CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD

A G E N D A

TUESDAY, JULY 2, 2024 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the the Agenda
3. Approval of Minutes
   a) June 4, 2024, Regular Meeting Minutes.
4. Modification and Approval of Agenda
5. Variance

a)	PZB2024-0047	Mike Wagner - Applicant c/o MJ Wagner Construction Dr. Tim Steflik - Owner 63 Lemon Street To approve a variance to the required side and rear yard setbacks to allow for construction of additional habitable space.

6. Conservation Overlay Zone Development

a)	PZB2024-0024	Ryan Carter - Applicant c/o Carter Environmental Services, Inc. Lyndsay Watts - Owner c/o Watts Up Enterprises II LLC Avery Street Avery Street / PID 109390-0000 To approve construction of a right of way extension and a new single family home within Conservation Overlay Zones 2 & 3.
b)	PZB2024-0037 Continued from the June 4, 2024, Regular Meeting	John Valdes – Applicant c/o John Valdes and Associates John Andrews – Owner 273 S Matanzas Boulevard To approve a proposed modification to an existing seawall within Conservation Overlay Zones 1 & 2.

c) PZB2024-0045
Autumn Martinage - Applicant
c/o Matthews | DCCM
Giselle Thompson - Owner
101 Coquina Avenue
To approve a request to construct a masonry wall and fence within Conservation Overlay Zones 1 & 2.

d) PZB2024-0046
James Pantling - Applicant & Owner
81 Coquina Avenue
To approve a request to construct a dock and boat lift within Conservation Overlay zones 1 & 2.

e) PZB2024-0048
Peter Burkhardt - Applicant & Owner
c/o Jjmrn Properties LLC
111 Inlet Drive
To approve a request to construct a bulkhead and retaining wall within Conservation Overlay Zones 1 & 2.

f) PZB2024-0049
Amy Vo - Applicant & Owner
c/o Cedar Street Property, LLC
121 Cedar Street
133 Cedar Street
To approve the removal of significant trees and tree canopy within Conservation Overlay Zone 3.

7. Rezoning

a) PZB2024-0041
Continued from the June 4, 2024, Regular Meeting
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).

8. Other Business

9. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review 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 or 1-800-955-8771 (TDD).

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.

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
July 2, 2024	5.a.	PZB2024-0047
Request	**Address**	**Parcel ID**
Variance	63 Lemon Street	203770-0000

Site & Background Information

Applicant:	Mike Wagner c/o MJ Wagner Construction
Owner:	Dr. Tim Steflik
Property Class: **(St. Johns County Property Appraiser)**	0800 – Multi-Family (Less than 10 Units)
Future Land Use Designation:	Residential Medium Density
Zoning Designation:	Residential General-One: RG-1
Acreage:	0.15
Neighborhood:	Flagler Model Land
Archaeological Zone:	N/A

Request Summary

This is a variance request to reduce the required side and rear yard setback requirements for a property with a Residential General-One: RG-1 zoning designation. An approval of this request would allow for the conversion of an existing garage into habitable space as well as an addition above the current garage.

After requests made by staff for additional information, it is still unclear as to what the intended use of the additional residential space will be and the reason(s) behind requesting a variance at 63 Lemon Street.

It is also unknown if this proposal fulfills the requirements of the Fire Marshal, Building Official, and Public Works & Utilities Department because it has not been reviewed by the City's Development Review Committee (DRC).

The decision by the applicant to not attend a DRC meeting led to staff also reaching out to the applicant asking if there would be a need for requesting a parking variance before finalizing the July 2nd PZB Agenda; the applicant's response was "no." After reviewing the Parking Plan, submitted after the advertising of this application, it is obvious that the proposal does not meet the requirements of the City's off-street parking requirements and approval of the plan as submitted would require variance approvals.

63 Lemon Street is currently registered as a vacation rental with the City of St. Augustine.

Staff Analysis

Review of Applicable City of St. Augustine Code of Ordinances (Staff Analysis in BOLD text)

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

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

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
After comparing the lot at 63 Lemon Street against the other lots in the vicinity there does not appear to be a singular disadvantage which does not apply to other properties in the vicinity. The applicant's response provided in the application is "this existing structure including proposed area of work was likely built before established 10' setbacks thus limiting the ability to use already established foot print to add additional square footage."
b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
There appears to be ample open space between the existing structure and Lemon Street to accommodate new construction of habitable space.
c. This disadvantage does not exist because of conditions created by the owner or applicant; and
Evidence of conditions created by the owner or applicant have not been observed.

d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
The provision of at least six (6) foot setbacks from the side and rear property line should be in harmony with the spirit, intent and purpose of this section and should not be contrary to the public interest.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may either **DENY** the application as submitted or **CONTINUE** the request to allow the applicant to provide:

- Justification of the request,
- Details of the proposed use, and
- A parking plan which meets the City's off-street parking code or a variance request to specific requirements.

Attachments

1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Application
6. St. Johns County Property Appraiser Report
7. Construction Documents for proposed Garage Renovations
8. Parking Plan
9. Floor Plans

Staff Report prepared by:

Jacob Fredriksson
Planning Manager
Planning and Building Department

Attachment 1:
Zoning Map



Zoning Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

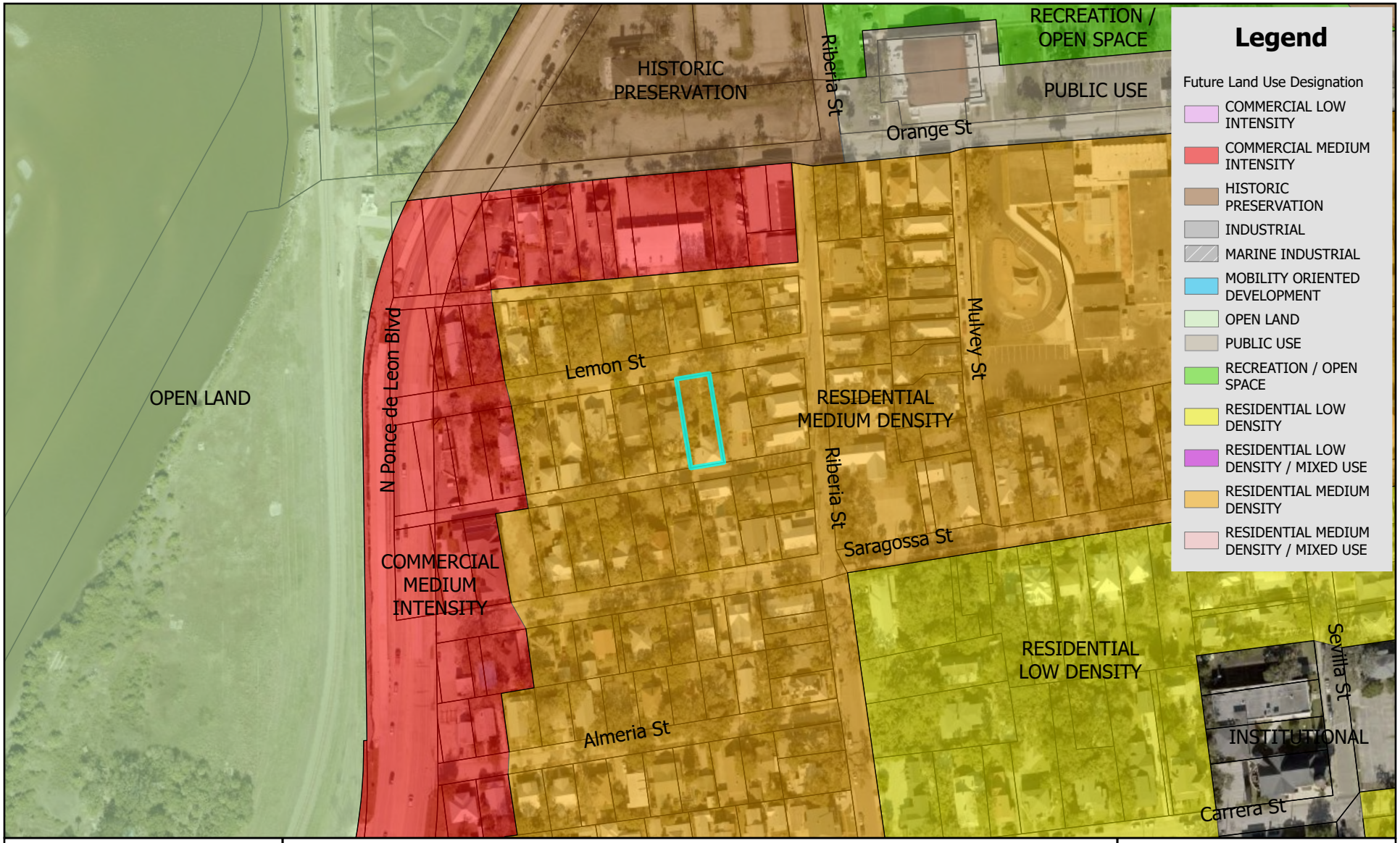
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 2:
Future Land Use Map



Future Land Use Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
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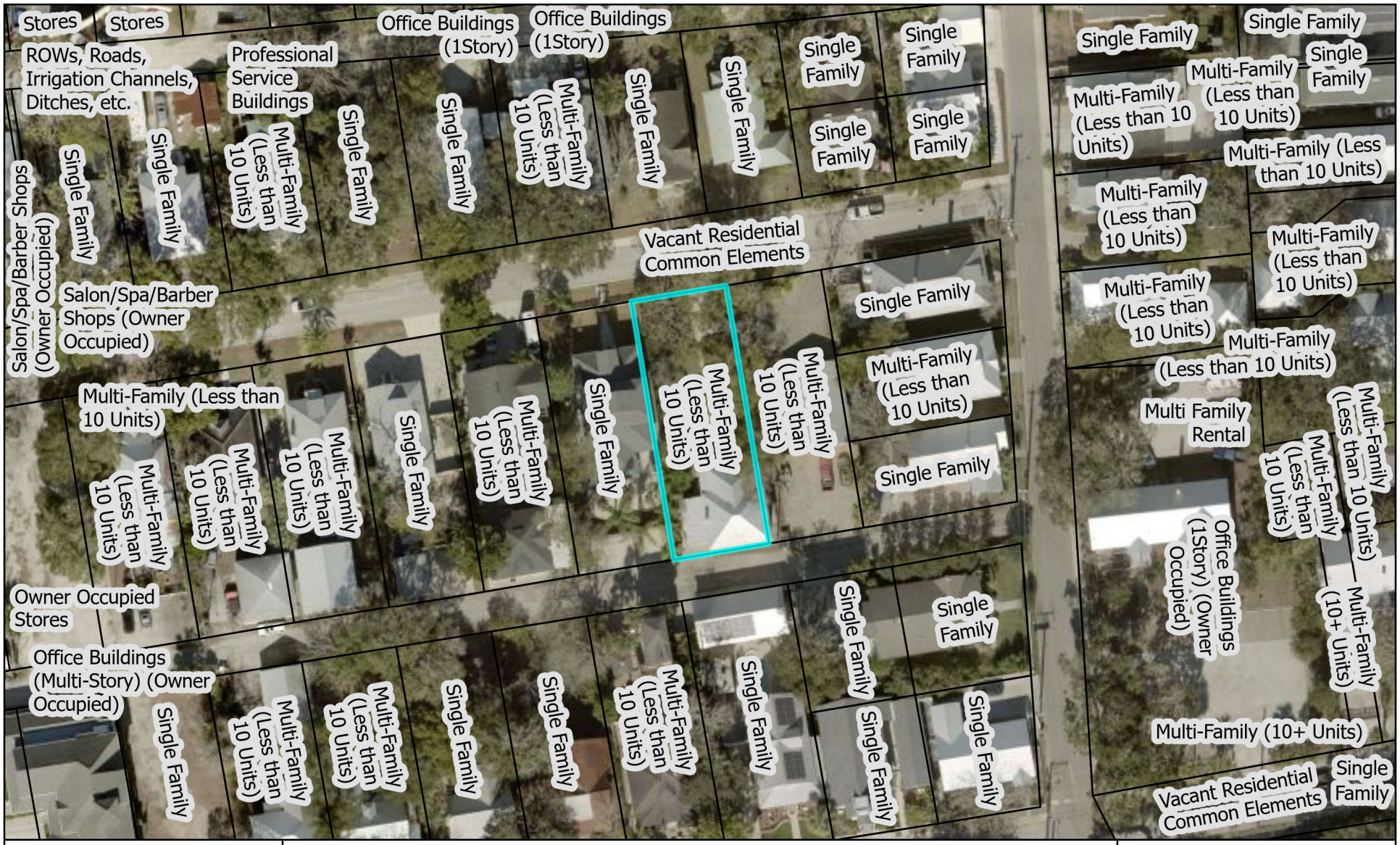
N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 3:

St. Johns County Property Appraiser Use Classification Map


Stores
Stores
ROWs, Roads, Irrigation Channels, Ditches, etc.
Professional Service Buildings
Office Buildings (1Story)
Office Buildings (1Story)
Single Family
Single Family
Single Family
Single Family
Single Family
Single Family
Single Family
Single Family
Single Family
Single Family
Multi-Family (Less than 10 Units)
Multi-Family (Less than 10 Units)
Multi-Family (Less than 10 Units)

Attachment 4:
Aerial Site Photograph



Attachment 5:
Application

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: Mike Wagner Contact Number: 239-825-6820
   Business *(if applicable)*: MJ Wagner Construction
   Address: 35 Princess Drive City: Ponte Vedra State: Fl Zip: 32081
   E-Mail Address: mike@buildMJW.com
2. NAME OF PROPERTY OWNER: Dr Tim Steflik Contact Number: 801-735-8857
   Business *(if applicable)*:
   Address: 4154 Michigan Ave City: New Smyrna State: Fl Zip: 32169
   E-Mail Address: drsteflik@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 10 Block: B
   Subdivision:_____ Parcel Number: 2037700000
4. PROJECT STREET ADDRESS: 63 Lemon Street
5. SPECIFIC PROPOSED USE: Residential
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Requesting Variance to enclose existing non air conditioned space on first floor and add living space above. No change of building foot print is required.
8. JUSTIFICATION FOR ACTION REQUESTED:
   Granting of the variance will not be contrary to public interest, will not adversly affect other property in the vicinity and will be in harmony with the spriit, intent and purpose of this section.
   The home / foot print was built before 10' set backs were established.

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: 63 Lemon Street , St Augustine, Fl 32084

Applicant's Name: Mike Wagner Applicant's Signature: _____

Owner's Name: Tim Steflik Owner's Signature: _____

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: This existing structure including proposed area of work was likely built before established 10' set backs thus limiting the ability to use already established foot print to add additional square footage.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Home owner is at a disadvantage to not be able to use existing foot print to add living space to his home.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: This disadvantage does not exist due to owner / applicate caused conditions.

(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, this variance is not contrary to public interest and does not adversley affect any other property as the foot print of the property is not changes, only additional living space for the existing home is the result.

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.

This project was submitted to Building Permit review (permit number BP2024-0634) in April 2024

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: 6/3/24

Signature of Property Owner — Date: 6/3/24

04/18/2019

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Mike Wagner is/are hereby authorized TO ACT ON BEHALF OF Dr Tim Steflik, 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

Dr Tim Steflik
Print Name of Owner

904-735-8857
Telephone Number

State of FL

County of St Johns

Signed and sworn before me on this 3 day of June, 2021

By Tim Steflik

Identification verified: ✓

Oath sworn: ✓ Yes ____ No

Notary Public State of Florida
Michael Joseph Wagner
My Commission
HH 193544
Exp. 11/1/2025

Notary Signature: _____

My Commission expires: 11/1/25

Rev:022117

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.

Mike Wagner

Print name of applicant

Signature of applicant

6/3/24

Date

10/31/17

Attachment 6:

St. Johns County Property Appraiser Report

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	2037700000
Location Address	63 LEMON ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (0800) (610.31)
Tax Description*	2-44 MODEL LAND CO SUB CITY LOT 10 BLK B OR5914/508 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Model Land Co.'s Subdivision Of A Part O
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.150
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Steflik Timothy Martin 100%
Mailing Address	4154 MICHIGAN AVE NEW SMYRNA, FL 32169-0000

Map



Valuation Information

	2024
Building Value	$304,684
Extra Features Value	$0
Total Land Value	$204,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$508,684**
Total Deferred	$0
Assessed Value	**$508,684**
Total Exemptions	$0
Taxable Value	**$508,684**

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

Historical Assessment Information

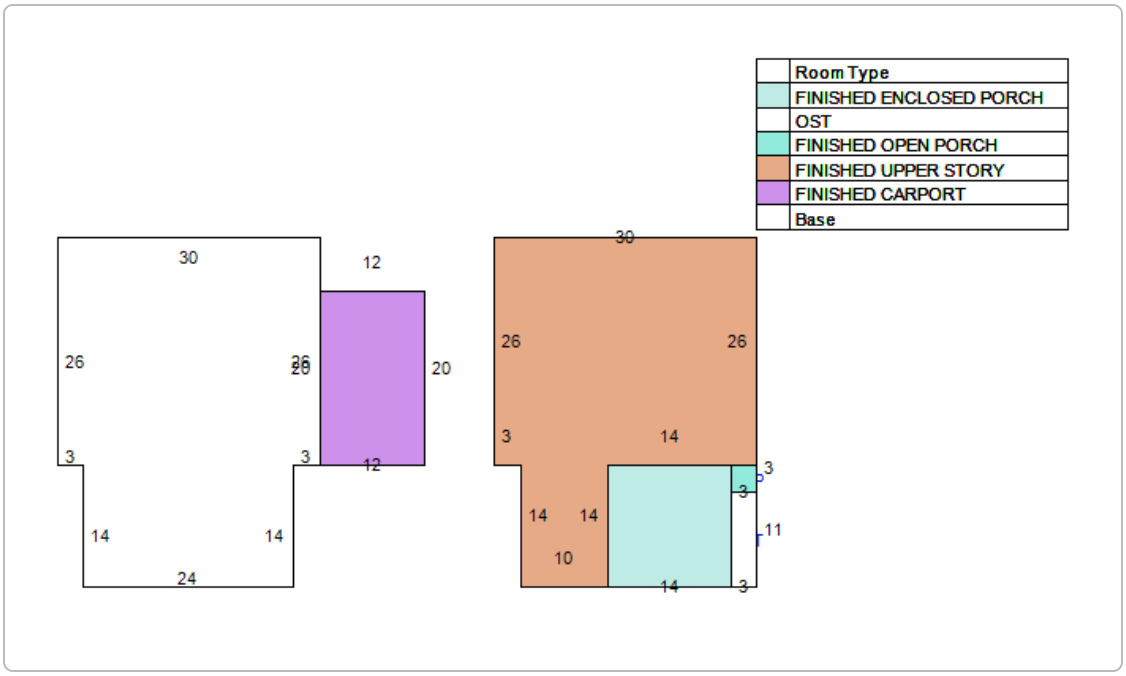
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$280,639	$0	$204,000	$0	$0	$484,639	$484,639	$0	$484,639
2022	$288,750	$420	$171,360	$0	$0	$460,530	$417,008	$93,522	$367,008
2021	$228,551	$420	$145,350	$0	$0	$374,321	$374,321	$50,000	$324,321
2020	$147,881	$420	$145,350	$0	$0	$293,651	$282,950	$10,701	$282,950
2019	$111,457	$420	$145,350	$0	$0	$257,227	$257,227	$0	$257,227
2018	$100,942	$420	$145,350	$0	$0	$246,712	$246,712	$0	$246,712
2017	$103,045	$420	$145,350	$0	$0	$248,815	$246,052	$2,763	$246,052
2016	$97,039	$420	$126,225	$0	$0	$223,684	$223,684	$0	$223,684
2015	$90,232	$420	$114,750	$0	$0	$205,402	$205,402	$0	$205,402
2014	$79,482	$420	$114,750	$0	$0	$194,652	$194,652	$0	$194,652
2013	$82,373	$420	$114,750	$0	$0	$197,543	$181,992	$15,551	$181,992

Building Information

Building	1
Building Value	$304,684
Year Built	1925
Actual Area	2514
Conditioned Area	2193
Use	Single Family Residence
Style	01
Exterior Wall	Cement Fiber, Concrete Stucco
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	3
Baths	2

Description	Square Footage
BASE AREA	1116
FINISHED CARPORT	240
FINISHED UPPER STORY	920
FINISHED OPEN PORCH	9
OUTSIDE STAIRS	33
FINISHED ENCLOSED PORCH	196
Total SqFt	2514

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	50	130	50	EF	$204,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/12/2024	3/11/2024	$625,000.00	WARRANTY DEED	5914	508	Q	I	LORENZO JESSE J	STEFLIK TIMOTHY MARTIN
12/21/2020	12/18/2020	$449,000.00	WARRANTY DEED	5131	230	Q	I	MASTERS MONICA LYNN	LORENZO JESSE J
	2/6/1995	$100.00	WARRANTY DEED	1098	441	U	I	MICKLER MARY ALICE	MASTERS MARY ALICE
	1/24/1995	$0.00	DEATH CERTIFICATE	1098	440	U	I	MICKLER GLADYS MARIE,DECEASED 1/24/95	MICKLER MARY ALICE

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 6/14/2024, 1:23:15 AM

Contact Us

Developed by Schneider GEOSPATIAL

Attachment 7:

Construction Documents for proposed Garage Renovations

GARAGE RENOVATIONS

63 LEMON STREET
ST. AUGUSTINE, FL

2. 27. 24

CONSTRUCTION DOCUMENTS

S&A
SURAGE & ASSOCIATES, LLC.
101 MARKETSIDE AVE. SUITE 404 #380
PONTE VEDRA, FLORIDA 32081
904-347-1811
SURAGEANDASSOCIATES.COM

PROJECT NO P24025

INDEX OF DRAWINGS

SHEET	SHEET TITLE
A-00	COVER
A-0	GENERAL NOTES,AND DETAILS
A-1	DEMOLITION PLAN
A-2	SITE PLAN, FLOOR PLANS, AND NOTES
A-3	ELEVATIONS AND ROOF PLAN
A-4	SECTIONS AND DETAILS
S-1	GENERAL NOTES
S-2	ROOF FRAMING PLAN AND 2ND FLOOR FRAMING
S-3	SECTIONS AND DETAILS
E-1	1ST AND 2ND FLOOR ELECTRICAL PLAN

GENERAL NOTES

CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL MECHANICAL AND ELECTRICAL OPENINGS AND MAKE PROVISIONS FOR FLOOR STUB UPS SLEEVES, ECT PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, COORDINATE FINISH MATERIALS SELECTED. IF DIFFERENT FROM THAT SHOWN ON ARCHITECTURAL DRAWINGS AND THE STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.

INTERIOR DIMENSIONS SHOWN ARE TO THE FACE OF STUDS UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY THESE DIMENSIONS AND COORDINATE WITH SIZE AND TYPE OF STUD WALL AND FINISH MATERIALS USED (EG. PANELING, BRICK, STONE, VENEER. ETC.)

EXTERIOR DIMENSIONS SHOWN FOR DOOR AND WINDOW OPENINGS ARE TO THE CENTERLINE OF OPENING. CONTRACTOR/BUILDER TO VERIFY THESE DIMENSIONS AND COORDINATE WITH ACTUAL SIZE AND TYPE OF DOORS AND WINDOWS SELECTED.

DEVIATIONS FROM THE APPROVED PLANS, OR CHANGES REQUIRING FIELD MODIFICATION OF A STRUCTURAL NATURE ARE NOT PERMITTED. THE SELLER SHALL BE HELD HARMLESS FOR ANY SUCH FIELD MODIFICATIONS.

ALL PERMITS, LICENSES AND COMPLIANCE THEREOF SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE SELLER IS HELD HARMLESS IN ALL RESPECTS IN THE ACQUISITION OF THE AFOREMENTIONED.

ALL MATERIALS COVERED IN THESE GENERAL NOTES ARE NOT NECESSARILY USED ON A SPECIFIC MODEL. MATERIALS REQUIRED ARE AS SHOWN ON PLANS.

APPROVAL OF THE FLOOD PLAIN MANAGEMENT OF THE ENVIRONMENTAL DEVELOPMENT DIVISION, COUNTY ENGINEER FACILITIES CONTROL DISTRICT MAY BE REQUIRED. COORDINATE CHANGES IF REQUIRED WITH PLANS

GARAGE WALLS LESS THAN 3'-0" FROM PROPERTY LINE SHALL HAVE 1 HOUR EXTERIOR PROTECTION WITH NO OPENINGS.

DIMENSIONS WHEN SHOWN, TAKE PRECEDENCE OVER USING SCALE ON PRINTS.

ALL CONSTRUCTION SHALL BE IN FULL COMPLIANCE WITH APPLICABLE FEDERAL; STATE AMD ;PCA; CODES & ORDINANCES.

THESE DRAWINGS, PLANS AND CONTENTS REPRESENT PROPRIETARY MATERIAL AND ARE NOT TO BE COPIED OR REPRODUCED.

STEEL FRAMING MATERIAL IS SUPPLIED WITH AS MANY OF THE DIFFERENT ITEMS CUT TO LENGTH AS POSSIBLE WHERE LARGE QUANTITIES OF THE SAME PARTS ARE REQUIRED. OTHER SMALL QUANTITY PARTS, VARIABLE LENGTH PARTS, AND CLIPS, PLATES, ANGLES, ECT SHALL BE FIELD CUT FROM SUPPLIED STOCK LENGTH PARTS.

ALL MATERIAL MUST BE STORED IN A SECURED AREA AND ON A FLAT PLANE AND PROTECTED FROM CONDITIONS THAT MAY CAUSE ANY PHYSICAL DAMAGE. IF MATERIAL DAMAGE (E.G. REUSE, DENTED, BENT OR TWISTED) OCCURS, IT IS THE RESPONSIBILITY OF THE PROJECT ENGINEER OR ARCHITECT TO DETERMINE WHAT IS DAMAGED. ANY DAMAGED MATERIAL SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY AND REPLACED BY THE CONTRACTOR/BUILDER.

NO DEVIATION FROM THESE PLANS WILL BE ACCEPTED. MODIFICATIONS TO PLANS, PREFABRICATED WALL PANELS, FLOOR TRUSSES, ROOF TRUSSES, OR ANY OTHER PREFABRICATED COMPONENT IS NOT PERMITTED.

SHEATHING NOTES

"WALL AND ROOF SHEATHING" MUST BE INSTALLED AS SHOWN. OMITTING SUCH MATERIAL VOIDS THE STRUCTURAL DESIGN OF THE HOME. MATERIALS SUBSTITUTED FOR THOSE SHOWN MUST HAVE EQUIVALENT DIAPHRAGM SHEAR STRENGTH AND STIFFNESS CHARACTERISTICS. OR THE CONTRACTOR MUST PROVIDE ADDITIONAL WIND BRACING AS REQUIRED BY THE CURRENT BUILDING CODE.

WHERE INDICATED AS "APA APPROVED" IN THESE DRAWINGS, "WALL SHEATHING" SHALL BE A MINIMUM 7/16 TH. THICK, EXPOSURE 1, SPAN RATED 24 / 16 BEARING AN APA APPROVED STAMP. VENEERED PLYWOOD, IF USED, SHALL BE A MINIMUM C–D, GROUP 1 WITH THE SAME RATING AS STATED ABOVE. FASTEN ROOF SHEATHING TO FRAMING MEMBERS WITH 8d NAILS OR #8–20 X 1-¾" LONG SELF–DRILLING SCREWS SPACED AT 12" O.C. IN FIELD OF PLYWOOD SHEETS AND 6" O.C. AT SEAMS AND EDGES OF PLYWOOD SHEET UNLESS NOTED OTHERWISE.

WHERE INDICATED AS "APA APPROVED" IN THESE DRAWINGS, "ROOF SHEATHING" SHALL BE A MINIMUM 7/16" THICK, EXPOSURE 1, SPAN RATED 24/16 BEARING AN APA APPROVED STAMP. VENEERED PLYWOOD, IF USED, SHALL BE A MINIM C–D, GROUP 1 WITH THE SAME RATING AS STATED ABOVE. FASTEN ROOF SHEATHING TO FRAMING MEMBERS WITH 8d NAILS OR #8–20 X 1-¼" LONG SELF–DRILLING SCREWS SPACED AT 12" O.C. IN FIELD OF PLYWOOD SHEETS AND 6" O.C. AT SEAMS AND EDGES OF PLYWOOD SHEET UNLESS NOTED OTHERWISE.

WHERE INDICATED AS "APA APPROVED" IN THESE DRAWINGS, "FLOOR DECKING" SHALL BE ¾" apa RATED STURD–I–FLOOR FOR MAXIMUM JOIST SPACING OF 24" O.C., TONGUE AND GROOVE DECKING SHALL BE GLUED TO JOIST USING ADHESIVES CONFORMING TO APA SPECIFICATIONS AFG–01. FASTEN FLOOR DECKING TO JOISTS USING #8–18 X 1 15 /16" LONG SELF–DRILLING SCREWS AT 12" O.C. IN FIELD OF PLYWOOD SHEET AND 6" O.C. AT SEAMS AND EDGES OF PLYWOOD SHEET. UNLESS NOTED OTHERWISE.

ABBREVIATIONS

ABOVE FINISHED FLOOR	A.F.F.	EACH	EA.	JANITOR	JAN.	RADIUS	R.
ACOUSTIC CEILING TILE	A.C.T.	EXTERIOR INSULATION FINISH SYSTEM	EIFS	JOINT	JT.	RECTANGULAR	RECT.
ADJACENT	ADJ.	EXISTING DIMENSION	E.D.			REINFORCEMENT	REINF.
AIR HANDLER UNIT	A.H.U.	ELECTRICAL	ELEC.	LAMINATED	LAM.	REQUIRED	REQD.
ALTERNATE	ALT.	ELECTRICAL WATER COOLER	E.W.C.	LAVATORY	LAV.	REVISION	REV.
ALUMINUM	ALUM.	ELEVATION	EL.	LINEAR FEET	L.F.	RIGHT HAND	R.H.
APPROXIMATE	APPROX.	ENCLOSURE	ENCL.	LOW POINT	L. PT.	ROOF DRAIN	R.D.
ARCHITECTURAL	ARCH.	EQUAL	EQ.			ROOM	RM.
ASPHALT	ASPH.	EQUIPMENT	EQUIP.	MASONRY OPENING	M.O.		
AUTOMATIC	AUTO.	EXISTING	EXIST.	MATERIAL	MATL.	SEALED CONCRETE	S.C.
		EXPANSION JOINT	E.J.	MAXIMUM	MAX.	SCHEDULE	SCHED.
BEAM	BM.	EXPOSED	EXP.	MECHANICAL	MECH.	SECTION	SECT.
BENCH MARK	B.M.	EXTERIOR	EXT.	METAL	MTL.	SHEET	SHT.
BLOCKING	BLKG.			MINIMUM	MIN.	SIMILAR	SIM.
BOARD	BD.	FEET	FT.	MISCELLANEOUS	MISC.	SQUARE FEET	S.F.
BOTTOM	BOT.	FIELD VERIFY	F.V.	MULLION	MULL.	STAINLESS STEEL	S.S.
BUILDING	BLDG.	FINISH	FIN.			STANDARD	STD.
		FIRE EXTINGUISHER CABINET	F.E.C.	NOMINAL	NOM.	STATION	STA.
CARD READER	C.R.	FIRE EXTINGUISHER	F.E.	NOT IN CONTRACT	N.I.C.	STEEL	STL.
CARPET	CPT.	FIRE HOSE CABINET	F.H.C.	NOT TO SCALE	N.T.S.	STRUCTURAL	STRUCT.
CEILING	CLG.	FIRE HOSE RACK	F.H.R.	NUMBER	NO.	SUSPENDED	SUSP.
CENTERLINE	℄ or C.L.	FIXTURE	FIXT.			SYMBOL	SYM.
CERAMIC TILE	C.T.	FLIGHT	FLTS	ON CENTER	O.C.		
CLEAR	CL.	INFORMATION		OPENING	OPG.	TELEPHONE	TEL.
CENTER	CTR.	DISPLAY SYSTEM		OPPOSITE	OPP.	THICKNESS	THK.
COLUMN	COL.	FLOOR	FL.	OUNCE	OZ.	TYPICAL	TYP.
COMPRESSIBLE	COMP.	FLOOR DRAIN	F.D.	OUTSIDE DIAMETER	O.D.		
CONCRETE	CONC.	FLUORESCENT	FLUOR.	OVERALL	O.A.	UNDERWRITERS LABORATORIES	U.L.
CONCRETE BLOCK	CONC. BLK.	FRAME	FR.			UNLESS OTHERWISE NOTED	U.O.N.
CONCRETE MASONRY UNIT	CMU			PAIR	PR.		
CONNECTION	CONN.	GAUGE	GA.	PANEL JOINT	P.J.	VINYL BASE	V.B.
CONTINUOUS	CONT.	GALVANIZED	GALV.	PLASTIC LAMINATE	PLAM	VERTICAL	VERT.
CONTROL JOINT	C.J.	GLASS	GL.	PLASTER	PLAS.	VINYL COMPOSITION TILE	V.C.T.
CORRIDOR	CORR.	GYPSUM BOARD	GYP.BD.	PLATE	PL.	VINYL WALL COVERING	V.W.C.
CUBIC	CU.			PLUMBING	PLMBG.	VOLUME	VOL.
		HARDWARE	HDW.	PLYWOOD	PLYWD.		
DEGREE	DEG.	HEAD	HD.	POLYVINYLCHLORIDE	P.V.C.	WATER CLOSET	W.C.
DETAIL	DET.	HEIGHT	HT.	POINT	PT.	WEIGHT	WT.
DIAMETER	DIA.	HOLLOW METAL	H.M.	POUNDS	LBS.	WELDED WIRE FABRIC	W.W.F.
DIMENSION	DIM.	HORIZONTAL	HORIZ.	POUNDS PER SQUARE INCH	PSI.	WOOD	WD.
DIRECT–APPLIED EXTERIOR FINISH SYSTEM	D.E.F. S.			PRESSURE TREATED PROPERTY	P.T. PRPTY.	WORKING POINT	W.P.
DISTANCE	DIST.	INCHES	IN.	QUANTITY	QTY.		
DIVIDER	DIV.	INSIDE DIAMETER	I.D.	QUARRY TILE	Q.T.		
DOOR	DR.	INSULATION	INSUL.				
DOWN	DN.	INTERIOR	INT.				
DRAWING	DWG.						
DRINKING FOUNTAIN	D.F.						

MATERIALS LEGEND

- CMU (CONCRETE MASONRY UNIT)
- CONCRETE
- WOOD BLOCKING
- BATT INSULATION
- RIGID INSULATION
- GYPSUM BOARD

PROJECT NOTES

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL COMPLETION AND PERFORMANCE OF THE CONTRACT FOR CONSTRUCTION. THE CONTRACTOR SHALL FURNISH ALL ITEMS OF MATERIALS AND LABOR REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

VERIFY ALL EXISTING GRADES, DIMENSIONS, CONDITION ETC. RELATED TO EXISTING CONSTRUCTION AND CONTOURING. NEW GRADES TO BE ESTABLISHED BETWEEN OWNER AND CONTRACTOR FOR PROPER DRAINAGE.

VERIFY EXACT LOCATIONS OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION. CAUTION SHALL BE TAKEN DURING EXCAVATION AND FOUNDATION WORK TO AVOID UTILITY LINES.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATORY AGENCIES. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN AND FIELD ADJUSTMENTS MADE ACCORDINALY.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY ERRORS THAT ARE NOT REPORTED.

THE DRAWINGS DOES NOT PROVIDE ANY FRAMING OR FINISH MATERIALS FOR INTERIOR OR EXTERIOR STAIR STRUCTURES, LANDINGS, HANDRAILS AND/OR GUARDRAILS OR ANY OTHER STAIR RELATED ITEMS. THE DESIGN AND CONSTRUCTION OF SUCH STAIR STRUCTURES MUST BE PROVIDED BY THE CONTRACTORS NECESSARY TO SATISFY LOCAL/GOVERNING BUILDING CODES/AUTHORITY.

THE DRAWINGS DOES NOT PROVIDE ANY FRAMING OR FINISH MATERIALS FOR FIREPLACES, CHIMNEYS, HEARTHS OR ANY OTHER FIREPLACE RELATED ITEMS. THE DESIGN AND CONSTRUCTION OF THE FIREPLACE MUST BE PROVIDED BY THE CONTRACTOR AS NECESSARY TO SATISFY LOCAL/GOVERNING BUILDING CODES/AUTHORITY.

THE DRAWINGS DOES NOT PROVIDE ANY FRAMING OR FINISH MATERIAL FOR INTERIOR MILLWORK OR CASEWORK ITEMS, COUNTERTOP, HARDWARE OR ANY OTHER CABINETRY RELATED ITEMS. THE DESIGN AND CONSTRUCTION OF BUILT–IN'S MUST BE PROVIDED BY THE CONTRACTOR AS NECESSARY AND VERIFY WITH OWNER.

ATTIC VENTILATION TO BE PROVIDED AS NECESSARY TO COMPLY WITH LOCAL/GOVERNING BUILDING CODES/ AUTHORITY THE SPECIFIC SIZE AND NUMBER OR VENTS REQUIRED TO COMPLY WITH APPLICABLE CODES TO BE DETERMINED BY THE CONTRACTOR AND VERIFIED WITH LOCAL BUILDING OFFICIALS PRIOR TO CONSTRUCTION.

THE CONTRACTOR MUST PROVIDE SAFETY GLAZING AS NECESSARY TO COMPLY WITH LOCAL/GOVERNING BUILDING CODES. THE CONTRACTOR MUST VERIFY APPLICABLE CODES REQUIREMENTS AND SAFETY GLAZING LOCATIONS PRIOR TO CONSTRUCTION.

THE CONTRACTOR MUST PROVIDE ANY ADDITIONAL DRAWINGS, CALCULATIONS AND/OR SPECIFICATION FOR ANY MECHANICAL, ELECTRICAL AND/OR PLUMBING ITEMS WHICH MAY BE REQUIRED FOR PERMITTING AND/OR CONSTRUCTION.

ENERGY CALCULATIONS MUST BE PROVIDED BY OTHERS AS REQUIRED BY LOCAL/GOVERNING CODES/AUTHORITY.

ADDITONAL NOTES

CONTRACTOR TO INSTALL WATER RESISTANT GYPSUM BOARD AT ALL PLUMBING AREAS (WET WALLS).

MASONRY FIREPLACES AND HEARTHS ARE NOT PERMITTED ON FLOOR SYSTEMS. ALL FIREPLACES ARE TO BE FACTORY BUILT TYPE UNITS AND ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH UL 127 AND CHAPTER 10 OF THE 2003 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS FLOOR SYSTEM APPLICATIONS ARE DESIGNED TO SUPPORT 10 PSF DEAD LOAD, MAXIMUM.

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GARAGE RENOVATIONS

63 LEMON STREET, ST, AUGUSTINE, FL

REVISIONS

DATE ISSUED: 2. 27. 2024

P24025

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

A-0

WALL LEGEND

═══	EXISTING BUILDING ELEMENTS TO REMAIN
═ ═ ═	EXISTING BUILDING ELEMENTS TO BE REMOVED

GENERAL DEMOLITION NOTES

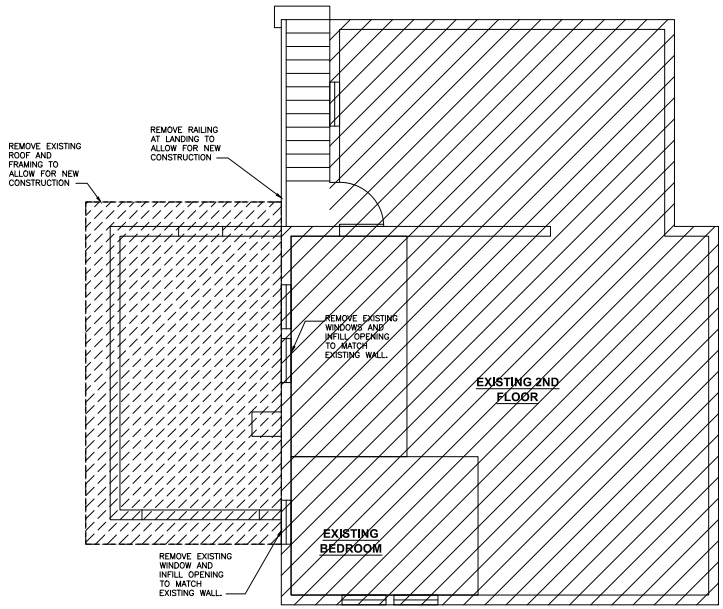
1. ITEMS TO BE REMOVED ARE INDICATED IN A DASHED LINE. THE DRAWING INDICATES THE LOCATION OF THE BUILDING WALLS AND EXISTING ELEMENTS OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.

2. SCHEDULE ALL WORK WITH OWNER.

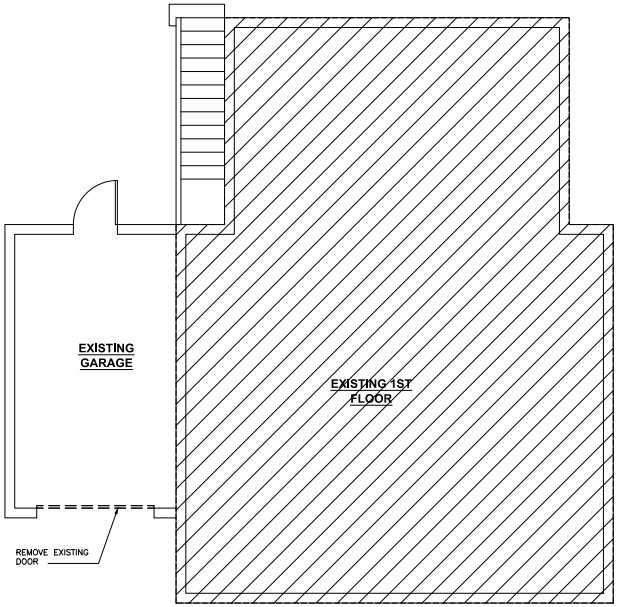
3. THE CONTRACTOR SHALL PROTECT THE INTERIOR PORTIONS OF BUILDING TO REMAIN FROM THE ELEMENTS DURING THE DEMOLITION & CONSTRUCTION.

4. PATCH AND REPAIR ALL SURFACES AND OBJECTS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WITH MATERIALS AND METHODS TO MATCH EXISTING CONDITIONS AND PROVIDE A UNIFORM NEW CONDITION.

5. CONTRACTOR IS RESPONSIBLE FOR SHORING OF EXISTING STRUCTURE DURING DEMOLITION AND CONSTRUCTION.



2 A-1 2ND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1 A-1 1ST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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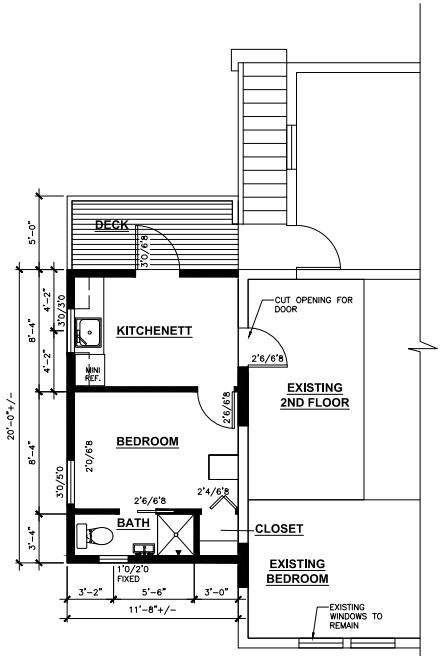
SHEET TITLE

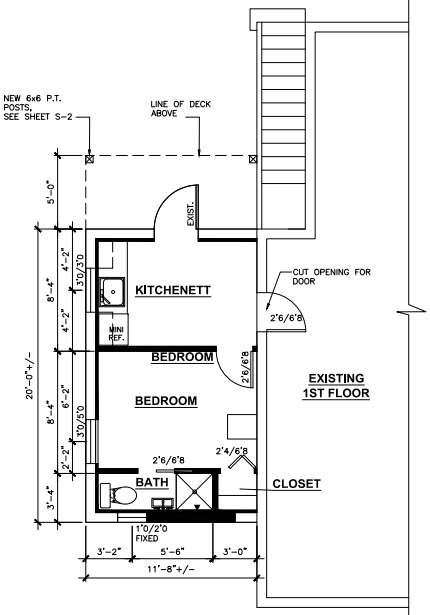
DEMOLITION PLAN

SHEET NUMBER

A-1



2 A-2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 A-2 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW NOTES:

SCHEDULE WINDOWS ARE LISTED IN NOMINAL SIZES. ALL SLEEPING ROOM WINDOWS SHALL MEET THE FOLLOWING CRITERIA: MINIMUM NET CLEAR OPENABLE AREA = 5.7 S.F. MINIMUM NET CLEAR OPENABLE HEIGHT = 24". MINIMUM NET CLEAR OPENABLE WIDTH = 20"
MAXIMUM FINSIHED SILL HEIGHT ABOVE FINSIH FLOOR = 44" . GRADE FLOOR SHALL HAVE A NET CLEAR OPENING OF 5.0 S.F. (FBC 2020 RESIDENTIAL, R310 1.1).

DOOR NOTES:

1. EXTERIOR DOOR SHALL BE SELF-CLOSING, TIGHT FITTING 1 ⅜ MINMUM THICKNESS SOLID CORE.
2. ALL DOOR HINGE PINS ACCESSIBLE FORM THE OUTSIDE SHALL BE THE NON-REMOVABLE TYPE.
3. EXTERIOR SWINGING DOORS SHALL BE EQUIPPED WITH A LATCH AND KEY OPERATED DEADBOLT OR LATCH TYPE KEY LOCKING DEVICE DEADBOLTS SHALL HAVE A HARDENED INSERT 1" MINIMUM THROW AND ⅝" JAMB EMBEDMENT.
4. EXTERIOR IN-SWINGING DOORS SHALL HAVE ONE PIECE OR RIVETED DOOR STOPS.
5. PANELS IN WOOD DOORS SHALL BE MINIMUM ⅜" THICK AND NOT MORE THE 30 SQ. IN IN AREA STILES AND RAILS SHALL BE A MINIMUM 1 ⅜" THICK AND 3" IN WIDTH.
6. ALL GLASS DOORS AND DOOR PANELS SHALL BE SAFETY-GLAZED WITH TEMPERED GLASS IN ADDITION ALL GLASS USED WITHIN 24" DOORS SHALL BE TEMPERED.

NOTE:

ROUGH OPENINGS FOR ALL DOORS TO BE PER PLANS AND DELIVERED PRODUCT. ROUGH OPENINGS FOR DOORS DO NOT INCLUDE WOOD BUCKS INSTALLING WOOD BUCKS REDUCES THE OPENINGS WIDTH AND HEIGHT. CHECK LOCAL / GOVERNING BUILDING CODES / RESTRICTIONS OR REGULATIONS PRIOR TO REDUCING DOOR WIDTH. (PRE-ENGINEERED PANELIZED WALLS)

FINISHES NOTE:
ALL FINISHES, FIXTURES, AND CABINETS ARE SELECTED BY OWNER. GENERAL CONTRACTOR SHALL VERIFY ALL FINISHES, FIXTURES, AND CABINETS W/ OWNER PRIOR TO CONSTRUCTION.

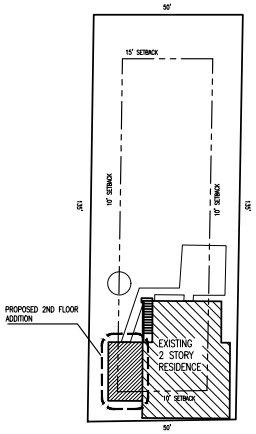
COORDINATE WILL OWNER THE LOCATIONS OF EQUIPMENT THAT REQUIRES GAS SUPPLY.

AREA TABULATION

1ST FLOOR ADDITION- CONDITIONED SPACE	233 SF
2ND FLOOR ADDITION- CONDITIONED SPACE	233 SF
	466 SF

WALL LEGEND

- EXISTING BUILDING ELEMENTS TO REMAIN
- NEW INTERIOR WALL 2x4 WOOD STUDS WALL @ 16" O.C. W/ 5/8" OR 1/2" GYP. BD.
- NEW EXTERIOR WALL 2x6 WOOD STUDS WALL @ 16" O.C. W/ 5/8" OR 1/2" GYP. BD. AT INTERIOR AND 1/2" PLYWOOD SHEATHING AT EXTERIOR WITH VAPOR BARRIER AND JAMES HARDI LAP SIDING



1 A-1 SITE PLAN
SCALE: 1" = 20'-0"

0 10' 20' 40'
SCALE: 1" = 20'-0"

LOT AREA TABULATION

PROPOSED PROJECT DOES NOT INCREASE THE SITE CALCULATION

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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SHEET TITLE

SITE PLAN, FLOOR PLANS, AND NOTES

SHEET NUMBER

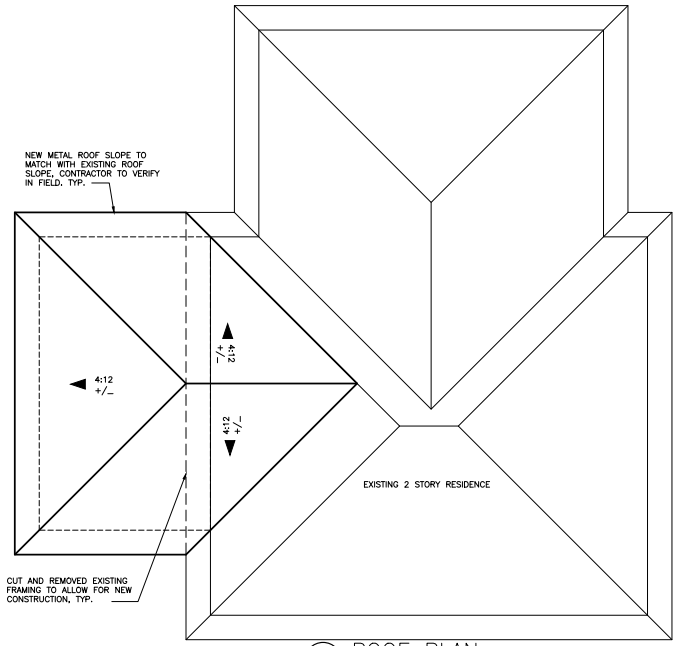
A-2



2 A-3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 A-3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3 ROOF PLAN
SCALE: 1/4" = 1'-0"



3 A-3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

ATTIC VENT CALCULATION

FORMULA:
1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (233 SF) X 144" = BLDG (33,552 SQ. IN.)
BLDG. (33,552 SQ. IN.) / 150 = 223.68 SQ. IN. OF VENT REQUIRED
223.68 SQ. IN. OF VENT REQUIRED / 2 = 111.84 SQ. IN. (50% AT RIDGE & 50% AT EAVES)

PROVIDED: 4' RIDGE VENT = 138 SQ. IN. (NET FEE AREA) (OK)
PERFORATED SOFFIT VENT = 5.87 SQ.IN (NET FEE AREA) X 11,088 SQ IN = 65,086 OK

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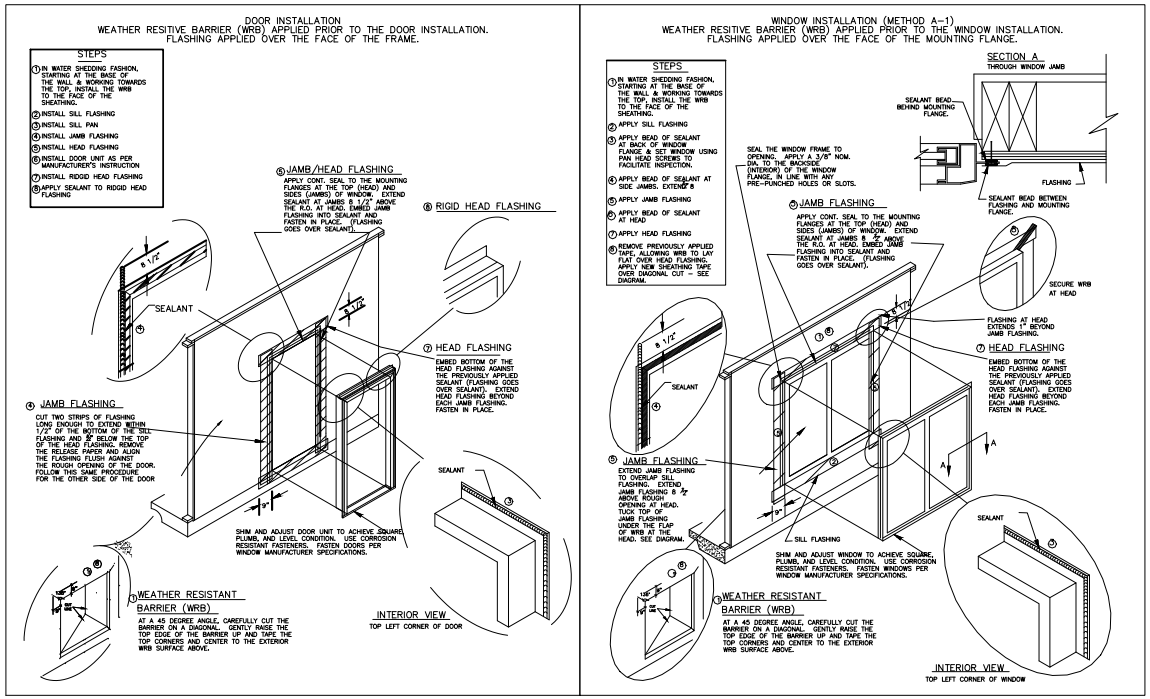
SHEET TITLE

ELEVATIONS
AND ROOF PLAN

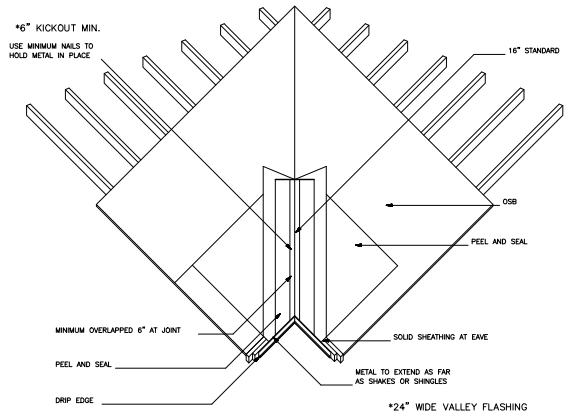
SHEET NUMBER

A-3

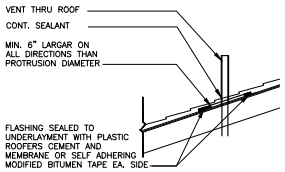


3 / A-4 DOOR DETAIL, TYP.
SCALE: NTS

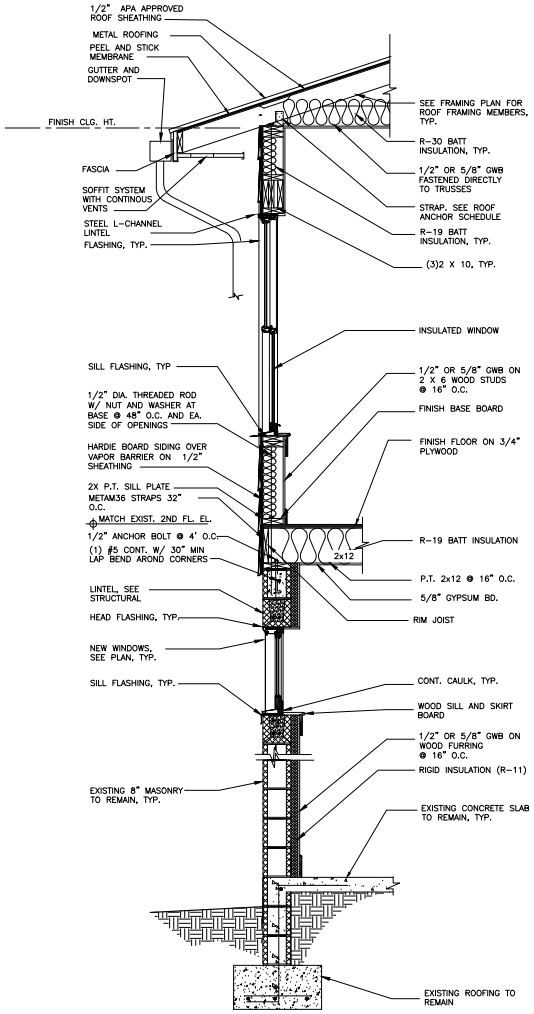
2 / A-4 WINDOW DETAIL, TYP.
SCALE: NTS



5 / A-4 ROOF VALLEY FLASHING DETAIL
SCALE: NTS



4 / A-4 TYPICAL PIPE PENETRATION DETAIL
SCALE: NTS



1 / A-4 SECTION, TYP.
SCALE: 3/4"=1'-0"

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SHEET TITLE

SECTIONS AND DETAILS

SHEET NUMBER

A-4

DESIGN SPECIFICATIONS:

DESIGN CODE: 2023 FLORIDA BUILDING CODE (FBC)

OCCUPANCY: RESIDENTIAL GROUP R-3 (ONE AND TWO-FAMILY DWELLINGS)

CONSTRUCTION: TYPE V, UNPROTECTED

BASIC WIND SPEED: Vult= 130 MPH Vall= 101 MPH

RISK CATEGORY: II

WIND EXPOSURE: C
INTERNAL PRESSURE COEFFICIENT: ± 0.18 ENCLOSED BUILDING

MAXIMUM DESIGN WIND PRESSURES (PSF):

OPENING SIZE (SF)	EDGE ZONES (3'-0" FROM OUTSIDE CORNERS)	INTERIOR ZONE
0-10	+30.4 and (-)40.7	+30.4 and (-)33.0
11-20	+29.0 and (-)38.0	+29.0 and (-)31.6
21-51	+27.2 and (-)34.3	+27.2 and (-)29.8
51-100	+25.9 and (-)31.6	+25.9 and (-)28.4
>100	+22.7 and (-)25.2	+22.7 and (-)25.2

DESIGN LIVE LOADS:
- ROOF: 20 PSF
- ATTICS WITH STORAGE: 30 PSF
- ATTICS WITHOUT STORAGE: 10 PSF
- FLOORS/STAIRS: 40 PSF

DESIGN DEAD LOADS:
- ROOF: 17 PSF
- PARTITION: 20 PSF
- FLOORS: 10 PSF

NOTE: THE ASCE 7-16 LOAD RESISTANT FACTORED DESIGN (LRFD) COMPONENT AND CLADDING PRESSURES LISTED ABOVE MAY BE MULTIPLIED BY 0.6 (IN ACCORDANCE WITH ASCE 7-16 AND THE 2020 FLORIDA BUILDING CODE) TO OBTAIN THE UN-FACTORED ALLOWABLE STRESS DESIGN (ASD) PRESSURES. THE (ASD) PRESSURES MAY BE USED FOR SELECTION OF THE COMPONENTS & CLADDING ELEMENTS OF THE STRUCTURE ONLY IF THE DESIGN PRESSURES LISTED BY THE MFG. HAVE NOT BEEN FACTORED.

SOILS:
MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 2500 PSF
SUBSURFACE SOIL CONDITIONS WERE NOT AVAILABLE AT THE TIME OF THIS DESIGN. THE OWNER SHALL PROVIDE TO THE CONTRACTOR A REPORT OF THE SUBSURFACE CONDITIONS. SOIL PREPARATIONS NOTED IN SAID REPORT SHALL BE FOLLOWED UNLESS MORE STRINGENT DESIGN IS SPECIFIED WITHIN THESE PLANS. THE FILL BELOW THE FOUNDATION SHOULD BE FREE OF DEBRIS, ORGANIC MATERIAL, COHESIVE SOILS OR ANY OTHER DELETERIOUS MATERIAL. SOIL MUST BE COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR A DEPTH OF 2'-0" BELOW THE BOTTOM OF THE FOOTING.

FOOTINGS AND FOUNDATIONS:
FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH FBC AND AS NOTED IN THESE PLANS.
WELDED WIRE REINFORCING (WWR): SHALL BE ASTM A185, FURNISH IN FLAT SHEET

MASONRY STEMWALLS:
MASONRY STEMWALLS SHALL BE IN ACCORDANCE WITH FBC AND AS NOTED IN THESE PLANS.
STEMWALL TO BE A MAXIMUM OF (6) COURSES TALL. CONTACT ENGINEER OF RECORD IF STEMWALL WILL EXCEED (6) COURSES IN HEIGHT.
STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. WHERE THREADED RODS ARE EMBEDED 12" INTO STEMWALLS, THE TOP TWO COURSES OF STEMWALL MUST BE FILLED.

CONCRETE:
CAST-IN-PLACE CONCRETE: SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
CONCRETE AND STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH FBC.

SLAB ON GRADE
UNLESS NOTED OTHERWISE ON THE PLANS, SLAB THICKNESS IS 4". SLAB SHALL BE POURED OVER A 10 MIL VAPOR BARRIER AND THE SOIL SHALL BE PREPARED FOR TERMITE PREVENTION PRIOR TO POURING. 6x6 W1.4xW1.4 WWR TO BE PLACED IN THE CENTER OF THE SLAB. WWR SHALL BE LAPPED 8". THE USE OF FIBERMESH SHALL BE ALLOWED IN LIEU OF WWR. MINIMUM FIBER LENGTH = 1/2".

STEEL REINFORCEMENT:
REINFORCING STEEL: SHALL BE ASTM A615, GRADE 60 STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH FBC, ACI 318 AND AS NOTED IN THESE PLANS.
CONCRETE COVER SHALL BE IN ACCORDANCE WITH FBC AND AS FOLLOWS:
3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
2" FOR CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
1-1/2" FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
VERTICAL AND HORIZONTAL REINFORCEMENT WILL BE LAPPED FOR 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS AND PLACING DETAILS OF ACI STANDARDS. ALL REINFORCING STEEL SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESORIES DURING PLACING OF CONCRETE. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE AS FOLLOWS:
MASONRY: 48 BAR DIA.
CORNER REINFORCEMENT SHALL BE LAPPED 30".

MASONRY:
MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH FBC AND IN ACCORDANCE WITH THE SPECIFICATIONS FOR MASONRY STRUCTURES, ACI 530.1-05.
ACI 3.5 D LIMITS THE GROUT LIFT HEIGHT TO 5' AND REQUIRES A 1-HOUR INITIAL SET TIME BETWEEN LIFTS.

VERTICAL FRAMING:
USE 2x6 STUDS FOR ALL EXTERIOR WALLS AND 2x4 STUDS FOR ALL INTERIOR WALLS, UNLESS NOTED OTHERWISE IN THESE PLANS.
SPACE STUDS @ 16" O.C. MINIMUM AT ALL EXTERIOR WALLS, INTERIOR BEARING WALLS AND INTERIOR SHEARWALLS.
SPACE STUDS @ 24" O.C. MINIMUM AT ALL INTERIOR NON-BEARING WALLS. USE SPF #2 (OR BETTER) FOR ALL WALLS U.N.O. IN THESE PLANS. USE SYP #2 TOP PLATES AND PT SYP #2 SILL PLATES. DOUBLE TOP PLATE SPLICES SHALL BE LAPPED A MIN. OF 4'-0" AND NAILED WITH A MINIMUM OF (2) 12d NAILS AT 8" ON CENTER. OTHER FASTENING CONNECTIONS AS SPECIFICED IN FBC SHALL BE USED.

**CONVENTIONAL STRAPPING:
WHERE "CONVENTIONAL STRAPPING IS SHOWN ON THESE PLANS, USE THE FOLLOWING:
SIMPSON SPH TOP AND BOTTOM OF EACH STUD W/ (6) 10d NAILS EACH END OF EACH STRAP @ EACH END OF EACH WALL, EACH KING STUD, AND @ MAX 32" O.C. . FIRST FLOOR SILL PLATES TO FOUNDATION W/ ½" ANCHOR BOLTS AT MAX 32" O.C. . SECOND FLOOR SILL PLATES TO FLOOR BEAMS WITH (2) .131X3" NAILS @ 12" O.C. & SECOND FLOOR WALL STUDS TO BEAMS BELOW W/ SIMPSON CS16 OR MSTA24 STRAPPING W/ (7) 10Dx1.5" NAILS EACH END OF EACH STRAP @ EACH END OF EACH WALL, EACH KING STUD, AND @ MAX 32" O.C.

THREADED ROD:
THIS SYSTEM USES A THREADED ROD CONTINUOUS FROM THE FOUNDATION TO THE DOUBLE TOP PLATE. THREADED RODS: SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F 1554 GRADE 36. THE NUT AT THE DOUBLE TOP PLATE AND SILL PLATE SHALL RECEIVE A FINAL TIGHTENING AFTER THE ROOF SYSTEM IS INSTALLED, RIGHT BEFORE DRYWALL INSTALLATION.

WOOD:
WOOD FRAMING SHALL BE IN ACCORDANCE WITH FBC, EXCEPT AS NOTED IN THESE PLANS. WHERE WOOD JOIST OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WITHOUT JOIST ARE CLOSER THAN 18" OR WOOD JOIST GIRDERS CLOSER THAN 12" TO THE EXPOSED GROUND OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION, THE FLOOR ASSEMBLEY (INCLUDING POST, JOIST AND SUBFLOORS) SHALL BE PRESSURE TREATED. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. ALL PRESSURE TREATED WOOD, (I.E. FLOOR JOISTS, RAFTER TAILS, ECT.) SHALL BE PROTECTED FROM TOUCHING TRUSS PLATES, TRUSS HANGERS, ECT. WITH EITHER 2" PLY, FELT OR APPROVED EQUAL.

FLOOR JOISTS BRIDGING AND BLOCKING:
PROVIDE 2x_ BLOCKING AT BOTH ENDS OF ALL FLOOR JOIST. (BLOCKING SIZE TO MATCH JOIST DEPTH.)
PROVIDE BRIDGING FOR FLOOR JOIST WITH A DEPTH GREATER THAN 9.25" AND WHERE THE SPAN IS GREATER THAN 8'-0" BRIDGING SHALL BE INSTALLED AT 8'-0" O.C. MAX. JOISTS SHALL BE LATERALL SUPPORTED AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOISTS ARE NAILED TO A HEADER, LEDGER, OR RIM BOARD OR TO AN ADJOINING STUD. BLOCKING SHALL NOT BE LESS THAN A NOMINAL OF 2-INCHES IN THICKNESS.

FLOOR JOISTS NOTCHING AND BORING:
NOTCHES/HOLES IN FLOOR JOIST SHALL NOT BE LOCATED IN THE MIDDLE ONE THIRD OF THE JOIST SPAN. NOTCHES IN THE OUTER THIRDS OF THE SPAN SHALL NOT EXCEED 1" DEEP x 2" WIDE. HOLES SHALL NOT EXCEED 1-3/4" IN DIA. AND SHALL NOT BE PLACED WITHIN 2" OF ANY NOTCHES OR TOP AND BOTTOM OF THE JOIST.
THIS SYSTEM USES A THREADED ROD CONTINUOUS FROM THE FOUNDATION THROUGH THE DOUBLE TOP

STEEL:
ALL ANGLES, PLATES, AND MISC. STEEL SHOWN ON THESE DRAWINGS SHALL BE ASTM A36 MATERIAL.
ALL STRUCTURAL STEEL SHALL BE ASTM A992-GR50
STRUCTURAL STEEL TUBING SHALL BE ASTM A500 (GRADE B)
ALL FILLET WELDS SHALL CONFORM TO SECTION J2.2B OF AISC SPECIFICATIONS, EVEN WHEN SHOWN OTHERWISE ON ARCHITECTURAL OR STRUCTURAL DRAWINGS.
ALL WELDS ALONG THE LENGTH OF MEMBERS INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS, BUT NOT SIZED SHALL BE A MINIMUM OF ⅜" FILLET, 2" EACH END AND 2" AT 12" o.c. BOTH SIDES.
ALL WELDS MADE TO PRIMARY MEMBERS SHALL BE MADE WITH E70XX ELECTRODES.

SUBFLOORS:
WHERE SUBFLOORING IS INDICATED IN THESE PLANS, USE ¾" T&G PLYWOOD GLUED WITH A CONSTRUCTION ADHESIVE AND FASTENED PER FBC.

ANCHOR BOLTS:
TYPICAL ANCHOR BOLTS ARE REQUIRED AT THE FOLLOWING LOCATIONS:
* SPACED @ 32" O.C. AT EXTERIOR WALL SILL PLATES.
* AT THE EXTERIOR WALL SILL PLATES WHERE THE THREADED ROD IS MORE THAN 6" FROM THE END OF THE PLATE.
* ANCHOR BOLTS ARE NOT REQUIRED AT INTERIOR BEARING WALL SILL PLATES.
* ANCHOR BOLTS SHALL BE USED UNDERNEATH FIRST FLOOR OR WINDOWS ON EACH SIDE BELOW EACH OPENING. ANCHOR BOLTS SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F 1554 GRADE 36. WASHERS: SHALL BE IN ACCORDANCE WITH ASTM F 436 GRADE 36. NUTS: SHALL BE IN ACCORDANCE WITH ASTM A 563 GRADE A HEX.

ANCHORING ADHESIVE: SHALL BE ONE OF THE FOLLOWING PRODUCTS (DUAL CARTRIDGE INSTALLATION ONLY):
* SIMPSON STRONG-TIE CO., PRODUCT: EPOXY-TIE OR ACRYLIC-TIE

METAL CONNECTORS:
ALL METAL CONNECTORS SHALL BE SIMPSON STRONG-TIE CONNECTORS UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD
(E.O.R.) METAL CONNECTORS: ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR TREATED WOOD (I.E. ACQ TREATED) SHALL BE GALVANIZED OR STAINLESS STEEL. ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR TREATED WOOD (I.E. BORATE) SHALL BE Z-MAX COATED. NAILS: ALL NAILS EXPOSED TO EXTERIOR SHALL BE GALVANIZED OR STAINLESS STEEL. ALL NAILS EXPOSED TO FIRE-TREATED LUMBER SHALL BE STAINLESS STEEL.

HEADERS/JACK STUDS:
REFER TO THESE PLANS FOR HEADER AND JACK STUD REQUIREMENTS.

ROOF SHEATHING AND DIAPHRAM ATTACHMENT:
USE 5/8", 3/4" APA RATED SHEATHING FASTENED W/ 8d RINGSHANK NAILS @ 6" O.C. EDGES, 6" O.C. INTERMEDIATE.

EXTERIOR WALL & INTERIOR SHEARWALL SHEATHING:
PROVIDE APA RATED SHEATHING WHERE STUCCO, BRICK OR STONE VENEER, OR HARDIPLANK LAP SIDING ARE INDICATED ON PLANS.
PROVIDE APA RATED SHEATHING AT INTERIOR SHEARWALLS.
FASTEN ⅞" MIN. THICK SHEATHING W/ 8D COMMON NAILS SPACED 6" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS, APPLIED HORIZONTALLY. REDUCE NAIL SPACING TO 3" O.C. AROUND ALL OPENINGS. USE 3" EDGE NAILING IN THE LOWER TOP PLATE ON ALL EXTERIOR WALLS.
SW-3 INDICATES 3" O.C. NAILING IS ALSO REQUIRED AT THE BOTTOM AND SIDE EDGES OF THE SHEATHING.

POST AND BEAM FRAMING:
ATTACH HEADERS TO POSTS W/ (2) SIMPSON CS16 OR MSTA24 FLAT STRAPS W/ (7) 10Dx1.5" NAILS TO HEADER AND (7) 10Dx1.5" NAILS TO POST.
NOTCH HEADERS UNDER TOP PLATES AND BEAR-ON-JACK STUDS OR USE SIMPSON HUC410 HANGER W/ (8) 16D TO WALL (8) 16D TO HEADER.
ANCHOR POSTS TO FOUNDATION W/ SIMPSON ABU POST BASE W/ (1) ⅝" THREADED ROD SET 7" INTO FOOTING AND (12) 16D NAILS TO POST OR USE (1) SIMPSON HTT16 W/ (1) ⅝" THREADED ROD SET 7" INTO FOOTING (18) 16D NAILS TO POST.

ROOF AND CEILING FRAMING:
ROOF ASSEMBLIES SHALL BE IN ACCORDANCE WITH FBC.
AN 8" TO 11" SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C 1019.
AN CONVENTIONAL FRAMING SHALL BE SYP #2. REFER TO TRUSS SHOP DRAWINGS FOR TRUSS DETAILS. PROVIDE 1X4 PULIN BRACING ABOVE THE BOTTOM CHORD OF ROOF TURSSES AT THE SPACING INDICATED IN THE SHOP DRAWINGS. FASTEN W/ (2) 6D NAILS AT EACH TRUSS. PROVIDE SOLID BLOCKING AT ROOF SHEATHING JOINTS IN THE FIRST TWO RAFTERS OR TRUSS SPACES FROM THE GABLE ENDS.

GABLE ENDWALLS:
PROVIDE PLATFORM FRAMING IN ATTIC OR BALLOON FRAME WALL STUDS AT ALL GABLE ENDS, SEE PLANS.

GROUT:
THE GROUT SHALL BE IN ACCORDANCE WITH ASTM C 476 AND SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 3/8" PLACED AT

LAMINATED WOOD FRAMING:
FABRICATION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APA AND THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION:
MINIMUM ALLOWABLE STRESSES SHALL HAVE THE FOLLOWING PROPERTIES AND SHALL BE A DRY USE CONDITION:
GRADE: 2.0 E
FLEXURAL STRESS: 2800 PSI

MASONRY CONSTRUCTION:
CONCRETE MASONRY UNITS: SHALL BE HOLLOW UNIT MASONRY IN ACCORDANCE WITH ASTM C 90 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI WHEN USING TYPE M OR S MORTAR (ASTM C 270)
IN ACCORDANCE WITH ACI 530, THE 1900 PSI BLOCK IN COMBINATION WITH TYPE M OR S MORTAR PROVIDES A DESIGN COMPRESSIVE STRENTH (f'm) OF 1500 PSI.

SEE SECTION ABOVE FOR GROUT SPECIFICATIONS

DEFINITIONS:
GROUT POUR HEIGHT – THE TOTAL HEIGHT OF MASONRY TO BE GROUTED PRIOR TO ERECTION OF ADDITIONAL MASONRY.
GROUT POUR – CONSISTS OF ONE OR MORE GROUT LIFTS.
GROUT LIFT – THE LAYER OF GROUT PLACED IN A SINGLE CONTINUOUS OPERATION AND IS LIMITED TO 5 FEET (1524 MM).
RODDING – THE ACT OF COMPACTING FRESHLY POURED CONCRETE OR GROUT IN ITS FORM BY FREEING THE MASS OF AIR POCKETS WITH REPEATED STABS OF A ROD.
PUDDLING – THE PROCESS OF INDUCING COMPACTION OF GROUT BY USE OF A TAMPING ROD.
PUDDLE – THE ACT OF WORKING CONCRETE TO ELIMINATE HONEYCOMB, AND TO PRODUCE A DENSER MASS.
PUDDLE STICK – A STICK OR ROD USED TO CONSOLIDATE GROUT BY HAND.

MASONRY CONSTRUCTION AND INSPECTION GUIDELINES:
1. LAY UP MASONRY IN RUNNING BOND FOR SIZES AND REINFORCING PER PLANS AND ELEVATIONS.
2. FACE SHELLS OF BED JOINT SHALL BE MORTARED.
3. WEBS SHALL BE MORTARED AT CELLS TO BE GROUTED.
4. VERTICAL CELLS ARE TO BE ALIGNED WHERE THEY ARE TO BE GROUT FILLED UNLESS BOND IS SHIFTED DUE TO SITE CONDITIONS.
5. INSTALL HORIZONTAL JOINT REINFORCING AT 16 INCHES (407 MM) ON CENTER STARTING FIRST BLOCK ABOVE FOUNDATION.
6. MAINTAIN MINIMUM OF 1/2 INCH (12.7 MM) COVER ON JOINT REINFORCING TO EXTERIOR AND REINFORCING SHALL BE EMBEDDED IN MORTAR.
7. GROUT SPACES BOTH VERTICAL AND HORIZONTAL ARE TO BE SUBSTANTIALLY FREE OF DROPPINGS, DEBRIS, LOOSE AGGREGATE AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT.
8. INSTALL REINFORCING IN GROUT CELLS PRIOR TO GROUTING.
9. GROUT SPACES ARE TO BE INSPECTED PRIOR TO PLACING GROUT.
10. FILL CELLS AS NOTED ON THE PLANS, ELEVATIONS AND DETAILS.
11. PLACE GROUT IN LIFT TO 60 INCHES IN HEIGHT (CLEAN OUT HOLES ARE NOT REQUIRED).
12. A REINFORCING BAR MAY BE USED TO ROD GROUT IN CELL, TO ENSURE THERE ARE NO VOIDS IN GROUT.
13. PLACE REINFORCING APPROXIMATELY 1 INCH (25 MM) TO THE SIDE OF DOWEL IN CELL (ACI 530-1.12.3.3)
14. GROUT SHOULD SET IN APPROXIMATELY 90 MINUTES DEPENDING ON GROUT SLUMP AND WEATHER CONDITIONS.
15. DO NOT BEND OR MOVE REINFORCEMENT AFTER GROUT HAS SET.
16. FILL ALL CELLS SOLID BELOW FINISH FLOOR ELEVATION.
17. PROVIDE LEVEL "B" QUALITY ASSURANCE, AS PER ACI 530-05 TABLE 1.15.2.

TOLERANCES
CENTER REINFORCING:
CENTERLINE LOCATION SHOULD BE WITHIN 1/2 INCH (13MM) OF CENTER OF MASONRY.
HORIZONTAL LOCATION SHALL BE WITHIN 2 INCHES (51 MM) OF THE CENTER OF THE CELL.
REINFORCING SHALL MAINTAIN POSITION WITHOUT BEING TIED.
DO NOT MOVE REINFORCING AFTER INITIAL SET OF GROUT.

REINFORCING AT EACH FACE:
MAINTAIN AT LEAST 1/4 INCH (6 MM) CLEAR OF MASONRY FOR FINE GROUT AND 1/2 INCH (13 MM) FOR COARSE GROUT.
REINFORCING SHALL BE PLACED 1 INCH CLEAR TO THE SIDE OF THE DOWELS.

BOND BEAMS:
HORIZONTAL REINFORCING SHALL BE 1/4 INCH (6 MM) CLEAR OF MASONRY FOR FINE GROUT AND 1/2 INCH (13 MM)FOR COARSE GROUT.
KNOCK OUT WEB BLOCKS SHALL BE USED FOR BLOCK AT THE TOP AND/OR THE BOTTOM OF THE BOND BEAMS, DEPENDING ON THE LOCATION.
WIRE MESH OR SOME OTHER MEANS SHALL BE USED TO PREVENT GROUT FROM ESCAPING FROM THE BOTTOM OF THE BOND BEAMS INTO CELLS WITHOUT VERTICAL REINFORCING.

DEEP FOUNDATIONS:
SHOULD DEEP FOUNDATIONS BE USED WITHIN THIS DESIGN, A LICENSED MATERIAL TESTING AGENCY SHALL VERIFY THE MIN. REQUIRED PILE LOADS AS SPECIFICED ON THE PLANS. A LOAD TEST WILL BE REQUIRED TO VERIFY CONDITIONS.

GENERAL NOTES
1. CODES USED: 2020 FLORIDA BUILDING CODE, ACI, NDS, APA AND ASCE-7-16. ALL LATEST EDITIONS USED.
2. ALL DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION OVER THE WORK.
3. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. DETAILS FOUND WITHIN THESE DRAWINGS SHALL BE ASSUMED TO BE TYPICAL DETAILS FOR THIS JOB ONLY. DETAILS SHALL GOVERN CONSTRUCTION FOR THIS JOB UNLESS OTHERWISE NOTED ON THE PLANS.
5. DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS. IF DIMENSIONS CANNOT BE DETERMINED FROM THE ARCHITECTURAL PLANS, CONTACT THE ENGINEER OF RECORD.

