for development in the Conservation Overlay Zones according to the following criteria:

1. Site Specific Conditions: The development plan, as depicted on the site plan, will provide for a new enclosed boat storage building, access, parking, and associated infrastructure. The site development standards will be updated in accordance with modern stormwater management standards in accordance with current regulations and best management practices. The site and building elevations will be in conformance with current FEMA flood zone standards.

2. The Site's Relationship to Adjacent Properties, Bodies of Water and Surrounding Conservation Overlay Zones: The development will be a water dependent and water related in conformance with the existing Marine Industrial land uses, and will be compatible with the character,

mass, and scale of the area, including the immediately adjacent commercial retail and industrial warehouse buildings nearby. All development will adhere to the standards for development within the Conservation Overlay Zones and will not impact any adjacent development within these zones. With respect to any sound that may carry on to adjacent property and across the waterway from emanating music associated with the restaurant, whether provided by fixed or mobile amplified sound reproduction devices and or speakers from live or recorded music, said music shall comply with sound level limits of 60 dBA for receiving residential land uses, 65 dBA for receiving commercial land uses and 75 dBA for receiving industrial land uses. Additionally, said music shall be limited to hours of operation of the restaurant, but no later than 9pm on weeknights and no later than 11pm on Fridays, Saturdays, and/or Holidays. All other sound or noise associated with the Cat's Paw Marina operations shall adhere to Article IV of the City of St. Augustine.

3. Natural and Proposed Drainage Patterns: Stormwater collection, conveyance and treatment will be provided by an underground system as part of the improvements and new development in the PUD. The system will provide a higher pollutant removal efficiency as compared to traditional wet detention systems, thus ultimately providing a cleaner stormwater effluent as compared to a wet detention pond. Site-specific engineering and construction details, engineering stormwater modeling and drainage calculations for the proposed dry detention facility will be provided within the engineering and construction plans to the City of St. Augustine and St. Johns River Water Management District. Adverse, detrimental, or negative water quality impacts on site or to adjacent waterways are not anticipated with this project.

4. Effect of Point and Non-point Discharge in the Marine Environment: Specifics of the stormwater management system will provide analysis of the point and non-point discharge and provide for protection of the marine environment.

5. Proposed Soil Stabilization and Erosion Control Measures: Details for soil suitability, geotechnical engineering and measures for construction will be provided within the engineering and construction plan documents required for local and State permitting.

6. Impact on Floodplain: Due to the proximity of the San Sebastian River, the Property is mostly within the AE designated flood zone as indicated by Flood Insurance Rate Map Panel 12109C0377J. The stormwater management facilities will be able to eliminate the potential for off-site impacts to the neighboring community and environmentally sensitive areas, often associated with the increase in flood zone elevation requirements.

7. Impact of Development on Vegetative and Animal Communities: The site has been previously developed and impacted for some time as a mobile home park, residential structures, boat storage and marina uses. All existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the proposed redevelopment of the annex Property.

8. Potential for Contamination Drainage, Storage of Pollutants and the Use of Poisonous Chemicals and Materials: The current development standards to be followed, as well as the new underground dry detention stormwater system will reduce the potential for contaminated runoff associated with drainage from the parking lot. The current and proposed uses will not provide for the use of poisonous chemicals or materials with any direct discharge or overland drainage flow to adjacent lands, waterways, or stormwater infrastructure. Any use chemicals or materials on the Property will adhere to strict standards applicable to use, cleanup, and disposal in keeping with local, State and Federal guidelines and regulations.

9. Effect of Shade on Vegetation and Shellfish: No construction is planned which would cause shading.

10. Effect of Boat Wake and Boat Traffic on Manatees, Vegetation, Shellfish and Wildlife, as well as Shoreline Erosion: The increase in marine vessel related traffic on the waterway will conform to the existing slips, channel and ramps and should be minimal and adhere to local, State and Federal guidelines and regulations.

11. Impact of Development on Vistas and Scenic Opportunities by Linear Feet, Height, Mass and Percent of Site: As previously stated, the redevelopment of the mobile home park with a new enclosed boat storage building is in the same general location and should not significantly change any vistas or scenic opportunities customarily known based on the adjacent uses and buildings. The building will adhere to the height and coverage limitations, which will be consistent with that allowable in the area.

12. Existing Amounts of Native Plants and Proposed Retention and Use of Native Plants for Landscape and Open Space Purposes: As the site has been developed for some time, no existing native plant materials exist. However, the applicant will use native plant and tree species within the overall landscape plan to reduce the irrigation requirements.

13. Impact of Development on Plant and Animal Habitat and Potential Loss in Acres and Percent of Site: All existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the proposed redevelopment of the annex Property.

14. Impact of Development on Water Quality: Stormwater collection, conveyance and treatment will be provided by an underground dry detention system as part of the improvements and new development in the PUD. The dry detention system will provide a higher pollutant removal efficiency as compared to traditional wet detention systems, thus ultimately providing a cleaner stormwater effluent as compared to a wet detention pond. Site-specific engineering and construction details, engineering stormwater

modeling and drainage calculations for the proposed dry detention facility will be provided within the engineering and construction plans to the City of St. Augustine and St. Johns River Water Management District. Adverse, detrimental, or negative water quality impacts on site or to adjacent waterways are not anticipated with this project.

15. Impact of Development on Shellfish and On Commercial Sport Fish and Waterfowl:

The PUD is located adjacent to Class III waters, which are deemed by the State for recreational use and do not support shellfish harvesting. The location of the project will have no impact on the navigational channel of the Intracoastal Waterway other than the use by boating traffic for access to the marina site. The site abutting the waterway is already developed and there will be no removal of any plant material that would offer or impact habitat for nesting waterfowl.

16. Pursuit of no net loss of wetlands by both amount and type of community: The

proposed redevelopment area does not contain any wetlands therefore there is no net loss.

17. Wildlife habitat survey for large developments for the purpose of restricting activities

known to adversely affect the survival of endangered and threatened species and protecting native vegetative communities from destruction by development activities: As previously stated, all existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the proposed redevelopment of the annex Property.

SECTION 6

SCHEDULE OF DEVELOPMENT

The Development of the project will commence immediately upon approvals and permits and will not require the dedication of land for public use. The anticipated date for substantial completion of the project for all improvements is between 2028-2030.

SECTION 7

OWNERSHIP AND MAINTENANCE

BDEP Land, LLC and or BDEP Cat's Paw, LLC and its successors and assigns will be the owner and master developer of the lands in the PUD after annexation of the parcels into the City of St. Augustine and reserves the right to create new business entities and partnerships, including joint-ventures, and the sale and or lease of land and or assets as deemed appropriate for the success and advancement of the business in keeping with the approved uses and standards of this PUD, as may be amended from time to time, for continuity of this unified master plan and the maintenance, upkeep and ownership of common facilities and infrastructure.

SECTION 8

SUMMARY AND CONCLUSION

BDEP Land, LLC applied for annexation of the annex portion of the Property into the City and requested a Future Land Use Map designation of Marine Industrial and Open Land, as well as companion PUD zoning, which modifies the existing PUD, Ordinance 2023-20. The proposed uses and development plan is consistent with the character and in harmony with customary use and history of the working waterfront and marina development in the area, as well as adjacent commercial/industrial uses and improvements. The annex Property and site plan represents an extension of an existing use but creates a more desirable environment by dramatically upgrading the Property as an economically productive and appropriate use with benefits to the City of St. Augustine and its residents.

This PUD request meets all the above listed City requirements and is consistent with the Comprehensive Plan as further described below.

Future Land Use

Overall Goal: Ensure that the character, density, intensity, and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment to enhance the quality of life for all residents of the City of St. Augustine.

FLUE Goal 1 Natural Resources: Preserve and protect the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment.

FLUE Objective 1.1: The City shall coordinate future land uses with the appropriate topography and soil conditions to conserve, appropriately use and protect the land and resources.

FLUE Policy 1.1.1: The City shall use the latest version of the Flood Insurance Rate Maps (FIRM) promulgated by the Federal Emergency Management Agency (FEMA) to determine the location of the 1% or 100-year floodplain and flood prone areas in the City. The City shall provide specifications for regulating development and land use activities within these areas within the Land Development Code (LDC). These specifications will include Development within the FEMA 1% or 100-year flood hazard zone is to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps; Any development within a flood prone area should strive to maintain the natural topography and hydrology of the development site.

FLUE Policy 1.1.2: During the review of requests for plan amendments, topography,

vegetation, wildlife habitat, flood hazard, the 1% or 100-year flood plain and soils for the areas to be amended should be considered as part of the plan amendment process.

FLUE Policy 1.1.6: Any development, including development within a flood prone area, will strive to maintain the natural topography and hydrology of the development site as much as possible and provide for drainage and stormwater management identified in the Infrastructure Element, open space requirements as addressed in the Recreation and Open Space Element, and safe and convenient on-site traffic flow, considering the needed vehicular parking as addressed in the Transportation and Mobility Element. Open space requirements will meet the LOS adopted in the Recreation and Open Space Element; On-site traffic will consider that adjacent properties provide interconnections to reduce requirements for road trips; and, Parking requirements shall be specified in terms of the number of parking spaces outlined in the land development code (LDC).

FLUE Policy 1.1.7: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the driveway permitting process increasing interconnection between adjacent developments and encouraging implementation of the City's mobility plan.

FLUE Policy 1.1.8: Development regulations shall encourage street, pedestrian and open space designs that discourage nonresidential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

FLUE Policy 1.1.9: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

FLUE Policy 1.1.10: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage levels of service, natural drainage patterns and soil conditions.

FLUE Policy 1.1.11: The developer/owner of any site shall be responsible for the on-site management of stormwater in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

FLUE Objective 1.2: The City of St. Augustine shall ensure the protection of natural resources through implementing the following policies, and the protection program outlined in the Conservation and Coastal Management Element.

FLUE Policy 1.2.1: The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required: Limitations on development density and intensity; Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site; Limitations on building coverage or impervious surface coverage; Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources; Minimize land use conflicts; Achieve flexibility, efficiency, and cost reduction in the provision of services and

infrastructure; and Reduce natural hazard risks to life and property.

FLUE Objective 2.1: The City shall coordinate future land uses with the availability of facilities and services.

FLUE Policy 2.1.1: As part of the City's permitting process, facilities and services shall meet the established level of service standards and shall be available to serve the impacts of development, or development orders and permits shall be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

FLUE Policy 2.1.3: The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.

FLUE Objective 2.2: Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate facilities and services.

FLUE Policy 2.2.1: The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as compact and contiguous developments within the City of St. Augustine.

FLUE Objective 3.2: The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining

land development codes that contain standards and procedures to encourage redevelopment where desirable.

FLUE Policy 3.2.3: The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity.

FLUE Goal 5 Urban Sprawl: Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.

FLUE Policy 5.1.2: The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

FLUE Objective 6.6: Industrial Categories: The industrial category is established to provide sufficient land for existing and anticipated future industrial needs, including working waterfronts and requisite support services.

FLUE Policy 6.6.2 Marine Industrial: This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry and encourage the creation and maintenance of working waterfronts within the City. Maximum lot coverage of 80%; maximum height restriction of 35 feet. Marine related uses

approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet, and two (2) dwelling units per acre.

FLUE Goal 9: Economic Development Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

FLUE Policy 9.1.2: The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area. This includes encouraging a mix of uses in the city to promote accessibility to a variety of uses. This includes strengthening and diversifying the local economy. This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of St. Augustine. This includes the promotion of uses that are commercial or industrial that support, promote or are compatible with the urban character of the city.

Conservation and Coastal Management

CCM Policy 2.1.1: The City maintains three (3) Conservation Overlay Zones. The boundaries of the Conservation Overlay Zones shall be determined on a site-specific basis during site plan review of each development proposal. 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, shall be the primary uses within this Conservation Overlay Zone. Conservation Overlay Zone 2 allows for all the uses within

Zone 1, as well as specialized, scenic or linear parks and boardwalks, off street parking areas and residential and commercial development, providing that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 restricts uses and other development and performance standard requirements within this zone including tree canopy and tree removal governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations.

CCM Policy 2.1.2: The City shall continue to implement the adopted Comprehensive Plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Permits for structures and uses located within Conservation Overlay Zone 1 shall 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. Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and use to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. Development in Conservation Overlay Zone 3 must retain either: (1) at least twenty-five (25) percent of the trees on the site

and all healthy trees larger than twelve (12) inches diameter breast height (dbh); or (2) fifty (50) percent of the trees on the site, unless approved via a public hearing.

CCM Policy 2.1.3: Development in Conservation Overlay Zones shall conform to all requirements of the Federal Emergency Management Agency (FEMA) relating to flood control and prevention. Finish floors must be constructed at or above the base flood elevation plus any defined freeboard established prior to a Certificate of Occupancy being issued for the structure, the City shall continue to require an Elevation Certificate signed by a licensed engineer or surveyor certifying that the lowest floor of the structure has been constructed at or above the established base flood elevation plus any defined freeboard. The City shall continue to maintain three (3) conservation overlay zones: Conservation Overlay Zone 1 for the protection of habitat waterward of the most restrictive jurisdictional line; Conservation Overlay Zone 2 for the protection of natural habitat one hundred feet (100') landward of the most restrictive jurisdictional line; and Conservation Overlay Zone 3 for the protection of natural habitat beyond one hundred feet (100') landward of the most restrictive jurisdictional line. Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (1) Site specific conditions. (2) The relationship of the site to adjacent properties, bodies of water and surrounding conservation zones. (3) Natural and proposed drainage patterns. (4) Effect of point and nonpoint discharge in the marine environment. (5) Proposed soil stabilization and erosion control methods. (6) Impact on floodplain. (7) Impact of development on vegetative and animal communities. (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. (9) Effect of shade on vegetation and shellfish. (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. (11) Impact of development on shoreline by

linear feet and percent of site. (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes. (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site. (15) Impact of development on water quality. (16) Impact of development on shellfish and on commercial and sport fish and waterfowl. (17) The City shall pursue no net loss in wetlands by both amount and type of community. (18) Require a wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species and protecting native vegetative communities from destruction by development activities.

CCM Objective 2.7: Permitted uses for shoreline and waterfront property will continue to give priority to water dependent uses and increase safe public access to Salt Run, the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The City Code will continue to allow water-dependent uses as permitted uses in all the zoning districts associated with land adjacent to the riverine environments.

CCM Policy 2.7.1: New marinas must meet all applicable requirements of state and federal permitting agencies, including the manatee protection guidelines established by the Department of Environmental Protection. In addition: 1. marinas should be located within one statute mile of passes or inlets; 2. marinas must be located in areas designated for such use by the Future Land Use Plan; 3. all marina basins shall be designated idle speed zones; 4. marinas must be constructed in naturally deep water to minimize dredging, and basins should be of sufficient depth to prevent stirring up of bottom sediments by boat propellers; 5. marinas should be

constructed adjacent to upland high bluffs or in areas where the salt marsh has been subject to extensive past disturbance; 6. marina entrances should be located such that maximum tidal flushing and circulation occurs; 7. marina construction should include linear development, and docking space should be designed to minimize or avoid impacts on salt marsh or other native vegetation; and marinas should be served by municipal waste water systems and should have adequate solid waste collection facilities with frequent collection.

CCM Policy 2.7.2: The following performance standards shall apply to development of water dependent and water related uses: (1) compliance with all of the conditions of any regulatory agency permits required for the development; (2) compliance with any conditions established by the Planning and Zoning Board for development in a Conservation Overlay Zone discussed in this element; and (3) compliance with the Future Land Use Plan and all of the implementing development regulations contained in the City Code. Priorities for shoreline land uses and siting for water dependent and water-related uses are as established by the Future Land Use Plan and implemented by the City Code. Water-dependent and water-related uses shall continue to be permitted uses or permissible uses by exception in all of the zoning districts in the city.

CCM Policy 2.15.2: Development and redevelopment in the City will be consistent with or more stringent than the flood-resistant constructions in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R part 60.

Infrastructure Element

INFRA Objective 6.3: The City shall encourage the use of sustainable, low impact

development (LID) strategies to address stormwater management for developments ranging from individual building sites to subdivisions to large, planned development.



One Independent Drive
Suite 1200
Jacksonville, Florida 32202

P 904.301.1269
F 904.301.1279
www.drivermcafee.com

May 3, 2024

Ms. Amy McClure Skinner, AICP
Director, Planning and Building Department
City of St. Augustine
75 King Street, Lobby B
St. Augustine, Florida 32085

RE: Cat's Paw Land Use Plan Amendment from Mixed-Use (St. Johns County) to Marine Industrial (City of St. Augustine) for annex parcels.

Dear Amy,

This letter outlines the goals, objectives and policies that are consistent with the existing and proposed marina uses and Marine Industrial Future Land Use designation in the City of St. Augustine's Comprehensive Plan 2040 for the following annex parcels:

- BDEP CAT'S PAW, LLC
Parcel ID Numbers
1348320001
1348330000
- BDEP LAND, LLC
Parcel ID Number
1349000020
- 200 NIX BOAT YARD, LLC
Parcel ID Numbers
1348210000
1348320010
1348320030
- PAUL CHRISTOPHER PELLICER (PAUL C. PELLICER)
Parcel ID Numbers
1348320020
1328320003
1348200000

Future Land Use

Overall Goal: Ensure that the character, density, intensity, and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical, and economic environment to enhance the quality of life for all residents of the City of St. Augustine.

FLUE Goal 1 Natural Resources: Preserve and protect the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment.

FLUE Objective 1.1: The City shall coordinate future land uses with the appropriate topography and soil conditions to conserve, appropriately use and protect the land and resources.

FLUE Policy 1.1.1: The City shall use the latest version of the Flood Insurance Rate Maps (FIRM) promulgated by the Federal Emergency Management Agency (FEMA) to determine the location of the 1% or 100-year floodplain and flood prone areas in the City. The City shall provide specifications for regulating development and land use activities within these areas within the Land Development Code (LDC). These specifications will include Development within the FEMA 1% or 100-year flood hazard zone is to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps; Any development within a flood prone area should strive to maintain the natural topography and hydrology of the development site.

FLUE Policy 1.1.2: During the review of requests for plan amendments, topography, vegetation, wildlife habitat, flood hazard, the 1% or 100-year flood plain and soils for the areas to be amended should be considered as part of the plan amendment process.

FLUE Policy 1.1.6: Any development, including development within a flood prone area, will strive to maintain the natural topography and hydrology of the development site as much as possible and provide for drainage and stormwater management identified in the Infrastructure Element, open space requirements as addressed in the Recreation and Open Space Element, and safe and convenient on-site traffic flow, considering the needed vehicular parking as addressed in the Transportation and Mobility Element. Open space requirements will meet the LOS adopted in the Recreation and Open Space Element; On-site traffic will consider that adjacent properties provide interconnections to reduce requirements for road trips; and, Parking requirements shall be specified in terms of the number of parking spaces outlined in the land development code (LDC).

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FLUE Objective 2.1: The City shall coordinate future land uses with the availability of facilities and services.

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FLUE Policy 3.2.3: The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity.

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and maintenance of working waterfronts within the City. Maximum lot coverage of 80%; maximum height restriction of 35 feet. Marine related uses approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet, and two (2) dwelling units per acre.

FLUE Goal 9: Economic Development Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

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CCM Policy 2.1.2: The City shall continue to implement the adopted Comprehensive Plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Permits for structures and uses located within Conservation Overlay Zone 1 shall 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. Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and use to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. Development in Conservation Overlay Zone 3 must retain either: (1) at least twenty-five (25) percent of the trees on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh); or (2) fifty (50) percent of the trees on the site, unless approved via a public hearing.

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CCM Policy 2.7.2: The following performance standards shall apply to development of water dependent and water related uses: (1) compliance with all of the conditions of any regulatory agency permits required for the development; (2) compliance with any conditions established by the Planning and Zoning Board for development in a Conservation Overlay Zone discussed in this element; and (3) compliance with the Future Land Use Plan and all of the implementing development regulations contained in the City Code. Priorities for shoreline land uses and siting for water dependent and water-related uses are as established by the Future Land Use Plan and implemented by the City Code. Water-dependent and water-

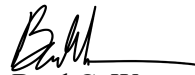
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CCM Policy 2.15.2: Development and redevelopment in the City will be consistent with or more stringent than the flood-resistant constructions in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R part 60.

Infrastructure Element

INFRA Objective 6.3: The City shall encourage the use of sustainable, low impact development (LID) strategies to address stormwater management for developments ranging from individual building sites to subdivisions to large, planned developments.

Sincerely,

A handwritten signature in dark ink, appearing to read 'B. Wester', with a horizontal line extending to the right.