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GARAGE RENOVATIONS

63 LEMON STREET,
ST. AUGUSTINE, FL

REVISIONS

DATE ISSUED: 2. 27. 2024

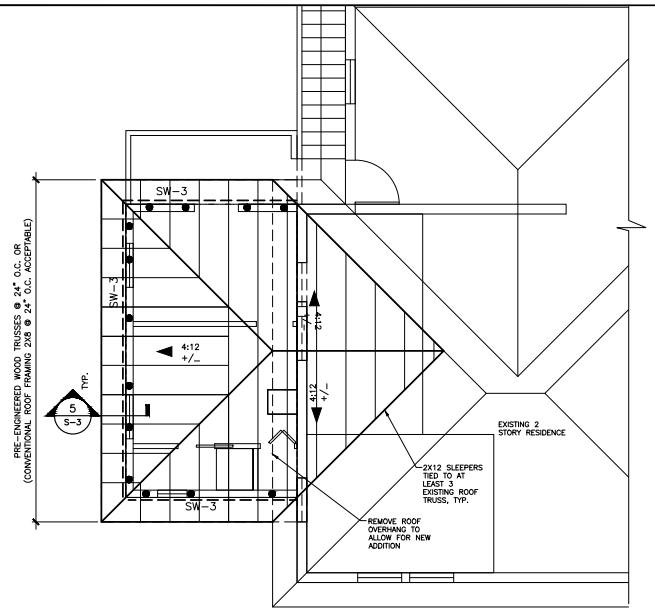
P24025

SHEET TITLE

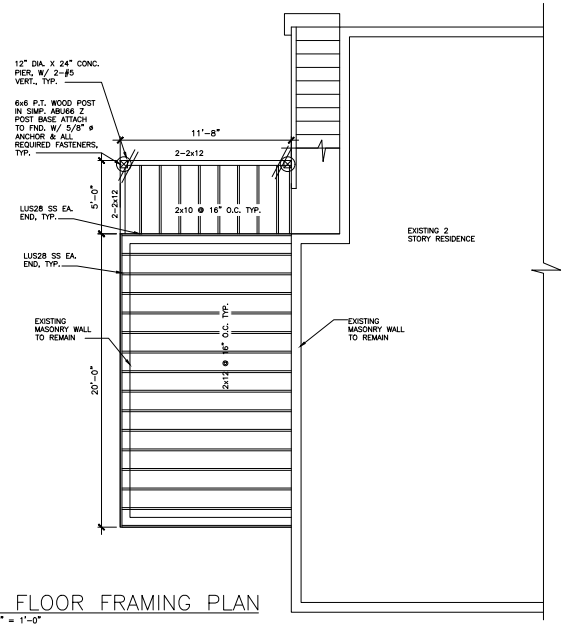
GENERAL NOTES

SHEET NUMBER

S-1



1 S-2 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 S-2 2ND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

CONVENTIONAL FRAMING NOTES:
1. ALL CONVENTIONAL FRAMING SHALL BE SYP. NO. 2 OR BETTER.
2. ALL RAFTERS SHALL BE 2X8" s @ 24" O.C. U.N.O.
3. FASTEN ALL RAFT. TO PLATES WITH SIMP. H8 CLIPS w/ (5) 10d X 1.5" NAILS EACH END FOR SPANS UP TO 10 FT.
4. FASTEN ALL RAFTERS AT RIDGES WITH 2X6 COLLAR TIES. FACE-NAIL COLLAR TIES TO RAFTERS WITH (5) .131 X 3" NAILS.
5. FASTEN ALL JACK RAFT. TO HIPS AND VALLEYS w/(5) .131 X 3" TOE-NAILS.
6. ALL RIDGES, HIPS AND VALLEYS SHALL BE ONE (1) NOM. SIZE LARGER THAN ADJOINING RAFTERS U.N.O.
7. FASTEN RAFTERS TO CEILING JOISTS WITH (5) .131 X 3" NAILS.
8. FASTEN RAFTERS AND CEILING JOISTS TO PLATES WITH (3) .131 X 3" TOE-NAILS.
9. FASTEN ALL HIP AND VALLEYS TO PLATES WITH (2) SIMP. MTS12 TWIST STRAPS w/(7) 10d X 1.5" NAILS EACH END OF EACH STRAP.
10. FASTEN NAILERS TO EA. RAFTER W/ (3) 16d NAILS OR W/ 1¼"ø WASHERS & #8X3" SCREWS.
11. BENEATH EACH HIP OR VALLEY TO PLATE CONN. USE MIN. (2) SYP.#2 STUDS BENEATH.
12. FROM POST TO PLATE/WALL, STRAP DOWN W/ (2) MSTA24 FLAT STRAPS.
13. ALL INTERIOR WALLS WITH POST FROM ABOVE TO BE STRAPED TO FDN. W/ CONVENTIONAL STRAPPING. SEE GENERAL NOTES.

SYMBOL KEY

- ● ¾" DIA. THREADED ROD LOCATION W/ 3X3X¼" WASHER @ 48" O.C. & ON EA. SIDE OF EA. OPENING & AT ENDS OF EA. WALL & WHERE SHOWN
- // FASTEN (2) SIMPSON MSTA36 FLAT STRAPS
- △ SIMPSON HTS TWIST STRAP FROM BM. TO WALL/HDR. BELOW
- SW-3 SHEARWALL W/ 3" NAILING PATT. (SEE GENERAL NOTES)

TRUSS UPLIFT SCHEDULE:

USE (2) SIMPSON H8'S EA. END OF EACH TRUSS TYP.

FRAMING NOTES:

ALL EXTERIOR WALLS ARE 2X6 U.N.O., SEE ARCH. PLAN AND GENERAL NOTES.

ROOF TRUSS HURRICANE CLIP SCHEDULE FOR FRAMING

HURRICANE STRAPS ARE REQUIRED TO ATTACH EACH ROOF TRUSS TO THE WALL. LOCATE TYPICALLY AT EACH BEARING POINT OF EACH TRUSS TO HANDLE UPLIFT. CHOOSE CLIP FROM TABLE BELOW BASED ON THE UPLIFT REQUIREMENTS FROM THE MANUFACTURER. UNLESS NOTED OTHERWISE ON PLANS.

MARK	
1/H2.5	INDICATES 1-SIMPSON H2.5 HURRICANE TIE NAILED WITH 8-8D COMMON NAILS
2/H2.5	INDICATES 2-SIMPSON H2.5 HURRICANE TIE NAILED WITH 8-8D COMMON NAILS
1/MTS18	INDICATES 2-SIMPSON MTS18 TWIST STRAP NAILED WITH 14-10D X 1 1/2" NAILS
MFG	INDICATES TRUSS CONNECTION DESIGNED BY MANUFACTURER
2/MTS18	INDICATES 2-SIMPSON MTS18 TWIST STRAPS. EACH NAILED WITH 14-10D X 1 1/2" NAILS
2/HTS20	INDICATES 2-SIMPSON HTS20 HURRICANE TIES EACH NAILED WITH 24-10D X 1 1/2" NAILS
1/H10	INDICATES 1-SIMPSON H10 HURRICANE TIE EACH NAILED WITH 16-8D X 1 1/2" NAILS
2/H10	INDICATES 2-SIMPSON H10 HURRICANE TIE EACH NAILED WITH 16-8D X 1 1/2" NAILS

UPLIFT FROM TRUSS MANUFACTURER	REQUIRED HURRICANE CLIP ON WOOD-FRAMED WALL
0 TO 445 LBS	1/H2.5 (OPTION: 1/MTS18)
456 TO 910 LBS	2/H2.5 (OPTION: 1/MTS18)
911 TO 1000 LBS	1/MTS18
1001 TO 1455 LBS	1/MTS18 PLUS 1/H5
1456 TO 2000 LBS	2/MTS18
2001 TO 2900 LBS	2/MTS20

FOUNDATION NOTES:
1. REFER TO FLOOR PLAN FOR WALL LOCATIONS & DIMS.
2. FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH FBC CHAPTER 18
3. A SOILS INVESTIGATION REPORT IS RECOMMENDED TO VERIFY SUITABLE SUBSURFACE CONDITIONS
4. ASSUMED ALLOWABLE SOIL BEARING CAPACITY = 2,500 PSF
5. SOIL COMPACTION AND FILL SHALL BE IN ACCORDANCE WITH FBC 1804.2 AND SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557
6. MONOLITHIC FOOTING MAY BE SUBSTITUTED FOR STEMWALL FOOTING DETAIL SEE TYPICAL FOR DETAILS.

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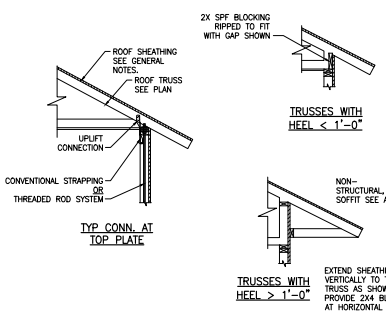
SHEET TITLE

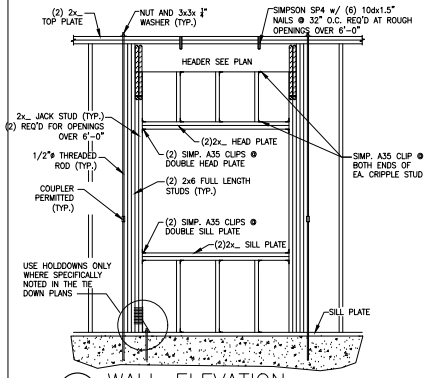
ROOF FRAMING PLAN AND 2ND FLOOR FRAMIONG PLAN

SHEET NUMBER

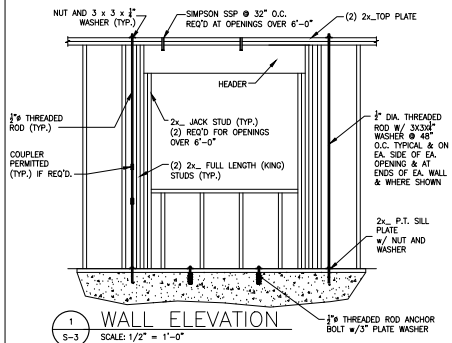
S-2



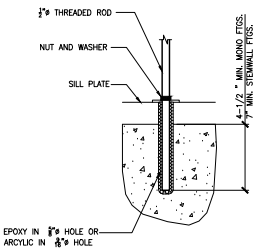
6 S-3 TURSS CONNECTION FRAMING
SCALE: 1/2" = 1'-0"



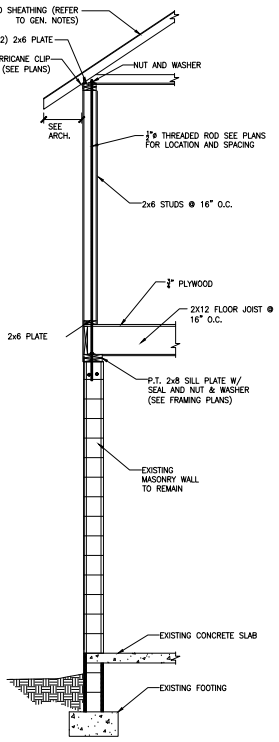
4 S-3 WALL ELEVATION
SCALE: 1/2" = 1'-0"
HIGH HEADER



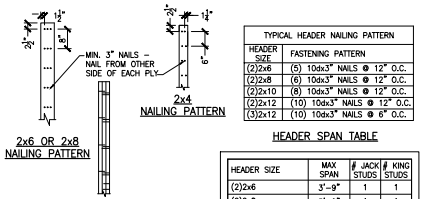
1 S-3 WALL ELEVATION
SCALE: 1/2" = 1'-0"



7 S-3 THREAD ROD EMBEDMENT DETAIL
SCALE: 1/2"=1'-0"



5 S-3 SECTION
SCALE: 1/2" = 1'-0"

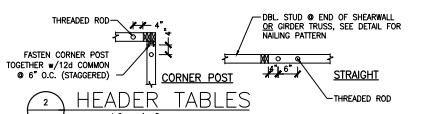


TYPICAL HEADER NAILING PATTERN

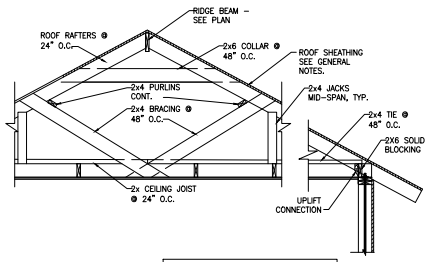
HEADER SIZE	FASTENING PATTERN
(2)2x6	(5) 10dx3" NAILS @ 12" O.C.
(2)2x8	(6) 10dx3" NAILS @ 12" O.C.
(2)2x10	(8) 10dx3" NAILS @ 12" O.C.
(2)2x12	(10) 10dx3" NAILS @ 12" O.C.
(3)2x12	(10) 10dx3" NAILS @ 6" O.C.

HEADER SPAN TABLE

HEADER SIZE	MAX SPAN	# JACK STUDS	# KING STUDS
(2)2x6	3'-9"	1	1
(2)2x8	5'-0"	1	1
(2)2x10	6'-0"	2	1
(2)2x12	7'-0"	2	2
(3)2x12	8'-9"	3	2

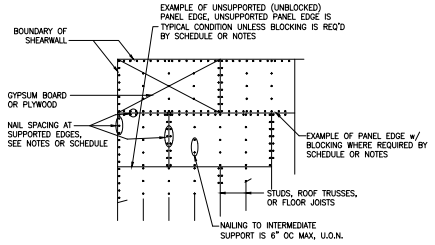


2 S-3 HEADER TABLES
SCALE: 1/2" = 1'-0"



NOTE:
EITHER OPTION (PRE-ENGINEERED TRUSSES OR CONVENTIONAL FRAMING) MAY BE USED FOR THE ROOF FRAMING

8 S-3 CONVENTIONAL ROOF FRAMING
SCALE: 1/2" = 1'-0"
(ALTERNATE)



NAILING PATTERN FOR SHEATHING ON ROOF, FLOOR, AND SHEARWALLS

3 S-3 NAILING PATTERN DETAIL
SCALE: 1/2"=1'-0"

S&A
SURAGE & ASSOCIATES, LLC.
101 MARKETSIDE AVE, SUITE 404 #380
Ponte Vedra, Florida 32081
904-347-1811
www.surageandassociates.com

GARAGE RENOVATIONS

63 LEMON STREET, ST. AUGUSTINE, FL

REVISIONS

DATE ISSUED: 2. 27. 2024

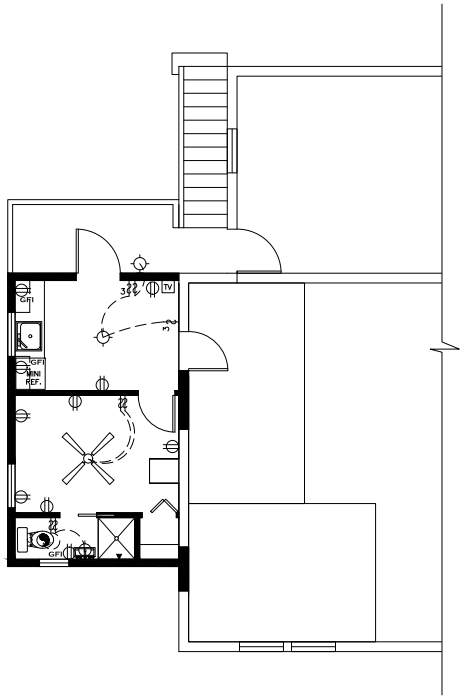
P24025

SHEET TITLE

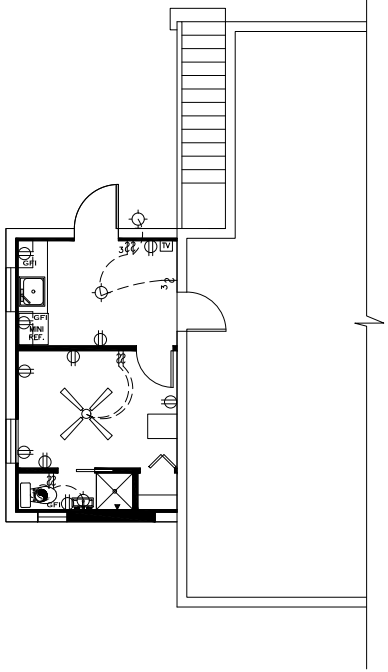
SECTION AND DETAILS

SHEET NUMBER

S-3



2 E-2 2ND FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"



1 E-2 1ST FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

ELECTRICAL KEY

- $ Wall Switch
- $3 Three-Way Switch
- $4 Four-Way Switch
- $DM Dimmer Switch
- 110V Duplex Outlet
- 110V Switched Outlet
- 220V Outlet
- Special Service Outlet / Junction Box
- WP Waterproof Outlet
- GFI Ground-Fault Circuit Interrupter Outlet
- Ceiling Mounted Incandescent Light
- Wall Mounted Incandescent Light
- Recessed Light
- J FAN/LT JB Reinforced Fan / Light Junction Box
- Flood Light / Motion Detection
- SD Smoke Detector
- Exhaust Fan
- T Thermostat
- J Junction Box
- Chimes
- Push Button
- Electrical Panel
- Telephone outlet
- LED Light Fixture
- Ceiling Fan

ELECTRICAL NOTES:

1. Provide and install certied SMOKE DETECTORS as required by National Fire Protection Association (NFPA) and meeting requirements of all governing codes.
2. Provide and install GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) as required by National Electric Code (NEC) and meeting the requirements of all governing codes.
3. Electrical Contractor to provide required Direct Hook-Ups / Cutoffs.
4. HVAC contractor to verify Thermostat locations.
5. All Electrical and Mechanical Equipment (I.E. Furnaces, A/C Units, Electrical Panels, Sanitary Sump Pits, Drain Tile Sump, and Water Hearters) are subject to relocation due to field conditions.
6. Pool lighting and power by pool contractor. coordinate with owner. typ.

ELECTRICAL DEVICES:	ABOVE FINISHED FLOOR:
SWITCHES OVER COUNTER	48" TO CL
WALL OUTLETS OVER COUNTER	48" TO CL
REMAINING SWITCHES	48" TO CL
WALL OUTLETS	18" TO CL
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO CL
WATER SOFTENER AND SUMP OUTLETS	48" TO CL
TELEPHONE OUTLETS	18" TO CL
TELEVISION OUTLETS	18" TO CL
EXERIOR GFI OUTLETS	18" TO CL
GARAGE GFI (ABOVE GARAGE FLOOR)	48" TO CL
BASEMENT WALL OUTLETS	48" TO CL
FRONT DOOR COACH LIGHT	72" TO CL
GARAGE DOOR COACH LIGHT, (ABOVE GARAGE FLOOR)	84" TO CL 64" TO BTM
DINING AND BREAKFAST FIXTURE	OF FIXTURE 96" TO BTM
FOYER AND STAIRWAY FIXTURE	OF FIXTURE
THERMOSTAT	54" TO CL
DOORBELL CHIMES	84" TO CL
DOORBELL BUTTON	LEVEL W/ DR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET	76" TO CL
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL

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GARAGE RENOVATIONS

63 LEMON STREET, ST. AUGUSTINE, FL

REVISIONS

DATE ISSUED: 2. 27. 2024

P24025

SHEET TITLE

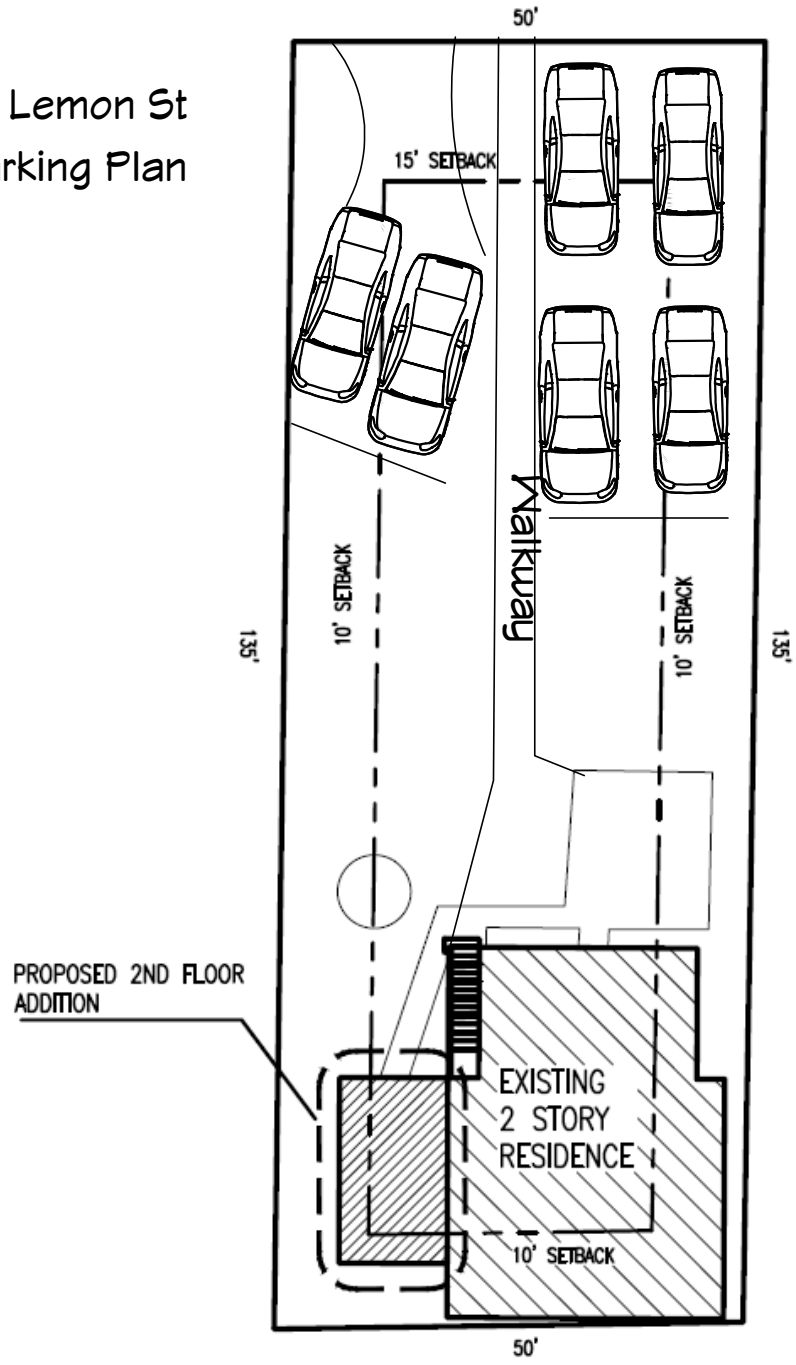
1ST & 2ND FLOOR ELECTRICAL PLAN

SHEET NUMBER

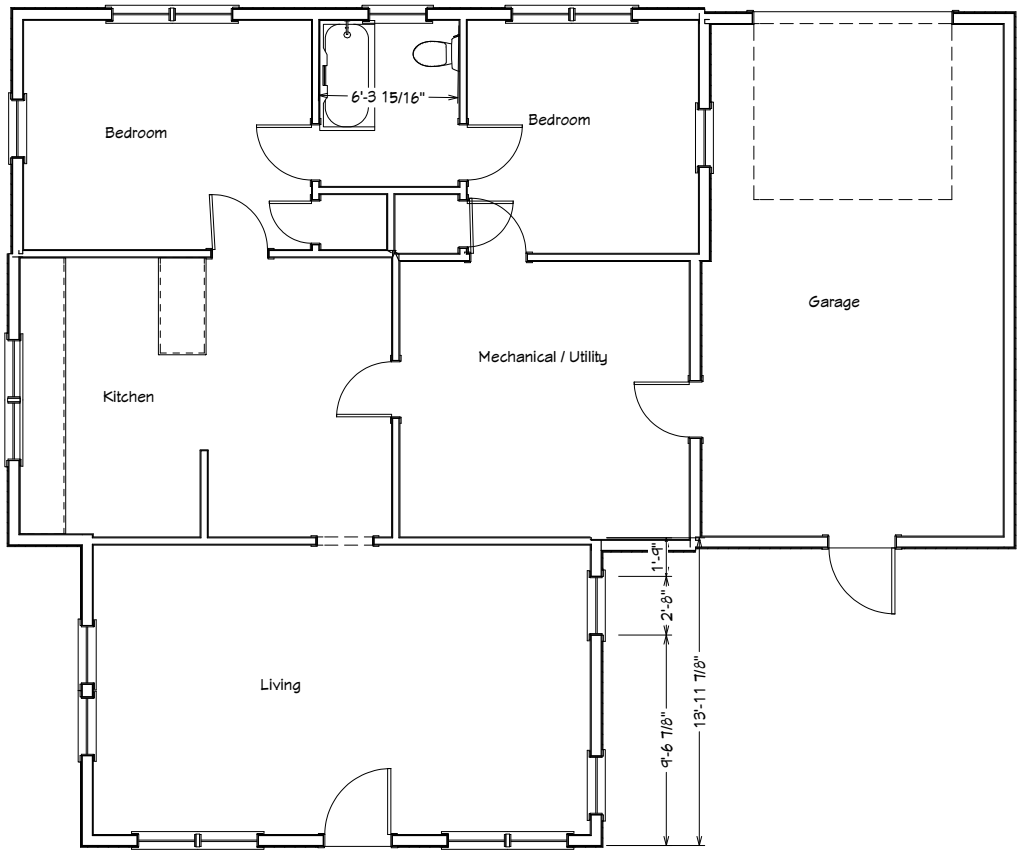
E-1

Attachment 8:
Parking Plan

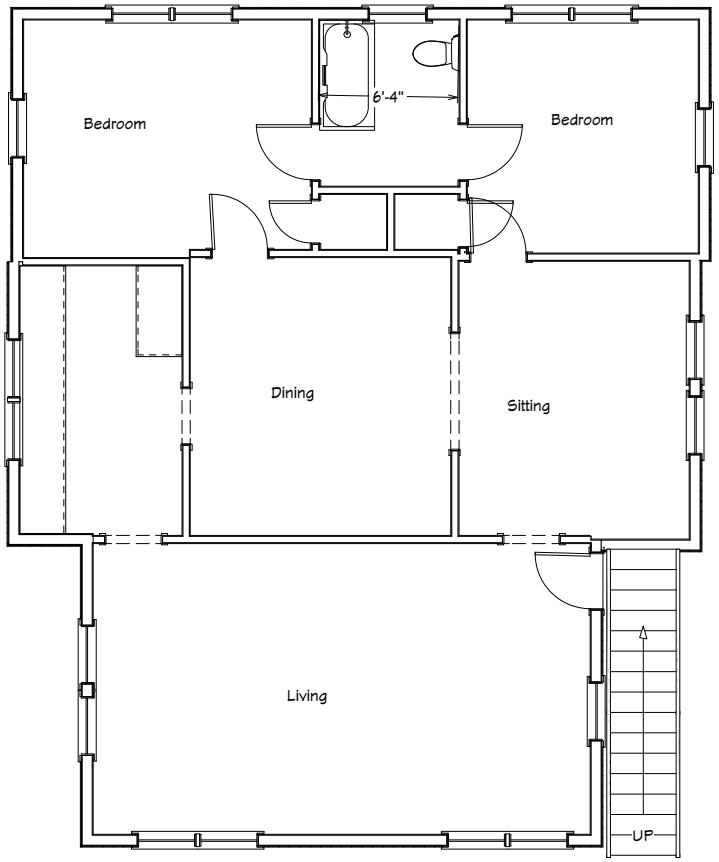
63 Lemon St
Parking Plan



Attachment 9:
Floor Plans



First Floor



Second Floor

1st Floor

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: 63 Lemon St As Built

PROJECT DESCRIPTION: 63 Lemon St St Augustine, Fl

DRAWINGS PROVIDED BY: MJ Wagner Construction Inc info@buildMJW.com

DATE:

SCALE:

SHEET: **A-1**

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
July 2, 2024	6.a.	PZB2024-0024
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	Avery Street Avery Street	Right-of-way 109390-0000

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Service, Inc.
Owner:	Lyndsay Watts c/o Watts Up Enterprises II LLC
Property Class: (St. Johns County Property Appraiser)	9600 – Marshes, Wetlands, Waste Lands
Future Land Use Designation:	Residential Medium Density
Zoning Designation:	Residential General-One: RG-1
Project Area Acreage:	0.34
Neighborhood:	Ravenswood
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to construct both a new single-family home and right-of-way extension within COZ 2 and removal of trees within COZ 3, including a significant Live Oak tree, at the eastern end of Avery Street.

Approval of this application would permit:

- The location and size of a new single-family home,
- The extension of Avery Street within the right-of-way,
- The removal of a 26" dbh significant Live Oak tree, and
- The removal of two (2) pine trees measuring 19" and 22" dbh.
    - Longleaf pine trees (pinus palustris) over 15" dbh are now designated by the city as significant trees (Ordinance No. 2024-17). This ordinance was signed on June 10th, 2024, and went into effect on June 20th, 2024. This application was submitted prior to this ordinance going into effect, which is why the request does not require Planning and Zoning Board review for the removal of the two (2) pine trees. While the pine trees included in this proposal do not require PZB approval, the criteria for their removal, found in Sec. 25-56., still applies.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	**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,	This proposal may or may not be consistent with this policy; details of construction type of the proposed single-family home will be needed to make a determination.

	• Parking requirements shall be specified in terms of the number of parking spaces outlined in the land development code (LDC).	
	Policy 1.2.2 The City's determination of the degree of natural resource protection required shall be part of the development application and review process based on the programs outlined in the Comprehensive Plan and adopted in the land development code (LDC) and may result in conditions on development approvals.	
	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.	This proposal is **consistent** with the City's policy to encourage development in undeveloped pockets and enclaves within developed areas.
	Policy 2.1.4 The City shall continue to require developers to provide for the extension of sanitary sewer, potable water and storm drainage systems to serve their development.	This proposal is **consistent** with the City's requirement by extending utilities within the Avery Street right-of-way.
Historic Preservation		
Conservation and Coastal Management	**Policy 1.3.1** The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.	This proposal may or may not be consistent with this policy; details of construction type of the proposed single-family home will be needed to make a determination.

	Policy 1.7.6 The City shall encourage new developments to protect existing native vegetation in common areas and buffer zones and shall encourage additional planting of native plant species to enhance sparse vegetation in common areas and buffer zones.	This proposed appears to be **consistent** with the City's policy to protect existing native vegetation related to the new development.
	Policy 1.8.3 All wetlands on any proposed development site must be identified as part of the City's application process prior to the issuance of development orders which permit site alteration.	This request is **consistent** with the City's policy to identify all wetlands on proposed development sites. Official confirmation of the documented wetland line from the SJWMD may still be necessary.
	Policy 2.4.2 The City shall protect native vegetation and wildlife habitat by adopting land development regulations which establish measures for the protection of native vegetation (trees, shrubs and grasses) and wildlife habitat. The City shall pursue retaining 50% of the native vegetation on development sites. As implemented in the land development code.	This proposal is **consistent** with the City's policy to pursue retention of 50% of the native vegetation on development sites.
	Objective 2.10 The City shall protect property, residents, and visitors within the Coastal High Hazard Area. Protection shall be provided through appropriate designations on the Future Land Use Map to ensure that population is directed away from the coastal high hazard area, limitations on construction of infrastructure in the Coastal High Hazard Area, and coordination with hazard mitigation and post-disaster plans.	This proposal may be **inconsistent** with this City objective as the proposed development takes place within the CHHA.

	Objective 2.16 The City will implement adaptation strategies and engineering solutions for areas vulnerable to coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, salt water intrusion and other impacts related to climate change or exacerbated by sea level rise, with the intent to increase the City's comprehensive adaptability and resiliency capacities.	This proposal may or may not be consistent with this policy; details of construction type of the proposed single-family home will be needed to make a determination.
	Policy 2.16.6 The City shall promote the installation of low impact development (LID) or green infrastructure (GI) on public property and encourage its installation on private property. Potential types of LID/GI include but are not limited to: a. Bioretention cells and rain gardens; b. Permeable pavements; c. Cisterns and detention basins; d. Bioswales; and e. Green roofs	This proposal is **inconsistent** with this City policy as no LID or GI is proposed at this time.
	Policy 2.16.11 The City shall utilize tools, site development techniques and strategies for development or redevelopment within any Adaptation Action Area, including but not limited to the following in order to mitigate flooding and effects of sea level rise and storm surge to protect property: 1. Green street techniques to divert, capture or absorb water in a way to reduce flood impacts on private property, including, but not limited to street trees, landscaped areas and vegetative curb extensions, bioswales, vernacular streetscapes, and roadway redesign; 2. Hybrid stormwater master plan to integrate a combination of green and gray infrastructure, including but not limited to bioretention, increasing pipe capacity, stormwater parks, rain	This proposal has the potential to be **more consistent** with this City policy.

	garden/bioswales, pumps, and water flow diversion strategies; 3. Underground utilities in vulnerable and feasible areas; 4. Assess parking standards and redesign parking lots with greater water capture techniques; 5. Comprehensive planning; 6. Land development regulations; 7. Increases of setback lines; 8. Natural shoreline restoration; 9. Permeable pavement; 10. Dry and wet flood proofing of structures; and 11. Green/open space	
Recreation and Open Space		
Transportation and Mobility		
Housing	**Objective 1.1** The city shall assist the private sector in providing adequate housing to meet current and future needs.	This request is **consistent** with this specific objective by proposing new housing construction to meet the City's housing needs.
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances (Staff Analysis in BOLD text)

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

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

(b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced. The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay

Zone 2 when the above conditions are met and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.

The proposed extension of Avery Street within the right-of-way is viewed by staff as a significant alteration of surface water hydrology. The proposed single-family home is located closer to the most restrictive jurisdictional wetland line than the existing adjacent development and the subject property does not have a seawall, bulkhead or rip rap shoreline. This development request requires the Planning and Zoning Board review.

(c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.

This application also includes the request to remove one (1) significant tree.

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

Preservation and removal of trees on a site to be developed may result in the need for tree mitigation. Mitigation requirement is determined by the following calculation:

Tree saved credit—Trees removed deficit = Excess Tree Credits/Deficits

A negative number resulting from this equation is the number of deficit points the applicant must mitigate. A positive number resulting from this equation, which is the case for this proposed development, requires no mitigation by the applicant.

Sec. 11-29. – Standards for review.

(b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect and

The Board is tasked with deciding whether this proposal has or does not have a significant impact on adjacent natural systems.

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.

This request appears to protect the functional integrity of COZ 1 by employing the twenty-five (25) foot wide buffer, but it is unclear how COZ 3 is protected 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 proposed single-family home is the only construction taking place within COZ 2 and its footprint appears to be less than the 25% limit.

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 strand 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.

No proposed development with the twenty-five (25) foot upland buffer is associated with this request.

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

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

Staff Analysis of applicable criteria from Sec. 11-29(c).

(1) Site specific conditions.
The private property and right-of-way (ROW) are currently undeveloped and are located within the Ravenswood Neighborhood. This project area is also within both the AE and X-Shaded flood zones. The AE portions have a Base Flood Elevation (BFE) of 7.00 and 6.00 feet. The project area contains a number of trees, and it also appears there has been no recent development at this location.

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
The project area has an unimproved shoreline and is located in the vicinity of the San Sebastian River. The proposed single-family home is within COZ 2 and the Avery Street extension and driveway for the home are within COZ 3.

(3) Natural and proposed drainage patterns.
The increase of approximately 1,845 square feet of impervious surface within the Avery Street ROW and approximately 2,295 square feet of impervious surface proposed for the single-family home and driveway will alter existing drainage patterns. The unimproved section of the Avery Street right-of-way appears to currently drain towards the marsh adjacent to the San Sebastian River. The proposed roadway extension shows drainage now going towards the swales included with the construction. Information regarding where the swales drain is unclear.

(4) Effect of point and nonpoint discharge in the marine environment.
With no proposed provision of stormwater retention, the stormwater to be displaced by the new roadway extension may affect the adjacent estuarine environment.

(5) Proposed soil stabilization and erosion control methods.
The City's permitting process will ensure compliance with the requirements of erosion control measures.

(6) Impact on floodplain.
Flood plain impacts are difficult to quantify as the application does not include information regarding the extent of fill, or the proposed drainage plan, for the proposed single-family home. The proposed roadway extension is contained within the X-Shaded flood zone and appear to have minimal fill associated with its construction.

(7) Impact of development on vegetative and animal communities.
The proposed development will require the removal of at least five (5) trees, including a significant 26" dbh Live Oak tree. The proposed site plan for the single-family home may also require modifications as tree protection zones do not appear to be met.

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
The potential appears to be similar to that of typical non-planned community single-family development.

(9) Effect of shade on vegetation and shellfish.
Not applicable to this request.

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
Not applicable to this request.

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

There are no impacts to the shoreline due to the proposed development being located at least twenty-five (25) feet away from the shoreline.

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

The proposed development of a single-family home will have minimal impact on vistas and scenic opportunities as it appears to be thirty (30) feet wide on a lot that measures fifty (50) feet wide. The extension of Avery Street within the ROW has the potential to actually increase scenic opportunities.

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

This proposal includes the removal of five (5) trees and retention of thirteen (13) trees on-site.

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

The area of the right away between Nesmith and Florida Avenue is thirty (30) feet wide and measures approximately 8,938 square feet in area. The existing 1,767 square foot driveway and proposed addition of 1,846 square feet of impervious surface amounts to approximately 40% of impervious surface.

Lot 132 is approximately 7,906 square feet in size, 29% of the lot is proposed to be impervious surface with the single-family home and driveway equaling approximately 2,295 square feet in size.

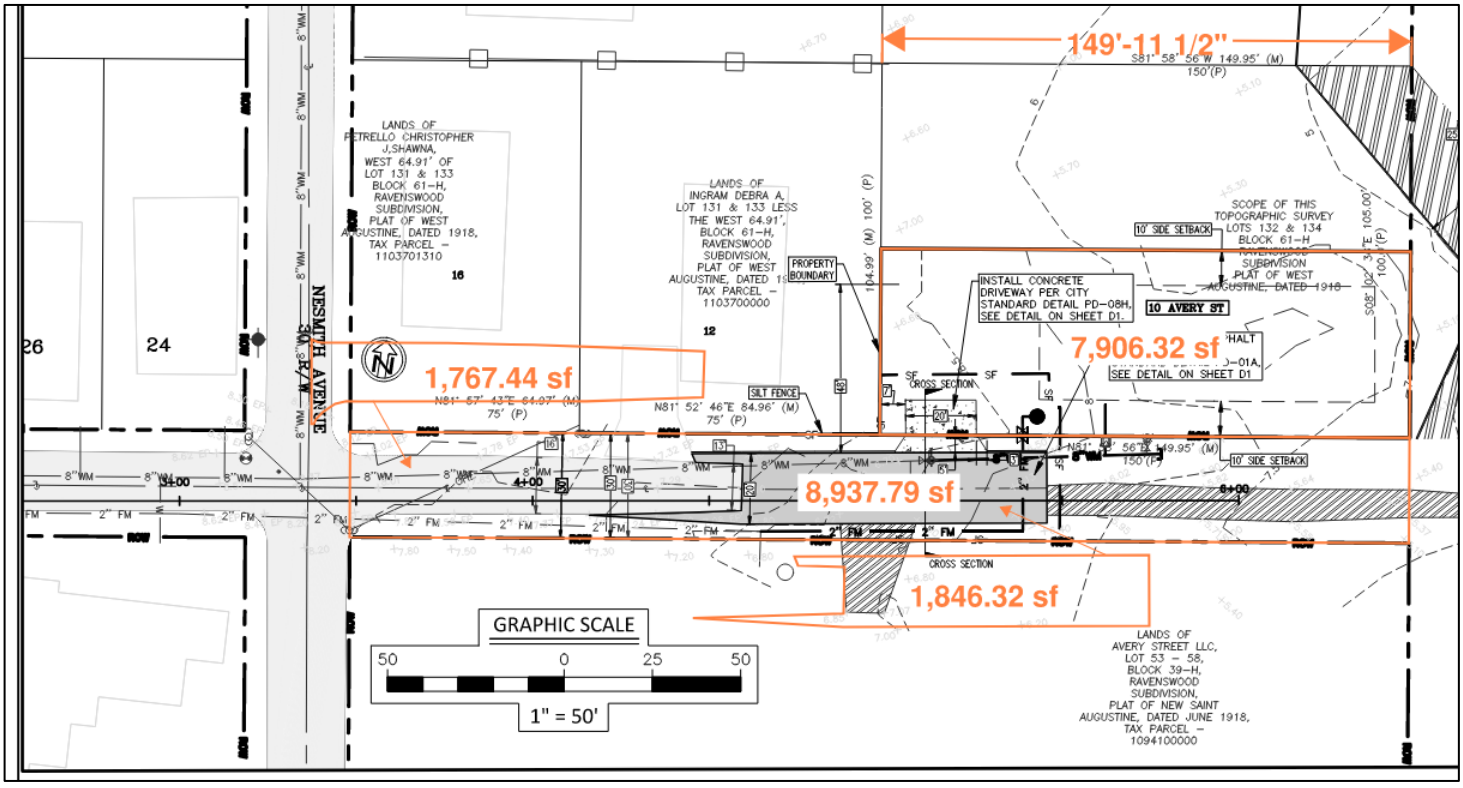


Figure 1. This screenshot from the submitted Site Plan documents area measurements of the proposed roadway extension.

(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.)

There is documentation included on the Grading Plan which states "Total proposed impervious area is 1,845 SF, which is under the 4,000SF threshold for stormwater retention. Under the SJRWMD Section 62-330.20(2)" and "This project is exempt from SJRWMD permit."

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

Not applicable to this request.

(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 to this request.

Ranking System for Conservation Overlay 2 Impacts

Applicant: PZB2024-0024 (Lot 132, Block 61-H, Ravenswood Subdivision and Avery Street ROW)

Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3*	4	3
Lot Impact %	0	5 -25%	25%-50%	50%-75%	75%-100%	
	0	1	2	3	4	1
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	0
Improved Shoreline %	None	5-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4	0
					Total	**4**

Adjacent Property 1: Lot 134, Block 61-H, Ravenswood Subdivision (North)

Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	0
Lot Impact %	0	5 -25%	25%-50%	50%-75%	75%-100%	
	0	1	2	3	4	0
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	0
Improved Shoreline %	None	5-25%	25-50 %	50-75%e	75-100	
	0	1	2	3	4	0
					Total	**0**

Adjacent Property 2: Lot 58, Block 39-D, Ravenswood Subdivision / PID 109410-0000 (South)

Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	0
Lot Impact %	0	5% -25%	25%-45%	50%-75%	75%-100%	
	0	1	2	3	4	0
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	0
Improved Shoreline %	None	5%-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4	0
					Total	**0**

*The number of trees on-site shown to be preserved leads to the assumption that slab on fill construction is not proposed for the single-family home.

The proposed single-family home scored a rank of 4, both adjacent properties scored a rank of 0. The scale of proposed improvements at the subject property ranks higher in scale than neighboring properties. Mitigation strategies, such as piling construction, could be employed to reduce floodplain and shoreline impacts.

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

(1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:

a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
The Tree Summary Table lists Tree #15, a 26" dbh Live Oak, and is located in what appears to be an entry way for the proposed single-family home.

b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
The necessity for removal of Tree #15 is unclear as little information regarding the construction of the proposed single-family home has been provided.

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.
Alternative site designs have not been provided showing an inability to accommodate existing trees.

d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
The tree removal plan should have little impact on neighborhood property values due to the amount of tree retention proposed.

e. Whether the tree has been designated a significant tree.
Live Oak trees over 18" dbh are defined as significant trees.

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.
Alternative site designs have not been provided showing an inability to accommodate existing trees.

(e) Issuance of permit. The planning and building division shall issue the removal permit for trees not identified as significant trees under section 11-27 unless, upon consideration of the criteria set forth above, it finds any of the following will result:

(1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.

(2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.

(3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.

(4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.
Tree #15 is a 26" dbh Live Oak and is defined as a significant tree.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 2 and 3 at the eastern end of Avery Street. This request is for the construction and extension of Avery Street at the eastern end of the existing road which would allow for the construction of a new single-family home at Avery Street / PID 109390-0000.

Attachments

1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report
9. Avery Street ROW photograph
10. Proposed Tree Removal/Retention Map
11. Formal Wetland Determination (FWD) No. 111019-4
12. Civil Engineering Utility Plan
13. Email from Applicant to City's Utility Department
14. Roadway Plan
15. Survey
16. Carter Environmental Services, LLC Visual Aids
17. Construction Plans
18. Applicant Email from June 18, 2024

Staff Report prepared by:

Jacob Fredriksson
Planning Manager
Planning and Building Department

Attachment 1:
Zoning Map



Zoning Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 2:
Future Land Use Map



Future Land Use Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

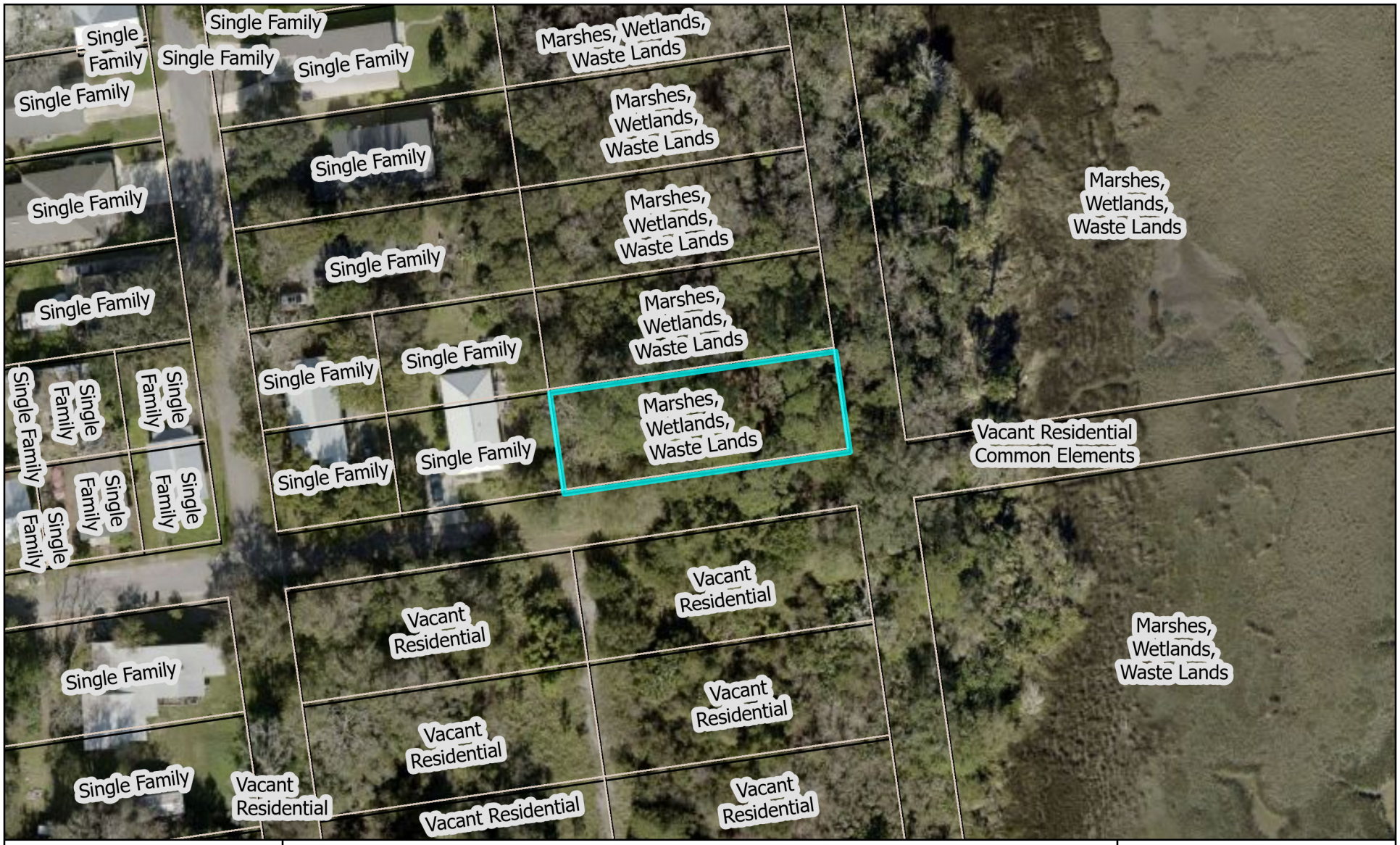
N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 3:

St. Johns County Property Appraiser Use Classification Map



St. Johns County Property Appraiser
Use Classification Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.01 0.01 Miles

Feet
0 60 120

Attachment 4:
Aerial Site Photograph



Attachment 5:
Flood Map





FEMA Flood Zone Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
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2024

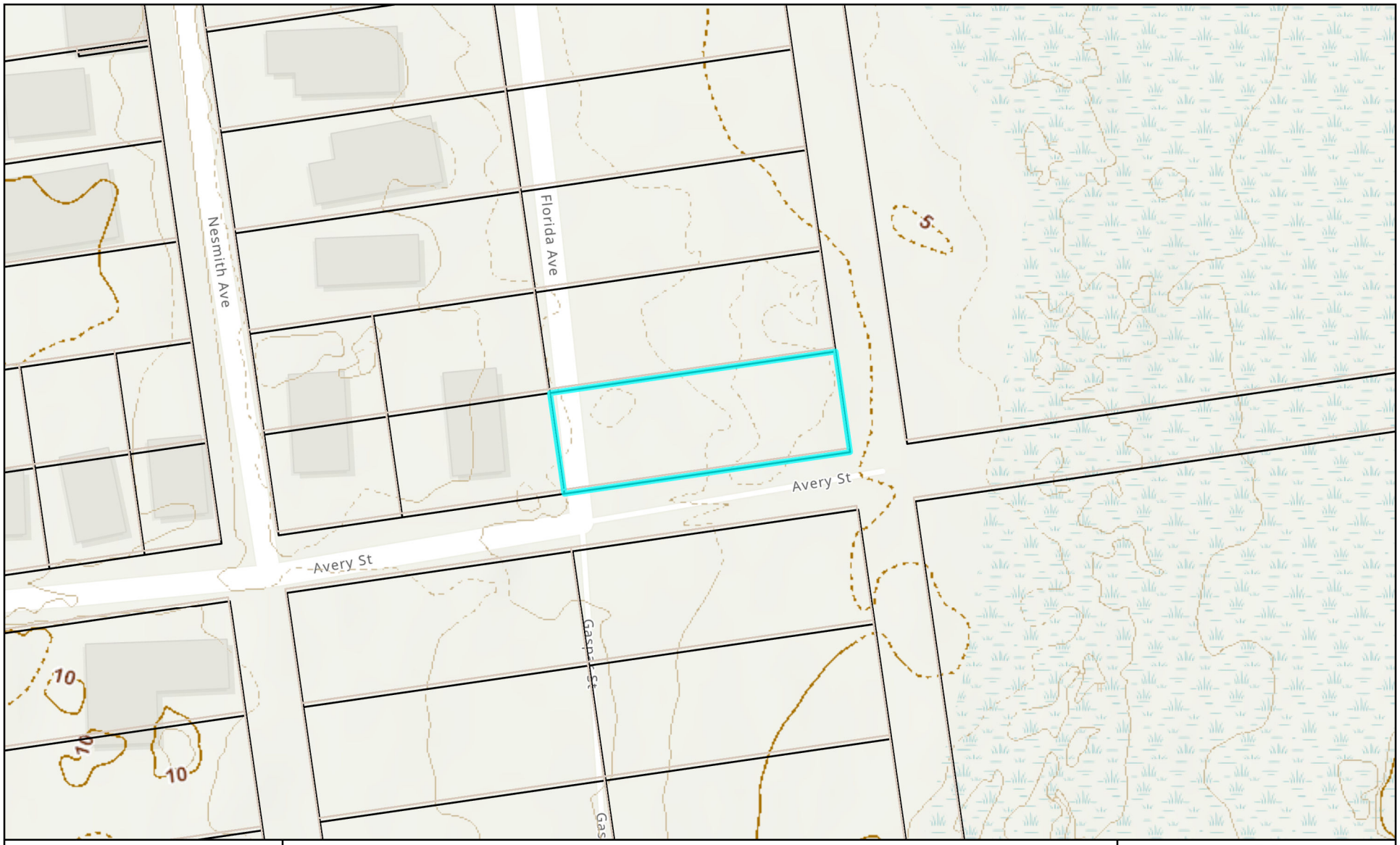
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 6:
Elevation Map





Elevation Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.01 0.01 Miles

Feet
0 60 120

Attachment 7:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786
   Business (*if applicable*): CARTER ENVIRONMENTAL SERVICES, INC
   Address: 42 MASTERS DR City: ST. AUGUSTINE State: FL Zip: 32084
   E-Mail Address: RYAN@CARTERENV.COM
2. NAME OF PROPERTY OWNER: Lyndsay Watts Contact Number: 904-814-0766
   Business *(if applicable)*: Watts Up Enterprises II LLC
   Address: 3670 US Hwy 1 S STE 100 City: ST. AUGUSTINE State: FL Zip: 32086
   E-Mail Address: lyndsaywattswellness@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: PLEASE SEE ATTACHED PROPERTY CARD Block: PLEASE SEE ATTACHED PROPERTY CARD
   Subdivision: RAVENSWOOD Parcel Number: 1093900000
4. PROJECT STREET ADDRESS: AVERY STREET
5. SPECIFIC PROPOSED USE: CONSTRUCTION OF ROAD EXTENSION, DRIVEWAY AND HOME
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: CONSERVATION OVERLAY ZONE APPROVAL FOR THE REMOVAL OF 9 TREES
8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE OVERLAY ZONE DEVELOPMENT SUPPLEMENT

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

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

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

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

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

10. PREVIOUS 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.

R-4 Cate — 10-5-23

Signature of Applicant — Date

Lyndsay Walsh — 10-5-23

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.

RYAN CARTER

Print name of applicant



Signature of applicant

10-5-23

Date

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES 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: Lyndsey Watts
Signature of Owner

Lyndsay Watts
Print Name of Owner

904 814 0766
Telephone Number

State of NORTH CAROLINA

County of MECKLENBURG

Signed and sworn before me on this 5th day of OCTOBER, 2025.

By LYNDSAY WATTS

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: _____

My Commission expires: 11/07/26

Seth Bradbury
Notary Public
Mecklenburg County
My Commission Expires 11/07/26

Rev:022117

Theodore St. and Avery St. Extension
Overlay Zone Development Application Supplement
February 2024

This narrative is intended to supplement the Conservation Overlay Zone Development Application for tree removal and replacement associated with the extension of Avery Street. The Avery Street project area is 0.34 acres.

Currently, Avery Street is open, but comprised primarily of broken asphalt. The applicant proposes to remove a tree to construct an asphalt road extension of Avery Street. The applicant proposes to maintain the City required 25' undisturbed upland buffer. The wetlands east of the applicant's property have been delineated, reviewed and are currently permitted as a Formal Wetland Determination (FWD) by the St. Johns River Water Management District (SJRWMD).

Please see attached figures and engineering plans for design details.

CARTER ENVIRONMENTAL SERVICES

42 Masters Drive
St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

October 9, 2023

Jacob Fredriksson
City of St. Augustine
Planning and Building Department
75 King Street, Lobby B
St. Augustine, FL 32085

Subject: Protected Species
Watts - Theodore & Avery

Dear Jacob:

During a recent site visit by Carter Environmental Services, Inc., (CES) to the referenced property, CES conducted a limited pedestrian survey of the property to look for the presence of or potential utilization by any threatened, endangered or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC). Based on a literature review of the soil units mapped on-site, the size and location of the property, CES compiled a list of potentially occurring species prior to the site visit. The results of this survey are listed below.

PROTECTED ANIMAL SPECIES

- **Bald Eagle**

  Using St. John's County geospatial data from aerial surveys (2023), CES did not locate any bald eagle nests on record within 1,500 feet of the project site (Figure 1), with the nearest nest approximately 2,250-feet to the northwest. While the bald eagle is not listed as threatened, endangered, or as an SSC, it is protected by the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. Based on these acts, certain activities are regulated by FWS when they occur near an active nest during nesting season (1 October to 15 May). Currently, Federal regulation of bald eagle nests extends 660' outward from the nest tree, with more intense regulation pertaining to the zone within 330' of the nest. There are no current concerns relating to bald eagles and the proposed project due to the distance to the nearest eagle nest.

- **Gopher Tortoise**

  CES determined that there was potential for gopher tortoise habitat on the referenced property based on the USDA Natural Resources Conservation Service (NRCS) soils data. A gopher tortoise survey was performed, and no gopher tortoises were found on the property.

PROTECTED PLANT SPECIES

In addition to protected animal species, CES biologists reviewed the site for protected plant species and none were observed. No coordination would be required with any regulatory agency if protected plant species were observed in the future. Currently, no regulations exist for protected plant species occurring on privately owned land, unless the landowner is harvesting and engaging in the commercial sale of the protected plant species.

In conclusion, no endangered, threatened or SSC or their habitats were observed by CES biologists during the site review and the likelihood of any occurring is low. I trust that this information is helpful. Please contact me with any questions or if you need additional information.

Sincerely,

Ryan A. Carter, PWS
Vice President

Attachment 8:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

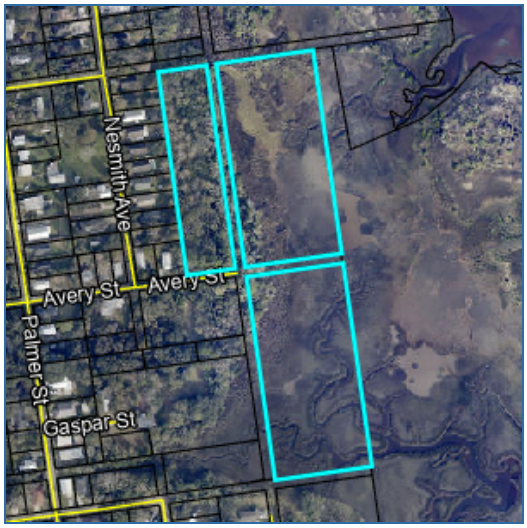
Parcel ID	1093900000
Location	FLORIDA AVE
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	RAVENSWOOD SUBD ALL BLK 38 & BLK 61-H LOTS 132 134 136 138 140 142 144 146 148 150 152 & 154 & ALL BLK 62 OR4079/86 & 4174/1441(C/D) *The Description above is not to be used on legal documents.
Property Use Code	Marshes, Wetlands, Waste Lands (9600)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	10.850
Homestead	N

No Image Available

Owner Information

Owner Name	Watts Up Enterprises II LLC 100%
Mailing Address	3670 US HIGHWAY 1 S STE 110 SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$0
Total Land Value	$389,998
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$389,998**
Total Deferred	$175,135
Assessed Value	**$214,863**
Total Exemptions	$0
Taxable Value	**$214,863**

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	$325,360	$0	$0	$325,360	$195,330	$130,030	$195,330
2022	$0	$0	$320,257	$0	$0	$320,257	$177,573	$142,684	$177,573
2021	$0	$0	$194,383	$0	$0	$194,383	$161,430	$32,953	$161,430
2020	$0	$0	$146,755	$0	$0	$146,755	$146,755	$0	$146,755
2019	$0	$0	$146,755	$0	$0	$146,755	$134,202	$12,553	$134,202
2018	$0	$0	$133,147	$0	$0	$133,147	$122,002	$11,145	$122,002
2017	$0	$0	$126,343	$0	$0	$126,343	$110,911	$15,432	$110,911
2016	$0	$0	$100,828	$0	$0	$100,828	$100,828	$0	$100,828
2015	$0	$0	$92,323	$0	$0	$92,323	$92,323	$0	$92,323
2014	$0	$0	$92,323	$0	$0	$92,323	$92,323	$0	$92,323
2013	$0	$0	$92,323	$0	$0	$92,323	$92,323	$0	$92,323

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Marshes & Tidal Lands	1260	300	8.68	AC	$2,170
Vacant Residential	630	150	630	EF	$387,828

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/8/2016	4/8/2016	$100.00	CORRECTIVE DEED	4174	1441	U	V	DRUNNA PROPERTIES INC	WATTS UP ENTERPRISES II LLC
9/1/2015	8/31/2015	$249,000.00	WARRANTY DEED	4079	86	U	V	DRUNNA PROPERTIES INC	WATTS UP ENTERPRISES II LLC
	7/30/1998	$60,000.00	WARRANTY DEED	1339	1213	U	V	GRAHAM HARRY,KRAMER	DRUNNA PROPERTIES INC
	7/29/1994	$480,000.00	WARRANTY DEED	1068	1596	U	V	BARNETT OF THE ST JOHNS	DRUNNA PROPERTIES INC
	5/20/1993	$1,000.00	CERTIFICATE OF TITLE	992	1264	U	V	JONES DRYDEN ETAL	BARNETT OF THE ST JOHNS
	12/1/1989	$0.00		839	1693	U	V		JONES DRYDEN ETAL
	12/1/1988	$0.00		807	391	U	V		
	1/1/1979	$0.00		432	59	U	V		
	1/1/1979	$0.00		431	394	U	V		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 6/14/2024, 1:23:15 AM

Contact Us

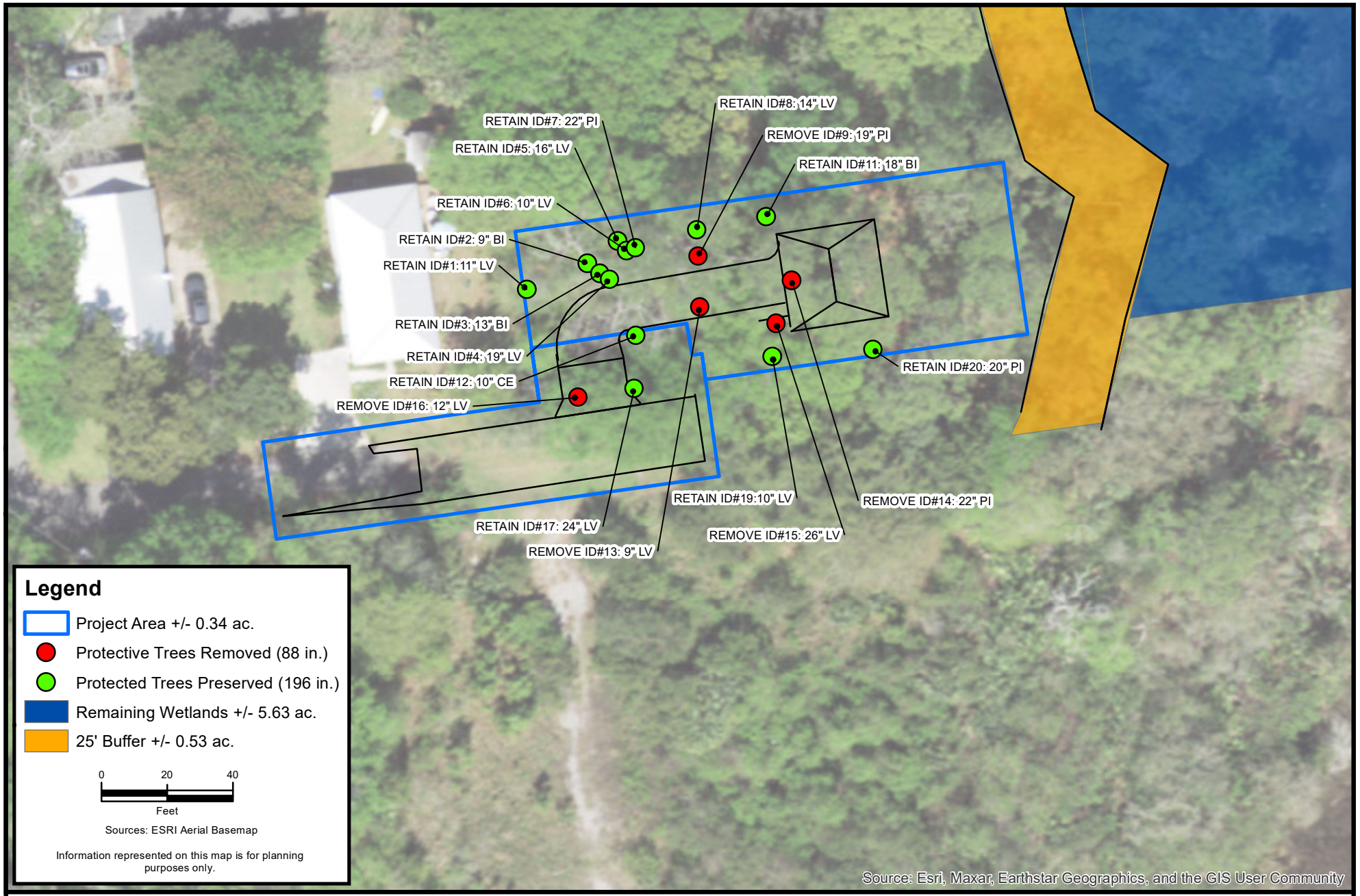
Developed by Schneider GEOSPATIAL

Attachment 9:
Avery Street ROW Photograph



Attachment 10:

Proposed Tree Removal/Retention Map



F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23365 Graubard Theodore\GIS\MXD\05 - Avery Tree.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

CES

42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Proposed Tree Removal/ Retention Map - Avery St.

Watts - Theodore and Avery

Project:	5.23365	St. Augustine, FL	Date: May 22 2024	Figure:	5

Attachment 11:

Formal Wetland Determination (FWD) No. 111019-4

St. Johns River Water Management District
Ann B. Shortelle, Ph.D., Executive Director
4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at www.sjrwmd.com.

April 12, 2019

Watts Up Enterprises II LLC
Ste 110
3670 Us Highway 1 S
St Augustine, FL 32086-6354

Re: Notice of Issuance of Formal Wetland Determination(FWD) No. 111019-4

Dear Sir/Madam:

Enclosed is the FWD issued by the District. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

The District will not publish a notice in the newspaper advising the public that it has issued your FWD. If you wish to have certainty that the period for filing a challenge to the District's agency action is closed, you may publish, at your own expense, a notice in a newspaper of general circulation. (Chapter 120, Florida Statutes). A FWD does not authorize construction on the subject property.

If you have any questions concerning this FWD, please contact Michelle Reiber at (321) 409-2129 or mreiber@sjrwmd.com.
Sincerely,

Michelle Reiber

Michelle Reiber, Bureau Chief
Environmental Resource Regulation

Enclosures: Formal Wetland Determination
Stamped Approved Certified Survey
Notice of Rights

Consultant: Jody Sisk
Atlantic Ecological Services LLC
201 Basque Rd
St Augustine, FL 32080-7370

GOVERNING BOARD
Fred N. Roberts Jr., CHAIRMAN OCALA
Chuck Drake, SECRETARY ORLANDO
Ron Howse, TREASURER COCOA
Douglas C. Bournique VERO BEACH
Douglas Burnett ST. AUGUSTINE
Susan Dolan SANFORD
John A. Miklos ORLANDO
Janet Price FERNANDINA BEACH
Allan Roberts ST. AUGUSTINE

FORMAL WETLAND DETERMINATION AUTHORIZATION

PETITION NO: 111019-4 **DATE ISSUED:** April 12, 2019

PROPERTY NAME: Florida Street Property

DETERMINATION STATEMENT:
Formal Wetland Determination Renewal Authorization Statement: The formal determination of the landward extent of wetlands and other surface waters as determined by the District and as depicted on the one-sheet certified survey stamped as approved by the District 11 April 2019, for the 11.50-acre property known as Florida Street Property, described as Lots 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, Block 61-H and all of Blocks 62 and 38, Ravenswood Subdivision according to Plat Thereof of West Augustine, Date June 1918, on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida, also the west half of Sebastian Street lying east of said Block 62 and 38, and that part of Vacant Avery Street between Florida Street and Sebastian Street. St., Johns County. A Formal Wetland Determination (FWD) does not authorize construction on the subject property.

LOCATION:

SECTION(S): 12, 41 TOWNSHIP(S): 7S RANGE(S): 29E

St. Johns County

ISSUED TO:

Watts Up Enterprises II LLC
Ste 110
3670 Us Highway 1 S
St Augustine, FL 32086-6354

This document and the enclosed survey serve as the FWD issued by the District. As required by the FWD, the District must be notified within 30 days of sale or transfer of this property. This FWD may be transferred after the receipt of written notification of transfer of ownership or control of the real property.

This FWD is binding for a period of five (5) years from the issuance date provided physical conditions on the property do not change so as to alter the wetland boundaries during that period. The District's Governing Board may revoke the FWD upon finding that the petitioner has submitted inaccurate information to the District.

AUTHORIZED BY: St. Johns River Water Management District

By: Barbara Hatchitt

Barbara Hatchitt
Supervising Regulatory Scientist

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.

2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.

3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at *www.sjrwmd.com*. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.

9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

Notice Of Rights

Certificate of Service

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent to the permittee:

Watts Up Enterprises II LLC
Ste 110
3670 Us Highway 1 S
St Augustine, FL 32086-6354

This 12th day of April, 2019.



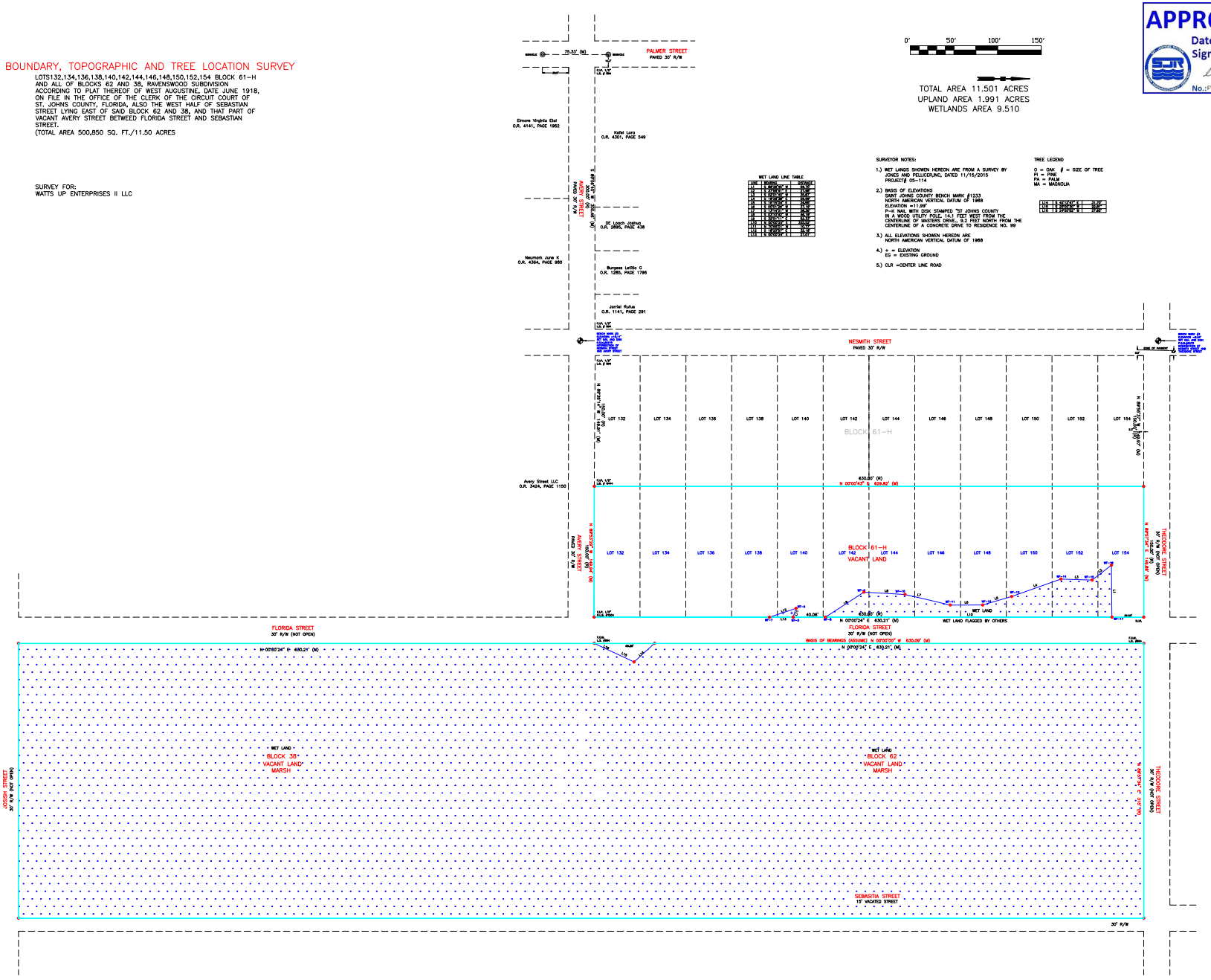
Michelle Reiber, Bureau Chief

Permit Number: 111019-4

BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY

LOTS132,134,136,138,140,142,144,146,148,150,152,154 BLOCK 61-H AND ALL OF BLOCKS 62 AND 38, RAVENSWOOD SUBDIVISION ACCORDING TO PLAT THEREOF OF WEST AUGUSTINE, DATE JUNE 1918, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, ALSO THE WEST HALF OF SEBASTIAN STREET LYING EAST OF SAID BLOCK 62 AND 38, AND THAT PART OF VACANT AVERY STREET BETWEED FLORIDA STREET AND SEBASTIAN STREET.
(TOTAL AREA 500,850 SQ. FT./11.50 ACRES

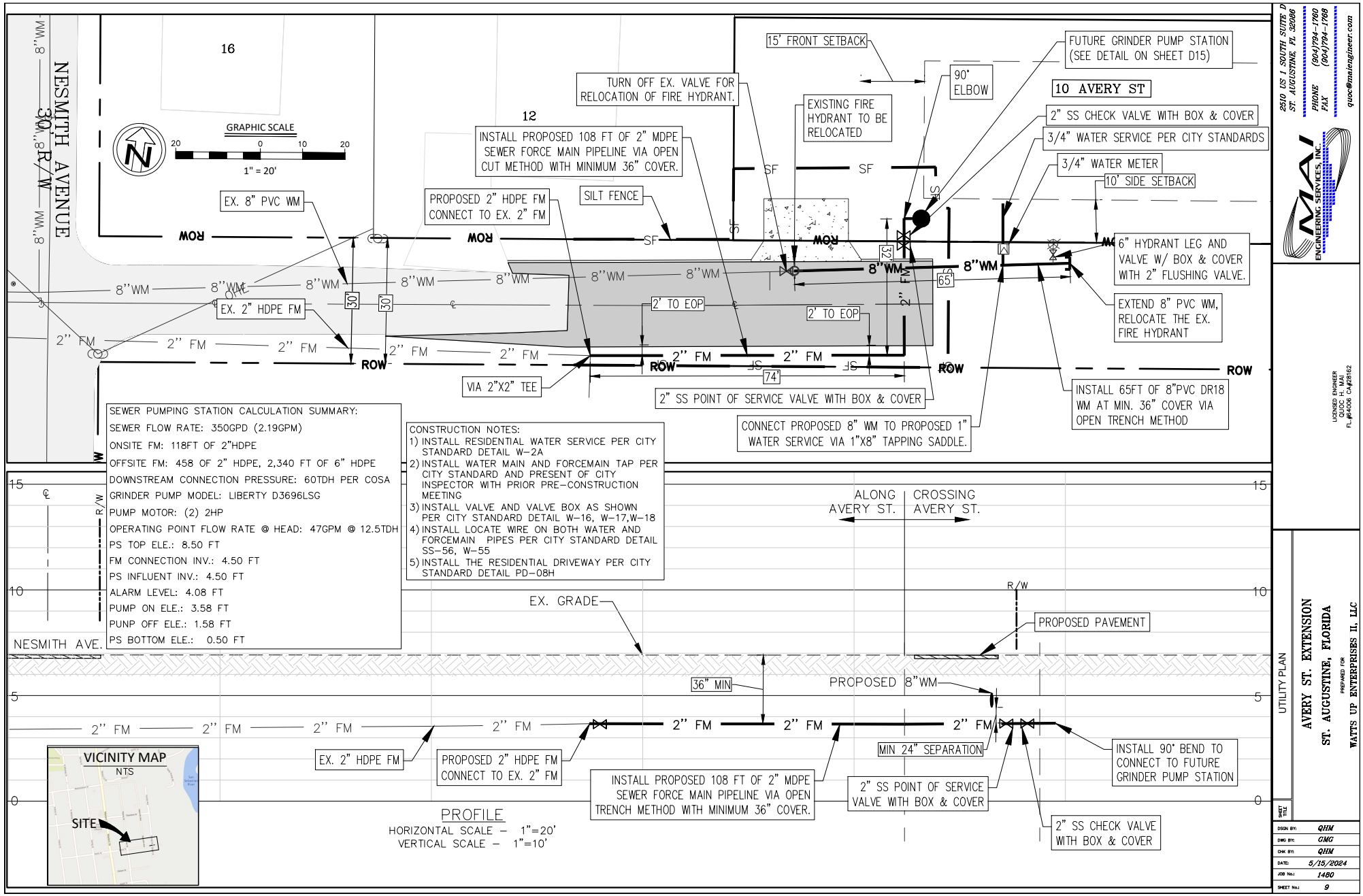
SURVEY FOR:
WATTS UP ENTERPRISES II LLC



WET LAND LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°59'36" E	40.04'
L2	S 07°00'24" W	40.00'
L3	S 89°59'36" E	40.00'
L4	S 07°00'24" W	40.00'
L5	S 89°59'36" E	40.00'
L6	S 07°00'24" W	40.00'
L7	S 89°59'36" E	40.00'
L8	S 07°00'24" W	40.00'
L9	S 89°59'36" E	40.00'
L10	N 07°00'24" E	40.00'
L11	N 89°59'36" W	40.00'
L12	N 07°00'24" E	40.00'
L13	N 89°59'36" W	40.00'
L14	N 07°00'24" E	40.00'
L15	N 89°59'36" W	40.00'

Attachment 12:
Civil Engineering Utility Plan


NESMITH AVENUE
30' R/W
16
12
GRAPHIC SCALE
20 0 10 20
1" = 20'
EX. 8" PVC WM
PROPOSED 2" HDPE FM CONNECT TO EX. 2" FM
SILT FENCE
INSTALL PROPOSED 108 FT OF 2" MDPE SEWER FORCE MAIN PIPELINE VIA OPEN CUT METHOD WITH MINIMUM 36" COVER.
TURN OFF EX. VALVE FOR RELOCATION OF FIRE HYDRANT.
EXISTING FIRE HYDRANT TO BE RELOCATED
15' FRONT SETBACK
90° ELBOW
FUTURE GRINDER PUMP STATION (SEE DETAIL ON SHEET D15)
10 AVERY ST
2" SS CHECK VALVE WITH BOX & COVER
3/4" WATER SERVICE PER CITY STANDARDS
3/4" WATER METER
10' SIDE SETBACK
6" HYDRANT LEG AND VALVE W/ BOX & COVER WITH 2" FLUSHING VALVE.
EXTEND 8" PVC WM, RELOCATE THE EX. FIRE HYDRANT
EX. 2" HDPE FM
2' TO EOP
2' TO EOP
VIA 2"X2" TEE
2" SS POINT OF SERVICE VALVE WITH BOX & COVER
CONNECT PROPOSED 8" WM TO PROPOSED 1" WATER SERVICE VIA 1"X8" TAPPING SADDLE.
INSTALL 65FT OF 8"PVC DR18 WM AT MIN. 36" COVER VIA OPEN TRENCH METHOD
ROW
8"WM
2" FM
SF
30'
32'
65'
74'
SEWER PUMPING STATION CALCULATION SUMMARY:
SEWER FLOW RATE: 350GPD (2.19GPM)
ONSITE FM: 118FT OF 2"HDPE
OFFSITE FM: 458 OF 2" HDPE, 2,340 FT OF 6" HDPE
DOWNSTREAM CONNECTION PRESSURE: 60TDH PER COSA
GRINDER PUMP MODEL: LIBERTY D3696LSG
PUMP MOTOR: (2) 2HP
OPERATING POINT FLOW RATE @ HEAD: 47GPM @ 12.5TDH
PS TOP ELE.: 8.50 FT
FM CONNECTION INV.: 4.50 FT
PS INFLUENT INV.: 4.50 FT
ALARM LEVEL: 4.08 FT
PUMP ON ELE.: 3.58 FT
PUNP OFF ELE.: 1.58 FT
PS BOTTOM ELE.: 0.50 FT
CONSTRUCTION NOTES:
1) INSTALL RESIDENTIAL WATER SERVICE PER CITY STANDARD DETAIL W-2A
2) INSTALL WATER MAIN AND FORCEMAIN TAP PER CITY STANDARD AND PRESENT OF CITY INSPECTOR WITH PRIOR PRE-CONSTRUCTION MEETING
3) INSTALL VALVE AND VALVE BOX AS SHOWN PER CITY STANDARD DETAIL W-16, W-17,W-18
4) INSTALL LOCATE WIRE ON BOTH WATER AND FORCEMAIN PIPES PER CITY STANDARD DETAIL SS-56, W-55
5) INSTALL THE RESIDENTIAL DRIVEWAY PER CITY STANDARD DETAIL PD-08H
ALONG AVERY ST.
CROSSING AVERY ST.
EX. GRADE
PROPOSED PAVEMENT
NESMITH AVE.
36" MIN
PROPOSED 8"WM
MIN 24" SEPARATION
INSTALL 90° BEND TO CONNECT TO FUTURE GRINDER PUMP STATION
EX. 2" HDPE FM
PROPOSED 2" HDPE FM CONNECT TO EX. 2" FM
INSTALL PROPOSED 108 FT OF 2" MDPE SEWER FORCE MAIN PIPELINE VIA OPEN TRENCH METHOD WITH MINIMUM 36" COVER.
2" SS POINT OF SERVICE VALVE WITH BOX & COVER
2" SS CHECK VALVE WITH BOX & COVER
VICINITY MAP
NTS
SITE
PROFILE
HORIZONTAL SCALE – 1"=20'
VERTICAL SCALE – 1"=10'
2510 US 1 SOUTH SUITE D
ST. AUGUSTINE, FL 32086
PHONE (904)794-1760
FAX (904)794-1768
quoc@maiengineer.com
MAI ENGINEERING SERVICES, INC.
LICENSED ENGINEER
QUOC H. MAI
FL#64006 CA#28162
UTILITY PLAN
AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC
SHEET TITLE
DSGN BY: QHM
DWG BY: GMG
CHK BY: QHM
DATE: 5/15/2024
JOB No.: 1480
SHEET No.: 9

Attachment 13:

Email from Applicant to City's Utility Department

Ryan Carter

From: Robert Wright <rwright@citystaug.com> on behalf of Robert Wright
Sent: Friday, February 2, 2024 4:51 PM
To: Quoc Mai; Mandy Reese
Cc: Ryan Carter; Crystal Roth
Subject: RE: PW2022-1027 - 3 Theodore St - RAI-06

Good afternoon Quoc,

Yes, this is correct the civil comments have been addressed.

Have a great weekend,

Robert Wright, EI
Plan Review Engineer – Utilities Department

E: rwright@citystaug.com
O: (904) 209-4276
W: www.CityStAug.com

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

From: Quoc Mai <quoc@maiengineer.com>
Sent: Friday, February 2, 2024 4:01 PM
To: Mandy Reese <areese@citystaug.com>
Cc: Robert Wright <rwright@citystaug.com>; Ryan Carter <ryan@carterenv.com>; Crystal Roth <CRYSTAL@MAIENGINEER.COM>
Subject: Re: PW2022-1027 - 3 Theodore St - RAI-06

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.

Mandy, Robert,
Base on the letter you just sent, Looks like there's no need for revision on civil plan, the comments regarding waiting PZA approval on the tree and the notes on solid waste.
Just making sure, civil plan is good. Please confirm
Thanks, have a wonderful weekend.

Quoc Mai

From: Mandy Reese <areese@citystaug.com>
Sent: Friday, February 2, 2024 12:54 PM
To: quoc@maiengineer.com <quoc@maiengineer.com>; Crystal Roth <crystal@maiengineer.com>
Cc: Jonathan Foster <jfoster@citystaug.com>; Robert Wright <rwright@citystaug.com>; Daniel Borrer <dborrer@citystaug.com>; Amy Skinner <askinner@citystaug.com>; Jacob Fredriksson <jfredriksson@citystaug.com>; Sarah Daugherty <sdaugherty@citystaug.com>; rmgraubard@aol.com <rmgraubard@aol.com>
Subject: PW2022-1027 - 3 Theodore St - RAI-06

Mr. Mai,

The City of St. Augustine requires additional information (see attached RAI letter) prior to project approval. To complete the RAI process, electronically send one (1) signed & sealed civil construction plan set along with the RAI response and any other additional information that is required for this submittal.

Submittal of all items should be made electronically. Do deliver or mail one (1) hard copy, to the address below.

If you have any questions, please let me know.

Respectfully,

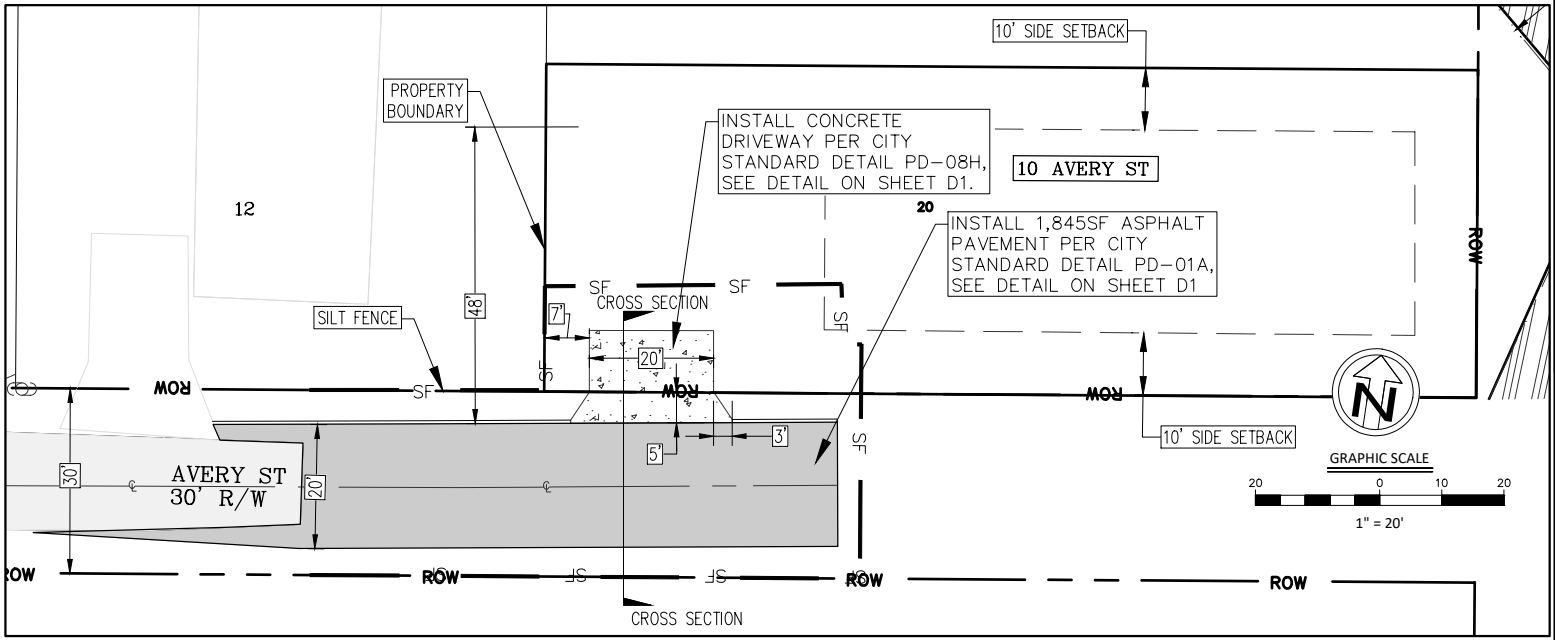
Mandy Reese
Permits Technician – Utilities Department
City of St Augustine
E: areese@citystaug.com | O: 904.201.2734 | W: www.CityStAug.com

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

Attachment 14:
Roadway Plan



VICINITY MAP
NTS



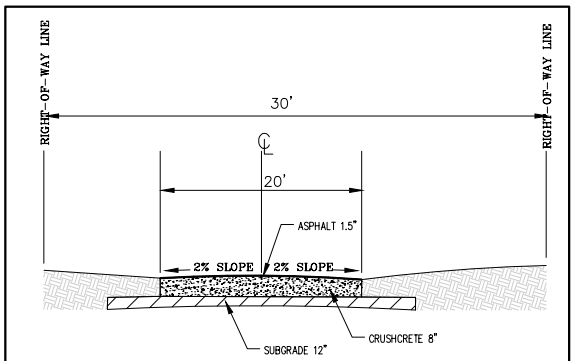
LEGEND:

EXISTING

- PROPERTY LINE
- EXISTING BUILDING
- X — EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING GRADE CONTOUR
- EXISTING RIGHT-OF-WAY
- EXISTING ASPHALT PAVEMENT

PROPOSED

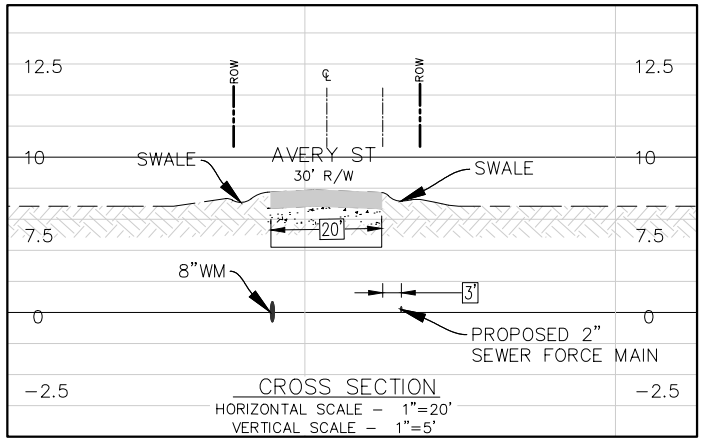
- PROPOSED SET BACK
- PROPOSED FUTURE BUILDING (BY OTHERS)
- PROPERTY BOUNDARY
- SD1 PROPOSED ASPHALT PAVEMENT
- 25 FT WETLAND BUFFER



NOTE:

1. WIDTH OF RIGHT-OF-WAY IS 30'.
2. WIDTH OF PAVEMENT SHALL MATCH EX. WIDTH. CROWN OF PAVEMENT SHALL BE THE CENTERLINE OF THE ROADWAY UNLESS APPROVED BY THE PUBLIC WORKS DEPTH.
3. TYPE S1 ASPHALT SHALL BE PLACED AND COMPACTED WITH AN APPROVED COMPACTOR TO A MINIMUM OF 98% OF MAXIMUM DENSITY. THICKNESS OF ASPHALT SHALL BE 1 1/2". ALL SPECIFICATIONS SHALL BE FOLLOWED FROM F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2000, SECTION 331 TYPE S ASPHALT CONCRETE.
4. CRUSHCRETE SHALL BE PLACED AND COMPACTED WITH AN APPROVED COMPACTOR TO A MINIMUM OF 100% AS DETERMINED BY AASHTO T180. CRUSHCRETE SHALL BE COMPACTED IN 4" LIFTS, ASTM C33 FOR GRADATION 7(1/2" TO NO.4) SHALL BE FOLLOWED FOR AGGREGATE GRADATION. LBR SHALL BE AT LEAST 100 PRIOR TO PAVING. ALL SPECIFICATIONS SHALL BE FOLLOWED FROM F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2007. SECTION 200 ROCK BASE AND SECTION 204 GRADED AGGREGATE BASE.
5. STABILIZED SUBGRADE SHALL BE COMPACTED BY AN APPROVED COMPACTOR TO A MINIMUM OF 98% OF MAXIMUM DENSITY, LIMEROCK BEARING RATIO SHALL BE A MINIMUM OF 40. THICKNESS OF STABILIZED SUBGRADE SHALL BE 12".

PAVEMENT DETAIL SD1
(SPECS FROM CITY DETAIL # PD-01A)



PROJECT SUMMARY:

1. *THE CONSTRUCTION PLAN AND PERMIT IS FOR THE INSTALLATION OF THE OFFSITE FORCE MAIN, WATER MAIN AND ASPHALT PAVEMENT ONLY. THE LOT DEVELOPMENT AND BUILDING PERMIT IS TO BE DESIGNED BY OTHER.*
2. *TOTAL PROPOSED ASPHALT PAVEMENT AREA IS 1,845 SF. TOTAL OF 108 FT OF 2" MDPE FORCE MAIN AND 65FT OF 8"PVC DR18 WATER MAIN.*
3. *ASPHALT PAVEMENT TYPE S1, 2" THICK WITH 8" COMPACTED LIMEROCK 100%.*

2510 US 1 SOUTH SUITE D
ST. AUGUSTINE, FL 32086
PHONE (904)794-1760
FAX (904)794-1768
quoc@maiengineer.com
MAI ENGINEERING SERVICES, INC.
LICENSED ENGINEER
QUOC H. MAI
FL.#64006 CA#28162

ROADWAY PLAN

AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	7

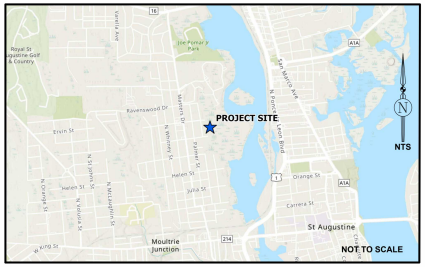
Attachment 15:
Survey

TOPOGRAPHIC SURVEY

IN SECTIONS 12 & 41, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

NOT A BOUNDARY SURVEY

LOCATION MAP

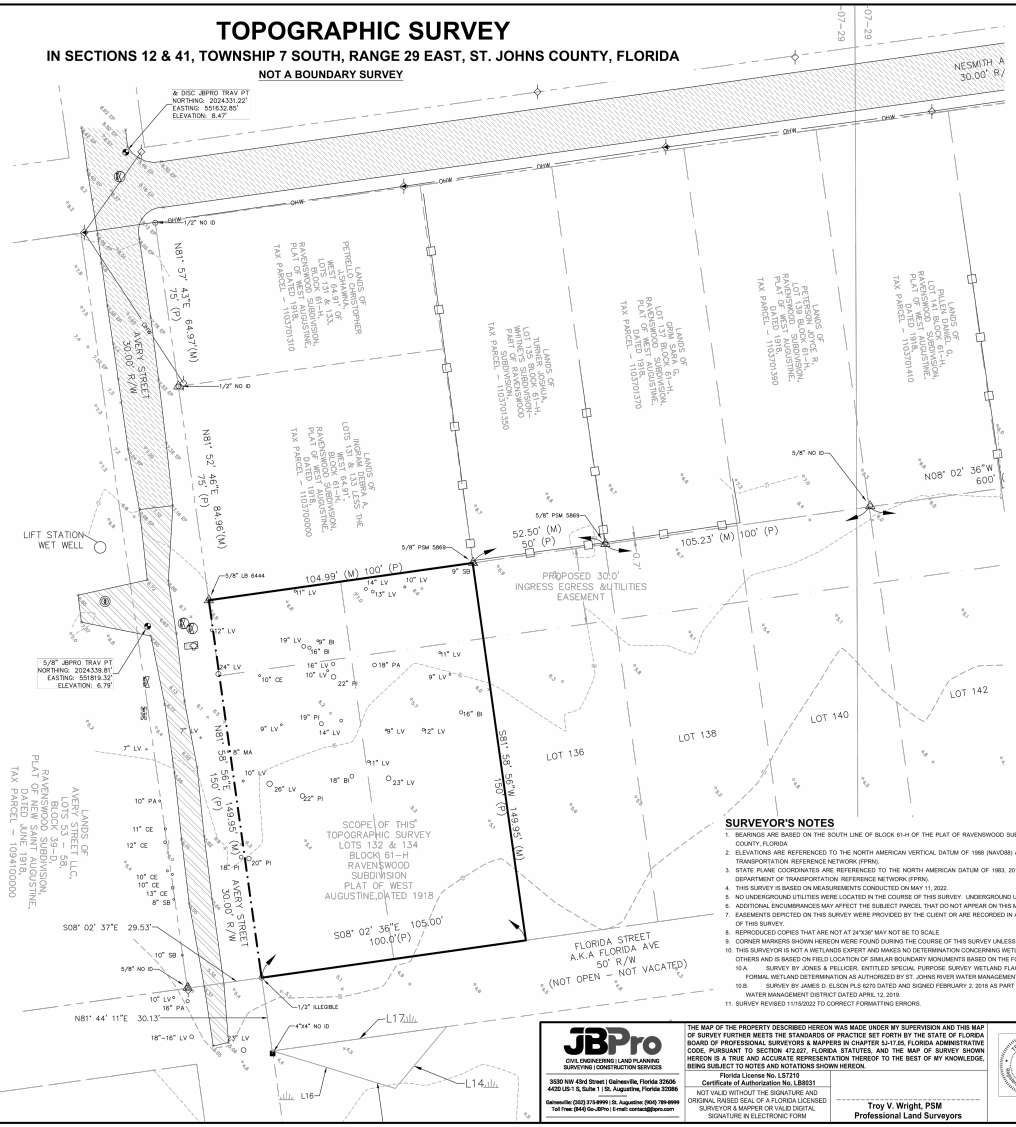


TREE TABLE FOR SUBJECT PARCEL

NAME	ABREVIATION	COUNT	SIZES	TOTAL INCH DIAMETER
PALM	PA	2	13",18"	31"
LIVE OAK	LV	18	9"(3),10"(3),11"(3),12"(2),14"(2),16",19",23",26"	250"
PINE	PI	4	22",19",22"20"	13"
SUGARBERRY	SB	1	9"	9"
BIRCHWOOD	BI	4	9",16"16"18"	59"
CEDAR	CE	1	10"	10"
WATER OAK	WO	1	8"	8"
MAGNOLIA	MA	1	8"	8"

TREE TABLE FOR TREES IN ROW

NAME	ABREVIATION	COUNT	SIZES	TOTAL INCH DIAMETER
PALM	PA	2	10",16"	26"
LIVE OAK	LV	6	7"(2)10",16",18",23"	81"
PINE	PI	1	18"	18"
SUGARBERRY	SB	2	8",10"	18"
CEDAR	4	4	10"(2),11",12"	43"
CEDAR	CE	1	10"	10"



SYMBOL LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- FENCE LINE
- EASEMENT LINE
- OHW — OVERHEAD WIRE
- BENCHMARK
- CONCRETE MONUMENT
- IRON ROD - CAPPED
- NAIL AND DISK
- PIPE
- WATER VALVE COVER
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER POLE WITH TRANSFORMER
- GUY WIRE
- SINGLE POLE SIGN
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 130 — CONTOUR LINES
- ASPHALT SURFACE
- CONCRETE SURFACE
- BROKEN ASHALT

ABBREVIATIONS

(D) = DEED
(M) = MEASURED
CMON = CONCRETE MONUMENT
ELEV = ELEVATION
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PLS = PROFESSIONAL LAND SURVEYOR

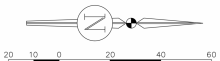
TREES:

BI = BIRCHWOOD
CE = CEDAR
LV = LIVE OAK
MA = MAGNOLIA
PI = PINE
SB = SUGARBERRY
PA = PALM
MP = MAPLE
MULTI = MULTIPLE TRUNKS
WO = WATER OAK

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK 61-H OF THE PLAT OF RAVENSWOOD SUBDIVISION ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON MULTIPLE GPS OBSERVATIONS UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK (FPRN).
3. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND BASED ON MULTIPLE GPS OBSERVATIONS UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK (FPRN).
4. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON MAY 11, 2022.
5. NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
6. ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
7. EASEMENTS DEPICTED ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
8. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
9. CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE SHOWN.
10. THIS SURVEYOR IS NOT A WETLANDS EXPERT AND MAKES NO DETERMINATION CONCERNING WETLANDS. THE WETLANDS LINE SHOWN HEREON IS A FIELD LOCATION OF WETLAND FLAGS BY OTHERS AND IS BASED ON FIELD LOCATION OF SIMILAR BOUNDARY MONUMENTS BASED ON THE FOLLOWING SURVEYS PROVIDED BY CLIENT.
    - 10.A. SURVEY BY JONES & PELLICER, ENTITLED SPECIAL PURPOSE SURVEY WETLAND FLAG LOCATIONS SIGNED BY WILLIAM F. RICHBOURG PLS 5313, DATED 11/15/05 AS PART OF FORMAL WETLAND DETERMINATION AS AUTHORIZED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ON NOVEMBER 21, 2013. PETITION NUMBER 16-111019-2 ST JOHNS COUNTY.
    - 10.B. SURVEY BY JAMES D. ELSON PLS 6270 DATED AND SIGNED FEBRUARY 2, 2018 AS PART OF NOTICE OF ISSUANCE OF FORMAL WETLAND NO. 111019-4 FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT DATED APRIL 12, 2019.
11. SURVEY REVISED 11/15/2022 TO CORRECT FORMATTING ERRORS.

FLORIDA AVENUE,
ST. AUGUSTINE FL, 32084



JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 373-9999 | St. Augustine: (904) 799-9999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS7210
Certificate of Authorization No. LB8031

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

Troy V. Wright, PSM
Professional Land Surveyors

TOPOGRAPHIC SURVEY

CERTIFIED TO:
1. WATTS UP ENTERPRISES II, LLC

Scale:	1"=50'
Proj. No.:	509-22-01
Drawn:	K.PRICE
Checked:	R.White
Dwg. Name:	509-22-01
Dwg. Date:	11/16/2022
Field Book:	30
Pages:	49&52
Sheet:	1 of 1

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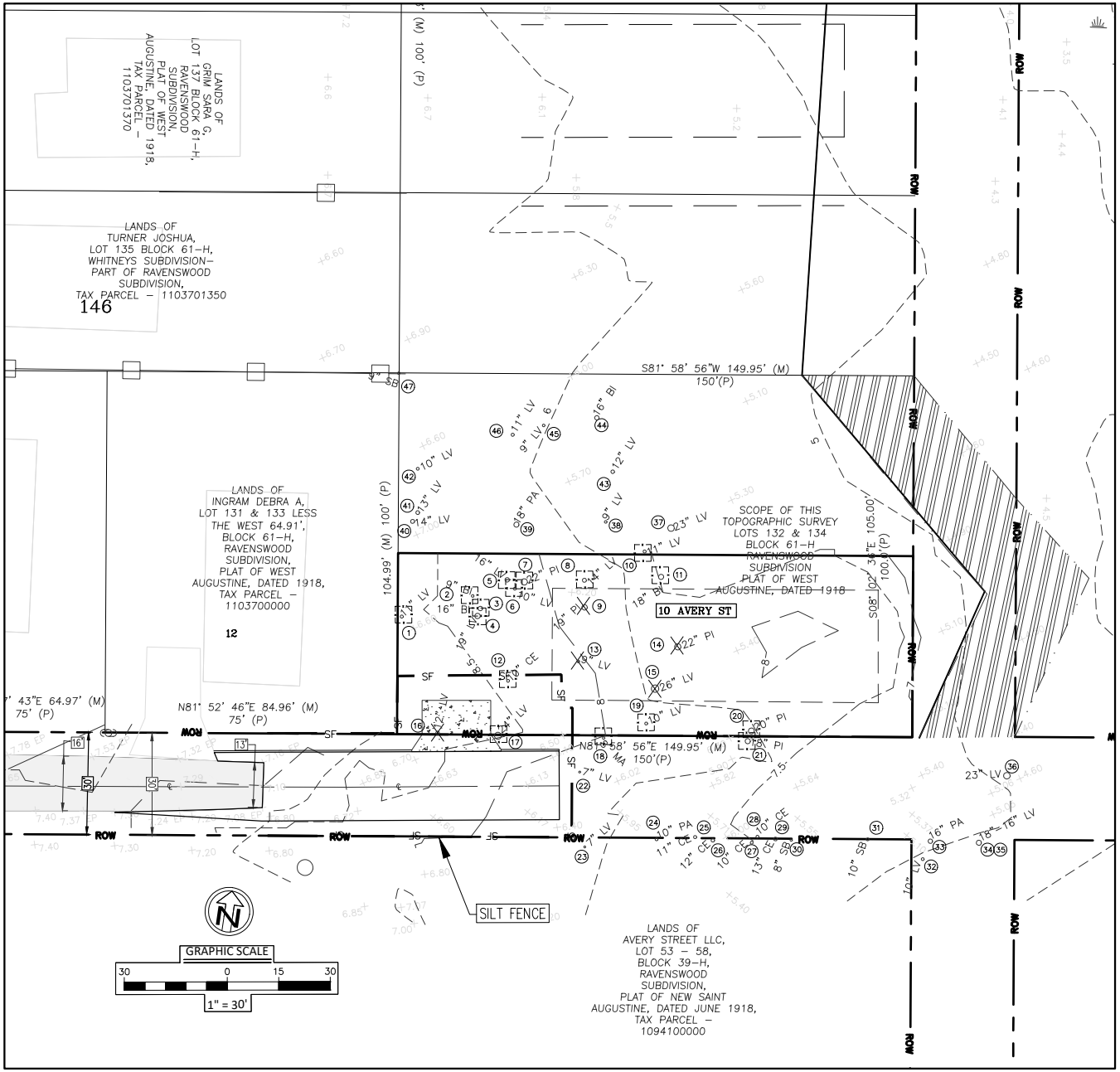
ENGINEERING SERVICES, INC.
LICENSED ENGINEER
QUOC H. MAI
FL.#84006 CA#28162

SURVEY

AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC

SHEET INDEX

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	4



LEGEND:

EXISTING

- EXISTING BUILDING
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING GRADE CONTOUR
- EXISTING CONCRETE
- EXISTING GRADE SPOT ELEVATION

PROPOSED DEMOLITION

- REMOVE AND DISPOSE
- REMOVE TREES

DEMOLITION NOTES:

1. WHEN ANY ROOT OF EXISTING TREES ARE ENCOUNTERED DURING CONSTRUCTION, THE ROOTS MUST BE CUT OFF EVENLY WITH SHARP CLEAN PRUNING TOOL.

SAVED TREES TABLE FOR AREA IN LOT

NAME	ID#	ABREVIATION	COUNT	SIZES	TOTAL INCH DIAMETER
MAGNOLINA	#18	MA	1	8"	8"
PINE	#7	PI	2	22"	42"
	#20			20"	
LIVE OAK	#1	LV	16	11"	216"
	#4			19"	
	#5			16"	
	#6			10"	
	#8			14"	
	#10			11"	
	#17			24"	
	#19			10"	
	#37			23"	
	#38			9"	
	#40			14"	
	#41			13"	
	#42			10"	
	#43			12"	
	#45			9"	
	#46			11"	
PALM	#39	PA	1	18"	18"
CEDAR	#12	CE	1	10"	10"
SUGARBERRY	#47	SB	1	9"	9"
WATER OAK					
BIRCHWOOD	#2	BI	4	9"	50"
	#3			16"	
	#11			18"	
	#44			16"	

REMOVED TREES TABLE FOR AREA IN LOT

NAME	ID#	ABREVIATION	COUNT	SIZES	TOTAL INCH DIAMETER
PINE	#9	PI	2	19"	41"
	#14			22"	
LIVE OAK	#13	LV	3	9"	47"
	#15			26"	
	#16			12"	

SAVED TREES TABLE FOR AREA IN ROW

NAME	ID#	ABREVIATION	COUNT	SIZES	TOTAL INCH DIAMETER
PINE	#21	PI	1	18"	18"
LIVE OAK	#22	LV	6	7"	81"
	#23			7"	
	#32			10"	
	#34			18"	
	#35			16"	
	#36			23"	
PALM	#24	PA	2	10"	26"
	#33			16"	
CEDAR	#25	CE	5	11"	56"
	#26			12"	
	#27			10"	
	#28			10"	
	#29			13"	
SUGARBERRY	#30	SB	2	8"	18"
	#31			10"	

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QUOC H. MAI
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DEMOLITION PLAN

AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA

PREPARED FOR
WATTS UP ENTERPRISES II, LLC

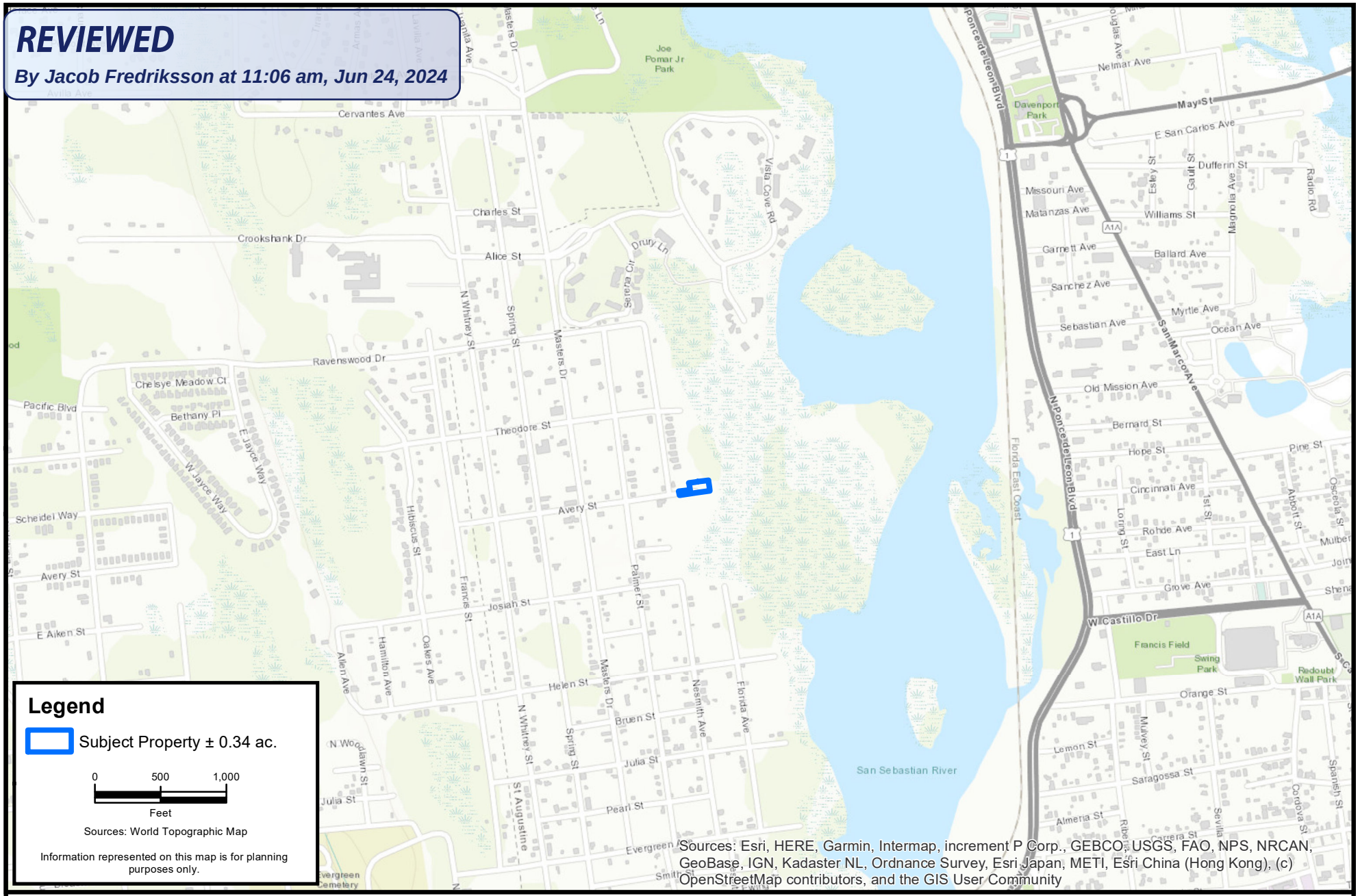
SHEET TITLE	
DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	6

Attachment 16:

Carter Environmental Services, LLC Visual Aids

REVIEWED

By Jacob Fredriksson at 11:06 am, Jun 24, 2024



Legend

Subject Property ± 0.34 ac.

0 500 1,000

Feet

Sources: World Topographic Map

Information represented on this map is for planning purposes only.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.

CES

42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map

Watts - Avery Street Project

Project:	5.23365	St. Augustine, FL	Date: Feb 13 2024	Figure: 1



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

Current Aerial

Watts - Avery Street Project

Project:	5.23365	St. Augustine, FL	Date: Feb 13 2024	Figure: 2



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St. Augustine, FL 32084
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Wetland Assessment Map

Watts - Avery Street Project

Project:	5.23365	St. Augustine, FL	Date: Feb 13 2024	Figure: 3



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St. Augustine, FL 32084
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Proposed Site Conditions

Watts - Avery Street Project

Project:	5.23365	St. Augustine, FL	Date: May 22 2024	Figure: 4



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St. Augustine, FL 32084
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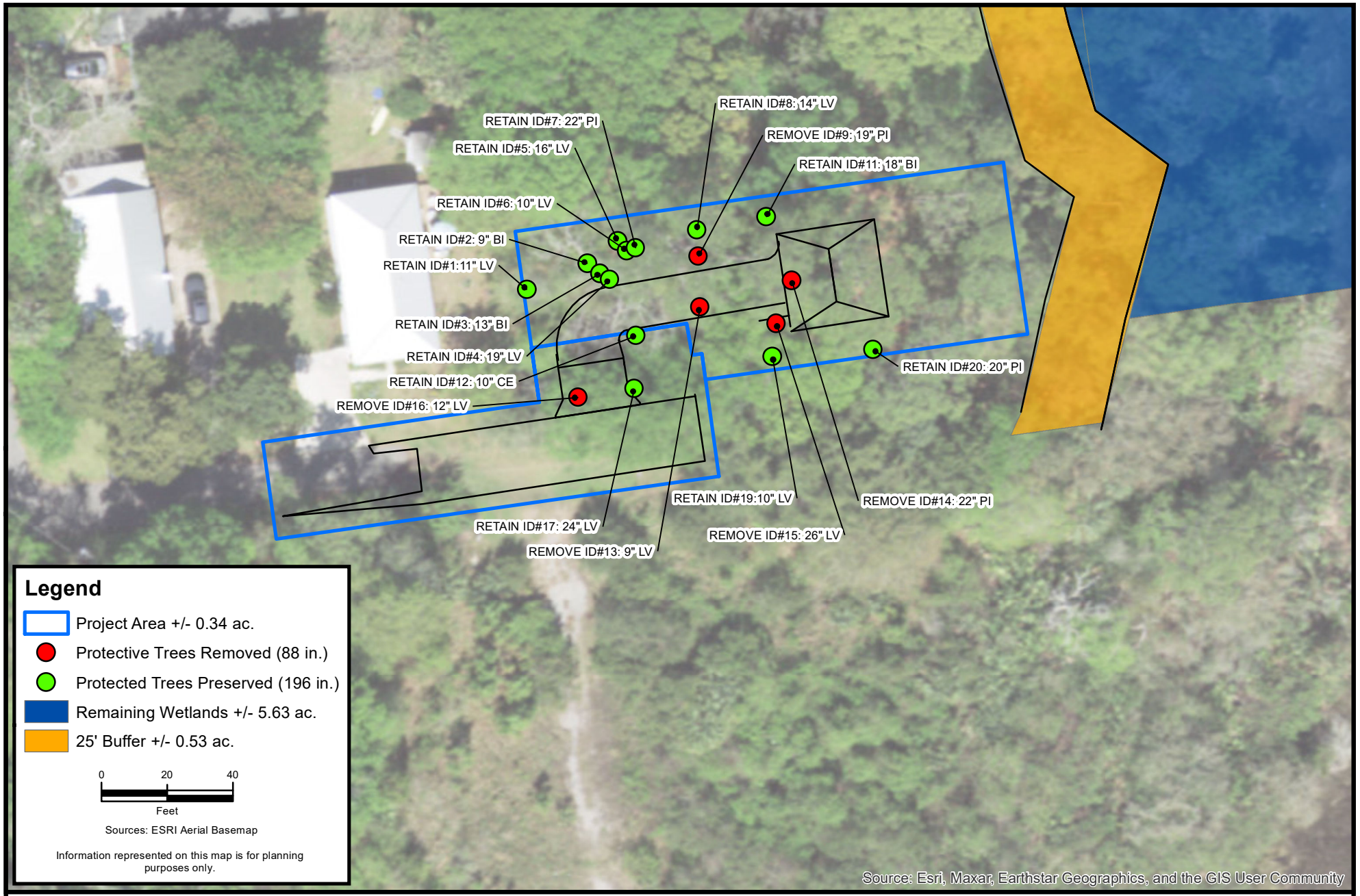
Proposed Site Conditions & Conservation Overlay Zone 2 Limits

Watts - Avery Street Project

Project: 5.23365	St. Augustine, FL	Date: May 22 2024	Figure: 4a



F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23365 Graubard Theodore\GIS\MXD\05 - Avery Tree.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

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904-540-1786

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Proposed Tree Removal/ Retention Map - Avery St.

Watts - Theodore and Avery

Project:	5.23365	St. Augustine, FL	Date: May 22 2024	Figure:	5

AVERY STREET EXTENSION -ROW			
ID#	TYPE/SIZE	SAVE TABLE	REMOVE TABLE
12	CEDAR - 10 IN	X	
16	LIVE OAK - 12 IN		X
17	LIVE OAK - 24 IN	X	
	TOTAL: 46 IN	34 IN	12 IN

AVERY STREET- WATTS PARCEL			
ID#	TYPE/SIZE	SAVE TABLE	REMOVE TABLE
1	CEDAR - 10 IN	X	
2	LIVE OAK - 12 IN	X	
3	LIVE OAK - 24 IN	X	
4	LIVE OAK - 19 IN	X	
5	LIVE OAK - 16 IN	X	
6	LIVE OAK - 10 IN	X	
7	PINE - 22 IN	X	
8	LIVE OAK - 14 IN	X	
9	PINE - 19 IN		X
11	BIRCH - 18 IN	X	
13	LIVE OAK - 9 IN		X
14	PINE - 22 IN		x
15	LIVE OAK - 26 IN		x
19	LIVE OAK - 10 IN		
20	PINE - 20 IN	X	
TOTAL: 251 IN		175 IN	76 IN

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St. Augustine, FL 32084
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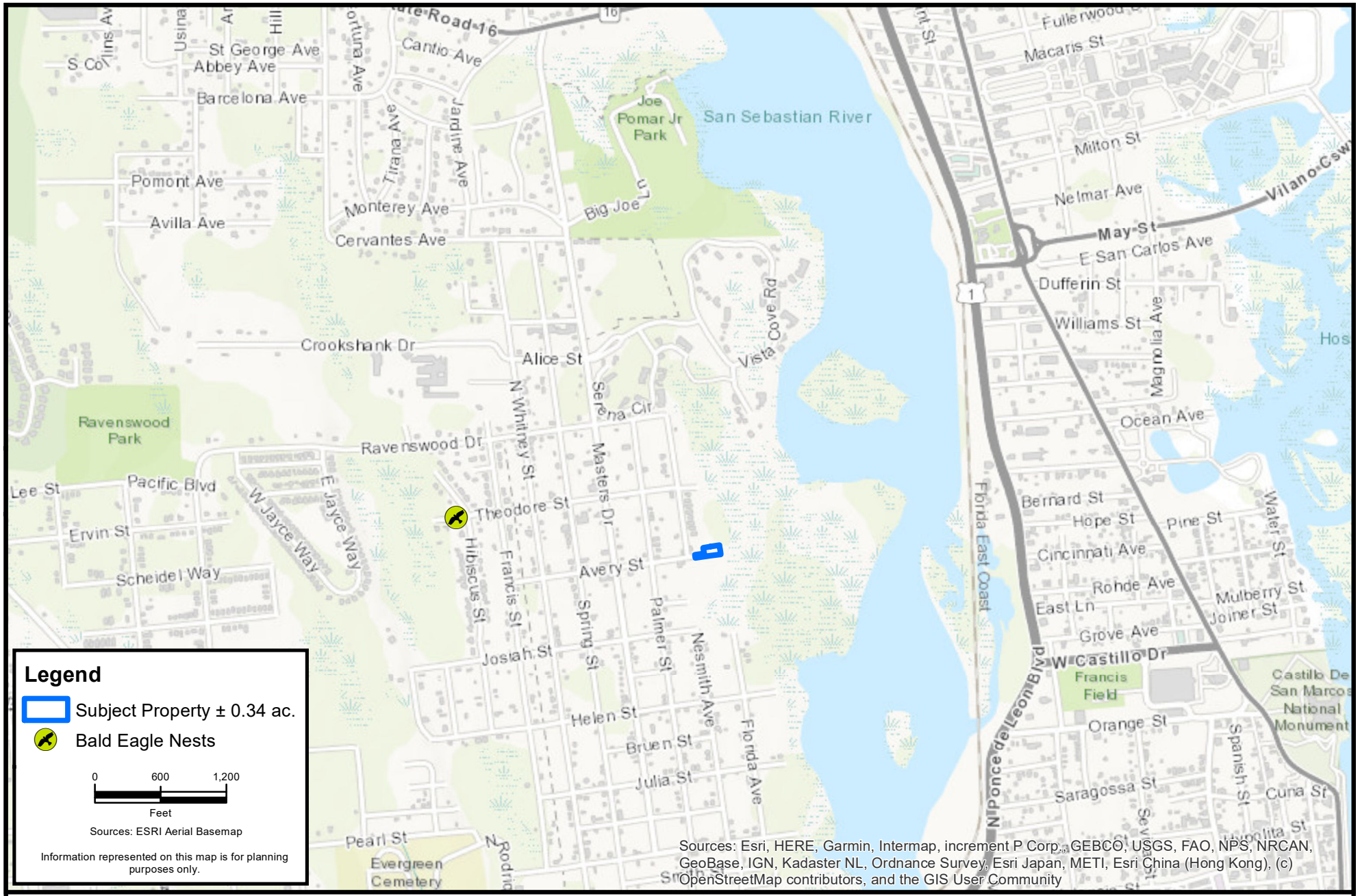
Tree Summary Table

Watts - Avery Street Project

Project: 5.23365 | St. Augustine, FL | Date: May 22 2024 | Figure: 6

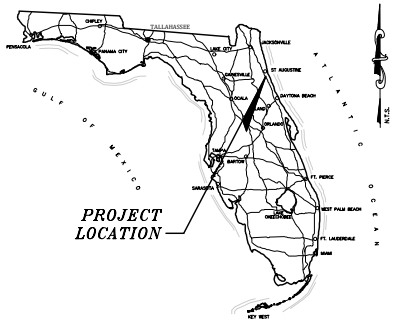


CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Bald Eagle Location Map **Watts - Avery Street Project**		
Project: 5.23365	St. Augustine, FL	Date: Feb 13 2024	Figure: 7

Attachment 17:
Construction Plans

CONSTRUCTION PLANS

PROPOSED 117 FT OF 2" MDPE SEWER FORCE MAIN,
65 FT OF 8" PVC DR18 WM
AND ROADWAY EXTENSION ON AVERY ST.
IN THE CITY OF ST. AUGUSTINE, FLORIDA



GENERAL NOTES

1. THE LOCATIONS AND SIZE OF EXISTING UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. HOWEVER, THERE IS NO GUARANTEE THAT ALL EXISTING FACILITIES HAVE BEEN FOUND OR SHOWN. THE CONTRACTOR IS FOREWARNED TO ASCERTAIN AND DETERMINE PRECISE LOCATIONS PREPARATORY TO EXCAVATING AND ALSO FAMILIARIZE HIMSELF WITH ALL VOLTAGES CARRIED IN OVERHEAD OR UNDERGROUND UTILITY SERVICES. NO CLAIM FOR EXTRA COST SHALL BE MADE AGAINST THE OWNER OR ENGINEER AS A RESULT OF THE AFOREMENTIONED APPROXIMATIONS. THE CONTRACTOR SHALL LOCATE EXACTLY ALL UTILITIES THAT CROSS THE PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ALL ROW LINES, PROPERTY LINES AND EASEMENT LINES ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

CONTRACTOR SHALL "CALL SUNSHINE" 1-800-432-4770 A MINIMUM OF 2-DAYS AND A MAXIMUM OF 5-DAYS PRIOR TO START OF CONSTRUCTION.

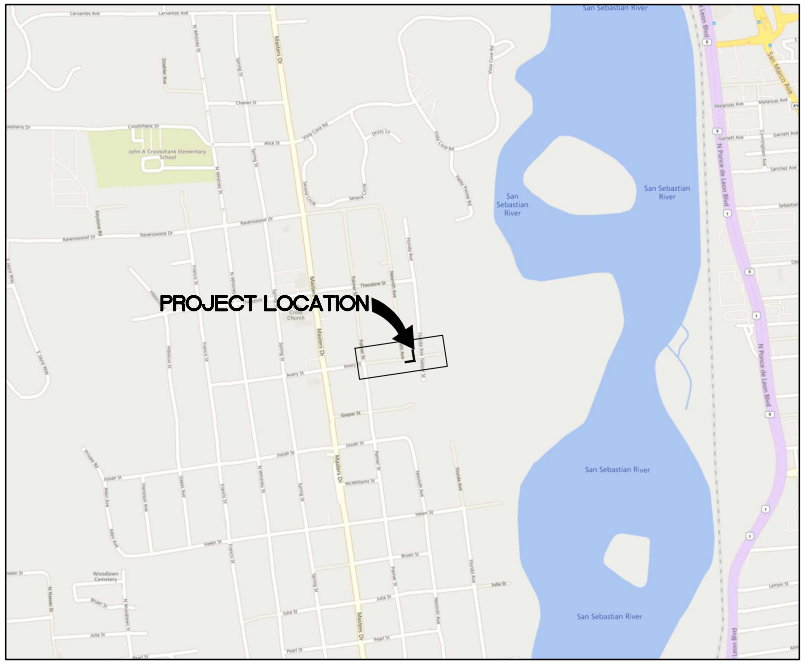
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT TO SURFACE DRAINS AND TO DITCHES DURING CONSTRUCTION.

4. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

5. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. SPECIAL PRECAUTIONS MAY BE REQUIRED IN THE VICINITY OF POWER LINES AND OTHER UTILITIES.

6. ALL FEATURES ARE NOT SHOWN. THE FEATURES NOT SHOWN INCLUDE, BUT ARE NOT LIMITED TO, OVERHEAD UTILITIES, TRAFFIC CONTROL WIRING AND APPERTAIN-ANCES, EXISTING UTILITY SERVICE LINES AND ROAD SIGNS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT THESE FACILITIES DURING CONSTRUCTION. ANY DAMAGE CAUSED BY THE CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

7. THESE PLANS ARE NOT AN ACTUAL SURVEY. RIGHT OF WAY AND EDGE OF PAVEMENT INFORMATION IS APPROXIMATE BASED ON EXISTING RIGHT OF WAY MAPS AND AS-BUILTS.



LOCATION MAP

SHEET INDEX:

1.	COVER
2.-3.	GENERAL NOTES
4.	SURVEY
5.	SITE PLAN
6.	DEMOLITION PLAN
7.	ROADWAY PLAN
8.	GRADING PLAN
9.	UTILITY PLAN
D1	GENERAL DETAILS
D2	EROSION CONTROL DETAILS
D3	COSA PAVING AND DRAINAGE DETAILS
D4-D11	COSA UTILITIES DETAILS
D12-D13	MOT PLAN
D14	STORM WATER POLLUTION PREVENTION PLAN
D15	COSA GENERAL NOTE (N1)
D16	GRINDER PUMP DETAIL

FOR

WATTS UP ENTERPRISES II, LLC

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ST. AUGUSTINE, FLORIDA 32086

Sunshine 811

2510 US 1 SOUTH SUITE D
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ENGINEERING SERVICES, INC.
LICENSED ENGINEER
QUOC H. MAI
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COVER

AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	1

PUBLIC CONVENIENCE AND SAFETY:

1. CONTRACTOR SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL LAWS CONCERNING SAFETY AND RELATED ISSUES. CONTRACTOR SHALL ENFORCE COMPANY'S MINIMUM REQUIREMENTS FOR SAFETY AND SHALL MONITOR TO ENSURE COMPLIANCE WITH ALL COMPANY SAFETY REQUIREMENTS. CONTRACTOR MAY ENFORCE ITS OWN SAFETY REQUIREMENTS TO THE EXTENT CONTRACTOR'S REQUIREMENTS DO NOT CONFLICT WITH THOSE OF THE COMPANY.

2. IF UNSAFE CONDITIONS OR PRACTICES ARE DISCOVERED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING IMMEDIATE CORRECTIVE ACTION. ANY ACCIDENT RESULTING IN INJURY OR DEATH TO PERSONS OR PROPERTY DAMAGE SHALL BE PROMPTLY REPORTED BY THE CONTRACTOR TO THE COMPANY'S INSPECTOR. THE CONTRACTOR SHALL ALSO PROVIDE A WRITTEN REPORT OF EACH ACCIDENT TO THE INSPECTOR.

3. IN ACCORDANCE WITH THE COMPANY'S PIPELINE CONSTRUCTION SPECIFICATIONS, A CLEAN WORK PLACE SHALL BE MAINTAINED AT ALL TIMES. SUPPLIES AND WASTE MATERIALS SHALL BE MAINTAINED IN AN ORDERLY MANNER AND AT A SAFE DISTANCE FROM WATER SUPPLIES, ROADS, WALKWAYS, AND ANY AREAS REQUIRING PUBLIC ACCESS. TEMPORARY GUARD RAILS OR BARRICADES ARE REQUIRED AROUND EXCAVATIONS, MANHOLES AND OBJECTS PROTRUDING INTO WALKWAYS OR ROADS.

4. ALL SAFETY CONTROL DEVICES FOR PUBLIC AND TRAFFIC SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR IN STRICT COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS, ORDERS, RULES, AND REGULATIONS AND ANY ADDITIONAL SAFETY MEASURES REQUESTED BY THE COMPANY'S INSPECTOR.

5. THE CONTRACTOR SHALL GIVE DUE CONSIDERATION TO THE INTERESTS OF PROPERTY OWNERS AND TENANTS WHEREVER INVOLVED, ADHERE TO ALL RIGHTS-OF-WAY RESTRICTIONS AND PERMITS, AND EXERT ALL REASONABLE EFFORTS TO MAINTAIN GOODWILL FOR THE BENEFIT OF THE COMPANY.

6. IN ACCORDANCE WITH THE COMPANY'S PIPELINE CONSTRUCTION SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE TEMPORARY APPROACHES TO AND FROM CROSSINGS OF PUBLIC ROADS, PRIVATE ROADS AND ENTRANCES THAT MAY BE OPENED FOR CONSTRUCTION, AND MAINTAIN THEM IN A SAFE CONDITION. THE CONTRACTOR SHALL PREVENT UNDUE TRACKING OF MUD ONTO PUBLIC ROADWAYS. IF MUD IS TRACKED ONTO ANY PUBLIC ROAD, IT SHALL BE PROMPTLY REMOVED SO THAT IT DOES NOT CREATE A TRAFFIC HAZARD.

PAVING AND DRAINAGE NOTES:

1. ALL BACKFILL OVER UTILITIES LOCATED UNDER PROPOSED PAVEMENT AREAS SHALL BE COMPACTED PER F.D.O.T. STANDARD SPECIFICATIONS, SECTION 125.8.3., TO 98% OF THE MAXIMUM DENSITY PER AASHTO T-99.

2. ADJUSTMENT OF INLET TOPS SHALL BE INCLUDED IN THE CONTRACTOR'S BID. NO CLAIM SHALL BE MADE AGAINST THE OWNER AND/OR ENGINEER IN THE EVENT ADJUSTMENTS ARE NECESSARY.

3. CONTRACTOR SHALL COORDINATE CONNECTIONS TO EXISTING STORM DRAINAGE FACILITIES AND SHALL VERIFY LOCATION AND ELEV.VATION OF SAID FACILITIES PRIOR TO THE START OF CONSTRUCTION. ANY FACILITIES DISTURBED SHALL BE REPAIRED TO EQUAL OR BETTER THAN EXISTING CONDITIONS.

4. THE OWNER RESERVES THE RIGHT TO REQUEST FROM THE CONTRACTOR ASPHALTIC CONCRETE SURFACE COURSE MIX CERTIFICATIONS TO ASSURE COMPLIANCE WITH F.D.O.T. SPECIFICATIONS.

5. EXTRA BASE MATERIAL SHALL BE REQUIRED AT CROSS CULVERTS WHEN COVER DIMENSION IS LESS THAN 12" BELOW BOTTOM OF BASE (F.D.O.T. INDEX NO. 205).

MAINTENANCE OF TRAFFIC NOTES:

1. DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE CITY OF ST. AUGUSTINE RIGHT-OF-WAY, TRAFFIC MUST BE CONTROLLED AT ALL TIMES IN STRICT ACCORDANCE WITH CITY OF ST. AUGUSTINE DESIGN STANDARD INDEXES 415, SHEETS 1-10, 600, SHEETS 1-12, 602 AND THE SPECIFIC UTILITY PERMIT ISSUED.

2. IN ADDITION TO INDEX 600, THE CONTRACTOR SHALL ADHERE TO PART 6 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR MAINTENANCE OF TRAFFIC ON ALL CITY AND COUNTY ROADWAYS.

3. ANY MODIFICATIONS OF THIS MAINTENANCE OF TRAFFIC PLAN SHALL BE SUBMITTED TO THE LOCAL CITY OF ST. AUGUSTINE OFFICE HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION.

4. THIS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ALL NOTIFICATIONS IN THE TIME AND MANNER AS OUTLINED IN THE PERMIT ISSUED AND AS REQUIRED BY ANY STATE OR COUNTY LAWS PERTAINING TO NOTIFICATIONS.

5. THE CONTRACTOR MUST HAVE A COPY OF THE APPROVED PERMIT APPLICATION PACKAGE AVAILABLE AT THE JOB SITE AT ALL TIMES.

6. PROJECT WORK HOURS SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF ST. AUGUSTINE UTILITY PERMIT REQUIREMENTS.

7. LANE CLOSURES SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF ST. AUGUSTINE PERMIT ISSUED.

8. CONTRACTOR MUST MAINTAIN EXISTING SIGNING. IF SIGNS ARE DAMAGED DUE TO HIS ACTIVITY, THE CONTRACTOR IS REQUIRED TO REPLACE THEM IMMEDIATELY IN ACCORDANCE WITH CURRENT STATE OR CITY STANDARD SPECIFICATIONS.

9. DUST CONTROL MEASURES SHALL BE IMPLEMENTED ON ALL UNPAVED SURFACES UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED.

10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE SUNSHINE STATE ONE CALL SYSTEM AT (800)-432-4770 FOR LOCATION OF UNDERGROUND UTILITIES.

11. THE CONTRACTOR SHALL PROVIDE AN CITY OF ST. AUGUSTINE MOT CERTIFIED PERSON/COMPANY TO ENSURE COMPLIANCE WITH MOT REQUIREMENTS DURING CONSTRUCTION.

12. WHEN EXISTING DRIVEWAYS (DIRT OR NON-PAVED) ARE TO BE CLOSED DUE TO OPEN TRENCH, THE PERMITTEE / CONTRACTOR SHALL NOTIFY THE OWNER SEVEN DAYS PRIOR TO WORKING ON THE DRIVEWAY. RESTORATION SHALL BEGIN IMMEDIATELY AND OPEN TRENCH SHALL BE RESTORED PER CITY OF ST. AUGUSTINE INDEX 307.

CLEAN UP + RESTORATION NOTES:

1. CONTRACTOR SHALL CLEAN UP ALL DEBRIS AND DISPOSE OF PROPERLY AND MEETING ALL AGENCIES STANDARD.

2. CONTRACTOR SHALL RESTORE ALL ITEMS TO THE EXISTING CONDITIONS OR BETTER. ITEMS INCLUDE BUT NOT LIMITED TO CONCRETE DRIVEWAY, DRIVEWAY APRON, MAIL BOXES, DITCH, CONCRETE SIDEWALK, TREES, LANDSCAPING, UNDERGROUND UTILITIES, ABOVEGROUND UTILITIES, AND GRASS.

3. NO OPEN HOLES SHALL REMAIN OPEN OVERNIGHT WITHOUT PRIOR APPROVAL FROM CITY/COUNTY/CITY OF ST. AUGUSTINE.

4. THE DIRECTIONAL DRILL CONTRACTOR SHALL CONTAIN THE DRILLING MUD, BENTONITE CLAY, AND DISPOS OF THE MATERIAL PROPERLY AS REQUIRED BY ALL STATE AND FEDERAL REGULATIONS. THE CONTRACTOR IS REQUIRED TO IMMEDIATLY SWEEP AND CLEAN UP ANY SPILL ONTO THE ROADWAY OR AREA OUTSIDE OF THE CONTAINMENT AREA.

5. ALL DRIVES DAMAGED OR OPEN CUT DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPLACED THE FULL WIDTH OF THE DRIVE FROM THE EDGE OF PAVEMENT TO THE FURTHEST POINT OF DAMAGE. CONCRETE DRIVES SHALL GO TO THE FURTHEST EXISTING CONSTRUCTION JOINT. ALL DRIVES SHALL BE SAW CUT.

6. DRIVES SHALL BE REPAIRED WITH THE FOLLOWING:

ASPHALT=
1-½" ASPHALT (S-1 OR S-3) ON
6" LIMEROCK LBR 100 ON
6" SUB-BASE STABILIZATION LBR 40.

CONCRETE=
6" CONCRETE (3,500 PSI) ON
6" SUBBASE STABILIZATION LBR 40.
CONTRACTOR SHALL MEET EXISTING DRIVE THICKNESS IF IT EXCEEDS THICKNESS ABOVE.

GENERAL EROSION CONTROL NOTES:

1. CAUTION: ALL UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED PRIOR TO CONSTRUCTION.

2. VEGETATION CLEARING WILL BE KEPT TO THE ABSOLUTE MINIMUM NECESSARY FOR CONSTRUCTION.

3. MATERIAL RESULTING FROM EXCAVATION WILL NOT BE PLACED IN SUCH A MANNER THAT IT IS DISPERSED BY CURRENT OR OTHER FORCES. THE MATERIAL SHOULD BE COLLECTED AND CONTAINED AT ONE SITE AS APPROPRIATE.

4. HEAVY EQUIPMENT WORKING IN WETLANDS WILL BE PLACED ON MATS OR LOW GROUND PRESSURE EQUIPMENT USED DURING CONSTRUCTION TO LIMIT SOIL DISTURBANCE TO THE MINIMUM AREA REQUIRED TO INSTALL THE UTILITY.

5. NO STAGING AREAS OR TEMPORARY ACCESS ROADS WILL BE PLACED IN WETLANDS.

6. APPROPRIATE STATION AND EROSION CONTROLS WILL BE USED AND MAINTAINED IN EFFECTIVE OPERATING CONDITION DURING CONSTRUCTION, AND ALL EXPOSED SOIL AND FILLS WILL BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE.

7. SEDIMENT CONTROL FENCE (SILT FENCE) SHOULD BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION. SILT FENCE WILL BE INSTALLED ALONG AND WITHIN THE RIGHT-OF-WAY LINE (12 FT. AWAY FROM THE EDGE OF THE RIGHT-OF-WAY), IF A BODY OF WATER OR POTENTIAL WETLAND IS LOCATED WITHIN 60 FT. FROM THE EDGE OF THE RIGHT-OF-WAY. ANY OTHER SITUATIONS WILL BE APPROVED BY ENGINEER.

8. WHEN CONSTRUCTING IN WETLANDS, THE TOP 6 TO 12 INCHES OF THE TRENCH WILL BE BACK FILLED WITH TOP SOIL FROM THE TRENCH.

9. EXCESS MATERIAL WILL BE REMOVED FROM THE WETLAND AND PLACE ON UPLAND AREAS IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

10. EXPOSED SLOPES OF STREAM BANKS WILL BE RESTORED TO THEIR ORIGINAL CONTOURS AND STABILIZED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

11. ANY TEMPORARY FILLS MUST BE REMOVED IN THEIR ENTIRETY AND THE AFFECTED AREAS RETURNED TO THEIR PRE-EXISTING ELEV.VATION.
12. ANY DISTURBED AREA WILL BE RESEEDED WITH NATIVE GRASS SEED, AND SEDIMENT CONTROL FENCE SHOULD BE REMOVED.

13. IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. WHICH ARE LOCATED WITHIN THE RIGHT-OF-WAY, SHALL BE PROTECTED WITH TYPICAL INLET SEDIMENT FILTERS. THESE FILTERS WILL BE REMOVED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

14. ALL CABLE MARKERS TO BE PLACED AS FAR BACK TO RIGHT-OF-WAY LINE AS POSSIBLE.
15. ALL HARD SURFACE THOROUGHFARES TO BE DIRECTIONAL BORED MINIMUM 60" BELOW SURFACE MINIMUM 5' FROM EDGE OF PAVEMENT OF SURFACE TO BE CROSSED.

16. ALL HARD SURFACED DRIVEWAYS TO BE DIRECTIONAL BORED.

17. DRAWING DISCLAIMER: FACILITY LOCATIONS ARE GENERAL IN NATURE. ENGINEER WILL NOT BE HELD ACCOUNTABLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THESE DRAWINGS. CONTRACTOR MUST LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

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ENGINEERING SERVICES, INC.

LICENSED ENGINEER
QUOC H. MAI
FL.#64006 CA#28162

GENERAL NOTES

AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC

SHEET TITLE

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	2

TIPS FOR COMMONLY USED BMPs:

CONSTRUCTION ENTRANCES
- REMOVE VEGETATION, ROOTS, AND OTHER MATERIAL FROM ENTRANCE.
- LAY DOWN GEOTEXTILE THEN 6 INCHES OF CITY OF ST. AUGUSTINE NO. 1 COURSE AGGREGATE ON TOP.
- THE LENGTH OF ENTRANCE MUST BE AT LEAST 50 FEET.
- MAINTAIN AS NEEDED TO PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.

SILT FENCES
- INSTALL WITHIN 24 HOURS OF LAND DISTURBANCE.
- BURY 8 INCHES OF FABRIC IN TRENCH.
- LEAVE NO GAPS (OVERLAP OR TWIST ENDS TOGETHER).
- MAINTAIN AND REPAIR UNTIL A GROUND COVER IS ESTABLISHED.

SOIL PILES
- LOCATE AWAY FROM DOWNSLOPE STREETS, DRIVEWAYS, STREAMS, WETLANDS, LAKES, ETC.
- KEEP COVERED WITH PLASTIC SHEETING.
- CAREFULLY WET DOWN EXPOSED SOIL TO KEEP DUST AND EROSION TO A MINIMUM.

STORM SEWER INLET PROTECTION
- PROTECT NEARBY STORM SEWER INLETS WITH STRAW OR SYNTHETIC BALE, SYNTHETIC FABRIC, FILTER SOCK, OR OTHER MEASURE.
- INSPECT, REPAIR, AND REPLACE AS NEEDED, AND REMOVE SEDIMENT DEPOSITS AFTER EVERY STORM.

SEDIMENT CLEANUP
- REMOVE SOIL TRACKED ONTO THE STREET AFTER EACH WORKDAY.
- CLEANUP ALL SOIL THAT HAS WASHED OFF SITE FOLLOWING A STORM.

PRESERVING EXISTING VEGETATION
- PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION WHENEVER POSSIBLE.
- TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.
- PLACE PLASTIC MESH AROUND TREES EXTENDING TO THE DRIP LINE TO PROTECT THE AREA BELOW THEIR BRANCHES.

REVEGETATION
- SEED, SOD, OR MULCH BARE SOIL AS SOON AS POSSIBLE. VEGETATION IS THE MOST EFFECTIVE WAY TO CONTROL EROSION.

SEEDING AND MULCHING
- SPREAD AND COMPACT 2-4 INCHES TOPSOIL.
- SEED WITH APPROPRIATE MIX FOR SITE AND SEASON.
- RAKE LIGHTLY TO COVER SEED WITH ¼ INCH OF SOIL.
- MULCH WITH ANCHORED STRAW.
- GENTLY WATER EVERY OTHER DAY UNTIL GRASS IS 2 INCHES TALL.

SODDING
- LEAVE OR REPLACE 4 INCHES OF TOPSOIL.
- LIGHTLY WATER SOIL BEFORE LAYING SOD.
- ON SLOPES, LAY SOD STARTING AT THE BOTTOM AND WORK TOWARD THE TOP, LAYING IN A BRICKWORK PATTERN. PEG EACH PIECE DOWN IN SEVERAL PLACES.
- USE SOD FROM SOURCES CERTIFIED BY THE DIVISION OF PLANT INDUSTRY AS "NOXIOUS WEED-FREE".
- INITIAL WATERING SHOULD WET SOIL 6 INCHES DEEP. THEN WATER LIGHTLY EVERY OTHER DAY TO KEEP SOIL MOIST.

GENERAL NOTES

PUBLIC CONVENIENCE AND SAFETY:

1. CONTRACTOR SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL LAWS CONCERNING SAFETY AND RELATED ISSUES. CONTRACTOR SHALL ENFORCE COMPANY'S MINIMUM REQUIREMENTS FOR SAFETY AND SHALL MONITOR TO ENSURE COMPLIANCE WITH ALL COMPANY SAFETY REQUIREMENTS. CONTRACTOR MAY ENFORCE ITS OWN SAFETY REQUIREMENTS TO THE EXTENT CONTRACTOR'S REQUIREMENTS DO NOT CONFLICT WITH THOSE OF THE COMPANY.
2. IF UNSAFE CONDITIONS OR PRACTICES ARE DISCOVERED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING IMMEDIATE CORRECTIVE ACTION. ANY ACCIDENT RESULTING IN INJURY OR DEATH TO PERSONS OR PROPERTY DAMAGE SHALL BE PROMPTLY REPORTED BY THE CONTRACTOR TO THE COMPANY'S INSPECTOR. THE CONTRACTOR SHALL ALSO PROVIDE A WRITTEN REPORT OF EACH ACCIDENT TO THE INSPECTOR.
3. IN ACCORDANCE WITH THE COMPANY'S PIPELINE CONSTRUCTION SPECIFICATIONS, A CLEAN WORK PLACE SHALL BE MAINTAINED AT ALL TIMES. SUPPLIES AND WASTE MATERIALS SHALL BE MAINTAINED IN AN ORDERLY MANNER AND AT A SAFE DISTANCE FROM WATER SUPPLIES, ROADS, WALKWAYS, AND ANY AREAS REQUIRING PUBLIC ACCESS. TEMPORARY GUARD RAILS OR BARRICADES ARE REQUIRED AROUND EXCAVATIONS, MANHOLES AND OBJECTS PROTRUDING INTO WALKWAYS OR ROADS.
4. ALL SAFETY CONTROL DEVICES FOR PUBLIC AND TRAFFIC SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR IN STRICT COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS, ORDERS, RULES, AND REGULATIONS AND ANY ADDITIONAL SAFETY MEASURES REQUESTED BY THE COMPANY'S INSPECTOR.
5. THE CONTRACTOR SHALL GIVE DUE CONSIDERATION TO THE INTERESTS OF PROPERTY OWNERS AND TENANTS WHEREVER INVOLVED, ADHERE TO ALL RIGHTS-OF-WAY RESTRICTIONS AND PERMITS, AND EXERT ALL REASONABLE EFFORTS TO MAINTAIN GOODWILL FOR THE BENEFIT OF THE COMPANY.
6. IN ACCORDANCE WITH THE COMPANY'S PIPELINE CONSTRUCTION SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE TEMPORARY APPROACHES TO AND FROM CROSSINGS OF PUBLIC ROADS, PRIVATE ROADS AND ENTRANCES THAT MAY BE OPENED FOR CONSTRUCTION, AND MAINTAIN THEM IN A SAFE CONDITION. THE CONTRACTOR SHALL PREVENT UNDUE TRACKING OF MUD ONTO PUBLIC ROADWAYS. IF MUD IS TRACKED ONTO ANY PUBLIC ROAD, IT SHALL BE PROMPTLY REMOVED SO THAT IT DOES NOT CREATE A TRAFFIC HAZARD.

SITE PREPARATION NOTES:

1. NORMAL, GOOD PRACTICE SITE PREPARATION PROCEDURES SHALL BE USED FOR THIS PROJECT. THESE PROCEDURES INCLUDE: STRIPPING THE SITE OF EXISTING VEGETATION AND TOPSOIL, COMPACTING THE SUBGRADE AND PLACING NECESSARY FILL OR BACK FILL TO GRADE WITH ENGINEERED FILL. A MORE DETAILED SYNOPSIS OF THIS WORK IS AS FOLLOWS:
2. PRIOR TO CONSTRUCTION, THE LOCATION OF ANY EXISTING UNDERGROUND UTILITY LINES WITHIN THE CONSTRUCTION AREA SHOULD BE ESTABLISHED. PROVISIONS SHOULD THEN BE MADE TO RELOCATE INTERFERING UTILITIES TO APPROPRIATE LOCATIONS. ABANDONED PIPES SHALL BE PROPERLY REMOVED OR PLUGGED, AS THEY MAY SERVE AS CONDUITS FOR SUB-SURFACE EROSION WHICH MAY SUBSEQUENTLY LEAD TO EXCESSIVE SETTLEMENT OF OVERLAY STRUCTURE(S). ROW LINE SHALL BE LAYOUT PRIOR TO CONSTRUCTION.
3. IT IS RECOMMENDED THE TOP OF THE CLAYEY SANDS BE MAINTAINED A MINIMUM OF 2 FEET BELOW THE PROPOSED BOTTOM OF THE BASE MATERIAL OR CONCRETE PAVEMENT. IF THE SITE GRADING IS SUCH THAT THE MINIMUM SEPARATION DOES NOT EXIST, WE RECOMMEND UNDERCUTTING THE CLAYEY MATERIALS TO MAINTAIN THIS SEPARATION AND BACK FILLING WITH CLEAN STRUCTURAL FILL, AS DESCRIBED BELOW.
4. COMPACT THE SUB-GRADE FROM THE SURFACE WITH A LIGHT WEIGHT VIBRATORY ROLLER (A 2 TO 3 TON ROLLER, STATIC WEIGHT AND 3 FOOT DRUM DIAMETER) OR TRACKED DOZER EQUIPMENT UNTIL A MINIMUM DENSITY OF AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557), TO A DEPTH OF 11 INCHES BELOW THE COMPACTED SURFACE IS OBTAINED. A MINIMUM OF EIGHT (8) COMPLETE OVERAGES SHOULD BE MADE IN THE PAVEMENT CONSTRUCTION AREA WITH A ROLLER TO IMPROVE THE UNIFORMITY AND INCREASE THE DENSITY OF THE UNDERLYING SANDY SOILS. THE USE OF HEAVY VIBRATORY COMPACTION EQUIPMENT SHALL NOT BE UTILIZED DUE TO THE POTENTIAL FOR PUMPING OF THE NEAR CLAYEY SOILS ENCOUNTERED, UNLESS APPROVED BY THE ENGINEER.

   SHOULD THE SUB-GRADE SOILS EXPERIENCE PUMPING AND SOIL STRENGTH LOSS DURING THE COMPACTION OPERATIONS, COMPACTION WORK SHOULD BE IMMEDIATELY TERMINATED AND (1) THE DISTURBED SOILS REMOVED AND BACKFILLED WITH DRY STRUCTURAL FILL SOILS WHICH ARE THEN COMPACTED, OR (2) THE EXCESS PORE PRESSURES WITHIN THE DISTURBED SOILS ALLOWED TO DISSIPATE BEFORE RE-COMPACTING.

   TO AVOID PUMPING OF THE UNDERPLAYING CLAYEY SOILS, SELF PROPELLED VIBRATING EQUIPMENT SHALL REMAIN A MINIMUM OF 2 FEET ABOVE THE CLAYEY SOILS. THE SANDY SOILS WITHIN 2 FEET OF THE CLAYEY SOILS MAY BE COMPACTED WITH A VIBRATORY ROLLER.

   OPERATE IN THE STATIC MODE OR WITH A TRACK DOZER TO AVOID DISTURBING THE CLAYEY SOILS. A MINIMUM OF 18 INCHES OF SAND SHALL OVERLAY THE CLAYEY SOILS PRIOR TO OPERATION OF ANY TYPE OF CONSTRUCTION EQUIPMENT. EXCESS DISTURBANCE OF THE CLAYEY SOILS WILL DEGRADE THE STRENGTH CHARACTERISTICS OF THE SOIL AND MAY RESULT IN AN UNSUITABLE SOIL WHICH WILL REQUIRE OVER AND SUBSEQUENT BACKFILLING WITH CLEAN FINE SAND FILL MATERIAL. IN AREAS WHERE CLAYEY SOILS ARE ENCOUNTERED NEAR THE GROUND SURFACE OR ARE EXPOSED BY OVER EXCAVATION, AN INITIAL LIFT OF STRUCTURAL FILL MAY BE PLACED PRIOR TO COMPACTION OF THE SUB-GRADE SOILS.

   DUE TO THE PRESENCE OF THE NEAR SURFACE CLAYEY SOILS, THE SITE MAY BECOME DIFFICULT TO WORK DURING WET WEATHER. IF CONSTRUCTION IS BEGUN DURING WET WEATHER, IT IS RECOMMENDED THE BUILDING AND PAVEMENT SUB-GRADES NOT BE DISTURBED OTHER THAN TO STRIP VEGETATION. FILL AND GRADING OPERATIONS SHOULD BE PERFORMED WITH A MINIMUM DISTURBANCE TO THE SURFICIAL SOILS. IN THIS REGARD, IT IS RECOMMENDED THAT TRACK EQUIPMENT BE USED ON SITE.
5. PLACE FILL MATERIAL, AS REQUIRED. THE FILL SHOULD CONSIST OF CLEAN, FINE SAND WITH LESS THAN 10 PERCENT SOIL FINES. PLACE FILL IN UNIFORM 10 TO 12 INCH LOOSE LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF 80 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.
6. CONTRACTOR SHALL OBTAIN RECORD / EVIDENCE OF ALL EXISTING FEATURES VIA VIDEO TAPING OR PHOTOGRAPHS PRIOR TO ANY CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE WELD CERTIFICATION TO CLAY COUNTY PRIOR TO PROJECT START.
8. ALL TREES WITHIN CR 225 SHALL BE PROTECTED VIA DRILL INSTALLATION METHOD. NO OPEN CUT WITHIN TREE DRIPLINE.

LEGEND:

- FM — EXISTING SEWER FORCE MAIN
- FM — PROPOSED SEWER FORCE MAIN
- 152+00 — STATIONING LINE
- A — SECTION INDICATOR
- EDGE OF PAVEMENT
- ℄ — CENTERLINE OF ROAD
- PAVEMENT CUT & REPAIR
- RIGHT-OF-WAY
- SF — TYPE III SILT FENCE
- WETLAND

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SHEET INDEX

DSGN BY:	QHM
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DATE:	5/15/2024
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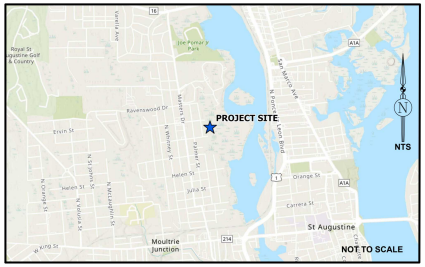
LOCATION MAP



TREE TABLE FOR SUBJECT PARCEL

NAME	ABREVIATION	COUNT	SIZES	TOTAL INCH DIAMETER
PALM	PA	2	13",18"	31"
LIVE OAK	LV	18	9"(3),10"(3),11"(3),12"(2),14"(2),16",19",23",26"	250"
PINE	PI	4	22",19",22"20"	13"
SUGARBERRY	SB	1	9"	9"
BIRCHWOOD	BI	4	9",16"16"18"	59"
CEDAR	CE	1	10"	10"
WATER OAK	WO	1	8"	8"
MAGNOLIA	MA	1	8"	8"

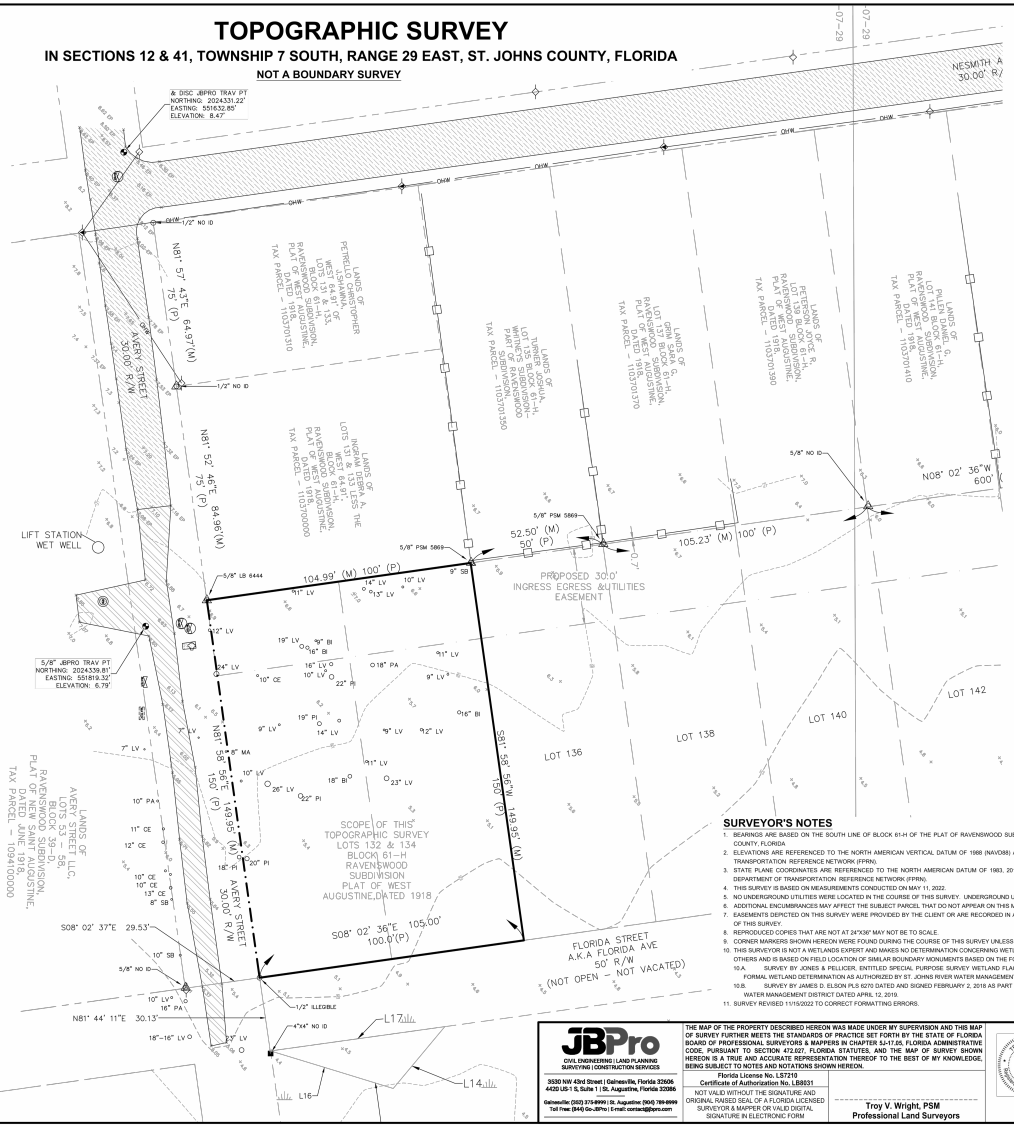
TREE TABLE FOR TREES IN ROW

NAME	ABREVIATION	COUNT	SIZES	TOTAL INCH DIAMETER
PALM	PA	2	10",16"	26"
LIVE OAK	LV	6	7"(2)10",16",18",23"	81"
PINE	PI	1	18"	18"
SUGARBERRY	SB	2	8",10"	18"
CEDAR	4	4	10"(2),11",12"	43"
CEDAR	CE	1	10"	10"

TOPOGRAPHIC SURVEY

IN SECTIONS 12 & 41, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

NOT A BOUNDARY SURVEY



SYMBOL LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- FENCE LINE
- EASEMENT LINE
- OHW — OVERHEAD WIRE
- BENCHMARK
- CONCRETE MONUMENT
- IRON ROD - CAPPED
- NAIL AND DISK
- PIPE
- WATER VALVE COVER
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER POLE WITH TRANSFORMER
- GUY WIRE
- SINGLE POLE SIGN
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 130 — CONTOUR LINES
- ASPHALT SURFACE
- CONCRETE SURFACE
- BROKEN ASHALT

ABBREVIATIONS

(D) = DEED
(M) = MEASURED
CMON = CONCRETE MONUMENT
ELEV = ELEVATION
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PLS = PROFESSIONAL LAND SURVEYOR

TREES:

BI = BIRCHWOOD
CE = CEDAR
LV = LIVE OAK
MA = MAGNOLIA
PI = PINE
SB = SUGARBERRY
PA = PALM
MP = MAPLE
MULTI = MULTIPLE TRUNKS
WO = WATER OAK

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK 61-H OF THE PLAT OF RAVENSWOOD SUBDIVISION ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON MULTIPLE GPS OBSERVATIONS UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK (FPRN).
3. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND BASED ON MULTIPLE GPS OBSERVATIONS UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK (FPRN).
4. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON MAY 11, 2022.
5. NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
6. ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
7. EASEMENTS DEPICTED ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
8. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
9. CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE SHOWN.
10. THIS SURVEYOR IS NOT A WETLANDS EXPERT AND MAKES NO DETERMINATION CONCERNING WETLANDS. THE WETLANDS LINE SHOWN HEREON IS A FIELD LOCATION OF WETLAND FLAGS BY OTHERS AND IS BASED ON FIELD LOCATION OF SIMILAR BOUNDARY MONUMENTS BASED ON THE FOLLOWING SURVEYS PROVIDED BY CLIENT.
    - 10.A. SURVEY BY JONES & PELLICER, ENTITLED SPECIAL PURPOSE SURVEY WETLAND FLAG LOCATIONS SIGNED BY WILLIAM F. RICHBOURG PLS 5313, DATED 11/15/05 AS PART OF FORMAL WETLAND DETERMINATION AS AUTHORIZED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ON NOVEMBER 21, 2013. PETITION NUMBER 16-111019-2 ST JOHNS COUNTY.
    - 10.B. SURVEY BY JAMES D. ELSON PLS 6270 DATED AND SIGNED FEBRUARY 2, 2018 AS PART OF NOTICE OF ISSUANCE OF FORMAL WETLAND NO. 111019-4 FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT DATED APRIL 12, 2019.
11. SURVEY REVISED 11/15/2022 TO CORRECT FORMATTING ERRORS.