Brad C. Wester

bwester@drivermcafee.com

904.294.3768



SITE DATA TABLE

Site Acreage: 19.9 ac (+/-)
Future Land Use: MI & OL
Zoning: PUD
Conservation Overlay Zone: 1, 2 & 3
Maximum Lot Coverage: 50%
Building Setbacks: As depicted
Maximum Building Height: 50'
Vehicle Parking: 297 Spaces (8 ADA)
Bicycle Parking: 16 Spaces
Lighting: Per Code

Total Square Feet: 250,000sf

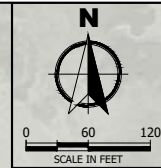
Boat Storage Buildings/Uses

- **Enclosed Boat Storage #1 (Existing): 35,000sf**
- **Enclosed Boat Storage #2: 35,000sf**
- **Enclosed Boat Storage #3: 80,750sf**

Other Buildings/Uses

- **Restaurant (Existing): 4,800sf**
- **Maintenance/Office/Ship Store (Existing): 3,800sf**
- **Accessory/Restroom/Support: 5,650sf**
- **Flex Buildings and Future Development Area: 85,000sf**

CAT'S PAW MARINA				ERIC J. ALMOND, P.E. FL# 59246	
2448	DATE	REVISION			
AE JOB NO.	DATE	REVISION			
EA/DOO DESIGN	DATE	REVISION			
P/A	DATE	REVISION			
DOO/CAT	DATE	REVISION			
5/2/2024	DATE	REVISION			
5/2/2024	DATE	REVISION			

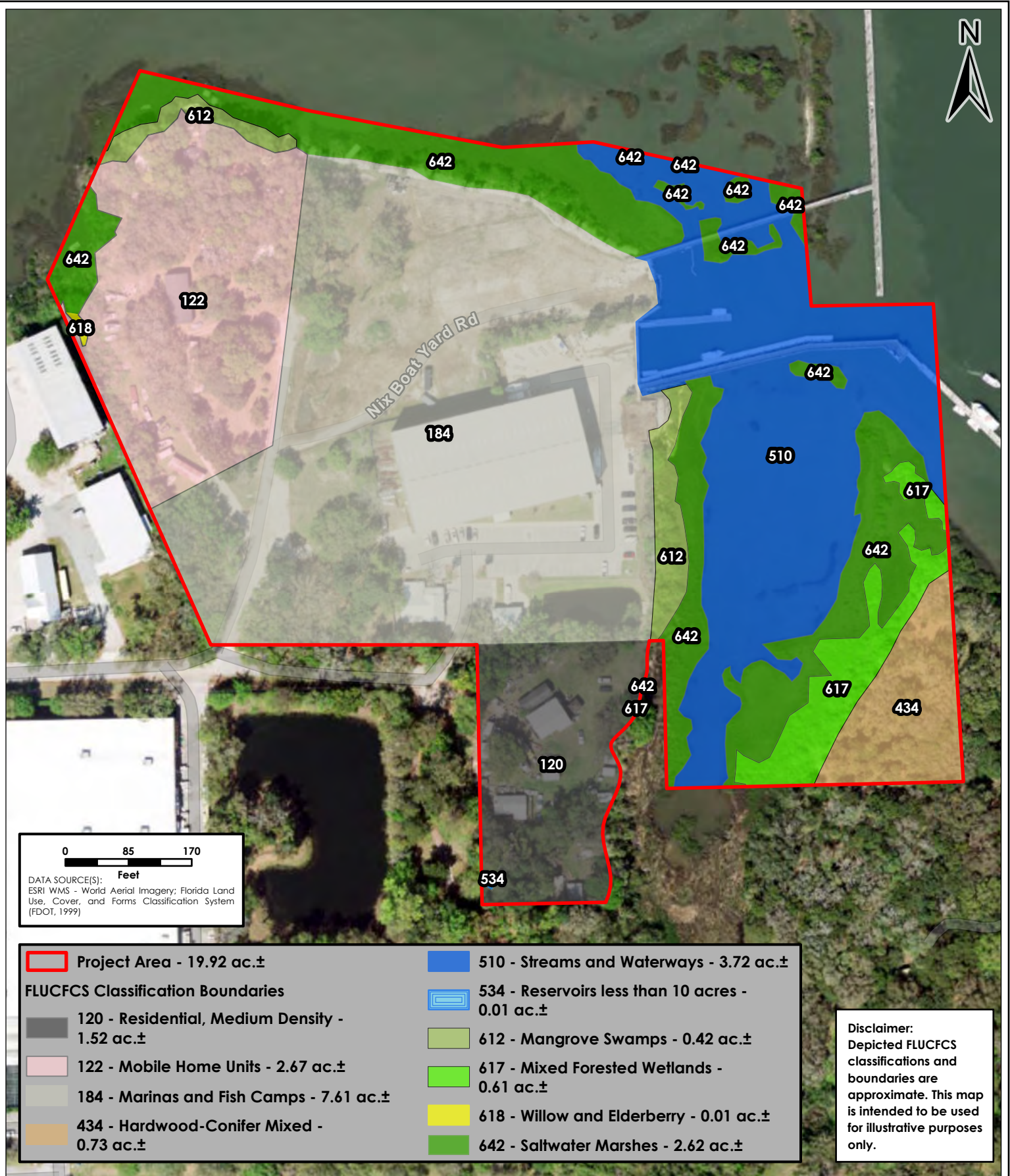


PUD EXHIBIT

CAT'S PAW MARINA MASTER PLAN
ST. AUGUSTINE, FLORIDA

ALMOND
ENGINEERING
CONSULTING CIVIL ENGINEERS
6279 DUPONT STATION COURT
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

PUD



**SES Environmental
Resource Solutions LLC**

3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
(904) 285-1397 • www.ses-grp.com

FLUCFCS

Cat's Paw Marina
St. Augustine, St. Johns County, Florida

SES Project No: **1G001.8166.0002.50**

ERS Project No: **22049** Date: **Mar 2024**

Drawn By: **DF**

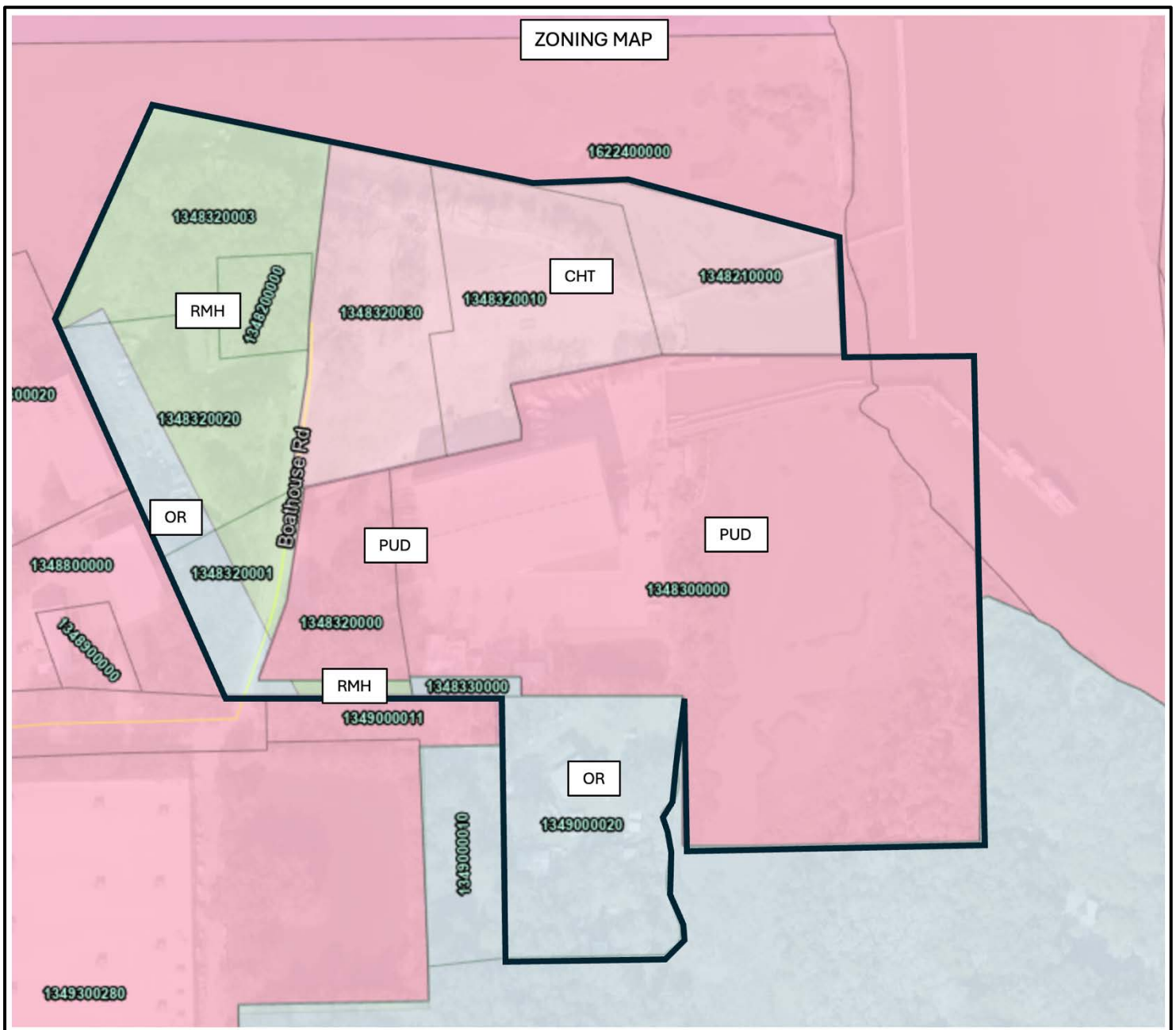
Reviewed By: **MS**

Approved By: **JDS**

ZONING MAP

CAT'S PAW MARINA: CURRENT AND PROPOSED ANNEX PARCELS
May 3, 2024

PARCEL ID	ENTITY	JURISDICTION	ZONING
1348210000	200 NIX BOAT YARD LLC	St. Johns County	CHT
1348320010	200 NIX BOAT YARD LLC	St. Johns County	CHT
1348320030	200 NIX BOAT YARD LLC	St. Johns County	CHT
1348320003	PAUL CHRISTOPHER PELLICER	St. Johns County	RMH & OR
1348200000	PAUL CHRISTOPHER PELLICER	St. Johns County	RMH & OR
1348320020	PAUL CHRISTOPHER PELLICER	St. Johns County	RMH & OR
1348330000	BDEP CATS PAW, LLC	St. Johns County	OR
1349000020	BDEP LAND, LLC	St. Johns County	OR
1348300000	BDEP CATS PAW, LLC	City of St. Augustine	PUD
1348320001	BDEP CATS PAW, LLC	St. Johns County	RMH & OR
1348320000	BDEP CATS PAW, LLC	City of St. Augustine	PUD



OVERALL PROPERTY BOUNDARY





CAT'S PAW MARINA ST. AUGUSTINE, FLORIDA

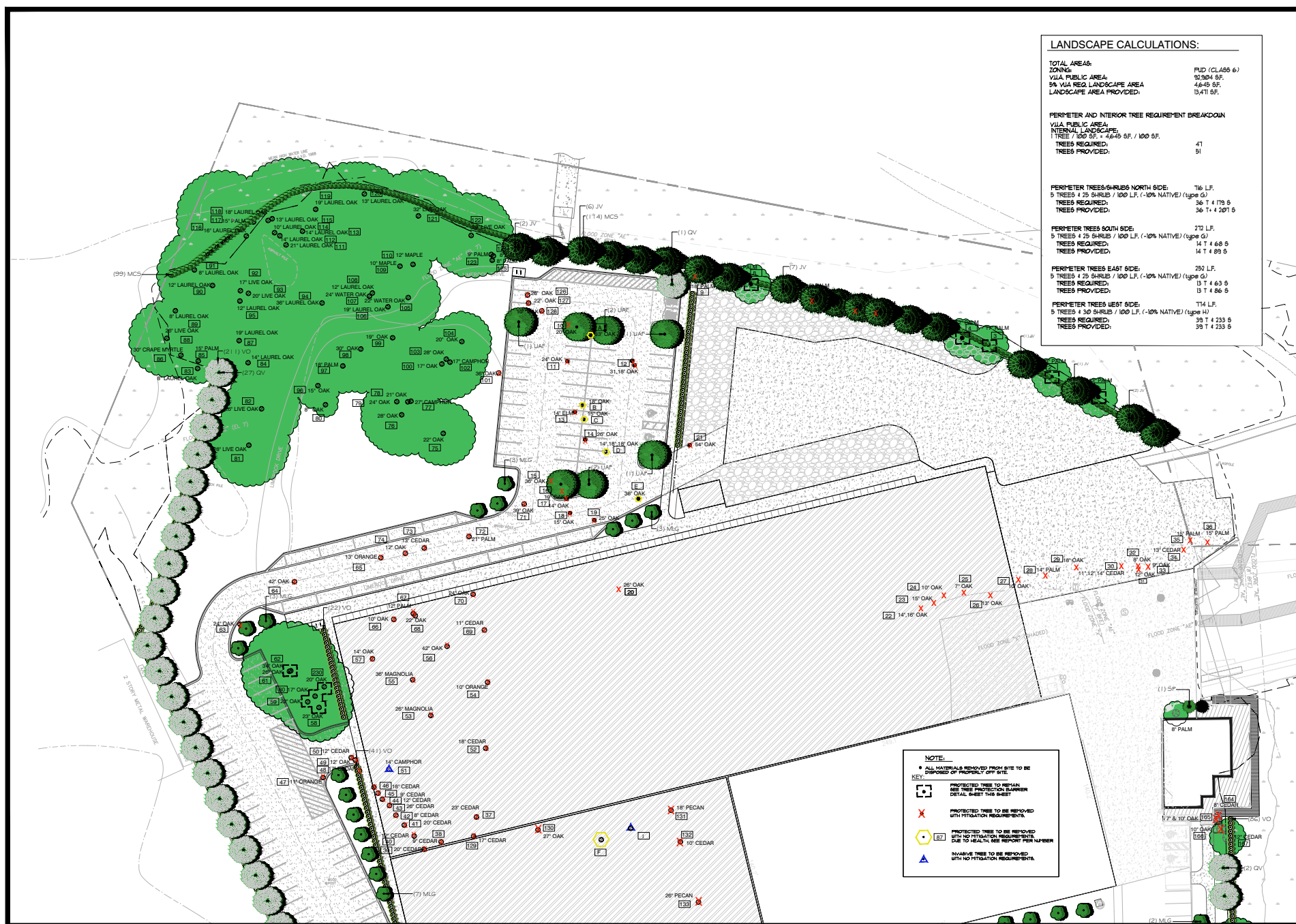
REVISIONS :	
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DATE : May 3, 2024
PROJECT NO. : 2023-96
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 60'

SHEET TITLE
OVERALL
PRESENTATION
PLAN

P-1
SHEET



LANDSCAPE CALCULATIONS:		
TOTAL AREAS:		
ZONING:		FUD (CLASS 6)
VIA PUBLIC AREA:		32,304 SF.
5% VIA REQ. LANDSCAPE AREA:		4,645 SF.
LANDSCAPE AREA PROVIDED:		13,411 SF.
PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN		
VIA PUBLIC AREA:		
INTERNAL LANDSCAPE:		
TREES / 100 SF. = 4.645 SF. / 100 SF.		
TREES REQUIRED:	41	
TREES PROVIDED:	51	
PERIMETER TREES & SHRUBS NORTH SIDE:		
5 TREES / 25 SHRUB / 100 LF. (-10% NATIVE) (type G)	716 LF.	
TREES REQUIRED:	36 T + 179 S	
TREES PROVIDED:	36 T + 207 S	
PERIMETER TREES SOUTH SIDE:		
5 TREES / 25 SHRUB / 100 LF. (-10% NATIVE) (type G)	272 LF.	
TREES REQUIRED:	14 T + 68 S	
TREES PROVIDED:	14 T + 89 S	
PERIMETER TREES EAST SIDE:		
5 TREES / 25 SHRUB / 100 LF. (-10% NATIVE) (type G)	292 LF.	
TREES REQUIRED:	13 T + 63 S	
TREES PROVIDED:	13 T + 86 S	
PERIMETER TREES WEST SIDE:		
5 TREES / 25 SHRUB / 100 LF. (-10% NATIVE) (type H)	774 LF.	
TREES REQUIRED:	38 T + 233 S	
TREES PROVIDED:	38 T + 233 S	

NOTE:
• ALL MATERIALS REMOVED FROM SITE TO BE DISPOSED OF PROPERLY OFF SITE.
KEY:
[Symbol] PROTECTED TREE TO BE REMOVED WITH NO MITIGATION REQUIREMENTS. SEE TREE PROTECTION BARRIER DETAIL SHEET THIS SHEET.
[Symbol] PROTECTED TREE TO BE REMOVED WITH NO MITIGATION REQUIREMENTS. DUE TO HEALTH, SEE REPORT PER NUMBER.
[Symbol] INVASIVE TREE TO BE REMOVED WITH NO MITIGATION REQUIREMENTS.

A & K LAND PLANNING & DESIGN, INC.
10000 N. US HWY 1, SUITE 100
ST. AUGUSTINE, FL 32080
TEL: 904.881.1111
WWW.A&KLANDPLANNING.COM

CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

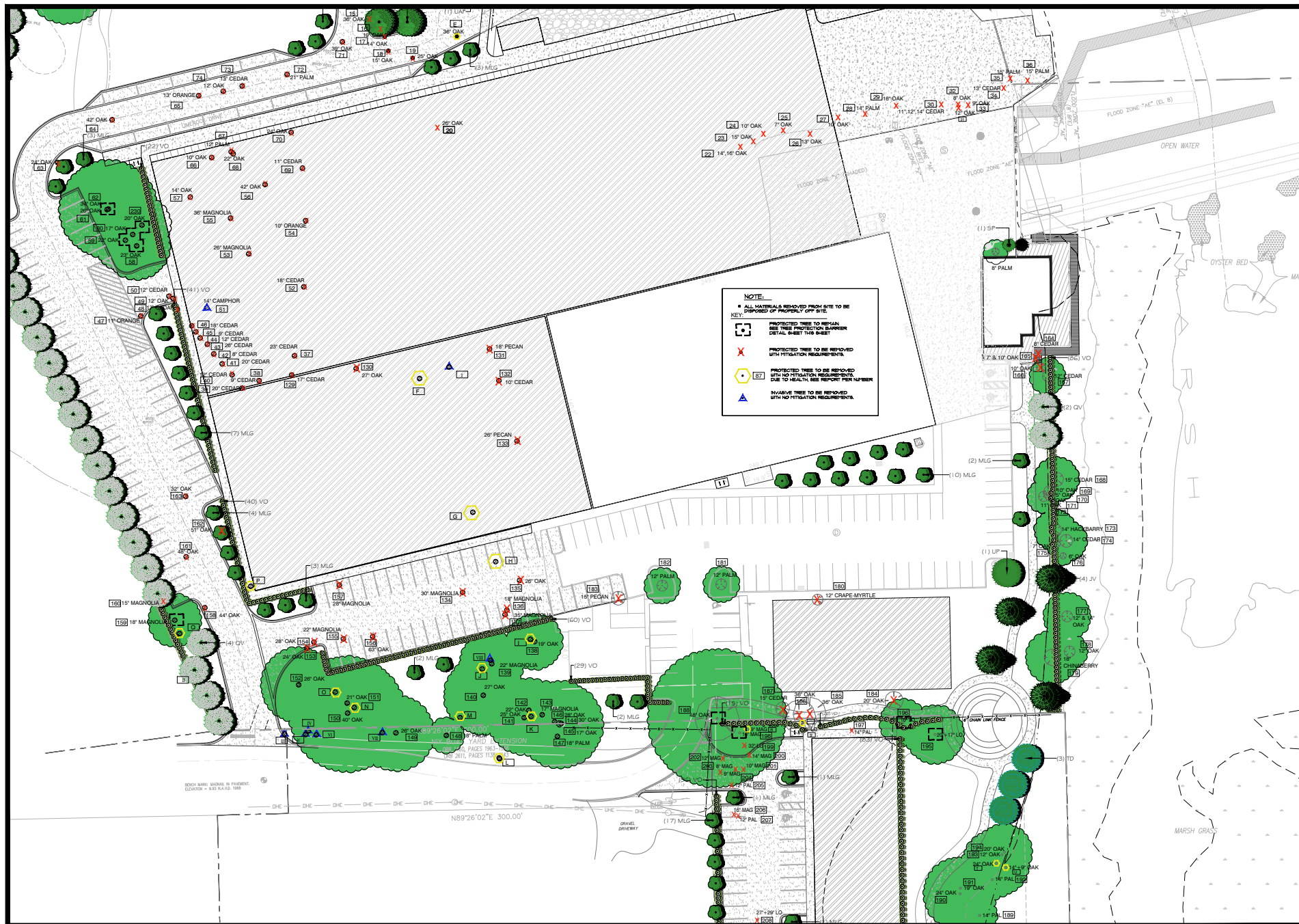
REVISIONS:

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DATE : May 3, 2024
PROJECT NO. : 2023-36
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 30'

SHEET TITLE
PRESENTATION PLAN

P-2
SHEET





A & K LAND PLANNING & DESIGN

PRINCIPAL: KYLE A. ROBERTS
 PROJECT MANAGER: KYLE A. ROBERTS
 10000 S. PALM BLVD., SUITE 100
 PALM BEACH, FLORIDA 33480
 561.833.8888

CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

REVISIONS:

NO.	DATE	DESCRIPTION
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DATE: May 3, 2024
PROJECT NO.: 2023-36
DRAWN BY: KBR
CHECKED BY: KBR
SCALE: 1" = 30'

SHEET TITLE:
PRESENTATION PLAN

P-3
SHEET

CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

REVISIONS:



DATE: May 3, 2024
 PROJECT NO.: 2023.96
 DESIGNED BY: KSR
 DRAWN BY: KSR
 CHECKED BY: KSR
 SCALE: 1" = 30'

SHEET TITLE
PRESENTATION PLAN

P-4
 SHEET

NOTE:
 * ALL MATERIALS REMOVED FROM SITE TO BE
 DISPOSED OF PROPERLY OFF SITE.

KEY:

- PROTECTED TREES TO REMAIN
SEE TREE PROTECTION BARRIER
DETAIL SHEET THIS SHEET
- PROTECTED TREES TO BE REMOVED
WITH MITIGATION REQUIREMENTS
- PROTECTED TREES TO BE REMOVED
WITH NO MITIGATION REQUIREMENTS
DUE TO HEALTH, SEE REPORT PER NUMBER
- INVASIVE TREES TO BE REMOVED
WITH NO MITIGATION REQUIREMENTS

LANDSCAPE CALCULATIONS:

TOTAL AREAS:		
ZONING:		FLD (CLASS 6)
VIA PUBLIC AREA:	24,390 SF.	
5% VIA REQ. LANDSCAPE AREA:	1,220 SF.	
LANDSCAPE AREA PROVIDED:	3,380 SF.	

PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN	
VIA PUBLIC AREA:	
INTERNAL LANDSCAPE:	
TREE / 100 SF. / 1,220 SF. / 100 SF.	13
TREES REQUIRED:	13
TREES PROVIDED:	13

PERIMETER TREES & SHRUBS NORTH SIDE:	28 LF.
N/A	
TREES REQUIRED:	0
TREES PROVIDED:	0

PERIMETER TREES SOUTH SIDE:	144 LF.
5 TREES / 25 SHRUBS / 100 LF. (-10% NATIVE) (type G)	
TREES REQUIRED:	1 T 4 39 S
TREES PROVIDED:	1 T 4 39 S

PERIMETER TREES EAST SIDE:	335 LF.
5 TREES / 25 SHRUBS / 100 LF. (-10% NATIVE) (type G)	
TREES REQUIRED:	5 T 4 16 S
TREES PROVIDED:	5 T 4 83 S

PERIMETER TREES WEST SIDE:	302 LF.
5 TREES / 25 SHRUBS / 100 LF. (-10% NATIVE) (type H)	
TREES REQUIRED:	5 T 4 91 S
TREES PROVIDED:	5 T 4 98 S

Arborist Solutions LLC - Freedom Boat Parcel - Cats Paw - Almond

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Condemned Hazardous/Dangerous			
A	33	Live Oak	Extreme Decline - Massive Cavity from 6 ft to 10 ft - Hazardous/Dangerous
B	18	Live Oak	Extreme Decline - Falling Root System - Massive Cavity @ Base - Hazardous/Dangerous
C	15	Live Oak	Extreme Decline - Falling Root System - Massive Cavity @ Base - Hazardous/Dangerous
D	14+18+18	Live Oak	Extreme Decline - Dead/Dying Top - Falling Root System - Hazardous/Dangerous Extreme Decline - Massive Cavity from 2 ft to 6 ft - Falling Root System - Hazardous/Dangerous
E	36	Live Oak	Hazardous/Dangerous
Total	152	Inches	

Arborist Solutions Tree Table - Cats Paw Marina - Almond Engineering

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Condemned Hazardous/Dangerous			
F	32	Camphor	Dead - Hazardous/Dangerous (Invasive)
G	39	Live Oak	Extreme Decline - Massive Cavity from Ground to 8 ft - Hazardous/Dangerous
H	30	Magnolia	Extreme Decline - Dead Top - Massive Cavity from 4 ft to 10 ft - Hazardous/Dangerous
I	23	Live Oak	Extreme Decline - Missing Top @ 15 ft - Hazardous/Dangerous
J	25	Magnolia	Extreme Decline - Missing Top @ 18 ft - Hazardous/Dangerous
K	14	Magnolia	Extreme Decline - Missing Top @ 12 ft - Hazardous/Dangerous
L	15	Magnolia	Extreme Decline - Massive Cavity from Ground to 5 ft - Hazardous/Dangerous
M	40	Live Oak	Extreme Decline - Massive Cavity from Ground to 8 ft - Hazardous/Dangerous
N	28	Live Oak	Extreme Decline - Dead/Dying Top - Tip Dieback - Major Dead Limbs - Hazardous/Dangerous
O	12	Magnolia	Extreme Decline - Large Cavity in CoDom Union @ 8 ft - Hazardous/Dangerous
P	30	Hickory	Extreme Decline - Massive Cavity from Ground to 8 ft - Hollow Under Root Plate - Hazardous/Dangerous
Q	32	Live Oak	Extreme Decline - 1 Side Dead - Large Cavity with Mushrooms @ 12 ft - Hazardous/Dangerous
Total	320	Inches	

Gene Washington 904-610-1130 Certified Arborist - FL5623-A June 30, 2022

Arborist Solutions LLC - Genovar - Cats Paw - Almond

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Condemned Hazardous/Dangerous			
R	9	Magnolia	Extreme Decline - Massive Cavity from 2 ft to 4 ft - Hazardous/Dangerous
S	30	Live Oak	Extreme Decline - >50% Dead - Dead Top - Covered in Vines - Hazardous/Dangerous
T	24	Live Oak	Extreme Decline - Falling Root System - Tip Dieback - Major Dead Limbs - Hazardous/Dangerous
U	14+9	Live Oak	Extreme Decline - Massive Cavity @ 10 ft - Falling Root System - Hazardous/Dangerous
V	27	Live Oak	Extreme Decline - Dead Top - Falling Root System - Hazardous/Dangerous
W	15	Magnolia	Extreme Decline - Uprooting - Hazardous/Dangerous
X	24	Elm	Extreme Decline - Massive Cavity from Ground to 4 ft - Hazardous/Dangerous
Y	18	Magnolia	Extreme Decline - Massive Cavity @ Base - Hollow under Root Flare - Hazardous/Dangerous
Z	14	Magnolia	Extreme Decline - Massive Cavity from Ground to 2 ft - Hazardous/Dangerous
AA	24	Live Oak	DEAD - Hazardous/Dangerous
BB	14	Live Oak	DEAD - Hazardous/Dangerous
CC	11	Magnolia	Extreme Decline - Massive Cavity from 4 ft to 5 ft - Hazardous/Dangerous
DD	16	Live Oak	Extreme Decline - Dead Top - Hazardous/Dangerous
EE	18	Live Oak	Extreme Decline - >50% Dead - Dead Top - Hazardous/Dangerous
FF	13	Magnolia	Extreme Decline - Massive Cavity from Ground to 2 ft - Hazardous/Dangerous
GG	15	Live Oak	Extreme Decline - Massive Cavity from 18 ft to 22 ft - Hazardous/Dangerous
HH	8	Cedar	Extreme Decline - Crown thru Fence - Massive Cavity from Ground to 8 ft - Hazardous/Dangerous
Total	303	Inches	

Gene Washington 904-610-113 0 Certified Arborist - FL5623-A February 14, 2024

Arborist Solutions LLC - Genovar - Cats Paw - Almond

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Appear Healthy			
189	14	Sabal Palm	Appears Healthy
190	24	Live Oak	Appears Healthy
191	19	Live Oak	Appears Healthy
192	14	Sabal Palm	Appears Healthy
193	12	Live Oak	Appears Healthy
194	20	Live Oak	Appears Healthy
195	20+7	Live Oak	Appears Healthy
196	16	Live Oak	Appears Healthy
197	14	Sabal Palm	Appears Healthy
198	16	Magnolia	Appears Healthy
199	22	Live Oak	Appears Healthy
200	14	Magnolia	Appears Healthy
201	10	Magnolia	Appears Healthy
202	12	Magnolia	Appears Healthy
203	8	Magnolia	Appears Healthy
204	9	Magnolia	Appears Healthy
205	12	Sabal Palm	Appears Healthy
206	16	Magnolia	Appears Healthy
207	12	Sabal Palm	Appears Healthy
208	27+29	Live Oak	Appears Healthy
209	12+12	Live Oak	Appears Healthy
210	16	Live Oak	Appears Healthy
211	24	Live Oak	Appears Healthy
212	12	Magnolia	Appears Healthy
213	10	Magnolia	Appears Healthy
214	13	Magnolia	Appears Healthy
215	15	Magnolia	Appears Healthy
216	12	Sabal Palm	Appears Healthy
217	10	Magnolia	Appears Healthy
218	6	Magnolia	Appears Healthy
219	6	Magnolia	Appears Healthy
220	23	Live Oak	Appears Healthy
221	14	Magnolia	Appears Healthy
222	15	Live Oak	Appears Healthy
223	10	Magnolia	Appears Healthy
224	15	Live Oak	Appears Healthy
225	19	Live Oak	Appears Healthy
226	17	Live Oak	Appears Healthy
227	8	Magnolia	Appears Healthy
228	24	Live Oak	Appears Healthy
229	14	Sabal Palm	Appears Healthy
Total	674	Inches	

Gene Washington 904-610-113 0 Certified Arborist - FL5623-A February 14, 2024

Arborist Solutions Tree Table - Cats Paw Marina - Almond Engineering

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Invasive Species			
I	12	Camphor	Invasive
II	36	Camphor	Invasive
III	8	Camphor	Invasive
IV	11	Camphor	Invasive
V	8	Camphor	Invasive
VI	11	Camphor	Invasive
VII	9	Camphor	Invasive
VIII	10	Camphor	Invasive
Total	104	Inches	

Arborist Solutions LLC - Freedom Boat Parcel - Cats Paw - Almond

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Appear Healthy			
1	13	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
2	13	Sabal Palm	Appears Healthy
3	17	Sabal Palm	Appears Healthy
4	12	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
5	12	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
6	16	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
7	15	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
8	18	Sabal Palm	Appears Healthy
9	18	Sabal Palm	Appears Healthy
10	20	Live Oak	Appears Healthy
11	24	Live Oak	Appears Healthy
12	31+18	Live Oak	Appears Healthy
13	14	Elm	Appears Healthy
14	26	Live Oak	Appears Healthy
15	36	Live Oak	Appears Healthy
16	19	Live Oak	Appears Healthy
17	14	Live Oak	Appears Healthy
18	15	Sabal Palm	Appears Healthy
19	25	Live Oak	Appears Healthy
20	26	Laurel Oak	Appears Healthy
21	54	Live Oak	Appears Healthy (Add-On Tree Not on Survey)
Total	456	Inches	

Gene Washington 904-610-113 0 Certified Arborist - FL5623-A February 14, 2024

Arborist Solutions Tree Table - Cats Paw Marina - Almond Engineering

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Appear Healthy			
129	17	Cedar	Appears Healthy
130	8+9+10	Live Oak	Appears Healthy
131	18	Pecan	Appears Healthy
132	10	Cedar	Appears Healthy
133	26	Pecan	Appears Healthy
134	30	Magnolia	Appears Healthy
135	26	Live Oak	Appears Healthy
136	18	Magnolia	Appears Healthy
137	25	Magnolia	Appears Healthy
138	19	Live Oak	Appears Healthy
139	22	Magnolia	Appears Healthy
140	27	Live Oak	Appears Healthy
141	25	Live Oak	Appears Healthy
142	22	Live Oak	Appears Healthy
143	17	Magnolia	Appears Healthy
144	30	Live Oak	Appears Healthy
145	17	Live Oak	Appears Healthy
146	28	Live Oak	Appears Healthy
147	18' 8" CT	Sabal Palm	Appears Healthy
148	18' 10" CT	Sabal Palm	Appears Healthy
149	24	Live Oak	Appears Healthy
150	15+25	Live Oak	Appears Healthy
151	21	Live Oak	Appears Healthy
152	26	Live Oak	Appears Healthy
153	24	Live Oak	Appears Healthy
154	28	Live Oak	Appears Healthy
155	22	Magnolia	Appears Healthy
156	63	Live Oak	Appears Healthy
157	28	Magnolia	Appears Healthy
158	20+24	Live Oak	Appears Healthy
159	18	Magnolia	Appears Healthy
160	15	Magnolia	Appears Healthy
161	23+15	Live Oak	Appears Healthy
162	23+28	Live Oak	Appears Healthy
163	32	Live Oak	Appears Healthy

Gene Washington 904-610-113 0 Certified Arborist - FL5623-A June 30, 2022



A & K LAND PLANNING & DESIGN
 PAVING, GRASS, TREES, ETC.
 4101 N. W. 11th Ave., Suite 100
 Fort Lauderdale, FL 33309
 Phone: 954-561-1234
 Fax: 954-561-1235
 Email: info@aklandplanning.com

CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

REVISIONS :

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DATE : May 3, 2024
 PROJECT NO. : 2023-96
 DESIGNED BY : KSR
 DRAWN BY : KSR
 CHECKED BY : KSR
 SCALE : N.T.S.

SHEET TITLE
**ARBORIST REPORT
 DETAILS**

P-5
 S H E E T

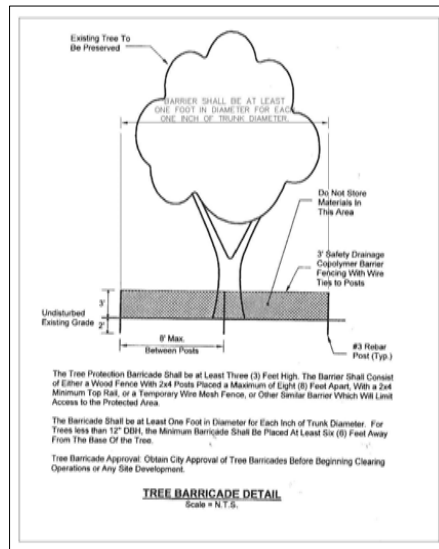
ON SITE TREES PRESERVED:				
TREE LABEL	TREE TYPE	CREDITS	NATIVE BONUS	TOTAL CREDIT
1	18" SABAL PALM	1	1	2
2	18" SABAL PALM	1	1	2
3	17" SABAL PALM	1	1	2
4	12" SABAL PALM	1	1	2
5	18" SABAL PALM	1	1	2
55	25" OAK	4	1	5
54	22" OAK	4	1	5
60	17" OAK	3	1	4
61	26" OAK	4	1	5
62	34" OAK	4	1	5
75	22" OAK	4	1	5
76	28" OAK	4	1	5
77	21" CAMPHOR	0	0	0
78	21" OAK	4	1	5
79	24" OAK	4	1	5
80	8" OAK	2	1	3
81	28" OAK	4	1	5
82	26" OAK	4	1	5
83	8" OAK	2	1	3
84	14" OAK	3	1	4
85	15" PALM	1	1	2
86	30" GRAPE MYRTLE	4	0	4
87	19" OAK	3	1	4
88	26" OAK	4	1	5
89	8" OAK	2	1	3
90	12" OAK	2	1	3
91	8" OAK	2	1	3
92	17" OAK	3	1	4
93	20" OAK	3	1	4
94	36" OAK	4	1	5
95	12" OAK	2	1	3
96	15" OAK	3	1	4
97	18" PALM	1	1	2
98	30" OAK	4	1	5
99	19" OAK	3	1	4
100	17" OAK	3	1	4
102	17" CAMPHOR	0	0	0
103	28" OAK	4	1	5
104	20" OAK	3	1	4
105	22" OAK	4	1	5
106	19" OAK	3	1	4
107	24" OAK	4	1	5
108	12" OAK	2	1	3
109	10" MAPLE	2	1	3
110	12" MAPLE	2	1	3
111	21" OAK	4	1	5
112	14" OAK	3	1	4
113	14" OAK	3	1	4
114	10" OAK	2	1	3
115	15" OAK	3	1	4
116	16" OAK	3	1	4
117	15" PALM	1	1	2
118	15" OAK	3	1	4
119	19" OAK	3	1	4
120	15" OAK	3	1	4
121	32" OAK	4	1	5
122	24" OAK	4	1	5
123	9" PALM	1	1	2
124	8" PALM	1	1	2
125	8" PALM	1	1	2
133	14" OAK	3	1	4
134	22" MAGNOLIA	4	1	5
140	21" OAK	4	1	5
141	25" OAK	4	1	5
142	22" OAK	4	1	5
143	17" MAGNOLIA	3	1	4
144	30" OAK	4	1	5
146	28" OAK	4	1	5
150	40" OAK	4	1	5
151	21" OAK	4	1	5
152	26" OAK	4	1	5
154	18" MAGNOLIA	3	1	4
171	5" OAK	1	1	2
172	11" OAK	2	1	3
180	12" GRAPE MYRTLE	2	0	2
181	12" PALM	1	1	2
182	12" PALM	1	1	2
183	48" OAK	4	1	5
184	14" SABAL PALM	1	1	2
190	24" OAK	4	1	5
191	19" OAK	3	1	4
192	14" SABAL PALM	1	1	2
193	12" OAK	2	1	3
194	20" OAK	3	1	4
195	37" OAK	4	1	5
196	16" MAGNOLIA	3	1	4
198	16" MAGNOLIA	3	1	4
				525

ON SITE TREES PRESERVED:				
TREE LABEL	TREE TYPE	CREDITS	NATIVE BONUS	TOTAL CREDIT
209	24" OAK	4	1	5
210	16" OAK	3	1	4
218	6" MAGNOLIA	1	1	2
228	24" OAK	4	1	5
229	14" SABAL PALM	1	1	2
230	20" OAK	4	1	5
				23

TOTAL PRESERVED CREDITS: 325 + 23 = 348 CREDITS

TOTAL DEFICIT = 1845

TOTAL REQUIRED ON SITE MITIGATION = 1845
TOTAL MITIGATION PROVIDED BY PRESERVED TREES = 348 CREDITS
TOTAL MITIGATION PROVIDED BY PLANTING = 291 CREDITS
TOTAL MITIGATION PROVIDED (348 + 291) = 648 CREDITS
TOTAL ACCESS TREE CREDITS PROVIDED (648-1845) = -1197 CREDITS



ON SITE TREES REMOVED:		
TREE LABEL	TREE TYPE	
5	12" SABAL PALM	1.0
6	16" SABAL PALM	1.0
7	15" SABAL PALM	1.0
9	18" SABAL PALM	1.0
10	20" OAK	2.0
11	24" OAK	2.0
12	44" OAK	2.0
13	14" ELM	2.0
14	26" OAK	2.0
15	36" OAK	2.0
16	19" OAK	1.5
17	14" OAK	1.5
18	15" SABAL PALM	1.0
19	25" OAK	2.0
20	26" OAK	2.0
21	54" OAK	2.0
22	30" OAK	2.0
23	15" OAK	1.5
24	10" OAK	1.0
25	11" OAK	1.0
26	15" OAK	1.5
27	10" OAK	1.0
28	14" PALM	1.0
29	18" OAK	1.5
30	37" CEDAR	3.0
31	12" OAK	1.5
32	8" OAK	1.0
33	9" OAK	1.0
34	18" CEDAR	2.5
35	15" PALM	1.0
36	15" PALM	1.0
37	23" CEDAR	2.0
38	4" CEDAR	1.0
39	30" CEDAR	2.0
40	12" CEDAR	1.5
41	20" CEDAR	2.0
42	8" CEDAR	1.0
43	26" CEDAR	2.0
44	12" CEDAR	1.5
45	4" CEDAR	1.0
46	18" CEDAR	1.5
47	11" ORANGE	1.0
48	17" CEDAR	1.5
49	12" OAK	1.5
50	12" CEDAR	1.5
51	14" CAMPHOR	0.0
52	18" CEDAR	1.5
53	26" MAGNOLIA	2.0
54	10" ORANGE	1.0
55	36" MAGNOLIA	2.0
56	42" OAK	2.0
57	14" OAK	1.5
58	24" OAK	2.0
59	42" OAK	2.0
60	13" ORANGE	1.5
61	10" OAK	1.0
62	12" PALM	1.0
63	22" OAK	2.0
64	11" CEDAR	1.0
70	24" OAK	2.0
71	34" OAK	2.0
72	21" PALM	1.5
73	18" CEDAR	1.0
74	12" OAK	1.5
101	36" OAK	2.0
126	26" OAK	2.0
127	22" OAK	2.0
128	10" OAK	1.0
129	17" CEDAR	1.5
130	27" OAK	2.0
131	18" PEGAN	1.5
152	10" CEDAR	1.5
153	26" PEGAN	2.0
154	30" MAGNOLIA	2.0
155	26" OAK	2.0
156	18" MAGNOLIA	1.5
157	35" MAGNOLIA	2.0
158	24" OAK	2.0
159	28" OAK	2.0
160	22" MAGNOLIA	2.0
161	63" OAK	2.0
162	28" MAGNOLIA	2.0
163	44" OAK	2.0
164	15" MAGNOLIA	1.5
165	48" OAK	2.0
166	51" OAK	2.0
167	32" OAK	2.0
		134.0

ON SITE TREES REMOVED:		
TREE LABEL	TREE TYPE	
164	8" CEDAR	1.0
165	17" OAK	1.0
166	10" OAK	1.0
184	20" OAK	2.0
185	36" OAK	2.0
186	36" OAK	2.0
187	15" CEDAR	1.5
188	14" SABAL PALM	1.0
189	32" OAK	2.0
200	14" MAGNOLIA	1.5
201	10" MAGNOLIA	1.0
202	12" MAGNOLIA	1.0
203	8" MAGNOLIA	1.0
204	9" MAGNOLIA	1.0
205	12" SABAL PALM	1.0
206	16" MAGNOLIA	1.5
207	12" SABAL PALM	1.0
208	36" OAK	2.0
211	24" OAK	2.0
212	12" MAGNOLIA	1.0
213	10" MAGNOLIA	1.0
214	13" ELM	1.5
215	15" MAGNOLIA	1.5
216	12" SABAL PALM	1.0
217	10" MAGNOLIA	1.0
218	6" MAGNOLIA	0.5
220	23" OAK	2.0
221	14" MAGNOLIA	1.5
222	15" OAK	1.5
223	10" MAGNOLIA	1.0
224	15" OAK	1.5
225	11" OAK	1.5
226	17" OAK	1.5
227	8" MAGNOLIA	1.0
		48.5

TOTAL DEFICIT: 135 + 48.5 = 1845

A & K LAND PLANNING & DESIGN, INC.
 4700 W. US HWY 90, SUITE 200
 FORT WORTH, TEXAS 76133
 (817) 441-1111
 WWW.A&KLANDPLANNING.COM

CAT'S PAW MARINA
 ST. AUGUSTINE, FLORIDA

REVISIONS:

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DATE: May 3, 2024
 PROJECT NO.: 2023-36
 DESIGNED BY: KSR
 DRAWN BY: KSR
 CHECKED BY: KSR
 SCALE: N.T.S.

SHEET TITLE
 TREE MITIGATION
 DETAILS

P-6
 SHEET

General Notes and Specifications

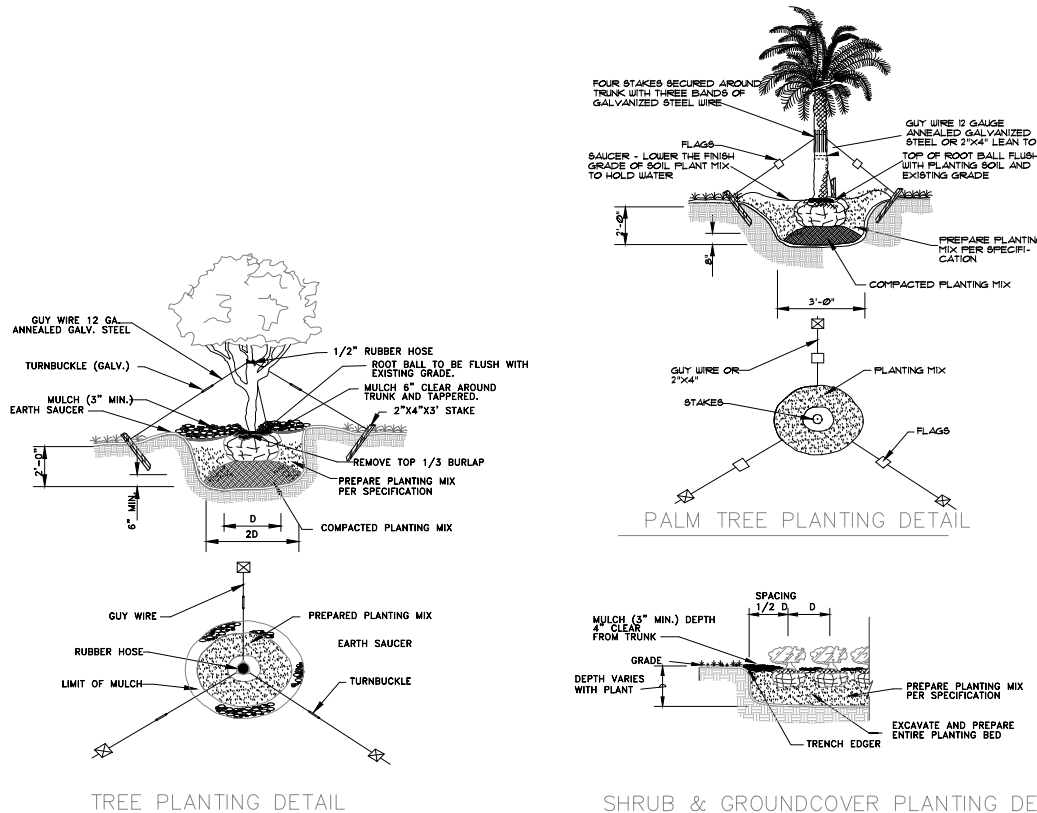
1. Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.
2. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify owner's representative before planting.
3. All plants must be healthy, vigorous material, free of pests and disease.
4. All trees, palms, and shrubs shall be grade "Florida Fancy" per Grades and Standards for Nursery Plants (parts one and two), available through Florida Dept. of Agriculture and Consumer Services.
5. All plant material must be approved by the Landscape Architect before the plant material is installed.
6. Any changes to the plant material (size, type, etc.), irrigation or any other deviations from the plans must be approved by the Landscape Architect prior to the change being implemented by the contractor. The contractor must provide written proof of authorization for any changes.
7. All plants to be field grown or container grown as indicated on plant list. Store plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to owner's rep. Do not remove container-grown stock from containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.
8. All plants shall be triangular spaced.
9. Obtain agronomic soils test for all planting areas and tree pits prior to excavation of tree pits. Tests shall be performed by an approved soils testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soils report to owner's rep. and landscape architect.
10. Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.
11. All plants and planting areas must be completely mulched as specified with three (3) inches of organic mulch. Provide 4" minimum clearance of mulch from all shrub trunks and 6" minimum clearance from all tree trunks.
12. The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
13. The planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting, and adequate maintenance throughout the required maintenance period.
14. The landscape contractor is responsible for fully maintaining all planting (including but not limited to: pruning, watering, fertilizing, cultivating, weeding, mowing, mulching, tightening and repotting of guys, resetting plants to proper grade or upright position, restoration of plant saucer, and furnishing and applying such sprays as necessary to keep free of insects and diseases. The landscape contractor's responsibility for maintenance (exclusive of replacement within the guarantee period) shall terminate one year from the date of final acceptance by owner and landscape architect.
15. All trees, palms, shrubs and plant material shall be warranted for a period of one year after date of completion and acceptance of the entire project. Final acceptance of all landscaping under this contract shall constitute the beginning of the guarantee period. Replice, in accordance with the drawings and specifications, all plants that are dead or, as determined by the owner's representative, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the contractor's negligence. Furnish and plant replacements which comply with requirements shown and specified. Warrant all replacement plants for one year after installation. The cost of such replacement(s) is at the contractor's expense.
16. All plants are subject to approval by the owner's representative. Prior to planting, all trees and palms must be approved by the owner or owner's rep.
17. Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
18. At the conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re-grading or inspection, and such evidence will be the basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.
19. All planting beds to be treated with pre-emergent weed control prior to planting.
20. Contractor is to check the site weekly to insure all plant material is healthy and well watered.
21. All disturbed areas to be sodded or seeded with *Paspalum notatum* as noted.