FLORIDA AVENUE,
ST. AUGUSTINE FL, 32084

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS7210
Certificate of Authorization No. LB8031

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

Troy V. Wright, PSM
Professional Land Surveyors

TOPOGRAPHIC SURVEY

CERTIFIED TO:
1. WATTS UP ENTERPRISES II, LLC

Scale:	1"=50'
Proj. No.:	509-22-01
Drawn:	K.PRICE
Checked:	R.White
Dwg. Name:	509-22-01
Dwg. Date:	11/16/2022
Field Book:	30
Pages:	49&52
Sheet:	1 of 1

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SURVEY
SHEET TITLE

AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC

DSGN BY:	QHM
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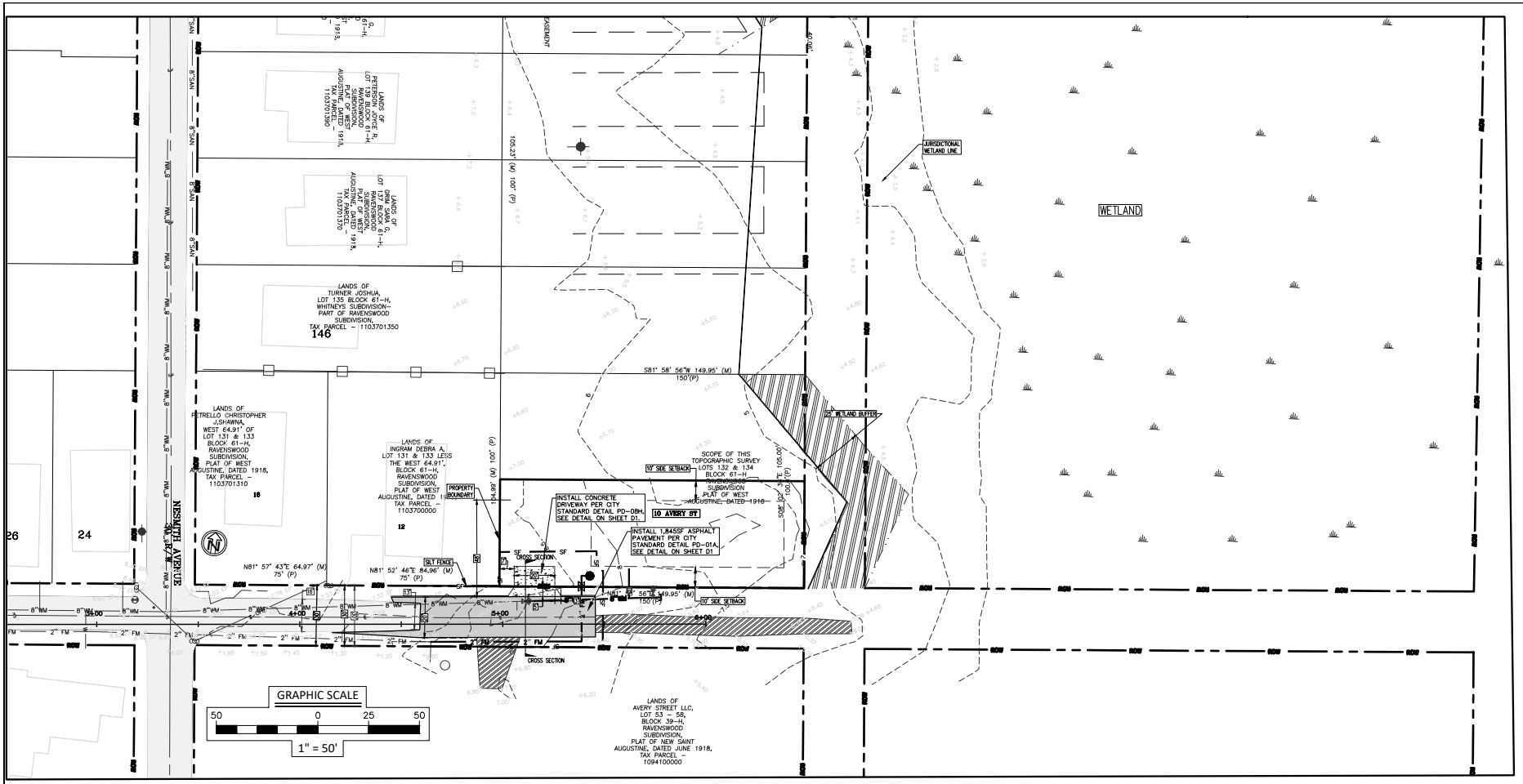
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	4



EXISTING

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING GRADE CONTOUR
- EXISTING RIGHT-OF-WAY
- EXISTING ASPHALT PAVEMENT

PROPOSED

- PROPOSED SET BACK
- PROPOSED FUTURE BUILDING (BY OTHERS)
- PROPERTY BOUNDARY
- SD1 PROPOSED ASPHALT PAVEMENT
- 25 FT WETLAND BUFFER

GENERAL NOTES

1. ALL DIMENSIONS ARE LISTED TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
3. SCREENING OF ALL MECHANICAL EQUIPMENT SHALL BE IN ACCORDANCE WITH SJC LDC SEC.6.01.03.H.2. AND 6.06.04.B.9.
4. DUMPSTER/SOLID WASTE SCREENINGS STANDARDS SHALL BE IN ACCORDANCE WITH SJC LDC SEC 6.06.04.B.8.
5. SCREENING OF OUTDOOR STORAGE AREAS SHALL BE IN ACCORDANCE WITH SJC LDC SEC 6.06.04.B.7.

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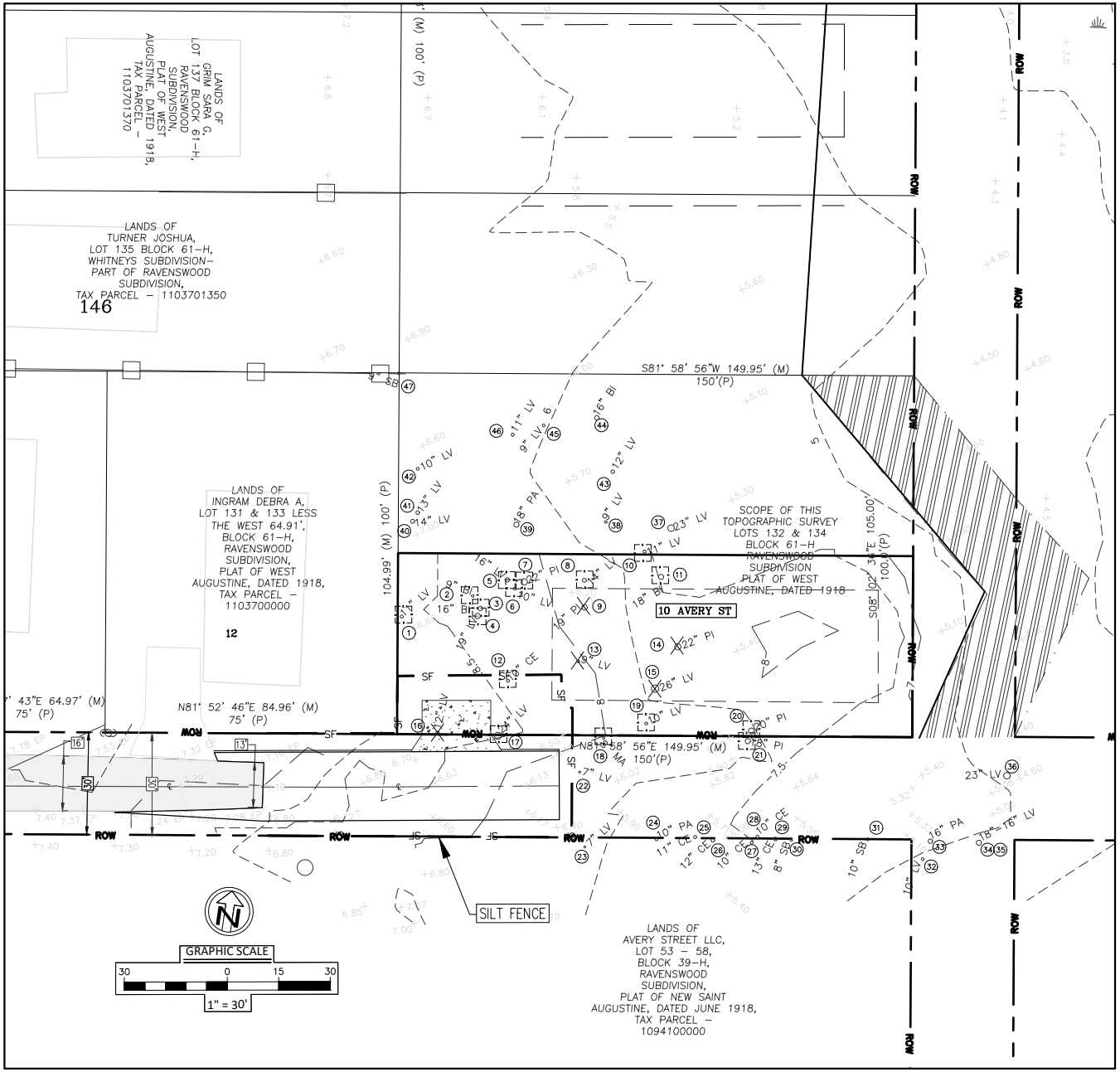
SITE PLAN

AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA

PREPARED FOR
WATTS UP ENTERPRISES II, LLC

SHEET TITLE

DSGN BY:	QHM
DWG BY:	GNG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	5



LEGEND:

EXISTING

- EXISTING BUILDING
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING GRADE CONTOUR
- EXISTING CONCRETE
- EXISTING GRADE SPOT ELEVATION

PROPOSED DEMOLITION

- REMOVE AND DISPOSE
- REMOVE TREES

DEMOLITION NOTES:

1. WHEN ANY ROOT OF EXISTING TREES ARE ENCOUNTERED DURING CONSTRUCTION, THE ROOTS MUST BE CUT OFF EVENLY WITH SHARP CLEAN PRUNING TOOL.

SAVED TREES TABLE FOR AREA IN LOT

NAME	ID#	ABREVIATION	COUNT	SIZES	TOTAL INCH DIAMETER
MAGNOLINA	#18	MA	1	8"	8"
PINE	#7	PI	2	22"	42"
	#20			20"	
LIVE OAK	#1	LV	16	11"	216"
	#4			19"	
	#5			16"	
	#6			10"	
	#8			14"	
	#10			11"	
	#17			24"	
	#19			10"	
	#37			23"	
	#38			9"	
	#40			14"	
	#41			13"	
	#42			10"	
	#43			12"	
	#45			9"	
	#46			11"	
PALM	#39	PA	1	18"	18"
CEDAR	#12	CE	1	10"	10"
SUGARBERRY	#47	SB	1	9"	9"
WATER OAK					
BIRCHWOOD	#2	BI	4	9"	50"
	#3			16"	
	#11			18"	
	#44			16"	

REMOVED TREES TABLE FOR AREA IN LOT

NAME	ID#	ABREVIATION	COUNT	SIZES	TOTAL INCH DIAMETER
PINE	#9	PI	2	19"	41"
	#14			22"	
LIVE OAK	#13	LV	3	9"	47"
	#15			26"	
	#16			12"	

SAVED TREES TABLE FOR AREA IN ROW

NAME	ID#	ABREVIATION	COUNT	SIZES	TOTAL INCH DIAMETER
PINE	#21	PI	1	18"	18"
LIVE OAK	#22	LV	6	7"	81"
	#23			7"	
	#32			10"	
	#34			18"	
	#35			16"	
	#36			23"	
PALM	#24	PA	2	10"	26"
	#33			16"	
CEDAR	#25	CE	5	11"	56"
	#26			12"	
	#27			10"	
	#28			10"	
	#29			13"	
SUGARBERRY	#30	SB	2	8"	18"
	#31			10"	

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LICENSED ENGINEER
QUOC H. MAI
FL.#64006 CA#28162

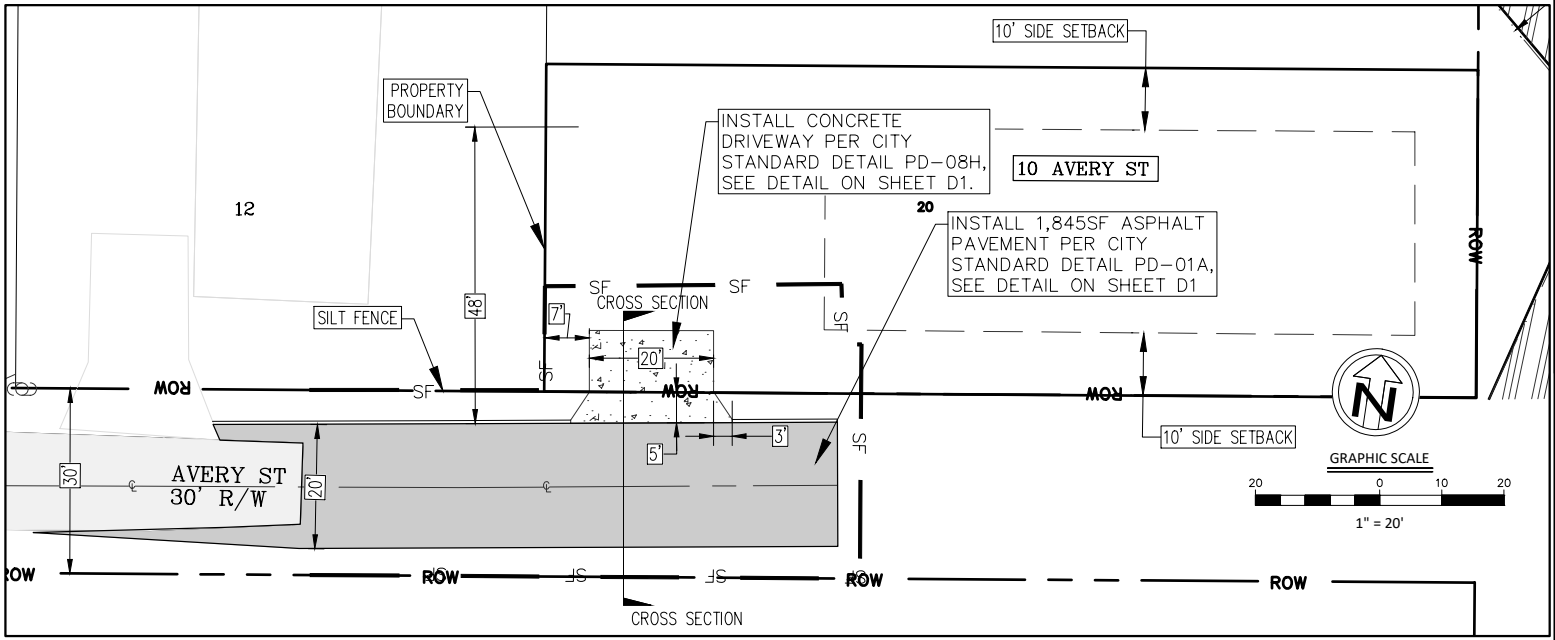
DEMOLITION PLAN

AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC

SHEET TITLE	
DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	6



VICINITY MAP
NTS



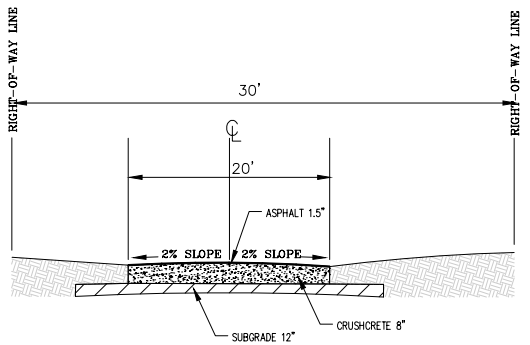
LEGEND:

EXISTING

- PROPERTY LINE
- EXISTING BUILDING
- X — EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING GRADE CONTOUR
- EXISTING RIGHT-OF-WAY
- EXISTING ASPHALT PAVEMENT

PROPOSED

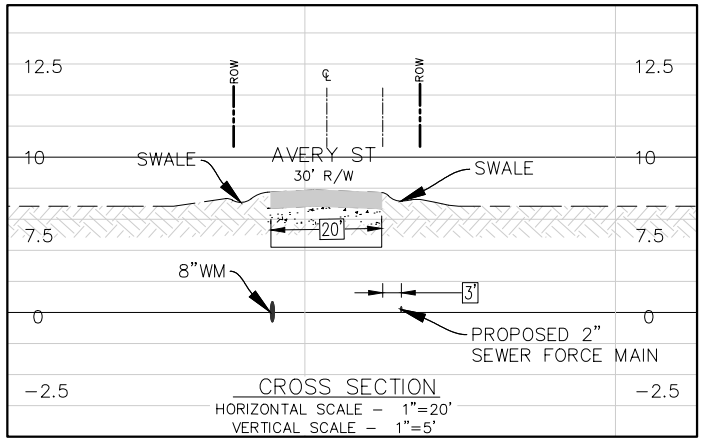
- PROPOSED SET BACK
- PROPOSED FUTURE BUILDING (BY OTHERS)
- PROPERTY BOUNDARY
- SD1 PROPOSED ASPHALT PAVEMENT
- 25 FT WETLAND BUFFER



NOTE:

1. WIDTH OF RIGHT-OF-WAY IS 30'.
2. WIDTH OF PAVEMENT SHALL MATCH EX. WIDTH. CROWN OF PAVEMENT SHALL BE THE CENTERLINE OF THE ROADWAY UNLESS APPROVED BY THE PUBLIC WORKS DEPTH.
3. TYPE S1 ASPHALT SHALL BE PLACED AND COMPACTED WITH AN APPROVED COMPACTOR TO A MINIMUM OF 98% OF MAXIMUM DENSITY. THICKNESS OF ASPHALT SHALL BE 1 1/2". ALL SPECIFICATIONS SHALL BE FOLLOWED FROM F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2000, SECTION 331 TYPE S ASPHALT CONCRETE.
4. CRUSHCRETE SHALL BE PLACED AND COMPACTED WITH AN APPROVED COMPACTOR TO A MINIMUM OF 100% AS DETERMINED BY AASHTO T180. CRUSHCRETE SHALL BE COMPACTED IN 4" LIFTS, ASTM C33 FOR GRADATION 7(1/2" TO NO.4) SHALL BE FOLLOWED FOR AGGREGATE GRADATION. LBR SHALL BE AT LEAST 100 PRIOR TO PAVING. ALL SPECIFICATIONS SHALL BE FOLLOWED FROM F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2007. SECTION 200 ROCK BASE AND SECTION 204 GRADED AGGREGATE BASE.
5. STABILIZED SUBGRADE SHALL BE COMPACTED BY AN APPROVED COMPACTOR TO A MINIMUM OF 98% OF MAXIMUM DENSITY, LIMEROCK BEARING RATIO SHALL BE A MINIMUM OF 40. THICKNESS OF STABILIZED SUBGRADE SHALL BE 12".

PAVEMENT DETAIL SD1
(SPECS FROM CITY DETAIL # PD-01A)



PROJECT SUMMARY:

1. *THE CONSTRUCTION PLAN AND PERMIT IS FOR THE INSTALLATION OF THE OFFSITE FORCE MAIN, WATER MAIN AND ASPHALT PAVEMENT ONLY. THE LOT DEVELOPMENT AND BUILDING PERMIT IS TO BE DESIGNED BY OTHER.*
2. *TOTAL PROPOSED ASPHALT PAVEMENT AREA IS 1,845 SF. TOTAL OF 108 FT OF 2" MDPE FORCE MAIN AND 65FT OF 8"PVC DR18 WATER MAIN.*
3. *ASPHALT PAVEMENT TYPE S1, 2" THICK WITH 8" COMPACTED LIMEROCK 100%.*

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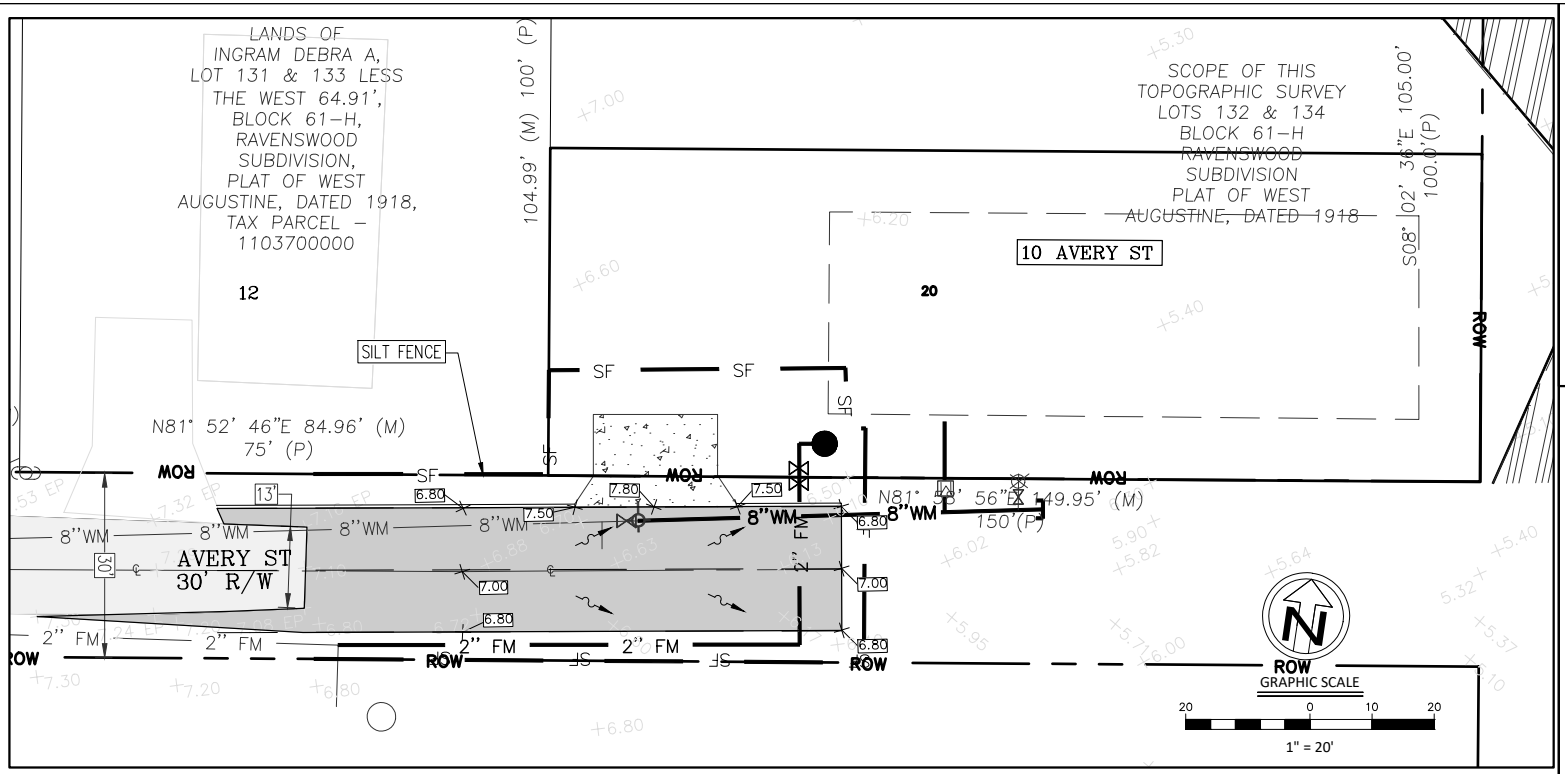
ROADWAY PLAN

AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	7



VICINITY MAP
NTS



LEGEND:

EXISTING

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING GRADE CONTOUR
- EXISTING RIGHT-OF-WAY
- EXISTING ASPHALT PAVEMENT
- + 8.67 EXISTING SPOT ELEVATION

PROPOSED

- PROPOSED SET BACK
- PROPOSED FUTURE BUILDING (BY OTHERS)
- PROPERTY BOUNDARY
- SD1 PROPOSED ASPHALT PAVEMENT
- 25 FT WETLAND BUFFER
- 8.40 PROPOSED SPOT ELEVATION

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT STORMWATER CALCULATION:

TOTAL PROPOSED IMPERVIOUS AREA IS 1,845 SF, WHICH IS UNDER THE 4,000SF THRESHOLD FOR STORMWATER RETENTION. UNDER THE SJRWMD SECTION 62-330.20(2)

THIS PROJECT IS EXEMPT FROM SJRWMD PERMIT.

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GRADING PLAN

AVERY ST. EXTENSION
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DATE:	5/15/2024
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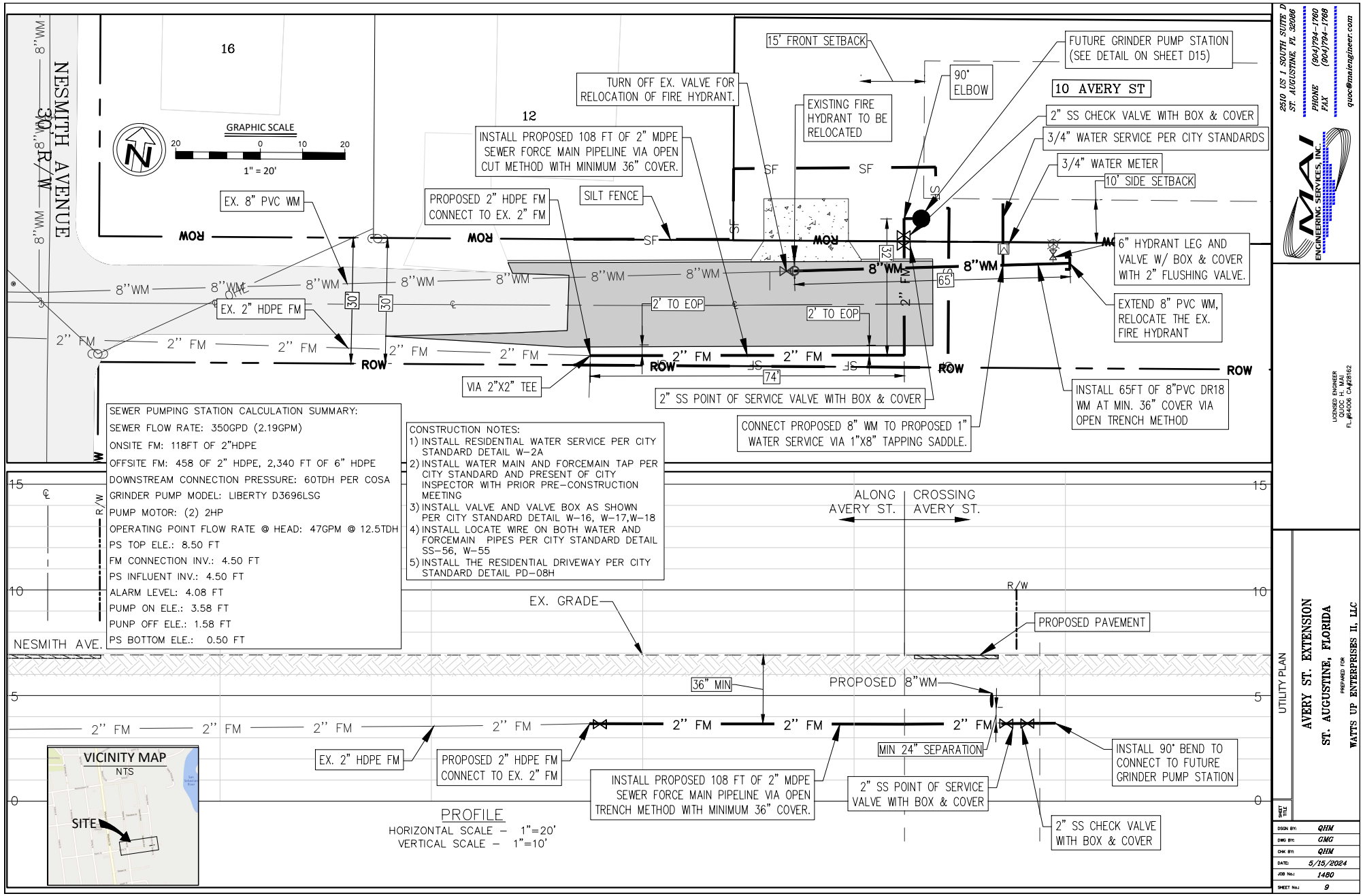
SHEET No.:	8



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UTILITY PLAN

AVERY ST. EXTENSION
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DSGN BY:	QHM
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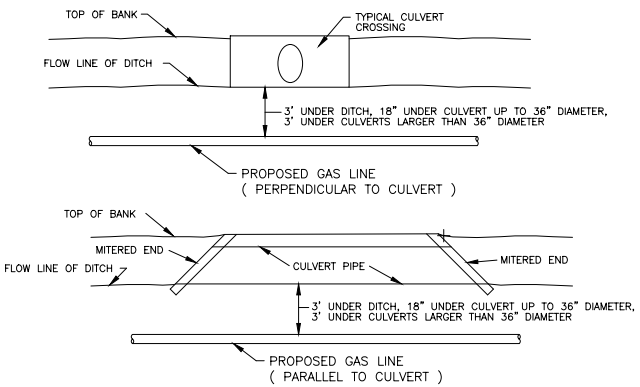
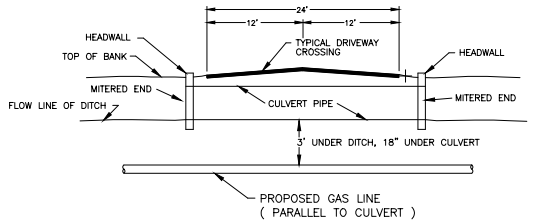
SHEET No.:	9



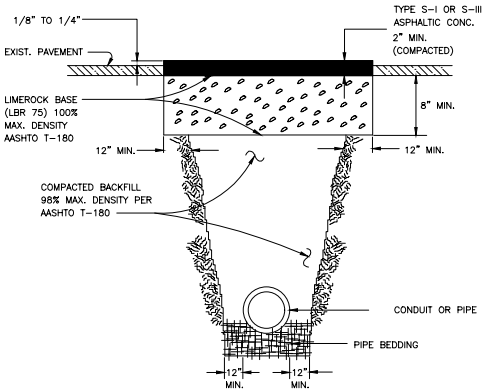
TYPICAL DITCH OR CULVERT CROSSING PROFILES

N.T.S.



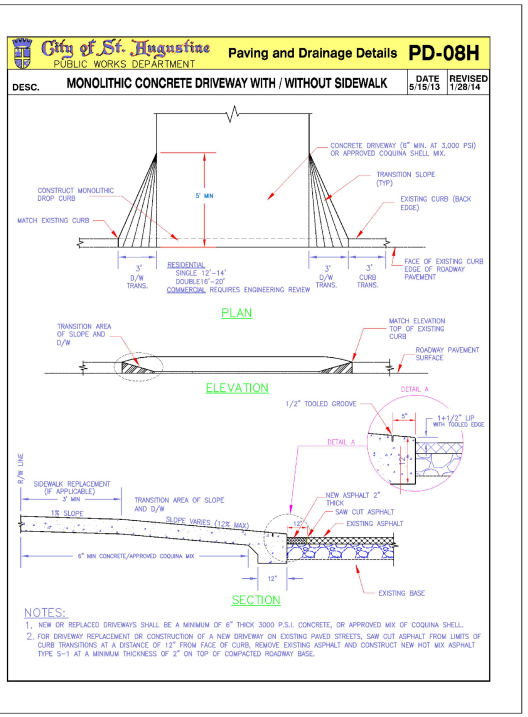
TYPICAL DRIVEWAY AND MINOR ROAD CROSSING

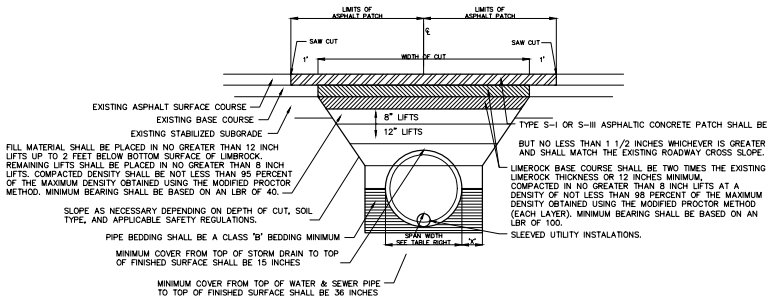
N.T.S.



STANDARD PAVING REPAIR DETAIL

N.T.S.





NOTES:

1. OPEN ROAD CUTS ARE GENERALLY NOT AN ACCEPTABLE MEANS OF CONSTRUCTION UNLESS APPROVED IN ADVANCE BY THE DEVELOPMENT REVIEW DEPARTMENT AND / OR THE ENGINEERING RIGHT OF WAY DIVISION. SEE NOTE #3.
2. MATERIALS, MIX PROPORTIONS, PRODUCTION, PLACING, CONSTRUCTION REQUIREMENTS, AND ACCEPTANCE OF FLOWABLE FILL SHALL BE IN ACCORDANCE WITH THIS MANUAL.
3. ALL OPEN CUTS SHALL REQUIRE A PERMIT AND A 48 HOUR ADVANCE NOTICE TO THE INSPECTION STAFF PRIOR TO COMMENCEMENT OF CONSTRUCTION. A REPRESENTATIVE FROM THE HIGHWAY INSPECTION STAFF MUST BE PRESENT AT THE TIME OF INSTALLATION OF THE UTILITY.
4. PUBLIC SAFETY SHALL BE MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROVISIONS OF PART 6, WORK ZONE TRAFFIC CONTROL, OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
5. THE CONTRACTOR SHALL PROVIDE TO THE HIGHWAY INSPECTOR CERTIFICATION OF THE MIX DESIGN FROM THE SUPPLIER AT THE TIME OF CONSTRUCTION.
6. AN OVERLAY UP TO 100' IS REQUIRED ON ALL OPEN ROAD CUTS AND WILL BE DETERMINED AT THE TIME OF PERMIT APPLICATION REVIEW.

PIPE DIAMETER OR SPAN WIDTH	'X'
≤ 12"	12" INCHES
≤ 30"	30" INCHES
≤ 42"	42" INCHES
≤ 48"	48" INCHES
≤ 60"	60" INCHES
> 60"	60" INCHES

TRENCHING DETAIL

N.T.S.

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GENERAL DETAILS
AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC

SHEET INDEX

DSGN BY:	QHM
DWG BY:	GMG
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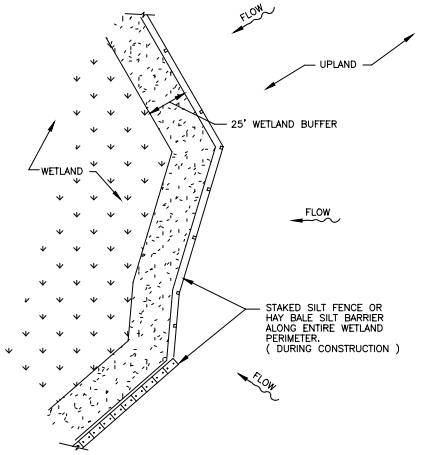
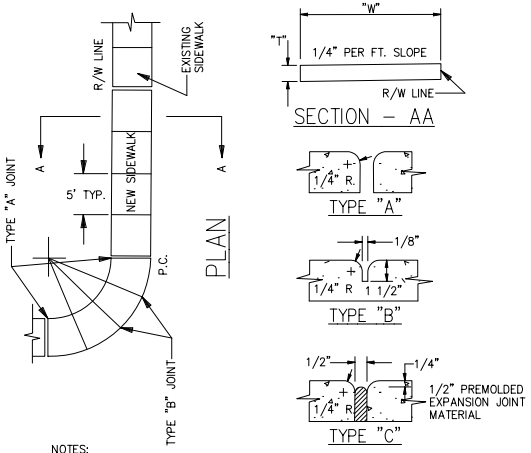
SHEET No.:	D1



WETLAND PROTECTION

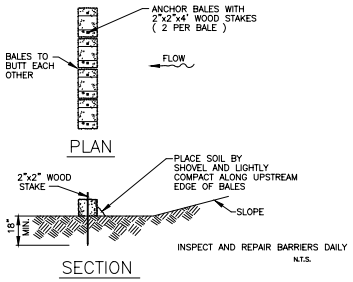
N.T.S.



NOTES:
1. SIDEWALKS TO BE 4" MIN PORTLAND CEMENT CONCRETE, MIN. 3000 P.S.I. @ 28 DAYS.
2. BASE TO BE A MINIMUM 4" OF CLEAN SAND OR SANDY LOAM, FULLY COMPACTED, FULL WIDTH.
3. SIDEWALKS TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE.
4. REPLACING EXISTING COQUINA CONCRETE SIDEWALK WITHIN THE HISTORIC DOWNTOWN WITH APPROVED COQUINA SHELL CONCRETE MIX PER CITY REQUIREMENT.

SIDEWALK RESTORATION DETAIL

N.T.S.



HAY BALE SILT BARRIER

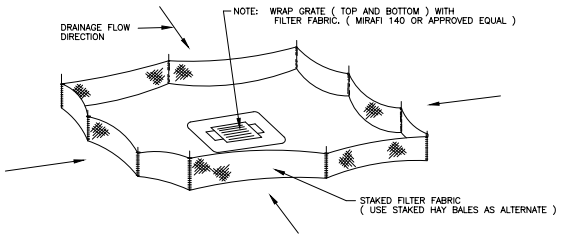
N.T.S.

EROSION CONTROL NOTES

1. GENERAL
   THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, TOOLS, MATERIALS AND SERVICES NEEDED TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES. THESE MEASURES SHALL CONFORM TO THE PLANS AND SPECIFICATIONS AND ALL STATE AND LOCAL REQUIREMENTS.

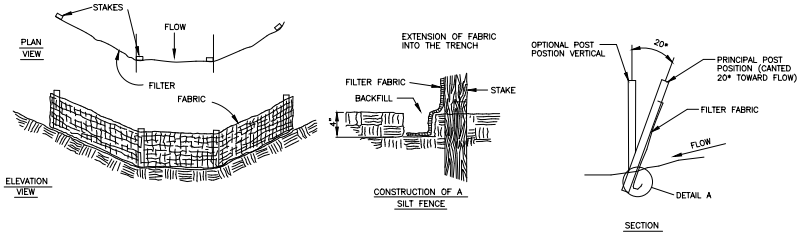
2. EARTH MOVING ACTIVITIES
   a) THE CONTRACTOR SHALL EXERCISE CARE TO PRESERVE THE NATURAL LANDSCAPE AND SHALL CONDUCT HIS/HER CONSTRUCTION OPERATIONS SO AS TO PREVENT ANY UNNECESSARY DESTRUCTION, SCARRING OR DEFACING OF THE NATURAL SURROUNDINGS IN THE VICINITY OF THE WORK AREA. EXCEPT WHERE CLEARING IS REQUIRED FOR PERMANENT WORK, FOR APPROVED CONSTRUCTION ROADS OR FOR EXCAVATION OPERATIONS, ALL TREES, NATIVE SHRUBBERY AND VEGETATION SHALL BE PRESERVED AND SHALL BE PROTECTED FROM DAMAGE WHICH MAY BE CAUSED BY THE CONTRACTOR'S CONSTRUCTION OPERATIONS AND EQUIPMENT.
   b) TOPSOIL SHOULD BE TAKEN FROM THE CONSTRUCTION AREAS AND SHOULD BE STOCKPILED FOR REUSE IN FINISHED GRADING. STOCKPILES SHOULD BE PLACED SO AS NOT TO ADD ANY ADDITIONAL SEDIMENT TO THE CONSTRUCTION. THE STOCKPILES SHOULD BE MULCHED AND/OR SEEDED WHEN EXPOSED BEYOND THIRTY (30) DAYS.
   c) GRADED AREAS ARE TO BE SEEDED AND/OR SODDED WITHIN THIRTY (30) DAYS FOLLOWING EARTH MOVING PROCEDURES. IF THE TIME OF YEAR IS NOT CONDUCIVE FOR PERMANENT SEEDING, A TEMPORARY MULCH AND/OR SEEDING SHOULD BE USED.

3. MAINTENANCE
   a) REPAIR ALL DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION EQUIPMENT AT OR BEFORE THE END OF EACH WORK DAY.
   b) SEDIMENT SHALL BE REMOVED FROM SUMP AREAS. THE SEDIMENT SHALL BE PLACED IN SUCH A MANNER THAT IT WILL NOT ERODE FROM THE SITE. THE SEDIMENT SHALL NOT BE DEPOSITED DOWNSTREAM FROM THE EMBANKMENT OR IN OR ADJACENT TO A STREAM OR FLOOD PLAIN.
   c) AFTER CONSTRUCTION IS COMPLETED AND AREAS ARE SEEDED AND/OR SODDED, MAINTENANCE IS LIMITED TO VISUAL INSPECTIONS ON A ROUTINE BASIS.



PROTECTION OF INLETS

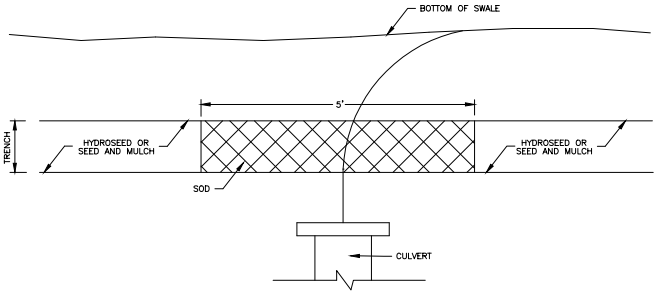
N.T.S.



1. FILTER BARRIERS MUST BE INSTALLED, AS INDICATED HEREIN, PRIOR TO CONSTRUCTION.
2. FILTER BARRIERS SHALL NOT BE INSTALLED IN ANY CONFIGURATION THAT BLOCKS THE THROAT OF ANY STORMWATER INLET.
3. INSPECTIONS AND REPAIRS TO BARRIERS SHALL BE MADE DAILY.
4. FILTER BARRIERS SHALL NOT BE REMOVED UNTIL APPROVED BY ENGINEER.

STAKED SILT BARRIER

(DURING CONSTRUCTION ONLY)
N.T.S.



NOTES:
1. WHERE SLOPE OF EXISTING/FINISHED GRADE IS GREATER THAN 1 VERTICAL TO 3 HORIZONTAL, SOD TO LIMITS OF TRENCH.
2. MAINTAIN EROSION CONTROL MEASURES UNTIL NEW TURF GROWTH IS ESTABLISHED.

RESTORATION OF TRENCH LOCATED IN DRAINAGE SWALE

N.T.S.

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EROSION CONTROL DETAILS
AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC

DSGN BY:	QHM
DWG BY:	GMG
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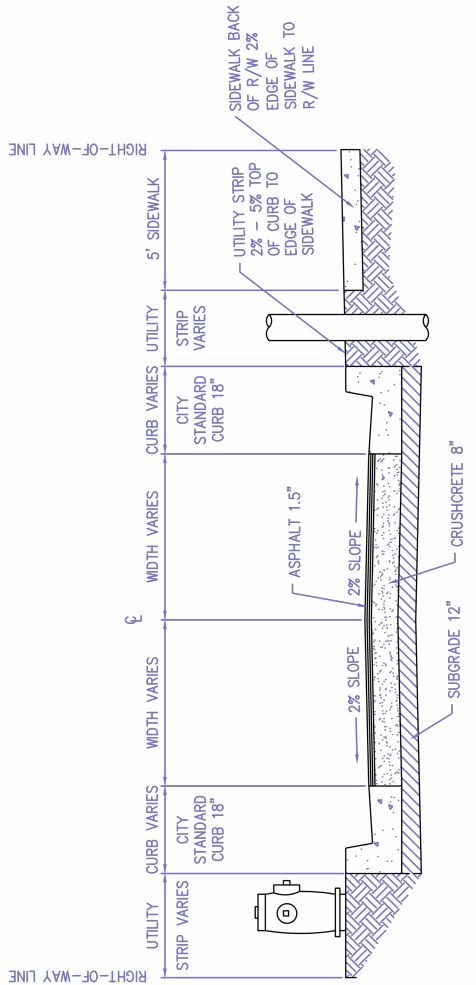
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	D2

City of St. Augustine
PUBLIC WORKS DEPARTMENT

Paving and Drainage Details PD-01A

DESCRIPTION	DATE	REVISED
TYPICAL ROADWAY LIGHT TRAFFIC	1/8/08	3/10/08



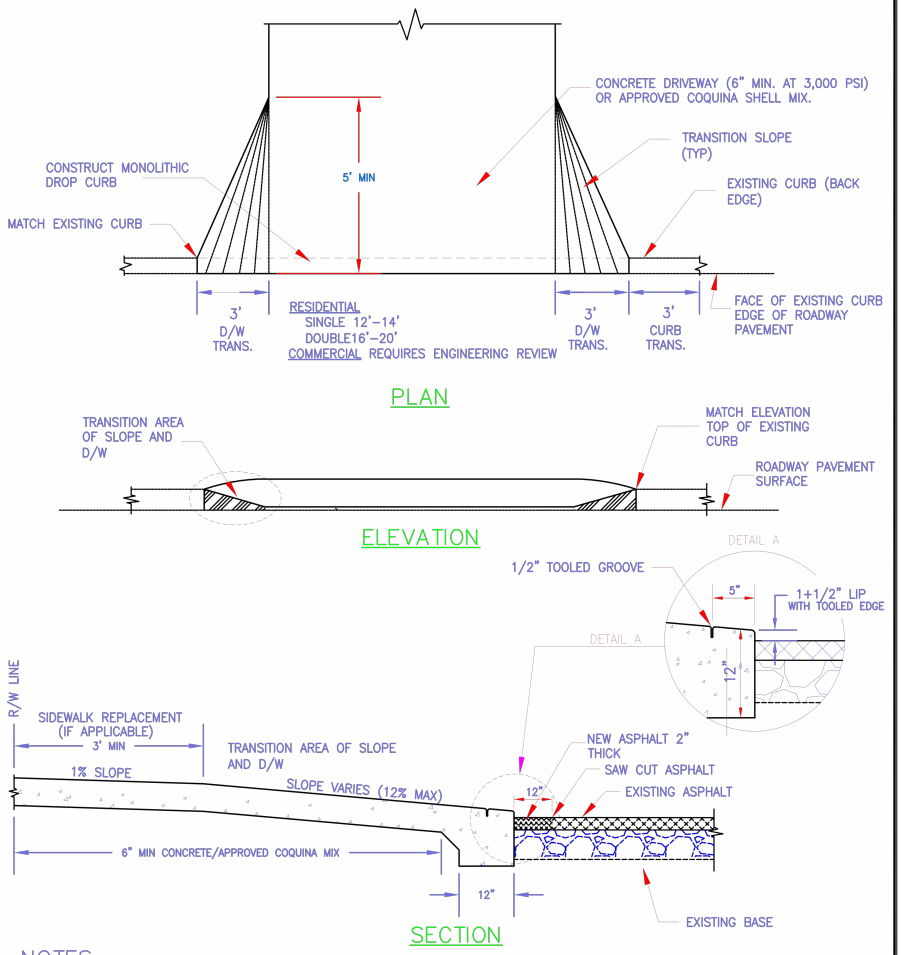
NOTE:

1. WIDTH OF RIGHT-OF-WAY VARIES.
2. WIDTH OF PAVEMENT SHALL BE APPROVED BY THE PUBLIC WORKS DEPT. CROWN OF PAVEMENT SHALL BE THE CENTERLINE OF THE ROADWAY UNLESS APPROVED BY THE PUBLIC WORKS DEPT.
3. TYPE S1 ASPHALT SHALL BE PLACED AND COMPACTED WITH AN APPROVED COMPACTOR TO A MINIMUM OF 98% OF MAXIMUM DENSITY. THICKNESS OF ASPHALT SHALL BE 1 1/2". ALL SPECIFICATIONS SHALL BE FOLLOWED FROM F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2000, SECTION 331 TYPE S ASPHALT CONCRETE.
4. CRUSHCRETE SHALL BE PLACED AND COMPACTED WITH AN APPROVED COMPACTOR TO A MINUMUM OF 100% AS DETERMINED BY AASHTO T180, CRUSHCRETE SHALL BE COMPACTED IN 4" LIFTS, ASTM C33 FOR GRADATION 7(1/2" TO NO.4) SHALL BE FOLLOWED FOR AGGREGATE GRADATION. LBR SHALL BE AT LEAST 100 PRIOR TO PAVING. ALL SPECIFICATIONS SHALL BE FOLLOWED FROM F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2007, SECTION 200 ROCK BASE AND SECTION 204 GRADED AGGREGATE BASE.
5. STABILIZED SUBGRADE SHALL BE COMPACTED BY AN APPROVED COMPACTOR TO A MINIMUM OF 98% OF MAXIMUM DENSITY, LIMEROCK BEARING RATIO SHALL BE A MINIMUM OF 40. THICKNESS OF STABILIZED SUBGRADE SHALL BE 12".

City of St. Augustine
PUBLIC WORKS DEPARTMENT

Paving and Drainage Details PD-08H

DESC.	DATE	REVISED
MONOLITHIC CONCRETE DRIVEWAY WITH / WITHOUT SIDEWALK	5/15/13	1/28/14



NOTES:

1. NEW OR REPLACED DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK 3000 P.S.I. CONCRETE, OR APPROVED MIX OF COQUINA SHELL.
2. FOR DRIVEWAY REPLACEMENT OR CONSTRUCTION OF A NEW DRIVEWAY ON EXISTING PAVED STREETS, SAW CUT ASPHALT FROM LIMITS OF CURB TRANSITIONS AT A DISTANCE OF 12" FROM FACE OF CURB, REMOVE EXISTING ASPHALT AND CONSTRUCT NEW HOT MIX ASPHALT TYPE S-1 AT A MINIMUM THICKNESS OF 2" ON TOP OF COMPACTED ROADWAY BASE.

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COSA PAVING AND DRAINAGE DETAILS

AVERY ST. EXTENSION
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PREPARED FOR
WATTS UP ENTERPRISES II, LLC

SHEET TITLE

DSGN BY:	QHM
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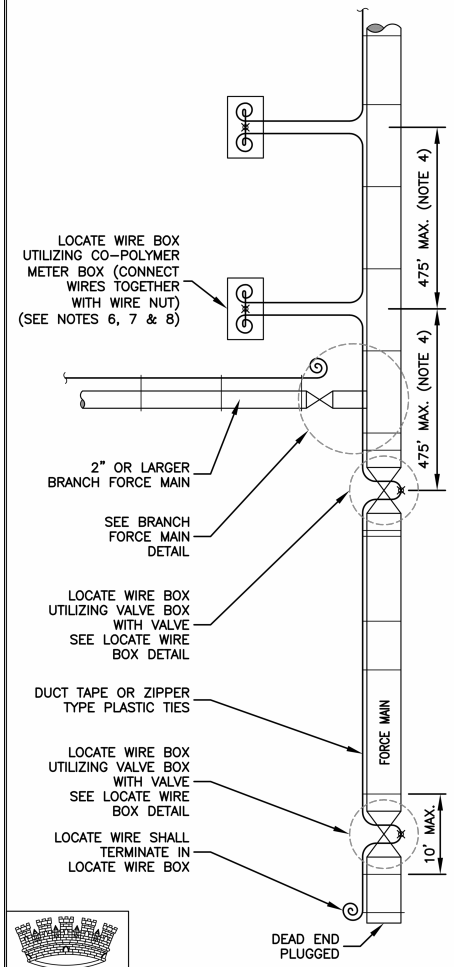


NOTES:

1. LOCATING WIRE TO BE INSTALLED IN EITHER THE ONE OR ELEVEN O'CLOCK POSITION ON ALL DUCTILE IRON OR PVC (PRESSURE MAINS). LOCATE WIRE SHALL ALSO BE INSTALLED ON ALL (HDPE) POLY MAIN PIPING (1:00 OR 11:00 POSITION, IF POSSIBLE).

2. SECURE LOCATING WIRE TO PVC & D.I.P. FORCE MAIN BY USE OF DUCT TAPE OR ZIPPER TYPE PLASTIC TIE STRAPS SPACED AT A MAXIMUM DISTANCE OF TEN (10') AND AT EACH SIDE OF BELL JOINT OR FITTING.

3. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE COSA PRIOR TO BACKFILLING. AFTER BACKFILLING, THE ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A CERTIFIED UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR TO DETERMINE ITS RELIABILITY AND CONTINUITY, WITH THE TEST REPORT SUBMITTED TO THE COSA. THE COSA SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE WIRE TESTING. WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER, SHALL MAKE NECESSARY REPAIRS.

4. LOCATING WIRE SHALL TERMINATE WITHIN AN ACTIVE VALVE BOX (WITH A VALVE) OR A METER BOX (IF NO VALVE) AT MAXIMUM 475' INTERVALS. SEE DETAIL LOCATE WIRE BOX. WIRE CONNECTIONS BELOW GROUND (OUTSIDE OF A BOX) SHALL BE AVOIDED.

5. LOCATING WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UF RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. FOR HDD INSTALLATIONS, THE LOCATE WIRE SHALL BE 12 AWG COPPER-CLAD CARBON STEEL WITH 30 MILS (MIN) INSULATION, AS SPECIFIED IN SECTION 33 – DIRECTIONAL DRILLING – OF THE COSA STANDARDS AND SPECIFICATIONS DESIGN MANUAL, LATEST EDITION.

6. " ⋇ " INDICATES THAT THE WIRES ARE CONNECTED TOGETHER.

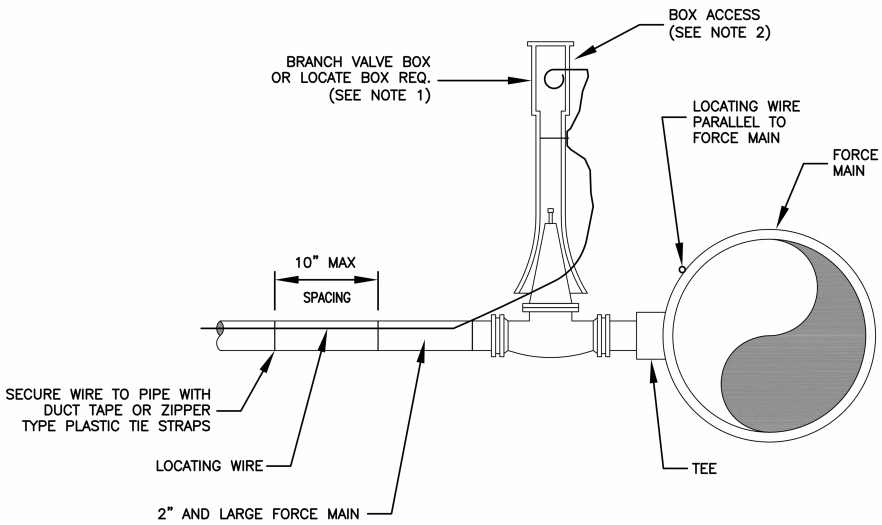
7. " @ " INDICATES A WIRE PIG-TAIL (12" LONG).

8. AN "LW" CUT SHALL BE CARVED IN THE CONCRETE CURB AND PAINTED AT ALL LOCATE WIRE BOXES.

C.O.S.A.

LOCATE WIRE CONSTRUCTION FOR FORCE MAINS

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-56



2" AND LARGER FORCE MAIN

NOTES:

1. BE AWARE THAT THE BRANCH WIRE IS NOT CONNECTED TO THE MAIN WIRE.

2. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A 3/4"ø (MIN) HOLE OR SHALL BE ROUTED THROUGH THE JOINTS OF THE VALVE BOX ADJUSTMENT SECTION.

3. SEE ADDITIONAL NOTES AND REQUIREMENTS ON DETAIL SS-56.

C.O.S.A.

LOCATE WIRE FOR BRANCH FORCE MAIN

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-57

2510 US 1 SOUTH SUITE D
ST. AUGUSTINE, FL 32086
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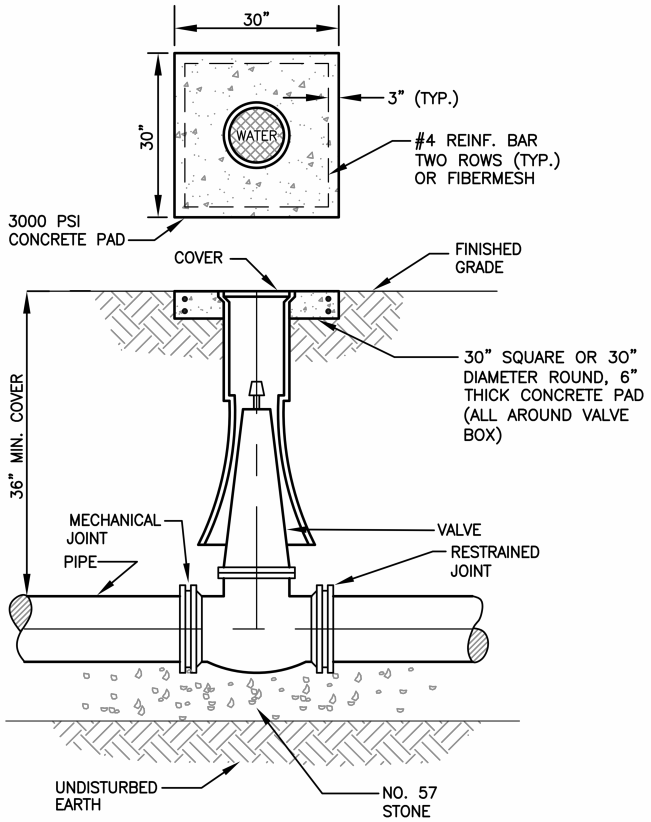
quoc@maiengineer.com
MAI ENGINEERING SERVICES, INC.
LICENSED ENGINEER
QUOC H. MAI
FL.#64006 CA#28162

COSA UTILITIES DETAILS

AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC

SHEET TITLE	
DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	D4



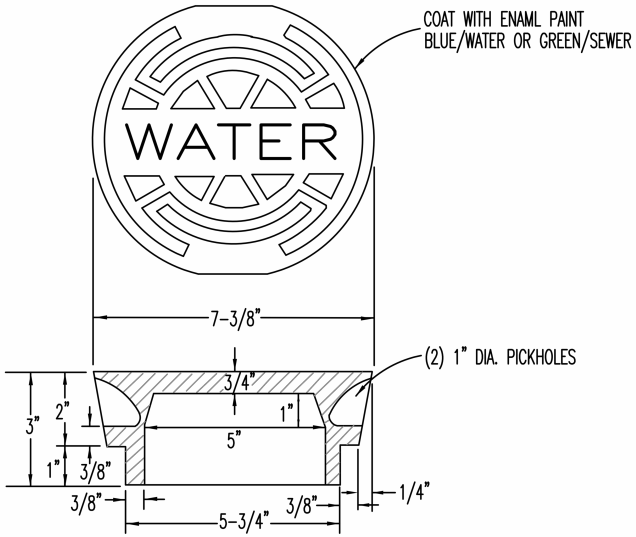
NOTES:

1. POURED IN PLACE (NOT PRECAST) CONCRETE SHALL BE FLUSH WITH GRADE.
2. COVER SHALL BE STAMPED "WATER" OR "SEWER" AS APPROPRIATE.
3. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE. ALL VALVES SHALL HAVE ELECTRONIC MARKER BLUE FOR WATER AND GREEN FOR SEWER SEE W-57.
4. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.
5. COVER SHALL BE COATED WITH ENAMLE PAINT BLUE/WATER OR GREEN/SEWER AS APPROPRIATE.

C.O.S.A.

VALVE BOX & COVER UNPAVED LOCATION NEW CONSTRUCTION

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-30&W-18



NOTE:
COVER SHALL BE STAMPED "WATER" OR "SEWER" AS APPROPRIATE.

C.O.S.A.

VALVE BOX COVER

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-31&W-16

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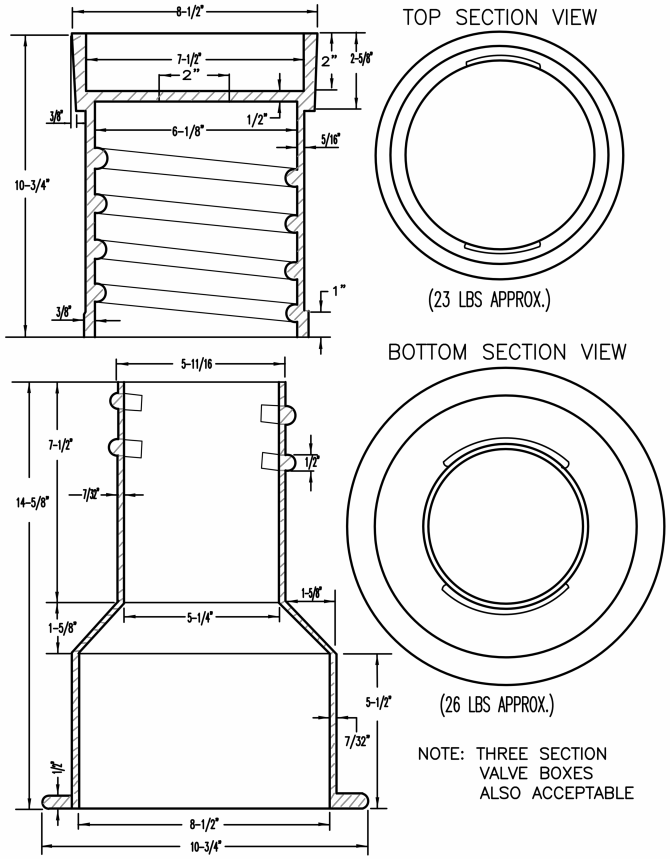
LICENSED ENGINEER
QUOC H. MAI
FL.#64006 CA#28162

COSA UTILITIES DETAILS
AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC

SHEET TITLE	
DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	D5



NOTE: THREE SECTION VALVE BOXES ALSO ACCEPTABLE

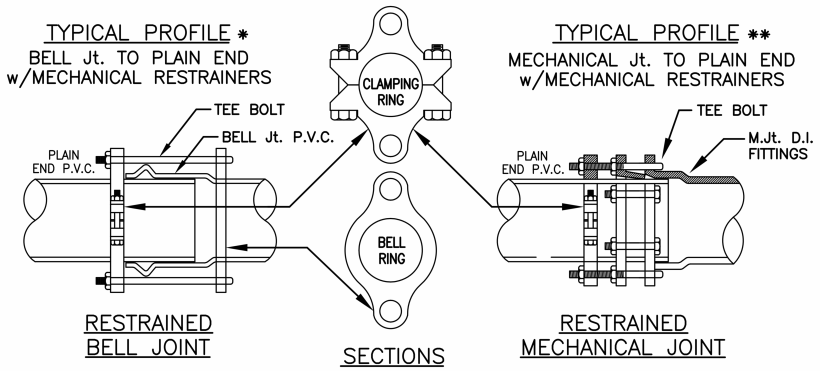
NOTES:

1. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).
2. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.

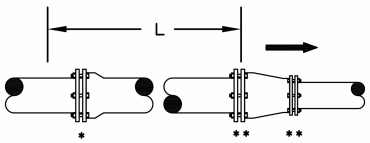
C.O.S.A.

VALVE BOX

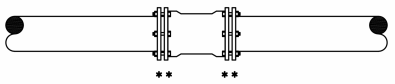
REVISION DATE:	FEB 2017
NOT TO SCALE	SS-32&W-17



NOTE:
L = MIN. LENGTH OF PIPE TO BE RESTRAINED ON EACH SIDE OF FITTING (SEE DETAIL SS-38&W-31).



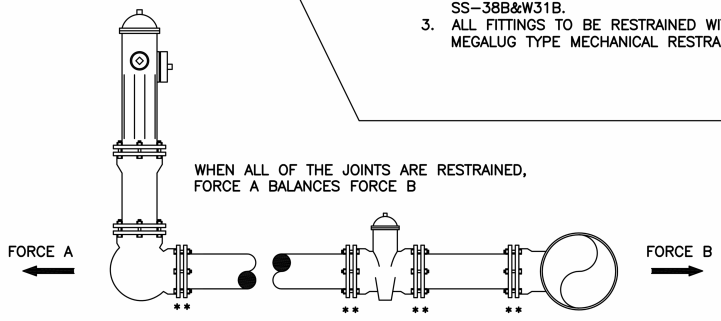
REDUCER



MECHANICAL JOINT SLEEVES

NOTES:

1. CONTRACTOR TO USE PROPER NUMBER OF RESTRAINTS.
2. ALSO SEE DETAILS SS-38&W31, AND SS-38B&W31B.
3. ALL FITTINGS TO BE RESTRAINED WITH MEGALUG TYPE MECHANICAL RESTRAINT.



FIRE HYDRANT LATERAL
(FOR WATER ONLY)

C.O.S.A.

MECHANICAL RESTRAINT DETAILS

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-38A&W-31A

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LICENSED ENGINEER
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FL. #64006 CA#28162

COSA UTILITIES DETAILS

AVERY ST. EXTENSION

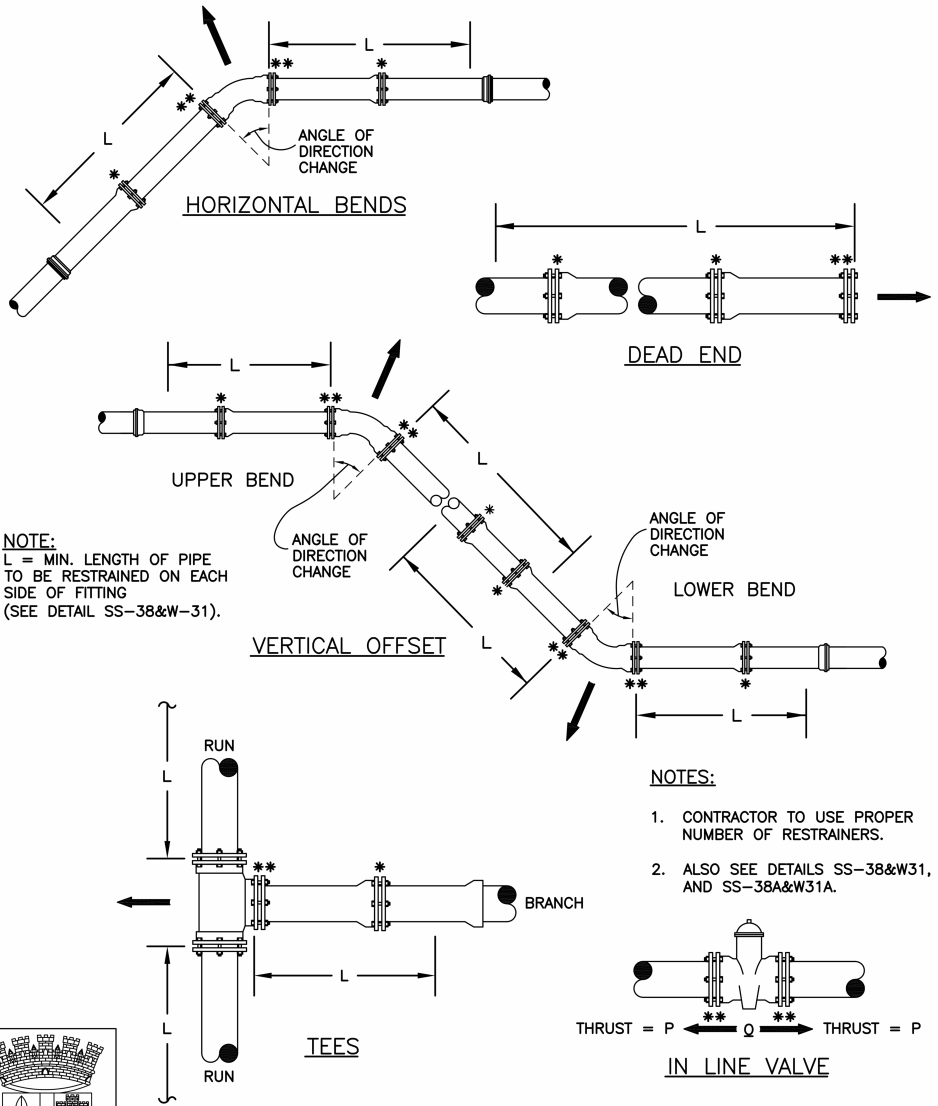
ST. AUGUSTINE, FLORIDA

PREPARED FOR

WATTS UP ENTERPRISES II, LLC

SHEET TITLE

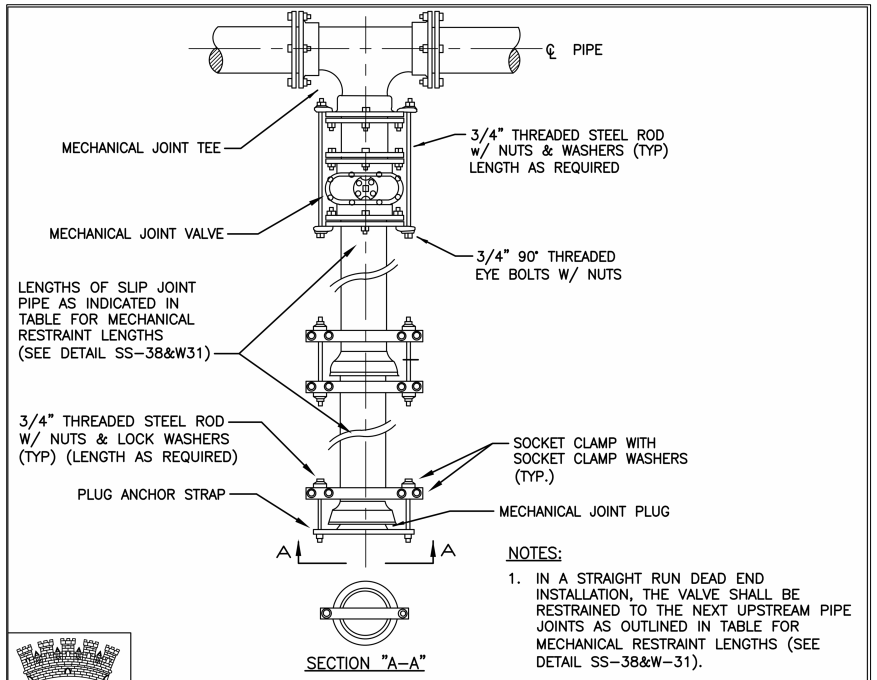
DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	D6



C.O.S.A.

MECHANICAL RESTRAINT DETAILS

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-38B&W-31B



C.O.S.A.

PLUGGED DEAD END MECHANICAL RESTRAINTS

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-44&W-37

2510 US 1 SOUTH SUITE D
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LICENSED ENGINEER
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COSA UTILITIES DETAILS

AVERY ST. EXTENSION

ST. AUGUSTINE, FLORIDA

PREPARED FOR

WATTS UP ENTERPRISES II, LLC

SHEET TITLE	
DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	D7

MINIMUM RESTRAINED LENGTH (L) IN FEET

NOMINAL PIPE SIZE	SAND (SP)					SAND–CLAY MIX (SC)					CLAY (CL)					SILT (ML)				
	ELBOWS (DEG.)				DEAD END	ELBOWS (DEG.)				DEAD END	ELBOWS (DEG.)				DEAD END	ELBOWS (DEG.)				DEAD END
	11	22	45	90		11	22	45	90		11	22	45	90		11	22	45	90	
4"	2	4	9	22	49	2	3	7	16	36	2	3	7	17	29	3	6	12	28	69
6"	3	6	12	30	69	2	5	10	23	50	2	5	10	24	41	4	8	16	39	96
8"	4	8	16	39	90	3	6	12	30	66	3	6	13	31	55	5	10	21	50	125
10"	5	9	19	46	107	4	7	15	36	80	4	7	15	37	66	6	12	24	59	148
12"	5	11	22	54	126	4	8	17	42	94	4	9	18	44	79	7	14	28	68	174

NOTE: BASED ON THE THRUST FORCE IN TABLE ABOVE.

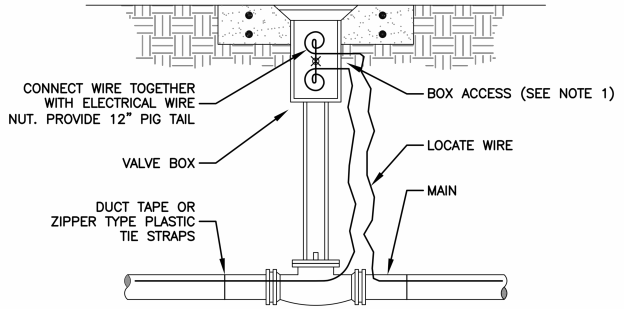
NOTES:

1. CONTRACTOR TO USE PROPER NUMBER OF RESTRAINERS.
2. ALSO SEE DETAILS SS–38A&W31A, AND SS–38B&W31B.
3. ALL VALVES SHALL BE TREATED AS DEAD ENDS.
4. ALL CROSSES AND TEE'S SHALL BE RESTRAINED AS DIRECTED BY CITY INSPECTOR.
5. ALL UTILITY UPGRADES SHALL REQUIRE VISUAL VERIFICATION OF RESTRAINT PER THIS DETAIL.

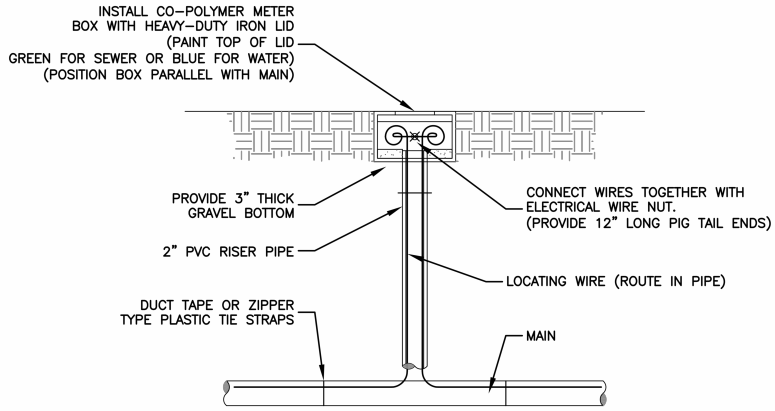
C.O.S.A.

MECHANICAL RESTRAINT DETAILS

REVISION DATE:	FEB 2017
NOT TO SCALE	SS–38&W–31



LOCATE WIRE BOX UTILIZING VALVE BOX



LOCATE WIRE BOX UTILIZING METER BOX

NOTES:

1. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A 3/4"ø (MIN) HOLE OR SHALL BE ROUTED THROUGH THE JOINTS OF THE VALVE BOX ADJUSTMENT SECTION.
2. SEE ADDITIONAL NOTES AND REQUIREMENTS ON DETAILS SS–56 AND W–56.

C.O.S.A.

LOCATE WIRE BOX

REVISION DATE:	FEB 2017
NOT TO SCALE	SS–55&W–55

2510 US 1 SOUTH SUITE D
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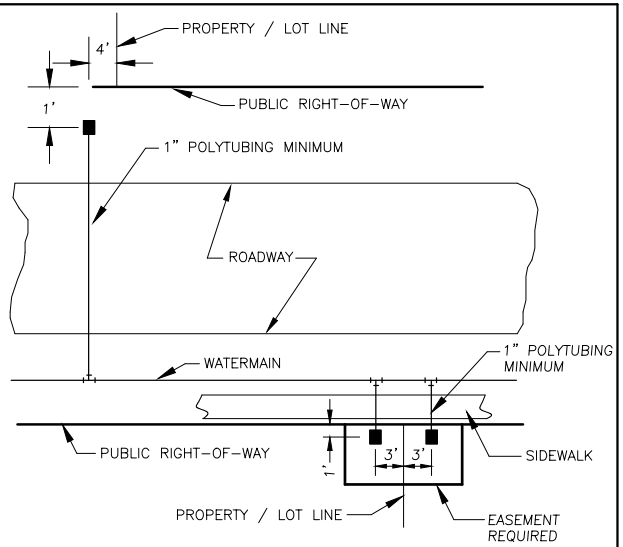
COSA UTILITIES DETAILS

AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	D8

NOTE:
FOR LOCATIONS WITH CURBING, ETCH THE LETTER "W" MINIMUM OF 2 INCHES HIGH AND 1/4 INCH DEEP IN FACE OF CURB, AND PAINT BLUE. FOR LOCATIONS WITHOUT CURBING BUT WITH SIDEWALK, ETCH THE LETTER "W" MINIMUM OF 2 INCHES HIGH AND 1/4 INCH DEEP IN FRONT OF SIDEWALK, AND PAINT BLUE. AS AN ALTERNATIVE TO ETCHING IN ALL LOCATIONS AND CONDITIONS, A STAINLESS STEEL DISC AND NAIL MAY BE USED. DISC SHALL BE 1-1/2" DIAMETER, AND ENGRAVED WITH THE WORD "WATER" CENTERED AT THE 12 O'CLOCK POSITION AND THE WORD "SERVICE" CENTERED AT THE 6 O'CLOCK POSITION ON THE DISC. NAIL AND DISC SHALL BE INSTALLED AT THE EDGE OF PAVEMENT, CURBING OR SIDEWALK DIRECTLY IN LINE WITH THE WATER SERVICE. THE CITY MAY REQUIRE OTHER MEANS OF IDENTIFICATION, SUCH AS TREATED FENCE POSTS PAINTED BLUE ON TOP TO MARK SERVICES FOR FUTURE DEVELOPMENT.



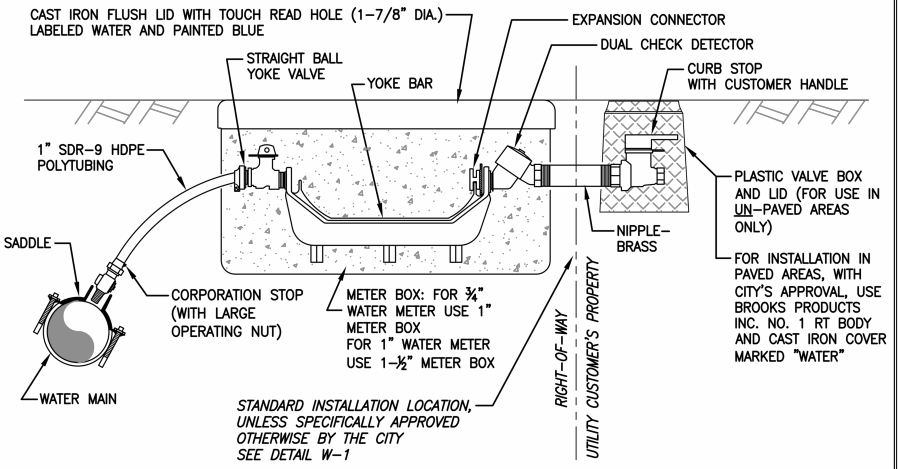
NOTES:

1. THE SKETCHES ABOVE ARE SUGGESTIONS FOR SOME TYPICAL INSTALLATIONS. ACTUAL INSTALLATIONS MAY VARY SLIGHTLY ACCORDING TO FIELD CONDITIONS. CITY INSPECTOR SHALL DIRECT METER BOX LOCATIONS FOR A-TYPICAL INSTALLATIONS.
2. IF AN EASEMENT IS LOCATED BETWEEN LOTS, METERS TO BE LOCATED 3' OUTSIDE OF EASEMENT LINE.
3. WHENEVER POSSIBLE, METER BOXES SHALL BE LOCATED OUTSIDE OF PAVEMENT.
4. METER BOXES SHALL BE INSTALLED ON LEVEL GROUND.
5. WHERE METER BOXES ARE INSTALLED ON PRIVATE PROPERTY, A UTILITY EASEMENT WILL BE REQUIRED.

C.O.S.A.

WATER METER LOCATIONS 3/4" – 2" METERS

REVISION DATE:	FEB 2017
NOT TO SCALE	W-1



NOTES:

1. ALL MATERIALS TO CONFORM TO CITY OF ST. AUGUSTINE LIST OF APPROVED MATERIALS AND MANUFACTURERS, OR PRE-APPROVED EQUAL.
2. ALL RESIDENTIAL SERVICE LINES TO BE 1-INCH OFF MAIN. FOR 3/4-INCH METER SIZE, REDUCE 1-INCH SERVICE LINE TO 3/4-INCH AT METER.
3. ALL FITTINGS TO BE BRASS, UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE CITY.
4. CONTRACTOR TO PROVIDE AND INSTALL ALL MATERIALS EXCEPT THE WATER METER. CITY OF ST. AUGUSTINE WILL INSTALL THE WATER METER IN THE METER BOX ASSEMBLY THAT IS FULLY CONSTRUCTED BY THE CONTRACTOR.

C.O.S.A.

3/4" AND 1" RESIDENTIAL TAP AND WATER SERVICE DETAIL

REVISION DATE:	FEB 2017
NOT TO SCALE	W-2A

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LICENSED ENGINEER
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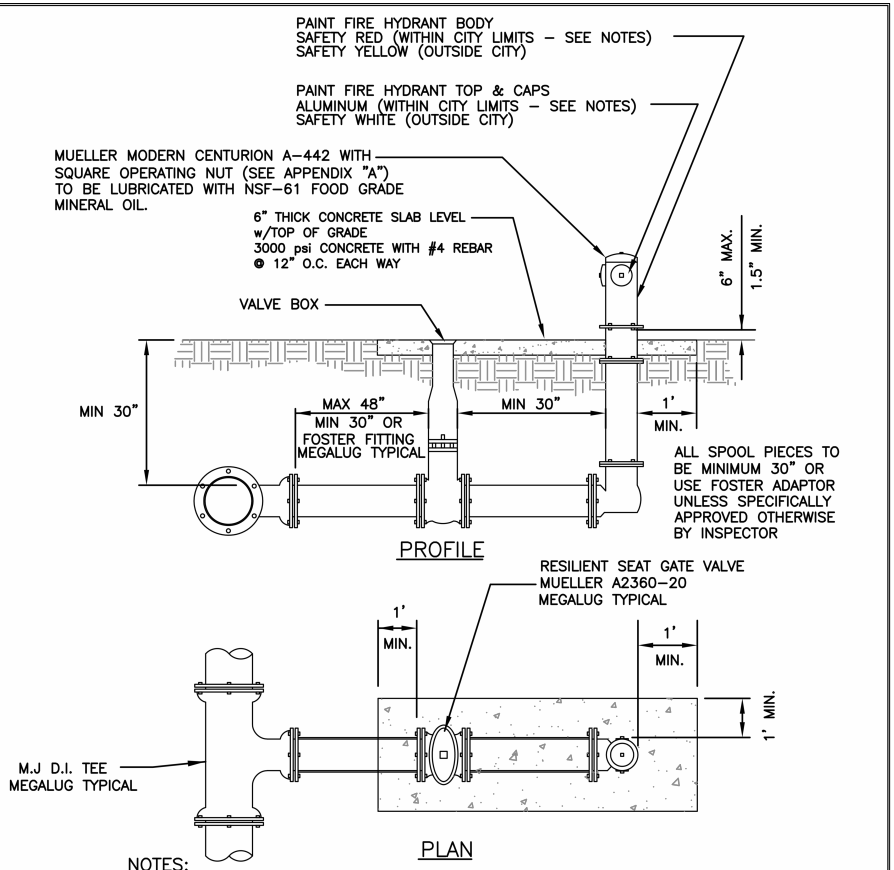
FL.#64006 CA#28162

COSA UTILITIES DETAILS

AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	D9



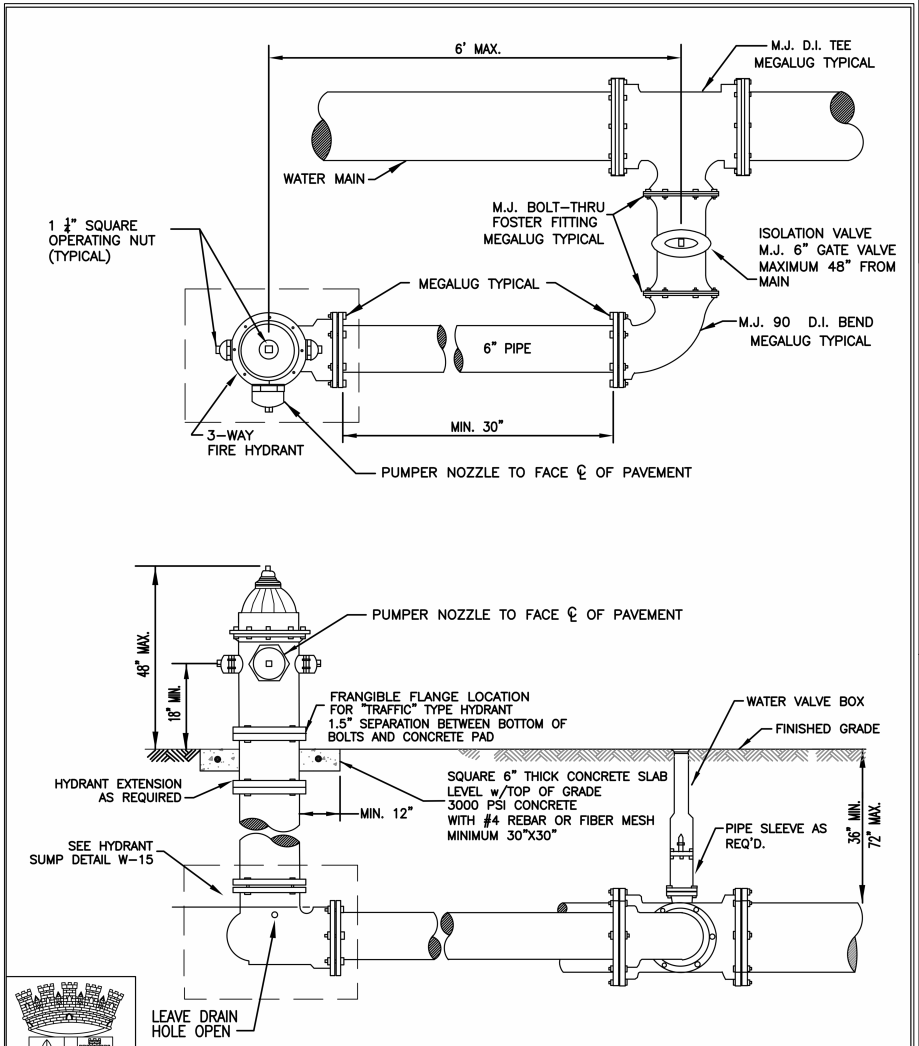
NOTES:

1. ALL METAL PARTS OF THE HYDRANT BOTH INSIDE AND OUTSIDE SHALL BE PAINTED BY THE CONTRACTOR IN ACCORDANCE WITH AWWA C501.
2. ALL INSIDE SURFACES AND THE OUTSIDE SURFACES BELOW THE GROUND LINE SHALL BE COATED WITH TWO (2) COATS OF ASPHALT VARNISH IN COMPLIANCE WITH NSF-61, THE FIRST COAT HAVING DRIED THOROUGHLY BEFORE THE SECOND IS APPLIED.
3. THE OUTSIDE OF THE HYDRANT ABOVE THE FINISHED GRADE LINE SHALL BE THOROUGHLY CLEANED AND PAINTED BY THE CONTRACTOR WITH ONE (1) COAT OF PRIMER PAINT OF A DURABLE COMPOSITION.
4. HYDRANTS LOCATED WITHIN CITY LIMITS SHALL BE PAINTED BY THE CONTRACTOR WITH ONE (1) ADDITIONAL COAT OF SAFETY RED AND ALUMINUM GLOSS ENAMEL PAINT, URETHANE ALKYD OR OTHER INDUSTRIAL COATING (SEE DETAIL). HYDRANTS LOCATED OUTSIDE CITY LIMITS SHALL BE PAINTED ACCORDING TO COUNTY SPECIFICATIONS.
5. SPOOL PIECE TO BE MIN. 30" OR USE FOSTER ADAPTOR APPROVED IN ADVANCE BY CITY.

C.O.S.A.

FIRE HYDRANT INSTALLATION

REVISION DATE:	FEB 2017
NOT TO SCALE	W-12



C.O.S.A.

HYDRANT INSTALLATION LIMITED SPACE

REVISION DATE:	FEB 2017
NOT TO SCALE	W-14

2510 US 1 SOUTH SUITE D
ST. AUGUSTINE, FL 32086
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ENGINEERING SERVICES, INC.
LICENSED ENGINEER
QUOC H. MAI
FL.#64006 CA#28162

COSA UTILITIES DETAILS

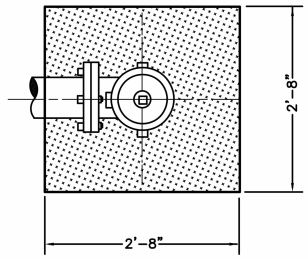
AVERY ST. EXTENSION

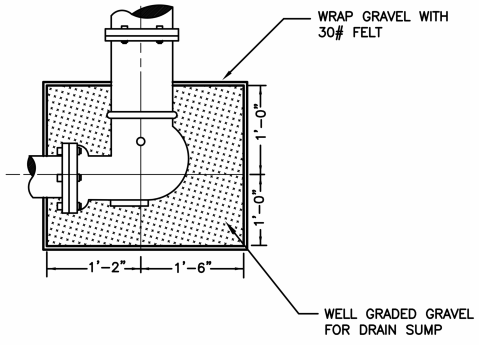
ST. AUGUSTINE, FLORIDA

PREPARED FOR

WATTS UP ENTERPRISES II, LLC

SHEET TITLE	
DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	D10

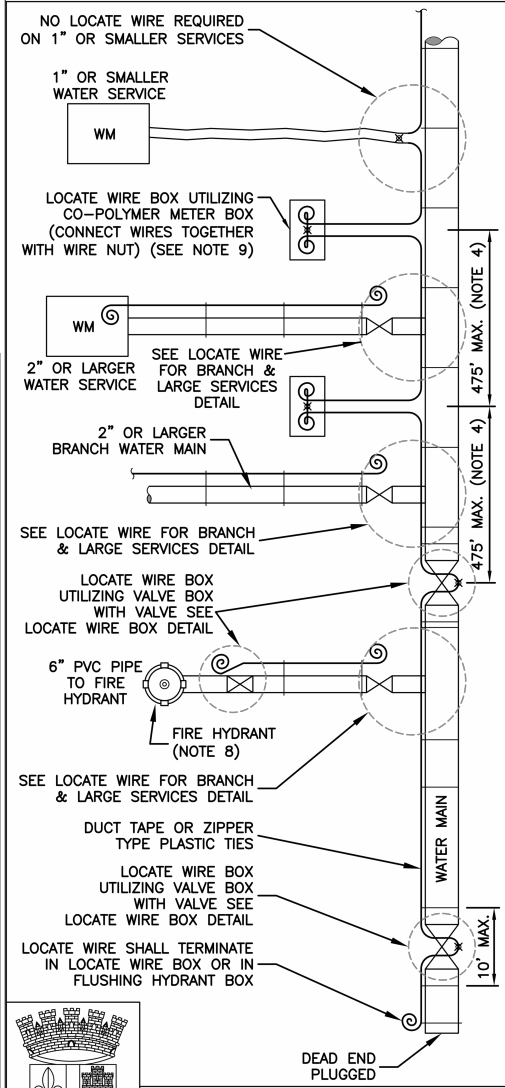




C.O.S.A.

FIRE HYDRANT SUMP

REVISION DATE:	FEB 2017
NOT TO SCALE	W-15



NOTES:

1. LOCATING WIRE TO BE INSTALLED IN EITHER THE ONE OR ELEVEN O'CLOCK POSITION ON ALL DUCTILE IRON OR PVC (PRESSURE MAINS). LOCATE WIRE SHALL ALSO BE INSTALLED ON ALL (HDPE) POLY MAIN PIPING (1:00 OR 11:00 POSITION, IF POSSIBLE).

2. SECURE LOCATING WIRE TO PVC & D.I.P. WATER MAIN BY USE OF DUCT TAPE OR ZIPPER TYPE PLASTIC TIE STRAPS SPACED AT A MAXIMUM DISTANCE OF TEN (10') AND AT EACH SIDE OF BELL JOINT OR FITTING.

3. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE COSA PRIOR TO BACKFILLING. AFTER BACKFILLING, THE ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A CERTIFIED UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR TO DETERMINE ITS RELIABILITY AND CONTINUITY, WITH THE TEST REPORT SUBMITTED TO THE COSA. THE COSA SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE WIRE TESTING. WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER, SHALL MAKE NECESSARY REPAIRS.

4. LOCATING WIRE SHALL TERMINATE WITHIN AN ACTIVE VALVE BOX (WITH A VALVE) OR A METER BOX (IF NO VALVE) AT MAXIMUM 475' INTERVALS. SEE DETAIL LOCATE WIRE BOX. WIRE CONNECTIONS BELOW GROUND (OUTSIDE OF A BOX) SHALL BE AVOIDED.

5. LOCATING WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UF RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. FOR HDD INSTALLATIONS, THE LOCATE WIRE SHALL BE 12 AWG COPPER-CLAD CARBON STEEL WITH 30 MILS (MIN) INSULATION, AS SPECIFIED IN SECTION 33 OF THE COSA STANDARDS AND SPECIFICATIONS DESIGN MANUAL, LATEST EDITION.

6. "⋇" INDICATES THAT THE WIRES ARE CONNECTED TOGETHER.

7. "@" INDICATES A WIRE PIG-TAIL (12" LONG).

8. FOR FIRE, HYDRANT LOCATE WIRE IS ONLY REQUIRED IF THE DISTANCE BETWEEN TAPPING VALVE AND HYDRANT IS OVER 15 LINEAR FEET. IF LOCATE IS REQUIRED, THE WIRE SHALL BE ROUTED FROM THE TAPPING VALVE TO A LOCATE WIRE BOX (LOCATE NEXT TO HYDRANT).

9. AN "LW" CUT SHALL BE CARVED IN THE CONCRETE CURB AND PAINTED AT ALL LOCATE WIRE BOXES.

C.O.S.A.

LOCATE WIRE CONSTRUCTION FOR WATER MAINS

REVISION DATE:	FEB 2017
NOT TO SCALE	W-56

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COSA UTILITIES DETAILS

AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC

SHEET TITLE

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	D11

NOTE:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.

2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.

3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.

4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.

5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.

6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.

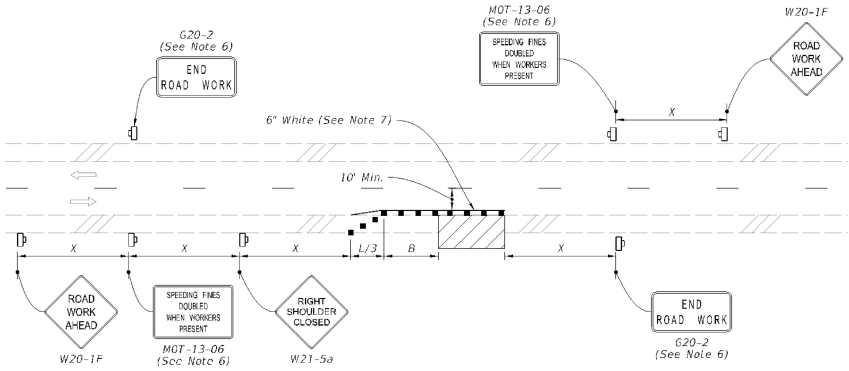
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.

8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.

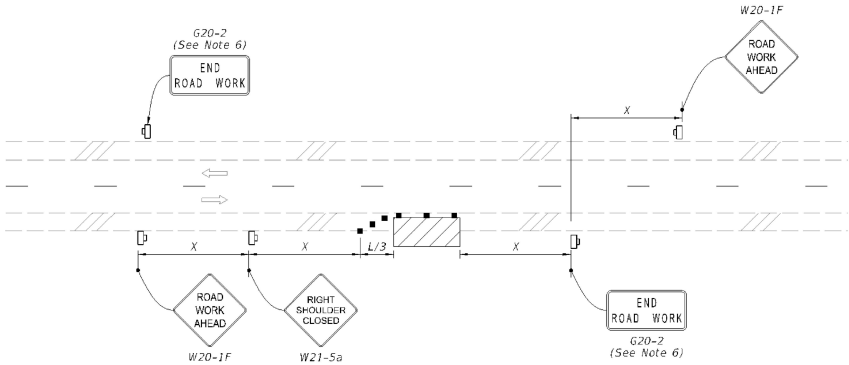
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic



TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

LAST REVISION	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/21					102-602	1 of 2

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PREPARED FOR
WATTS UP ENTERPRISES II, LLC

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	D12

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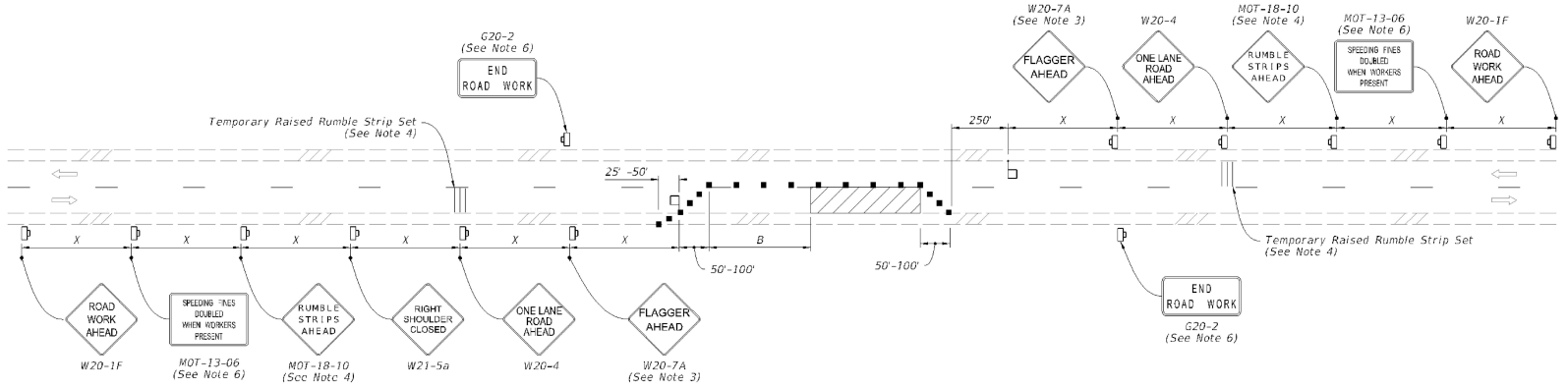


NOTES:

1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.

2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.

3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).

4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (MOT-18-10) and associated work zone sign spacing.

5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicle
   c. Pilot vehicles
   d. Traffic signals

   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.

6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.

7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.

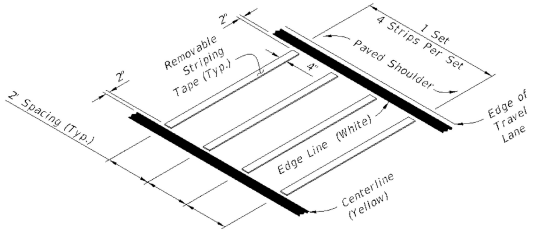
8. Railroad Crossings:

   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.

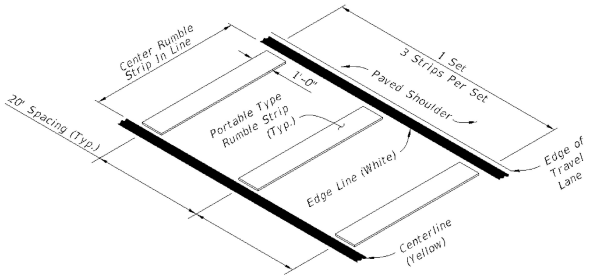
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic



OPTION - 1
REMOVABLE STRIPING TYPE



OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
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MOT PLAN
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PREPARED FOR
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DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	D13

STORM WATER POLLUTION PREVENTION PLAN

GENERAL NOTES

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

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

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

TIMING OF CONTROLS / MEASURES

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

CONTROLS

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

STABILIZED CONSTRUCTION ENTRANCE:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN FOR THE DURATION OF THE CONSTRUCTION A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS TO THE CONSTRUCTION SITE. AGGREGATE SHALL BE CITY OF ST. AUGUSTINE SIZE NO. 1 COARSE AGGREGATE.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   - D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
   - E. REFER TO THE DETAILS FOR CONSTRUCTING THE SYNTHETIC BALE BARRIER. ALSO, REFER TO THE DETAILS FOR PROPER LOCATION, MATERIAL AND USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - F. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - G. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - H. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEV-ASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO THE DETAILS.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDRO MULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX AND AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING: IF AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

CONTROLS (CONTINUED)

STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   - A. BLOCK AND GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO THE DETAILS FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
   - B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED SEDIMENT TRAP.
   - C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO THE DETAILS FOR CONSTRUCTION OF SYNTHETIC BALE AND FABRIC SEDIMENT FILTER.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY AS PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL:

WASTE MATERIALS:

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

HAZARDOUS WASTE:

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

SANITARY WASTE:

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

OFFSITE VEHICLE TRACKING:

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

MAINTENANCE / INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE PRACTICES:

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

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

NON-STORM WATER DISCHARGES:

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

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

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

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

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

GENERAL:

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

HAZARDOUS PRODUCTS:

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

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

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:

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

FERTILIZERS:

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

PAINTS:

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

CONCRETE TRUCKS:

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

SPILL CONTROL PRACTICES:

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

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

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

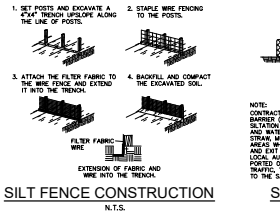
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

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

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

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

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



SILT FENCE CONSTRUCTION

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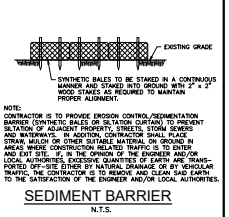

NOTE:
CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SYNTHETIC BALES OR SILTATION CURTAIN) TO PREVENT SILT WASHING ONTO ADJACENT PROPERTIES OR STREETS. SEWERS SHALL BE PROTECTED IN ADDITION TO STRUCTURE. STRAW, PLASTIC STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR LOCAL AUTHORITIES.

SEDIMENT BARRIER

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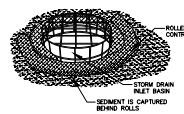
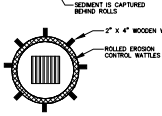
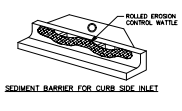
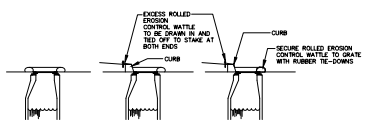




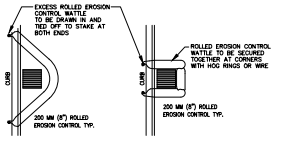
INLET PROTECTION FOR DROP INLETS OR MANHOLES



SEDIMENT BARRIER FOR CURB SIDE INLET



SECTION



CATCHBASIN OPTION "A" (TO BE USED UNLESS OPTION "B" IS NECESSARY DUE TO CONDITIONS)

CATCHBASIN OPTION "B" (FOR USE IN TOWTER AREAS, NARROW ROADS, ETC.)

PLAN

NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SECURE ROLLED EROSION CONTROL PRODUCT TO GROUND AT EACH END.
3. ROLLS SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT STORM EVENT TO CLEAR AND DISPOSE OF SEDIMENT AND DEBRIS.
4. USE 12" DIAMETER, 20" LONG WATTLE ROLLS FOR STANDARD CIRCULAR DRAINAGE STRUCTURES. PLACE THE ROLL AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH HOG RINGS OR WIRE. USE 2"x2"x24" WOODEN WEDGES TO HOLD DOWN WATTLE ROLLS.

ROLLED EROSION AND SEDIMENTATION CONTROL PRODUCTS

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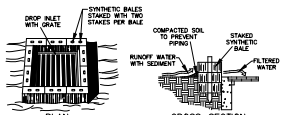

PLAN CROSS-SECTION

SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS ARE TYPICAL.

SYNTHETIC BALE DROP INLET SEDIMENT FILTER

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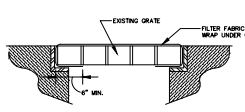

CATCH BASIN SEDIMENT PROTECTION DETAIL

N.T.S.

CITY OF ST. AUGUSTINE
STORM WATER POLLUTION PREVENTION PLAN

REVISION DATE:	FEB 2017
NOT TO SCALE	N-2

C.O.S.A.

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MAI ENGINEERING SERVICES, INC.
LICENSED ENGINEER
QUOC H. MAI
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STORM WATER POLLUTION PREVENTION PLAN

AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC

SHEET TITLE

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	D14

CITY OF ST. AUGUSTINE (C.O.S.A.) WATER AND SEWER GENERAL NOTES

GENERAL NOTES

1. THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, LATEST EDITION, SHALL PRESIDE. THESE NOTES AND THIS PLAN SET ARE NOT INTENDED TO BE ALL INCLUSIVE WITH REGARD TO ALL POSSIBLE CONSTRUCTION REQUIREMENTS FOR THIS PROJECT.

2. THE C.O.S.A. STANDARDS MANUAL, DETAILS, AND "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" (LATEST EDITIONS) ARE AVAILABLE ONLINE. LINKS TO THESE ITEMS CAN BE FOUND ON THE "Public Works Documents, Forms and Reports" PAGE OF THE CITY'S WEBSITE. GO TO: www.staugustinegovernment.com --> Forms, Applications & Docs --> Public Works Requests and Documents.

3. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE DEVELOPER AND/OR OWNER'S REPRESENTATIVE, THE ENGINEER OF RECORD, THE GENERAL CONTRACTOR, THE UNDERGROUND UTILITY CONTRACTOR, AND THE C.O.S.A. PRIOR TO THE START OF ANY CONSTRUCTION. A PRE-CONSTRUCTION MEETING WITH THE C.O.S.A. IS REQUIRED REGARDLESS OF OTHER AGENCIES REQUIREMENTS.

4. FOR PRE-CONSTRUCTION MEETING REQUIREMENTS, REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION. PLAN AHEAD – C.O.S.A. APPROVAL OF PRE-CON SUBMITTAL ITEMS IS REQUIRED PRIOR TO SCHEDULING THE PRE-CON MEETING.

5. ALL WATER, SEWER, AND/OR REUSE CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES. A COPY OF THE CONTRACTOR'S GENERAL LICENSE AND/OR UNDERGROUND UTILITY LICENSE SHALL BE PROVIDED PRIOR TO THE PRE-CONSTRUCTION MEETING.

6. PLAN AHEAD FOR C.O.S.A. DEDICATION AND ACCEPTANCE REQUIREMENTS FOR UTILITIES. THE CITY MUST OFFICIALLY ACCEPT ALL UTILITIES TO BE DEDICATED TO THE CITY PRIOR TO INSTALLING ANY WATER METERS, AND PRIOR TO SIGNING OFF ON ANY USE PERMIT OR CERTIFICATE OF OCCUPANCY. REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION, FOR SUBMITTAL REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL REQUIRED DOCUMENTS ACCURATELY, DILIGENTLY AND IN A TIMELY MANNER. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR REQUESTING OR MANAGING SUBMITTAL OF THESE DOCUMENTS.

7. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL LOCATIONS AND ELEVATIONS, PROPERTY LINES AND EASEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8. CONTRACTOR SHALL LOCATE, VERIFY, AND IDENTIFY ALL EXISTING UTILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES AND TAKE ALL MEASURES NECESSARY TO PROTECT ALL UTILITIES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A. (INCLUDING MEASURES SPECIFIED BY C.O.S.A. INSPECTOR SUCH AS MECHANICAL JOINT RESTRAINTS). SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE AFFECTED UTILITY COMPANY, ENGINEER OF RECORD, AND C.O.S.A. AT A MINIMUM. CONTRACTOR SHALL ENSURE PROTECTION OF ALL EXISTING UTILITIES BY FOLLOWING THE COMMON GROUND ALLIANCE BEST PRACTICES, LATEST VERSION, UNLESS EXCEPTIONS ARE SPECIFICALLY AGREED TO IN ADVANCE BY THE CITY. CONTRACTOR SHALL COORDINATE UTILITIES LOCATES WITH SUNSHINE STATE ONE-CALL OF FLORIDA. ONCE THE LOCATE SERVICE HAS COMPLETED ITS LOCATES OF UTILITIES, CONTRACTOR SHALL VERIFY EACH UTILITY (INCLUDING ANY SERVICE LATERALS, I.E. WATER, SEWER, CABLE, GAS, ELECTRIC, PHONE, ETC.) AND THOSE WITHIN EACH PAVED AREA. VERIFICATION MAY BE PERFORMED UTILIZING GROUND PENETRATING RADAR, HAND DIG, OR VACUUM EXCAVATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL RECORD ON THE DRAWINGS BOTH THE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITIES OFF OF A PREDETERMINED BASELINE.

9. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO LOCATE, EXCAVATE AND PREPARE FOR CONNECTIONS TO THE TERMINUS OF THE C.O.S.A.'S EXISTING WATER OR SEWER SYSTEMS AT THOSE POINTS SHOWN ON THE DRAWINGS OR WHERE DIRECTED BY THE C.O.S.A. OR THE ENGINEER. ALL COSTS ASSOCIATED WITH THE LOCATING AND EXCAVATION EFFORT OF THE EXISTING MAINS SHALL BE INCLUDED IN THE BID FOR THE PROJECT AND SHALL NOT RESULT IN ANY ADDITIONAL COST TO THE C.O.S.A.

10. THE CONTRACTOR SHALL FIELD VERIFY THE CONNECTION POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE C.O.S.A. IMMEDIATELY.

11. THE WATER AND/OR SEWER SYSTEM SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE C.O.S.A. APPROVED CONSTRUCTION DRAWINGS, DETAILS AND SPECIFICATIONS. IF THERE IS ANY DEVIATION FROM THE APPROVED CONSTRUCTION DRAWINGS, DETAILS OR SPECIFICATIONS, WITHOUT PRIOR AUTHORIZATION AND CONSENT FROM THE C.O.S.A., THE CONTRACTOR SHALL REMOVE THE DEVIATION AND RESTORE IT TO THE APPROVED CONSTRUCTION DRAWING CONFIGURATION AT NO EXPENSE TO THE C.O.S.A. FAILURE TO CONSTRUCT UTILITIES ACCORDINGLY WILL RESULT IN DELAYS IN OBTAINING SERVICE. C.O.S.A. REFUSAL TO ACCEPT THE UTILITIES, AND UNANTICIPATED COSTS AND CONSTRUCTION TIME WHILE CORRECTIONS ARE MADE. SUCH DELAYS AND COSTS WILL NOT BE THE RESPONSIBILITY OF THE C.O.S.A. THE C.O.S.A. WILL NOT ACCEPT UTILITIES WHICH ARE NOT CONSTRUCTED TO C.O.S.A. STANDARDS AND SPECIFICATIONS.

12. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED USING AVAILABLE MEANS. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR INACCURATE OR INCOMPLETE SURVEY INFORMATION, AND ANY RESULTANT DELAYS AND COSTS.

13. VERTICAL LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS HAVE BEEN REFERENCED TO A BENCH MARK NOTED ON THE PLANS. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND SHALL NOTIFY THE ENGINEER IF LOCATION DIFFERS FROM THAT SHOWN ON THE PLANS BEFORE CONTINUING WITH CONSTRUCTION.

14. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE C.O.S.A. PRIOR TO CONTINUING CONSTRUCTION.

15. THE CONTRACTOR SHALL PROTECT SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE/REPLACE, AT NO ADDITIONAL EXPENSE TO THE OWNER, ANY DAMAGE DONE BY CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OR HER OPERATIONS. ANY DAMAGE SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.

17. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND BUILDING PLACEMENT WITH ALL OTHER UTILITIES CONSTRUCTION.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE EXCAVATION. FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

19. UNSUITABLE MATERIALS UNDER WATER AND/OR SEWER MAINS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY. BACKFILL SHALL BE COMPACTED IN A MAXIMUM OF ONE-FOOT (1) LIFTS. DENSITY TESTS SHALL BE TAKEN AFTER COMPACTION OF EVERY LIFT.

20. THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, THE PROPERTY OWNER, AND THE C.O.S.A. 72 HOURS PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.

21. THE ENGINEER OF RECORD AND THE C.O.S.A. SHALL BE GIVEN FORTY-EIGHT HOURS (48-HR) NOTICE OF ALL REQUESTED MEETINGS AND/OR TESTING MEASURES RELATED TO THE PROJECT.

22. ALL WORK, MATERIALS, AND EQUIPMENT SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELEVANT C.O.S.A. STANDARDS AND REQUIREMENTS AS WELL AS STATE AND LOCAL REGULATIONS.

23. ALL UNDERGROUND UTILITY EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, AND ALL INTERIM STANDARD UPDATES, LATEST EDITION, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, AND THE APPROVED PLANS.

24. ALL UTILITY CROSSINGS SHALL COMPLY WITH F.D.E.P. REGULATIONS (CHAPTER 62-555.314, F.A.C.)

25. DURING ALL EXCAVATION ACTIVITIES NEAR EXISTING C.O.S.A. UTILITIES, CONTRACTOR SHALL PROTECT EXISTING PIPE FROM DAMAGE AND SUPPORT PIPE AS NECESSARY. CONTRACTOR SHALL RESTRAIN EXISTING PIPE AS NECESSARY AND/OR AS DIRECTED BY THE PLANS OR C.O.S.A. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE, AND THE EXISTING UTILITIES SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.

26. LANDSCAPING TREES SHALL HAVE A MINIMUM OF 7.5 FEET SEPARATION FROM THE EDGE OF PIPELINE TO THE EDGE OF THE TREE CANOPY.

GENERAL NOTES (CONTINUED)

27. ALL ROCK AND UNSUITABLE SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA AND C.O.S.A. STANDARDS AND/OR PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE. CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED FOR NEW AND RELOCATED PIPES. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE NEW AND RELOCATED PIPES AND TO A SUFFICIENT HEIGHT ABOVE SUCH PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.

28. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF SIX INCHES BELOW UTILITIES BEING LAID. CONTRACTOR SHALL SECURE ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS FOR DEWATERING.

29. FOR WATER AND WASTEWATER MAINS SMALLER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 30 INCHES AND 36 INCHES, RESPECTIVELY, IN UNPAVED AREAS, AND 36 INCHES AND 42 INCHES, RESPECTIVELY, IN PAVED AREAS, OR AS REQUIRED WITHIN F.D.O.T. OR RAILROAD RIGHTS-OF-WAY. FOR MAINS GREATER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 42 INCHES AND 54 INCHES, RESPECTIVELY. EXCEPTIONS MAY BE MADE FOR CONFLICTS.

30. INSTALLATION OF FORCE MAINS OR WATER MAINS USING PIPE DEFLECTION WITHOUT FITTINGS SHALL ONLY BE ALLOWED AS APPROVED IN ADVANCE BY THE CITY. CONTRACTOR SHALL USE FITTINGS AS NECESSARY TO INSTALL PIPE WITHOUT JOINT DEFLECTION AT NO ADDITIONAL COST TO THE CITY. WHERE FORCE MAINS OR WATER MAINS ARE DEFLECTED WITHOUT FITTINGS, THE MAXIMUM JOINT DEFLECTION SHALL BE 80% OF THAT RECOMMENDED BY THE MANUFACTURER.

31. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ALL FITTINGS SHALL BE RESTRAINED PER THE RESTRAINED JOINT TABLE IN THE APPROVED PLAN SET.

32. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE IN ACCORDANCE WITH THE C.O.S.A. DETAILS AND SPECIFICATIONS. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).

33. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.

34. LOCATE WIRE AND LOCATOR PEGS SHALL BE INSTALLED ACCORDING TO C.O.S.A. STANDARDS, LATEST EDITION. IN GENERAL, THERE SHALL BE 10 GAUGE, SINGLE STRAND, UF, INSULATED (DIRECT BURIAL) COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. LOCATOR PEGS SHALL BE ZIP-TIED TO BOTTOM SECTION OF PIPE IN ACCORDANCE WITH THE MANUFACTURING SYSTEM SHALL BE INSPECTED BY THE C.O.S.A. PRIOR TO BACKFILLING. AFTER BACKFILLING, ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A CERTIFIED UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR, WITH THE TEST REPORT SUBMITTED TO C.O.S.A. THE C.O.S.A. SHALL BE NOTIFIED 72 HOURS PRIOR TO ANY AND ALL LOCATE SYSTEM TESTING. WHERE INSTALLATION INCLUDES PAVEMENT OVERLAY, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS AS IN WHERE THE LOCATOR PEG DOES NOT DETECT, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A., SHALL MAKE NECESSARY REPAIRS AND RE-TEST. SUCCESSFUL LOCATE SYSTEM TEST REPORT IS REQUIRED PRIOR TO INSTALLATION OF WATER METERS.

35. CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION TO INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.

36. CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) CALENDAR DAYS NOTICE TO THE C.O.S.A. PRIOR TO SCHEDULING THE FINAL INSPECTION.

37. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE AFTER 4:00 P.M. OR BEFORE 8:30 A.M. MONDAY THROUGH THURSDAY. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY RECOGNIZED HOLIDAYS UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE HOURS. IN THE EVENT THAT SUCH WORK HOURS ARE NECESSARY, THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH INSPECTION STAFF OVERTIME. WRITTEN NOTIFICATION FOR THE WORK SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING WORK WITHIN THE ABOVE RESTRICTED HOURS AND SHALL BE SUBJECT TO THE AVAILABILITY OF THE INSPECTION STAFF. NO WORK THAT DOES NOT REQUIRE CITY INSPECTION SHALL BE DONE AFTER 7:00 P.M. OR BEFORE 7:00 A.M. ON SATURDAYS AND SUNDAYS, UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE TIMES. WRITTEN NOTIFICATION FOR THE WORK DURING THESE TIMES SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING THE WORK. THE CITY SHALL HAVE 24 HOURS TO REVIEW AND APPROVE THE NOTIFICATION BEFORE THE WORK MAY BE STARTED.

38. THE C.O.S.A. RESERVES THE RIGHT TO KEEP ALL C.O.S.A. UTILITIES REMOVED DURING CONSTRUCTION.

39. ALL SPOOL PIECES TO BE MINIMUM 30-INCHES. CONTRACTOR SHALL PLAN AHEAD ACCORDINGLY TO ALLOW FOR THIS REQUIREMENT, AND SHALL NOTIFY CITY IMMEDIATELY SHOULD CONDITIONS ENCOUNTERED DURING CONSTRUCTION NECESSITATE ALTERNATE SOLUTIONS WHERE MINIMUM 30-INCH SPOOL PIECES CANNOT BE MET. ALL ALTERNATE FITTINGS, SUCH AS "FOSTER ADAPTERS" FOR EXAMPLE, SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.

40. ALL OF THE STANDARD C.O.S.A. CONSTRUCTION DETAILS SHALL APPLY TO THIS PROJECT, REGARDLESS OF DETAILS SHOWN OR NOT SHOWN ON THE PLANS.

41. ADHERENCE TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, OR THE CITY REPRESENTATIVE'S APPROVAL ON ANY ASPECT OF ANY CONSTRUCTION OPERATION COVERED BY THESE PLANS AND SPECIFICATIONS, SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR ULTIMATE RESPONSIBILITY FOR THE SATISFACTORY COMPLETION OF THE WORK.

42. CITY VALVES, FIRE HYDRANTS, LIFT STATIONS, FLUSHING HYDRANTS, AND SEWER MANHOLE COVERS ARE TO BE EXERCISED BY CITY STAFF OR OTHERS UNDER THE DIRECT SUPERVISION OF THE CITY INSPECTOR.

43. IN CASE OF ACCIDENTAL IMPACTS TO ANY CITY UTILITY SYSTEM IMMEDIATELY CONTACT THE CITY PUBLIC WORKS DEPARTMENT AT 904-825-1040 OR AFTER HOURS, CONTACT THE CITY WATER TREATMENT PLANT 904-825-1044.

NOTICE OF PROCEDURE

1. ALL BUILDING PERMITS AND WATER METERS PROCESSED THROUGH THE C.O.S.A. PLANNING & BUILDING DEPARTMENT SERVICE DEPARTMENT SHALL BE ACCOMPANIED BY A SET OF CIVIL SITE DESIGN AND CONSTRUCTION PLANS STAMPED APPROVED BY THE C.O.S.A. PUBLIC WORKS DEPARTMENT.
2. C.O.S.A. PUBLIC WORKS DEPARTMENT SITE PLAN APPROVAL IS REQUIRED PRIOR TO OBTAINING A BUILDING FOR BACTERIOLOGICAL TEST. THE MAXIMUM ALLOWABLE PRESSURE LOSS IS 5 PSI.
3. ALL CONNECTIONS TO THE WATER AND/OR SEWER SYSTEM, FLUSHING, AND PRESSURE TESTS TO BE PERFORMED BY THE UTILITY CONTRACTOR OR LICENSED MASTER PLUMBER MUST BE SCHEDULED AT LEAST FIVE (5) WORKING DAYS IN ADVANCE WITH THE C.O.S.A. THE C.O.S.A. INSPECTOR MUST BE PRESENT PRIOR TO THE CONNECTION BEING MADE AND TESTING.
4. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
5. THE OWNER SHALL PURCHASE ALL WATER METERS THROUGH THE C.O.S.A.
6. WATER AND/OR SEWER UTILITY CONNECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF A SITE AND/OR BUILDING PERMIT.
7. ALL ON-SITE PRIVATE WATER AND/OR SEWER CONSTRUCTION BETWEEN THE METER OR CLEANOUT AND BUILDING MAY BE INSPECTED BY THE C.O.S.A. TO ENSURE STANDARDS ARE MET.
8. ALL REQUIREMENTS BY THE C.O.S.A. (I.E. FINAL INSPECTION, CORRECTION OF PUNCH LIST ITEMS, "AS-BUILTS", F.D.E.P. CERTIFICATION OF COMPLETION, BILL OF SALE, RECORDED EASEMENTS, ETC.) MUST BE SATISFIED PRIOR OF ISSUANCE OF CERTIFICATES OF OCCUPANCY.

AS-BUILT NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF REPRODUCIBLE "AS-BUILT" DRAWINGS FROM JURISDICTIONAL AGENCIES AS MAY BE REQUIRED.
2. "AS-BUILT" INFORMATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION.
3. REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" AND SECTION 30 OF THE CITY'S MANUAL, LATEST EDITIONS, FOR A COMPLETE DESCRIPTION AND LISTING OF THE CITY'S AS-BUILT REQUIREMENTS.
4. ALL C.O.S.A. AS-BUILT REQUIREMENTS ARE REQUIRED TO BE MET PRIOR TO C.O.S.A. ACCEPTANCE OF UTILITIES, INSTALLATION OF WATER METERS, OR FINAL PAYMENT.
5. ALL AS-BUILT PLANS AND CAD DRAWINGS MUST BE PROVIDED ON THE NAD 83 STATE PLANE FLORIDA EAST COORDINATE SYSTEM (US FEET), AND CONTAIN A MINIMUM OF FOUR (4) GPS ACQUIRED LOCATION POINTS. THE C.O.S.A. WILL NOT ACCEPT AS-BUILT PLANS OR CAD DRAWINGS NOT REFERENCED TO G.P.C.
6. A MINIMUM OF FIVE WORKING DAYS PRIOR TO THE PRELIMINARY FIELD INSPECTION, TWO (2) SETS OF PRELIMINARY BLACKLINE "AS-BUILTS" SHOWING THE REQUIRED INFORMATION, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE C.O.S.A.
7. THE RECORD OR "AS-BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER, SEWER (INCLUDING STORM) AND REUSE LINES AT ALL CROSSINGS AND PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET. IN ADDITION, THE CENTERING OF UNCUT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED ON THE DRAWINGS AND ALL MITIGATING CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

POTABLE WATER SYSTEM NOTES

1. ALL WATER MAINS 4" THROUGH 12" DIAMETER SHALL BE PVC C-900, DR-18, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 350.
2. ALL WATER MAINS 16" THROUGH 20" DIAMETER SHALL BE PVC C-905, DR-25, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 250.
3. ALL WATER MAINS 24" AND LARGER DIAMETER SHALL BE DUCTILE IRON PIPE.
4. ALL WATER LINES 2" DIAMETER OR LESS SHALL BE HDPE CTS DR 9 COLOR "BLUE".
5. ALL CURB STOPS ARE TO BE FORD BALL-TYPE OR EQUAL WITH LOCKING CAPACITY AND LARGE NUT. 1" MINIMUM. SEE C.O.S.A. APPROVED MATERIALS AND MANUFACTURER'S LIST, LATEST EDITION.
6. THE SEPARATION REQUIREMENT BETWEEN POTABLE WATER MAINS AND OTHER UTILITIES SHALL BE PER CHAPTER 62-555, F.A.C.
7. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES, WITH THE JOINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
8. WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE C.O.S.A. AND THE HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED CONTAMINATION.
9. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY THE C.O.S.A. AND F.D.E.P.
10. JUMPER CONNECTIONS WITH BACKFLOW PREVENTION DEVICE SHALL BE USED TO FILL OR FLUSH WATER MAINS.
11. ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND THE C.O.S.A. STANDARDS.
12. ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS WILL COMPLY WITH THE LATEST F.D.E.P. AND AWWA STANDARDS FOR LEAD CONTENT.
13. ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605, LATEST EDITION.
14. ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.340, F.A.C.
15. ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE AND THE C.O.S.A. STANDARDS.
16. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED ON THE ASBUILT DRAWINGS. THE SAMPLE POINT NUMBERING AND STATIONING SHALL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE CHAIN OF CUSTODY FORMS.
17. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED OUTSIDE PAVED AREAS UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED 1-FOOT INSIDE RIGHT-OF-WAY LINES UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY.

WASTEWATER SYSTEM NOTES

1. INTERIOR LINERS ARE REQUIRED ON JUNCTION MANHOLES WITH THREE OR MORE INVERTS, AND/OR MANHOLES RECEIVING FORCE MAIN FLOW. LINERS SHALL BE SPECTRASHIELD, SEMPERCOAT, OR EQUAL AS APPROVED BY THE C.O.S.A.
2. SANITARY SEWER LINE TO DEPTHS OF 10' SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034 COLORED GREEN. SANITARY SEWER LINE OF DEPTHS 10' TO 15' SHALL BE SDR-28 PVC. ALL SANITARY SEWER LINES SHALL BE GREEN AND CLEARLY MARKED ON THE PIPE.
3. SANITARY SEWER FORCE MAIN 4" AND LARGER SHALL BE C900 DR25 PVC PIPE CONFORMING TO ASTM D-1784, PC 1785, OR D-2241, DUCTILE IRON PIPE SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE THE C.O.S.A.. SANITARY FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED.
4. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE C.O.S.A. ALL VIDEO LOGS, WRITTEN REPORTS, AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL CONTACT THE C.O.S.A. FOR INSPECTION AFTER INSTALLATION OF GREASE TRAPS, INTERCEPTORS, AND/OR OIL-WATER SEPARATORS.

HYDROSTATIC TESTING NOTES

1. AFTER ALL PRESSURE PIPES ARE INSTALLED, THE JOINTS COMPLETED, AND THE TRENCH BACKFILLED, THE NEWLY LAID PIPE AND APPURTENANCES SHALL BE SUBJECTED TO A HYDROSTATIC TEST FOR A PERIOD OF AT LEAST TWO (2) HOURS. THE ENGINEER AND THE C.O.S.A. MUST BE NOTIFIED AT LEAST 48 HOURS BEFORE A TEST IS TO BE PERFORMED. TEST SHALL BE AS SET FORTH IN AWWA STANDARD C600. ANY LEAKS DETECTED SHALL BE CORRECTED AND THE SECTION OF PIPELINE RETESTED. THE TWO HOUR TEST PERIOD SHALL HAVE BEEN WHEN ALL JOINTS HAVE BEEN DETERMINED TO BE WATER TIGHT. LEAKAGE SHALL BE LIMITED TO THAT ALLOWANCE SET FORTH IN SECTION 4 OF AWWA STANDARD C600 LATEST EDITION. HYDROSTATIC AND LEAKAGE TEST AND BLOW-DOWN (ZEROING OF GAUGE) MUST OCCUR BEFORE SAMPLING FOR BACTERIOLOGICAL TEST. THE MAXIMUM ALLOWABLE PRESSURE LOSS IS 5 PSI.

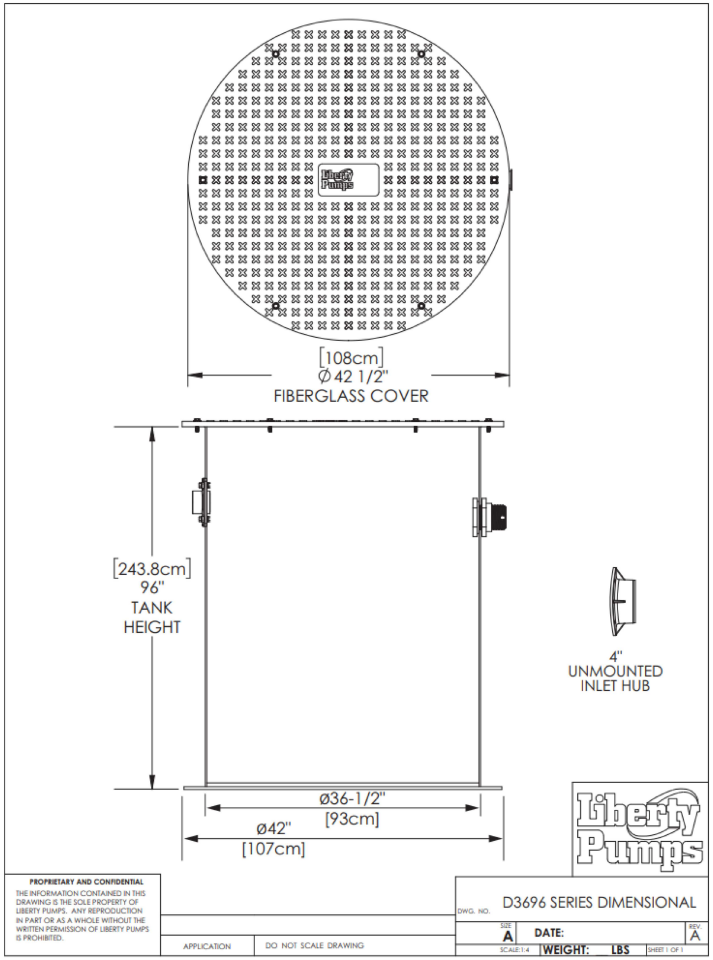
UTILITY ABANDONMENT

1. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION IS REQUIRED IN ORDER TO DETERMINE PRIOR TO ABANDONMENT METHODS.
2. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.

STANDARD WATER/SEWER/RECLAIMED WATER SEPARATION REQUIREMENTS

THE CONTRACTOR SHALL INSTALL ALL MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 62-555.314, FAC, BELOW. THE CONTRACTOR SHALL NOT

D3696LSG/LSGX-Series Dimensional Data



D3696LSG_P2 R11/7/2018

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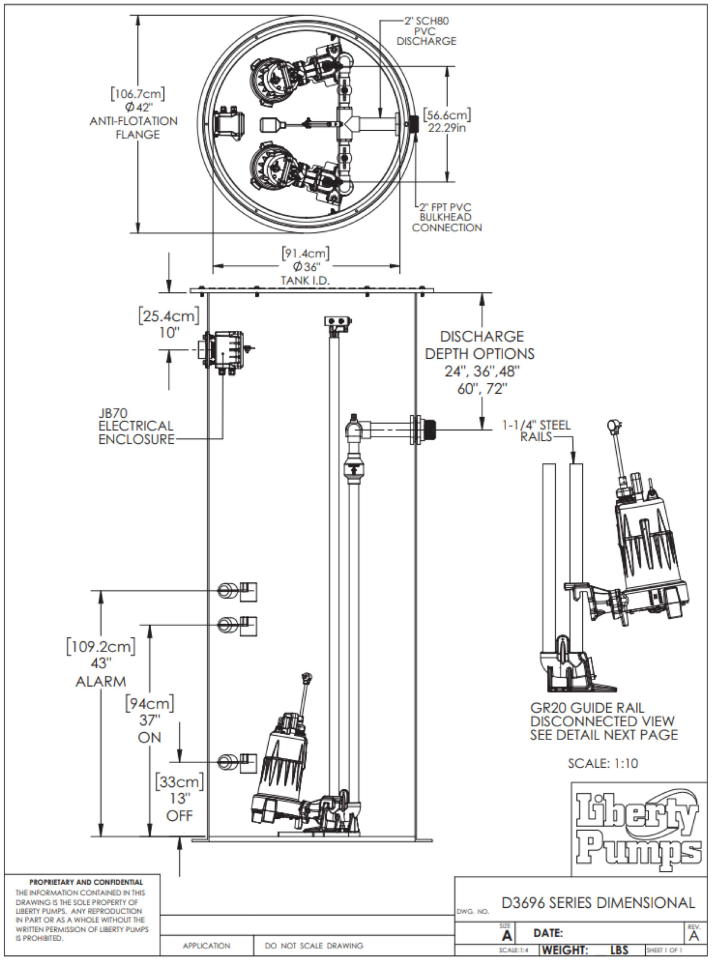

D3696LSG_P3 R11/7/2018

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MAI ENGINEERING SERVICES, INC.
LICENSED ENGINEER
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GRINDER PUMP DETAIL

AVERY ST. EXTENSION
ST. AUGUSTINE, FLORIDA
PREPARED FOR
WATTS UP ENTERPRISES II, LLC

SHEET SIZE	
DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	5/15/2024
JOB No.:	1480
SHEET No.:	D16

Attachment 18:
Applicant Email from June 18, 2024

Jacob Fredriksson

From: Ryan Carter <ryan@carterenv.com>
Sent: Tuesday, June 18, 2024 4:03 PM
To: Victoria Murphy
Cc: Jacob Fredriksson; Amy Skinner; Quoc Mai
Subject: RE: PZB 2024-0024 Watts - AVERY ST - INTERNAL REVIEW COMMENTS - Reply
Attachments: Avery SJRWMD FWD 111019-4 exp. 4-12-24.pdf; CoSA Robert Wright email 2-2-24.pdf; AVERY ST EXTENSION Utility Plan.pdf; 05 - Avery Tree.pdf; Tree Pages from Watts AVERY ST EXTENSION Engineering Plans 5-15-24.pdf; Sheet 7 Watts AVERY ST EXTENSION Engineering Plans 5-15-24.pdf; Avery existing cross section.docx

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.

Victoria,

I'll be sending the fully signed fee schedule soon. In the meantime, please see our responses to your internal review comments and contact me with any questions. Thanks.

1. **Demonstrate the wetland line**
    a. The attached St. Johns River Water Management District (SJRWMD) Formal Wetland Determination (FWD) 111019-4 expired 4-12-24. However, a new application (111019-6) to re authorize the FWD was applied for 2-20-24. Meghan Mason with SJRWMD performed a site visit with environmental consultant, Jason Lynn of Atlantic Ecological Services on 4-24-24, and no changes were made to the wetland line. At this point, SJRWMD is waiting for an updated signed/sealed survey to issue their permit.
    b. It's important to note, the process of the FWD re issuance and re authorization has occurred every 5 years since the first FWD permit was issued 11-5-08 (111019-1). That permit expired 11-5-13, then a new FWD was issued 10-19-15, expired 11-21-18 (111019-3), then a new FWD was issued 4-12-19, which expired 4-12-24 (111019-4). Therefore, as you can see, this SJRWMD pending FWD reissuance is standard protocol and will get issued again with 5 years of validity very soon, upon the receipt of the updated signed/sealed permit.

2. **Can the road be smaller than proposed (alternative materials?)**
    a. Per the attached email, which was submitted 2-13-24, Robert Wright with the City Utility Department has approved the submitted plan set. The Avery Street ROW extension plans were designed to the City standards in order to accommodate fire and safety requirements. Since this is an extension of the existing City ROW, alternative materials or a smaller size is not acceptable by the City utility department.

3. **Detail of infrastructure in vicinity (septic vs sewer).**
    a. Included in the 5-24-24 submittal to the City, were the engineering plans that included the attached utility plan sheet as Sheet 9. As shown, there's an existing 8" Water Main and fire hydrant right in front of the proposed residence driveway, because development of this lot was contemplated when the water and sewer was installed. The Water Main and the fire hydrant will be extended 65' east within the Avery Street ROW and a ¾" water line will be extended to

this house. Further, this project proposes to extend a 2" sewer Force Main, which currently terminates in the ROW, 108' to service this home.

4. **Tree survey of Avery Street**
    a. Included in the 5-24-24 submittal to the City, were the environmental plans. The attached Figure 5 depicted the tree survey and removal. Further, on the attached Sheet 4 of the engineering plans was the signed and sealed tree survey from JB Pro surveyors and on Sheet 6 of the engineering plans was a demolition plan that lists tree removal.
5. **Type of construction for the home & proposed site plan**.
    a. The proposed home will be built on concrete stem wall, which will be backfilled then topped with a concrete slab to elevate the finished floor elevation. This method is preferred because it doesn't add fill to the undeveloped portions of the site. Minimal fill will be added to replace the soil lost from clearing and grubbing. The intent is have the finish grade meet the existing grade, so no change to the floodplain is proposed besides the 30' x 30' house footprint.

6. **Potential inconsistency with the swales**.
    a. Included in the 5-24-24 submittal to the City, was engineering plan sheet 7, attached. That sheet included a cross section of the road profile including the swales. The swales are depicted as 0.5 to 1' deep (shallow swales) with gentle 3:1 slopes. Per the attached photo, there are no swales on at the edge of pavement on the existing Avery Street. Therefore, by adding swales to this street extension we're improving the stormwater drainage. Also, as shown on the Grading Plan, Sheet 8, the total impervious area associated with the ROW extension is 1,845 square feet, which is under the 4,000 square foot threshold for stormwater retention under Florida Administrative Code 62-330.20(2).

Sincerely,
Ryan A. Carter, PWS
Carter Environmental Services, Inc.
42 Masters Drive
St. Augustine, Florida 32084
904-540-1786
www.carterenv.com

From: Victoria Murphy <vmurphy@citystaug.com>
Sent: Thursday, June 13, 2024 10:36 AM
To: Ryan Carter <ryan@carterenv.com>
Subject: INTERNAL REVIEW COMMENTS - AVERY ST

Good morning!

Please see the comments attached for Avery St.
I also included a recap of information requested from 3 Theodore to keep in mind for the Avery St hearing.

Thank you,

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

City of St. Augustine
P.O. Box 210, St. Augustine, FL 32085
Office: 75 King Street, Lobby B

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

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
July 2, 2024	6.b.	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: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.36
Applicant:	John Valdes
	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. The applicant was unable to provide the requested information before the May 7th meeting and was continued again to the July 2nd meeting.

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**Policy 1.3.4** The City shall consider preserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.	Constructing a flood wall along the perimeter of the property will be contrary to preserving the natural flow of runoff.
	Policy 1.3.1 The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and	273 S. Matanzas Drive is within Flood zone AE – 1% Annual. Constructing a flood wall along the perimeter of the property will reduce the flood-carrying and flood storage capacity of the site.

	reviewing development proposals for the presence of impacts on floodplains.	
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

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 US 1 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: Andcominj@AOL.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 36/37 Block: 50
   Subdivision: Davis Shores Ocean View Sec. Parcel Number: 2213600000
4. PROJECT STREET ADDRESS: 273 S. Matanzas Blvd., St. Augustine, FL 32080
5. SPECIFIC PROPOSED USE:_____
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☑ Variance
   - ☐ Rezoning
   - ☐ Other:_____
7. DESCRIPTION OF ACTION REQUESTED: Raise existing sea wall with a CMU wall as shown in a seperate 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: 3/25/24

Signature of Property Owner — Date: 3/25/24

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 of applicant

3-25-24

Date

CITY OF ST AUGUSTINE
EST 1565

Owner's Authorization For Agent

John Valdes is/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 of Owner

John A. Andrews II
Print Name of Owner

203 508 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: _____

LUCILE M LONG
Notary Public - State of Florida
Commission # HH 477136
My Comm. Expires Mar 15, 2028
Bonded through National Notary Assn.

My Commission expires: _____

LUCILE M LONG
Notary Public - State of Florida
Commission # HH 477136
My Comm. Expires Mar 15, 2028
Bonded through National Notary Assn.

Rev:022117

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

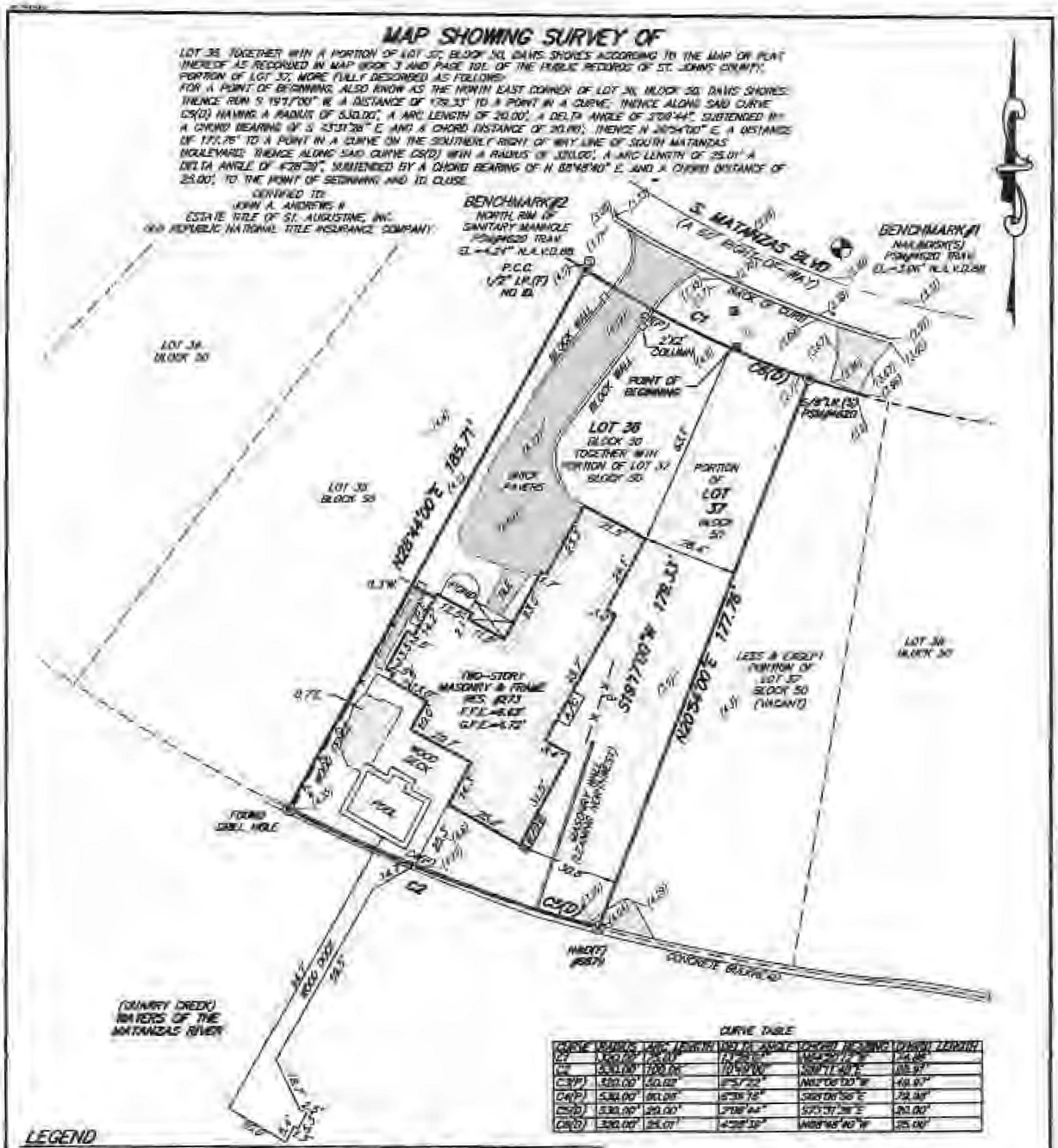
Applicant's Name: John Valdes Applicant's Signature: _____

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

MAP SHOWING SURVEY OF

LOT 36, TOGETHER WITH A PORTION OF LOT 37, BLOCK 50, DAMS SHORES ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3 AND PAGE 101, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; PORTION OF LOT 37, MORE FULLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, ALSO KNOW AS THE MOST EASTERLY CORNER OF LOT 36, BLOCK 50, DAMS SHORES; THENCE RUN S 19°17'00" W, A DISTANCE OF 178.33' TO A POINT IN A CURVE; THENCE ALONG SAID CURVE C3(D) HAVING A RADIUS OF 530.00', A ARC LENGTH OF 20.00', A DELTA ANGLE OF 2°09'44", SUBTENDED BY A CHORD BEARING OF S 25°31'38" E, AND A CHORD DISTANCE OF 20.00'; THENCE N 26°34'00" E, A DISTANCE OF 177.76' TO A POINT IN A CURVE ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH MATANZAS BOULEVARD; THENCE ALONG SAID CURVE C2(D) WITH A RADIUS OF 1010.00', A ARC LENGTH OF 25.01', A DELTA ANGLE OF 1°25'09", SUBTENDED BY A CHORD BEARING OF N 88°48'40" E, AND A CHORD DISTANCE OF 25.00', TO THE POINT OF BEGINNING AND ITS CLOSE.

CERTIFIED TO:
JOHN A. ANDREWS II
ESTATE TITLE OF ST. AUGUSTINE, INC.
AND REPUBLIC NATIONAL TITLE INSURANCE COMPANY



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1,060.92'	126.33'	6°49'06"	N82°41'33"E	126.26'
C1(D)	1,060.92'	126.33'	6°49'06"	N82°41'33"E	126.26'
C2	5,530.00'	1200.06'	12°26'00"	S38°13'40"E	1198.01'
C2(P)	5,530.00'	1200.06'	12°26'00"	S38°13'40"E	1198.01'
C3(P)	530.00'	20.02'	2°09'22"	N82°08'03"W	19.91'
C4(P)	5,364.00'	80.28'	0°51'26"	S68°08'56"E	79.30'
C3(D)	530.00'	20.00'	2°09'44"	S25°31'38"E	20.00'
C2(D)	1010.00'	25.01'	1°25'09"	N88°48'40"W	25.00'

LEGEND

A/C	– AIR CONDITIONER PAD	sq. ft.	– SQUARE FEET
I.D.	– IDENTIFICATION	R	– RADIUS
N.A.V.D.–	NORTH AMERICAN VERTICAL DATUM	Δ	– DELTA
I.R.(F)	– IRON ROD FOUND	L	– ARC LENGTH
I.P.(F)	– IRON PIPE FOUND	T	– TANGENT
I.R.(S)	– 5/8" IRON ROD SET (PSM# 4820)	CD	– CHORD DISTANCE
P.C.	– POINT OF CURVATURE	CB	– CHORD BEARING
P.T.	– POINT OF TANGENCY		– EXPOSED CONCRETE
(W)	– WELL		– COVERED AREA
PP	– WOOD POWER POLE	TYP.	– TYPICAL
±	– DENOTES NOT TO SCALE		– WATER METER
-OHE-	– OVERHEAD ELECTRIC		– BRICK PAVERS
CONC.	– CONCRETE	(S)	– SANITARY MANHOLE
F.F.E.	– FINISH FLOOR ELEVATION	G.F.E.	– GARAGE FLOOR ELEVATION
		⊕	– BENCHMARK

SURVEYOR NOTES:
1. THIS SURVEY IS TO REFLECT LEGAL DESCRIPTION ONLY LAST FIELD DATE FOR PROPERTY WAS ON 12/28/2014.
2. REVISED TO ADD TOPO TO LOT ON 08/17/2015. NO NEW LOCATION LOCATED SINCE 12/09/2014.

AREA = 0.36 ± ACRES
OR 15,693 ± sq. ft.

GRAPHIC SCALE
30 0 15 30
1"=30'

ESSENTIAL NOTES:
- This survey meets minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- This survey is certified to the client named hereon.
- This survey does not reflect or determine boundary agreements, ownership, rights, claims or title issues which may be revealed by title research.
- Encroachments, if any, are shown hereon.
- Unless otherwise noted, this survey does not reflect or show underground utilities, foundations, or improvements.
- Bearings are based on the Southerly right-of-way line of South Matanzas Boulevard, having a bearing of N 88°48'40" E, as shown hereon.
- Elevations, if shown, are based on the North American Vertical Datum of 1988 (NAVD 88).

NOTICE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED 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.

JOB NO.	DATE(S) SURVEYED	SCALE	DRAWN BY	FIELD BK.
20-012	12/17/2020	1" = 30'	MJ/JT	N/A

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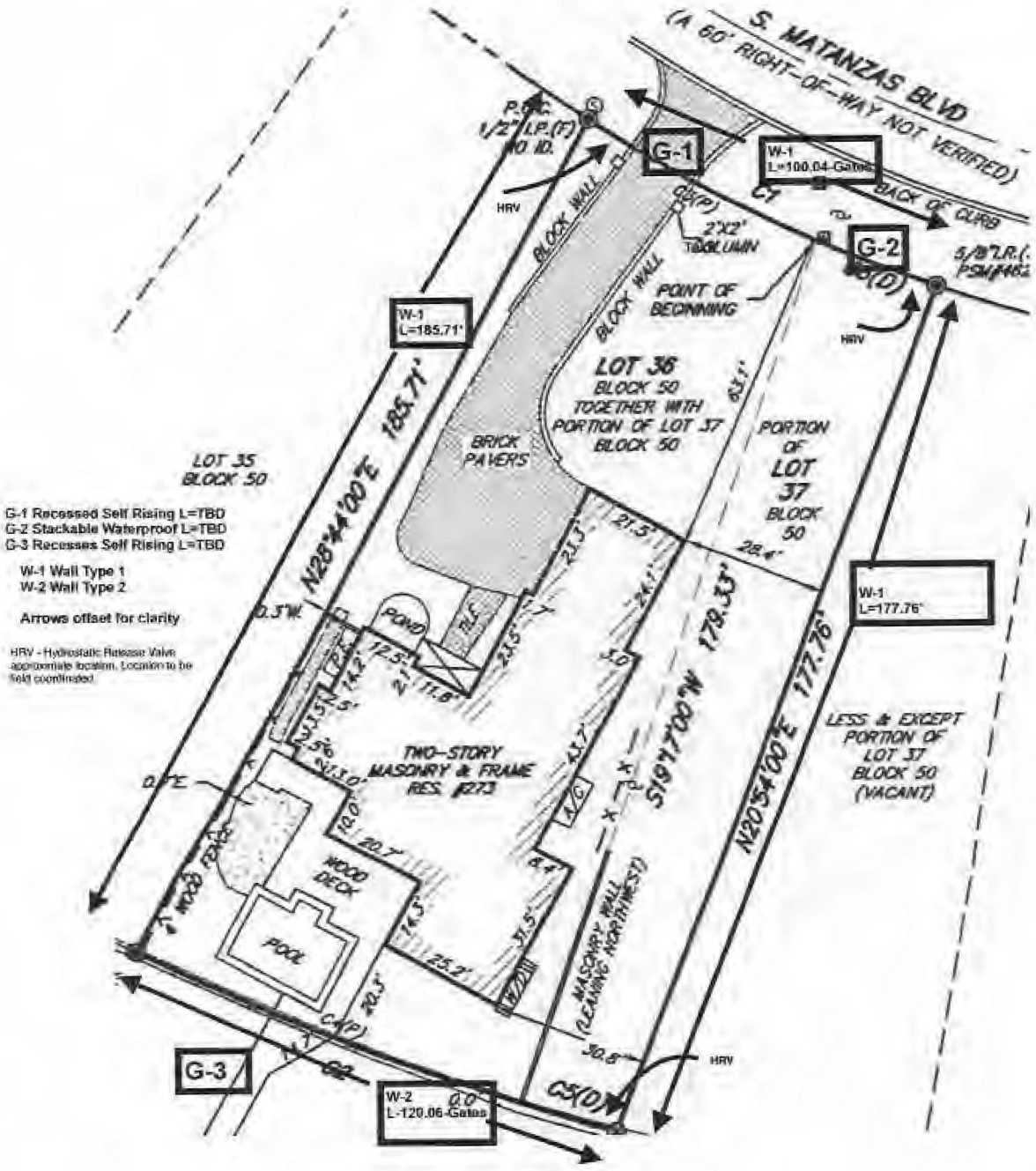
NICHOLAS M. FRANKLIN
5170 A1A SOUTH, #316
ST. AUGUSTINE, FLORIDA 32080
(904) 471-4820 FAX (904) 471-4818

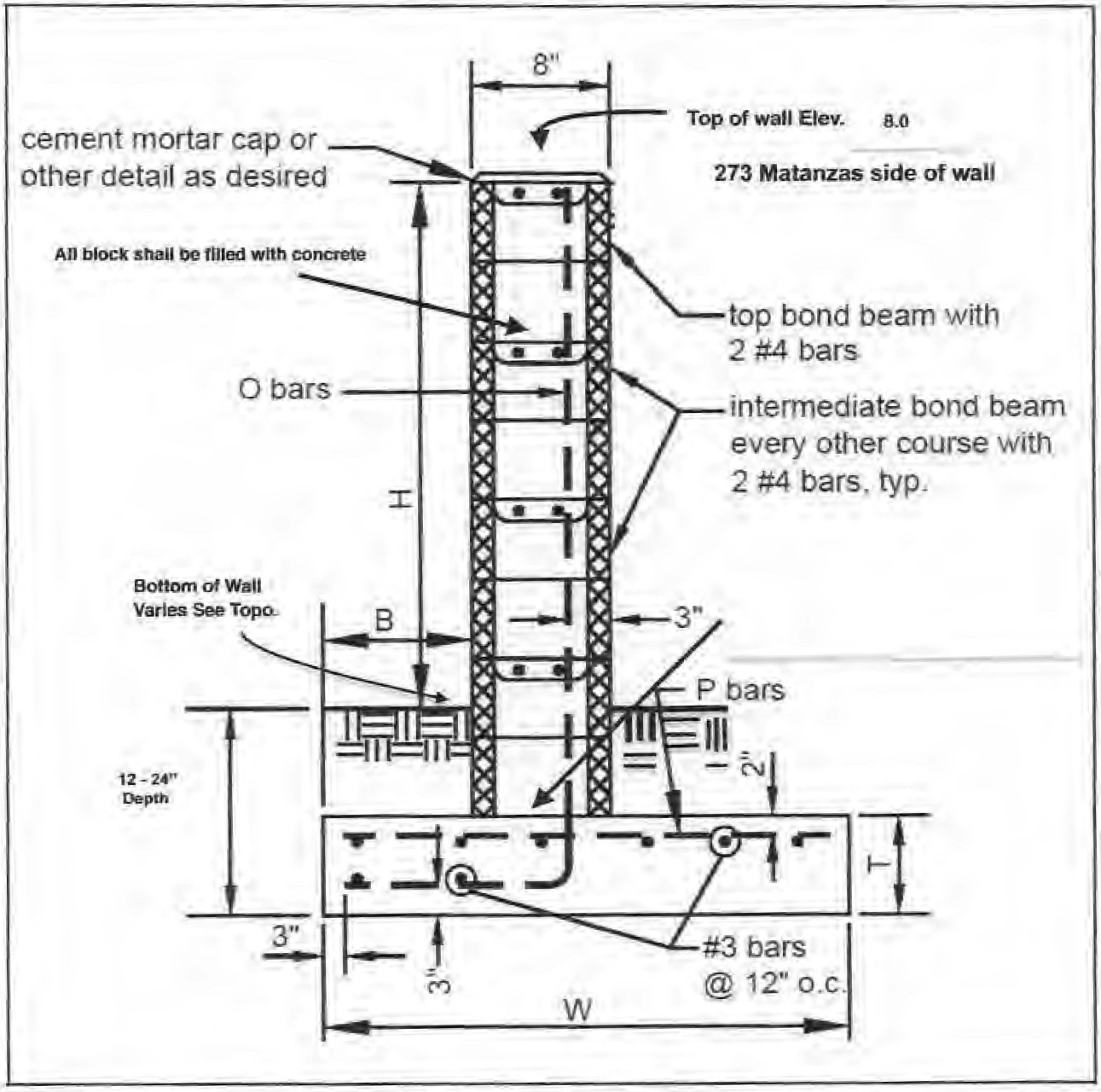
NICHOLAS M. FRANKLIN, P.L.S. 4820

273 Matanzas Blvd
St Augustine FL

Perimeter Wall Location



W-1 Wall Section



See detail for reinforcement size and spacing

TABLE 1: TYPICAL MASONRY WALL SPECIFICATIONS

Dimensions				Reinforcing Bars	
H	B	W	T	O	P
2'-0"	12"	2'-8"	9"	#3@32"o.c.	#3@27"o.c.
2'-9"	12"	3'-0"	9"	#4@32"o.c.	#3@27"o.c.
3'-6"	12"	3'-3"	10"	#5@32"o.c.	#3@27"o.c.
4'-0"	14"	3'-8"	10"	#4@16"o.c.	#4@30"o.c.