PLANT SCHEDULE CATS PAW

CODE	QTY	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS	% NATIVE	POINTS PROVIDED
TREES						
LV	28	Eastern Red Cedar / <i>Juniperus virginiana</i>	AS SHOWN	10' - 12' Ht. x 5'-6" apd, 2" caliper, Standard, 5' c.t. minimum	15% native	46
MLB	65	Little Gem Dwarf Southern Magnolia / <i>Magnolia grandiflora</i> 'Little Gem'	AS SHOWN	10' - 12' Ht. x 5'-6" apd, 2" caliper, Standard, 5' c.t. minimum	44% native	192
GV	41	Southern Live Oak / <i>Quercus virginiana</i>	AS SHOWN	10' - 12' Ht. x 5'-6" apd, 2" caliper, Standard, 5' c.t. minimum	28% native	82
SP	1	Cabbage Palmetto / <i>Sabal palmetto</i>	AS SHOWN	20' Clear Trunk, Regenerated, Black, No Boots	1% native	1
TD	11	Bald Cypress / <i>Taxodium distichum</i>	AS SHOWN	10' - 12' Ht. x 5'-6" apd, 2" caliper, Standard, 5' c.t. minimum	7% native	22
UAF	7	Florida Elm / <i>Ulmus americana</i> 'Floridana'	AS SHOWN	10' - 12' Ht. x 5'-6" apd, 2" caliper, Standard, 5' c.t. minimum	9% native	14
UP	1	Drake Elm / <i>Ulmus parvifolia</i> 'Drake'	AS SHOWN	10' - 12' Ht. x 5'-6" apd, 2" caliper, Standard, 5' c.t. minimum	62% native	2
TOTAL CODE	145	COMMON / BOTANICAL NAME	SPACING		99% total native	297 points total
SHRUBS						
MC5	22B	Max Myrtle / <i>Myrica caribaea</i>	36" O.C.	36" Ht. x 24" apd, minimum full & dense	Native 5 = 100%	
VO	7TB	Dwarf Walter's Viburnum / <i>Viburnum odoratum</i> 'Dwarf Walter's'	AS SHOWN	36" Ht. x 24" apd, minimum full & dense	Native 5 = 100%	

NOTES:

1. MULCH ALL PLANTING BEDS WITH 3" ORGANIC MULCH.
2. ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH BAHIA SOD.
3. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
4. NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
5. ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
6. CONTRACTOR TO VERIFY ALL QUANTITIES



CAT'S PAW MARINA
 ST. AUGUSTINE, FLORIDA

REVISIONS:	
1	

DATE:	May 3, 2024
PROJECT NO.:	2023-96
DESIGNED BY:	KSR
DRAWN BY:	KSR
CHECKED BY:	KSR
SCALE:	N.T.S.

SHEET TITLE
 PLANTING
 DETAILS

P-7
 SHEET



One Independent Drive
Suite 1200
Jacksonville, Florida 32202

P 904.301.1269
F 904.301.1279
www.drivermcafee.com

May 6, 2024

TRANSMITTAL VIA EMAIL

Ms. Amy McClure Skinner, AICP, Director
Mr. Jacob Fredriksson, AICP, Planning Manager
Planning and Building Department
City of St. Augustine
75 King Street, Lobby B
St. Augustine, Florida 32085

RE: Cat's Paw Marina PUD Criteria Memorandum

Dear Amy and Jacob,

Please accept this memorandum to accompany and supplement the PZB Application documents, exhibits and text narrative, and that further clarifies, defines, and justifies the use of the City of St. Augustine Planned Unit Development (PUD) Zoning District for the Cat's Paw Marina expansion and redevelopment.

Sec. 28-286. - Purpose and intent.

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;

The Cat's Paw Marina revised PUD boundary, as provided in the PZB application, provides a logical expansion and more efficient extension of uses onto the immediately abutting and available properties for redevelopment and economic development of a continued working waterfront. No lands were bypassed or 'skipped over' in this proposal and this proposal is not sprawl, nor out of character with the urbanized area and customary uses. In fact, the lands are at the terminus of Nix Boat Yard Road with abutting lands already developed or publicly owned by the City and County, and the State-owned waterways that bound the development. The abutting properties were in a state of disrepair and blight as they weren't virgin lands, but previously developed and occupied, yet strewn with unkempt conditions, dilapidated structures, vehicles, boats, random parts, and equipment. The PUD is companion to an Annexation and Future Land Use Map Amendment request for

the above referenced properties to be included in one jurisdiction for a more unified development plan and efficient use of the land as an extension of the existing Cat's Paw Marina PUD circa 2005.

- (b) Encourage a more compatible and harmonious development of contiguous lands;

The expansion of the existing PUD on abutting lands allows for infrastructure and buildings to be designed as a more unified, un-congested manner as a compatible master plan with the current Cat's Paw Marina facilities and in harmony with the surrounding development. The current marina facilities are at capacity with no further room for expansion to meet demand. The abutting lands to be annexed into the City of St. Augustine are designed Mixed-Use by the St. Johns County Comprehensive Plan and allows for marina type uses and facilities. In fact, one of the abutting properties to be annexed has a 'shovel-ready' project fully permitted for boat storage and marine facilities specific to the previous owner's needs.

- (c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;

The expansion of the existing PUD allows for the customary working waterfront use to build new facilities to meet demand and consumer preference in the boating community that has grown since the inception of the original Cat's Paw Marina dry stack space, along with implementing new technologies and methodologies in providing stormwater treatment, infrastructure and services.

- (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;

The dry stack storage of boats is more environmentally sound than storage as a wet marina with permanent slips and keeps up with demands in the boating industry as well as helps to reduce trailers on the local roadways.

- (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;

The overall form, scale and mass of the buildings is compatible with the character of the surrounding commercial developments, as well as the relationship and function within the same for service to the current and proposed marine industry and recreation community. The architectural style of the dry stack storage buildings and the conventional buildings will be compatible with the styles existing in the area.

- (f) Provide an environment of consistent character compatible with the surrounding areas; and,

The type of development as a working waterfront marina with facilities is compatible with the character of the surrounding commercial developments and a customary use.

- (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.

The type of development is limited to a working waterfront marina with a mixture of appropriate uses commensurate with the Marine Industrial land use category as further described in the PUD and unique to the individual waterfront character and customary uses on site. The expansion of land and revised PUD allows for flexible and innovative strategies and options like low impact design to develop the site as a cohesive and unified master plan while preserving wetlands and sensitive coastal habitat.

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.

The Cat's Paw Marina revised PUD boundary, as provided in the PZB application, provides a logical expansion and more efficient extension of uses onto the immediately abutting and available properties for redevelopment and economic development of a continued working waterfront. The abutting properties were in a state of disrepair and blight as they weren't virgin lands, but previously developed and occupied, yet strewn with unkempt conditions, dilapidated structures, vehicles, boats, random parts, and equipment.

The overall form, scale and mass of the buildings is compatible with the character of the surrounding commercial developments, as well as the relationship and function within the same for service to the current and proposed marine industry and recreation community. The architectural style of the dry stack storage buildings and the conventional buildings will be compatible with the styles existing in the area.

Pedestrian and human scale elements, pathways, connectivity, and orientation of infrastructure have been incorporated into the design to maintain a sense of place and to capitalize on the waterway vistas and access. The development also harmoniously interconnects to abutting properties by way of pedestrian linkages and roadways to capitalize on shared interest of uses as a blended community between parks, commercial shopping, restaurants and waterfront accessibility and enjoyment.

- (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.

As previously stated, the overall form, scale and mass of the buildings is compatible with the character of the surrounding commercial developments, as well as the contribution, relationship and function within the same for service to the current and proposed marine industry and recreation community. The architectural style of the dry stack storage buildings and the conventional buildings will be compatible with the styles existing in the area and will be screened and complimented by existing trees and vegetation, as well as new landscaping.

Pedestrian and human scale elements, pathways, connectivity, and orientation of infrastructure have been incorporated into the design to maintain a sense of place and to capitalize on the waterway vistas and access. The development also harmoniously interconnects to abutting properties by way of pedestrian linkages and roadways to capitalize on shared interest of uses as a blended community between parks, commercial shopping, restaurants and waterfront accessibility, contribution, and enjoyment.

- (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.

The Cat's Paw Marina revised PUD boundary, as provided in the PZB application, provides a logical expansion and more efficient extension of uses onto the immediately abutting and available properties for redevelopment and economic development of a continued working waterfront. The abutting properties were in a state of disrepair and blight as they weren't virgin lands, but previously developed and occupied, yet strewn with unkempt conditions, dilapidated structures, vehicles, boats, random parts, and equipment.

The overall form, scale and mass of the buildings is compatible with the character of the surrounding commercial developments, as well as the relationship and function within the same for service to the current and proposed marine industry and recreation community. The architectural style of the dry stack storage buildings and the conventional buildings will be compatible with the styles existing in the area.

Pedestrian and human scale elements, pathways, connectivity, and orientation of infrastructure have been incorporated into the design to maintain a sense of place and to capitalize on the waterway vistas and access. The main entry roadway is designed to allow visual interest all the way to the waterfront between buildings and infrastructure to maintain a visual connection to the waterway and marsh.

The development also harmoniously interconnects to abutting properties by way of pedestrian linkages and roadways to capitalize on shared interest of uses as a blended community between parks, commercial shopping, restaurants and waterfront accessibility and enjoyment.

I look forward to working with you on this new phase of expansion and annexations. I'm available by phone or email anytime if you have any questions during the review of this memorandum.

Sincerely,



Brad C. Wester
bwester@drivermcafee.com
904.294.3768

CC: Gayle Bulls Dixon
Eric Almond, PE

Re: Cat's Paw

Brad Wester <BWester@drivermcafee.com>

Wed 5/22/2024 4:40 PM

To: Amy Skinner <askinner@citystaug.com>; Jacob Fredriksson <jfredriksson@citystaug.com>

 1 attachments (3 MB)

CAT'S PAW MARINA - PUD EXHIBIT UPDATE 5-22-24.pdf;

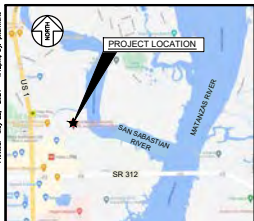
Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Please see attached PUD site plan and the link below is the landscape plan. This is all noting the NW portion with improvements on the plan, but the square footage etc is all the same in the text narrative.

<https://www.dropbox.com/scl/ft/ef4whfpx1zf2lpn5t2ag/Revised-Landscape-Plan-5-22-24.pdf?rlkey=asotilo4vv6rhqkx5n5g7ifs2&dl=0>

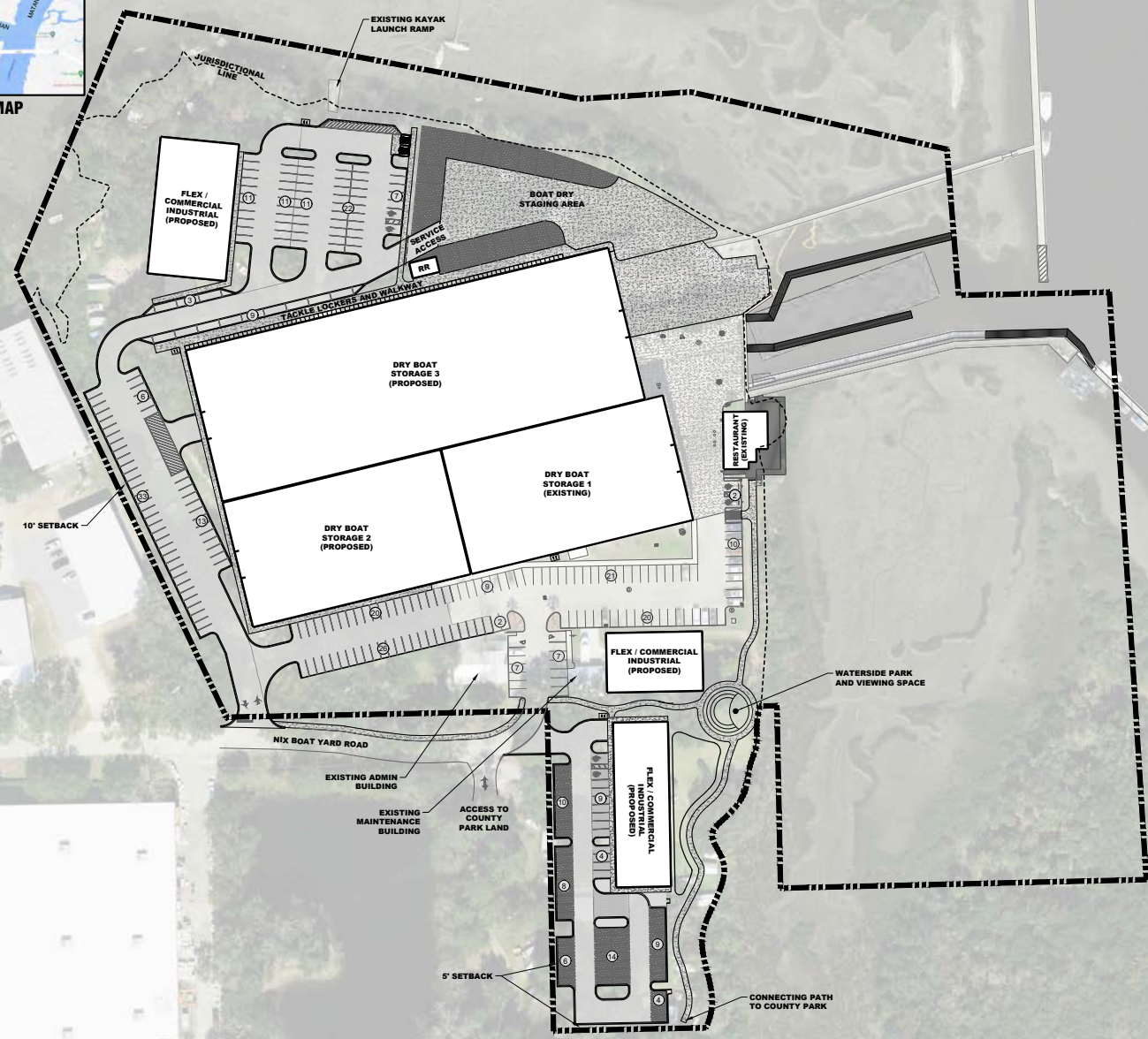
From: Brad Wester <BWester@drivermcafee.com>
Date: Wednesday, May 22, 2024 at 4:11 PM

Project: Cat's Paw Marina - PUD, Date: 5/22/2024, Scale: 1"=50', Author: J. Almond, Designer: J. Almond, Checker: J. Almond, Plot Date: 5/22/2024, Plotter: J. Almond



VICINITY MAP
NTS

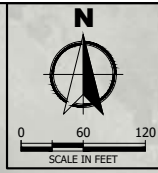
CAT'S PAW MARINA - PUD



SITE DATA TABLE

Site Acreage: 19.9 ac (+/-)
Future Land Use: Marine Industrial & Open Land
Zoning: PUD
Conservation Overlay Zone: 1, 2 & 3
Max Lot Coverage Allowed (Bldgs): 50%
Proposed Lot Coverage (Bldgs): 38%
Proposed ISR: 49%
Setbacks: As depicted
Maximum Building Height Allowed: 50'
Proposed Building Height: 50' (not to exceed Boat Storage Bldg #1)
Proposed Vehicle Parking: 317 Spaces (including 8 ADA)
Bicycle Parking: 16 Spaces
Lighting: Per Code

Proposed Max Square Feet: 250,000sf
Boat Storage Buildings/Uses (Enclosed)
• Boat Storage #1 (Existing): 35,000sf
• Boat Storage #2: 35,000sf
• Boat Storage #3: 80,750sf
Other Buildings/Uses
• Restaurant (Existing): 4,800sf
• Maintenance/Office/Ship Store (Existing): 3,800sf
• Accessory/Restroom/Support: 5,650sf
• Flex Commercial Industrial: 85,000sf



5/22/2024		ERIC J. ALMOND, P.E. FL#59246	
REVISION	DATE	24-08	ELACOD
		DESIGN	DOCKAK
		CHECKED	5/22/2024
		PILOT DATE	
PUD EXHIBIT		CAT'S PAW MARINA MASTER PLAN ST. AUGUSTINE, FLORIDA	
PUD		 ALMOND ENGINEERING CONSULTING CIVIL ENGINEERS 6279 DUPONT STATION COURT JACKSONVILLE, FL 32217 (904) 306-0162 PHONE	



CAT'S PAW MARINA ST. AUGUSTINE, FLORIDA

REVISIONS :



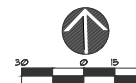
DATE : May 22, 2024
 PROJECT NO. : 2023-96
 DESIGNED BY : K&A
 DRAWN BY : K&A
 CHECKED BY : K&A
 SCALE : 1" = 60'

SHEET TITLE
 OVERALL
 PRESENTATION
 PLAN

P-1
 SHEET

CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

REVISIONS :



DATE : May 22, 2024
 PROJECT NO. : 2023-96
 DESIGNED BY : KSR
 DRAWN BY : KSR
 CHECKED BY : KSR
 SCALE : 1" = 30'

SHEET TITLE
PRESENTATION PLAN

P-2
 SHEET

LANDSCAPE CALCULATIONS:		
TOTAL AREAS:		
ZONING:		RUD (CLASS 6)
VIA PUBLIC AREA:	10,076 SF.	
5% VIA REQ. LANDSCAPE AREA	503.8 SF.	
LANDSCAPE AREA PROVIDED:	13,411 SF.	
PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN		
VIA PUBLIC AREA:		
INTERNAL LANDSCAPE:		
1 TREE / 100 SF. = 5,038 SF. / 100 SF.		
TREES REQUIRED:	51	
TREES PROVIDED:	51	
PERIMETER TREES & SHRUBS NORTH SIDE:		
5 TREES 4' 25" SHRUB / 100 LF. (-10% NATIVE) (type G)	716 LF.	
TREES REQUIRED:	36 T + 179 S	
TREES PROVIDED:	36 T + 207 S	
PERIMETER TREES SOUTH SIDE:		
5 TREES 4' 25" SHRUB / 100 LF. (-10% NATIVE) (type G)	272 LF.	
TREES REQUIRED:	14 T + 68 S	
TREES PROVIDED:	14 T + 89 S	
PERIMETER TREES EAST SIDE:		
5 TREES 4' 25" SHRUB / 100 LF. (-10% NATIVE) (type G)	292 LF.	
TREES REQUIRED:	13 T + 63 S	
TREES PROVIDED:	13 T + 86 S	
PERIMETER TREES WEST SIDE:		
5 TREES 4' 30" SHRUB / 100 LF. (-10% NATIVE) (type H)	774 LF.	
TREES REQUIRED:	38 T + 233 S	
TREES PROVIDED:	38 T + 233 S	

NOTE:
 • ALL MATERIALS REMOVED FROM SITE TO BE DISPOSED OF PROPERLY OFF SITE.
KEY:
 PROTECTED TREES TO BE RETAINED WITH TREE PROTECTION BARRIERS. DETAIL SHEET T-101.
 PROTECTED TREES TO BE REMOVED WITH NO MITIGATION REQUIREMENTS. DUE TO HEALTH, SEE REPORT PER NUMBER.
 INVASIVE TREES TO BE REMOVED WITH NO MITIGATION REQUIREMENTS.





A & K LAND PLANNING & DESIGN
PRINCIPAL: A. K. LAND
4000 W. US HWY 90, SUITE 200
FARMER, ALABAMA 36520
PHONE: 205.988.1234
FAX: 205.988.1235
WWW.AKLANDPLANNING.COM

CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

REVISIONS :

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE : May 22, 2024
PROJECT NO. : 2023-36
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 30'

SHEET TITLE
PRESENTATION
PLAN

P-3
SHEET

CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

REVISIONS:



DATE: May 22, 2024
 PROJECT NO.: 2023-36
 DESIGNED BY: KSR
 DRAWN BY: KSR
 CHECKED BY: KSR
 SCALE: 1" = 30'

SHEET TITLE
PRESENTATION PLAN

P-4
 SHEET

NOTE:
 * ALL MATERIALS REMOVED FROM SITE TO BE
 DISPOSED OF PROPERLY OFF SITE.

KEY:

- PROTECTED TREES TO REMAIN
SEE TREE PROTECTION BARRIER
DETAIL SHEET THIS SHEET
- PROTECTED TREES TO BE REMOVED
WITH MITIGATION REQUIREMENTS
- PROTECTED TREES TO BE REMOVED
WITH NO MITIGATION REQUIREMENTS
DUE TO HEALTH, SEE REPORT PER NUMBER
- INVASIVE TREES TO BE REMOVED
WITH NO MITIGATION REQUIREMENTS

LANDSCAPE CALCULATIONS:

TOTAL AREAS:		
ZONING:		PLD (CLASS 6)
VIA PUBLIC AREA:	24,390 SF.	
SA VIA REQ. LANDSCAPE AREA:	1220 SF.	
LANDSCAPE AREA PROVIDED:	3,390 SF.	

PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN	
VIA PUBLIC AREA:	
INTERNAL LANDSCAPE:	
TREE / 100 SF. / 1220 SF. / 100 SF.	13
TREES REQUIRED:	13
TREES PROVIDED:	13

PERIMETER TREES & SHRUBS NORTH SIDE:	28 LF.
N/A	
TREES REQUIRED:	0
TREES PROVIDED:	0

PERIMETER TREES SOUTH SIDE:	144 LF.
5 TREES / 25 SHRUBS / 100 LF. (-10% NATIVE) (type G)	
TREES REQUIRED:	1 T 4 33 6
TREES PROVIDED:	1 T 4 33 6

PERIMETER TREES EAST SIDE:	335 LF.
5 TREES / 25 SHRUBS / 100 LF. (-10% NATIVE) (type G)	
TREES REQUIRED:	5 T 4 76 6
TREES PROVIDED:	5 T 4 83 6

PERIMETER TREES WEST SIDE:	302 LF.
5 TREES / 25 SHRUBS / 100 LF. (-10% NATIVE) (type H)	
TREES REQUIRED:	5 T 4 91 6
TREES PROVIDED:	5 T 4 98 6

Arborist Solutions LLC - Freedom Boat Parcel - Cats Paw - Almond

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Condemned Hazardous/Dangerous			
A	33	Live Oak	Extreme Decline - Massive Cavity from 6 ft to 10 ft - Hazardous/Dangerous
B	18	Live Oak	Extreme Decline - Falling Root System - Massive Cavity @ Base - Hazardous/Dangerous
C	15	Live Oak	Extreme Decline - Falling Root System - Massive Cavity @ Base - Hazardous/Dangerous
D	14-18-18	Live Oak	Extreme Decline - Dead/Dying Top - Falling Root System - Hazardous/Dangerous
E	36	Live Oak	Extreme Decline - Massive Cavity from 2 ft to 6 ft - Falling Root System - Hazardous/Dangerous
Total	152	Inches	

Arborist Solutions Tree Table - Cats Paw Marina - Almond Engineering

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Condemned Hazardous/Dangerous			
F	32	Camphor	Dead - Hazardous/Dangerous (Invasive)
G	39	Live Oak	Extreme Decline - Massive Cavity from Ground to 8 ft - Hazardous/Dangerous
H	30	Magnolia	Extreme Decline - Dead Top - Massive Cavity from 4 ft to 10 ft - Hazardous/Dangerous
I	23	Live Oak	Extreme Decline - Missing Top @ 15 ft - Hazardous/Dangerous
J	25	Magnolia	Extreme Decline - Missing Top @ 18 ft - Hazardous/Dangerous
K	14	Magnolia	Extreme Decline - Missing Top @ 12 ft - Hazardous/Dangerous
L	15	Magnolia	Extreme Decline - Massive Cavity from Ground to 5 ft - Hazardous/Dangerous
M	40	Live Oak	Extreme Decline - Massive Cavity from Ground to 8 ft - Hazardous/Dangerous
N	28	Live Oak	Extreme Decline - Dead/Dying Top - Tip Dieback - Major Dead Limbs - Hazardous/Dangerous
O	12	Magnolia	Extreme Decline - Large Cavity in CoDom Union @ 8 ft - Hazardous/Dangerous
P	30	Hickory	Extreme Decline - Massive Cavity from Ground to 8 ft - Hollow Under Root Plate - Hazardous/Dangerous
Q	32	Live Oak	Extreme Decline - 1 Side Dead - Large Cavity with Mushrooms @ 12 ft - Hazardous/Dangerous
Total	320	Inches	

Gene Washington 904-610-1130 Certified Arborist - FL5623-A June 30, 2022

Arborist Solutions LLC - Genovar - Cats Paw - Almond

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Condemned Hazardous/Dangerous			
R	9	Magnolia	Extreme Decline - Massive Cavity from 2 ft to 4 ft - Hazardous/Dangerous
S	30	Live Oak	Extreme Decline - >50% Dead - Dead Top - Covered in Vines - Hazardous/Dangerous
T	24	Live Oak	Extreme Decline - Falling Root System - Tip Dieback - Major Dead Limbs - Hazardous/Dangerous
U	14+9	Live Oak	Extreme Decline - Massive Cavity @ 10 ft - Falling Root System - Hazardous/Dangerous
V	27	Live Oak	Extreme Decline - Dead Top - Falling Root System - Hazardous/Dangerous
W	15	Magnolia	Extreme Decline - Uprooting - Hazardous/Dangerous
X	24	Elm	Extreme Decline - Massive Cavity from Ground to 4 ft - Hazardous/Dangerous
Y	18	Magnolia	Extreme Decline - Massive Cavity @ Base - Hollow under Root Flare - Hazardous/Dangerous
Z	14	Magnolia	Extreme Decline - Massive Cavity from Ground to 2 ft - Hazardous/Dangerous
AA	24	Live Oak	DEAD - Hazardous/Dangerous
BB	14	Live Oak	DEAD - Hazardous/Dangerous
CC	11	Magnolia	Extreme Decline - Massive Cavity from 4 ft to 5 ft - Hazardous/Dangerous
DD	16	Live Oak	Extreme Decline - Dead Top - Hazardous/Dangerous
EE	18	Live Oak	Extreme Decline - >50% Dead - Dead Top - Hazardous/Dangerous
FF	13	Magnolia	Extreme Decline - Massive Cavity from Ground to 2 ft - Hazardous/Dangerous
GG	15	Live Oak	Extreme Decline - Massive Cavity from 18 ft to 22 ft - Hazardous/Dangerous
HH	8	Cedar	Extreme Decline - Crown thru Fence - Massive Cavity from Ground to 8 ft - Hazardous/Dangerous
Total	303	Inches	

Gene Washington 904-610-113 0 Certified Arborist - FL5623-A February 14, 2024

Arborist Solutions LLC - Genovar - Cats Paw - Almond

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Appear Healthy			
189	14	Sabal Palm	Appears Healthy
190	24	Live Oak	Appears Healthy
191	19	Live Oak	Appears Healthy
192	14	Sabal Palm	Appears Healthy
193	12	Live Oak	Appears Healthy
194	20	Live Oak	Appears Healthy
195	20+7	Live Oak	Appears Healthy
196	16	Live Oak	Appears Healthy
197	14	Sabal Palm	Appears Healthy
198	16	Magnolia	Appears Healthy
199	22	Live Oak	Appears Healthy
200	14	Magnolia	Appears Healthy
201	10	Magnolia	Appears Healthy
202	12	Magnolia	Appears Healthy
203	8	Magnolia	Appears Healthy
204	9	Magnolia	Appears Healthy
205	12	Sabal Palm	Appears Healthy
206	16	Magnolia	Appears Healthy
207	12	Sabal Palm	Appears Healthy
208	27+29	Live Oak	Appears Healthy
209	12+12	Live Oak	Appears Healthy
210	16	Live Oak	Appears Healthy
211	24	Live Oak	Appears Healthy
212	12	Magnolia	Appears Healthy
213	10	Magnolia	Appears Healthy
214	13	Magnolia	Appears Healthy
215	15	Magnolia	Appears Healthy
216	12	Sabal Palm	Appears Healthy
217	10	Magnolia	Appears Healthy
218	6	Magnolia	Appears Healthy
219	6	Magnolia	Appears Healthy
220	23	Live Oak	Appears Healthy
221	14	Magnolia	Appears Healthy
222	15	Live Oak	Appears Healthy
223	10	Magnolia	Appears Healthy
224	15	Live Oak	Appears Healthy
225	19	Live Oak	Appears Healthy
226	17	Live Oak	Appears Healthy
227	8	Magnolia	Appears Healthy
228	24	Live Oak	Appears Healthy
229	14	Sabal Palm	Appears Healthy
Total	674	Inches	

Gene Washington 904-610-113 0 Certified Arborist - FL5623-A February 14, 2024

Arborist Solutions Tree Table - Cats Paw Marina - Almond Engineering

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Invasive Species			
I	12	Camphor	Invasive
II	36	Camphor	Invasive
III	8	Camphor	Invasive
IV	11	Camphor	Invasive
V	8	Camphor	Invasive
VI	11	Camphor	Invasive
VII	9	Camphor	Invasive
VIII	10	Camphor	Invasive
Total	104	Inches	

Arborist Solutions LLC - Freedom Boat Parcel - Cats Paw - Almond

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Appear Healthy			
1	13	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
2	13	Sabal Palm	Appears Healthy
3	17	Sabal Palm	Appears Healthy
4	12	Sabal Palm	Appears Healthy
5	12	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
6	16	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
7	15	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
8	18	Sabal Palm	Appears Healthy
9	18	Sabal Palm	Appears Healthy
10	20	Live Oak	Appears Healthy
11	24	Live Oak	Appears Healthy
12	31+18	Live Oak	Appears Healthy
13	14	Elm	Appears Healthy
14	26	Live Oak	Appears Healthy
15	36	Live Oak	Appears Healthy
16	19	Live Oak	Appears Healthy
17	14	Live Oak	Appears Healthy
18	15	Sabal Palm	Appears Healthy
19	25	Live Oak	Appears Healthy
20	26	Laurel Oak	Appears Healthy
21	54	Live Oak	Appears Healthy (Add-On Tree Not on Survey)
Total	456	Inches	

Gene Washington 904-610-113 0 Certified Arborist - FL5623-A February 14, 2024

Arborist Solutions Tree Table - Cats Paw Marina - Almond Engineering

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Appear Healthy			
129	17	Cedar	Appears Healthy
130	8+9+10	Live Oak	Appears Healthy
131	18	Pecan	Appears Healthy
132	10	Cedar	Appears Healthy
133	26	Pecan	Appears Healthy
134	30	Magnolia	Appears Healthy
135	26	Live Oak	Appears Healthy
136	18	Magnolia	Appears Healthy
137	25	Magnolia	Appears Healthy
138	19	Live Oak	Appears Healthy
139	22	Magnolia	Appears Healthy
140	27	Live Oak	Appears Healthy
141	25	Live Oak	Appears Healthy
142	22	Live Oak	Appears Healthy
143	17	Magnolia	Appears Healthy
144	30	Live Oak	Appears Healthy
145	17	Live Oak	Appears Healthy
146	28	Live Oak	Appears Healthy
147	18" 8" CT	Sabal Palm	Appears Healthy
148	18" 10" CT	Sabal Palm	Appears Healthy
149	24	Live Oak	Appears Healthy
150	15+25	Live Oak	Appears Healthy
151	21	Live Oak	Appears Healthy
152	26	Live Oak	Appears Healthy
153	24	Live Oak	Appears Healthy
154	28	Live Oak	Appears Healthy
155	22	Magnolia	Appears Healthy
156	63	Live Oak	Appears Healthy
157	28	Magnolia	Appears Healthy
158	20+24	Live Oak	Appears Healthy
159	18	Magnolia	Appears Healthy
160	15	Magnolia	Appears Healthy
161	23+15	Live Oak	Appears Healthy
162	23+28	Live Oak	Appears Healthy
163	32	Live Oak	Appears Healthy

Gene Washington 904-610-113 0 Certified Arborist - FL5623-A June 30, 2022



CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

REVISIONS :

DATE : May 22, 2024

PROJECT NO. : 2023-96

DESIGNED BY : KSR

DRAWN BY : KSR

CHECKED BY : KSR

SCALE : N.T.S.

SHEET TITLE

ARBORIST REPORT
DETAILS

P-5
SHEET

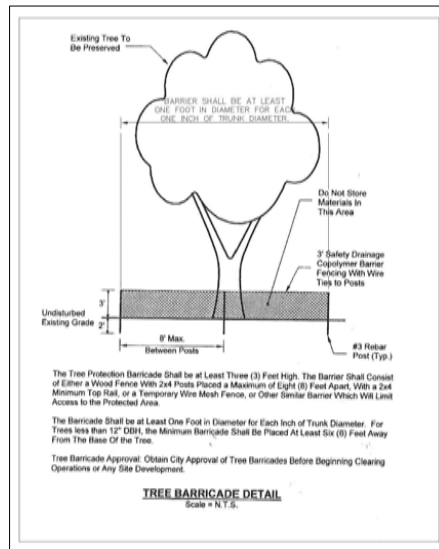
ON SITE TREES PRESERVED:				
TREE LABEL	TREE TYPE	CREDITS	NATIVE BONUS	TOTAL CREDIT
1	18" SABAL PALM	1	1	2
2	18" SABAL PALM	1	1	2
3	17" SABAL PALM	1	1	2
4	12" SABAL PALM	1	1	2
5	18" SABAL PALM	1	1	2
55	25" OAK	4	1	5
54	22" OAK	4	1	5
60	17" OAK	3	1	4
61	26" OAK	4	1	5
62	34" OAK	4	1	5
63	28" OAK	4	1	5
62	26" OAK	4	1	5
63	26" OAK	4	1	5
63	26" OAK	4	1	5
64	14" OAK	3	1	4
65	15" PALM	1	1	2
66	30" GRAPE MYRTLE	4	0	4
67	19" OAK	3	1	4
68	26" OAK	4	1	5
64	8" OAK	2	1	3
40	12" OAK	2	1	3
41	8" OAK	2	1	3
42	17" OAK	3	1	4
43	20" OAK	3	1	4
45	12" OAK	2	1	3
104	10" MAPLE	2	1	3
110	12" MAPLE	2	1	3
111	21" OAK	4	1	5
112	14" OAK	3	1	4
113	14" OAK	3	1	4
114	10" OAK	2	1	3
115	15" OAK	3	1	4
116	16" OAK	3	1	4
117	15" PALM	1	1	2
118	18" OAK	3	1	4
114	14" OAK	3	1	4
120	15" OAK	3	1	4
121	32" OAK	4	1	5
122	24" OAK	4	1	5
123	4" PALM	1	1	2
124	8" PALM	1	1	2
125	8" PALM	1	1	2
126	14" OAK	3	1	4
127	22" MAGNOLIA	4	1	5
140	27" OAK	4	1	5
141	25" OAK	4	1	5
142	22" OAK	4	1	5
143	17" MAGNOLIA	3	1	4
144	30" OAK	4	1	5
146	28" OAK	4	1	5
150	40" OAK	4	1	5
151	21" OAK	4	1	5
152	26" OAK	4	1	5
154	18" MAGNOLIA	3	1	4
171	5" OAK	1	1	2
172	11" OAK	2	1	3
180	12" GRAPE MYRTLE	2	0	2
181	12" PALM	1	1	2
182	12" PALM	1	1	2
183	48" OAK	4	1	5
184	14" SABAL PALM	1	1	2
190	24" OAK	4	1	5
191	14" OAK	3	1	4
192	14" SABAL PALM	1	1	2
193	12" OAK	2	1	3
194	20" OAK	3	1	4
195	37" OAK	4	1	5
196	16" MAGNOLIA	3	1	4
198	16" MAGNOLIA	3	1	4
				252

ON SITE TREES PRESERVED:				
TREE LABEL	TREE TYPE	CREDITS	NATIVE BONUS	TOTAL CREDIT
204	24" OAK	4	1	5
210	16" OAK	3	1	4
215	6" MAGNOLIA	1	1	2
225	24" OAK	4	1	5
224	14" SABAL PALM	1	1	2
230	20" OAK	4	1	5
				25

TOTAL PRESERVED CREDITS: 252 + 23 = 275 CREDITS

TOTAL DEFICIT = 235

TOTAL REQUIRED ON SITE MITIGATION = 335
TOTAL MITIGATION PROVIDED BY PRESERVED TREES = 275 CREDITS
TOTAL MITIGATION PROVIDED BY PLANTING = 291 CREDITS
TOTAL MITIGATION PROVIDED (275 + 291) = 566 CREDITS
TOTAL ACCESS TREE CREDITS PROVIDED (510-335) = 355 CREDITS



ON SITE TREES REMOVED:		
TREE LABEL	TREE TYPE	
5	12" SABAL PALM	1.0
6	16" SABAL PALM	1.0
7	15" SABAL PALM	1.0
9	18" SABAL PALM	1.0
10	20" OAK	2.0
11	24" OAK	2.0
12	44" OAK	2.0
13	14" ELM	2.0
14	26" OAK	2.0
15	36" OAK	2.0
16	14" OAK	1.5
17	14" OAK	1.5
18	15" SABAL PALM	1.0
19	25" OAK	2.0
20	26" OAK	2.0
21	54" OAK	2.0
22	30" OAK	2.0
23	15" OAK	1.5
24	10" OAK	1.0
25	11" OAK	1.0
26	13" OAK	1.5
27	10" OAK	1.0
28	14" PALM	1.0
29	18" OAK	1.5
30	37" CEDAR	3.0
31	12" OAK	1.5
32	8" OAK	1.0
33	4" OAK	1.0
34	13" CEDAR	2.5
35	15" PALM	1.0
36	15" PALM	1.0
37	23" CEDAR	2.0
38	4" CEDAR	1.0
39	30" CEDAR	2.0
40	12" CEDAR	1.5
41	20" CEDAR	2.0
42	8" CEDAR	1.0
43	26" CEDAR	2.0
44	12" CEDAR	1.5
45	4" CEDAR	1.0
46	18" CEDAR	1.5
47	11" ORANGE	1.0
48	17" CEDAR	1.5
49	12" OAK	1.5
50	12" CEDAR	1.5
51	14" CAMPHOR	0.0
52	18" CEDAR	1.5
53	26" MAGNOLIA	2.0
54	10" ORANGE	1.0
55	36" MAGNOLIA	2.0
56	42" OAK	2.0
57	14" OAK	1.5
58	24" OAK	2.0
59	42" OAK	2.0
60	13" ORANGE	1.5
61	10" OAK	1.0
62	12" PALM	1.0
63	22" OAK	2.0
64	11" CEDAR	1.0
70	24" OAK	2.0
71	34" OAK	2.0
72	21" PALM	1.5
73	13" CEDAR	1.0
74	12" OAK	1.5
75	22" OAK	2.0
76	28" OAK	2.0
77	21" CAMPHOR	0.0
78	21" OAK	2.0
79	24" OAK	2.0
80	8" OAK	1.0
81	36" OAK	2.0
82	15" OAK	1.5
83	18" PALM	1.0
84	30" OAK	2.0
85	14" OAK	1.5
100	17" OAK	1.0
101	36" OAK	2.0
102	17" CAMPHOR	0.0
103	28" OAK	2.0
104	20" OAK	2.0
105	22" OAK	2.0
106	14" OAK	1.5
107	24" OAK	2.0
108	12" OAK	1.5
126	26" OAK	2.0
127	22" OAK	2.0
		131.5

ON SITE TREES REMOVED:		
TREE LABEL	TREE TYPE	
128	10" OAK	1.0
129	17" CEDAR	1.5
130	27" OAK	2.0
131	18" PEGAN	1.5
132	10" CEDAR	1.5
133	26" PEGAN	2.0
134	30" MAGNOLIA	2.0
135	26" OAK	2.0
136	18" MAGNOLIA	1.5
137	35" MAGNOLIA	2.0
138	24" OAK	2.0
139	28" OAK	2.0
140	22" MAGNOLIA	2.0
141	63" OAK	2.0
142	28" MAGNOLIA	2.0
143	44" OAK	2.0
144	15" MAGNOLIA	1.5
145	48" OAK	2.0
146	51" OAK	2.0
147	32" OAK	2.0
148	8" CEDAR	1.0
149	17" OAK	1.0
150	10" OAK	1.0
151	20" OAK	2.0
152	36" OAK	2.0
153	36" OAK	2.0
154	15" CEDAR	1.5
155	14" SABAL PALM	1.0
156	52" OAK	2.0
157	14" MAGNOLIA	1.5
158	10" MAGNOLIA	1.0
159	12" MAGNOLIA	1.0
160	8" MAGNOLIA	1.0
161	4" MAGNOLIA	1.0
162	4" MAGNOLIA	1.0
163	16" MAGNOLIA	1.5
164	12" SABAL PALM	1.0
165	56" OAK	2.0
166	34" OAK	2.0
167	12" MAGNOLIA	1.0
168	10" MAGNOLIA	1.0
169	6" MAGNOLIA	0.5
170	23" OAK	2.0
171	14" MAGNOLIA	1.5
172	15" OAK	1.5
173	10" MAGNOLIA	1.0
174	15" OAK	1.5
175	11" OAK	1.5
176	17" OAK	1.5
177	8" MAGNOLIA	1.0
		62.0

TOTAL DEFICIT: 131.5 + 82 = 213.5



A & K LAND PLANNING & DESIGN, INC.

4010 W. US HWY 90, SUITE 200, AUSTINE, TEXAS 78748

PH: 512.476.1111 FAX: 512.476.1112

WWW.A&KLANDPLANNING.COM

CAT'S PAW MARINA

ST. AUGUSTINE, FLORIDA

REVISIONS :

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DATE : May 22, 2024

PROJECT NO. : 2023-36

DESIGNED BY : KSR

DRAWN BY : KSR

CHECKED BY : KSR

SCALE : N.T.S.

SHEET TITLE

TREE MITIGATION DETAILS

P-6

SHEET

General Notes and Specifications

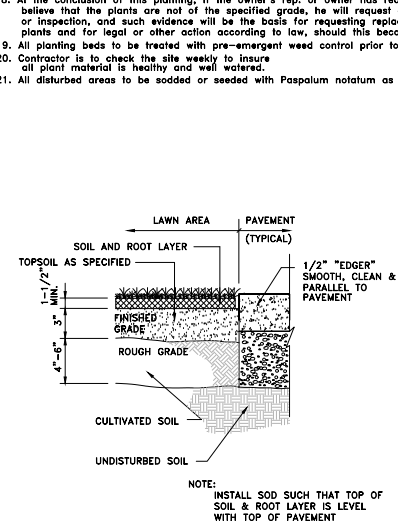
1. Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.
2. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify owner's representative before planting.
3. All plants must be healthy, vigorous material, free of pests and disease.
4. All trees, palms, and shrubs shall be grade "Florida Fancy" per Grades and Standards for Nursery Plants (parts one and two), available through Florida Dept. of Agriculture and Consumer Services.
5. All plant material must be approved by the Landscape Architect before the plant material is installed.
6. Any changes to the plant material (size, type, etc.), irrigation or any other deviations from the plans must be approved by the Landscape Architect prior to the change being implemented by the contractor. The contractor must provide written proof of authorization for any changes.
7. All plants to be field grown or container grown as indicated on plant list. Store plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to owner's rep. Do not remove container grown stock from containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.
8. All plants shall be triangular spaced.
9. Obtain agronomic soils test for all planting areas and tree pits prior to excavation of tree pits. Tests shall be performed by an approved soils testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soils report to owner's rep. and landscape architect.
10. Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.
11. All plants and planting areas must be completely mulched as specified with three (3) inches of organic mulch. Provide 4" minimum clearance of mulch from all shrub trunks and 6" minimum clearance from all tree trunks.
12. The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
13. The planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting, and adequate maintenance throughout the required maintenance period.
14. The landscape contractor is responsible for fully maintaining all planting (including but not limited to: pruning, watering, fertilizing, cultivating, weeding, mowing, mulching, tightening and reporing of guys, resetting plants to proper grade or upright position, restoration of plant saucer, and furnishing and applying such sprays as necessary to keep free of insects and diseases. The landscape contractor's responsibility for maintenance (exclusive of replacement within the guarantee period) shall terminate one year from the date of final acceptance by owner and landscape architect.
15. All trees, palms, shrubs and plant material shall be warranted for a period of one year after date of completion and acceptance of the entire project. Final acceptance of all landscaping under this contract shall constitute the beginning of the guarantee period. Replice, in accordance with the drawings and specifications, all plants that are dead or, as determined by the owner's representative, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the contractor's negligence. Furnish and plant replacements which comply with requirements shown and specified. Warrant all replacement plants for one year after installation. The cost of such replacement(s) is at the contractor's expense.
16. All plants are subject to approval by the owner's representative. Prior to planting, all trees and palms must be approved by the owner or owner's rep.
17. Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
18. At the conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re-grading or inspection, and such evidence will be the basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.
19. All planting beds to be treated with pre-emergent weed control prior to planting.
20. Contractor is to check the site weekly to insure all plant material is healthy and well watered.
21. All disturbed areas to be sodded or seeded with Paspalum notatum as noted.