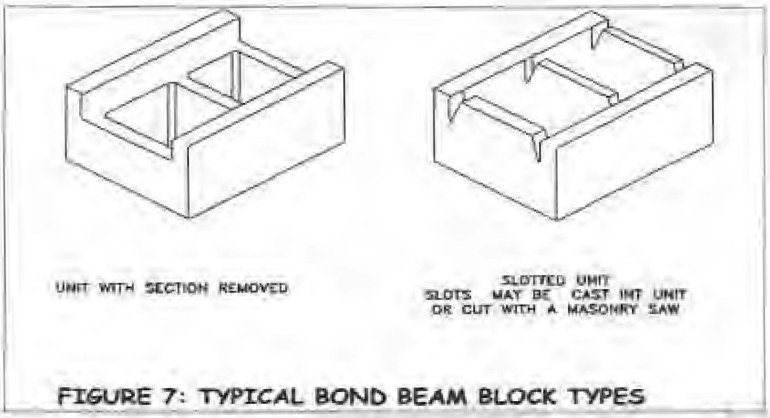


FIGURE 7: TYPICAL BOND BEAM BLOCK TYPES

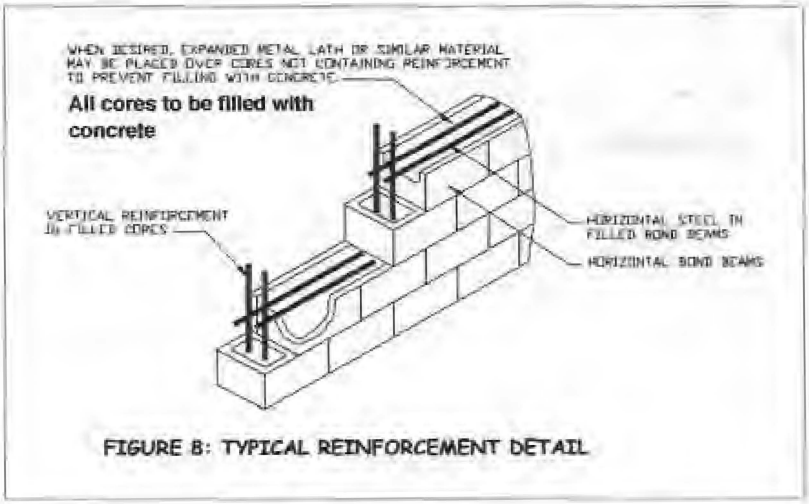
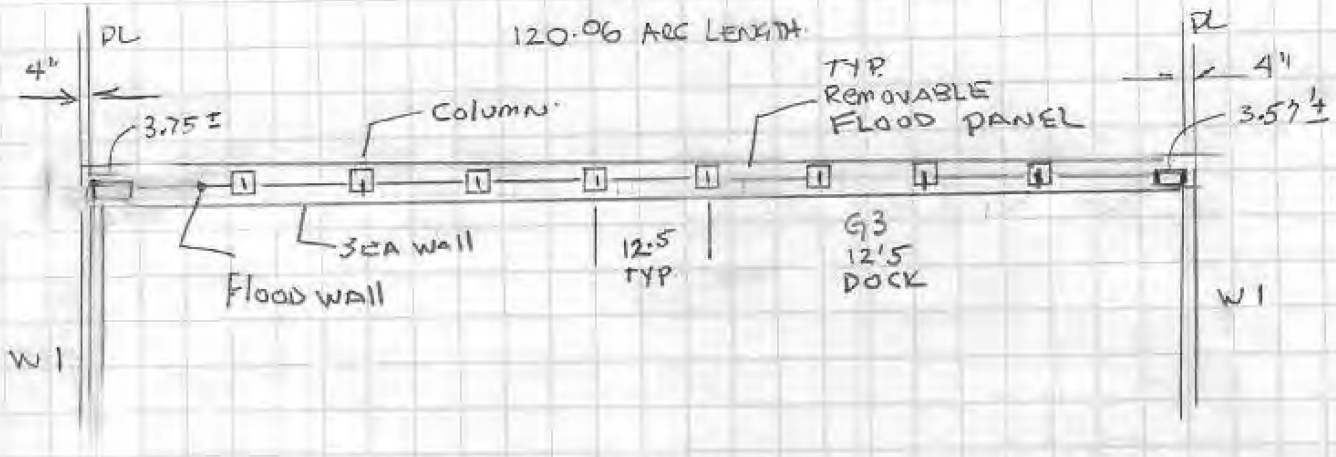
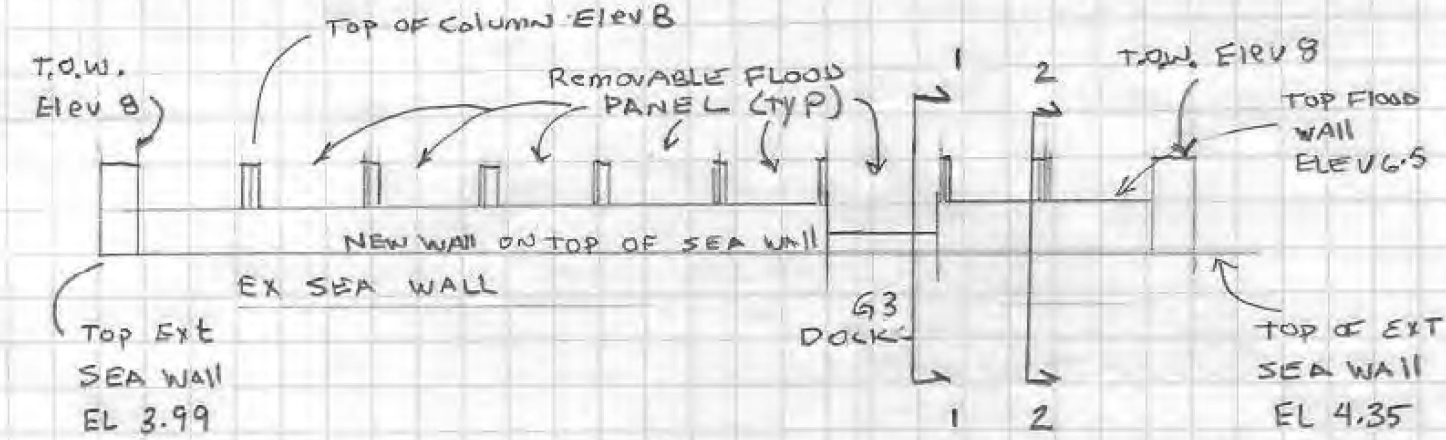


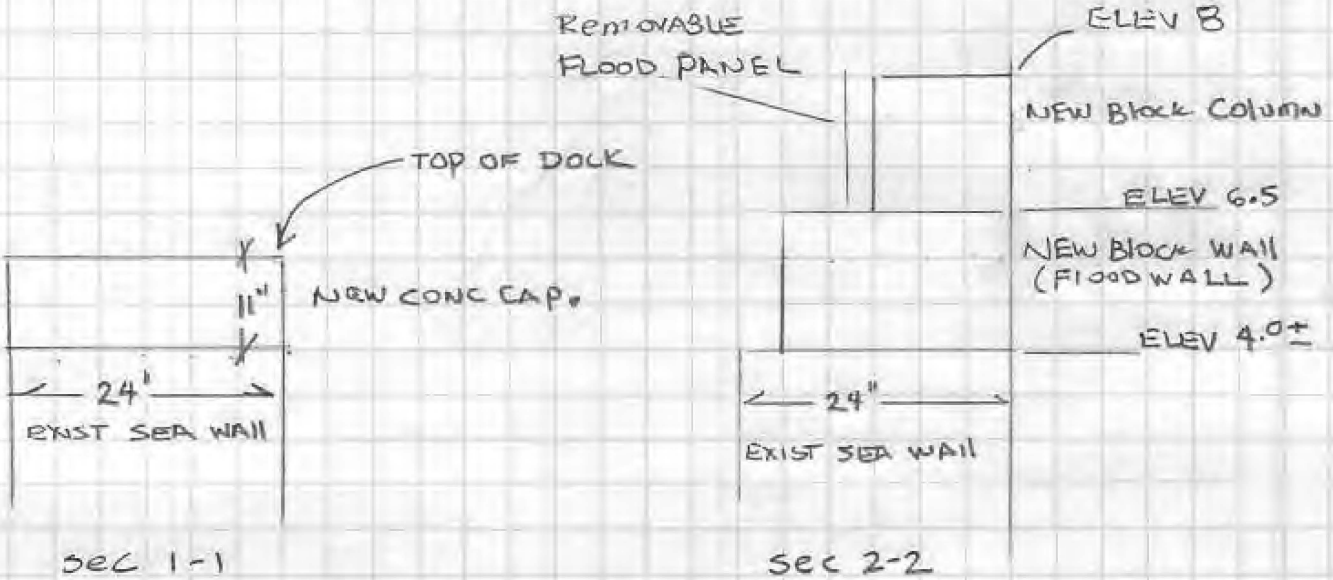
FIGURE 8: TYPICAL REINFORCEMENT DETAIL

273 MATANZAS
ST AUGUSTINE

WALL SECTION W-2 SKETCH







Sec 1-1
G3 Dock Entrance

Sec 2-2

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	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 OR5875/1659 & 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

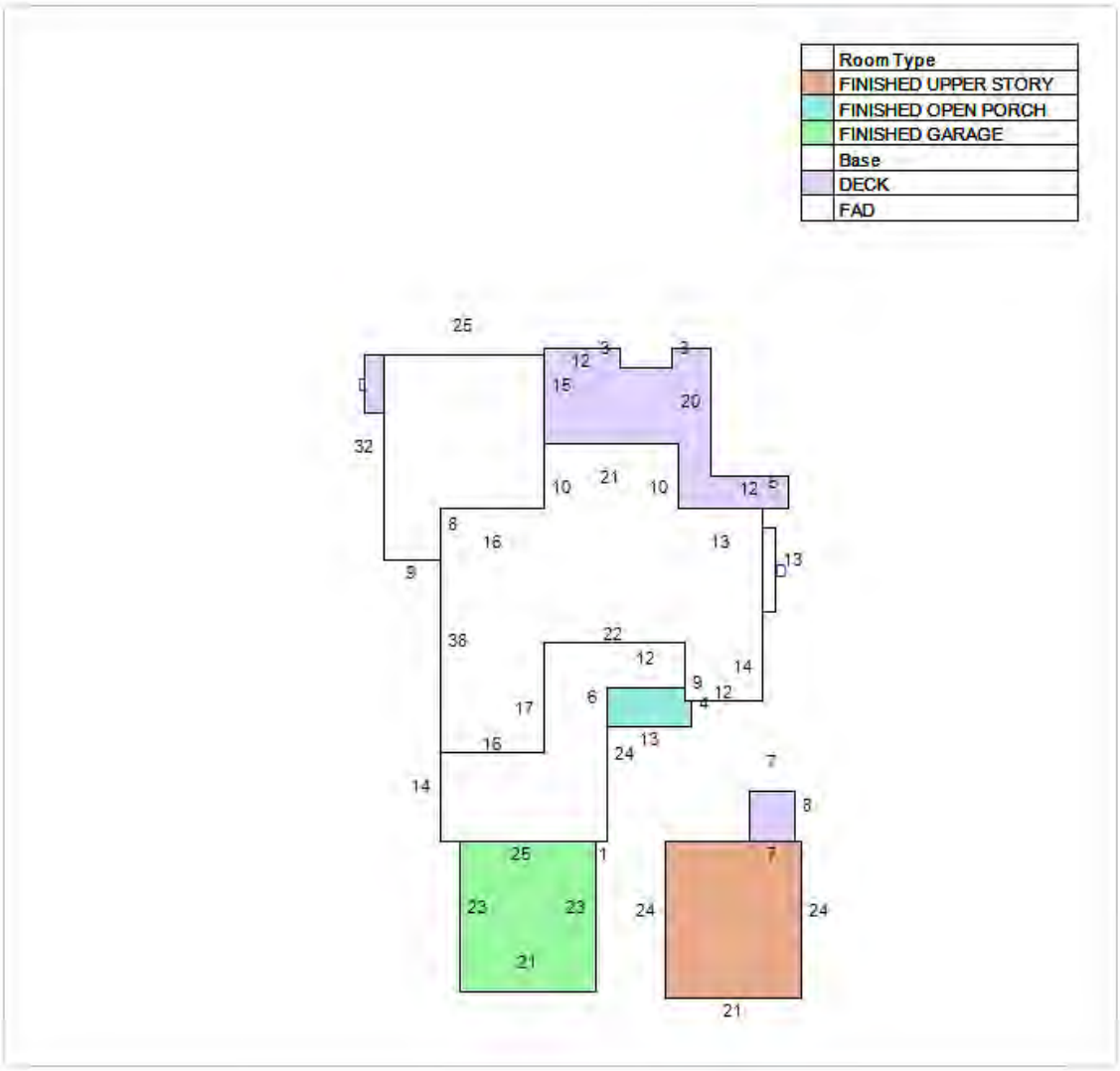
Building Information

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(DECD 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

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

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Developed by Schneider GEOSPATIAL

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
July 2, 2024	6.c.	PZB2024-0045
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	101 Coquina Avenue	223390-0000

Site & Background Information

Applicant:	Autumn Martinage c/o Matthews | DCCM
Owner:	Giselle Thompson
Property Class: **(St. Johns County Property Appraiser)**	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.36
Neighborhood:	South Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to build a masonry wall and vinyl fence along the permitter of the property within COZ 1 & 2 at 101 Coquina Avenue. Approval of this application would allow for flood gates along with the perimeter fencing creating a flood barrier along the perimeter of the property.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**Policy 1.3.4** The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.	Construction of a perimeter wall with floodgates would alter the natural flow of runoff and be inconsistent with Policy 1.3.4.
	Policy 1.3.1 The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.	101 Coquina is within Flood zone AE – 1% Annual. Construction of a perimeter wall with floodgates would reduce the flood-carrying and flood storage capacity of the site. This is inconsistent with Policy 1.3.1.
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine 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 criteria in Sec. 11-29(c).

Staff Analysis of Applicable Criteria (Sec. 11-29(c))

(1) Site specific conditions.

101 Coquina Avenue is a single-family home within the Davis Shores community. The highest elevation at the site is 6.4 feet with most of the building pad at 5 feet. The front and rear portions of the lot are around three (3) feet in elevation. The parcel is within Flood Zone AE with a Base Flood Elevation (BFE) of 7.00. According to the St. Johns County Property Appraisers website the house was built in 1956 and the building footprint is 3898 square feet. The applicant is proposing to build a masonry wall and vinyl fence along the perimeter of the property with flood gates. The property to the west is 99 Coquina Avenue and is currently vacant with a retaining wall at the shared property line. The property to the East is a public portion of Davis Shores community and is vacant.

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

101 Coquina is a waterfront lot on Quarry Creek. It appears from aerial images that the shoreline is lined with riprap. The property is within Conservation Overlay Zones 1 and 2.

(3) Natural and proposed drainage patterns.

Elevation maps show the property has a split drainage plan with the highest elevation in the middle of lot. The front portion of the lot drains to the street while the rear portion drains to the water. The proposed walls with flood gates would change the drainage pattern. When the flood gates are in action the water flows would no longer enter or exit the area within the flood wall.

(5) Proposed soil stabilization and erosion control methods.

Disturbance to the soil should be minimal.

(6) Impact on floodplain.

Construction of a perimeter wall with floodgates would reduce the flood-carrying and flood storage capacity of the entire site.

Scale of Impact on Neighboring Properties

Section 11-29(b)(4) Standards for review, states that structures within the first twenty-five (25) feet of the jurisdictional wetland line, "must demonstrate that they are of reasonable, compatible scale to similar structures in the neighboring area." Further 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 to minimize off-site visual and environmental impacts.

Staff has developed a ranking method and has ranked the proposed impacts to floodplains and shoreline along with the current condition of properties directly adjacent to the applicant using this method. The highest score being the most impactful to floodplain and shoreline at sixteen (16) and the lowest score being the least impactful to floodplains and shoreline at zero (0). Floodplain ranking includes the type of development and the percentage of the lot no longer capable of holding floodwater.

Shoreline impacts are ranked by type of shoreline development and the percentage of the shoreline developed. The standards of review for development within Conservation Overlay Zone 2 state that scale in relation to adjacent properties is important and the ranking system is a means of measuring the scale of impact of the proposed application as compared to adjacent properties and to encourage incremental development to decrease impacts to the environment and vulnerable neighbors.

Staff analysis referred to in the below ranking table was limited in scope to GIS data and aerial images and should be considered estimates.

Ranking System for Conservation Overlay 2 Impacts						
Applicant: 101 Coquina Ave						
Category	**Criteria**					**Score**
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	2
Lot Impact %	0	5% -25%	25%-50%	50%-75%	75%-100%	
	0	1	2	3	4	4
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	1
Linear Shoreline %	None	5-25%	25-50 %	50-75%	75-100%	
	0	1	2	3	4	4
Flood Zone:	AE					
BFE:	**7**				**Total**	**11**

Adjacent Property 1: Public portion of Davis Shores						
Category	**Criteria**					**Score**
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	0
Lot Impact %	0	5 -25%	25%-50%	50%-75%	75%-100%	
	0	1	2	3	4	0
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	0
Linear Shoreline %	None	5-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4	0
Flood Zone:	AE	**BFE:**	**7**		**Total**	**0**
Adjacent Property 2: 99 Coquina Ave						
Category	**Criteria**					**Score**
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact %	0	5% -25%	25%-50%	50%-75%	75%-100%	
	0	1	2	3	4	4
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	2
Linear Shoreline %	None	5-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4	4
Flood Zone:	AE	**BFE:**	**7**		**Total**	**14**

The ranking system scored 101 Coquina at 11. Neighboring properties ranked at 14 and 0. However, the parcel to the east that was ranked at 0 is an undeveloped parcel and is a public portion of Davis Shores neighborhood. The proposed improvements at 101 Coquina are less in scale than the existing condition of the property at 99 Coquina Avenue.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction of a perimeter wall and fence with flood gates at 101 Coquina Avenue / PID 223390-0000.

Attachments

1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Zoning Map



Zoning Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

Feet 0 1,250 2,500

Attachment 2:
Future Land Use Map





Future Land Use Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 3:
Adjacent Uses Map



St. Johns County Property Appraiser
Use Classification Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.01 0.01 Miles

Feet
0 60 120

Attachment 4:
Aerial Site Photograph



Attachment 5:
Flood Map





FEMA Flood Zone Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2024

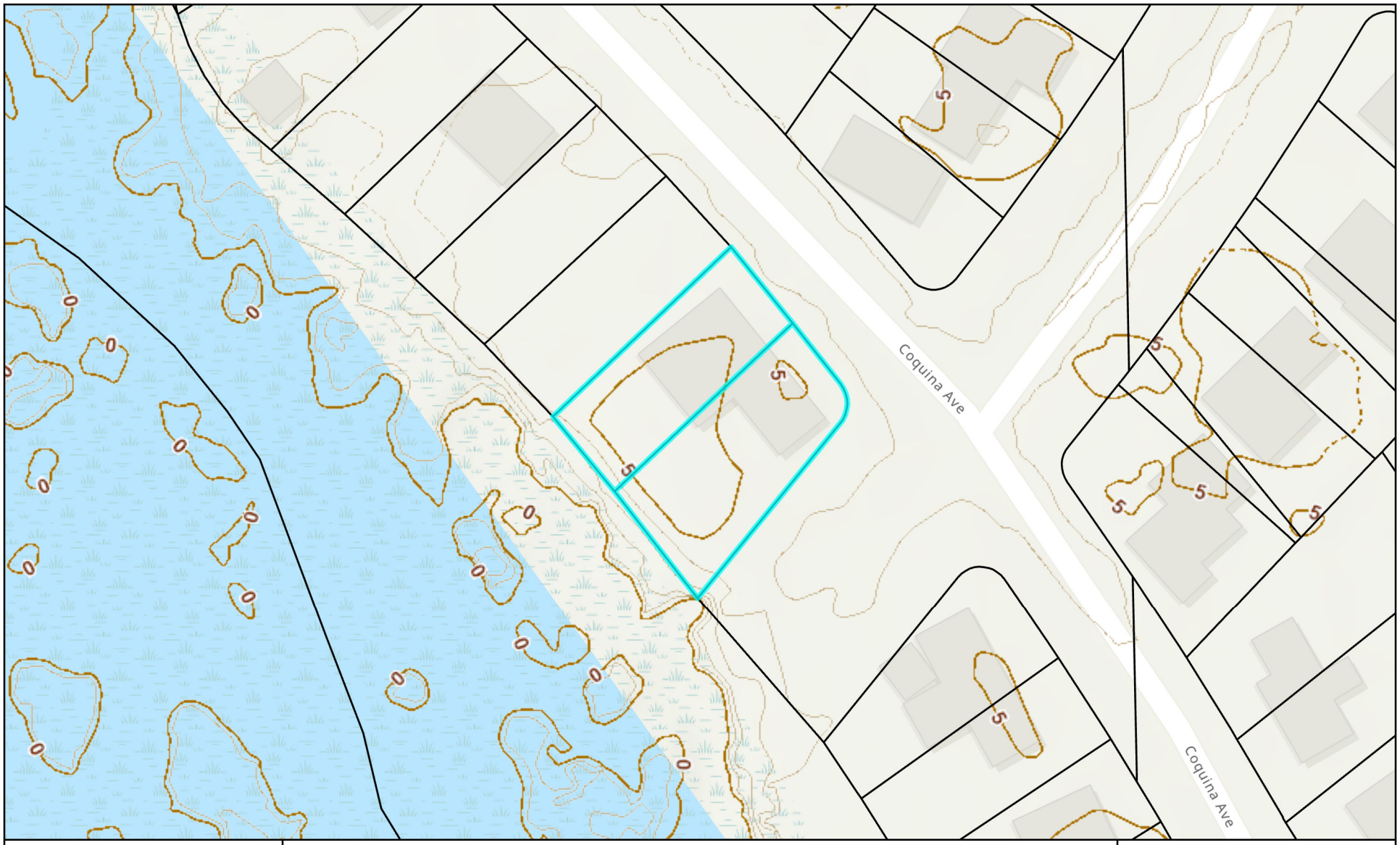
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

Attachment 6
Elevation Map





Elevation Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.01 0.01 Miles

Feet
0 60 120

Attachment 7:
Application

Thompson Conservation Overlay Zone (COZ) Development

SUBMITTAL DATE: 5/9/2024

SUBMITTED ON BEHALF OF:

Giselle Thompson
101 Coquina Ave
St Augustine, FL 32080

AUTHORIZED AGENT FOR THE APPLICANT:

Matthews | DCCM
7 Waldo Street
St. Augustine, FL 32084
(904) 826-1334
planning@mdginc.com

APPLICATION FORM

ATTACHMENTS:

1. Owner's Authorization Form
2. Property Appraiser Information
3. COZ Application Narrative
4. Existing Site Conditions
5. Masonry Wall Example
6. Vinyl Fencing Example
7. Survey
8. Concept Plan
9. Map Exhibits

PARCEL IDENTIFICATION NUMBERS:

223390-0000

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: AUTUMN MARTINAGE Contact Number: 904-826-1334
   Business *(if applicable)*: MATTHEWS | DCCM
   Address: 7 WALDO ST City: ST AUGUSTINE State: FL Zip: 32084
   E-Mail Address: AMARTINAGE@MDGINC.COM
2. NAME OF PROPERTY OWNER: GISELLE THOMPSON Contact Number:
   Business *(if applicable)*:
   Address: 101 COQUINA AVE City: ST AUGUSTINE State: FL Zip: 32080
   E-Mail Address:
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 7 & 8 Block: 61
   Subdivision: DAVIS SHORES Parcel Number: 223390-0000
4. PROJECT STREET ADDRESS: 101 COQUINA AVE
5. SPECIFIC PROPOSED USE: Proposed perimeter masonry wall and fence
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other:
7. DESCRIPTION OF ACTION REQUESTED: Conservation Overlay Zone Approval for the construction of a masonry wall and fence around the perimeter of the property
8. JUSTIFICATION FOR ACTION REQUESTED: See Overlay Zone Development Supplement

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

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

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.

Autumn Martinage — Digitally signed by Autumn Martinage Date: 2024.05.06 13:08:58 -04'00' — 5/6/2024

Signature of Applicant — Date

Giselle Thompson — 5/6/2024

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.

AUTUMN MARTINAGE

Print name of applicant

Autumn Martinage

Digitally signed by Autumn Martinage
Date: 2024.05.06 13:08:43 -04'00'

Signature of applicant

5/6/2024

Date

10/31/17

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: 101 COQUINA AVE, ST AUGUSTINE, FL 32080

Applicant's Name: AUTUMN MARTINAGE Applicant's Signature: _____

Owner's Name: GISELLE THOMPSON Owner's Signature: _____

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

MATTHEWS | DCCM is/are hereby authorized TO ACT ON BEHALF OF GISELLE THOMPSON, 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: 101 COQUINA AVE, ST AUGUSTINE, FL 32080

BY: Giselle Thompson
Signature of Owner

GISELLE THOMPSON
Print Name of Owner

321-947-2807
Telephone Number

State of FLORIDA

County of St. John's

Signed and sworn before me on this 29th day of April, 2024

By Giselle Thompson

Identification verified:

Oath sworn: Yes ___ No

Personally none yes

Notary Signature: Hazel Joyce Fitzsimmons

My Commission expires: 01-25-2026

HAZEL JOYCE FITZSIMMONS
MY COMMISSION # HH 181889
EXPIRES: January 25, 2026
Bonded Thru Notary Public Underwriters

Rev:022117

101 Coquina Avenue

Conservation Overlay Zone Development Application Supplement

May 9, 2024

This Conservation Overlay Zone Development Application is for the removal of the existing aluminum fence and the construction of a new masonry and vinyl privacy wall for the property located at 101 Coquina Avenue. The height of the proposed vinyl and masonry wall is 4'. The proposed vinyl and masonry wall will be placed as depicted on the Concept Plan included as part of this application.

The construction proposed in this application would occur on lands located within Conservation Overlay Zones 1, 2 and 3, as defined in Section 11-27, City Code. Section 11-29(a), City Code set forth certain criteria for structures located within Conservation Overlay Zones. The applicant has complied with each of those criteria, as detailed below:

1. *The proposed work will have a benefit to the public as a whole*.
   The proposed work is the construction of a wall on private property and will have no public benefit.

2. *The proposed work will have no significant negative impact on natural systems (including adjacent to salt marshes and the vegetative communities contained therein), by either individual or cumulative effect*.
   The proposed work will have no impact on natural systems since the proposed work will occur entirely within the previously developed sections of the site.

3. *The proposed structures will not block or disrupt any vista or scenic opportunities*.
   The rear wall is limited to 4' in height, will be set inside of the property line along Quarry Creek, and will not block or disrupt any vista or scenic opportunities.

4. *The proposed work will enhance vistas and scenic opportunities for the benefit of the public as a whole*.
   Not applicable.

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

1. *Site specific conditions*.
   The property has approximately 120 feet of frontage along Quarry Creek. There are salt marsh vegetation and oyster colonies present.

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

The property is adjacent to other single-family homes along Coquina Avenue. The property to the north is undeveloped residential. The wall will have no impact on the adjacent properties, bodies of water or conservation zones.

3. *Natural and proposed drainage patterns.*
   Drainage will not be altered by the proposed work.

4. *Effect of point and non-point discharge into the marine environment.*
   Point and non-point discharge will not be altered by the proposed work.

5. *Proposed soil stabilization and erosion control methods.*
   No soil stabilization or erosion control methods will be necessary for the proposed work.

6. *Impact on floodplain.*
   The proposed work will have a positive impact on the floodplain related to the Property and assist in protecting the existing home from flooding and will dispel rising water from Quarry Creek from impacting the existing home.

7. *Impact of development in vegetative and animal communities.*
   There will be no impact on the vegetative and animal communities from the proposed work.

8. *Potential for contaminated drainage, storage or pollutants and the use of poisonous chemicals and materials.*
   The proposed work will have no impact on contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials related to the Property.

9. *Effect of shade on vegetation and shellfish.*
   The proposed work will create minimal shading that will have limited impact on vegetation and shellfish.

10. *Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.*
    The proposed work will have no impact on boat wake and boat traffic on manatees, vegetation, shellfish and wildlife. However, the wall and fencing will have a positive impact on shoreline erosion related to the Property and surrounding area.

11. *Impact of development on shoreline by linear feet and percent of site.*
    Not applicable

12. *Impact of development on vistas and scenic opportunities by linear feet, height, mass, and percent of site.*
    Not applicable

13. *Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.*
    The proposed work will have no impact on native plants or on 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.*
    The proposed work will have no impact on plant and animal habitat and will create no loss in acres or percentage of site to any existing habitats.

15. *Impact of development on water quality.*
    The proposed work will have no impact on water quality.

16. *Impact of development on shellfish and on commercial and sport fish and waterfowl.*
    The proposed work will have no impact on shellfish, commercial and sport fish, or waterfowl.

17. *Dock Specifications*:
    a. No boathouse, roofed structure or wall shall be constructed on any dock
       Not applicable

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

    c. Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile
       Not applicable

EXISTING CONDITIONS

Existing fence along rear property line



Neighbor's existing bulkhead along northeast property line



PROPOSED MASONRY WALL EXAMPLE

The proposed masonry wall will be 4’ in height and constructed of concrete block and will be painted.

Neighbor’s Existing Masonry Wall (example)







Example of flood access gate that will be used for masonry wall



PROPOSED VINYL FENCING EXAMPLE

The proposed vinyl fence will be 4’ in height and constructed of corrugated vinyl panels and supported with wood beams.

Vinyl Corrugated Panel (example)

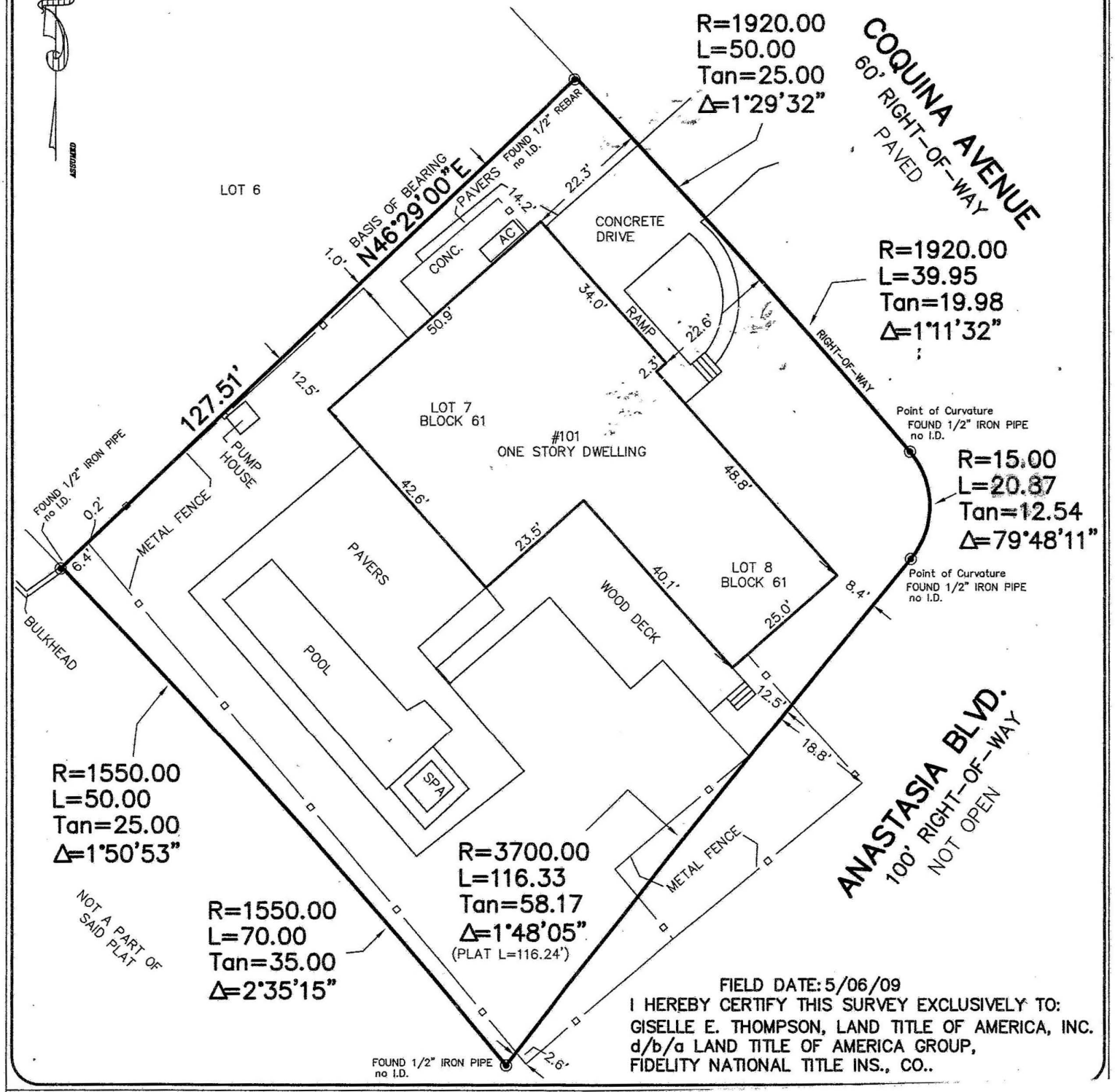
Proposed fence will not include a cap





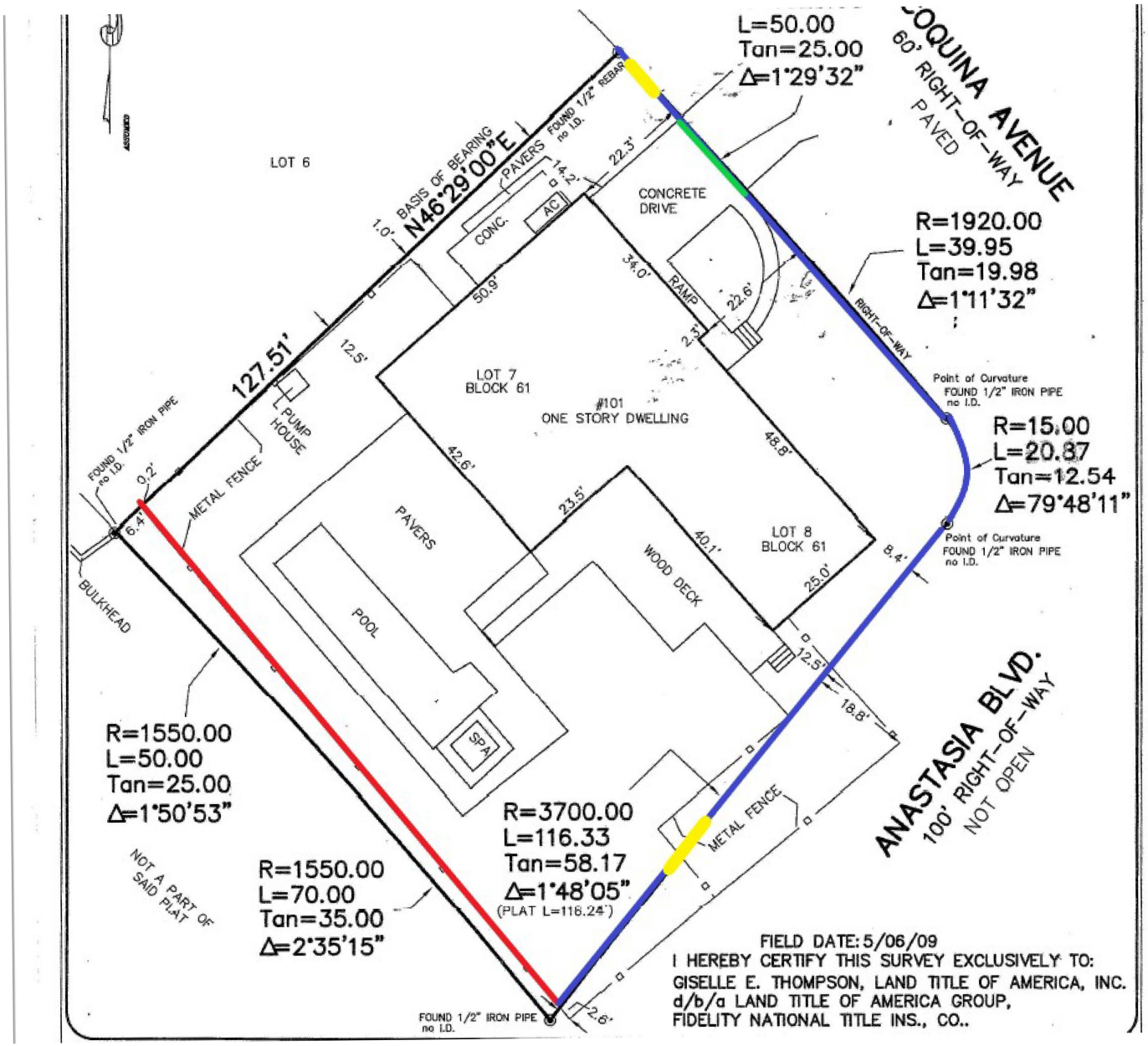
LOTS 7 & 8, BLOCK 61, DAVIS SHORES

AS RECORDED IN MAP BOOK 3, PAGE 102
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



FIELD DATE: 5/06/09

I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
GISELLE E. THOMPSON, LAND TITLE OF AMERICA, INC.
d/b/a LAND TITLE OF AMERICA GROUP,
FIDELITY NATIONAL TITLE INS., CO..

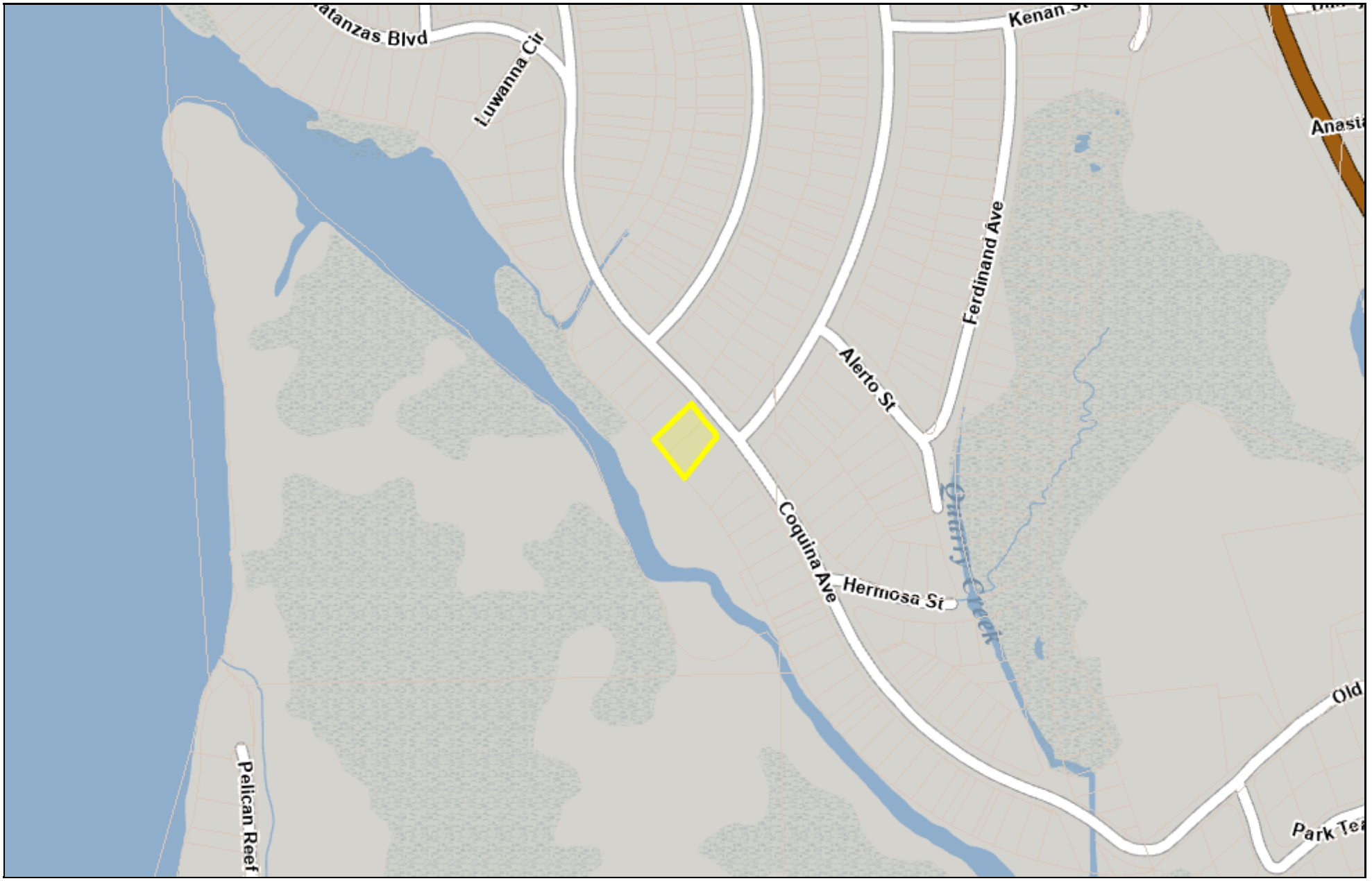


Red Line - 4' corrugated vinyl fence

Blue Line - 4' masonry wall

Green Line - gate access to driveway

Yellow Line - pedestrian gate



Map created with St. Johns County's iMap

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

Date Created: 4/26/2024

Location Map



Map created with St. Johns County's iMap

DISCLAIMER:
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Date Created: 4/26/2024

Aerial Map

Attachment 8:

St. Johns County Property Appraisers Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2233900000
Location Address	101 COQUINA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-102 DAVIS SHORES LOTS 7 & 8 BLK 61 OR3203/139 *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

No Image Available

Owner Information

Owner Name	Thompson Giselle E 100%
Mailing Address	101 COQUINA AVE SAINT AUGUSTINE, FL 32080-5319

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2024
Building Value	$315,957
Extra Features Value	$33,600
Total Land Value	$399,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$748,557**
Total Deferred	$315,388
Assessed Value	**$433,169**
Total Exemptions	$50,000
Taxable Value	**$383,169**

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

Historical Assessment Information

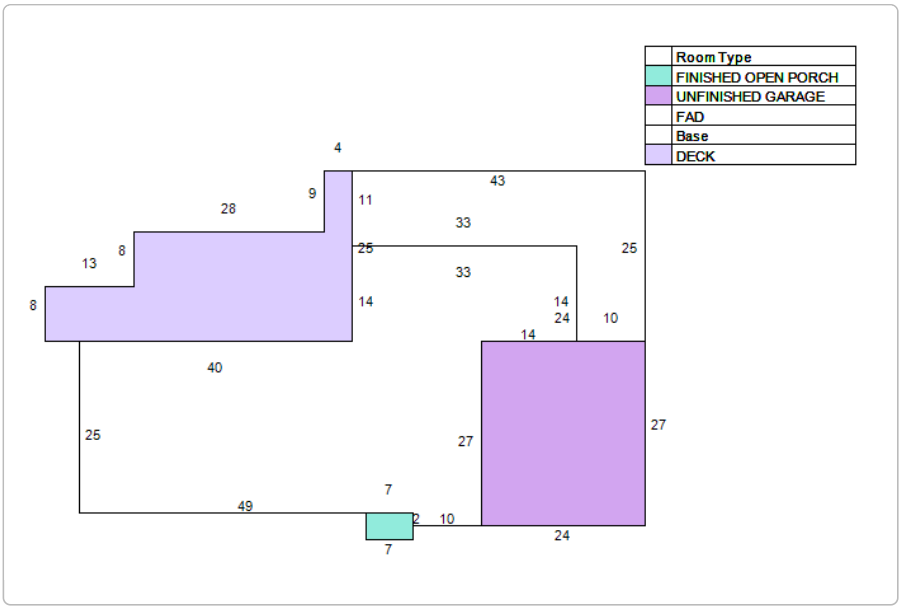
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$221,580	$35,700	$376,320	$0	$0	$633,600	$350,759	$332,841	$300,759
2022	$303,612	$34,491	$240,845	$0	$0	$578,948	$408,303	$220,645	$358,303
2021	$220,382	$34,491	$215,040	$0	$0	$469,913	$396,411	$123,502	$346,411
2020	$223,282	$34,491	$201,600	$0	$0	$459,373	$390,938	$118,435	$340,938
2019	$192,896	$28,483	$201,600	$0	$0	$422,979	$382,149	$90,830	$332,149
2018	$148,690	$13,827	$198,912	$0	$0	$361,429	$333,987	$77,442	$283,987
2017	$100,467	$15,567	$198,912	$0	$0	$314,946	$282,121	$82,825	$232,121
2016	$184,858	$14,748	$198,912	$0	$0	$398,518	$359,756	$88,762	$309,756
2015	$153,096	$15,730	$198,912	$0	$0	$367,738	$357,255	$60,483	$307,255
2014	$146,120	$16,709	$198,912	$0	$0	$361,741	$354,420	$57,321	$304,420
2013	$150,178	$17,690	$198,912	$0	$0	$366,780	$349,182	$67,598	$299,182

Building Information

Building	1
Building Value	$315,957
Year Built	1956
Actual Area	3898
Conditioned Area	2570
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Block
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
FINISHED DECK	652
BASE AREA	1957
ADDITION	613
UNFINISHED GARAGE	648
FINISHED OPEN PORCH	28
Total SqFt	3898

Sketch Information



Extra Feature Information

Code Description	Status	Value
Pool - Average (RES)		28800
Spa / Hot Tub (Mix)		4800

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	120	125	120	FF	$399,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/4/2009	$453,300.00	WARRANTY DEED	3203	139	Q	I	FARRIMOND ALEXANDRA M	THOMPSON GISELLE E
	5/15/2003	$100.00	QUIT CLAIM DEED	1961	334	U	I	COMERICA BANK TRUSTEE	FARRIMOND ALEXANDRA M
	2/1/2002	$389,000.00	TRUSTEES DEED	1713	1067	U	I	OTTO MARY M TRUSTEE (NKA SCHROEDER MARY OTTO)	COMERICA BANK TRUSTEE/FARRIMOND A TRUST
	8/1/1996	$0.00	WARRANTY DEED	1190	1948	U	I	OTTO MARY M	OTTO MARY M REVOCABLE TRUST
	6/14/1996	$0.00	LETTERS OF ADMN	1187	1241	U	I	OTTO FRANK P(DECEASED), MARY M	OTTO MARY M
	1/1/1980	$78,000.00		470	795	U	I		OTTO FRANK P,MARY M

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: 5/7/2024, 2:43:18 AM

Contact Us

Developed by Schneider GEOSPATIAL

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
July 2, 2024	6.d.	PZB2024-0046
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	81 Coquina Avenue	221410-0000

Site & Background Information

Applicant & Owner:	James Pantling
Property Class: **(St. Johns County Property Appraiser)**	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.27
Neighborhood:	South Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development of an after-the-fact approval for the installation of a boat lift in COZ 1 at 81 Coquina Avenue. The boat dock included on the agenda was approved previously by the PZB and constructed with an approved building permit.

On October 4, 2022, the applicant appeared before the Planning and Zoning Board for an after-the-fact dock modification and construction activities at 81 Coquina Avenue. The application was approved on the condition that there would be no shed or deck over the water. A building permit was issued for the dock on March 31, 2023 (BP2022-1796). A Code Enforcement case was opened for the boat lift on May 14, 2024 (CE2024-0389).

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**Policy 2.1.3** Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.	The proposed boatlift is not low profile and would be inconsistent with policy 2.1.3 (12) impacts on scenic vistas.
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine 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.

Criteria 17 limits boatlifts to low profile or no profile and the boatlift capacity to twelve thousand (12,000) pounds. A low-profile boat lift is defined as a boatlift in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is defined as a boatlift where no part of the boatlift shall protrude above the deck. The application lists the capacity of the boat lift has 8,000 pounds and the height to eight (8) feet above the decking elevation. The boatlift capacity is under the twelve thousand (12,000) pound capacity.

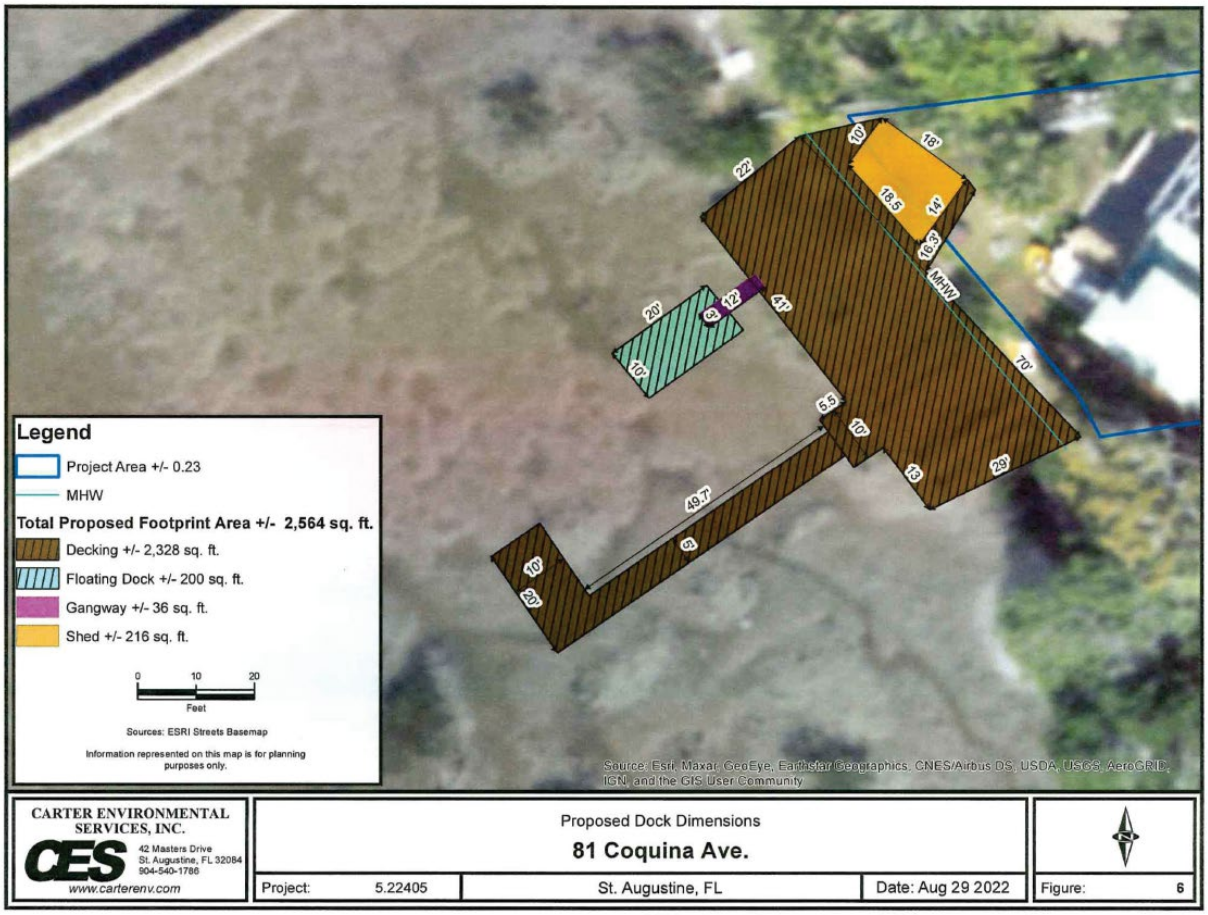
However, the listed height of eight (8) feet above the deck is five (5) feet above the definition of a low-profile boatlift and not consistent with the requirements of Section 11-29 (c)(17) for boatlifts. Staff recommends that the Board deny the application as it does not meet the requirements for low profile or no profile boatlifts.



Image of boatlift - 81 Coquina Ave.



2024 Aerial Image from St. Johns County iMAPs



PZB2022-0066Approved dock layout

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. This application is for the after-the-fact installation of a boatlift at 81 Coquina Avenue / PID 221410-0000.

Because the application is after-the-fact and is inconsistent with the requirements of Section 11-29 (c)(17) for boatlifts, staff recommends denial of the application.

Attachments

1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Zoning Map





Zoning Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

Attachment 2:
Future Land Use Map



Future Land Use Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

Attachment 3:

Adjacent Uses Map


Single Family
Single Family
Single Family

Attachment 4:
Aerial Site Photograph



Attachment 5:
Flood Map





FEMA Flood Zone Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2024

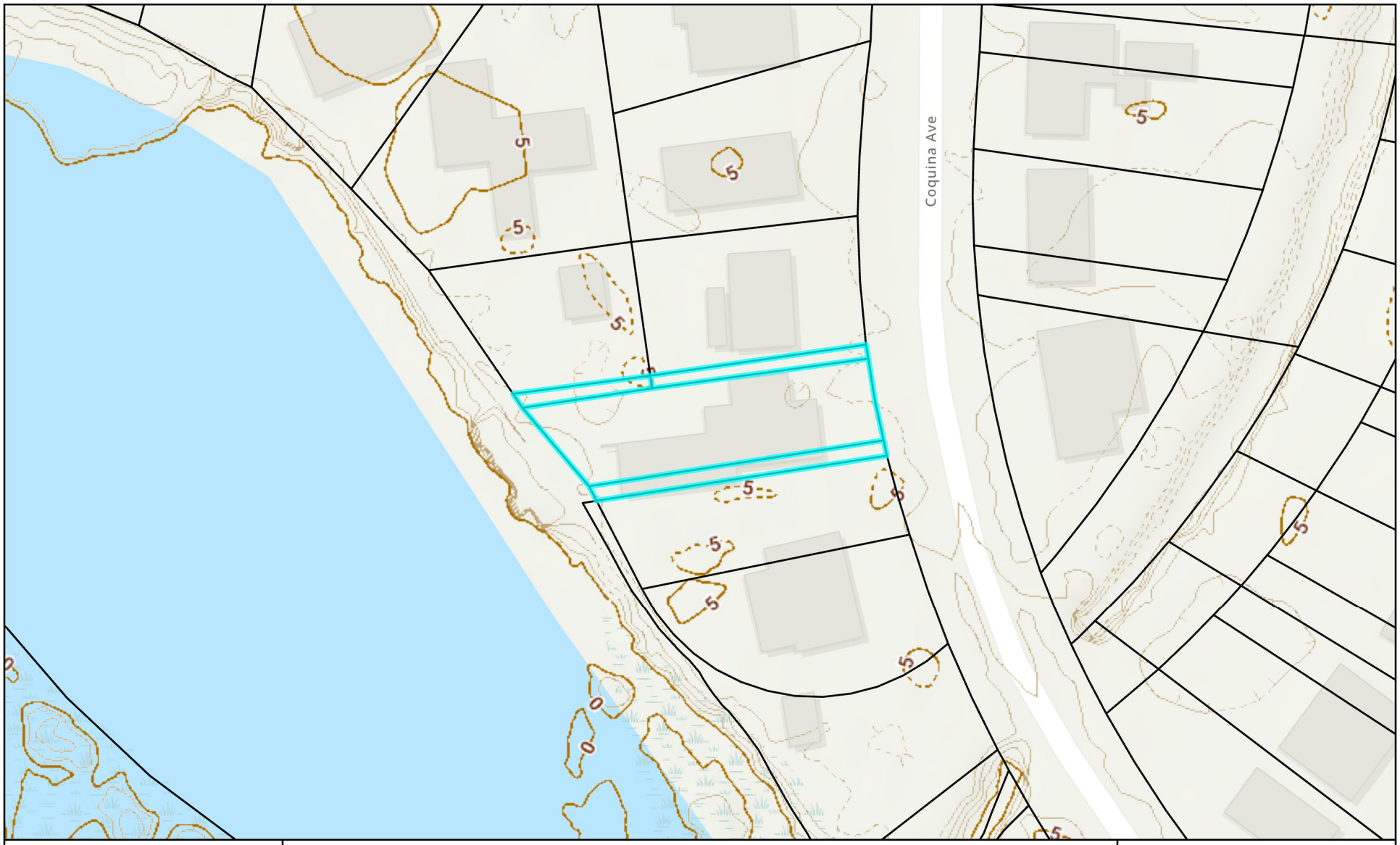
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 6:
Elevations Map





Elevation Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.01 0.01 Miles

Feet
0 60 120

Attachment 7:
Application

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: JAMIE PANTLING Contact Number: 904-377-1129
   Business *(if applicable)*:_____
   Address: 81 COQUINA AVE City: ST AUGUSTINE State: FL Zip: 32080
   E-Mail Address: JRPSTAUG@YAHOO.COM
2. NAME OF PROPERTY OWNER: JAMIE PANTLING Contact Number: 904-377-1129
   Business *(if applicable)*:_____
   Address: 81 COQUINA AVE City: ST AUGUSTINE State: FL Zip: 32080
   E-Mail Address: JRPSTAUG@YAHOO.COM
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision: DAVIS SHORES Parcel Number:_____
4. PROJECT STREET ADDRESS:_____
5. SPECIFIC PROPOSED USE:_____
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☒ Other: INSTALL BOAT LIFT AND ELECTRICAL
7. DESCRIPTION OF ACTION REQUESTED: INSTALL BOAT LIFT AND ELECTRICAL
8. JUSTIFICATION FOR ACTION REQUESTED: FAMILY RECREATION ACTIVITIES.

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.

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: 5-17-24

Signature of Property Owner — Date: 5-17-24

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.

Jamie Pantling
Print name of applicant

Signature of applicant

5-17-24
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.

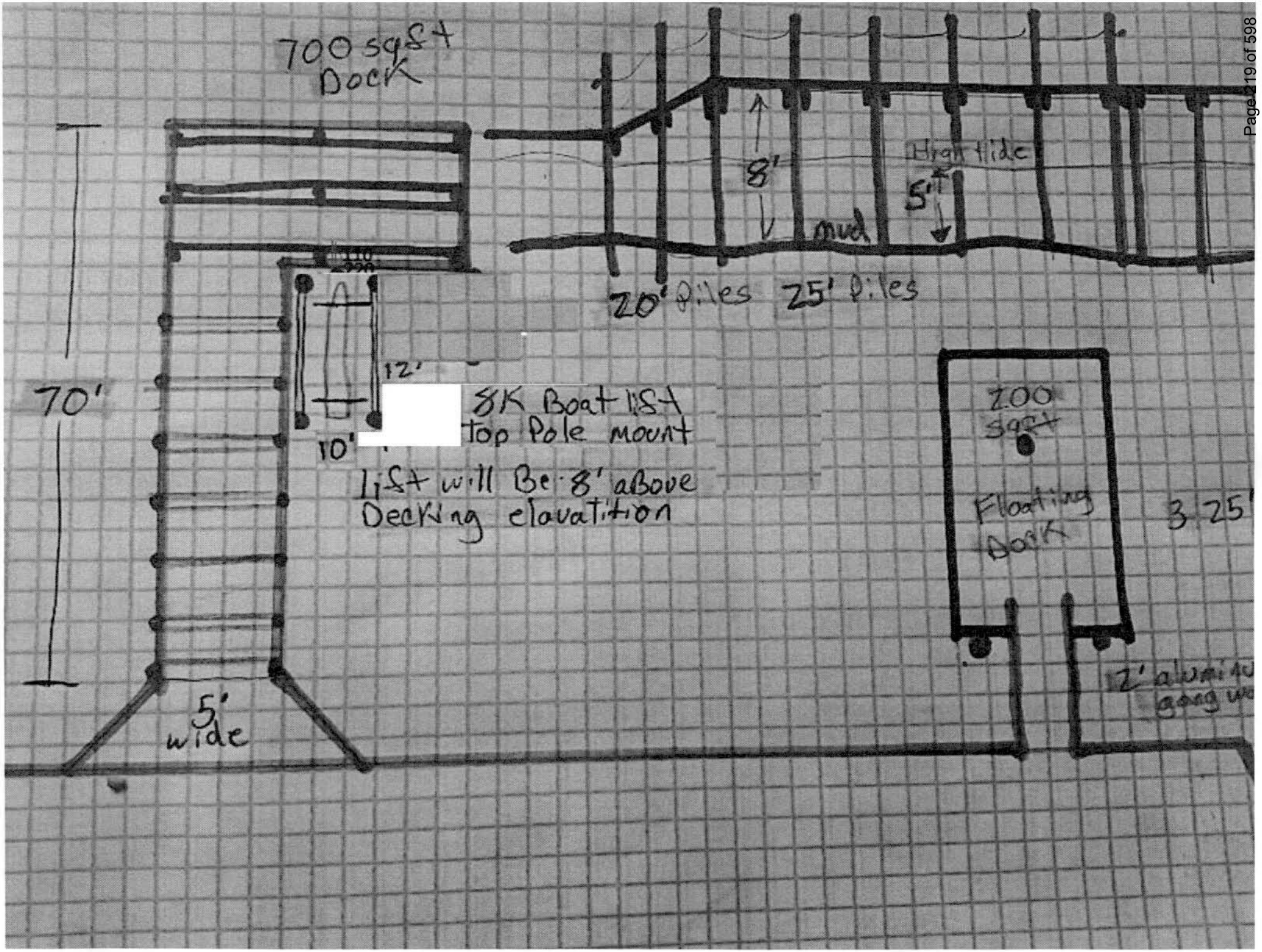
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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.

Project Address: 81 Cogoina Ave St Augustine, FL 32080

Applicant's Name: Jamie Pantling Applicant's Signature: Jamie Pantling

Owner's Name: Jamie Pantling Owner's Signature: Jamie Pantling


700 sq ft
Dock
8'
mud
High tide
5'
20' Piles
25' Piles
70'
12'
10'
8K Boat list
top Pole mount
List will Be 8' above
Decking elavation
200
sq ft
Floating
Dock
3 25'
5'
wide

Attachment 8:

St. Johns County Property Appraisers Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2214100000
Location	81 COQUINA AVE
Address	SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-101 DAVIS SHORES LOT 42 & N 8FT OF LOT 43 BLK 50 & RIP RGT & 8-71 LUWANNA SUB OF DAVIS SHORES S5FT OF LOT 6 & PT OF GL 1 LYING W'LY & ADJ OR5120/1295(P/R) & 5120/1297 *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	0.270
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Pantling Jamie 100%
Mailing Address	81 COQUINA AVE SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$21,568
Total Land Value	$303,600
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$325,168**
Total Deferred	$72,370
Assessed Value	**$252,798**
Total Exemptions	$50,000
Taxable Value	**$202,798**

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	$5,896	$21,568	$276,000	$0	$0	$303,464	$245,435	$108,029	$195,435
2022	$413,500	$29,300	$231,840	$0	$0	$674,640	$603,033	$121,607	$553,033
2021	$278,257	$29,300	$207,000	$0	$0	$514,557	$514,557	$0	$514,557
2020	$282,017	$29,300	$207,000	$0	$0	$518,317	$518,317	$0	$518,317
2019	$259,251	$23,742	$215,280	$0	$0	$498,273	$404,852	$143,421	$354,852
2018	$263,240	$23,742	$215,280	$0	$0	$502,262	$397,303	$154,959	$347,303
2017	$271,216	$23,690	$215,280	$0	$0	$510,186	$389,131	$171,055	$339,131
2016	$275,205	$20,175	$215,280	$0	$0	$510,660	$509,714	$946	$509,714
2015	$227,921	$20,175	$215,280	$0	$0	$463,376	$463,376	$0	$463,376
2014	$217,535	$20,178	$215,280	$0	$0	$452,993	$452,993	$0	$452,993
2013	$223,578	$21,341	$215,280	$0	$0	$460,199	$433,899	$26,300	$433,899

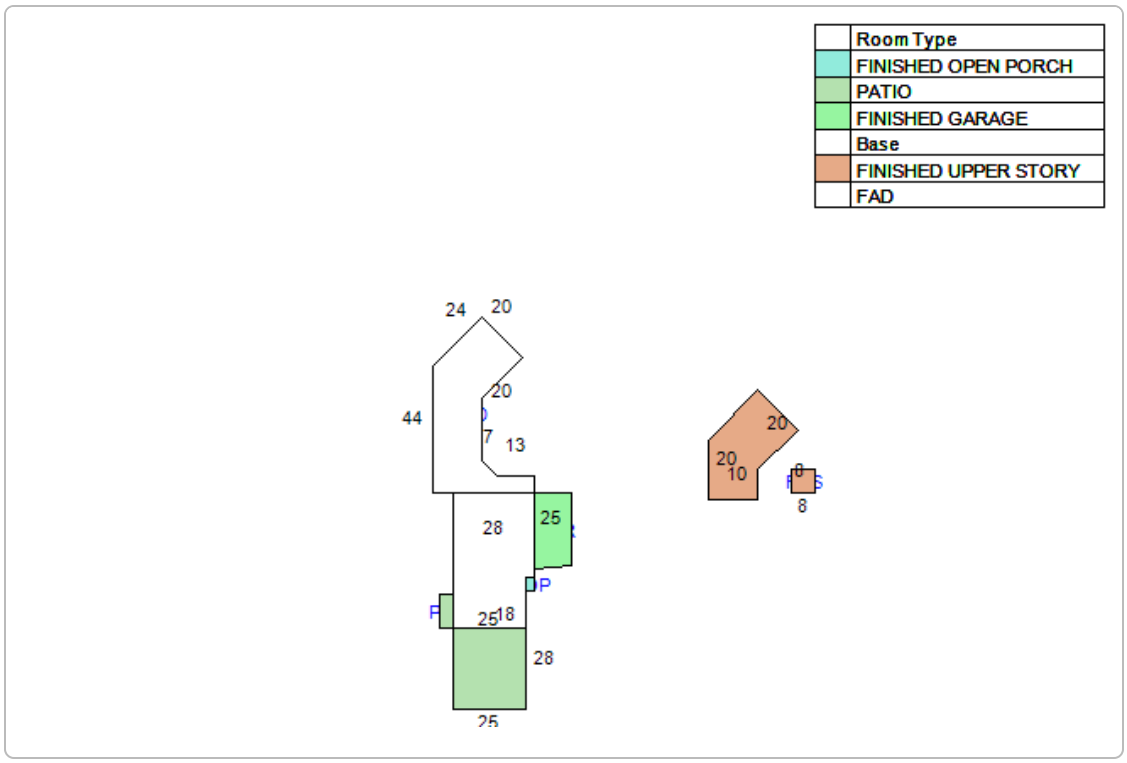
Building Information

Building 1
Building Value $0
Year Built 1957
Actual Area 4595
Conditioned Area 3224
Use Single Family Residence
Style 01
Exterior Wall Stucco

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Carpet, Ceramic Tile, Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 3
Baths 3.5

Description	Square Footage
ADDITION	1209
FINISHED UPPER STORY	689
BASE AREA	1262
FINISHED UPPER STORY	64
FINISHED GARAGE	332
PATIO/SLAB	700
FINISHED OPEN PORCH	15
PATIO/SLAB	60
PATIO/SLAB	264
Total SqFt	4595

Sketch Information



Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		12248
Pool - Low (RES)		4600
Screen Enclosure - Average (Mix)		2898
Bulkhead - Average (Mix)		1822

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	69	173	69	FF	$303,600

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/9/2020	11/30/2020	$525,000.00	WARRANTY DEED	5120	1297	U	I	WILLIAMS ALLISON FREES ET AL	PANTLING JAMIE
12/9/2020	11/24/2020	$100.00	PERSONAL REP	5120	1295	U	I	FREES JACK C ESTATE	PANTLING JAMIE
6/7/2019	6/7/2019	$0.00	LETTERS OF ADMN	4738	106	U	I	FREES JACK C (DECD)	FREES JACK C ESTATE
	6/11/1999	$368,300.00	WARRANTY DEED	1417	314	Q	I	CHARLES MICHAEL J & SANDRA C	FREES JACK C
	8/20/1992	$135,000.00	WARRANTY DEED	953	1684	Q	I	PATTISON MARION F	CHARLES MICHAEL J,SANDRA C
	8/20/1992	$100.00	WARRANTY DEED	953	1683	U	I	PATTISON MARION F	PATTISON MARION F
	8/20/1992	$100.00	QUIT CLAIM DEED	953	1682	U	I	PATTISON MARION F	PATTISON MARION F
	11/1/1990	$0.00		876	1646	U	I		PATTISON MARION F
	3/1/1989	$95,000.00		814	355	Q	I		
	2/1/1985	$82,000.00		666	1787	Q	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 6/26/2024, 1:27:51 AM

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Developed by Schneider GEOSPATIAL

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
July 2, 2024	6.e.	PZB2024-0048
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	111 Inlet Drive	213920-0070

Site & Background Information

Applicant & Owner:	Peter Burkhardt c/o Jjmrn Properties LLC
Property Class: **(St. Johns County Property Appraiser)**	0000 – Vacant Residential
Future Land Use Designation:	Residential Medium Density
Zoning Designation:	Residential General-One: RG-1
Acreage:	0.70
Neighborhood:	North Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to install a vinyl bulkhead within eighteen (18) inches of the existing bulkhead and the construction of wing walls in COZ 1 & 2 at 111 Inlet Drive. The approval of this application would allow for ninety (90) linear feet of vinyl bulkhead to be installed. The wing walls would run eighty (80) feet along the rear of both side property lines and connect to the bulkhead.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**Policy 1.3.4** The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.	Raising the height of the existing bulkhead, constructing wingwalls, and adding fill will be contrary to preserving the natural flow of runoff. This is inconsistent with Policy 1.3.4.
	Policy 1.3.1 The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.	Portions of 111 Inlet Drive are within Flood zone AE – 1% Annual. Raising the height of the existing bulkhead, constructing wingwalls, and the placement of fill will reduce the flood-carrying and flood storage capacity of the site. This is inconsistent with Policy 1.3.1
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine 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 criteria in Sec. 11-29(c).

Staff Analysis of Applicable Criteria (Sec. 11-29(c))

(1) Site specific conditions.

111 Inlet Drive is a vacant lot within the North Davis Shores neighborhood. The previous home was removed with an approved demolition permit in June of 2022 (BP2023-1138). The site is within X and AE flood zones. The AE portions have a Base Flood Elevation (BFE) of 7.00 and 8.00 feet. The applicant is proposing to build a vinyl bulkhead within eighteen (18) inches of the existing bulkhead and two eighty (80) foot wing walls. The height of the proposed bulkhead is eight (8) feet.

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

111 Inlet drive is a waterfront lot on Salt Run with an existing five (5) foot high bulkhead along the shoreline. The property is within Conservation Overlay Zones 1 and 2.

(3) Natural and proposed drainage patterns.

Elevation maps show the property currently has split drainage with the rear portion draining to Salt Run and the front draining to Inlet Drive. The highest elevation is eight (8) feet approximately in the middle of the lot with the rear portion measuring at 6.1 feet and front at 6.8 feet. The installation of an eight (8) foot vinyl bulkhead, wing walls, and corresponding fill is likely to change the natural drainage pattern, however the application did not include a drainage plan or depict the extent of the fill.

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

Not applicable.

(5) Proposed soil stabilization and erosion control methods.

The applicant should place silt fencing along the perimeter of the construction site to minimize erosion into adjacent lots and Salt Run.

(6) Impact on floodplain.

Flood plain impacts are difficult to quantify as the application does not include plans for the primary structure, the extent of fill, or the proposed drainage plan. Assuming that the lot will be filled to eight (8) feet in the areas containing the bulkhead and the wing walls would mean that approximately two-thirds of the property would be filled above the flood elevation of 7 and 8 feet and would decrease flood-carrying and flood storage capacity of the site.

Scale of Impact on Neighboring Properties

Section 11-29(b)(4) Standards for review, states that structures within the first twenty-five (25) feet of the jurisdictional wetland line, "must demonstrate that they are of reasonable, compatible scale to similar structures in the neighboring area." Further 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.

Staff has ranked the proposed impacts to floodplains and shoreline along with the current condition of properties directly adjacent to the applicant. The highest score being most impactful to floodplain and shoreline at sixteen (16) and the lowest score being least impactful to floodplains and shoreline at zero (0). Floodplain ranking includes the type of development and the percentage of the lot no longer capable of flood-carrying and flood storage capacity of floodwater. Shoreline impacts are ranked by type of shoreline development and the percentage of the shoreline developed. The standards of review for development within Conservation Overlay Zone 2 state that scale in relation to adjacent properties is important and the ranking system is a means of measuring the scale of impact of the proposed application as compared to adjacent properties and to encourage incremental development to decrease impacts to the environment and vulnerable neighbors.

Staff analysis was limited in scope to GIS data and aerial images and should be considered estimates.

Ranking System for Conservation Overlay 2 Impacts						
Applicant:111 Inlet Dr Proposed Impacts						
Category	**Criteria**					**Score**
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact %	0	5 -25%	25%-50%	50%-75%	75%-100%	
	0	1	2	3	4	4
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	4
Improved Shoreline %	None	5-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4	4
					Total	**16**

Adjacent Property 1: 107 Inlet Dr						
Category	**Criteria**					**Score**
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact %	0	5 -25%	25%-50%	50%-75%	75%-100%	
	0	1	2	3	4	2
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	3
Improved Shoreline %	None	5-25%	25-50 %	50-75%e	75-100	
	0	1	2	3	4	4
					Total	**13**

Adjacent Property 2: 113 Inlet Dr.						
Category	**Criteria**					**Score**
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact %	0	5% -25%	25%-45%	50%-75%	75%-100%	
	0	1	2	3	4	2
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	3
Improved Shoreline %	None	5%-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4	4
					Total	**13**

The ranking system scored 111 Inlet Drive at 16 while 107 and 113Inlet Drive were both ranked at 13. The scale of proposed improvements at 111 Inlet Drive ranks higher than neighboring properties. Mitigation strategies could be employed to reduce floodplain and shoreline impacts.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction of a vinyl bulkhead within eighteen (18) inches of an existing bulkhead and two (2) wing walls at 111 Inlet Drive / PID 213920-0070.

Attachments

1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Zoning Map



Zoning Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 2:
Future Land Use Map





Future Land Use Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 3:
Adjacent Uses Map


Single Family
Vacant Residential
Common Elements
Single Family
Single Family
Single Family

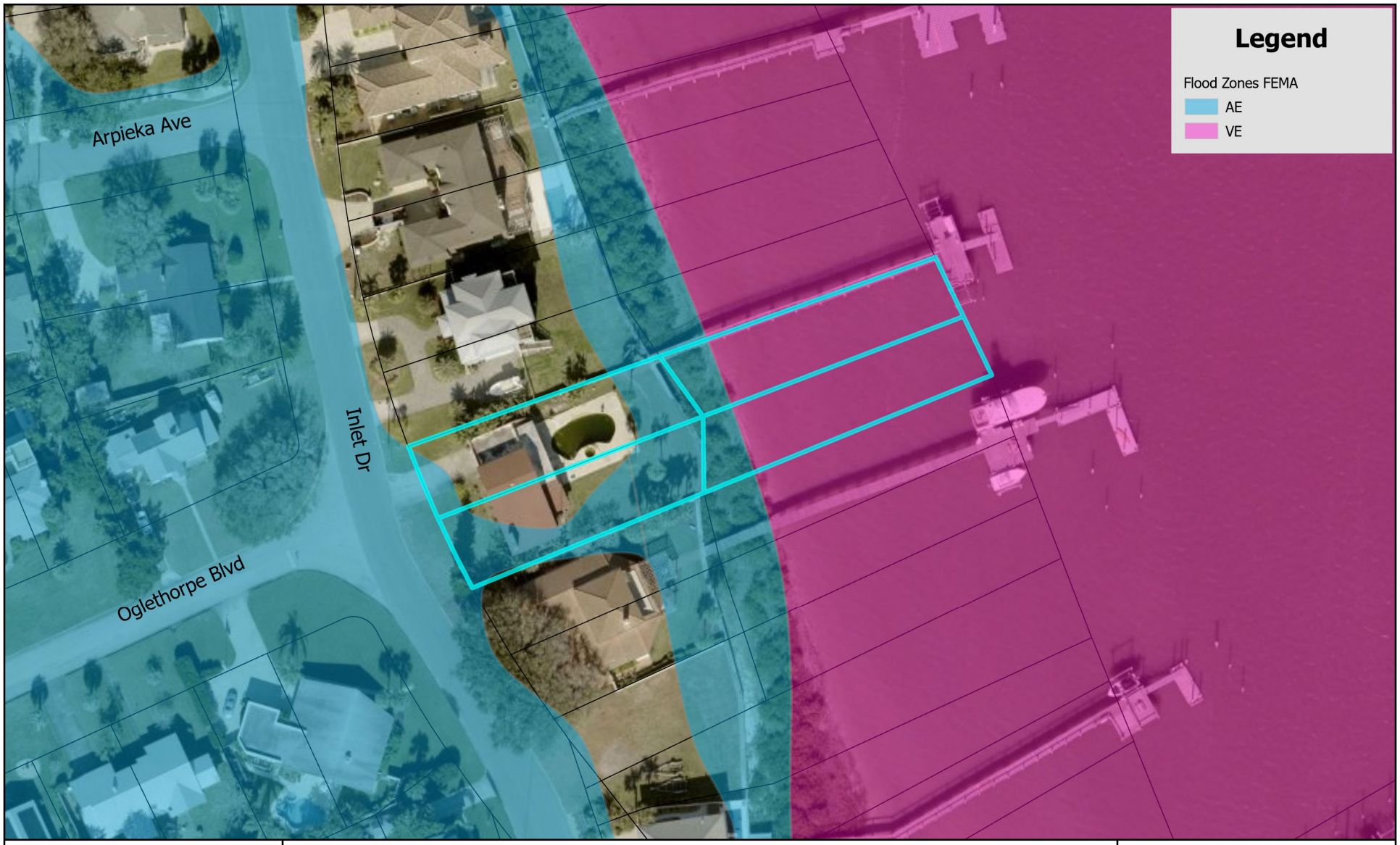
Attachment 4:

Aerial Site Photograph



Attachment 5:

Flood Map





FEMA Flood Zone Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

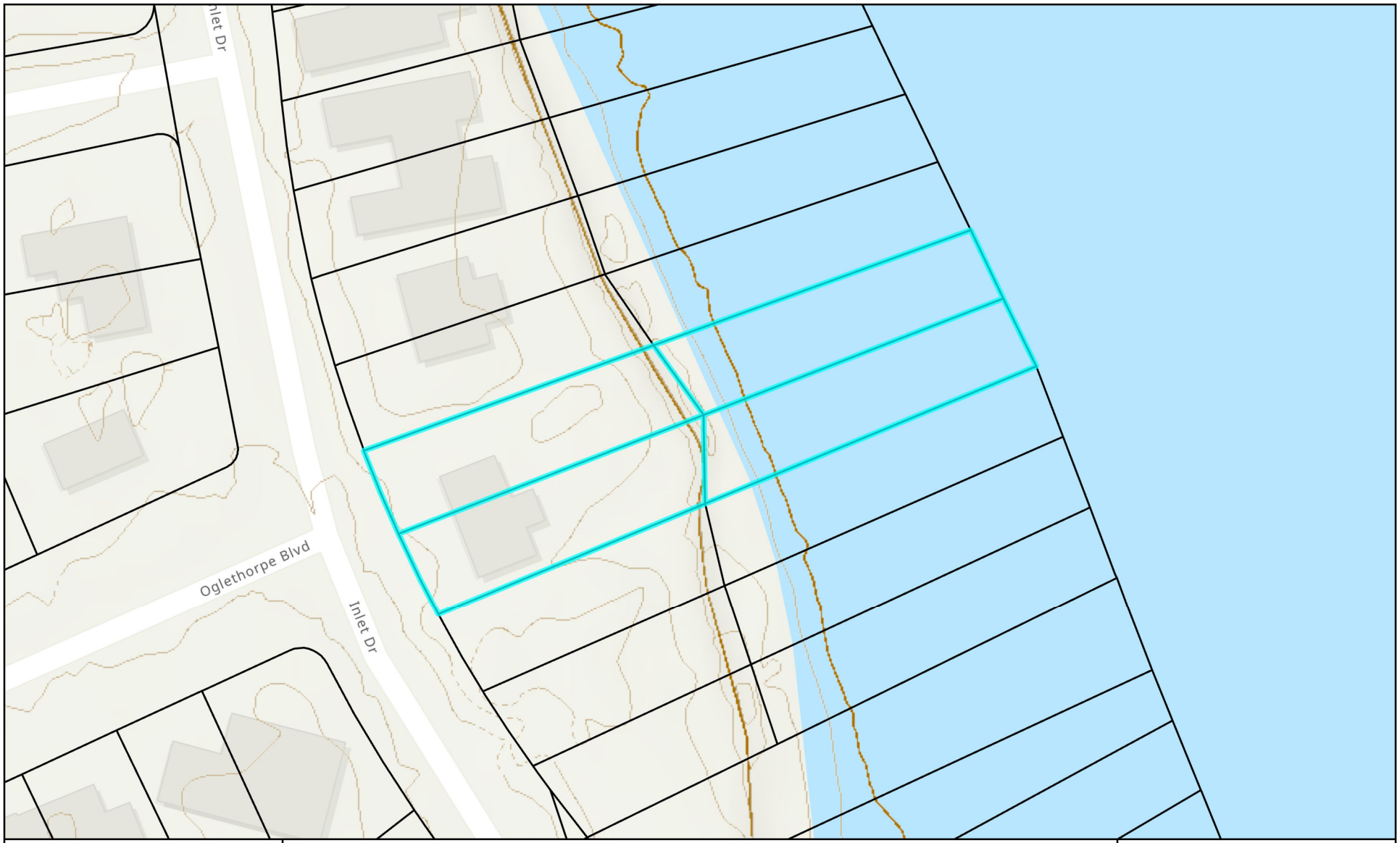
N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 6:

Elevation Map





Elevation Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.01 0.01 Miles

Feet
0 60 120

Attachment 7:

Application

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 Burkhardt Contact Number:_____
   Business *(if applicable)*: Jjmrn Properties LLC
   Address: 805 Tuckaway Lane City: St. Augustine State: FL Zip: 32080
   E-Mail Address: burkhardtpm@gmail.com

2. NAME OF PROPERTY OWNER: Peter Burkhardt Contact Number: 904-669-4018
   Business *(if applicable)*: Jjmrn Properties LLC
   Address: 805 Tuckaway Lane City: St. Augustine State: FL Zip: 32080
   E-Mail Address: burkhardtpm@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 7&8 Block:_____
   Subdivision: El-Char Subdivision Parcel Number: 2139200070

4. PROJECT STREET ADDRESS: 111 Inlet Drive, St. Augustine, FL 32080

5. SPECIFIC PROPOSED USE: Bulkhead

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

7. DESCRIPTION OF ACTION REQUESTED:
   Installation of vinyl bulkhead within 18" of existing bulkhead

8. JUSTIFICATION FOR ACTION REQUESTED:_____

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

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

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

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

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

10. PREVIOUS 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: 06/03/2024

Signature of Property Owner — Date: 06/03/2024

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.

Jjmrn Properties LLC
Peter Burkhardt

Print name of applicant

Signature of applicant

June 3, 2024

Date

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

P&G Construction, Inc. is/are hereby authorized TO ACT ON BEHALF OF Jjmrn Properties LLC - Peter Burkhardt, 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

Jjmrn Properties LLC - Peter Burkhardt
Print Name of Owner

904-669-4018
Telephone Number

State of FL

County of St. Johns

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

By Peter Burkhardt

ABBY BURGOS
MY COMMISSION # HH 444943
EXPIRES: December 18, 2027

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: aBurgos

My Commission expires: 12/18/2027

Rev:022117

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.

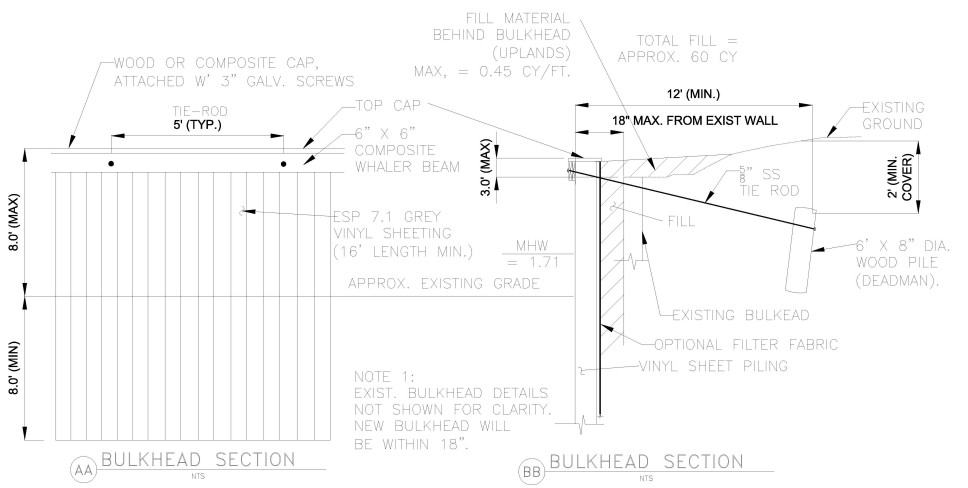
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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: 111 Inlet Drive, St. Augustine, FL 32080

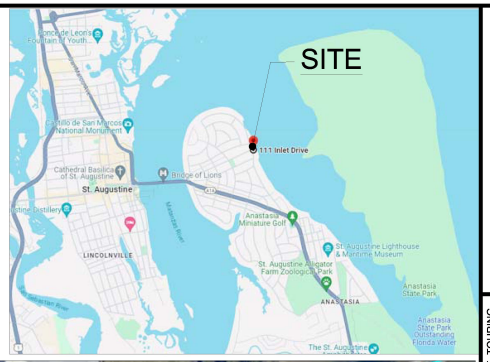
Applicant's Name: Jjmm Properties LLC - Peter Burkhardt Applicant's Signature: Peter Burkhardt

Owner's Name: Jjmm Properties LLC - Peter Burkhardt Owner's Signature: Peter Burkhardt



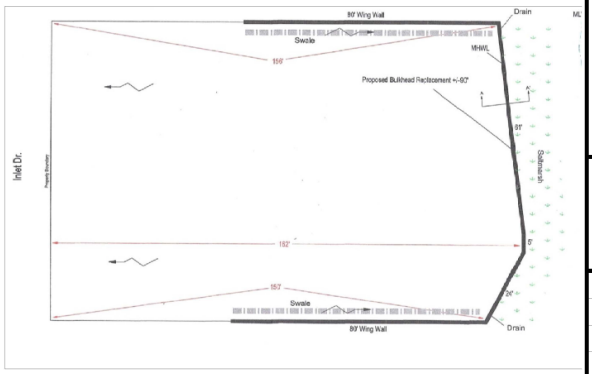
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID E. TOURING, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LOCATION MAP (N.T.S.)





1 SITE PLAN 1" = 60'



2 SITE SCHEMATIC N.T.S.

NOTES:

Bulkhead System:

Materials:

Sheet Pile:
1.) Sheet pile material shall be Timber (see Timber notes below), or "Everlast Synthetic Products" as specified, or equal, or as approved by engineer.

Timber:
1.) All wood used in construction of bulkhead shall be SYP No. 2 Grade or better and treated in accordance with AWPA specifications for saltwater and/or foundation treatment, as applicable.

Steel:
1.) All steel, i.e. tie-rods, thru-bolts, washers, etc., to be either entirely stainless steel (Type 304 or 316) or entirely hot-dipped galvanized according to ASTM A123 and A153. No mixing of steel types is allowed.
2.) HDG tie-rod steel shall conform to the requirements of ASTM A36.
3.) Any steel that requires "touching up" shall be repaired with an approved cold galvanized compound conforming to ASTM A-780.
4.) Washers (ogee, fender or New York dock) shall have a minimum outer diameter of four times the rod/bolt diameter. Beveled washers shall be used for tie-rods installed at an incline.