PLANT SCHEDULE CATS PAW

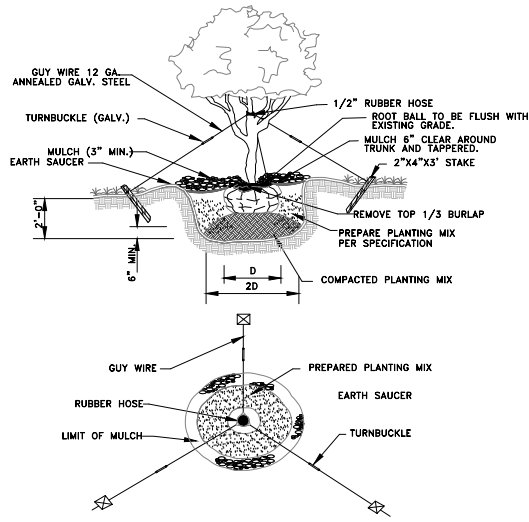
CODE	QTY	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS	% NATIVE	POINTS PROVIDED
TREES						
LV	25	Eastern Red Cedar / <i>Juniperus virginiana</i>	AS SHOWN	10' - 12' Ht. x 5'-6" apd, 2" caliper, Standard, 5' c.t. minimum	35% native	46
MLB	65	Little Gem Dwarf Southern Magnolia / <i>Magnolia grandiflora</i> 'Little Gem'	AS SHOWN	10' - 12' Ht. x 5'-6" apd, 2" caliper, Standard, 5' c.t. minimum	44% native	130
GV	41	Southern Live Oak / <i>Quercus virginiana</i>	AS SHOWN	10' - 12' Ht. x 5'-6" apd, 2" caliper, Standard, 5' c.t. minimum	28% native	82
SP	1	Cabbage Palmetto / <i>Sabal palmetto</i>	AS SHOWN	20' Clear Trunk, Regenerated, Black, No Boots	1% native	1
TD	11	Bald Cypress / <i>Taxodium distichum</i>	AS SHOWN	10' - 12' Ht. x 5'-6" apd, 2" caliper, Standard, 5' c.t. minimum	7% native	22
UAF	7	Florida Elm / <i>Ulmus americana</i> 'Floridana'	AS SHOWN	10' - 12' Ht. x 5'-6" apd, 2" caliper, Standard, 5' c.t. minimum	3% native	14
UP	1	Drake Elm / <i>Ulmus parvifolia</i> 'Drake'	AS SHOWN	10' - 12' Ht. x 5'-6" apd, 2" caliper, Standard, 5' c.t. minimum	62% native	2
TOTAL CODE QTY	145	COMMON / BOTANICAL NAME	SPACING		99% total native	297 points total
SHRUBS						
MC5	22B	Max Myrtle / <i>Myrica caribaea</i>	36" O.C.	36" Ht. x 24" apd, minimum full & dense	Native 5 = 100%	
VO	7TB	Dwarf Walter's Viburnum / <i>Viburnum odoratum</i> 'Dwarf Walter's'	AS SHOWN	36" Ht. x 24" apd, minimum full & dense	Native 5 = 100%	

NOTES:

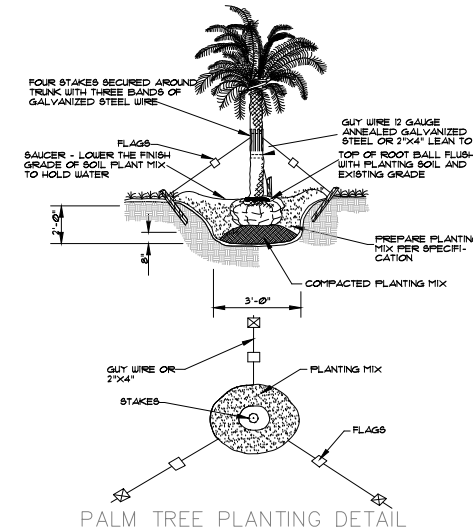
1. MULCH ALL PLANTING BEDS WITH 3" ORGANIC MULCH.
2. ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH BAHIA SOD.
3. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
4. NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
5. ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
6. CONTRACTOR TO VERIFY ALL QUANTITIES



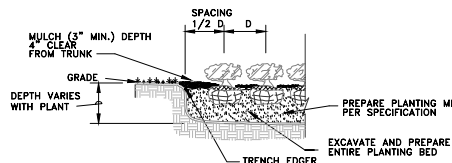
SOD DETAIL



TREE PLANTING DETAIL



PALM TREE PLANTING DETAIL



SHRUB & GROUND COVER PLANTING DETAIL



CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

REVISIONS	DATE	DESCRIPTION
1		

DATE :	May 22, 2024
PROJECT NO. :	2023-96
DESIGNED BY :	KSR
DRAWN BY :	KSR
CHECKED BY :	KSR
SCALE :	N.T.S.

SHEET TITLE
PLANTING
DETAILS

P-7
SHEET



Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: May 29, 2024

RE: Discussion and Recommendation regarding inserting language in the Land Development Code to address HB 1645: Energy Resources requirements for resiliency facilities.

The State of Florida has passed legislation this year, HB 1645, related to energy resources. There are several issues addressed in the legislation. The City Commission has expressed concern related to the potential use of a “resiliency facility” in any commercial, industrial, and manufacturing land use designation and zoning district.

The stated intention of the legislation is to ensure adequate and reliable fuel sources for public facilities are available in an emergency. After July 1st the city cannot amend the code to conflict with a resiliency facility as defined in the legislation as an allowable use in any commercial or industrial district. The city does not currently have any specific “manufacturing” districts.

This item is a request for the Planning and Zoning Board (PZB) to consider and make a recommendation to the City Commission to add a definition of “resiliency facility” to the Definition section of the zoning code and to insert the specific use of a resiliency facility as a permitted use by exception in the Commercial Medium-two (CM-2) and Industrial Warehousing (IW) zoning districts.

This would serve to define the use in the code, and to insert the use into specific zoning districts. Including the use in certain zoning districts would then preclude the use in other zoning districts, therefore not allowing the use in lower intensity commercial zoning districts.

The legislation also provided for the adoption of landscape bufferyard requirements related to these resiliency facilities, however the city’s landscape code is based on the city’s tiered zoning districts, so this provision is not feasible based on the city’s code language.

Please see attached draft redline language to be added and reformatted into the city land development code, as well as the actual legislative language that passed.

Based on the City Commission's direction staff has already placed this item on the June 10th City Commission Agenda in an effort to adopt an ordinance before July 1st. However, the Planning and Zoning Board (PZB) is the city's designated planning agency therefore, staff requests that the PZB make a recommendation related to these revisions to the code, so that staff can move forward with an Ordinance to the City Commission.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4320 or email at askinner@citystaug.com.



Amy McClure Skinner, AICP
Director
Planning and Building Department

Sec. 28-2. - Definitions.

For the purpose of this chapter, certain words and terms used herein shall be interpreted to have meanings as defined below. Where words or terms are not defined, they shall have their ordinarily accepted meanings or such as the context may imply. Words used in the present tense include the future; the singular number includes the plural and the plural includes the singular. The word "shall" is mandatory; the word "may" is permissive. The word "used" or "occupied" includes the words "intended, designed or arranged to be used or occupied." The word "lot" includes the word "plot" or "parcel." The word "structure" includes the word "building" as well as other things constructed or erected on the ground, attached to something having location on the ground, or requiring construction or erection on the ground. The word "land" includes the word "marsh," "water" or "swamp." The word "map" shall mean the "Zoning Maps of the City of St. Augustine, Florida" and the "city" shall mean the City of St. Augustine, Florida, a corporation of the State of Florida.

...

Relocation is the act of moving a building from its original location to another site, either on the same property or to another location entirely.

Resiliency facility is defined as a facility owned and operated by a public utility for the purposes of assembling, creating, holding, securing, or deploying natural gas reserves for temporary use during a system outage or natural disaster.

Restaurant means an establishment where food is ordered, prepared and served for pay primarily for consumption on the premises in a completely enclosed room, under the roof of the main structure, or in an anterior court. A drive-in restaurant as defined in this section is not a restaurant. A cafeteria shall be deemed a restaurant as defined herein.

...

DIVISION 5. - COMMERCIAL USES^[6]

...

[Note: All uses in CM-1 are also allowed in CM-2]

Sec. 28-208. - Commercial medium-one: CM-1.

Intent. This district is intended to apply to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. It is not intended that this district become or be used for strip commercial purposes.

(1) *Permitted principal uses and structures:*

- a. Service station.
- b. Hotels and motels with or without kitchenettes.
- c. Shopping plaza and shopping center.
- d. Reception and information center.
- e. Museums.
- f. Outdoor recreational facilities.
- g. Service establishments such as hair salons, shoe repair shop, restaurant (including drive-in or fast food), service stations, interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises, radio and TV broadcasting office and studio, funeral home, marina, blueprinting, job printing and newspaper, electronic equipment repair shop, travel agencies, employment offices, furniture reupholstering, video rental and similar activities.
- h. Banks and financial institutions.
- i. Multiple-family dwellings.
- j. Retail outlets such as specialty food stores, pharmacy, supermarkets, clothing and toy and hobby shops, pet shops (but not kennel), bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, sporting goods, TV and stereo equipment (including repairs), florist or gift shop, bake shop, sundries and notions, business office supplies, musical instruments, records and tapes, art gallery and antique shop, home furnishings and appliances (including repairs), office equipment and furniture, hardware, used merchandise (in a completely enclosed building), duplicating, plant nursery and garden center, alcohol sales and service (without drive-in) and similar products.
- k. Business and professional offices.
- l. Intermediate care facility.
- m. Special event venue as per [section 28-347\(8\)](#).
- n. Tattoo parlor or studio.
- o. Micropigmentation clinic.
- p. Home-based business.

q. Mobile food dispensing vehicle as per [section 28-347\(9\)](#).

r. Mobile food truck court.

(2) Permissible uses by exception:

a. Any commercial or noncommercial tourist attraction which can be shown to meet the intent of this district. (See definition of "tourist attraction" in [section 28-2](#)).

b. Churches.

c. Wholesaling from sample stock.

d. Uses and structures as for RG-1 ([section 28-163](#)).

e. Commercial parking facilities.

f. Drive-in uses for banks and financial institutions.

g. Single-family uses.

h. Miniwarehouses, and self-storage facilities.

i. Craft alcohol industry. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.

(3) Minimum lot requirements:

a. Lot width, one hundred (100) feet.

b. Lot area, fifteen thousand (15,000) square feet; except as specifically required for certain uses.

(4) Maximum lot coverage of all buildings. Seventy (70) percent.

(5) Minimum yard requirements:

a. Front, zero feet minimum, thirty (30) feet maximum. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.

b. Side, five (5) feet.

c. Rear, five (5) feet.

d. Off-street parking shall be permitted in any side or rear yard.

(6) *Maximum height of structures.* Thirty-five (35) feet.

(7) *Permitted accessory uses and structures:*

a. See [section 28-348](#).

b. Parking lots complying with [section 28-347](#)(3).

...

Sec. 28-209. - Commercial medium-two: CM-2.

Intent. This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities. It is not intended that this district become or be used for strip commercial purposes.

(1) *Permitted uses and structures.* As for CM-1 ([section 28-208](#)), and in addition:

a. Retail outlets for the sale of general merchandise excluding new or used automobiles, trucks, boats and tractors (but not automobile wrecking or storage yards, junkyards, or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nursery, lumber and building supplies, supermarkets and convenience stores and similar products.

b. Service establishments of all kinds including automobile service station or truck stop (see [section 28-338](#)) excluding businesses where automotive vehicles are offered for rent or sale, repair and service garage, motor vehicle body shop, auto laundry, drive-in restaurant, laundry or dry cleaning establishments, veterinarian or animal boarding kennels in soundproof building, pest control, carpenter or cabinet shop, home equipment rental, ice delivery station, job printing or newspaper, marina, radio or television broadcasting transmitter, antenna, office and studio facilities, banks and financial institutions, video rentals, funeral homes, travel agencies, electronic equipment/TV repair shop, employment offices, upholstering, furniture refinishing and similar establishments.

c. Establishments or facilities for the retail sale and service of all alcoholic beverages, either for on-premises or off-premises consumption, or both.

d. Any type of wholesale, jobber or distributorship business where the total operation does not require more than four thousand (4,000) square feet of floor space; no vehicle is used in excess of one-and-one-half-ton capacity; all merchandise is stored within an enclosed building; and no heavy machinery or manufacturing is located on the premises.

e. Hotels and motels with or without kitchenettes.

f. Building trades contractor not requiring outside storage; nor the use of any vehicle in excess of one-ton capacity; nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.

- g. Multifamily dwellings as for RG-1.
 - h. Colleges.
 - i. Shopping plaza or shopping center.
 - j. Intermediate care facilities.
 - k. Agricultural market, outdoor or indoor.
 - l. Special event venue as per [section 28-347\(8\)](#).
 - m. Craft alcohol industry. See also [section 28-209\(1\)d](#). for limitations on any type of wholesale, jobber or distributorship business.
 - n. Home-based business.
 - o. Mobile food dispensing vehicle as per [section 28-347\(9\)](#).
 - p. Mobile food truck court as per [section 28-347\(9\)](#).
- (2) *Permitted accessory uses*. See [section 28-348](#).
- (3) *Permissible uses by exception*:
- a. As provided in [section 28-347](#).
 - b. Wholesale, warehouse, or storage use, to include miniwarehouses, and self-storage facilities.
 - c. Building trades contractor with outside storage yard and heavy construction equipment.
 - d. Boatyard.
 - e. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating and candy manufacturing.
 - f. Bulk storage yards, including bulk storage of flammable liquids [and resiliency facilities](#).
 - g. Open air theaters, but not drive-in theaters.
 - h. Commercial, recreational and entertainment facilities such as museums, carnival or circus, shooting gallery, skating rink, pony ride, go-cart track, athletic complexes, arena, auditorium, convention center, dance hall, indoor theater and similar uses; provided, however, such uses do not have temporary facilities which exceed more than thirty-five (35) feet in height for more than thirty (30) days in any calendar year. For the purpose of this section, exceeding the height at any time during a twenty-four-hour period constitutes a day.

- i. Palmist, astrologist, psychics, clairvoyants, phrenologists and similar uses.
- j. Businesses that offer for sale new or used automobiles, trucks, boats and tractors.
- k. Uses and structures as for RG-1 ([section 28-163](#)).
- l. Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana.

(4) Minimum lot requirements (width and area):

- a. Minimum lot width, one hundred (100) feet.
- b. Minimum lot area, fifteen thousand (15,000) square feet; except as specifically required for certain uses.

(5) Maximum lot coverage of all buildings. Seventy-five (75) percent.

(6) Minimum yard requirements:

a. Front, zero feet minimum, thirty (30) feet maximum, except for property abutting U.S. Highway No. 1 for which the front yard requirements shall be ten (10) feet minimum and no maximum. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.

b. Side, five (5) feet.

c. Rear, five (5) feet.

d. Minimum yard requirements for the San Marco Avenue Design Standards. Development within the San Marco Avenue Design Standards entranceway corridor area including the use of the residential typology requires a front setback fifteen (15) feet minimum, thirty (30) feet maximum. Development within the San Marco Avenue Design Standards entranceway corridor area including the use of the traditional commercial typology requires a front setback zero feet minimum, ten (10) feet maximum, and zero feet side setback consistent with the chart in the design standards.

(7) Maximum height of structures: Thirty-five (35) feet.

(8) Vehicular access: Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana shall require a condition of direct vehicular access to a roadway functional classification of principal arterial-urban U.S. Highway 1.

...

DIVISION 6. - INDUSTRIAL USES

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

Intent. This district is intended to allow light manufacturing and related service, storage and commercial uses.

(1) Permitted uses and structures:

- a. Wholesaling, warehousing, storage or distribution establishments, mini-warehouses, and self-storage facilities and similar uses.
- b. Light manufacturing and processing, including food processing, packaging or fabricating; however, any food processing, packaging or fabricating plant engaged in the processing or packaging of shellfish shall be wholly contained within completely enclosed buildings with no odor, fumes or steam detectible to normal senses from off the premises.
- c. Printing, lithographing, publishing or similar establishments.
- d. Bulk storage yards, not including bulk storage of flammable liquids and acids.
- e. Outdoor storage yards and lots, provided, such outdoor storage yard shall not be located closer than twenty-five (25) feet to any public street and that such yard shall be completely enclosed by a solid fence or wall or equivalent visual barrier not less than eight (8) feet high except for entrance and exit and such openings shall be equipped with eight-foot-high visual barrier gates; and provided further that this provision shall not permit wrecking yards (including automobile wrecking yards), junkyards or yards used in whole or in part for scrap or salvage operations, or for processing, storage, display or sales of any scrap, salvage or secondhand building materials, junk automotive vehicles, or secondhand automotive parts.
- f. Vocational, technical, trade or industrial schools and similar uses.
- g. Miscellaneous uses such as express office, telephone exchange, commercial parking lots and parking garages, motor bus or truck or other transportation terminal.
- h. Radio or television broadcasting offices, studios, transmitters or antennas.
- i. Any existing industrial use.
- j. Railroad right-of-way, tracks, sidings, yard, etc.
- k. Boatbuilding.
- l. Tattoo parlor or studio.
- m. Craft alcohol industry, but no retail sales.

- n. Home-based business.
- o. Mobile food dispensing vehicle as per [section 28-347\(9\)](#).
- p. Mobile food truck court as per [section 28-347\(9\)](#).

(2) Permitted accessory uses and structures:

- a. See [section 28-348](#).
- b. Residential facilities (including not more than one (1) mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

(3) Permissible uses by exception:

- a. Retail establishments for sale of new and used automobiles, motorcycles, trucks and tractors, boats, automotive vehicle parts and accessories, heavy machinery and equipment, farm equipment and supplies, lumber and building supplies, monuments and similar uses.
- b. Service establishments catering to commerce and industry, including linen supply, laundry package dry cleaning plants, freight movers, communications services, business machine services, canteen services, restaurants (including drive-in restaurants), hiring and union halls, employment agencies, sign companies, automobile service stations and truck stops, and similar uses.
- c. Bulk storage yards for flammable liquids and acids [and resiliency facilities](#).
- d. Special cabarets to the extent otherwise authorized by law.
- e. Facilities for hydrocultural, agricultural or cultivation of legally available marijuana.
- f. Facilities for manufacturing, production or processing of legally available marijuana.

(4) Minimum lot requirements. None.

(5) Minimum yard requirements:

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

(6) Maximum lot coverage by all buildings. Eighty (80) percent.

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

Committee on Regulated Industries

CS/CS/HB 1645 — Energy Resources

by Commerce Committee; Energy, Communications & Cybersecurity Subcommittee; and Rep. Payne and others (CS/CS/SB 1624 by Appropriations Committee on Agriculture, Environment, and General Government; Regulated Industries Committee; and Senator Collins)

The bill amends several sections of Florida law and creates new statutory provisions relating to energy resources. In summary, the bill:

- Creates limitations on local government regulation of natural gas resiliency and reliability infrastructure. After July 1, 2024, a local government may not amend its local land regulations to conflict with a resiliency facility as an allowable use. A “resiliency facility” is defined as a facility owned and operated by a public utility for the purposes of assembling, creating, holding, securing, or deploying natural gas reserves for temporary use during a system outage or natural disaster.”
- Revises energy guidelines for public businesses, deleting requirements relating to the Florida Climate-Friendly Preferred Products List, Green Lodging Program, and state vehicle fuel efficiency.
- Adds “community development district created pursuant to chapter 190” to a provision that prohibits a municipality, county, special district, or other political subdivision of the state from enacting or enforcing a resolution, ordinance, rule, code, or policy or taking any action that restricts or prohibits or has the effect of restricting or prohibiting the types or fuel sources of energy production which may be used, delivered, converted, or supplied by utilities, gas districts, natural gas transmission companies, and certain liquefied petroleum gas dealers, dispensers, and cylinder exchange operators.
- Adds “community development district created pursuant to chapter 190” to a provision that prohibits a municipality, county, special district, or other political subdivision of the state from restricting or prohibiting the use of an appliance using the fuels or energy types supplied by the entities above.
- Requires all rural electric cooperatives and municipal electric utilities to enter into and maintain certain mutual aid agreements and submit an annual attestation to qualify to receive state financial assistance for disaster recovery.
- Requires public utilities to provide notice to the Public Service Commission (PSC) 90 days before the full retirement of an electrical power plant if such retirement does not coincide with the retirement date in the public utility’s most recently approved depreciation study. The PSC then may schedule a hearing regarding whether the retirement is prudent and consistent with the energy policy goals established in s. 377.601(2), F.S., as amended in the bill.
- Permits the PSC to approve upon petition by a public utility, certain electric vehicle (EV) charging programs if the PSC determines that the public utility’s general body of ratepayers, as a whole, will not pay to support recovery of its electric vehicle charging investment by the end of the useful life of the assets dedicated to the electric vehicle charging service.
- Amends s. 403.503, F.S., which provides definitions for the Florida Electrical Power Plant Siting Act. The act does not apply to an electrical power plant of less than 75

megawatts in gross capacity (unless an applicant applies for such certification). The amendment creates a definition for “gross capacity,” to be “the maximum generating capacity based on nameplate generator rating, and for a solar electrical generating facility, the capacity measured as alternating current which is independently metered prior to the point of interconnection to the transmission grid.”