Concrete:
1.) All concrete shall be 2,500 psi compressive strength, minimum, and shall be prepared in accordance with ACI.

Earth Anchors:
1.) Earth anchors, if employed, shall be impact driven, and conform to "Platipus" type S08, or equal, or as approved by the engineer.

Drains:
1.) Water Drains shall be "Jet Filters", or "Everdrains" as specified. Spacing shall be no greater that 6 feet on center. Installation shall be per the manufacturers instructions.

Installation:
General Notes:
1.) If site conditions vary from those noted, Engineer shall be contacted for a possible redesign.
2.) Locate all utilities prior to commencement of work. The contractor shall protect all utilities during construction and be held accountable for any damages caused by his failure to exactly locate and preserve these utilities.
3.) Owner shall make provisions either directly or though a secondary source to obtain all relevant permits.
4.) All materials deemed disposable materials, i.e. waste, shall be removed and disposed of in accordance with local, state and federal laws and regulations at the proper facilities.
5.) Filter Fabric shall be Mirifi, or equal.

Sheet Pile:
1.) Sheet pile shall penetrate to depth shown in the plans.
2.) After driving sheet pile and attaching wale, saw piling off at a true plane indicated on the plans. Final elevations are to be within one (1) inch of established elevation.
3.) Return walls to be provided at the ends of all bulkheads to provide flanking protection.
4.) Piles shall be jetted or driven into place.

Wales:
1.) Wales are to be installed at the elevations shown in the attached plans, or at midpoint of the exposed face of pile.
2.) Splice details of front and rear wale shall be provided by the contractor for approval by engineer of record. Splices are to be staggered.
3.) Tie-rods are to penetrate sheets where outer flange of sheet pile meets front wale when possible.

Backfill:
1.) Backfill material is to be a free-draining sand or gravel (SP, SW, GP or GW) per ASTM D-2487 and compacted a minimum of 95% per ASTM D-698.
2.) No equipment load shall be placed in the active zone between the sheet pile and the deadmen.
3.) Assembly and connection of wale, tie-rod and deadman system shall be completed prior to backfilling.

Earth Anchors:
1.) Earth Anchors shall be installed per the manufactures installation instructions.

THE TOURING COMPANY, INC.
CIVIL AND MARINE CONSULTING
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 30268
14286-19 BEACH BLVD., UNIT 395
JACKSONVILLE, FLORIDA 32250
(904) 434-8440 FAX (904) 434-8442

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DAVID E. TOURING, P.E. LICENSE #53503

REV'S	DATE	BY	ISSUE FOR CONSTRUCTION DESCRIPTION
0	8-01-24	DET	

BURKHARDT BULKEAD
111 INLET DRIVE
ST AUGUSTINE, FL 32080

SITE PLAN, DETAILS AND NOTES

JOB NO.	21-0170
DRAWN BY:	NAD
CHECKED BY:	DET
SCALE:	AS SHOWN

C-01
SHEET NO.

FILE LOCATION: Z:\Active\PAG_Burkhrdt BH_24-0030\DWGS\Burkhardt Bulkhead Plans_23-0030.dwg LAST SAVED: 8/3/2024 2:44 PM LAST PLOTTED: 8/3/2024 2:45 PM BY: DAVID E. TOURING, PE

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
701 SAN MARCO BOULEVARD
JACKSONVILLE, FLORIDA 32207-8175

March 13, 2024

Regulatory Division
North Permits Branch
Jacksonville Permits Section
SAJ-2024-00044 (NWP-KGM)

Peter Burkhardt
805 Tuckaway Lane
St. Augustine, Florida 32080
Sent via Email: Burkhardtpm@gmail.com

Dear Mr. Burkhardt:

The U.S. Army Corps of Engineers (Corps) has completed the review of your application for a Department of the Army permit received on January 3, 2024. Your application was assigned file number SAJ-2024-00044. A review of the information and drawings provided indicates that the proposed work would result in the replacement of the existing bulhead with the installation of a 90 linear foot (lf) vinyl sheet-pile seawall with two (2) 40 lf wingwalls to be no more than 18-inches waterward of the existing bulkhead, filling 0.003 acres of wetland and the placement of 60 cubic yards of clean sand backfill. The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403), and Section 404 of the Clean Water Act (33 U.S.C. § 1344). The project is located in Salt Run at 111 Inlet Drive (Parcel ID no. 2139200070), in Section 17, Township 7 South, Range 30 East, St. Augustine, St. Johns County, Florida.

Your project, as depicted on the enclosed drawings, is authorized by Nationwide Permit (NWP) 13 (Bank Stabilization). **This verification is valid until March 14, 2026.** In order for this NWP authorization to be valid, you must ensure that the work is performed in accordance with the Nationwide Permit General Conditions, the Jacksonville District Regional Conditions, and the General and Project-Specific Special Conditions listed below. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP. You can access the U.S. Army Corps of Engineers' (Corps) Jacksonville District's Regulatory Source Book webpage for links to view NWP information at: https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/. Please be aware this Internet address is case sensitive and should be entered as it appears above. Once there, you will need to select “Nationwide Permits.” Among other things, this part of the

Source Book contains links to the federal register containing the text of the pertinent NWP authorization and the associated NWP general conditions, as well as separate links to the regional conditions applicable to the pertinent NWP verification.

You must comply with all of the special and general conditions for NWP-13, including any project-specific conditions included in this letter and all conditions incorporated by reference as described above.

General Conditions:

1. The time limit for completing the work authorized ends on **March 14, 2026**.

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity, or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort of if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit you must obtain the signature of the new owner on the attached transfer form (Enclosed) and forward a copy to this office to validate the transfer of this authorization.

5. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Project Specific Special Conditions:

The following project specific special conditions are included with this verification:

1. **Reporting Address:** The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:

a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, SAJ-2024-00044 (NWP–13), on all submittals.

2. **Commencement Notification:** Within 10 days from the date of initiating the work authorized by this permit, the Permittee shall submit a completed "Commencement Notification" form (Enclosed).

3. **Self-Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form (Enclosed) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

4. **Cultural Resources/Historic Properties:**

a. No structure or work shall adversely affect, impact, or disturb properties listed in the *National Register of Historic Places* (NRHP), or those eligible for inclusion in the NRHP.

b. If, during permitted activities, items that may have historic or archaeological origin are observed the Permittee shall immediately cease all activities adjacent to the discovery that may result in the destruction of these resources and shall prevent his/her employees from further removing, or otherwise damaging, such resources. The applicant shall notify both the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333 and the Corps, of the observations within the same business day (8 hours). Examples of submerged historical, archaeological or cultural resources include shipwrecks, shipwreck debris fields (such as steam engine parts, or wood planks and beams), anchors, ballast rock, concreted iron objects, concentrations of coal, prehistoric watercraft (such as log "dugouts"), and other evidence of human activity. The materials may be deeply buried in sediment, resting in shallow

sediments or above them, or protruding into water. The Corps shall coordinate with the Florida State Historic Preservation Officer (SHPO) to assess the significance of the discovery and devise appropriate actions. Project activities shall not resume without verbal and/or written authorization from the Corps.

c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition and, if deemed necessary by the SHPO or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

d. In the unlikely event that unmarked human remains are identified on non-federal lands; they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archaeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the SHPO and from the Corps.

5. **Assurance of Navigation and Maintenance:** The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

6. **Jacksonville District Programmatic Biological Opinion (JAXBO):** Structures and activities authorized under this permit will be constructed and operated in accordance with all applicable PDCs contained in the JAXBO, based on the permitted activity. Johnson's seagrass and its critical habitat were delisted from the Endangered Species Act on May 16, 2022. Therefore, JAXBO PDCs required to

minimize adverse effects to Johnson's seagrass and its critical habitat are no longer applicable to any project. Failure to comply with applicable PDCs will constitute noncompliance with this permit. In addition, failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take. The NMFS is the appropriate authority to determine compliance with the Endangered Species Act. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division website in the Endangered Species section of the Sourcebook located at: http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx

JAXBO may be subject to revision at any time. The most recent version of the JAXBO must be utilized during the design and construction of the permitted work.

7. **Eastern Indigo Snake Protection Measures and Inspection:** Permittee shall comply with U.S. Fish and Wildlife Service's "Standard Protection Measures for the Eastern Indigo Snake" dated March 23, 2021, as provided in the enclosure of this permit.

8. **Manatee Conditions:** The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work – 2011" (Enclosed). The most recent version of the Manatee Conditions must be utilized.

9. **Turbidity Barriers:** Prior to the initiation of any of the work authorized by this permit, the Permittee shall install floating turbidity barriers with weighted skirts that extend within 1 foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained daily until the authorized work has been completed and turbidity within the construction area has returned to ambient levels. Turbidity barriers shall be removed upon stabilization of the work area.

10. **Fill Material:** The Permittee shall use only clean fill material for this project. The fill material shall be free from items such as trash, debris, automotive parts, asphalt, construction materials, concrete block with exposed reinforcement bars, and soils contaminated with any toxic substance in toxic amounts, in accordance with Section 307 of the Clean Water Act.

This letter of authorization does not include conditions that would prevent the 'take' of a state-listed fish or wildlife species. These species are protected under sec. 379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code. With regard to fish and wildlife species designated as species of special concern or

threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (http://www.myfwc.com/license/wildlife/) for more information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory (http://www.fnai.org/) also maintains updated lists, by county, of documented occurrences of those species.

This letter of authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building permits to determine if your site is located in a flood-prone area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program.

This letter of authorization does not preclude the necessity to obtain any other Federal, State, or local permits, which may be required.

Thank you for your cooperation with our permit program. The Corps' Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to complete our automated Customer Service Survey at https://regulatory.ops.usace.army.mil/customer-service-survey/. Please be aware this Internet address is case sensitive and you will need to enter it exactly as it appears above. Your input is appreciated – favorable or otherwise.

Should you have any questions related to this NWP verification or have issues accessing the documents referenced in this letter, please contact Kimberly Mann at the Jacksonville Permits Section, by telephone at 904-232-1237, or by email at Kimberly.G.Mann@usace.army.mil.

Sincerely,

Kimberly Mann

Kimberly Mann
Project Manager

Enclosures:
Project Drawings

Department of the Army Permit Transfer Request
“Commencement Notification” Form
Self Certification Form
Standard Protection Measures for Eastern Indigo Snake
Standard Manatee Conditions for In-Water Work – 2011

Copies Furnished to:
Brian Spahr, briansphr@yahoo.com

Burkhardt Bulkhead
111 Inlet Dr.
St. Augustine, FL 32080
Figure 1

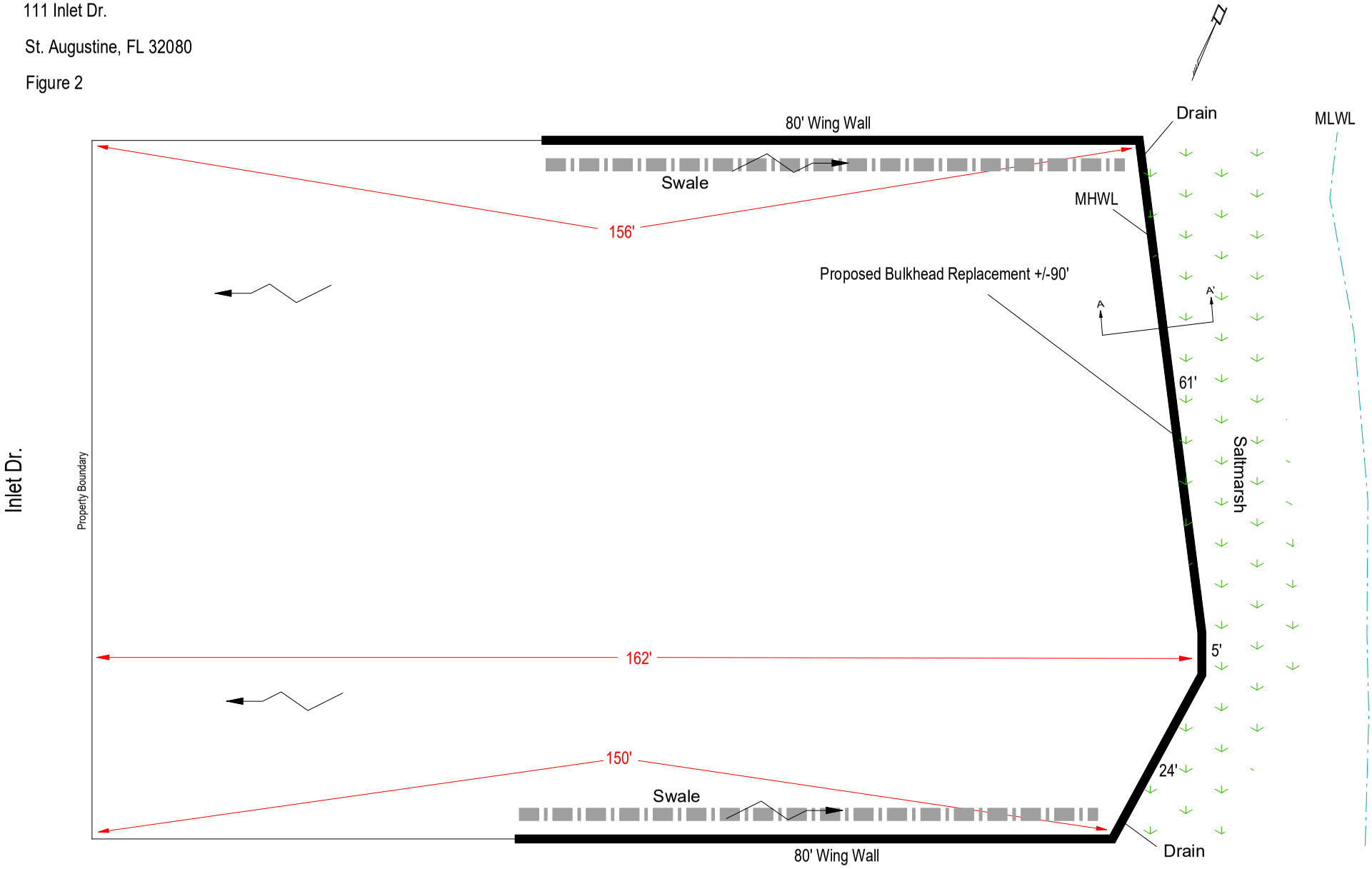


Burkhardt Bulkhead

111 Inlet Dr.

St. Augustine, FL 32080

Figure 2

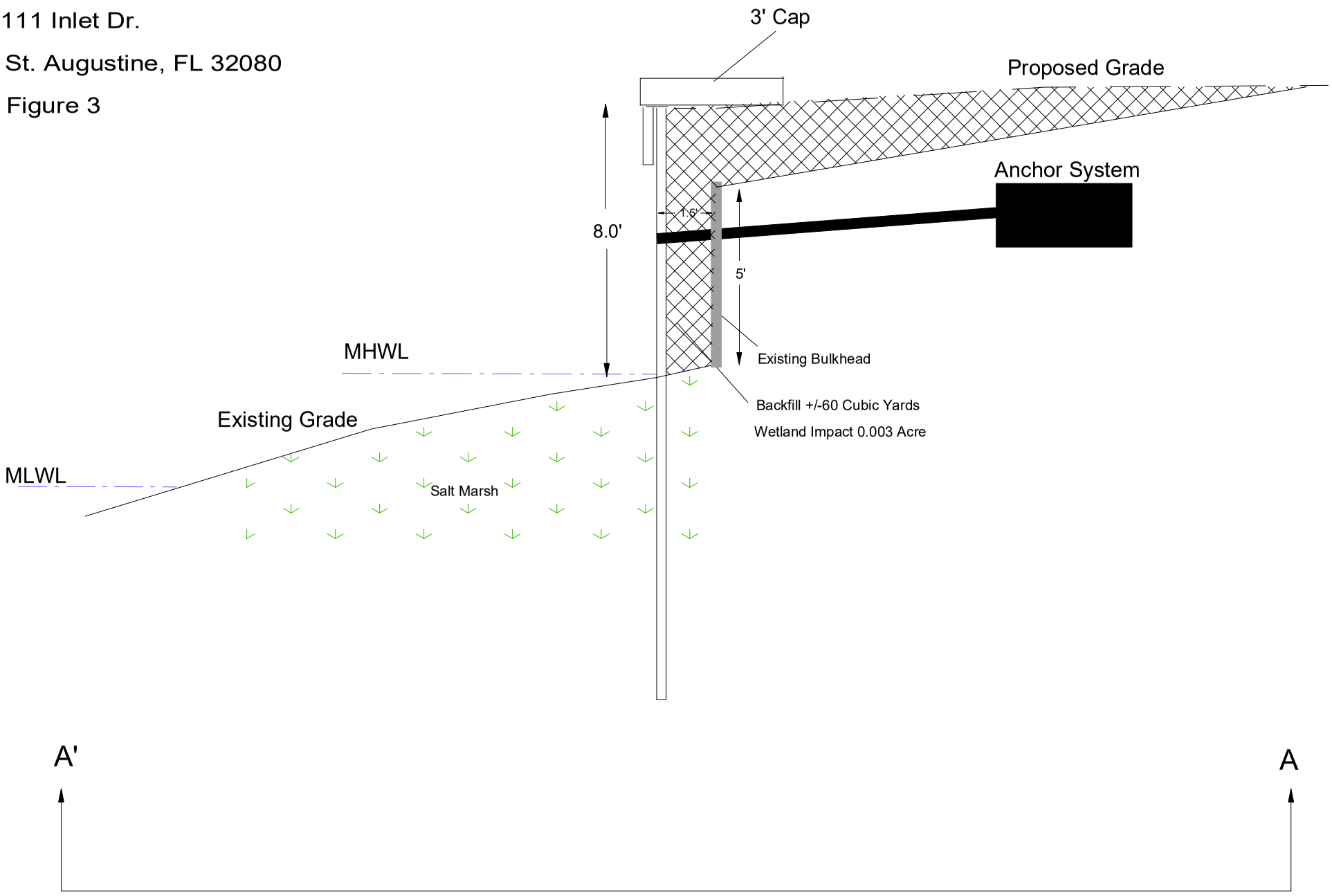


Burkhardt Bulkhead

111 Inlet Dr.

St. Augustine, FL 32080

Figure 3



DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

DA PERMIT NUMBER: SAJ-2024-00044 (NWP-KGM)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Section, Post Office Box 4970, Jacksonville, FL 32232-0019 or submit via electronic mail to: SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

_____ _____

(TRANSFEREE-SIGNATURE) **(SUBDIVISION)**

_____ _____ _____

(DATE) **(LOT)** **(BLOCK)**

_____

(STREET ADDRESS)

_____

(NAME-PRINTED)

_____

_____

(MAILING ADDRESS)

_____

(CITY, STATE, ZIP CODE)

COMMENCEMENT NOTIFICATION

Within ten (10) days of initiating the authorized work, submit this form to via electronic mail to saj-rd-enforcement@usace.army.mil (preferred, not to exceed 15 MB) ***or*** *by standard mail to U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.*

1. **Department of the Army Permit Number**: SAJ-2024-00044 (NWP-KGM)

2. **Permittee Information**:

Name: _____

Email: _____

Address: _____

_____

Phone: _____

3. **Construction Start Date**: _____

4. **Contact to Schedule Inspection**:

Name: _____

Email: _____

Phone: _____

_____
Signature of Permittee

_____
Printed Name of Permittee

_____
Date

SELF-CERTIFICATION STATEMENT OF COMPLIANCE

Within sixty (60) days of completion of the authorized work, submit this form via electronic mail to saj-rd-enforcement@usace.army.mil (preferred) or by standard mail to U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

1. **Department of the Army Permit Number**: SAJ-2024-00044 (NWP-KGM)

2. **Permittee Information**: Name: _____

Email: _____

Address: _____

_____

Phone: _____

3. **Date Authorized Work Started**: _____ **Completed**: _____

4. **Contact to Schedule Inspection**: Name: _____

Email: _____

Phone: _____

5. **Description of Authorized Work (e.g. bank stabilization, fill placed within wetlands, docks, dredging, etc.):** _____

_____

_____

6. **Acreage or Square Feet of Impacts to Waters of the United States**: _____

7. **Describe Mitigation completed (if applicable)**: _____

_____

_____

8. **Describe any Deviations from Permit (attach drawing(s) depicting the deviations)**:

_____

_____

****

I certify that all work, and mitigation (if applicable) was done in accordance with the limitations and conditions as described in the permit. Any deviations as described above are depicted on the attached drawing(s).

_____
Signature of Permittee

_____
Printed Name of Permittee

_____
Date

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE
U.S. Fish and Wildlife Service

March 23, 2021

The eastern indigo snake protection/education plan (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida and Georgia for use by applicants and their construction personnel. At least **30 days prior** to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented as described below (North Florida Field Office: jaxregs@fws.gov; South Florida Field Office: verobeach@fws.gov; Panama City Field Office: panamacity@fws.gov; Georgia Field Office: gaes_assistance@fws.gov). As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the attached poster and brochure), no further written confirmation or approval from the USFWS is needed and the applicant may move forward with the project.

If the applicant decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or approval from the USFWS that the plan is adequate must be obtained. At least 30 days prior to any clearing/land alteration activities, the applicant shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

The Plan materials should consist of: 1) a combination of posters and pamphlets (see **Poster Information** section below); and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated (see **Pre-Construction Activities** and **During Construction Activities** sections below).

POSTER INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (a final poster for Plan compliance, to be printed on 11 x 17in or larger paper and laminated, is attached):

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat.

These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida and Georgia. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas and often move seasonally between upland and lowland habitats, particularly in the northern portions of its range (North Florida and Georgia). Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Reliance on xeric sandhill habitats throughout the northern portion of the range in northern Florida and Georgia is due to the dependence on gopher tortoise burrows for shelter during winter. Breeding occurs during October through February. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION UNDER FEDERAL AND STATE LAW: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. Taking of eastern indigo snakes is prohibited by the Endangered Species Act without a permit is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A <u>LIVE</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the live eastern indigo snake sufficient time to move away from the site without interference;
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes. Â
- Immediately notify supervisor or the applicants designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicants designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Telephone numbers of USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office: (904) 731-3336
Panama City Field Office: (850) 769-0552
South Florida Field Office: (772) 562-3909
Georgia Field Office: (706) 613-9493

PRE-CONSTRUCTION ACTIVITIES

1. The applicant or designated agent will post educational posters in the construction office and throughout the construction site, including any access roads. The posters must be clearly visible to all construction staff. A sample poster is attached.

2. Prior to the onset of construction activities, the applicant/designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational brochure including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office (a final brochure for Plan compliance, to be printed double-sided on 8.5 x 11in paper and then properly folded, is attached). Â Photos of eastern indigo snakes may be accessed on USFWS and/or FWC or GADNR websites.

3. Construction staff will be informed that in the event that an eastern indigo snake (live or dead) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Field Office. The contact information for the USFWS is provided on the referenced posters and brochures.

DURING CONSTRUCTION ACTIVITIES

1. During initial site clearing activities, an onsite observer may be utilized to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).

2. If an eastern indigo snake is discovered during gopher tortoise relocation activities (i.e. burrow excavation), the USFWS shall be contacted within one business day to obtain further guidance which may result in further project consultation.

3. Periodically during construction activities, the applicants designated agent should visit the project area to observe the condition of the posters and Plan materials, and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.

POST CONSTRUCTION ACTIVITIES

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion. The report can be sent electronically to the appropriate USFWS e-mail address listed on page one of this Plan.



ATTENTION

Federally-Threatened Eastern Indigo Snakes may be present on this site!

Killing, harming, or harassing eastern indigo snakes is strictly prohibited and punishable under State and Federal Law.

If you see a LIVE eastern indigo snake on the site:

- Do NOT attempt to touch or handle the snake. Stop land disturbing activities and allow the snake time to move away from the site without interference.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor/applicant, and a U.S. Fish and Wildlife Service (USFWS) Ecological Services Field Office, with the location information and condition of the snake.
- If the snake is located near clearing or construction activities that will cause harm to the snake, the activities must pause until a representative of the USFWS returns the call (within one day) with further guidance.

If you see a DEAD eastern indigo snake on the site:

- Stop land disturbing activities and immediately notify supervisor/applicant, and a USFWS Ecological Services Field Office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

DESCRIPTION. The eastern indigo snake is one of the largest non-venomous snakes in North America, reaching up to 8 ft long. Named for the glossy, blue-black scales above and slate blue below, they often have orange to reddish color (cream color in some cases) in the throat area. They are not typically aggressive and will try to crawl away when disturbed.

SIMILAR SPECIES. The black racer resembles the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY. Eastern indigo snakes live in a variety of terrestrial habitat types. Although they prefer uplands, they also use wetlands and agricultural areas. They will shelter inside gopher tortoise burrows, other animal burrows, stumps, roots, and debris piles. Females may lay from 4 to 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTED STATUS. The eastern indigo snake is protected by the USFWS, Florida Fish and Wildlife Conservation Commission, and Georgia Department of Natural Resources. Any attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage eastern indigo snakes is prohibited by the U.S. Endangered Species Act. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses. Only authorized individuals with a permit (i.e., Recovery [10a1A] or HCP ITP [10a1B]), or an Incidental Take Statement associated with a USFWS Biological Opinion may handle an eastern indigo snake.

Please contact your nearest USFWS Ecological Services Field Office if a live or dead eastern indigo snake is encountered:

Jacksonville, FL, (904) 731-3336
Panama City, FL, (850) 769-0552
Vero Beach, FL, (772) 562-3909
Athens, GA, (706) 613-9493

If you see a LIVE eastern indigo snake on the site:

- Cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site without interference.
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, and the appropriate U.S. Fish and Wildlife Service (USFWS) office, with information regarding the location and condition of the snake.
- If the snake is in a vicinity where clearing or construction activities will cause harm to the snake, the activities must be paused until a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

If you see a DEAD eastern indigo snake on the site:

- Cease clearing activities and immediately notify the supervisor or designated applicant/agent, and the USFWS Field Office (see below for contact information), with the location and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

USFWS Ecological Services Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

Jacksonville Office: (904) 731-3336
Panama City Office: (850) 769-0552
Vero Beach Office: (772) 562-3909
Georgia Office: (912) 403-1873

Description. The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet long. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. They often have orange to reddish coloration in the throat area, yet some may only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

Similar Species. The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

Life History. The eastern indigo snake occurs in a variety of terrestrial habitats. Although they prefer uplands, they also use wetlands and agricultural areas. Eastern indigo snakes will often take shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 to 12 white eggs as early as April through June, with young hatching in late July through October.

Killing, harming, or harassing indigo snakes is strictly prohibited and punishable under State and Federal Law.

Only individuals currently authorized to handle an eastern indigo snake through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, are allowed to do so.

Legal Status. The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

ATTENTION:

THREATENED **EASTERN INDIGO SNAKES** MAY BE PRESENT ON THIS SITE!



Photo: Dirk Stevenson

Please read the following information provided by the U.S. Fish and Wildlife Service on standard protection measures for the eastern indigo snake.

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

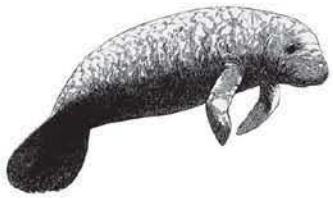
All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

Attachment 8:

St. Johns County Property Appraiser Use Classification Map

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	2139200070
Location Address	111 INLET DR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	12-39 EL CHAR SUB LOTS 7 & 8 OR5770/881 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	El-Char Subdivision
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.700
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

Owner Information

Owner Name	Jjmrn Properties LLC 100%
Mailing Address	805 TUCKAWAY LN SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$34,605
Total Land Value	$1,144,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,178,605**
Total Deferred	$0
Assessed Value	**$1,178,605**
Total Exemptions	$0
Taxable Value	**$1,178,605**

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	$318,722	$61,705	$955,900	$0	$0	$1,336,327	$1,205,498	$130,829	$1,205,498
2022	$296,893	$61,785	$737,229	$0	$0	$1,095,907	$1,095,907	$0	$1,095,907
2021	$237,572	$61,785	$629,200	$0	$0	$928,557	$392,367	$586,190	$342,367
2020	$222,536	$52,215	$629,200	$0	$0	$903,951	$387,319	$566,632	$337,319
2019	$208,226	$48,098	$600,160	$0	$0	$856,484	$378,611	$527,873	$328,611
2018	$211,002	$49,895	$600,160	$0	$0	$861,057	$371,552	$539,505	$321,552
2017	$184,016	$65,460	$600,160	$0	$0	$849,636	$363,910	$535,726	$313,910
2016	$189,592	$52,324	$600,160	$0	$0	$842,076	$356,425	$535,651	$306,425
2015	$154,847	$52,398	$600,160	$0	$0	$807,405	$353,947	$503,458	$303,947
2014	$149,962	$52,234	$600,160	$0	$0	$802,356	$351,138	$501,218	$301,138
2013	$152,075	$52,294	$600,160	$0	$0	$804,529	$345,949	$508,580	$295,949

Extra Feature Information

Code Description	Status	Value
Bulkhead - Excellent (Mix)		18480
Boat Dock - Average (Mix)		14625
Boat Lift - Average (Mix)		1500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	88	165	88	FF	$1,144,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/6/2023	5/26/2023	$1,500,000.00	WARRANTY DEED	5770	881	Q	I	TOMA LOUIE M ET AL	JJMRN PROPERTIES LLC
5/1/2023	4/13/2023	$0.00	TRUSTEES DEED	5748	207	U	I	TOMA FAMILY TRUST D: 06/29/1988	TOMA LOUIE M ET AL
5/12/2022	9/14/2021	$0.00	ORDER DET HX REAL P	5556	1992	U	I	TOMA SIHAM K ESTATE	TOMA FAMILY TRUST D: 06/29/1988
1/10/2022	9/14/2021	$0.00	LETTERS OF ADMN	5464	1445	U	I	TOMA SIHAM K (DEC'D)	TOMA SIHAM K ESTATE
10/4/2021	9/14/2021	$0.00	DEATH CERTIFICATE	5385	867	U	I	TOMA SIHAM K (DEC'D)	TOMA SIHAM K (DEC'D)
	10/8/1992	$100.00	TRUSTEES DEED	960	1633	U	I	TOMA MUNIR I,SIHAM K ***	TOMA SIHAM K
	6/1/1988	$0.00		798	1997	U	I		TOMA MUNIR I,SIHAM K ***
	7/1/1986	$0.00		701	1110	U	I		

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

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

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
July 2, 2024	6.f.	PZB2024-0049
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	121 Cedar Street 133 Cedar Street	203020-0000 203160-0000

Site & Background Information

Applicant & Owner: Amy Vo
c/o Cedar Street Property, LLC

	121 Cedar Street / PID 203020-0000	**133 Cedar Street / PID 203160-0000**
Property Class: **(St. Johns County Property Appraiser)**	1000 – Vacant Commercial	1000 – Vacant Commercial
Future Land Use Designation:	Residential Medium Density	Residential Low Density
Zoning Designation:	Commercial Low-One: CL-1	Residential Single-Family-Two: RS-2
Acreage:	0.25	0.34
Neighborhood:	Lincolnville and Lincolnville Community Redevelopment Area	Lincolnville and Lincolnville Community Redevelopment Area
Archaeological Zone:	IIIA	IIIA

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to remove trees, including significant trees, within COZ 3. Approval of this request would allow for a residential development at 121 and 133 Cedar Street.

The applicant states in their application that they are "proposing tree removal due to the condition of the trees with respect to disease, insect attack, danger of falling proximity to existing or proposed structures interferences with utility services, and the necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property."

Below is a table which displays the documentation of trees on-site.

- The green cells contain information from the arborist report.
    - Included in the submitted report is a Canopy Loss Map displaying the location of trees; staff is unable to determine, with accuracy, which trees these are when referencing Gulfstream Design Group, LLC's Demolition and Erosion Control Plan.
- The orange cells are the instances where there are discrepancies between Gulfstream Design Group, LLC's Demolition and Erosion Control Plan visual site plan and the tree mitigation table.

	Atlantic Ecological Services Arborist Report	Gulfstream Design Group, LLC Demolition and Erosion Control Plan	Gulfstream Design Group, LLC Tree Mitigation Table (found on Demolition and Erosion Control Plan)
Tree #	Species – dbh (inches) – Action		
1	Live Oak	Oak – 9 – Remove	Oak – 9 – Remove
2	Sabal Palm	Palm – 13 – Remove	Palm – 13 – Remove
3	Pecan – "Dead"	Pecan 9 – Remove	Pecan – 9 – Remove
4	Sugarberry – "Tree is dead"	Sugarberry – 26 – Remove	Sugarberry – 26 – Remove
5	Sabal Palm	Palm – 15 – Remove	Palm – 15 – Remove
6	Sabal Palm	Palm – 17 – Remove	Palm – 17 – Remove
7	Live Oak – "Significant tree"	Sugarberry – 10 – Remove	Sugarberry – 10 – Remove
8	Sabal Palm	Pecan – 13 – Remove	Pecan – 13 – Remove
9	Sugarberry	Sugarberry – 11 – Remove	Sugarberry – 11 – Remove
10	Pecan – "Retrenching"	Sugarberry – 5 – Remove	Sugarberry – 5 – Remove
11	Sugarberry – "Retrenching"	Sugarberry – 7 – Remove	Sugarberry – 7 – Remove
12	Sugarberry – "Not recorded on survey"	Palm – 8 – Remove	Palm – 12 – Remove

13	Sugarberry – "Dead"	Palm – 11 – Remove	Palm – 11 – Remove
14	Sabal Palm	Oak – 27 – Remove	Oak – 27 – Remove
15	Sabal Palm	Palm – 16 – Remove	Palm – 16 – Remove
16	Pecan – "Dead"	Pecan – 6 – Remove	Pecan – 6 – Remove
17	Pecan – "Dead"	Pecan – 12 – Remove	Pecan – 12 – Remove
18	Sabal Palm	Palm – 18 – Remove	Palm – 18 – Remove
19	Sabal Palm	Palm – 18 – Remove	Palm – 18 – Remove
20	Live Oak	Oak – 20 – Preserve	Oak – 20 – Preserve
21	Sugarberry – "Significant tree"	Palm – 20 – Preserve	Palm – 20 – Preserve
22	Sabal Palm	Palm – 16 – Preserve	Palm – 16 – Preserve
23	Sabal Palm	Palm – 7 – Preserve	Palm – 7 – Preserve
24	Sabal Palm	Palm – 17 – Preserve	Palm – 17 – Preserve
25	Live Oak – "Main stem failed on site"	Palm – 14 – Preserve	Palm – 14 – Preserve
26	Camphor – "Invasive"	Palm – 20 – Preserve	Palm – 20 – Preserve
27	Pecan – "Retrenching"	Oak – 13 – Preserve	Oak – 13 – Preserve
28		Palm – 18 – Preserve	Palm – 18 – Preserve
29		Pecan – 30 – Remove	Pecan – 30 – Preserve
30		Palm – 13 – Preserve	Palm – 13 – Preserve
31		Palm – 17 – Preserve	Palm – 17 – Preserve
32		Cedar – 12 – Preserve	Cedar – 12 – Preserve
33		Oak – 20 – Remove	Oak – 20 – Remove
34		Palm – 15 – Preserve	Palm – 15 – Preserve
35		Palm – 19 – Preserve	Palm – 19 – Preserve
36		Palm – 16 – Preserve	Palm – 16 – Preserve
37		Palm – 15 – Preserve	Palm – 15 – Preserve
38		Sugarberry – 13 – Remove	Sugarberry – 17 – Remove
39		Palm – 18 – Preserve	Palm – 18 – Preserve

40		Palm – 19 – Preserve	Palm – 19 – Preserve
41		Palm – 13 – Remove	Palm – 13 – Remove
42		Oak – 9 – Remove	Oak – 9 – Remove
43		Oak – 9 – Preserve	Oak – 9 – Preserve
44		Oak – 7 – Preserve	Oak – 7 – Preserve
45		Oak – 15 – Preserve	Oak – 15 – Preserve
46		Oak – 36 – Remove	Oak – 36 – Remove
47		Palm – 15 – Preserve	Palm – 15 – Preserve
48		Oak – 17 – Preserve	Oak – 17 – Preserve
49		Palm – 16 – Preserve	Palm – 16 – Preserve
50		Palm – 13 – Preserve	Palm – 13 – Preserve
51		Palm – 14 – Preserve	Palm – 14 – Preserve
52		Palm – 12 – Remove	Palm – 12 – Remove
53		Palm – 13 – Remove	Palm – 13 – Remove
54		Oak – 16 – Preserve	Oak – 16 – Preserve

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	**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.	This proposal is **inconsistent** with the City's policy to strive to maintain the natural topography and hydrology of the development site.

	• 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).	
	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.	This proposal is **inconsistent** with the City's policy to strive to maintain natural drainage patterns.
	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.	This request is **consistent** with this City policy, but could be considered a **model example**.
	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.	This request is **consistent** with the City's policy to have its land use plan prioritize infill and redevelopment which is compact within the City.
	Objective 5.1 The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs	This request is **consistent** with the City's objective to discourage and reduce urban sprawl by proposing a compact development which minimizes costs of public facilities and maximizes efficiency.

	and environmental impacts and maximizes efficiency.	
	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.	The city should encourage the developer to explore a project which has higher density and intensity as an incentive to minimize environmental impacts.
	Goal 8 Preserving Sense of Place 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 planning goals related to preserving a sense of place for the City are to: • Preserve the small town urban character while promoting a balance of economic activity; • Prevent urban sprawl by encouraging compatible infill and redevelopment within the city limits; • Provide continued opportunity for diverse forms of residential and commercial projects; • Create a preservation program that protects the historic Town Plan and promotes responsible tourism; • Provide protection of natural resources and ecological systems; • 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	This request is **consistent** with all of the planning goals of this overall City goal except for providing protection of natural resources and ecological systems where it **could be more consistent.**

	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; • Create predictability and efficiency in planning and in the provision of infrastructure; • Recognize and preserve the historic skyline; • Balance livability and economic pressures; and • Proactively recognize increasing threats of sea level rise on the City's character and livability.	
	Objective 8.1 Protect the small town mixed use urban context to maintain its industrious and charming character.	This request is **consistent** with the City's objective to maintain its industrious and charming character.
	Policy 8.1.5 Continue to value the existing tree canopy and promote healthy urban forestry practices.	This request is **inconsistent** with the City's policy to value the existing tree canopy.
Historic Preservation		
Conservation and Coastal Management	**Policy 1.7.6** The City shall encourage new developments to protect existing native vegetation in common areas and buffer zones and shall encourage additional planting of native plant species to enhance sparse vegetation in common areas and buffer zones.	This request is **inconsistent** with the City's policy to encourage new development to protect existing native vegetation.
Recreation and Open Space		

Transportation and Mobility		
Housing	**Goal 1** Encourage and promote quality housing through new construction, maintenance, rehabilitation and preservation of safe and sanitary housing for the present and future residents of the city.	This request is **consistent** with the City's goal to encourage and promote quality housing.
	Objective 1.1 The city shall assist the private sector in providing adequate housing to meet current and future needs.	
	Policy 1.4.1 The city shall ensure that the residential land use designations, the associated zoning districts, and land development regulations permit a variety of housing types and densities throughout the city.	This request is **consistent** with the City's policy of permitting a variety of housing types.
	Goal 2 Promote and assist in the provision of an ample housing supply, with a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.	The City should encourage the provision of housing in order to increase the housing supply.
	Policy 3.2.1 The city shall continue to support compatible infill development in existing neighborhoods.	The City should encourage compatible infill development in an existing neighborhood.
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances (Staff Analysis in BOLD text)

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

(c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
This application includes the request to remove either four (4) or six (6) significant trees.

(d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of chapter 25.
Preservation and removal of trees on a site to be developed may result in the need for tree mitigation. Mitigation requirement is determined by the following calculation:

Tree saved credit—Trees removed deficit = Excess Tree Credits/Deficits

An accurate tree mitigation table has not been provided by the applicant at this time.

Sec. 11-29. – Standards for review.

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

(1) Site specific conditions.
The two properties are located within the AE flood zone with a Base Flood Elevation (BFE) of 7.00 feet and containing fifty-four (54) trees in total.

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
The two properties are located within a developed area of the Lincolnville Neighborhood with no adjacent bodies of water.

(3) Natural and proposed drainage patterns.
Drainage patterns are shown to be significantly altered at 121 and 133 Cedar Street by what appears to be fill proposed for the vast majority of the sites.

(4) Effect of point and nonpoint discharge in the marine environment.
There appears to be minimal impacts to the marine environment with point and nonpoint discharge from the subject properties.

(5) Proposed soil stabilization and erosion control methods.
The City's permitting process will ensure compliance with the requirements of erosion control measures.

(6) Impact on floodplain.
The proposed development is contained within the AE flood zone with fill construction being employed for the residential units.

(7) Impact of development on vegetative and animal communities.
It is documented on the Notes and Tables page of the tree mitigation plans that "it is estimated by Mike Donnell, RLA that 1,150 S.F. of canopy remains, excluding the proposed tree canopy, so 77% of the existing tree canopy will be removed."

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
Minimal potential associated with residential development.

(9) Effect of shade on vegetation and shellfish.
Not applicable to this request.

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
Not applicable to this request.

(11) Impact of development on shoreline by linear feet and percent of site.
Not applicable to this request.

(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
The proposed development is not located within COZ 1 or 2, meaning impact on vistas and scenic opportunities is minimal.

(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
The proposed Tree Mitigation Plan shows of the fifty-four (54) trees on-site twenty-seven (27) are to be preserved and twenty-seven (27) are to be removed. On the Notes and Tables page of the mitigation plan twenty-eight (28) are to be preserved and twenty-six (26) are to be removed. Tree #29, a 30" dbh Pecan, appears to be the tree in question.

(14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
The submitted Site Plan shows:

	121 Cedar Street	**133 Cedar Street**
Impervious surface area ratio	**51.71%**	**45.59%**
Building lot coverage	**29.89%**	**25.82%**

(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.)
SWPP engineering plans are included in the civil engineering plan set.

(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
Not applicable to this request.

(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 to this request.

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

(1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:

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

An arborist report conducted by Atlantic Ecological Services provides information regarding the condition of twenty-seven (27) trees on the subject properties.

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

The City's zoning codes, specifically nonconforming lots of record, determining the basic requirements of the layout of the proposed development may have an impact on the need to remove trees.

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.

This area of the Lincolnville Neighborhood supports a healthy urban tree canopy, the removal of 77% of the existing tree canopy may have negative effects on the efforts of sustaining the neighborhood canopy.

e. Whether the tree has been designated a significant tree.

Many Oak trees over 18" dbh, Pecan trees over 18" dbh, and Sugarberry trees 15 to 36" dbh are defined as significant trees.

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

1. Ground and surface water stabilization.
2. Water quality and aquifer recharge.
3. Ecological impacts.
4. Noise pollution.
5. Air movement.
6. Air quality.
7. Wildlife habitat.

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

The proposed development of 121 Cedar Street conflicts with landscape bufferyard requirements as shown with the inclusion of rear porches. In addition, the requirements for parking and stormwater limit flexibility in alternative site design.

The proposed development of 133 Cedar Street includes eight (8) lots of record to allow for the construction of eight (8) single-family homes, which makes it difficult to design the site with any realistic flexibility.

(e) Issuance of permit. The planning and building division shall issue the removal permit for trees not identified as significant trees under section 11-27 unless, upon consideration of the criteria set forth above, it finds any of the following will result:

(1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.

(2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.

(3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.

(4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.

The city planning and zoning board may grant a variance to the requirements of this article where compliance would be a practical impossibility or would cause unnecessary hardship or where the owner proposes an alternative which conforms to the general intent and spirit of these regulations. When reviewing applications and site plans associated with applications for variances or conservation overlay zone developments or for the removal of significant trees involved with a site plan for new development, the planning and zoning board shall have the authority to locate structures, parking areas and other improvements to retain significant trees when possible and practical.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3 at 121 and 133 Cedar Street.

Staff recommends that the Board **CONTINUE** this request to allow time for the applicant to accurately identify the trees on-site and accurately document each tree as either proposed for retention or removal.

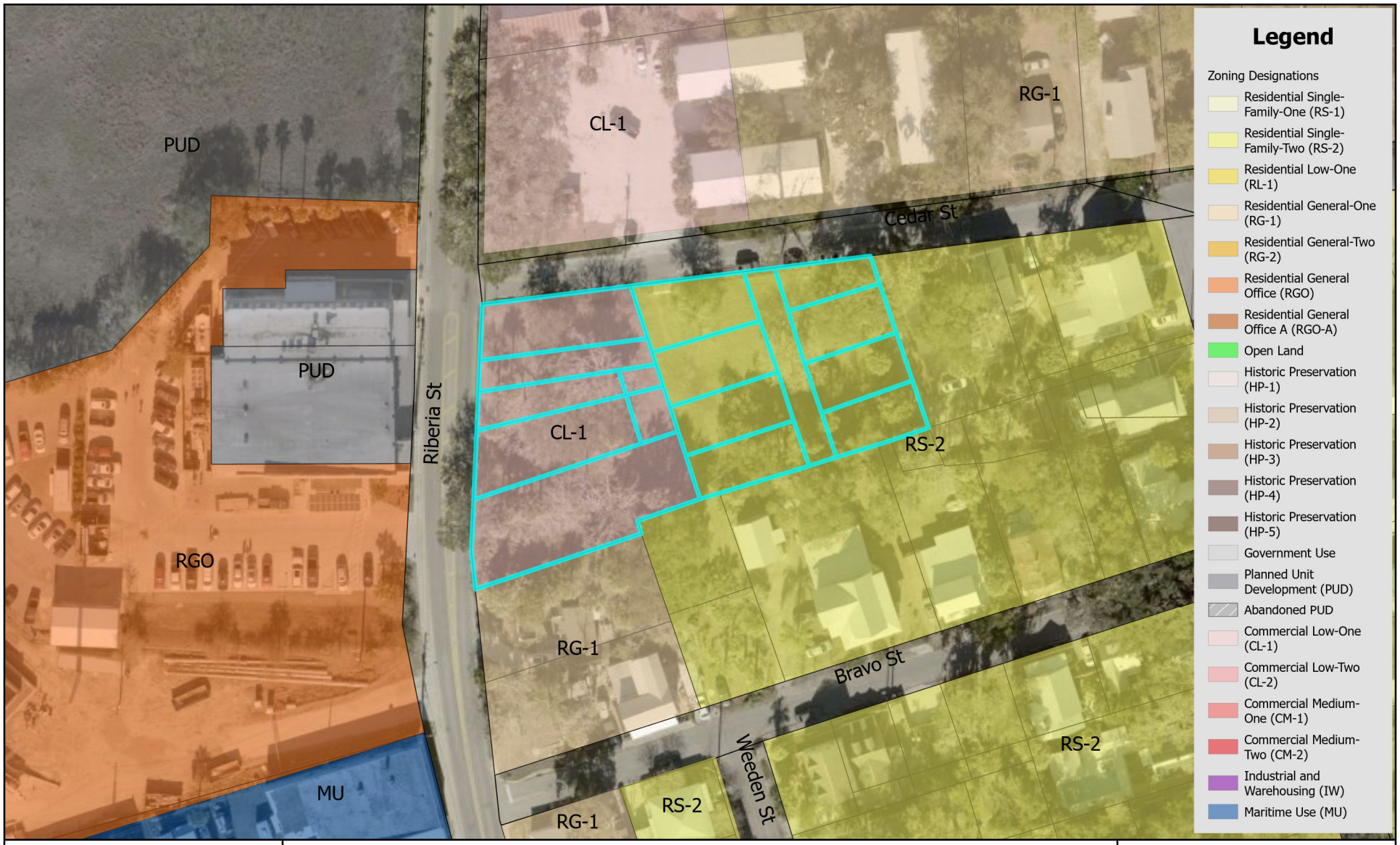
Attachments

1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report
9. Civil Engineering Plans
10. Arborist Report
11. Landscaping Plans

Staff Report prepared by:

Jacob Fredriksson
Planning Manager
Planning and Building Department

Attachment 1:
Zoning Map



Zoning Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

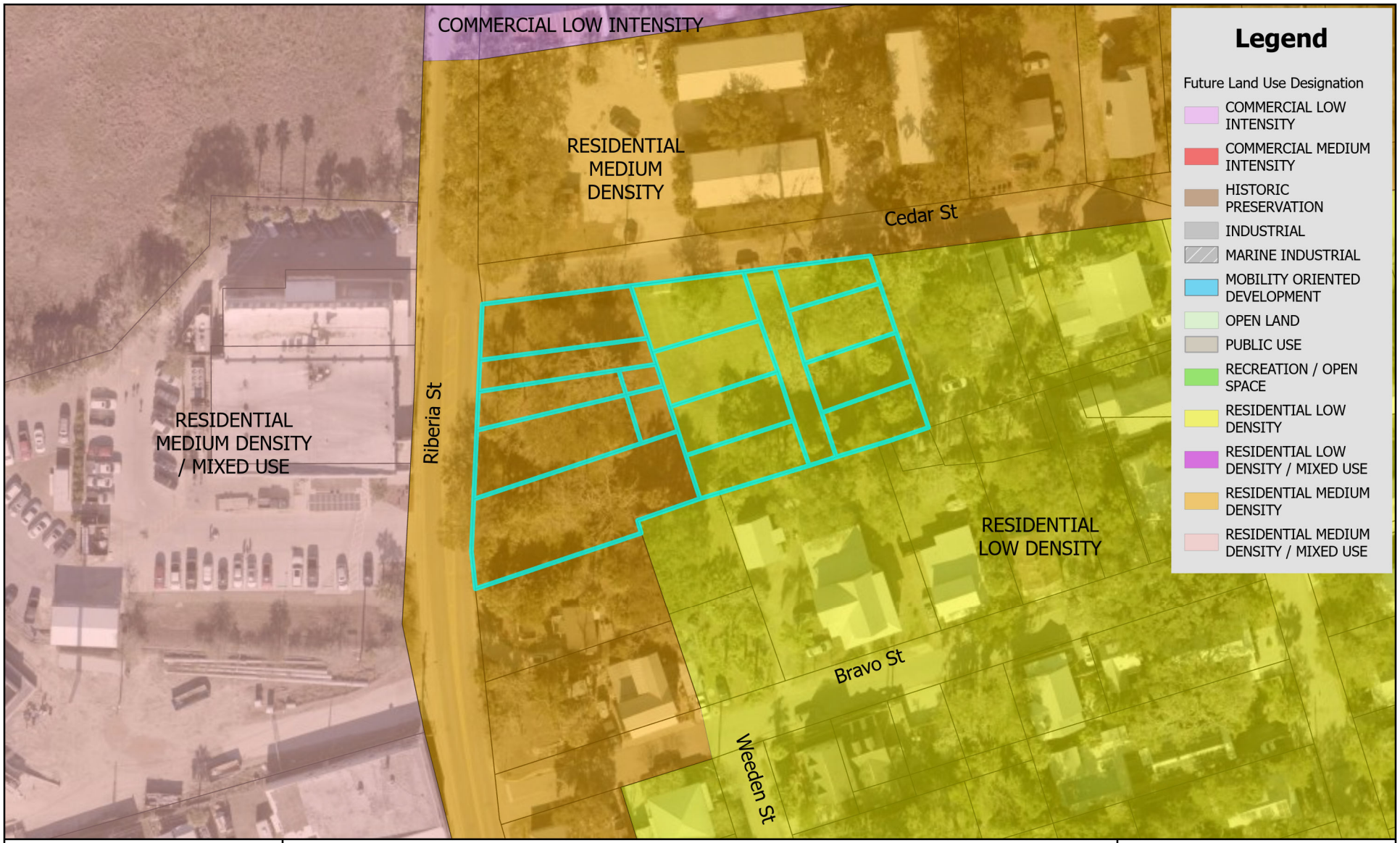
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 2:
Future Land Use Map





Future Land Use Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 3:

St. Johns County Property Appraiser Use Classification Map


Warehousing & Distribution Terminals (Owner Occupied)
Transit Terminals
Multi Family Rental
Multi-Family (Less than 10 Units)
Single Family
Vacant Residential
Repair Service Shops (Non-automotive) (Owner Occupied)
Vacant Residential Common Elements
Nightclubs, Cocktail Lounges & Bars
Canneries, Distilleries & Wineries
Vacant Residential Common Elements
Vacant Commercial
Common Elements
Vacant Residential
Vacant Commercial
Utilities
Warehousing - Flex Space
Single Family
Multi-Family (Less than 10 Units)
Vacant Residential
Vacant Residential Common Elements
Single Family
Vacant Residential
Multi-Family (Less than 10 Units)
Single Family
Vacant Residential Common Elements
Multi-Family (Less than 10 Units)
Single Family
Vacant Residential
Vacant Residential Common Elements
Single Family
Vacant Residential
Single Family
Vacant Residential Common Elements
Single Family
Vacant Residential
Single Family
Vacant Residential
Single Family
Vacant Residential

Attachment 4:
Aerial Site Photograph



Attachment 5:
Flood Map





FEMA Flood Zone Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2024

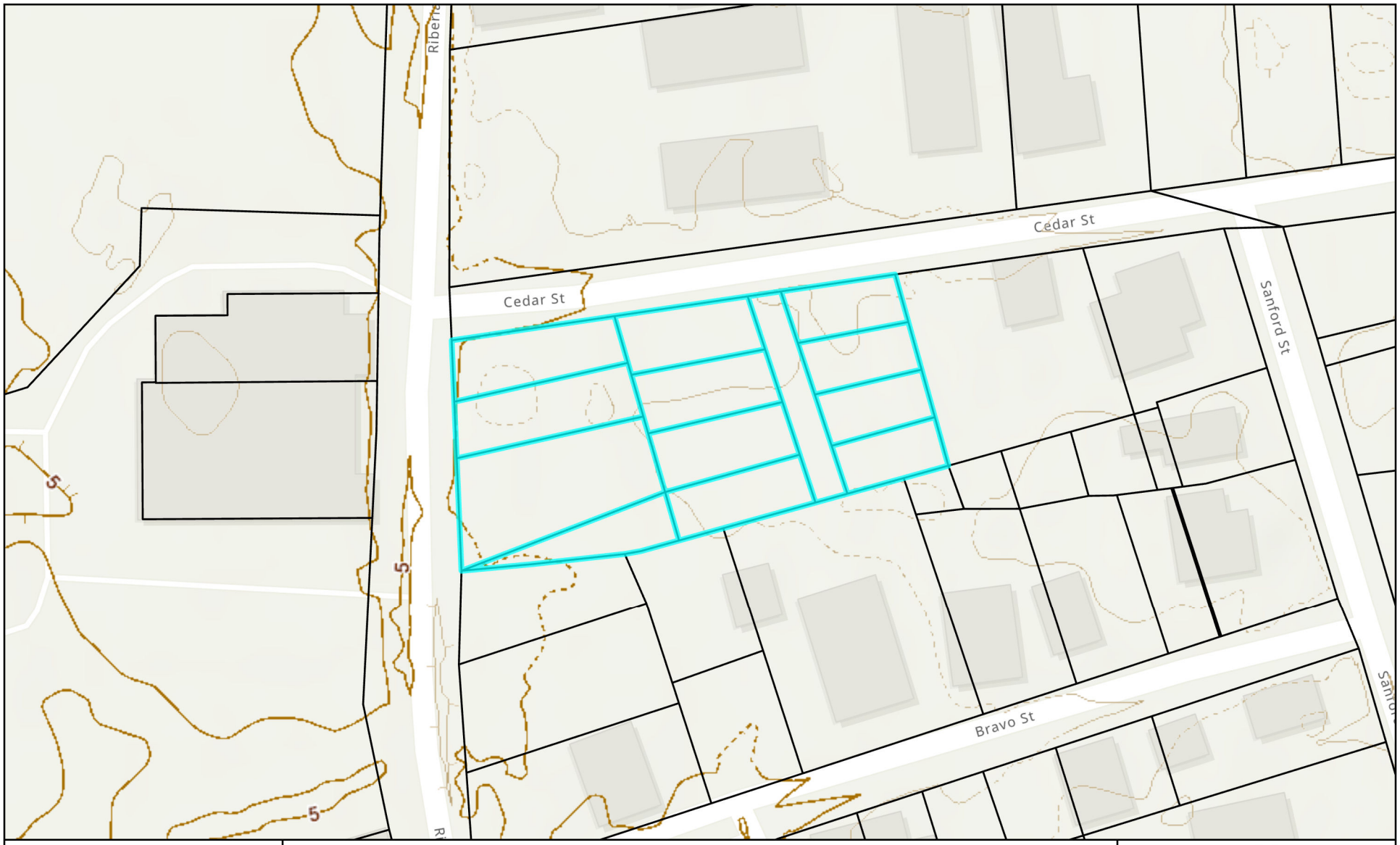
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

Attachment 6:
Elevation Map





Elevation Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.01 0.01 Miles

Feet
0 60 120

Attachment 7:
Application

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: Amy Vo Contact Number: 904-815-0001
   Business (*if applicable*): Cedar Street Property, LLC
   Address: 97 Orange Street City: St. Augustine State: FL Zip: 32084
   E-Mail Address: amy@volaw.us

2. NAME OF PROPERTY OWNER: Amy Vo Contact Number: 904-815-0001
   Business (*if applicable*): Cedar Street Property, LLC
   Address: 97 Orange Street City: St Augustine State: FL Zip: 32084
   E-Mail Address: amy@volaw.us

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 1,2,3, 15-22 Block: 46-I
   Subdivision: City of St Aug Granada / Riberia Corridor Parcel Number: 2030200000, 2031600000

4. PROJECT STREET ADDRESS: 121 Cedar Street, 133 Cedar Street

5. SPECIFIC PROPOSED USE: Residential

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

7. DESCRIPTION OF ACTION REQUESTED: In accordance with CCM Policy 1.7.6
   The Applicant wishes to remove dead, diseased or unsafe
   trees and trees that will be impacted by the proposed Cedar Street development per Ordnance Ch. 11-29 (d) (1) a & b.
   Please refer to the demolition sheet of the engineering plans provided as part of this application.

8. JUSTIFICATION FOR ACTION REQUESTED:
   We are proposing tree removal due to the condition of the trees with respect to disease, insect attack, danger of falling proximity to existing or proposed structures interferences with utility services, and the necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

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.

_____

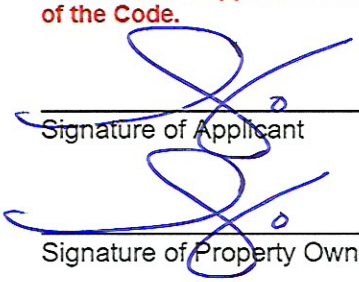
11. AGREEMENT:

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.



_____ 6/3/24

Signature of Applicant Date

_____ 6/3/24

Signature of Property Owner Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 121 & 133 Cedar Street, St. Augustine, FL 32084

Applicant's Name: Amy Vo Applicant's Signature: _____

Owner's Name: Amy Vo on behalf of Cedar Street Property LLC Owner's Signature: _____

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

Amy Vo
Print Name of Owner

(904) 815-0001
Telephone Number

State of Florida

County of St. Johns

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

By Amy Vo

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Lisa Whitaker

My Commission expires: _____

LISA WHITAKER
Notary Public - State of Florida
Commission # HH 003875
My Comm. Expires Jul 23, 2024
Bonded through National Notary Assn.

Rev:022117

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.

Amy Vo
Print name of applicant

Signature of applicant

6/3/24
Date

Attachment 8:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2030200000
Location Address	121 CEDAR ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug Granada/Riberia Corridor (COM) (610.18)
Tax Description*	CITY OF ST AUG LOTS 1 2 & 3 BLK 46-I OR5253/1794 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.250
Homestead	N

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Owner Information

Owner Name	Cedar Street Property LLC 100%
Mailing Address	315 CARCABA RD SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$0
Total Land Value	$331,680
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$331,680**
Total Deferred	$0
Assessed Value	**$331,680**
Total Exemptions	$0
Taxable Value	**$331,680**

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	$331,680	$0	$0	$331,680	$304,040	$27,640	$304,040
2022	$0	$0	$276,400	$0	$0	$276,400	$276,400	$0	$276,400
2021	$0	$0	$221,120	$0	$0	$221,120	$221,120	$0	$221,120
2020	$0	$0	$221,120	$0	$0	$221,120	$221,120	$0	$221,120
2019	$0	$0	$221,120	$0	$0	$221,120	$221,120	$0	$221,120
2018	$0	$0	$221,120	$0	$0	$221,120	$221,120	$0	$221,120
2017	$0	$0	$221,120	$0	$0	$221,120	$221,120	$0	$221,120
2016	$0	$0	$750	$0	$0	$750	$540	$210	$540
2015	$0	$0	$575	$0	$0	$575	$491	$84	$491
2014	$0	$0	$525	$0	$0	$525	$446	$79	$446
2013	$0	$0	$405	$0	$0	$405	$405	$0	$405

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	11056	SF	$331,680

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/30/2021	4/23/2021	$1,050,000.00	WARRANTY DEED	5253	1794	Q	V	DARTMOUTH CAPITAL INVESTMENTS INC	CEDAR STREET PROPERTY LLC
8/16/2016	8/1/2016	$860,000.00	WARRANTY DEED	4240	38	Q	V	CANAKARIS PATRICIA O	DARTMOUTH CAPITAL INVESTMENTS INC
	3/1/1990	$0.00		848	1590	U	V		CANAKARIS PATRICIA O
	1/1/1980	$0.00		450	540	U	V		

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

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

Developed by Schneider GEOSPATIAL

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2031600000
Location Address	133 CEDAR ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug Granada/Riberia Corridor (COM) (610.18)
Tax Description*	CITY OF ST AUGUSTINE LOTS 15 THRU 22 BLK 46-I OR5253/1794 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.340
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Cedar Street Property LLC 100%
Mailing Address	315 CARCABA RD SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$0
Total Land Value	$456,330
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$456,330**
Total Deferred	$0
Assessed Value	**$456,330**
Total Exemptions	$0
Taxable Value	**$456,330**

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	$456,330	$0	$0	$456,330	$418,302	$38,028	$418,302
2022	$0	$0	$380,275	$0	$0	$380,275	$380,275	$0	$380,275
2021	$0	$0	$304,220	$0	$0	$304,220	$304,220	$0	$304,220
2020	$0	$0	$304,220	$0	$0	$304,220	$304,220	$0	$304,220
2019	$0	$0	$304,220	$0	$0	$304,220	$304,220	$0	$304,220
2018	$0	$0	$304,220	$0	$0	$304,220	$304,220	$0	$304,220
2017	$0	$0	$304,220	$0	$0	$304,220	$304,220	$0	$304,220
2016	$22,923	$684	$120,000	$0	$0	$143,607	$143,607	$0	$143,607
2015	$22,923	$684	$120,000	$0	$0	$143,607	$143,607	$0	$143,607
2014	$17,242	$684	$120,000	$0	$0	$137,926	$137,926	$0	$137,926
2013	$17,242	$684	$120,000	$0	$0	$137,926	$137,926	$0	$137,926

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	15211	SF	$456,330

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/30/2021	4/23/2021	$1,050,000.00	WARRANTY DEED	5253	1794	Q	V	DARTMOUTH CAPITAL INVESTMENTS INC	CEDAR STREET PROPERTY LLC
8/16/2016	8/1/2016	$860,000.00	WARRANTY DEED	4240	38	Q	I	CANAKARIS PATRICIA O	DARTMOUTH CAPITAL INVESTMENTS INC
	3/1/1990	$64,000.00		846	1591	Q	I		CANAKARIS PATRICIA O
	3/1/1990	$34,000.00		846	1591	Q	I		
	1/1/1980	$31,000.00		450	541	U	I		

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

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Contact Us

Developed by Schneider GEOSPATIAL

Attachment 9:
Civil Engineering Plans

ENGINEERING PLANS
FOR
CEDAR STREET RESIDENTIAL
ST. AUGUSTINE, FLORIDA

PROJECT TEAM

LAND OWNER
CEDAR STREET PROPERTY, LLC
104 SEA GROVE MAIN STREET
ST. AUGUSTINE, FL 32080
PHONE: 904.495.0400
CONTACT: AMY VO

GEOTECHNICAL ENGINEER:
LEGACY ENGINEERING, INC.
6415 GREENLAND ROAD
JACKSONVILLE, FL 32258
PHONE: 904.721.1100
CONTACT: JOHN E. ELLIS II, P.E.

ARCHITECT:
MICHAEL STAUFFER, ARCHITECT
1417 SADLER ROAD #195
FERNANDINA BEACH, FL 32034
PHONE: 904.540.6059
CONTACT: MICHAEL STAUFFER, AIA

DEVELOPER/APPLICANT
CEDAR STREET PROPERTY, LLC
104 SEA GROVE MAIN STREET
ST. AUGUSTINE, FL 32080
PHONE: 904.495.0400
CONTACT: AMY VO

SURVEYOR:
BARTRAM TRAIL SURVEYING, INC.
1501 COUNTY ROAD 315, SUITE 106
GREEN COVE SPRINGS, FL 32043
PHONE: 904.284.2224
FAX: 904.284.2258
CONTACT: THOMAS P. HUGHES, JR

CIVIL ENGINEER:
GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FL 32080
PHONE: 904.794.4231
CONTACT: MATT LAHTI, P.E.

LANDSCAPE ARCHITECT:
DONNELL LANDSCAPE DESIGN, INC.
5617 SALERNO ROAD
JACKSONVILLE, FL 32244
PHONE: 904.333.2342
CONTACT: J. MIKE DONNELL, RLA

PRIVATE UTILITY COMPANIES

ELECTRIC
FLORIDA POWER AND LIGHT
303 HASTINGS AVENUE
ST AUGUSTINE, FL 32084
PHONE: 904-255-3003
CONTACT: ROBERT HADDOCK

TV CABLE
COMCAST
5934 RICHARD ROAD
JACKSONVILLE, FL 32216
PHONE: 904-380-6341
CONTACT: JAMES GRAHAM

TELEPHONE
AT&T
735 MILL CREEK ROAD
JACKSONVILLE, FL 32211
PHONE: 904-727-1572
CONTACT: SCOTT HIGGINS

GAS
TECO PEOPLES GAS
P.O.BOX 31318
TAMPA, FL 33631
PHONE: 904-477-5908
CONTACT: MICHAEL SUN

PUBLIC UTILITY PROVIDERS

WATER
CITY OF ST. AUGUSTINE UTILITIES
50 BRIDGE STREET
ST. AUGUSTINE, FL 32084
CONTACT: JONATHAN FOSTER

SEWER
CITY OF ST. AUGUSTINE UTILITIES
50 BRIDGE STREET
ST. AUGUSTINE, FL 32084
CONTACT: JONATHAN FOSTER

REGULATORY AGENCY

FDEP - WATER & SEWER
8800 BAYMEADOWS WAY, SUITE 100
JACKSONVILLE, FL 32256
CONTACT: JENNIFER LYLES
PHONE: (904) 256-1700

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
7775 BAYMEADOWS WAY W #102
JACKSONVILLE, FL 32256
CONTACT: EVERETT FRYE, P.E.
PHONE: (904) 448-7913

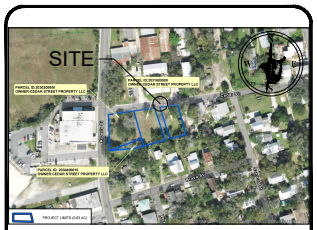
CITY OF ST. AUGUSTINE
75 KING STREET
ST AUGUSTINE, FL 32084
CONTACT: JONATHAN FOSTER, P.E.
PHONE: (904) 209-4273

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
2. GULFSTREAM DESIGN GROUP AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR MISSIONS RESULTING FROM SURVEY INACCURACIES.
3. ANY AND ALL WORK CONDUCTED WITHIN THE CITY OF ST. AUGUSTINE RIGHT-OF-WAYS MUST BE IN ACCORDANCE WITH THE APPLICABLE LAND DEVELOPMENT CODES.
4. ALL ELEVATIONS SHOWN HEREIN ARE REFERENCED TO NORTH AMERICAN GEODETIC VERTICAL DATUM 1988 (NAVD 88).
5. HORIZONTAL PROJECTION FOR THIS PLAN SET IS BASED ON NAD83 FLORIDA STATE PLANES, EAST ZONE, US FOOT.
6. LEGAL DESCRIPTIONS - SEE SURVEY.

LOCATION OF SITE

CEDAR STREET
PARCEL ID #203020-0000, 203160-0000, 203040-0010



S.T.R.

LOCATION MAP
SCALE: N.T.S.

PREPARED FOR

CEDAR STREET PROPERTY, LLC
97 ORANGE STREET
ST. AUGUSTINE, FL 32084
PHONE: (904) 815-0001
CONTACT: AMY VO

PREPARED BY

GULFSTREAM DESIGN GROUP, LLC

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2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
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www.gulfstreamdesign.com

PERMIT
REVIEW SET

SHEET INDEX

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7	SURVEY PDF
8	DEMOLITION AND EROSION CONTROL PLAN
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ENGINEERING PLANS BASED ON

PLAN TYPE	COMPANY NAME	REVISION	REVISION DATE
SURVEYOR	BARTRAM TRAIL SURVEYING, INC	UPDATED TREES, S.S, DRAINAGE	12/21/22
ARCHITECT	MKE STAUFFER, ARCHITECT		
LANDSCAPE ARCHITECT	DONNELL LANDSACPE DESIGN, INC		07/17/23
GEOTECHNICAL ENGINEER	LEGACY ENGINEERING		07/08/22

FIRE SERVICES NOTE

CONTRACTOR SHALL PROVIDE AN UNOBSTRUCTED FIRE DEPARTMENT ACCESS ROAD, STABILIZED TO SUPPORT 80,000 LBS. AND PROVIDE TURNAROUND FOR A 50 FOOT FIRE APPARATUS. (NFPA 1, CHAPTER 18)

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN THE FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12109C0376H, DATED SEPTEMBER 2,2004

REVISIONS

NO	DATE	BY	DESCRIPTION
1	10/24/2022	JGD	PER COSA COMMENTS
2			
3			
4			
5			
6			
7			
8			
9			
10			

ENGINEERING PLANS
FOR
CEDAR STREET RESIDENTIAL
COVER SHEET
ST. AUGUSTINE, FLORIDA

811 Know what's below. Call before you dig.

PERMIT REVIEW SET

GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

GULFSTREAM DESIGN GROUP, LLC 2022

PROJECT NO:	21-093
ISSUE DATE:	06-07-2022
DRAFTED BY:	JGD
DESIGNED BY:	MM
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL

1

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH EACH NOTE LISTED WITHIN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EACH SUBCONTRACTOR IS FAMILIAR AND PRESENTLY AWARE OF THESE NOTES AND CONDITIONS AS ESTABLISHED BY GULFSTREAM DESIGN GROUP, LLC THROUGHOUT THE ENTIRE PLAN SET AS LISTED ON THE COVER SHEET. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY REVIEW THIS PLAN PACKAGE TO BE FULLY PREPARED TO PROVIDE ACCURATE BID PRICES AND SERVICES.
2. EXISTING SURVEY INFORMATION PROVIDED BY BARTRAM TRAIL SURVEYING, INC. DATED DECEMBER 21, 2022. ALL INFORMATION WITHIN THIS PLAN SET HAS BEEN BASED OFF OF THE ABOVE REFERENCED SURVEY, THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY OR LACK THEREOF.
3. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) AND SHOWN IN FEET. BENCHMARK AT NORTHEAST CORNER ELEVATION BEING 5.51'.
4. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR IS TO VERIFY IN WRITING WITH THE ENGINEER OF RECORD THAT THE DOCUMENTS BEING UTILIZED IN THE FIELD ARE INDEED THE MOST CURRENT AND ACCURATE VERSIONS. ADDITIONALLY, THE GEOTECHNICAL REPORT CORRESPONDING TO THIS PLAN SET IS A REQUIRED CONSTRUCTION DOCUMENT, MEANING THE ENGINEERING DESIGN PLANS AND RECOMMENDATIONS AS DESCRIBED IN THE REPORT SHALL TAKE PRECEDENCE UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL PROVIDE THE ENGINEER OF RECORD IN WRITING WITH A TENTATIVE SCHEDULE OF CONSTRUCTION ACTIVITIES.
5. PRIOR TO THE AWARD OF THE CONTRACT, THE CONTRACTOR SHALL BECOME ACQUAINTED WITH THEMSELVES WITH ALL SITE CONDITIONS BOTH ABOVE AND BELOW GROUND. THE CONTRACTOR SHOULD ADDITIONALLY ENSURE THEY ARE PROPERLY FAMILIARIZED WITH ALL MATERIALS REFERENCED FOR USE WITHIN THIS PLAN AND IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND CODE SECTION(S) THAT APPLY TO THIS PROJECT.
6. THE ENGINEER OF RECORD AND THE OWNER ASSUME NO RESPONSIBILITY IN THE SUPERVISION OR INSPECTION OF THE WORK INVOLVED IN THE EXECUTION OF THIS CONTRACT BEYOND OBSERVATION TO ENSURE, TO THE OWNER'S SATISFACTION, THAT THE DRAWINGS AND SPECIFICATIONS ARE BEING PROPERLY INTERPRETED. THIS OBSERVATION AND CHECKING WILL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY FOR THE PERFORMANCE OF HIS WORK IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS.
7. THE CONTRACTOR SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING FEATURES, INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES, UTILITIES, CONDUITS, SPRINKLERS, CONTROL CABLES AND HYDRANTS OF WATERING SYSTEMS, SURVEY BENCHMARKS/PROPERTY MONUMENTS, ETC. SHOULD ANY OVERHEAD OR UNDERGROUND OBSTRUCTION BE ENCOUNTERED WHICH INTERFERES WITH CONSTRUCTION, THE ENGINEER OF RECORD SHALL BE CONSULTED AND WILL HAVE THE OPPORTUNITY TO ADJUST THE LOCATION OF CONFLICT ITEMS TO CLEAR SUCH OBSTRUCTIONS.
8. THE CONTRACTOR SHALL CONTACT THE APPLICABLE FRANCHISE UTILITY COMPANY (IE: AT&T, TECO GAS, FP&L, ETC. AS APPLICABLE) AND COORDINATE ANY CONSTRUCTION IN ADVANCE OF COMMENCING CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK AT NO COST TO THE OWNER. ADDITIONALLY, THE CONTRACTOR SHOULD ENSURE THAT EXISTING STRUCTURES TO REMAIN ARE RESTORED TO THEIR ORIGINAL CONDITION, INCLUDING, PAVEMENTS, CONCRETES, LANDSCAPING, DRAINAGE, AND UTILITIES. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS AND VIDEO FOOTAGE OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO ENSURE PROPER DOCUMENTATION OF PRECONSTRUCTION CONDITIONS OF THE SITE AND TO AID IN ANY POSSIBLE CONFLICTS DURING CONSTRUCTION. THIS INFORMATION SHOULD BE PROVIDED TO THE ENGINEER OF RECORD AND OWNER.
10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ST. AUGUSTINE LAND DEVELOPMENT CODE OR THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), WHICHEVER IS MORE RESTRICTIVE.
11. ALL WORK WITHIN THE ST. AUGUSTINE RIGHT-OF-WAY MUST CONFORM TO MOST CURRENT LAND DEVELOPMENT CODE & STANDARDS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES, SHOWN OR NOT SHOWN, ON THESE PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UTILITIES TO REMAIN AND COORDINATING THE RELOCATION (IF REQUIRED) OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGES DUE TO EXISTING UTILITIES. IF UTILITIES OR OTHER IMPROVEMENTS NOT SHOWN ON THE DRAWINGS ARE FOUND DURING EXCAVATIONS, CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF RECORD IN WRITING AND THE OWNER IN WRITING FOR INSTRUCTIONS AS TO FURTHER ACTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON DRAWINGS.
13. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER OF RECORD, ANY EXTRA WORK REQUESTED BY ANY REGULATORY AGENCY THAT IS NOT SHOWN ON THE PLANS. THIS WORK MUST BE APPROVED BY THE ENGINEER OF RECORD IN WRITING AND THE OWNER BEFORE THE CONTRACTOR PROCEEDS WITH THE EXTRA WORK. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, AND NOTIFY THE ENGINEER OF RECORD IN WRITING REGARDING ANY POTENTIAL CONFLICTS. THIS IS RECOMMENDED TO BE COMPLETED IN THE FORM OF FIELD STAKEOUT WHICH MAY INCLUDE: LOCATIONS OF BUILDINGS/BUILDING ELEMENTS (TO BE VERIFIED THROUGH ENGINEER OF RECORD AND APPROVED ARCHITECTURAL PLANS), EDGES OF PAVEMENT, UTILITY STUB OUT LOCATIONS, ETC.
14. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PERFORM SITE CLEAN-UP OPERATION FOR REMOVAL AND DISPOSAL OF ALL TRASH, DEBRIS, PIPE, EXCESS MATERIAL AND EQUIPMENT OFFSITE.
15. THE CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY, INCLUDING BENCHMARKS, TO OWNER AS REQUIRED BY THE ST. AUGUSTINE. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND ENGINEER OF RECORD. THE AS-BUILT SURVEY SHALL BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR. ENGINEER OF RECORD IS TO PROVIDE ENGINEER'S CERTIFICATION TO OWNER WITH AS-BUILT PLANS.
16. IN THE EVENT THAT UNEXPECTED ARCHEOLOGICAL RESOURCES ARE ENCOUNTERED DURING GROUND DISTURBING ACTIVITIES, ALL WORK SHALL HALT AND THE ENGINEER OF RECORD'S OFFICE SHALL BE CONTACTED IMMEDIATELY IN WRITING.
17. ALL MATERIALS AND LABOR ASSOCIATED ITEMS ARE TO BE WARRANTED BY THE CONTRACTOR FOR A TIME PERIOD OF ONE (1) CALENDAR YEAR UPON THE ACCEPTANCE OF THE PROJECT BY THE OWNER AND ALL APPLICABLE GOVERNMENT AGENCIES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSURANCES, AND LICENSES PERTAINING TO THE WORK ILLUSTRATED IN THIS PLAN SET.
19. ANY POTENTIAL DISCREPANCIES WITHIN THIS PLAN SET THAT THE CONTRACTOR FINDS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY IN WRITING.
20. ALL DISTURBED AREAS WITHIN THE ST. AUGUSTINE RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREAS DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).
21. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY IN REGARDS TO CONSTRUCTION METHODS AND PROCEDURES EXERCISED BY THE CONTRACTOR. IT IS ASSUMED BY THE ENGINEER OF RECORD THAT THE CONTRACTOR SHALL OPERATE WITHIN THE BOUNDARIES OF ALL APPLICABLE SAFETY STANDARDS (REGARDING TRENCHING AND EXCAVATION OPERATIONS) WITH THE BEST INTEREST OF ALL EMPLOYEES TAKEN INTO CONSIDERATION. THE CONTRACTOR MUST CARRY THE REQUIRED STATUTORY LIABILITY AND WORKERS COMPENSATION COVERAGE. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR UPHOLDING ANY OF THESE ITEMS. THE OWNER IS THE ONLY ENTITY WHICH MAY CHOOSE TO TAKE ACTION REGARDING THESE ITEMS. GULFSTREAM DESIGN GROUP DOES NOT HAVE THE AUTHORITY TO RELIEVE THE CONTRACTOR OF HIS DUTIES DUE TO VIOLATIONS OF THESE POLICIES.
22. THE USE OF THE WORD "CERTIFY" WITHIN THIS ENGINEERING PLAN SET, IMPLIES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE SUBJECT TOPIC. THIS HOWEVER, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY (EXPRESSED OR IMPLIED).
23. BURNING OF ANY MATERIAL OR DEBRIS ONSITE IS PROHIBITED.
24. ALL ADJACENT PROPERTY OWNERS AND BUSINESSES ARE TO BE PROVIDED ACCESS TO THEIR SITES AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
25. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTORS FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF THE CONTRACTOR AND/OR OWNER FAILS TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD HARMLESS FOR ALL INJURIES AND DAMAGES THAT THE ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.