- Requires the PSC to conduct an annual proceeding to determine prudently incurred natural gas facilities relocation costs for cost-recovery by natural gas public utilities through a charge separate from the utilities’ base rates.
- Substantially revises legislative intent as it pertains to ch. 377, part II, F.S., which provides energy resource planning and development policies for Florida. The revisions also provide updated energy policy goals and state policies as they relate to energy resource planning and development.
- Eliminates a requirement that the Department of Agriculture and Consumer Services (DACS), when analyzing the energy data collected and preparing long-range forecasts of energy supply and demand, forecasts contain plans for the development of renewable energy resources and reduction in dependence on depletable energy resources, particularly oil and natural gas. Instead, such forecasts must contain an analysis of the extent to which domestic energy resources, including renewable energy sources, are being utilized in the state. It also revises certain related considerations and assessments.
- Revises the duties of the DACS as it relates to the promotion of the development and use of renewable energy sources. The section deletes a requirement that the DACS establish goals and strategies for increasing the use of renewable energy in the state.
- Prohibits the construction or expansion of:
 - An offshore wind energy facility, including buildings, structures, vessels, and electrical transmission cables to the site.
 - A wind turbine or wind energy facility within one mile of a coastline—defined as the mean high water line.
 - A wind turbine or wind energy facility within one mile of the Atlantic Intracoastal Waterway or Gulf Intracoastal Waterway.
 - A wind turbine or wind energy facility on state waters and submerged lands.
- Requires the Department of Environmental Protection (DEP) to review federal wind energy lease applications and signify the DEP’s approval or objection.
- Repeals the Florida Energy and Climate Protection Act (which includes the Renewable Energy and Energy-Efficient Technologies Grants Program), Florida Green Government Grants Act, Energy Economic Zone Pilot Program, and Qualified Energy Conservation Bonds provisions.
- Provides procedures for handling existing applications and contracts relating to the above repealed programs.
- Increases the minimum length of an intrastate natural gas pipeline that requires certification under the Natural Gas Transmission Pipeline Siting Act from 15 miles to 100 miles.
- Prohibits homeowners’ associations from prohibiting certain types or fuel sources of energy production and appliances that use such fuels in their governing documents.

- Directs the PSC to coordinate, develop, and recommend a plan under which an assessment of the security and resiliency of the state's electric grid and natural gas facilities against both physical threats and cyber threats may be conducted. The provision also requires the PSC to submit a report to the Legislature. The PSC, in developing the plan, is to consult with the Division of Emergency Management (DEM) and, in its assessment of cyber threats, with the Florida Digital Service. The PSC must submit its recommended plan to the Governor, the President of the Senate, and the Speaker of the House of Representatives by January 31, 2025.
- Directs the PSC to study and evaluate, and in consultation with the DEP and the DEM, the technical and economic feasibility of using advanced nuclear power technologies, including small modular reactors (SMRs), to meet the state's electrical power needs, and research means to encourage and foster the installation and use of such technologies at military installations in the state in partnership with public utilities. The PSC must submit a report to the Governor, the President of the Senate, and the Speaker of the House of Representatives by April 1, 2025.
- Directs the Florida Department of Transportation (FDOT), in consultation with the Office of Energy within the DACS, to study and evaluate the potential development of hydrogen fueling infrastructure, including fueling stations, to support hydrogen-powered vehicles that use the state highway system. The FDOT must submit a report to the Governor, the President of the Senate, and the Speaker of the House of Representatives by April 1, 2025.
- Makes technical and conforming changes.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.

Vote: Senate 28-12; House 81-29

ENROLLED

CS/CS/HB 1645, Engrossed 2

2024 Legislature

1
2 An act relating to energy resources; creating s.
3 163.3210, F.S.; providing legislative intent;
4 providing definitions; allowing resiliency facilities
5 in certain land use categories in local government
6 comprehensive plans and specified districts if certain
7 criteria are met; allowing local governments to adopt
8 ordinances for resiliency facilities if certain
9 requirements are met; prohibiting amendments to a
10 local government's comprehensive plan, land use map,
11 zoning districts, or land development regulations in a
12 manner that would conflict with resiliency facility
13 classification after a specified date; amending s.
14 286.29, F.S.; revising energy guidelines for public
15 businesses; eliminating the requirement that the
16 Department of Management Services develop and maintain
17 the Florida Climate-Friendly Preferred Products List;
18 eliminating the requirement that state agencies
19 contract for meeting and conference space only with
20 facilities that have a Green Lodging designations;
21 eliminating the requirement that state agencies, state
22 universities, community colleges, and local
23 governments that procure new vehicles under a state
24 purchasing plan select certain vehicles under a
25 specified circumstance; amending s. 366.032, F.S.;

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CODING: Words ~~stricken~~ are deletions; words underlined are additions.

hb1645-05-er

ENROLLED

CS/CS/HB 1645, Engrossed 2

2024 Legislature

26 including community development districts as a type of
27 political subdivision for purposes of preemption over
28 utility service restrictions; creating s. 366.042,
29 F.S.; requiring rural electric cooperatives and
30 municipal electric utilities to enter into and
31 maintain at least one mutual aid agreement or pre-
32 event agreement with certain entities for purposes of
33 restoring power after a natural disaster; requiring
34 rural electric cooperatives and municipal electric
35 utilities to annually submit attestations of
36 compliance to the Public Service Commission; providing
37 construction; requiring the commission to compile the
38 attestations and annually submit a copy of such
39 attestations to the Division of Emergency Management;
40 providing that the submission of such attestations
41 makes rural electric cooperatives and municipal
42 electric utilities eligible to receive state financial
43 assistance; providing that if such attestations are
44 not submitted, rural electric cooperatives and
45 municipal electric utilities are not eligible to
46 receive state financial assistance; providing
47 construction; creating s. 366.057, F.S.; requiring
48 public utilities to provide notice to the commission
49 of certain power plant retirements within a specified
50 timeframe; authorizing the commission to schedule

Page 2 of 38

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

hb1645-05-er

ENROLLED

CS/CS/HB 1645, Engrossed 2

2024 Legislature

51 hearings within a specified timeframe to make certain
52 determinations on such plant retirements; specifying
53 information to be provided by public utilities at the
54 hearing; amending s. 366.94, F.S.; removing
55 terminology; authorizing the commission to approve
56 voluntary electric vehicle charging programs upon
57 petition of a public utility, to become effective on
58 or after a specified date, if certain requirements are
59 met; providing applicability; amending s. 403.503,
60 F.S.; defining the term "gross capacity"; creating s.
61 366.99, F.S.; providing definitions; authorizing
62 public utilities to submit to the commission a
63 petition for a proposed cost recovery for certain
64 natural gas facilities relocation costs; requiring the
65 commission to conduct annual proceedings to determine
66 each utility's prudently incurred natural gas
67 facilities relocation costs and to allow for the
68 recovery of such costs; providing requirements for the
69 commission's review; providing requirements for the
70 allocation of such recovered costs; requiring the
71 commission to adopt rules; providing a timeframe for
72 such rulemaking; amending s. 377.601, F.S.; revising
73 legislative intent; amending s. 377.6015, F.S.;
74 revising the powers and duties of the Department of
75 Agriculture and Consumer Services; conforming

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76 provisions to changes made by the act; amending s.
77 377.703, F.S.; revising additional functions of the
78 department relating to energy resources; conforming
79 provisions to changes made by the act; creating s.
80 377.708, F.S.; providing definitions; prohibiting the
81 construction or expansion of certain wind energy
82 facilities and wind turbines in the state; requiring
83 the Department of Environmental Protection to review
84 applications for federal wind energy leases in
85 territorial waters of the United States adjacent to
86 water of this state and signify its approval or
87 objection to such applications; authorizing the
88 department to seek injunctive relief for violations;
89 repealing s. 377.801, F.S., relating to the Florida
90 Energy and Climate Protection Act; repealing s.
91 377.802, F.S., relating to the purpose of the act;
92 repealing s. 377.803, F.S., relating to definitions
93 under the act; repealing s. 377.804, F.S., relating to
94 the Renewable Energy and Energy-Efficient Technologies
95 Grants Program; repealing s. 377.808, F.S., relating
96 to the Florida Green Government Grants Act; repealing
97 s. 377.809, F.S., relating to the Energy Economic Zone
98 Pilot Program; repealing s. 377.816, F.S., relating to
99 the Qualified Energy Conservation Bond Allocation
100 Program; prohibiting the approval of new or additional

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101 applications, certifications, or allocations under
 102 such programs; prohibiting new contracts, agreements,
 103 and awards under such programs; rescinding all
 104 certifications or allocations issued under such
 105 programs; providing an exception; providing
 106 application relating to existing contracts or
 107 agreements under such programs; amending ss. 220.193,
 108 288.9606, and 380.0651, F.S.; conforming provisions to
 109 changes made by the act; amending s. 403.9405, F.S.;
 110 revising the applicability of the Natural Gas
 111 Transmission Pipeline Siting Act; amending s.
 112 720.3075, F.S.; prohibiting certain homeowners'
 113 association documents from precluding certain types or
 114 fuel sources of energy production and the use of
 115 certain appliances; requiring the commission to
 116 coordinate, develop, and recommend a plan under which
 117 an assessment of the security and resiliency of the
 118 state's electric grid and natural gas facilities
 119 against physical threats and cyber threats may be
 120 conducted; requiring the commission to consult with
 121 the Division of Emergency Management and the Florida
 122 Digital Service; requiring cooperation from all
 123 operating facilities in the state relating to such
 124 plan; providing additional content requirements for
 125 such plan; requiring the commission to submit by a

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126 recommended plan by a specified date to the Governor
 127 and the Legislature; providing additional content
 128 requirements for such plan; requiring the commission
 129 to study and evaluate the technical and economic
 130 feasibility of using advanced nuclear power
 131 technologies to meet the electrical power needs of the
 132 state; requiring the commission to research means to
 133 encourage and foster the installation and use of such
 134 technologies at military installations in partnership
 135 with public utilities; requiring the commission to
 136 consult with the Department of Environmental
 137 Protection and the Division of Emergency Management;
 138 requiring the commission to submit by a specified date
 139 a report to the Governor and the Legislature that
 140 contains its findings and any additional
 141 recommendations for potential legislative or
 142 administrative actions; requiring the Department of
 143 Transportation, in consultation with the Office of
 144 Energy within the Department of Agriculture and
 145 Consumer Services, to study and evaluate the potential
 146 development of hydrogen fueling infrastructure to
 147 support hydrogen-powered vehicles; requiring the
 148 department to submit by a specified date a report to
 149 the Governor and the Legislature that contains its
 150 findings and recommendations for specified actions

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that may accommodate the future development of
hydrogen fueling infrastructure; providing effective
dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 163.3210, Florida Statutes, is created
to read:

163.3210 Natural gas resiliency and reliability
infrastructure.-

(1) It is the intent of the Legislature to maintain,
encourage, and ensure adequate and reliable fuel sources for
public utilities. The resiliency and reliability of fuel sources
for public utilities is critical to the state's economy; the
ability of the state to recover from natural disasters; and the
health, safety, welfare, and quality of life of the residents of
the state.

(2) As used in this section, the term:

(a) "Natural gas" means all forms of fuel commonly or
commercially known or sold as natural gas, including compressed
natural gas and liquefied natural gas.

(b) "Natural gas reserve" means a facility that is capable
of storing and transporting and, when operational, actively
stores and transports a supply of natural gas.

(c) "Public utility" has the same meaning as defined in s.

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366.02.

(d) "Resiliency facility" means a facility owned and operated by a public utility for the purposes of assembling, creating, holding, securing, or deploying natural gas reserves for temporary use during a system outage or natural disaster.

(3) A resiliency facility is a permitted use in all commercial, industrial, and manufacturing land use categories in a local government comprehensive plan and all commercial, industrial, and manufacturing districts. A resiliency facility must comply with the setback and landscape criteria for other similar uses. A local government may adopt an ordinance specifying buffer and landscaping requirements for resiliency facilities, provided such requirements do not exceed the requirements for similar uses involving the construction of other facilities that are permitted uses in commercial, industrial, and manufacturing land use categories and zoning districts.

(4) After July 1, 2024, a local government may not amend its comprehensive plan, land use map, zoning districts, or land development regulations in a manner that would conflict with a resiliency facility's classification as a permitted and allowable use, including, but not limited to, an amendment that causes a resiliency facility to be a nonconforming use, structure, or development.

Section 2. Section 286.29, Florida Statutes, is amended to

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read:

286.29 Energy guidelines for ~~Climate-friendly public~~
business. ~~The Legislature recognizes the importance of~~
~~leadership by state government in the area of energy efficiency~~
~~and in reducing the greenhouse gas emissions of state government~~
~~operations. The following shall pertain to all state agencies~~
~~when conducting public business:~~

~~(1) The Department of Management Services shall develop~~
~~the "Florida Climate-Friendly Preferred Products List." In~~
~~maintaining that list, the department, in consultation with the~~
~~Department of Environmental Protection, shall continually assess~~
~~products currently available for purchase under state term~~
~~contracts to identify specific products and vendors that offer~~
~~clear energy efficiency or other environmental benefits over~~
~~competing products. When procuring products from state term~~
~~contracts, state agencies shall first consult the Florida~~
~~Climate-Friendly Preferred Products List and procure such~~
~~products if the price is comparable.~~

~~(2) State agencies shall contract for meeting and~~
~~conference space only with hotels or conference facilities that~~
~~have received the "Green Lodging" designation from the~~
~~Department of Environmental Protection for best practices in~~
~~water, energy, and waste efficiency standards, unless the~~
~~responsible state agency head makes a determination that no~~
~~other viable alternative exists.~~

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226 (1)~~(3)~~ Each state agency shall ensure that all maintained
227 vehicles meet minimum maintenance schedules shown to reduce fuel
228 consumption, which include:

229 (a) Ensuring appropriate tire pressures and tread depth.~~;~~

230 (b) Replacing fuel filters and emission filters at
231 recommended intervals.~~;~~

232 (c) Using proper motor oils.~~;~~~~and~~

233 (d) Performing timely motor maintenance.

234
235 Each state agency shall measure and report compliance to the
236 Department of Management Services through the Equipment
237 Management Information System database.

238 ~~(4) When procuring new vehicles, all state agencies, state~~
239 ~~universities, community colleges, and local governments that~~
240 ~~purchase vehicles under a state purchasing plan shall first~~
241 ~~define the intended purpose for the vehicle and determine which~~
242 ~~of the following use classes for which the vehicle is being~~
243 ~~procured:~~

244 ~~(a) State business travel, designated operator;~~

245 ~~(b) State business travel, pool operators;~~

246 ~~(c) Construction, agricultural, or maintenance work;~~

247 ~~(d) Conveyance of passengers;~~

248 ~~(e) Conveyance of building or maintenance materials and~~
249 ~~supplies;~~

250 ~~(f) Off-road vehicle, motorcycle, or all-terrain vehicle;~~

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~~(g) Emergency response; or~~

~~(h) Other.~~

~~Vehicles described in paragraphs (a) through (h), when being processed for purchase or leasing agreements, must be selected for the greatest fuel efficiency available for a given use class when fuel economy data are available. Exceptions may be made for individual vehicles in paragraph (g) when accompanied, during the procurement process, by documentation indicating that the operator or operators will exclusively be emergency first responders or have special documented need for exceptional vehicle performance characteristics. Any request for an exception must be approved by the purchasing agency head and any exceptional performance characteristics denoted as a part of the procurement process prior to purchase.~~

(2)(5) All state agencies shall use ethanol and biodiesel blended fuels when available. State agencies administering central fueling operations for state-owned vehicles shall procure biofuels for fleet needs to the greatest extent practicable.

Section 3. Subsections (1), (2), and (5) of section 366.032, Florida Statutes, are amended to read:

366.032 Preemption over utility service restrictions.—

(1) A municipality, county, special district, community development district created pursuant to chapter 190, or other

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276 political subdivision of the state may not enact or enforce a
277 resolution, ordinance, rule, code, or policy or take any action
278 that restricts or prohibits or has the effect of restricting or
279 prohibiting the types or fuel sources of energy production which
280 may be used, delivered, converted, or supplied by the following
281 entities to serve customers that such entities are authorized to
282 serve:

283 (a) A public utility or an electric utility as defined in
284 this chapter;

285 (b) An entity formed under s. 163.01 that generates,
286 sells, or transmits electrical energy;

287 (c) A natural gas utility as defined in s. 366.04(3)(c);

288 (d) A natural gas transmission company as defined in s.
289 368.103; or

290 (e) A Category I liquefied petroleum gas dealer or
291 Category II liquefied petroleum gas dispenser or Category III
292 liquefied petroleum gas cylinder exchange operator as defined in
293 s. 527.01.

294 (2) Except to the extent necessary to enforce the Florida
295 Building Code adopted pursuant to s. 553.73 or the Florida Fire
296 Prevention Code adopted pursuant to s. 633.202, a municipality,
297 county, special district, community development district created
298 pursuant to chapter 190, or other political subdivision of the
299 state may not enact or enforce a resolution, an ordinance, a
300 rule, a code, or a policy or take any action that restricts or

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prohibits or has the effect of restricting or prohibiting the use of an appliance, including a stove or grill, which uses the types or fuel sources of energy production which may be used, delivered, converted, or supplied by the entities listed in subsection (1). As used in this subsection, the term "appliance" means a device or apparatus manufactured and designed to use energy and for which the Florida Building Code or the Florida Fire Prevention Code provides specific requirements.

(5) Any municipality, county, special district, community development district created pursuant to chapter 190, or political subdivision charter, resolution, ordinance, rule, code, policy, or action that is preempted by this act that existed before or on July 1, 2021, is void.

Section 4. Section 366.042, Florida Statutes, is created to read:

366.042 Mutual aid agreements of rural electric cooperatives and municipal electric utilities.—

(1) For the purposes of restoring power following a natural disaster that is subject to a state of emergency declared by the Governor, all rural electric cooperatives and municipal electric utilities shall enter into and maintain, at a minimum, one of the following:

(a) A mutual aid agreement with a municipal electric utility;

(b) A mutual aid agreement with a rural electric

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326 cooperative;
 327 (c) A mutual aid agreement with a public utility; or
 328 (d) A pre-event agreement with a private contractor.
 329 (2) All rural electric cooperatives and municipal electric
 330 utilities operating in this state shall annually submit to the
 331 commission an attestation, in conformity with s. 92.525, stating
 332 that the organization has complied with the requirements of this
 333 section on or before May 15. Nothing in this section shall be
 334 construed to give the commission jurisdiction over the terms and
 335 conditions of a mutual aid agreement or agreement with a private
 336 contractor entered into by a rural electric cooperative or a
 337 municipal electric utility.
 338 (3) The commission shall compile the attestations and
 339 annually submit a copy to the Division of Emergency Management
 340 no later than May 30.
 341 (4) A rural electric cooperative or municipal electric
 342 utility that submits the attestation required by this section is
 343 eligible to receive state financial assistance, if such funding
 344 is available, for power restoration efforts following a natural
 345 disaster that is subject to a state of emergency declared by the
 346 Governor.
 347 (5) A rural electric cooperative or municipal electric
 348 utility that does not submit an attestation required by this
 349 section is ineligible to receive state financial assistance for
 350 power restoration efforts following a natural disaster that is

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subject to a state of emergency declared by the Governor, until
such time as the attestation is submitted.

(6) Nothing in this section shall be construed to
prohibit, limit, or disqualify a rural electric cooperative or
municipal electric utility from receiving funding under The
Stafford Act, 42 U.S.C. 5121 et seq., or any other federal
program, including programs administered by the state.

(7) This section does not expand or alter the jurisdiction
of the commission over public utilities or electric utilities.

Section 5. Section 366.057, Florida Statutes, is created
to read:

366.057 Retirement of electrical power plants.—A public
utility shall provide notice to the commission at least 90 days
before the full retirement of an electrical power plant if the
date of such retirement does not coincide with the retirement
date in the public utility's most recently approved depreciation
study. No later than 90 days after such notice, the commission
may schedule a hearing to determine whether retirement of the
plant is prudent and consistent with the state's energy policy
goals in s. 377.601(2). At a hearing scheduled under this
section, the utility shall present its proposed retirement date
for the plant, remaining depreciation expense on the plant, any
other costs to be recovered in relation to the plant, and any
planned replacement capacity.

Section 6. Subsection (4) is added to Section 366.94,

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376 Florida Statutes, to read:

377 366.94 Electric vehicle charging ~~stations~~.—

378 (4) Upon petition of a public utility, the commission may
 379 approve voluntary electric vehicle charging programs to become
 380 effective on or after January 1, 2025, to include, but not be
 381 limited to, residential, fleet, and public electric vehicle
 382 charging, upon a determination by the commission that the
 383 utility's general body of ratepayers, as a whole, will not pay
 384 to support recovery of its electric vehicle charging investment
 385 by the end of the useful life of the assets dedicated to the
 386 electric vehicle charging service. This provision does not
 387 preclude cost recovery for electric vehicle charging programs
 388 approved by the commission before January 1, 2024.

389 Section 7. Present subsections (17) through (31) of
 390 section 403.503, Florida Statutes, are redesignated as
 391 subsections (18) through (32), respectively, and a new
 392 subsection (17) is added to that section, to read:

393 403.503 Definitions relating to Florida Electrical Power
 394 Plant Siting Act.—As used in this act:

395 (17) "Gross capacity" means, for a steam facility, the
 396 maximum generating capacity based on nameplate generator rating,
 397 and for a solar electrical generating facility, the capacity
 398 measured as alternating current which is independently metered
 399 prior to the point of interconnection to the transmission grid.

400 Section 8. Section 366.99, Florida Statutes, is created to

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read:

366.99 Natural gas facilities relocation costs.—

(1) As used in this section, the term:

(a) "Authority" has the same meaning as in s.

337.401(1)(a).

(b) "Facilities relocation" means the physical moving, modification, or reconstruction of public utility facilities to accommodate the requirements imposed by an authority.

(c) "Natural gas facilities" or "facilities" means gas mains, laterals, and service lines used to distribute natural gas to customers. The term includes all ancillary equipment needed for safe operations, including, but not limited to, regulating stations, meters, other measuring devices, regulators, and pressure monitoring equipment.

(d) "Natural gas facilities relocation costs" means the costs to relocate or reconstruct facilities as required by a mandate, a statute, a law, an ordinance, or an agreement between the utility and an authority, including, but not limited to, costs associated with reviewing plans provided by an authority. The term does not include any costs recovered through the public utility's base rates.

(e) "Public utility" or "utility" has the same meaning as in s. 366.02, except that the term does not include an electric utility.

(2) A utility may submit to the commission, pursuant to

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commission rule, a petition describing the utility's projected natural gas facilities relocation costs for the next calendar year, actual natural gas facilities relocation costs for the prior calendar year, and proposed cost-recovery factors designed to recover such costs. A utility's decision to proceed with implementing a plan before filing such a petition does not constitute imprudence.

(3) The commission shall conduct an annual proceeding to determine each utility's prudently incurred natural gas facilities relocation costs and to allow each utility to recover such costs through a charge separate and apart from base rates, to be referred to as the natural gas facilities relocation cost recovery clause. The commission's review in the proceeding is limited to determining the prudence of the utility's actual incurred natural gas facilities relocation costs and the reasonableness of the utility's projected natural gas facilities relocation costs for the following calendar year; and providing for a true-up of the costs with the projections on which past factors were set. The commission shall require that any refund or collection made as a part of the true-up process includes interest.

(4) All costs approved for recovery through the natural gas facilities relocation cost recovery clause must be allocated to customer classes pursuant to the rate design most recently approved by the commission.

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(5) If a capital expenditure is recoverable as a natural gas facilities relocation cost, the public utility may recover the annual depreciation on the cost, calculated at the public utility's current approved depreciation rates, and a return on the undepreciated balance of the costs at the public utility's weighted average cost of capital using the last approved return on equity.

(6) The commission shall adopt rules to implement and administer this section and shall propose a rule for adoption as soon as practicable after July 1, 2024.

Section 9. Section 377.601, Florida Statutes, is amended to read:

377.601 Legislative intent.—

(1) The purpose of the state's energy policy is to ensure an adequate, reliable, and cost-effective supply of energy for the state in a manner that promotes the health and welfare of the public and economic growth. The Legislature intends that governance of the state's energy policy be efficiently directed toward achieving this purpose. ~~The Legislature finds that the state's energy security can be increased by lessening dependence on foreign oil; that the impacts of global climate change can be reduced through the reduction of greenhouse gas emissions; and that the implementation of alternative energy technologies can be a source of new jobs and employment opportunities for many Floridians. The Legislature further finds that the state is~~

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~~positioned at the front line against potential impacts of global climate change. Human and economic costs of those impacts can be averted by global actions and, where necessary, adapted to by a concerted effort to make Florida's communities more resilient and less vulnerable to these impacts. In focusing the government's policy and efforts to benefit and protect our state, its citizens, and its resources, the Legislature believes that a single government entity with a specific focus on energy and climate change is both desirable and advantageous. Further, the Legislature finds that energy infrastructure provides the foundation for secure and reliable access to the energy supplies and services on which Florida depends. Therefore, there is significant value to Florida consumers that comes from investment in Florida's energy infrastructure that increases system reliability, enhances energy independence and diversification, stabilizes energy costs, and reduces greenhouse gas emissions.~~

(2) For the purposes of subsection (1), the state's energy policy must be guided by the following goals:

(a) Ensuring a cost-effective and affordable energy supply.

(b) Ensuring adequate supply and capacity.

(c) Ensuring a secure, resilient, and reliable energy supply, with an emphasis on a diverse supply of domestic energy resources.

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501 (d) Protecting public safety.

502 (e) Protecting the state's natural resources, including

503 its coastlines, tributaries, and waterways.

504 (f) Supporting economic growth.

505 ~~(3)(2)~~ In furtherance of the goals in subsection (2), it

506 is the policy of the state of Florida to:

507 ~~(a) Develop and Promote the~~ cost-effective development and

508 effective use of a diverse supply of domestic energy resources

509 in the state and, ~~discourage all forms of energy waste, and~~

510 ~~recognize and address the potential of global climate change~~

511 ~~wherever possible.~~

512 (b) Promote the cost-effective development and maintenance

513 of energy infrastructure that is resilient to natural and

514 manmade threats to the security and reliability of the state's

515 energy supply ~~Play a leading role in developing and instituting~~

516 ~~energy management programs aimed at promoting energy~~

517 ~~conservation, energy security, and the reduction of greenhouse~~

518 ~~gas emissions.~~

519 (c) Reduce reliance on foreign energy resources.

520 ~~(d)(e)~~ Include energy reliability and security

521 considerations in all state, regional, and local planning.

522 ~~(e)(d)~~ Utilize and manage effectively energy resources

523 used within state agencies.

524 ~~(f)(e)~~ Encourage local governments to include energy

525 considerations in all planning and to support their work in

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526 promoting energy management programs.

527 (g)~~(f)~~ Include the full participation of citizens in the
528 development and implementation of energy programs.

529 (h)~~(g)~~ Consider in its decisions the energy needs of each
530 economic sector, including residential, industrial, commercial,
531 agricultural, and governmental uses, and reduce those needs
532 whenever possible.

533 (i)~~(h)~~ Promote energy education and the public
534 dissemination of information on energy and its impacts in
535 relation to the goals in subsection (2) ~~environmental, economic,~~
536 ~~and social impact.~~

537 (j)~~(i)~~ Encourage the research, development, demonstration,
538 and application of domestic energy resources, including the use
539 of alternative energy resources, ~~particularly~~ renewable energy
540 resources.

541 (k)~~(j)~~ Consider, in its decisionmaking, the impacts of
542 energy-related activities on the goals in subsection (2) ~~social,~~
543 ~~economic, and environmental impacts of energy-related~~
544 ~~activities,~~ including the whole-life-cycle impacts of any
545 potential energy use choices, so that detrimental effects of
546 these activities are understood and minimized.

547 (l)~~(k)~~ Develop and maintain energy emergency preparedness
548 plans to minimize the effects of an energy shortage within this
549 state Florida.

550 Section 10. Subsection (2) of section 377.6015, Florida

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Statutes, is amended to read:

377.6015 Department of Agriculture and Consumer Services;
powers and duties.—

(2) The department shall:

~~(a) Administer the Florida Renewable Energy and Energy-
Efficient Technologies Grants Program pursuant to s. 377.804 to
assure a robust grant portfolio.~~

(a)(b) Develop policy for requiring grantees to provide
royalty-sharing or licensing agreements with state government
for commercialized products developed under a state grant.

~~(c) Administer the Florida Green Government Grants Act
pursuant to s. 377.808 and set annual priorities for grants.~~

(b)(d) Administer the information gathering and reporting
functions pursuant to ss. 377.601-377.608.

~~(c) Administer the provisions of the Florida Energy and
Climate Protection Act pursuant to ss. 377.801-377.804.~~

(c)(f) Advocate for energy and climate change issues
consistent with the goals in s. 377.601(2) and provide
educational outreach and technical assistance in cooperation
with the state's academic institutions.

(d)(g) Be a party in the proceedings to adopt goals and
submit comments to the Public Service Commission pursuant to s.
366.82.

(e)(h) Adopt rules pursuant to chapter 120 in order to
implement all powers and duties described in this section.

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576 Section 11. Subsection (1) and paragraphs (e), (f), (h),
577 and (m) of subsection (2) of section 377.703, Florida Statutes,
578 are amended to read:

579 377.703 Additional functions of the Department of
580 Agriculture and Consumer Services.—

581 (1) LEGISLATIVE INTENT.—Recognizing that energy supply and
582 demand questions have become a major area of concern to the
583 state which must be dealt with by effective and well-coordinated
584 state action, it is the intent of the Legislature to promote the
585 efficient, effective, and economical management of energy
586 problems, centralize energy coordination responsibilities,
587 pinpoint responsibility for conducting energy programs, and
588 ensure the accountability of state agencies for the
589 implementation of s. 377.601 ~~s. 377.601(2)~~, the state energy
590 policy. It is the specific intent of the Legislature that
591 nothing in this act shall in any way change the powers, duties,
592 and responsibilities assigned by the Florida Electrical Power
593 Plant Siting Act, part II of chapter 403, or the powers, duties,
594 and responsibilities of the Florida Public Service Commission.

595 (2) DUTIES.—The department shall perform the following
596 functions, unless as otherwise provided, consistent with the
597 development of a state energy policy:

598 (e) The department shall analyze energy data collected and
599 prepare long-range forecasts of energy supply and demand in
600 coordination with the Florida Public Service Commission, which

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is responsible for electricity and natural gas forecasts. To this end, the forecasts shall contain:

1. An analysis of the relationship of state economic growth and development to energy supply and demand, including the constraints to economic growth resulting from energy supply constraints.

~~2. Plans for the development of renewable energy resources and reduction in dependence on depletable energy resources, particularly oil and natural gas, and~~ An analysis of the extent to which domestic energy resources, including renewable energy sources, are being utilized in this ~~the~~ state.

3. Consideration of alternative scenarios of statewide energy supply and demand for 5, 10, and 20 years to identify strategies for long-range action, including identification of potential impacts in relation to the goals in s. 377.601(2) ~~social, economic, and environmental effects.~~

4. An assessment of the state's energy resources, including examination of the availability of commercially developable and imported fuels, and an analysis of anticipated impacts in relation to the goals in s. 377.601(2) ~~effects on the state's environment and social services~~ resulting from energy resource development activities or from energy supply constraints, or both.

(f) The department shall submit an annual report to the Governor and the Legislature reflecting its activities and

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626 making recommendations for policies for improvement of the
627 state's response to energy supply and demand and its effect on
628 the health, safety, and welfare of the residents of this state.
629 The report must include a report from the Florida Public Service
630 Commission on electricity and natural gas and information on
631 energy conservation programs conducted and underway in the past
632 year and include recommendations for energy efficiency and
633 conservation programs for the state, including:

634 1. Formulation of specific recommendations for improvement
635 in the efficiency of energy utilization in governmental,
636 residential, commercial, industrial, and transportation sectors.

637 2. Collection and dissemination of information relating to
638 energy efficiency and conservation.

639 3. Development and conduct of educational and training
640 programs relating to energy efficiency and conservation.

641 4. An analysis of the ways in which state agencies are
642 seeking to implement s. 377.601 ~~s. 377.601(2)~~, the state energy
643 policy, and recommendations for better fulfilling this policy.

644 (h) The department shall promote the development and use
645 of renewable energy resources, in conformance with chapter 187
646 and s. 377.601, by:

647 ~~1. Establishing goals and strategies for increasing the~~
648 ~~use of renewable energy in this state.~~

649 ~~1.2.~~ Aiding and promoting the commercialization of
650 renewable energy resources, in cooperation with the Florida

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Energy Systems Consortium; the Florida Solar Energy Center; and any other federal, state, or local governmental agency that may seek to promote research, development, and the demonstration of renewable energy equipment and technology.

2.3- Identifying barriers to greater use of renewable energy resources in this state, and developing specific recommendations for overcoming identified barriers, with findings and recommendations to be submitted annually in the report to the Governor and Legislature required under paragraph (f).

3.4- In cooperation with the Department of Environmental Protection, the Department of Transportation, the Department of Commerce, the Florida Energy Systems Consortium, the Florida Solar Energy Center, and the Florida Solar Energy Industries Association, investigating opportunities, pursuant to the national Energy Policy Act of 1992, the Housing and Community Development Act of 1992, and any subsequent federal legislation, for renewable energy resources, electric vehicles, and other renewable energy manufacturing, distribution, installation, and financing efforts that enhance this state's position as the leader in renewable energy research, development, and use.

4.5- Undertaking other initiatives to advance the development and use of renewable energy resources in this state.

In the exercise of its responsibilities under this paragraph,

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the department shall seek the assistance of the renewable energy industry in this state and other interested parties and may enter into contracts, retain professional consulting services, and expend funds appropriated by the Legislature for such purposes.

(m) In recognition of the devastation to the economy of this state and the dangers to the health and welfare of residents of this state caused by severe hurricanes, and the potential for such impacts caused by other natural disasters, the Division of Emergency Management shall include in its energy emergency contingency plan and provide to the Florida Building Commission for inclusion in the Florida Energy Efficiency Code for Building Construction specific provisions to facilitate the use of cost-effective ~~solar~~ energy technologies as emergency remedial and preventive measures for providing electric power, street lighting, and water heating service in the event of electric power outages.

Section 12. Section 377.708, Florida Statutes, is created to read:

377.708 Wind energy.-

(1) DEFINITIONS.-As used in this section, the term:

(a) "Coastline" means the established line of mean high water.

(b) "Department" means the Department of Environmental Protection.

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(c) "Offshore wind energy facility" means any wind energy facility located on waters of this state, including other buildings, structures, vessels, or electrical transmission cabling to be sited on waters of this state, or connected to corresponding onshore substations that are used to support the operation of one or more wind turbines sited or constructed on waters of this state and any submerged lands or territorial waters that are not under the jurisdiction of the state.

(d) "Real property" has the same meaning as provided in s. 192.001(12).

(e) "Vessel" has the same meaning as provided in s. 327.02.

(f) "Waters of this state" has the same meaning as provided in s. 327.02, except the term also includes all state submerged lands.

(g) "Wind energy facility" means an electrical wind generation facility or expansion thereof comprised of one or more wind turbines and including substations; meteorological data towers; aboveground, underground, and electrical transmission lines; and transformers, control systems, and other buildings or structures under common ownership or operating control used to support the operation of the facility the primary purpose of which is to offer electricity supply for sale.

(h) "Wind turbine" means a device or apparatus that has

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the capability to convert kinetic wind energy into rotational energy that drives an electrical generator, consisting of a tower body and rotator with two or more blades and capable of producing more than 10 kilowatts of electrical power. The term includes both horizontal and vertical axis turbines. The term does not include devices used to measure wind speed and direction, such as an anemometer.

(2) PROHIBITED ACTIVITIES.—

(a) Construction or expansion of the following is prohibited:

1. An offshore wind energy facility.

2. A wind turbine or wind energy facility on real property within 1 mile of coastline in this state.

3. A wind turbine or wind energy facility on real property within 1 mile of the Atlantic Intracoastal Waterway or Gulf Intracoastal Waterway.

4. A wind turbine or wind energy facility on waters of this state and any submerged lands.

(b) This subsection does not prohibit:

1. Affixation of a wind turbine directly to a vessel solely for the purpose of providing power to electronic equipment located onboard the vessel.

2. Operation of a wind turbine installed before July 1, 2024.

(3) REVIEW.—The department shall review all applications

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751 for federal wind energy leases in the territorial waters of the
752 United States adjacent to waters of this state and shall signify
753 its approval of or objection to each application.

754 (4) INJUNCTIVE RELIEF.—The department may bring an action
755 for injunctive relief against any person who constructs or
756 expands an offshore wind energy facility or a wind turbine in
757 this state in violation of this section.

758 Section 13. Sections 377.801, 377.802, 377.803, 377.804,
759 377.808, 377.809, and 377.816, Florida Statutes, are repealed.

760 Section 14. (1) For programs established pursuant to s.
761 377.804, s. 377.808, s. 377.809, or s. 377.816, Florida
762 Statutes, there may not be:

763 (a) New or additional applications, certifications, or
764 allocations approved.

765 (b) New letters of certification issued.

766 (c) New contracts or agreements executed.

767 (d) New awards made.

768 (2) All certifications or allocations issued under such
769 programs are rescinded except for the certifications of, or
770 allocations to, those certified applicants or projects that
771 continue to meet the applicable criteria in effect before July
772 1, 2024. Any existing contract or agreement authorized under any
773 of these programs shall continue in full force and effect in
774 accordance with the statutory requirements in effect when the
775 contract or agreement was executed or last modified. However,

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776 further modifications, extensions, or waivers may not be made or
 777 granted relating to such contracts or agreements, except
 778 computations by the Department of Revenue of the income
 779 generated by or arising out of the qualifying project.

780 Section 15. Paragraph (d) of subsection (2) of section
 781 220.193, Florida Statutes, is amended to read:

782 220.193 Florida renewable energy production credit.—

783 (2) As used in this section, the term:

784 (d) "Florida renewable energy facility" means a facility
 785 in the state that produces electricity for sale from renewable
 786 energy, ~~as defined in s. 377.803.~~

787 Section 16. Subsection (7) of section 288.9606, Florida
 788 Statutes, is amended to read:

789 288.9606 Issue of revenue bonds.—

790 (7) Notwithstanding any provision of this section, the
 791 corporation in its corporate capacity may, without authorization
 792 from a public agency under s. 163.01(7), issue revenue bonds or
 793 other evidence of indebtedness under this section to:

794 (a) Finance the undertaking of any project within the
 795 state that promotes renewable energy as defined in s. 366.91 ~~or~~
 796 ~~s. 377.803;~~

797 (b) Finance the undertaking of any project within the
 798 state that is a project contemplated or allowed under s. 406 of
 799 the American Recovery and Reinvestment Act of 2009; ~~or~~

800 (c) If permitted by federal law, finance qualifying

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801 improvement projects within the state under s. 163.08; or-
802 (d) Finance the costs of acquisition or construction of a
803 transportation facility by a private entity or consortium of
804 private entities under a public-private partnership agreement
805 authorized by s. 334.30.
806 Section 17. Paragraph (w) of subsection (2) of section
807 380.0651, Florida Statutes, is amended to read:
808 380.0651 Statewide guidelines, standards, and exemptions.-
809 (2) STATUTORY EXEMPTIONS.-The following developments are
810 exempt from s. 380.06:
811 ~~(w) Any development in an energy economic zone designated~~
812 ~~pursuant to s. 377.809 upon approval by its local governing~~
813 ~~body.~~
814
815 If a use is exempt from review pursuant to paragraphs (a)-(u),
816 but will be part of a larger project that is subject to review
817 pursuant to s. 380.06(12), the impact of the exempt use must be
818 included in the review of the larger project, unless such exempt
819 use involves a development that includes a landowner, tenant, or
820 user that has entered into a funding agreement with the state
821 land planning agency under the Innovation Incentive Program and
822 the agreement contemplates a state award of at least \$50
823 million.
824 Section 18. Subsection (2) of section 403.9405, Florida
825 Statutes, is amended to read:

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826 403.9405 Applicability; certification; exemption; notice
827 of intent.—

828 (2) ~~No construction of~~ A natural gas transmission pipeline
829 may not be constructed ~~be undertaken after October 1, 1992,~~
830 without first obtaining certification under ss. 403.9401-
831 403.9425, but these sections do not apply to:

832 (a) Natural gas transmission pipelines which are less than
833 100 ~~15~~ miles in length or which do not cross a county line,
834 unless the applicant has elected to apply for certification
835 under ss. 403.9401-403.9425.

836 (b) Natural gas transmission pipelines for which a
837 certificate of public convenience and necessity has been issued
838 under s. 7(c) of the Natural Gas Act, 15 U.S.C. s. 717f, or a
839 natural gas transmission pipeline certified as an associated
840 facility to an electrical power plant pursuant to the Florida
841 Electrical Power Plant Siting Act, ss. 403.501-403.518, unless
842 the applicant elects to apply for certification of that pipeline
843 under ss. 403.9401-403.9425.

844 (c) Natural gas transmission pipelines that are owned or
845 operated by a municipality or any agency thereof, by any person
846 primarily for the local distribution of natural gas, or by a
847 special district created by special act to distribute natural
848 gas, unless the applicant elects to apply for certification of
849 that pipeline under ss. 403.9401-403.9425.

850 Section 19. Subsection (3) of section 720.3075, Florida

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851 Statutes, is amended to read:

852 720.3075 Prohibited clauses in association documents.—

853 (3) Homeowners' association documents, including
854 declarations of covenants, articles of incorporation, or bylaws,
855 may not preclude:

856 (a) The display of up to two portable, removable flags as
857 described in s. 720.304(2)(a) by property owners. However, all
858 flags must be displayed in a respectful manner consistent with
859 the requirements for the United States flag under 36 U.S.C.
860 chapter 10.

861 (b) Types or fuel sources of energy production which may
862 be used, delivered, converted, or supplied by the following
863 entities to serve customers within the association that such
864 entities are authorized to serve:

865 1. A public utility or an electric utility as defined in
866 s. 366.02;

867 2. An entity formed under s. 163.01 that generates, sells,
868 or transmits electrical energy;

869 3. A natural gas utility as defined in s. 366.04(3)(c);

870 4. A natural gas transmission company as defined in s.
871 368.103; or

872 5. A Category I liquefied petroleum gas dealer, a Category
873 II liquefied petroleum gas dispenser, or a Category III
874 liquefied petroleum gas cylinder exchange operator as defined in
875 s. 527.01.

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876 (c) The use of an appliance, including a stove or grill,
877 which uses the types or fuel sources of energy production which
878 may be used, delivered, converted, or supplied by the entities
879 listed in paragraph (b). As used in this paragraph, the term
880 "appliance" means a device or apparatus manufactured and
881 designed to use energy and for which the Florida Building Code
882 or the Florida Fire Prevention Code provides specific
883 requirements.

884 Section 20. (1) The Public Service Commission shall
885 coordinate, develop, and recommend a plan under which an
886 assessment of the security and resiliency of the state's
887 electric grid and natural gas facilities against both physical
888 threats and cyber threats may be conducted. In developing this
889 plan, the commission shall consult with the Division of
890 Emergency Management and, in its assessment of cyber threats,
891 shall consult with the Florida Digital Service. All electric
892 utilities, natural gas utilities, and natural gas pipelines
893 operating in this state shall cooperate with the commission in
894 developing the plan. The plan must address the manner in which
895 information needed to conduct a security and resiliency
896 assessment may be communicated, collected, shared, stored, and
897 adequately protected from disclosure to avoid adverse impacts on
898 the safe and reliable operation of the state's electric grid and
899 natural gas facilities.

900 (2) By January 31, 2025, the commission shall submit its

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recommended plan to the Governor, the President of the Senate,
and the Speaker of the House of Representatives. The plan must
include any recommendations for legislation and may include
other recommendations as determined by the commission.

Section 21. (1) Recognizing the evolution and advances
that have occurred and continue to occur in nuclear power
technologies, the Public Service Commission shall study and
evaluate the technical and economic feasibility of using
advanced nuclear power technologies, including small modular
reactors, to meet the electrical power needs of the state, and
research means to encourage and foster the installation and use
of such technologies at military installations in the state in
partnership with public utilities. In conducting this study, the
commission shall consult with the Department of Environmental
Protection and the Division of Emergency Management.

(2) By April 1, 2025, the commission shall prepare and
submit a report to the Governor, the President of the Senate,
and the Speaker of the House of Representatives, containing its
findings and any recommendations for potential legislative or
administrative actions that may enhance the use of advanced
nuclear technologies in a manner consistent with the energy
policy goals in s. 377.601(2), Florida Statutes.

Section 22. (1) Recognizing the continued development of
technologies that support the use of hydrogen as a
transportation fuel and the potential for such use to help meet

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926 the state's energy policy goals in s. 377.601(2), Florida
 927 Statutes, the Department of Transportation, in consultation with
 928 the Office of Energy within the Department of Agriculture and
 929 Consumer Services, shall study and evaluate the potential
 930 development of hydrogen fueling infrastructure, including
 931 fueling stations, to support hydrogen-powered vehicles that use
 932 the state highway system.

933 (2) By April 1, 2025, the Department of Transportation
 934 shall prepare and submit a report to the Governor, the President
 935 of the Senate, and the Speaker of the House of Representatives,
 936 containing its findings and any recommendations for potential
 937 legislative or administrative actions that may accommodate the
 938 future development of hydrogen fueling infrastructure in a
 939 manner consistent with the energy policy goals in s. 377.601(2),
 940 Florida Statutes.

941 Section 23. This act shall take effect July 1, 2024.