CLEARING/DEMO AND EROSION CONTROL NOTES:

1. AREAS ADJACENT TO THE PROJECT AREA ARE TO BE PROTECTED AND LEFT UNDISTURBED UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL PROTECTIVE VEGETATION BARRICADES, EROSION CONTROL STRUCTURES, AND MEASURES IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK, INCLUDING PRELIMINARY GRUBBING. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY CONSTRUCTION FENCES, FILTER FABRIC, SILT FENCES AND FLOATING TURBIDITY BARRIERS. FURTHER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THE ENTIRE PROJECT. MAINTENANCE SHALL INCLUDE PERIODIC INSPECTION AND REMOVAL OF DEBRIS ABUTTING EROSION CONTROL DEVICES.
3. PRIOR TO THE INSTALLATION OF ANY FILL MATERIALS ON SUBJECT SITE, SILT FENCES SHALL BE INSTALLED: (1) ALONG SUBJECT SITE BOUNDARY AND PROPERTY LINES, (2) AT THE EDGE OF CONSERVATION EASEMENTS AND WETLANDS, (3) ADJACENT TO NATURAL LANDSCAPE BUFFERS, (4) AROUND THE PERIMETER OF EXISTING STORM WATER TREATMENT FACILITIES AND (5) AT ANY ADDITIONAL AREAS THAT ST. AUGUSTINE DEEMS NECESSARY TO BE PROTECTED FROM POTENTIAL EROSION IMPACTS DURING CONSTRUCTION. THESE CONDITIONS SHALL APPLY IN ALL INSTANCES WHERE FILL MATERIAL IS BEING INSTALLED WITHIN 25 FEET OF ANY OF THE AFOREMENTIONED LOCATIONS. WHILE THESE ITEMS REPRESENT THE MINIMUM REQUIREMENTS, ST. AUGUSTINE, FDEP, AND SJRWMD RESERVE THE RIGHT TO IMPOSE ADDITIONAL PROTECTIVE MEASURES, AS DETERMINED DURING ACTUAL SITE VISITS CONDUCTED THROUGHOUT PROJECT CONSTRUCTION.
4. PRIOR TO, AND DURING, LAND CLEARING ACTIVITIES ALL PRESERVED TREES (AS PER THE ST. AUGUSTINE APPROVED PLANS) WILL BE CLEARLY MARKED. THIS INCLUDES "TREE PROTECTION BARRICADES" WHICH SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. "TREE PROTECTION BARRICADES" SHALL BE INSTALLED AT THE DRIP LINE OF THE SUBJECT TREE. ANY PROPOSED ACTIVITIES WITHIN THIS DRIP LINE MUST BE APPROVED BY THE APPLICABLE GOVERNMENT AGENCY.
5. ONLY SUPPORTIVE LANDSCAPING ELEMENTS MAY BE ATTACHED TO PRESERVED OR PLANTED TREES, NO SIGNAGE, PERMITS, AND OR STAKES MAY BE ATTACHED TO A TREE ON THE SUBJECT PROPERTY.
6. ANY TREE THAT IS DAMAGED DURING THE TIME OF CONSTRUCTION SHALL BE CONSIDERED "REMOVED" AND SHALL BE REPLACED BY THE CONTRACTOR WITH NO COST TO THE OWNER.
7. THE REMOVAL OF ALL VEGETATION AND TOPSOIL ON THE FUTURE ROADWAY, PARKING AND BUILDING LOT AREAS IS REQUIRED TO BE COMPLETED PRIOR TO THE PLACEMENT OF FILL ON THESE AREAS. THE TOPSOIL MAY BE TEMPORARILY STOCKPILED AND USED AS TOPSOIL OVER PROPOSED GREEN AREAS SUCH AS PLANT BEDS, SODDED AREAS AND WHERE TREES ARE TO BE INSTALLED OR RELOCATED.
8. ALL FILL MATERIALS LOCATED BENEATH STRUCTURES AND PAVEMENT SHALL CONSIST OF NEW CLEAN GRANULAR SAND FREE FROM ORGANICS AND SIMILAR MATERIAL THAT COULD DECOMPOSE.
9. FILL MATERIAL IS TO BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY UNDER SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER.
10. IF ANY UNSUITABLE MATERIAL IS DISCOVERED, IT SHALL BE REQUIRED TO BE REMOVED AND REPLACED WITH SUITABLE MATERIAL THAT IS PROPERLY BACKFILLED, COMPACTED AND TESTED USING AASHTO T-180 MODIFIED PROTECTOR METHOD AND AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER OF RECORD.
11. ALL EXISTING CATCH BASINS ADJACENT TO THE SITE SHALL BE COVERED WITH FILTER FABRIC TO PREVENT SEDIMENTS FROM ENTERING THE SYSTEM. THE FILTER FABRIC SHALL BE INSPECTED AND MAINTAINED DAILY THROUGHOUT THE DURATION OF CONSTRUCTION.
12. THE CONTRACTOR IS REQUIRED TO USE THE RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER ON THE PROJECT FOR FINAL FILL COMPACTION AND DENSITY SPECIFICATIONS THROUGHOUT THE PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING AN EROSION CONTROL AND DEWATERING PLAN 14 DAYS PRIOR TO THE PRECONSTRUCTION CONFERENCE. THE PROPOSED PLANS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CRITERIA SET FORTH IN THE FDOT STANDARD SPECIFICATIONS FOR ROADS, FDEP LAND DEVELOPMENT MANUAL, AND SJRWMD APPLICANTS HANDBOOK.
14. EROSION CONTROL AND SEDIMENTATION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO BEGINNING CONSTRUCTION. THEY SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION. AS STRUCTURES AND ELEMENTS ARE ADDED TO THE PROJECT SITE, STAKE OUT MUST BE PERFORMED UNDER SUPERVISION OF A LICENSED SURVEYOR IN THE STATE OF FLORIDA.
15. SILT FENCE SHALL BE INSTALLED ALONG THE CLEARING LIMITS. GRAPHICAL REPRESENTATION OF CLEARING LIMITS AND SILT FENCE IS EXAGGERATED FOR PICTORIAL PURPOSES ONLY.
16. SILT FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE ENTIRE SITE TO BE CLEARED.
17. WHERE MUCK OR OTHER ORGANIC MATERIAL IS REMOVED, IT SHALL BE REPLACED BY GOOD QUALITY NEW BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED IN WRITING BY THE ENGINEER OF RECORD AND THE GEOTECHNICAL ENGINEER OF RECORD. THE ORGANIC MATERIAL SHALL THEN BE USED AS TOP DRESSING WHEN MIXED WITH CLEAN BACKFILL SOIL AND APPROVED BY THE OWNER AND ENGINEER.
18. CONTRACTOR SHALL SOD ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.
19. CONTRACTOR MUST REFER TO STORMWATER POLLUTION PREVENTION PLAN ON SHEET # SWPPP AND ABIDE BY ALL CONDITIONS.
20. WITHIN 48 HOURS PRIOR TO CLEARING, THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE NPDES NOTICE OF COMMENCEMENT AND NOTICE OF TERMINATION APPLICATIONS TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. CONTRACTOR SHALL PROVIDE A COPY OF THESE DOCUMENTS TO THE OWNER AND THE ENGINEER OF RECORD AS WELL AS A COPY OF THE NOTICE LETTER PROVIDED BY THE FDEP. PLEASE CONTACT NPDES STORMWATER NOTICES CENTER, MS#2510, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FL 32399-2400 FOR FURTHER INFORMATION.
21. ALL EXISTING CURB AND GUTTER AND SIDEWALK SHOWN TO BE REMOVED, WILL BE REMOVED AND REPLACED JOINT TO JOINT.
22. ALL BROKEN/CRACKED DRIVEWAYS MUST BE FULLY REMOVED AND REPLACED.
23. THE OVERALL PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED, THE CONTRACTORS BID SHOULD INCLUDE THE ANTICIPATED COST OF THIS ITEM.

SITE LAYOUT NOTES:

1. ALL DIMENSIONS ARE TO THE EDGES OF PAVEMENT UNLESS OTHERWISE NOTED.
2. SIDEWALKS ADJACENT TO PAVEMENT SURFACES ARE TO BE THICKENED EDGE SIDEWALKS.
3. ALL TYPE "F" CURBING SHALL HAVE A THREE (3) FOOT TRANSITION AT ALL TERMINUS LOCATIONS WHEN TYING BACK TO GRADE.
4. ALL TYPE "D" CURBING SHALL HAVE A ONE (1) FOOT TRANSITION AT ALL TERMINUS LOCATIONS WHEN TYING BACK TO GRADE.
5. THE CONTRACTOR SHALL LAYOUT EACH AREA OF WORK TO CHECK DIMENSIONING PRIOR TO CONSTRUCTION AND COORDINATION WITH OTHER DISCIPLINES. SHOULD ANY DISCREPANCIES EXIST, THE CONTRACTOR IS TO NOTIFY, IN WRITING, THE OWNER'S REPRESENTATIVE AND THE ENGINEER OF RECORD IMMEDIATELY.
6. ALL AMERICANS WITH DISABILITIES ACT (ADA) RAMPS TO MEET CURRENT ADA CRITERIA AND INCLUDE A DETECTABLE WARNING. COLOR SELECTION FOR DETECTABLE WARNING TO BE COORDINATED WITH OWNER PRIOR TO ORDER AND PLACEMENT.
7. THE CONTRACTOR SHALL COORDINATE ANY OFF-SITE IMPROVEMENTS WITH ST. AUGUSTINE 7 DAYS PRIOR TO CONSTRUCTION.
9. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EXISTING EASEMENTS BEFORE BEGINNING CONSTRUCTION.
11. ADA RAMPS SHALL BE INSTALLED AT ALL SIDEWALK-CURB INTERSECTIONS. ALL ADA RAMPS SHALL CONFORM TO DETAILS, NOTES AND SPECIFICATIONS FROM THE FDOT DESIGN MANUAL, LATEST EDITION, INDEX NO. 304 SHEETS 1 THROUGH 8, AS APPLICABLE.

ADA GUIDANCE TO CONTRACTOR:

1. CONTRACTORS MUST EXERCISE CARE AND PRECISION WHEN CONSTRUCTING ADA ACCESSIBLE COMPONENTS OF THE PRESCRIBED WORK AS PERTAINING TO THIS PLAN SET. THESE COMPONENTS MUST COMPLY WITH THE CURRENT ADA STANDARDS AT THE TIME OF PLAN APPROVAL. THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO:
   1.1. PARKING STALLS AND AISLES -
   1.1.1. SLOPE SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION
   1.2. CURB RAMPS -
   1.2.1. SLOPE SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET
   1.3. LANDINGS -
   1.3.1. MUST BE AT EACH END OF RAMPS, PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (2%) IN ANY DIRECTION
   1.4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE -
   1.4.1. MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF A VEHICLE. THIS SLOPE MUST BE NO GREATER THAN 5% IN THE DIRECTION OF TRAVEL (LONGITUDINAL), AND MUST NOT EXCEED 2% IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 5%, ADA RAMP MUST ADHERE TO A MAXIMUM SLOPE OF 8.3%, FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST ALSO INCLUDE ADA HANDRAILS AND LEVEL LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 2% IN ANY DIRECTION.
   1.5. DOORWAYS -
   1.5.1. MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 2% TO ENSURE POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN FIVE (5) FEET LONG, UNLESS OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING DESIGN.
2. WHEN THE PROPOSED CONSTRUCTION INVOLVES REMEDIATION OF CONSTRUCTION ACTIVITIES REGARDING ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY ELEVATIONS SHOWN ON PLAN. REFER TO THE MOST RECENT VERSION OF THE ADA CODE TO CONFIRM DESIGN REQUIREMENTS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTS AND OR DISCREPANCIES IN THE FIELD THAT DIFFER FROM WHAT IS ILLUSTRATED ON THE PLAN SET, IN WRITING, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL CONSTRUCTION IMPROVEMENTS MUST MEET ALL REQUIREMENTS SET FORTH BY THE MOST RECENT VERSION OF ADA REQUIREMENTS.
3. CONTRACTOR MUST VERIFY SLOPES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES. IF THERE ARE ANY NON-CONFORMANCES THAT EXIST, THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD IN WRITING IMMEDIATELY.
4. IT IS ENCOURAGED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODES AND FIELD INSPECTOR AFTER STAGING AND BEFORE COMMENCEMENT OF CONSTRUCTION.

PAVING, GRADING, AND DRAINAGE NOTES:

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINE OF DRAINAGE STRUCTURES AND TO END OF MITERED END SECTIONS.
2. ALL HP, HDPE OR RCP PIPE JOINTS TO BE WRAPPED WITH 4" WIDE "TYPE R" STRIPS OR EQUAL.
   PIPE ABBREVIATIONS ARE DEFINED AS FOLLOWS:
   PVC = POLYVINYL CHLORIDE PIPE
   RCP = REINFORCED CONCRETE PIPE
   HDPE = HIGH DENSITY POLYETHYLENE
   HP = HIGH PERFORMANCE
3. ALL PIPE SHALL MEET MINIMUM SLOPE REQUIREMENTS FOR THEIR SPECIFIC TYPE. AT A MINIMUM THE FOLLOWING SHOULD BE MET THROUGHOUT THE SITE:
   a. RCP SHALL BE A MINIMUM OF 0.30%
   b. PVC SHALL BE A MINIMUM OF 0.80%
   c. HDPE SHALL BE A MINIMUM OF 0.80%
4. DRAINAGE PIPE NOT LOCATED IN PAVED AREAS CAN BE PVC SDR-26 OR HDPE N-12 EQUIVALENT. STRUCTURES TO BE ADJUSTED ACCORDINGLY DEPENDING ON PIPE MATERIAL CHOSEN. THE CONTRACTOR MUST SUBMIT A REQUEST IN WRITING AND OBTAIN APPROVAL FROM THE OWNER AND THE ENGINEER OF RECORD BEFORE ANY SUBSTITUTIONS ARE ALLOWED.
5. UNLESS OTHERWISE STATED, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M249 AND TYPE-S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT(S). PVC PIPE FOR ROOF DRAIN CONNECTION(S) MUST BE SDR 26 OR SCHEDULE 80 UNLESS INDICATED OTHERWISE. PVC PIPE AND FITTINGS MUST CONFORM TO ASTM D 3034, SDR 35, WITH PUSH ON OR RUBBER GASKETS. NO MATERIAL SUBSTITUTES WILL BE ALLOWED.
6. INSTALLATION OF PIPE SHOULD OCCUR ON A MINIMUM OF 8" STABILIZED MATERIAL FREE OF JAGGED MATERIAL. BACKFILL MATERIAL SHALL BE WELL GRADED AND MEET COVER VALUES AS SHOWN ON THE APPLICABLE PLAN SHEETS. STORM SEWER PIPES SHOULD BE PROTECTED BY A MINIMUM OF 18" OF FILL DURING CONSTRUCTION. DRAINAGE FROM OFFSITE ENTERING THE SITE VIA DITCH OR AN OPEN CUT PIPE MUST BE ACCOMMODATED FOR AND NOT HINDERED DURING CONSTRUCTION ACTIVITIES. CONTRACTOR TO UTILIZE ALL NECESSARY EQUIPMENT TO ENSURE POSITIVE DRAINAGE.
7. ALL NON-PAVED DISTURBED AREAS TO BE SODDED AND STABILIZED WITHIN SEVEN (7) DAYS OF THE DISTURBANCE UNLESS OTHERWISE NOTED.
8. ALL PAVEMENT RETURN RADII SHALL BE MEASURED TO THE EDGE OF PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
9. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SEATED PROPERLY.
10. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS, ETC.
11. THE STORM DRAINAGE SYSTEM SHALL BE FREE OF DIRT, SAND AND DEBRIS PRIOR TO FINAL ACCEPTANCE.
12. MITERED END SECTIONS SHALL CONFORM TO FDOT INDEX #430-022. MITERED END SECTIONS IN PONDS SHALL CONFORM TO FDOT INDEX #430-021. DITCH BOTTOM INLETS SHALL CONFORM TO FDOT INDEX #425-052. STORM MANHOLES SHALL CONFORM TO FDOT INDEX #425-001.
13. THE CONTRACTOR IS TO COORDINATE THE CONFLICT POINTS AT UTILITY INTERFACES AROUND THE SITE. CLEARANCES SHOULD BE MET IN ACCORDANCE WITH FDEP RULES AND PER THE ST. AUGUSTINE STANDARDS NOTED IN THIS PLAN SET.
14. STORM STRUCTURE PIPES THAT EXCEED THE SIZING FOR TYPE C INLETS ARE TO BE CONSTRUCTED WITH ALTERNATE BOTTOMS WITH MINIMUM DIAMETERS TO ACCOMMODATE PIPE SIZES AND/OR PIPE ANGLES PER FOOT INDEX NO. 425-010 AND 425-001 - TYPE J BOTTOM.
15. NYLOPLAST OR EQUAL SHALL BE USED WHERE NOTED AND SHALL ACCOMMODATE THE PIPE SIZING AND ANGLES NOTED. SHOULD THE PIPES NOT BE ABLE TO BE ACCOMMODATED, THEN A TYPE 'C' INLET SHALL BE SUBSTITUTED AT NO ADDITIONAL CHARGE TO THE OWNER.
16. PAVEMENT SHALL BE PLACED IN TWO EQUAL LIFTS. THE SECOND LIFT SHOULD BE PLACED AFTER THE FINAL CERTIFICATE OF OCCUPANCY UNLESS THE OWNER AND THE ENGINEER OF RECORD REQUESTS OTHERWISE IN WRITING.
17. ALL DISTURBED AREA THAT WILL BE EXPOSED FOR MORE THAN SEVEN (7) DAYS REQUIRE EROSION CONTROL TO ADDRESS RAIN DRIVEN AND WIND BLOWN SEDIMENT.
18. GULFSTREAM DESIGN GROUP, LLC WILL REVIEW OR TAKE APPROPRIATE ACTION AS PERTAINING TO THE CONTRACTORS SUBMITTALS INCLUDING BUT NOT LIMITED TO: SHOP DRAWINGS, RFI, PRODUCT SAMPLES, FIELD DATA, ETC. GULFSTREAM DESIGN GROUP, LLC WILL NOT BE REQUIRED TO PERFORM A COMPLETE REVIEW ON A SUBMITTAL WHICH IS CONSIDERED TO BE "INCOMPLETE" BY THE ENGINEER OF RECORD. SUCH SUBMITTAL WILL BE REJECTED IN WRITING AND RETURNED TO THE CONTRACTOR.
19. THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER AND GEOTECHNICAL ENGINEER OF RECORD FOR APPROVAL PRIOR TO PLACEMENT OF ANY CONCRETE PAVEMENT.
20. THE CONTRACTOR SHALL PROVIDE EXPANSION JOINTS AT ABUTMENTS OF CONCRETE AND ANY STRUCTURE.
21. THE CONTRACTOR IS THE RESPONSIBLE PARTY FOR MAINTAINING THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE REQUIRED TESTING WITH THE GEOTECHNICAL ENGINEER. TESTING IS REQUIRED IN ACCORDANCE WITH THE TESTING SCHEDULE FOUND ON THIS SHEET UPON COMPLETION OF THE WORK. THE GEOTECHNICAL ENGINEER OF RECORD SHALL SUBMIT CERTIFICATES TO THE CIVIL ENGINEER OF RECORD AND

CITY OF ST. AUGUSTINE (C.O.S.A.) WATER AND SEWER GENERAL NOTES

GENERAL NOTES

1. THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, LATEST EDITION, SHALL PRESIDE; THESE NOTES AND THIS PLAN SET ARE NOT INTENDED TO BE ALL INCLUSIVE WITH REGARD TO ALL POSSIBLE CONSTRUCTION REQUIREMENTS FOR THIS PROJECT.

2. THE C.O.S.A. STANDARDS MANUAL, DETAILS, AND "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" (LATEST EDITIONS) ARE AVAILABLE ONLINE. LINKS TO THESE ITEMS CAN BE FOUND ON THE "Public Works Documents, Forms and Reports" PAGE OF THE CITY'S WEBSITE. GO TO: www.staugustinegovernment.com --> Forms, Applications & Docs --> Public Works Requests and Documents.

3. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE DEVELOPER AND/OR OWNER'S REPRESENTATIVE, THE ENGINEER OF RECORD, THE GENERAL CONTRACTOR, THE UNDERGROUND UTILITY CONTRACTOR, AND THE C.O.S.A. PRIOR TO THE START OF ANY CONSTRUCTION. A PRE-CONSTRUCTION MEETING WITH THE C.O.S.A. IS REQUIRED REGARDLESS OF OTHER AGENCIES REQUIREMENTS.

4. FOR PRE-CONSTRUCTION MEETING REQUIREMENTS, REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION. PLAN AHEAD – C.O.S.A. APPROVAL OF PRE-CON SUBMITTAL ITEMS IS REQUIRED PRIOR TO SCHEDULING THE PRE-CON MEETING.

5. ALL WATER, SEWER, AND/OR REUSE CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES. A COPY OF THE CONTRACTOR'S GENERAL LICENSE AND/OR UNDERGROUND UTILITY LICENSE SHALL BE PROVIDED PRIOR TO THE PRE-CONSTRUCTION MEETING.

6. PLAN AHEAD FOR C.O.S.A. DEDICATION AND ACCEPTANCE REQUIREMENTS FOR UTILITIES. THE CITY MUST OFFICIALLY ACCEPT ALL UTILITIES TO BE DEDICATED TO THE CITY PRIOR TO INSTALLING ANY WATER METERS, AND PRIOR TO SIGNING OFF ON ANY USE PERMIT OR CERTIFICATE OF OCCUPANCY. REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION, FOR SUBMITTAL REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL REQUIRED DOCUMENTS ACCURATELY, DILIGENTLY AND IN A TIMELY MANNER. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR REQUESTING OR MANAGING SUBMITTAL OF THESE DOCUMENTS.

7. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL LOCATIONS AND ELEVATIONS, PROPERTY LINES AND EASEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8. CONTRACTOR SHALL LOCATE, VERIFY, AND IDENTIFY ALL EXISTING UTILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS WITHIN THE CONSTRUCTION AREA AND TAKE ALL MEASURES NECESSARY TO PROTECT ALL UTILITIES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A. (INCLUDING MEASURES SPECIFIED BY C.O.S.A. INSPECTOR SUCH AS MECHANICAL JOINT RESTRAINTS). SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE AFFECTED UTILITY COMPANY, ENGINEER OF RECORD, AND C.O.S.A. AT A MINIMUM, CONTRACTOR SHALL ENSURE PROTECTION OF ALL EXISTING UTILITIES BY FOLLOWING THE COMMON GROUND ALLIANCE BEST PRACTICES, LATEST VERSION, UNLESS EXCEPTIONS ARE SPECIFICALLY AGREED TO IN ADVANCE BY THE CITY. CONTRACTOR SHALL COORDINATE UTILITIES LOCATES WITH SUNSHINE STATE ONE-CALL OF FLORIDA, ONCE THE LOCATE SERVICE HAS FIELD MARKED ALL UTILITIES, CONTRACTOR SHALL VERIFY EACH UTILITY (INCLUDING ANY SERVICE LATERALS, I.E. WATER, SEWER, CABLE, GAS, ELECTRIC, PHONE, ETC.) AND THOSE WITHIN EXACT PAVING AREA. VERIFICATION MAY BE PERFORMED UTILIZING GROUND PENETRATING RADAR, HAND DIG, OR VACUUM EXCAVATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL DEPICT ON THE DRAWINGS BOTH THE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITIES OFF OF A PREDETERMINED BASELINE.

9. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO LOCATE, EXCAVATE AND PREPARE FOR CONNECTIONS TO THE TERMINUS OF THE C.O.S.A.'S EXISTING WATER OR SEWER SYSTEMS AT THOSE POINTS SHOWN ON THE DRAWINGS OR WHERE DIRECTED BY THE C.O.S.A. OR THE ENGINEER. ALL COSTS ASSOCIATED WITH THIS WORK AND FOR THE ACTUAL CONNECTION OF THE EXISTING MAINS SHALL BE INCLUDED IN THE BID FOR THE PROJECT AND SHALL NOT RESULT IN ANY ADDITIONAL COST TO THE C.O.S.A.

10. THE CONTRACTOR SHALL FIELD VERIFY THE CONNECTION POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE C.O.S.A. IMMEDIATELY.

11. THE WATER AND/OR SEWER SYSTEM SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE C.O.S.A. APPROVED CONSTRUCTION DRAWINGS, DETAILS AND SPECIFICATIONS. IF THERE IS ANY DEVIATION FROM THE APPROVED CONSTRUCTION DRAWINGS, DETAILS OR SPECIFICATIONS, WITHOUT PRIOR AUTHORIZATION AND CONSENT FROM THE C.O.S.A., THE CONTRACTOR SHALL REMOVE THE DEVIATION AND RESTORE IT TO THE APPROVED CONSTRUCTION DRAWING CONFIGURATION AT NO EXPENSE TO THE C.O.S.A. FAILURE TO CONSTRUCT UTILITIES ACCORDINGLY WILL RESULT IN DELAYS IN OBTAINING FINAL C.O.S.A. APPROVAL TO ACCEPT THE UTILITIES, AND UNANTICIPATED COSTS AND CONSTRUCTION TIME WHILE CORRECTIONS ARE MADE. SUCH DELAYS AND COSTS WILL NOT BE THE RESPONSIBILITY OF THE C.O.S.A. THE C.O.S.A. WILL NOT ACCEPT UTILITIES WHICH ARE NOT CONSTRUCTED TO C.O.S.A. STANDARDS AND SPECIFICATIONS.

12. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED USING AVAILABLE MEANS. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR ANY INACCURATE OR INCOMPLETE SURVEY INFORMATION, AND ANY RESULTANT DELAYS AND COSTS.

13. VERTICAL LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS HAVE BEEN REFERENCED TO A BENCH MARK NOTED ON THE PLANS. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND SHALL NOTIFY THE ENGINEER IF LOCATION DIFFERS FROM THAT SHOWN ON THE PLANS BEFORE CONTINUING WITH CONSTRUCTION.

14. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE C.O.S.A. PRIOR TO CONTINUING CONSTRUCTION.

15. THE CONTRACTOR SHALL PROTECT SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. IF THE CONTRACTOR SHALL RESTORE/REPLACE ANY, AT NO ADDITIONAL EXPENSE TO THE OWNER, ANY DAMAGE DONE BY CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OR HER OPERATIONS. ANY DAMAGE SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR C.O.S.A.

17. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND BUILDING PLACEMENT WITH ALL OTHER UTILITIES CONSTRUCTION.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE EXCAVATION, FURNISHING AND PLACING SUITABLE REPLACEMENT BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

19. UNSUITABLE MATERIALS UNDER WATER AND/OR SEWER MAINS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY. BACKFILL SHALL BE COMPACTED IN A MAXIMUM OF ONE-FOOT (1') LIFTS. DENSITY TESTS SHALL BE TAKEN AFTER COMPACTION OF EVERY LIFT.

20. THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, THE PROPERTY OWNER, AND THE C.O.S.A. 72 HOURS PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.

21. THE ENGINEER OF RECORD AND THE C.O.S.A. SHALL BE GIVEN FORTY-EIGHT HOURS (48-HR) NOTICE OF ALL REQUESTED MEETINGS AND/OR TESTING MEASURES RELATED TO THE PROJECT.

22. ALL WORK, MATERIALS, AND EQUIPMENT SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELEVANT C.O.S.A. STANDARDS AND REQUIREMENTS AS WELL AS STATE AND LOCAL REGULATIONS.

23. ALL UNDERGROUND UTILITY EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, AND ALL INTERIM STANDARDS UPDATES, LATEST EDITION, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, AND THE APPROVED PLANS.

24. ALL UTILITY CROSSINGS SHALL COMPLY WITH F.D.E.P. REGULATIONS (CHAPTER 62-555.314, F.A.C.)

25. DURING ALL EXCAVATION ACTIVITIES NEAR EXISTING C.O.S.A. UTILITIES, CONTRACTOR SHALL PROTECT EXISTING PIPE FROM DAMAGE AND SUPPORT PIPE AS NECESSARY. CONTRACTOR SHALL RESTRAIN EXISTING PIPE AS NECESSARY AND/OR AS DIRECTED BY THE PLANS OR C.O.S.A. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE, AND THE EXISTING UTILITIES SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.

26. LANDSCAPING TREES SHALL HAVE A MINIMUM OF 7.5 FEET SEPARATION FROM THE EDGE OF PIPELINE TO THE EDGE OF THE TREE CANOPY.

GENERAL NOTES (CONTINUED)

27. ALL ROCK AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA AND C.O.S.A. STANDARDS AND/OR PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE. CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED FOR NEW AND RELOCATED PIPES. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE NEW AND RELOCATED PIPES AND TO A SUFFICIENT HEIGHT ABOVE SUCH PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.

28. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF SIX INCHES BELOW UTILITIES BEING LAID. CONTRACTOR SHALL SECURE ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS FOR DEWATERING.

29. FOR WATER AND WASTEWATER MAINS SMALLER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 30 INCHES AND 36 INCHES, RESPECTIVELY, IN UNPAVED AREAS, AND 36 INCHES AND 42 INCHES, RESPECTIVELY, IN PAVED AREAS, OR AS REQUIRED WITHIN F.D.O.T. OR RAILROAD RIGHTS-OF-WAY. FOR MAINS GREATER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 42 INCHES AND 54 INCHES, RESPECTIVELY. EXCEPTIONS MAY BE MADE FOR CONFLICTS.

30. INSTALLATION OF FORCE MAINS OR WATER MAINS USING PIPE DEFLECTION WITHOUT FITTINGS SHALL ONLY BE ALLOWED AS APPROVED IN ADVANCE BY THE CITY. CONTRACTOR SHALL USE FITTINGS AS NECESSARY TO INSTALL PIPE WITHOUT JOINT DEFLECTION AT NO ADDITIONAL COST TO THE CITY. WHERE FORCE MAINS OR WATER MAINS ARE DEFLECTED WITHOUT FITTINGS, THE MAXIMUM JOINT DEFLECTION SHALL BE BOX OF THAT RECOMMENDED BY THE MANUFACTURER.

31. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ALL FITTINGS SHALL BE RESTRAINED PER THE RESTRAINED JOINT TABLE IN THE APPROVED PLAN SET.

32. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE IN ACCORDANCE WITH THE C.O.S.A. DETAILS AND SPECIFICATIONS. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).

33. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.

34. LOCATE WIRE AND LOCATOR PEGS SHALL BE INSTALLED ACCORDING TO C.O.S.A. STANDARDS, LATEST EDITION. IN GENERAL, LOCATE WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UP RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. LOCATOR PEGS SHALL BE ZIP-TIED TO BOTTOM SECTION OF ALL VALVE BOXES. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE C.O.S.A. PRIOR TO BACKFILLING. AFTER INSTALLATION, THE ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A CERTIFIED UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR, WITH THE TEST REPORT SUBMITTED TO C.O.S.A. THE C.O.S.A. SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE SYSTEM TESTING. WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS OR WHERE THE LOCATOR PEG DOES NOT DETECT, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A., SHALL MAKE NECESSARY REPAIRS AND RE-TEST. SUCCESSFUL LOCATE SYSTEM TEST REPORT IS REQUIRED PRIOR TO INSTALLATION OF WATER METERS.

35. CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION TO INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.

36. CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) CALENDAR DAYS NOTICE TO THE C.O.S.A. PRIOR TO SCHEDULING THE FINAL INSPECTION.

37. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE AFTER 4:00 P.M. OR BEFORE 8:30 A.M. MONDAY THROUGH THURSDAY. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY RECOGNIZED HOLIDAYS UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE HOURS. IN THE EVENT THAT SUCH WORK HOURS ARE NECESSARY, THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH INSPECTION STAFF OVERTIME. WRITTEN NOTIFICATION FOR THE WORK SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING WORK WITHIN THE ABOVE RESTRICTED HOURS. THE WORK SHALL BE SUBJECT TO THE AVAILABILITY OF INSPECTION STAFF. OVERTIME THAT DOES NOT REQUIRE CITY INSPECTION SHALL BE DONE AFTER 7:00 P.M. OR BEFORE 7:00 A.M., OR ON SATURDAYS AND SUNDAYS, UNLESS EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE TIMES. WRITTEN NOTIFICATION FOR THE WORK DURING THESE TIMES SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING THE WORK. THE CITY SHALL HAVE 24 HOURS TO REVIEW AND APPROVE THE NOTIFICATION BEFORE THE WORK MAY BE STARTED.

38. THE C.O.S.A. RESERVES THE RIGHT TO KEEP ALL C.O.S.A. UTILITIES REMOVED DURING CONSTRUCTION.

39. ALL SPOOL PIECES TO BE MINIMUM 30-INCHES. CONTRACTOR SHALL PLAN AHEAD ACCORDINGLY TO ALLOW FOR THIS REQUIREMENT, AND SHALL NOTIFY CITY IMMEDIATELY SHOULD CONDITIONS DISCOVERED DURING CONSTRUCTION NECESSITATE SOLUTIONS WHERE 30-INCH SPOOL PIECES CANNOT BE MET. ALL ALTERNATE FITTINGS, SUCH AS 'FOSTER ADAPTERS' FOR EXAMPLE, SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.

40. ALL OF THE STANDARD C.O.S.A. CONSTRUCTION DETAILS SHALL APPLY TO THIS PROJECT, REGARDLESS OF DETAILS SHOWN OR NOT SHOWN ON THE PLANS.

41. ADHERENCE TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, OR THE CITY REPRESENTATIVE'S APPROVAL ON ANY ASPECT OF THE CONSTRUCTION COVERED BY THESE PLANS AND SPECIFICATIONS, SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR ULTIMATE RESPONSIBILITY FOR THE SATISFACTORY COMPLETION OF THE WORK.

42. CITY VALVES, FIRE HYDRANTS, LIFT STATIONS, FLUSHING HYDRANTS, AND SEWER MANHOLE COVERS ARE TO BE EXERCISED BY CITY STAFF OR OTHERS UNDER THE DIRECT SUPERVISION OF THE CITY INSPECTOR.

43. IN CASE OF ACCIDENTAL IMPACTS TO ANY CITY UTILITY SYSTEM IMMEDIATELY CONTACT THE CITY PUBLIC WORKS DEPARTMENT AT 904-825-1040 OR AFTER HOURS, CONTACT THE CITY WATER TREATMENT PLANT 904-825-1044.

NOTICE OF PROCEDURE

1. ALL BUILDING PERMITS AND WATER METERS PROCESSED THROUGH THE C.O.S.A. PLANNING & BUILDING DEPARTMENT, OR THE C.O.S.A. CUSTOMER SERVICE DEPARTMENT SHALL BE ACCOMPANIED BY A SET OF CIVIL SITE DESIGN PLANS. CONSTRUCTION PLANS STAMPED APPROVED BY THE C.O.S.A. PUBLIC WORKS DEPARTMENT.
2. C.O.S.A. PUBLIC WORKS DEPARTMENT SITE PLAN APPROVAL IS REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
3. ALL CONNECTIONS TO THE WATER AND/OR SEWER SYSTEM, FLUSHING, AND PRESSURE TESTS TO BE PERFORMED BY THE UTILITY CONTRACTOR OR LICENSED MASTER PLUMBER MUST BE SCHEDULED AT LEAST FIVE (5) WORKING DAYS IN ADVANCE WITH THE C.O.S.A. THE C.O.S.A. INSPECTOR MUST BE PRESENT PRIOR TO THE CONNECTION BEING MADE OR TESTING.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
5. THE OWNER SHALL PURCHASE ALL WATER METERS THROUGH THE C.O.S.A.
6. WATER AND/OR SEWER UTILITY CONNECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF A SITE AND/OR BUILDING PERMIT.
7. ALL ON-SITE PRIVATE WATER AND/OR SEWER CONSTRUCTION BETWEEN THE METER OR CLEANOUT AND BUILDING MAY BE INSPECTED BY THE C.O.S.A. TO ENSURE STANDARDS ARE MET.
8. ALL REQUIREMENTS BY THE C.O.S.A. (I.E. FINAL INSPECTION, CORRECTION OF PUNCH LIST ITEMS, "AS-BUILTS", F.D.E.P. CERTIFICATION OF COMPLETION, BILL OF SALE, RECORDED EASEMENTS, ETC.) MUST BE SATISFIED PRIOR OF ISSUANCE OF CERTIFICATES OF OCCUPANCY.

AS-BUILT NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF "AS-BUILT" DRAWINGS FROM JURISDICTIONAL AUTHORITIES AS REQUIRED.
2. "AS-BUILT" INFORMATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION.
3. REFER TO C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" AND SECTION 30 OF THE CITY'S MANUAL, LATEST EDITIONS, FOR A COMPLETE DESCRIPTION AND LISTING OF THE CITY'S AS-BUILT REQUIREMENTS.
4. ALL C.O.S.A. AS-BUILT REQUIREMENTS ARE REQUIRED TO BE MET PRIOR TO C.O.S.A. ACCEPTANCE OF UTILITIES, INSTALLATION OF WATER METERS, OR FINAL PAYMENT.
5. ALL AS-BUILT DRAWINGS SHALL BE PREPARED ON THE NAD 83 STATE PLANE FLORIDA EAST COORDINATE SYSTEM (US FEET), AND CONTAIN A MINIMUM OF FOUR (4) GPS ACQUIRED LOCATION POINTS. THE C.O.S.A. WILL NOT ACCEPT AS-BUILT PLANS OR CAD DRAWINGS NOT REFERENCED TO S.P.C.
6. A MINIMUM OF FIVE WORKING DAYS PRIOR TO THE PRELIMINARY FIELD INSPECTION, TWO (2) SETS OF PRELIMINARY BLACKLINE "AS-BUILTS" SHOWING THE REQUIRED INFORMATION, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE C.O.S.A.
7. THE RECORD OR "AS-BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER, SEWER (INCLUDING STORM) AND REUSE LINES AT ALL CROSSINGS AND PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET. IN ADDITION, THE CENTERING OF UNCUT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED ON THE DRAWINGS AND ALL MITIGATING CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

POTABLE WATER SYSTEM NOTES

1. ALL WATER MAINS 4" THROUGH 12" DIAMETER SHALL BE PVC C-900, DR-18, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 350.
2. ALL WATER MAINS 16" THROUGH 20" DIAMETER SHALL BE PVC C-905, DR-25, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 250.
3. ALL WATER MAINS 24" AND LARGER DIAMETER SHALL BE DUCTILE IRON PIPE.
4. ALL WATER LINES 2" DIAMETER OR LESS SHALL BE HDPE CTS DR 9 COLOR "BLUE".
5. ALL CURB STOPS ARE TO BE FORD BALL-TYPE OR EQUAL WITH LOCKING CAPACITY AND LARGE NUT. 1" MINIMUM. SEE C.O.S.A. APPROVED MATERIALS AND MANUFACTURER'S LIST, LATEST EDITION.
6. THE SEPARATION REQUIREMENT BETWEEN POTABLE WATER MAINS AND OTHER UTILITIES SHALL BE PER CHAPTER 62-555, F.A.C.
7. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (NCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
8. WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE C.O.S.A. AND THE HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED CONTAMINATION.
9. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY THE C.O.S.A. AND F.D.E.P.
10. JUMPER CONNECTIONS WITH BACKFLOW PREVENTION DEVICE SHALL BE USED TO FILL OR FLUSH WATER MAINS.
11. ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND THE C.O.S.A. STANDARDS.
12. ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS WILL COMPLY WITH THE LATEST F.D.E.P. AND AWWA STANDARDS FOR LEAD CONTENT.
13. ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605, LATEST EDITION.
14. ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.340, F.A.C.
15. ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE AND THE C.O.S.A. STANDARDS.
16. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED ON THE ASBUILT DRAWINGS. THE SAMPLE POINT NUMBERING AND STATIONING SHALL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE CHAIN OF CUSTODY FORMS.
17. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED OUTSIDE PAVED AREAS UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED 1-FOOT INSIDE RIGHT-OF-WAY LINES UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY.

WASTEWATER SYSTEM NOTES

1. INTERIOR LINERS ARE REQUIRED ON JUNCTION MANHOLES WITH THREE OR MORE INVERTS, AND/OR MANHOLES RECEIVING FORCE MAIN FLOW. LINERS SHALL BE SPECTRASHIELD, SEWPERCOAT, OR EQUAL AS APPROVED BY THE C.O.S.A.
2. SANITARY SEWER LINE TO DEPTHS OF 15' SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034 COLORED GREEN. SANITARY SEWER LINE OF DEPTHS 15' TO 15' SHALL BE SDR-26 PVC. ALL SANITARY SEWER LINES SHALL BE GREEN AND CLEARLY MARKED ON THE PIPE.
3. SANITARY SEWER FORCE MAIN 4" AND LARGER SHALL BE C900 DR25 PVC PIPE CONFORMING TO ASTM D-1784, 1785, AND D-2241. DUCTILE IRON PIPE SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE THE C.O.S.A.. SANITARY FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED.
4. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE C.O.S.A. ALL VIDEO LOGS, WRITTEN REPORTS, AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL CONTACT THE C.O.S.A. FOR INSPECTION AFTER INSTALLATION OF GREASE TRAPS, INTERCEPTORS, AND/OR OIL-WATER SEPARATORS.

HYDROSTATIC TESTING NOTES

1. AFTER ALL PRESSURE PIPES ARE INSTALLED, THE JOINTS COMPLETED, AND THE TRENCH BACKFILLED, THE NEWLY LAID PIPE AND APPURTENANCES SHALL BE SUBJECTED TO A HYDROSTATIC TEST FOR A PERIOD OF AT LEAST TWO (2) HOURS. THE ENGINEER AND THE C.O.S.A. MUST BE NOTIFIED AT LEAST 48 HOURS BEFORE A TEST IS TO BE PERFORMED. TEST SHALL BE AS SET FORTH IN AWWA STANDARD C605. ANY LEAKS DETECTED SHALL BE CORRECTED AND THE SECTION OF PIPELINE RETESTED. THE TWO HOUR TEST PERIOD SHALL BEGIN WHEN ALL JOINTS HAVE BEEN DETERMINED TO BE WATER TIGHT. LEAKAGE SHALL BE LIMITED TO THAT ALLOWANCE SET FORTH IN SECTION 4 OF AWWA STANDARD C600 LATEST EDITION. HYDROSTATIC AND LEAKAGE TEST AND BLOW-DOWN (ZEROING OF GAUGE) MUST NOT OCCUR BEFORE SAMPLING FOR BACTERIOLOGICAL TEST. THE MAXIMUM ALLOWABLE PRESSURE LOSS IS 5 PSI.

UTILITY ABANDONMENT

1. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTORS OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
2. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.

STANDARD WATER/SEWER/RECLAIMED WATER SEPARATION REQUIREMENTS

THE CONTRACTOR SHALL INSTALL ALL MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 62-555.314, FAC, BELOW. THE CONTRACTOR SHALL NOTIFY THE C.O.S.A. IN ANY INSTANCE WHERE THE BELOW REQUIREMENTS CANNOT BE MET PRIOR TO INSTALLATION OF PIPE.

"62-555.314 LOCATION OF PUBL

STORM WATER POLLUTION PREVENTION PLAN

GENERAL NOTES

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

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

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

TIMING OF CONTROLS / MEASURES

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

CONTROLS

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

STABILIZED CONSTRUCTION ENTRANCE:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN FOR THE DURATION OF THE CONSTRUCTION A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS TO THE CONSTRUCTION SITE. AGGREGATE SHALL BE FDOT SIZE NO. 1 COARSE AGGREGATE.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   - D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
   - E. REFER TO THE DETAILS FOR CONSTRUCTING THE SYNTHETIC BALE BARRIER. ALSO, REFER TO THE DETAILS FOR PROPER LOCATION, MATERIAL AND USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - F. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - G. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - H. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO THE DETAILS.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS, EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDRO MULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX AND AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING: IF AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

CONTROLS *(CONTINUED)*

STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   - A. BLOCK AND GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO THE DETAILS FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
   - B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED SEDIMENT TRAP.
   - C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO THE DETALS FOR CONSTRUCTION OF SYNTHETIC BALE AND FABRIC SEDIMENT FILTER.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL:

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

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

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

OFFSITE VEHICLE TRACKING:
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

MAINTENANCE / INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE PRACTICES:

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

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

NON-STORM WATER DISCHARGES:

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

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

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

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

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

GENERAL:

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

HAZARDOUS PRODUCTS:

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

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

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:

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

FERTILIZERS:

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

PAINTS:

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

CONCRETE TRUCKS:

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

SPILL CONTROL PRACTICES:

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

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

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

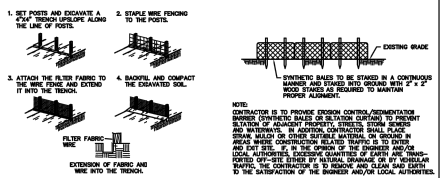
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

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

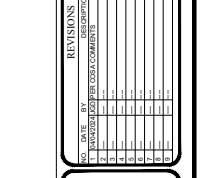
SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

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

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



SILT FENCE CONSTRUCTION
N.T.S.



SEDIMENT BARRIER
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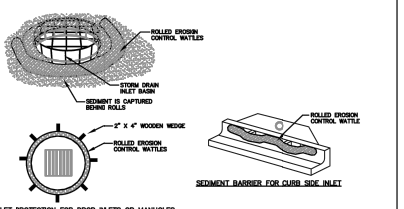
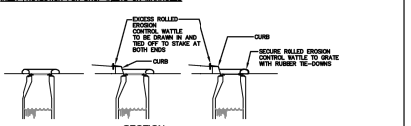
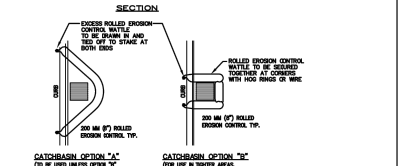
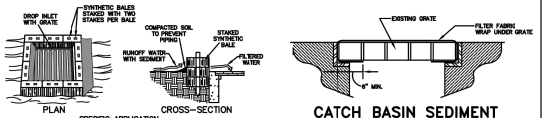






NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SECURE ROLLED EROSION CONTROL PRODUCT TO GROUND AT EACH END.
3. ROLLS SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT STORM EVENT TO CLEAR AND DISPOSE OF SEDIMENT AND DEBRIS.
4. USE 12" DIAMETER, 20' LONG WATTLE ROLLS FOR STANDARD CIRCULAR DRAINAGE STRUCTURES. PLACE THE ROLL AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH HOG RINGS OR WIRE. USE 2"x2"x24" WOODEN STAKES TO HOLD DOWN WATTLE ROLLS.

ROLLED EROSION AND SEDIMENTATION CONTROL PRODUCTS
N.T.S.



SYNTHETIC BALE DROP INLET SEDIMENT FILTER
N.T.S.

CATCH BASIN SEDIMENT PROTECTION DETAIL
N.T.S.

CITY OF ST. AUGUSTINE STORM WATER POLLUTION PREVENTION PLAN	REVISION DATE:	FEB 2017
	NOT TO SCALE	N-2

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/07/22	JGD	PER COSA COMMENTS
2			
3			
4			
5			
6			
7			
8			
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10			

ENGINEERING PLANS FOR
CEDAR STREET RESIDENTIAL
COSA GENERAL NOTES 2
ST AUGUSTINE, FLORIDA

811 Know what's below. Call before you dig.

PERMIT REVIEW SET

GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

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PROJECT NO:	21-093
ISSUE DATE:	06-07-2022
DRAFTED BY:	JGD
DESIGNED BY:	MM
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL

4

CITY OF ST. AUGUSTINE (C.O.S.A.) HORIZONTAL DIRECTIONAL DRILLING (HDD) CONSTRUCTION REQUIREMENTS

GENERAL:

1. THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, AND ALL INTERIM STANDARDS UPDATES, LATEST EDITION, SHALL PRESIDE; THESE NOTES ARE NOT INTENDED TO BE ALL INCLUSIVE.
2. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO LOCATE, EXCAVATE AND PREPARE FOR CONNECTIONS TO THE TERMINUS OF THE CITY'S EXISTING WATER OR SEWER SYSTEMS AT THOSE POINTS SHOWN ON THE DRAWINGS OR WHERE DIRECTED BY THE CITY OR THE ENGINEER. ALL COSTS ASSOCIATED WITH THESE WORK AND TIE TO THE ACTUAL CONNECTION OF THE EXISTING MAINS SHALL BE INCLUDED IN THE BID FOR THE PROJECT AND SHALL NOT RESULT IN ANY ADDITIONAL COST TO THE CITY.
3. THE CONTRACTOR'S WORK SHALL INCLUDE ALL SERVICES, EQUIPMENT, MATERIALS, AND LABOR FOR COMPLETE AND PROPER INSTALLATION, TESTING, RESTORATION OF UNDERGROUND UTILITIES AND ENVIRONMENTAL PROTECTION AND RESTORATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSTALLATION PROCESSES INCLUDING DRILLING, BACK-REAMING, MANAGEMENT AND DISPOSAL OF ALL DRILLING FLUID, DEWATERING, AND LEAK TESTING THE PIPE AND FITTINGS.
5. FOR THE SUPPLY OF DOMESTIC WATER DURING CONSTRUCTION, THE CONTRACTOR SHALL UTILIZE A CITY METER ASSEMBLY (METER & BACKFLOW DEVICE) AND PAY FOR ALL WATER CONSUMED, EXCEPT IN THE CASE WHERE A NEW WATER MAIN IS CONNECTED DIRECTLY INTO THE ACTIVE WATER SYSTEM FOR LINE FILLING AND FLUSHING OPERATION. THE ACCOUNTABLE DOMESTIC WATER QUANTITIES SHALL BE MINIMIZED.
6. DIRECTIONAL DRILLING OPERATIONS SHALL BE PERFORMED COMPLETELY WITHIN THE RIGHT-OF-WAY AND/OR EASEMENTS SHOWN ON THE DRAWINGS.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR BEING FAMILIAR WITH THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE HDD, AND FOR COMPETENTLY HANDLING THOSE CONDITIONS AS THEY ARISE.
8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY GEOTECHNICAL INVESTIGATIONS THEY DEEM NECESSARY AND ANY OTHER DATA NECESSARY TO ENSURE A SUCCESSFUL PROJECT.
9. ADHERENCE TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, OR THE CITY REPRESENTATIVE'S APPROVAL OF ANY ASPECT OF ANY DIRECTIONAL BORE OPERATION COVERED BY THESE PLANS AND SPECIFICATIONS, SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR ULTIMATE RESPONSIBILITY FOR THE SATISFACTORY COMPLETION OF THE WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL DAMAGE TO PRIVATE AND/OR PUBLIC PROPERTY (AT NO EXPENSE TO THE CITY). REPAIR WORK SHALL MEET ALL LOCAL AND STATE RULES AND REQUIREMENTS.
11. PERMITS FOR ALL WORK WITHIN FDOT, COUNTY, CITY, AND SUBMERGED LAND OF THE STATE OF FLORIDA RIGHTS-OF-WAY SHALL BE OBTAINED BY THE OWNER. THE CONTRACTOR SHALL VERIFY THE CONDITIONS OF ALL PERMITS BEFORE COMMENCING ANY WORK ON THE PROJECT.
12. INDIVIDUAL PIPE LENGTHS SHALL BE ASSEMBLED BY BUTT-FUSION UNLESS OTHERWISE SPECIFIED. CONNECTED FITTINGS SHALL BE FUSED OR MECHANICALLY JOINED TO THE PIPING AS SPECIFIED.

HDD SUBMITTALS REQUIRED FROM CONTRACTOR:

BORE PLAN:

CONTRACTOR SHALL SUBMIT THE FOLLOWING REQUIRED INFORMATION FOR ALL INDIVIDUAL HDD SEGMENTS. ACCEPTABLE RESPONSES TO THE EVALUATION CRITERIA LISTED BELOW SHALL BE REQUIRED PRIOR TO BEGINNING ANY HDD WORK.

1. TO CONTRACTOR SHALL PROVIDE A BORE PLAN OF EACH HDD SEGMENT FOR THE PROJECT THAT IS COMPATIBLE WITH THE PIPE CHARACTERISTICS, SITE CONDITIONS, AND HDD EQUIPMENT.
2. CONTRACTOR SHALL PROVIDE CALCULATIONS (IN ACCORDANCE WITH ASTM F 1962 OR EQUAL) FOR PULL BACK FORCE REQUIRED AND THE RESULTING PRO SIZE PROPOSED FOR THE PROJECT.
3. CONTRACTOR SHALL PROVIDE CALCULATIONS (IN ACCORDANCE WITH INDUSTRY STANDARDS) PREDICTING THE EXPECTED ANNULAR PRESSURE AND IDENTIFY AREAS SUBJECT TO HYDROFRACTURE.
4. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE PIPE WILL NOT BE OVERSTRESSED.
5. CONTRACTOR SHALL VERIFY THAT THE INFORMATION PROVIDED IN THE BORE PLAN WILL BE FULLY INCORPORATED INTO THE WORK PLAN.
6. CONTRACTOR SHALL IDENTIFY WHICH, IF ANY, ITEMS OF THE BASIS OF DESIGN THAT THE CONTRACTOR PROPOSES TO CHANGE (ENTRY/EXIT ANGLES, DEPTH, RADIUS, ETC.). THESE CHANGES SHALL BE REFLECTED IN THE CALCULATIONS AND INFORMATION REQUIRED IN THESE EVALUATION CRITERIA.

WORK PLAN:

PRIOR TO BEGINNING WORK, THE CONTRACTOR MUST SUBMIT TO THE CITY FOR APPROVAL A WORK PLAN DETAILING PROCEDURE AND SCHEDULE TO EXECUTE THE PROJECT. WORK PLAN SHALL INCLUDE A DESCRIPTION OF ALL PROPOSED EQUIPMENT TO BE USED, DOWN-HOLE TOOLS LIST OF PERSONNEL AND THEIR QUALIFICATIONS/EXPERIENCE (INCLUDING BACK-UP PERSONNEL IN THE EVENT THAT AN INDIVIDUAL IS UNAVAILABLE), LIST OF SUB-CONTRACTORS, SCHEDULE OF WORK ACTIVITIES, SAFETY PLAN (INCLUDING MSDS OF ANY POTENTIALLY HAZARDOUS SUBSTANCES), TRAFFIC CONTROL PLAN (IF APPLICABLE), ENVIRONMENTAL PROTECTION PLAN AND CONTINGENCY PLANS FOR POSSIBLE PROBLEMS INCLUDING A FRAC-OUT CONTINGENCY PLAN. CONTRACTOR SHALL ALSO PROVIDE A DRILLING FLUID PROGRAM INCLUDING MIX DESIGNS AND QUANTITY ESTIMATIONS FOR THE PARTICULAR PROJECT. WORK PLAN SHOULD DOCUMENT TOPOGRAPHIC PLANNING REQUIRED TO SUCCESSFULLY COMPLETE PROJECT. CONTRACTOR SHALL SUBMIT AND OBTAIN CITY'S APPROVAL OF A PRE-CONSTRUCTION BORE-LOG DETECTING ALL AREAS OF PROBLEM (HORIZONTAL AND VERTICAL ALIGNMENT) OF THE PROPOSED BORE PATH. BORE-LOG SHALL INCLUDE ALL KNOWN EXISTING AND EXISTING STRUCTURES. ALL PROPOSED DEVIATIONS FROM THE DRAWINGS INCLUDED IN THE CONTRACT DOCUMENTS SHALL BE CLEARLY IDENTIFIED.

THE WORK PLAN SHALL SPECIFICALLY ADDRESS THE FOLLOWING POTENTIAL PROBLEMS:

1. A FRAC-OUT AND SURFACE SPILL CONTINGENCY PLAN AS REQUIRED BY THE CITY AS PART OF THE PERMIT.
2. LOSS OF CIRCULATION.
3. OBSTRUCTIONS ALONG BORE PATH DURING REAMING OR PULLBACK.
4. DRILL PIPE OR PRODUCT PIPE CANNOT BE ADVANCED.
5. DEVIATIONS FROM DESIGN LINE AND GRADE EXCEED ALLOWABLE TOLERANCES.
6. DRILL PIPE OR PRODUCT PIPE BROKEN OFF IN BORE.
7. COLLAPSE OF PRODUCT PIPE OR EXCESSIVE DEFORMATION.
8. DAMAGE TO A UTILITY.
9. EXCESSIVE SUBSIDENCE OR HEAVE.

THE WORK PLAN SHALL SPECIFICALLY ADDRESS THE FOLLOWING PROCEDURES:

1. METHODS:
   THE CONTRACTOR SHALL PROVIDE COMPLETE DESCRIPTIONS OF PROPOSED PLANS, PROCEDURES, AND PERSONNEL, AS WELL AS SUPPORTING CALCULATIONS, FOR THE FOLLOWING PROCESSES:
   a. DRILLING FLUID MANAGEMENT PLAN AND PROCEDURES FOR PILOT HOLE DRILLING AND REAMING. PROCEDURES FOR TRACKING AND CONTROLLING THE DRILLING HEAD LOCATION. PROCEDURES FOR DOCUMENTING AND PREPARING AS-BUILTS.
   b. DRILLING FLUID MANAGEMENT PLAN.
   c. SPOILS HANDLING AND DISPOSAL PLAN.
   d. PIPE STORAGE AND HANDLING, ADDRESSING: THE BEAMS AND METHOD FOR PROTECTING PIPE AND ENSURING TEMPERATURE CONTROL IS ACCORDANCE WITH THE CONTRACTOR'S INSTALLATION CALCULATIONS.
   e. PIPELINE ASSEMBLY AND INSTALLATION, ADDRESSING: PROCEDURES FOR PIPE JOINING, PIPELINE PULLBACK, AND PULLBACK MONITORING.
   f. PREVENTION OF UNANTICIPATED FLUID LOSSES AND SPILLS, AND CONTINGENCY PLAN FOR RAPID CONTAINMENT AND CLEANUP, ADDRESSING: MEASURES TO MINIMIZE RISK OF INADVERTENT FLUID RETURNS TO SURFACE. PROCEDURES FOR MONITORING AND CONTROLLING DRILLING FLUID FLOWS AND PRESSURES. EQUIPMENT, RESOURCES, AND PROCEDURES FOR IDENTIFYING, CONTAINING AND CLEANING UP FLUID LOSSES AND SPILLS.
   g. QUALITY CONTROL AND TESTING PROCEDURES.
   h. SAFETY PLAN.
   i. TIE-IN/CONNECTION(S) TO EXISTING SYSTEM.
2. EQUIPMENT:
   THE CONTRACTOR SHALL PROVIDE THE MAKE, MODEL, AND TECHNICAL SPECIFICATIONS FOR EACH OF THE FOLLOWING:
   a. DIRECTIONAL DRILLING RIG.
   b. DRILLING SYSTEM COMPONENTS.
   c. DOWNHOLE DRILLING ASSEMBLY AND REAMING EQUIPMENT.
   d. DRILLING FLUID MIXING SYSTEM.
   e. GUIDANCE AND CONTROL SYSTEM.
   f. PULLING HEAD.
   g. SWIVEL.
   h. ROLLERS.
   i. SOLIDS SEPARATION AND DRILL FLUID RECIRCULATION SYSTEMS.
   j. PIPE FUSION EQUIPMENT.
   k. PIPE FUSION DATA LOGGER.
   l. PIPE HANDLING EQUIPMENT.
   m. PIGS AND PIGGING EQUIPMENT.

THE CONTRACTOR SHALL PROVIDE THE FOLLOWING SPECIFIC EQUIPMENT INFORMATION. CALIBRATION CERTIFICATION FOR THE PILOT BORE GUIDANCE AND CONTROL SYSTEM. CALIBRATION CERTIFICATION FOR THE HDD FUSION DATA LOGGER.

CALCULATIONS:

THE FOLLOWING CALCULATIONS SHALL BE SIGN AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA AND EXPERIENCED IN THE DESIGN OF ANY HDD WORK:

1. INSTALLATION LOAD CALCULATION.
2. PIPE STRESS CALCULATION.
3. RATE OF PENETRATION.
4. MAXIMUM ALLOWABLE DRILLING FLUID PRESSURE CALCULATION.
5. CONTRACTOR SHALL CONFIRM THAT THE DESIGN PARAMETERS DO NOT RESULT IN INSTALLATION STRESSES THAT EXCEED ALLOWABLE PIPE STRESSES.

SHOP DRAWING SUBMITTALS:

ACTUAL CATALOG DATA, BROCHURES AND DESCRIPTIVE LITERATURE WILL NOT BE REQUIRED FOR ITEMS OF STANDARD USAGE WHICH MEET THE REQUIREMENTS OF THIS MANUAL. ANY SPECIFICITY THAT IS SHOWN, WILL CONSTITUTE A CHANGE TO THE SPECIFICATION. SHOP DRAWING SUBMITTAL FOR ANY MATERIAL WHICH MAY, IN THE ENGINEER'S OR THE CITY'S OPINION, NOT BE IN COMPLIANCE WITH THIS MANUAL.

THE FOLLOWING DATA IN THE FORM OF SHOP DRAWINGS SHALL BE PROVIDED IN THE SUBMITTAL:

1. THE CONTRACTOR SHALL PROVIDE DETAILED SUBMITTALS OF THE PROPOSED PIPE AND FITTING PRODUCTS. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR EACH PRODUCT INCLUDED TO THE SITE WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE. HORIZONTAL DIRECTIONAL DRILLING SHALL NOT COMMENCE UNTIL THE CONTRACTOR HAS RECEIVED WRITTEN CITY APPROVAL OF ALL PROPOSED PRODUCT SUBMITTALS.
2. THE FOLLOWING INFORMATION SHALL BE SUBMITTED FOR EACH PIPE, FITTING, AND ACCESSORY:
   a. CATALOG SHEETS AND/OR SPECIFICATIONS, VERIFYING COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION.
   b. SHOP DRAWINGS.
   c. MANUFACTURING QUALITY CONTROL AND QUALITY ASSURANCE PROCEDURES.
   d. MANUFACTURER'S RECOMMENDATIONS FOR JOINTING, HANDLING, AND STORAGE.
   e. MANUFACTURER'S RECOMMENDATIONS FOR FIELD JOINING AND JOINT QUALITY CONTROL.
   f. PIPE AND FITTINGS MARKING SYSTEM AND QUALITY CONTROL.
   g. PIPE AND FITTINGS MATERIAL QUALITY CONTROL AND ASSURANCE TEST RESULTS.
   h. PIPE MANUFACTURER'S RETESTS AND REJECTIONS TESTS.
   i. PRODUCT AND MATERIAL CERTIFICATIONS FOR COMPLIANCE WITH THE REFERENCED STANDARDS, FOR ALL PRODUCTS DELIVERED TO THE SITE.

DAILY REPORTS:

CONTRACTOR SHALL MAINTAIN DAILY ACTIVITY REPORTS THROUGHOUT ALL DRILLING OPERATIONS, INCLUDING PIPE INSTALLATION. A SAMPLE DAILY REPORT SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE COMMENCEMENT OF DRILLING OPERATIONS.
DAILY REPORTS SHALL BE SUBMITTED WITHIN 24 HOURS OF COMPLETION, AND SHALL INCLUDE, FOR EACH DRILL RIG BOOM OR WITHDRAWAL OR EVERY 25 FEET DRILLED, WHICHEVER IS LESS, PRE-REAMING, AND PULLBACK:

1. DOWNHOLE TOOLS AND EQUIPMENT IN USE.
2. DESCRIPTION OF ALL CONDITIONS ENCOUNTERED.
3. DESCRIPTION OF DRILLING FLUID.
4. DRILLING FLUID PUMPING RATE.
5. MAXIMUM AND MINIMUM DRILLING FLUID PRESSURE.
6. DRILLING HEAD LOCATION - AT LEAST EVERY 10 FEET ALONG THE BORE PATH.
7. DRILL STEM TORQUE.
8. DETAILS AND FORCEMEN REASONS FOR DELAYS GREATER THAN ONE HOUR OTHER THAN NORMAL BREAKS AND SHIFT CHANGES.
9. DETAILS OF UNUSUAL CONDITIONS OR EVENTS.

RECORD DRAWINGS:

SUBMIT FOR CITY'S APPROVAL AS-BUILT RECORDS WITHIN FIVE WORKING DAYS OF COMPLETING PULL BACK. RECORD DRAWINGS AND BORE LOG SHALL BE IN VERTICAL DATUM NAVD88 AND HORIZONTAL DATUM NAD83 STATE PLANE FLORIDA EAST COORDINATE SYSTEM (US FEET), AND CONTAIN MINIMUM FOUR COORDINATE POINTS OF PROPERTY CORNERS WITHIN OR ADJACENT TO PROJECT SITE. RECORD DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR AND MAPPER AND SHALL CONSIST OF RECORD - QUANTITATIVE SURVEY LOCATION OF ALL AS-BUILTS.
FOLLOWING THE CITY'S APPROVAL OF THE PRELIMINARY AS-BUILT SUBMITTAL, THE FINAL AS-BUILT RECORDS SHALL BE SUBMITTED.
THE PRELIMINARY AS-BUILT SUBMITTAL SHALL CONSIST OF:

1. ONE (1) ELECTRONIC (CD) IN AUTOCAD FORMAT "DWG" ON NAD83 STATE PLANE FLORIDA EAST COORDINATE SYSTEM (US FEET), AND ONE "PDF".
2. THREE (3) COPIES OF THE BORE LOG.
3. THREE (3) 24Y X 36Y SIGNED AND SEALED PAPER SETS.
4. ONE (1) 24Y X 36Y SIGNED AND SEALED REPRODUCIBLE MYLAR SET.

NOTIFICATION:

THE CITY MUST BE NOTIFIED 48 HOURS (MINIMUM) IN ADVANCE OF STARTING THE HDD WORK. THE HDD SHALL NOT BEGIN UNTIL ALL NECESSARY SUBMITTALS FOR THE OPERATION HAVE BEEN COMPLETED AND APPROVED BY THE CITY.

SITE PREPARATION:

1. IF REQUIRED BY THE CONTRACT DOCUMENTS, PRIOR TO ANY ALTERATIONS TO THE WORK-SITE, THE CONTRACTOR SHALL PROVIDE A DIGITAL VIDEO RECORDING OF THE ENTIRE WORK AREA. ONE (1) COPY OF WHICH SHALL BE GIVEN TO THE CITY AND ONE (1) COPY TO REMAIN WITH CONTRACTOR FOR A PERIOD OF TWO (2) YEARS FOLLOWING THE COMPLETION OF THE PROJECT.
2. AT A MINIMUM, CONTRACTOR SHALL EXAMINE THE PROTECTION OF ALL EXISTING UTILITIES BY FOLLOWING THE COMMON GROUND ALLIANCE BEST PRACTICES VERSION 1.0 OR LATEST VERSION, UNLESS EXCEPTIONS ARE SPECIFICALLY AGREED TO BY THE CITY.
3. THE CONTRACTOR SHALL COORDINATE UTILITIES LOCATES WITH SUNSHINE STATE ONE-CALL OF FLORIDA, INC. (#800/432-4770 OR WEBSITE WWW.CALLSUNSHINE.COM).
4. ONCE THE LOCATE SERVICE HAS FIELD MARKED ALL UTILITIES, THE CONTRACTOR SHALL VERIFY EACH UTILITY (INCLUDING ANY SERVICE LATERALS, I.E. WATER, SEWER, CABLE, GAS, ELECTRIC, PHONE, ETC.) AND THOSE WITHIN EACH PAVED AREA. VERIFICATION MAY BE PERFORMED UTILIZING GROUND PENETRATING RADAR, HAND DIG, OR VACUUM EXCAVATION.
5. PRIOR TO INITIATING DRILLING, THE CONTRACTOR SHALL RECORD ON THE DRAWINGS BOTH THE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITIES OFF OF A PREDETERMINED BASELINE.
6. THE CONTRACTOR SHALL MANAGE AND CONTROL DRILLING PRACTICES TO PREVENT DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOSSES AND REPAIRS AS A RESULT OF DAMAGE TO UNDERGROUND UTILITIES RESULTING FROM DRILLING OPERATIONS.
7. THE CONTRACTOR SHALL MAKE A REASONABLE EFFORT TO LOCATE EVIDENCE OF ANY OTHER POTENTIAL SUBSURFACE OBSTRUCTIONS SUCH AS PILES OR PIPES.
8. THE WORK SITE SHALL BE GRADED AND PREPARED IN A LEVEL WORKING AREA. NO ALTERATIONS BEYOND WHAT IS REQUIRED FOR OPERATIONS ARE TO BE MADE. CONTRACTOR SHALL CONFINE ALL ACTIVITIES TO DESIGNATED WORK AREAS.
9. FOLLOWING DRILLING OPERATIONS, CONTRACTOR WILL DE-MOBILIZE EQUIPMENT AND RESTORE THE WORK SITE TO ORIGINAL CONDITION. ALL EXCAVATIONS WILL BE BACKFILLED AND COMPACTED TO 95% OF ORIGINAL DENSITY (AT A MINIMUM), OR AS OTHERWISE SPECIFIED.

ENVIRONMENTAL PROTECTION:

1. CONTRACTOR SHALL INSTALL SILT FENCE BETWEEN ALL DRILLING OPERATIONS AND ANY DRAINAGE, WETLAND, WATERWAY OR OTHER AREA DESIGNATED BY THE CITY OR OTHER STATE, FEDERAL AND LOCAL PERMITTING AUTHORITIES.
2. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF THE CITY'S STORM WATER POLLUTION PREVENTION PLAN (SEE STANDARD DETAILS) AND THE CONTRACTOR SHALL REFER TO THE CITY'S STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, LATEST EDITION.
3. ADDITIONAL ENVIRONMENTAL PROTECTION NECESSARY TO CONTAIN ANY HYDRAULIC OR DRILLING FLUID SPILLS SHALL BE PUT IN PLACE, INCLUDING BERMS, LINERS, TURBIDITY CURTAINS AND OTHER MEASURES.
4. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS STATED IN LOCAL, STATE AND FEDERAL PERMITS, LAWS, RULES AND CODES.
5. FUEL MAY NOT BE STORED IN BULK CONTAINERS (GREATER THAN 25 GALLONS) WITHIN 200 FEET OF ANY WATER BODY, WETLAND OR ENVIRONMENTALLY SENSITIVE AREA.
6. A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT SHALL BE OBTAINED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A "GENERIC PERMIT FOR DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY" FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) IN ACCORDANCE WITH THE DEWATERING PLAN AS PART OF THE CITY'S STANDARDS AND SPECIFICATIONS.
8. CONTRACTOR SHALL VERIFY THAT ALL ENVIRONMENTAL PERMITS ARE IN PLACE BEFORE COMMENCING ANY WORK ON THE PROJECT.

PERSONNEL QUALIFICATIONS CERTIFICATION:

1. DIRECTIONAL BORING:
   a. ALL PERSONNEL SHALL BE FULLY TRAINED IN THEIR RESPECTIVE DUTIES AS PART OF THE DIRECTIONAL DRILLING CREW AND IN SAFETY. EACH PERSON MUST POSSESS A MINIMUM OF ONE YEAR (1-YR) EXPERIENCE IN ALL FACETS OF DIRECTIONAL DRILLING, INCLUDING, BUT NOT LIMITED TO, DRILLING OPERATIONS, MUD MIXING, LOCATING, AND MAINTENANCE.
   b. A REPRESENTATIVE REPRESENTATIVE WHO IS THOROUGHLY FAMILIAR WITH THE EQUIPMENT AND TYPE OF WORK TO BE PERFORMED, MUST BE IN DIRECT CHARGE AND CONTROL OF THE OPERATION AT ALL TIMES. IN ALL CASES THE SUPERVISOR MUST BE CONTINUALLY PRESENT AT THE JOB SITE DURING THE ACTUAL DIRECTIONAL BORE OPERATIONS.
   c. THE CONTRACTOR SHALL HAVE A SUFFICIENT NUMBER OF COMPETENT WORKERS ON THE JOB AT ALL TIMES TO ENSURE THE DIRECTIONAL DRILLING OPERATIONS ARE PERFORMED IN A SAFE MANNER.
2. PIPE ASSEMBLY:
   a. INDIVIDUAL PIPE LENGTHS SHALL BE ASSEMBLED BY BUTT-FUSION UNLESS OTHERWISE SPECIFIED. CONNECTED FITTINGS SHALL BE FUSED OR MECHANICALLY JOINED TO THE PIPING AS SPECIFIED. JOINTS BETWEEN PLAIN END PIPES AND PIPE FITTINGS SHALL BE MADE BY BUTT FUSION WHEN POSSIBLE.
   b. THE ON-SITE WELDER MAKING THE JOINTS SHALL HAVE RECEIVED SPECIFIC TRAINING FROM THE MANUFACTURER OF THE FITTINGS AND/OR PIPE BEING JOINED. THE WELDER SHALL HAVE WRITTEN PROOF OF PROPER TRAINING/CERTIFICATION FROM THE ASSOCIATED MANUFACTURERS.
   c. ONLY CERTIFIED WELDERS WHO HAVE WRITTEN TRAINING CERTIFICATIONS FROM THE FITTING AND/OR PIPE MANUFACTURER WILL BE ALLOWED TO PERFORM WELDS. IN THE EVENT THAT AN INDIVIDUAL WELDER (EMPLOYEE) MUST BE TRAINED AND CERTIFIED BY THE FITTING MANUFACTURER. TO BUTT WELD PIPE, THE ON-SITE WELDER (EMPLOYEE) MUST BE TRAINED AND CERTIFIED BY THE MANUFACTURER.
   d. THE CONTRACTOR SHALL WORK CLOSELY WITH THE MANUFACTURER'S REPRESENTATIVE TO ASSIST WITH THE FITTING AND PIPE INSTALLATION PROCEDURES. MANUFACTURERS' RECOMMENDATIONS, AT A MINIMUM:
      i. INTERNAL BEAD SHALL NOT BE REMOVED UNLESS APPROVED BY THE CITY.
      ii. UPON REQUEST BY THE CITY OR CONTRACTOR, THE PIPE MANUFACTURER SHALL PROVIDE TRAINING AND TRAINING MATERIALS IN THE MANUFACTURER'S RECOMMENDED BUTT FUSION, SADDLE FUSION AND ELECTRO FUSION PROCEDURES TO THE CONTRACTOR'S INSTALLATION PERSONNEL, AND TO INSPECTORS REPRESENTING THE CITY, AT NO ADDITIONAL COST TO THE CITY.
   e. ONLY CERTIFIED (MANUFACTURER CERTIFICATION) EMPLOYEES WILL BE ALLOWED TO COMPLETE THIS FUSION WORK.

MATERIALS:

ALL HIGH DENSITY POLYETHYLENE (HDPE, PE) PIPE AND FITTINGS:

MATERIALS USED FOR THE MANUFACTURERS OF POLYETHYLENE PIPE AND FITTINGS SHALL BE PE3408 HIGH DENSITY POLYETHYLENE MEETING CELL CLASSIFICATION 345464C AS DEFINED IN ASTM D3350, AND MEETING TYPE II, CLASS II OR CLASS I, CATEGORY 4, GRADE P34 PER ASTM D1248, AND SHALL BE LISTED IN THE NAME OF THE PIPE AND FITTING MANUFACTURER IN PPI TR-4, RECOMMENDED HYDROSTATIC STRENGTHS AND DESIGN BASIS FOR THERMOPLASTIC PIPE MATERIALS AND COMPOUNDS, WITH A MINIMUM RANGE RATING OF 1600 PSI AT 73.4°F PER ASTM D-2837. THE MANUFACTURER SHALL IDENTIFY THAT THE MATERIALS USED TO MANUFACTURE PIPE AND FITTINGS MEET THESE REQUIREMENTS. NOTE THAT PE4710 MATERIALS ARE NOT ACCEPTABLE FOR USE WITH THIS SPECIFICATION. HISTORIC DOCUMENTS OF PIPE IS GENERALLY 1 TO 2 INCHES LARGER THAN NOMINAL PIPE SIZE.

2" POLYETHYLENE TUBING LINES (LOW PRESSURE SEWER LINES ONLY):

TUBING SHALL BE MANUFACTURED OF PE 3408, HIGH DENSITY POLYETHYLENE (HDPE), IN ACCORDANCE WITH AWWA C901, ASTM D1248, ASTM D2239, ASTM D3035, AND ASTM F714, FOR TUBING SHALL HAVE A MINIMUM WORKING PRESSURE OF 200 PSI. POLYETHYLENE TUBING SHALL BE COPPER TUBE SIZE OR IPS SDR-9 AND SHALL BE COLORED BLACK OR GREEN. HDPE PIPE SHALL HAVE ULTRAVIOLET (UV) INHIBITORS FOR PROTECTION AGAINST DEGRADATION FOR USE IN ONE (1) YEAR. INSERTS OR STIFFENERS SHALL BE UTILIZED, IF RECOMMENDED BY MANUFACTURER OPTIONAL AND IF USED, SHALL BE 316 STAINLESS STEEL. THE CITY PREFERS STAINLESS STEEL FITTINGS BE UTILIZED WHEN AT ALL POSSIBLE. THE USE OF BRASS FITTINGS SHALL BE LIMITED TO SERVICE CONNECTIONS PE OR BRASS FITTINGS SHALL BE USED ON WITH EXCEEDING 2" DIAMETER OR SMALLER GASES. THE CITY DISCOURAGES BRASS FITTINGS IN ADVANCE OR A CASE-BY-CASE BASIS. TUBING SHALL BE APPROVED FOR USE WITH POTABLE WATER BY THE NATIONAL SANITATION FOUNDATION (NSF-14) AND SHALL BE CONTINUOUSLY MARKED AT INTERVALS OF NOT MORE THAN FOUR FEET WITH THE FOLLOWING:

1. NOMINAL SIZE	4. MANUFACTURER'S NAME OR TRADEMARK
2. PRESSURE RATING	5. ASTM DESIGNATION
3. NSF SEAL	6. ASTM SPECIFICATION

POLYETHYLENE PIPE (4 INCH AND LARGER):

HDPE PIPE SHALL BE MANUFACTURED FROM DUCTILE IRON PIPE (DIP) SIZE AND NSF 61 STANDARD. FOR PIPE SIZES 24-INCH AND LARGER, THE HDPE MAY BE IPS SIZE, DR 11. POLYETHYLENE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F714, POLYETHYLENE (PE) PLASTIC PIPE, SCHEDULE 40, PE3408 HDPE PIPE. OUTSIDE DIAMETER AND WALL THICKNESS SHALL BE THE SAME AS THE DUCTILE IRON PIPE (DIP) SHALL BE TESTED FOR (FROM MATERIAL OR PIPE) MELT INDEX, DENSITY, % CARBON, DIMENSIONS AND EITHER QUICK BURST OR RING TENSILE STRENGTH (EQUIPMENT DEPENDENT).

SERVICE IDENTIFICATION:

PERMANENT IDENTIFICATION OF PIPING SERVICE SHALL BE PROVIDED BY CO-EXTRUDING MULTIPLE EQUALLY SPACED COLOR STRIPES INTO THE PIPE OUTSIDE SURFACE OR BY SOLID COLORED PIPE SHELL. THE STRIPING MATERIAL SHALL BE THE SAME MATERIAL AS THE PIPE MATERIAL EXCEPT FOR COLOR. THE FOLLOWING COLORS SHALL BE USED TO IDENTIFY PIPING SERVICE (PRESSURE SERVICE):
BLUE – POTABLE WATER
PURPLE OR WHITE – RECLAIMED OR FORCE MAIN
PURPLE – RECLAIMED WATER
BLACK – SEWER

POLYETHYLENE FITTINGS AND CUSTOM FABRICATION:

POLYETHYLENE FITTINGS AND CUSTOM FABRICATIONS SHALL BE MOLDED OR FABRICATED BY THE PIPE MANUFACTURER OR TRAINED PERSONNEL. BUTT FUSION OUTLETS SHALL BE MADE TO THE SAME OUTSIDE DIAMETER, WALL THICKNESS, AND TOLERANCES AS THE MATING PIPE. ALL FABRICATED FITTINGS SHALL BE FULLY RATED FOR THE SAME INTERNAL PRESSURE AS THE MATING PIPE. FABRICATED FITTINGS MUST HAVE THE SAME WORKING PRESSURE AS THE MATING PIPE.

MOLDED FITTINGS:

MOLDED FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM D3261, BUTT HEAT FUSION POLYETHYLENE (PE) PLASTIC FITTINGS FOR POLYETHYLENE (PE) PLASTIC PIPE AND TUBING, AND SHALL BE SO MARKED. EACH PRODUCTION LOT OF MOLDED FITTINGS SHALL BE SUBJECTED TO THE PULLOUT TEST IN

FABRICATED FITTINGS:

FABRICATED FITTINGS SHALL BE MADE BY HEAT FUSION JOINING SPECIALLY MACHINED SHAPES CUT FROM PIPE, POLYETHYLENE SHEET STOCK, OR MOLDED SHAPES. FABRICATED FITTINGS SHALL BE RATED FOR INTERNAL PRESSURE SERVICE OR WITHOUT AN INTERNAL, INTERNAL STAINLESS STEEL INSERT. MECHANICAL JOINT ADAPTER SHALL BE OF THE SAME SIZE BORE AS THE PIPE. A SEPARATE, LOOSE STAINLESS STEEL TYPE 304 OR 316 ALLOY BACKING RING SHALL BE FURNISHED FOR PIPE SIZES 4 INCH THROUGH 8 INCHES. PROVIDE THE MECHANICAL JOINT ADAPTER, INCLUDING BUT NOT LIMITED TO LONGER TIE ROD BOLTS OR ALL THREAD RODS WITH NUTS AT THE MECHANICAL JOINT BELL. NOTE THAT PE FLANGED ADAPTERS MAY BE USED FOR PIPE SIZES 30 INCHES AND LARGER.

CAST TRANSITION COUPLINGS:

HDPE TO ALL CAST TRANSITION COUPLING MAY ONLY BE UTILIZED FOR 8 INCH AND SMALLER PIPE SIZE. A STAINLESS STEEL STIFFENER IS REQUIRED SIZED AT PROPER ID OF HDPE PIPE. THE TRANSITION COUPLING MUST BE EPOXY LINED (3 MILS MINIMUM FOR WATER USE AND 12 MILS MINIMUM FOR SEWER USE). ACCEPTABLE IS A POWER SEAL MODEL 3520 OR APPROVED EQUAL.

MATERIALS (CONT'D):

ELECTRO FUSION COUPLINGS:

ELECTRO FUSION FITTINGS SHALL BE MANUFACTURED WITH EMBEDDED COPPER COILS. ELECTRO FUSION FITTINGS SHALL BE PE3408 HDPE, CELL CLASS 345464C AS DETERMINED BY ASTM D3350-05. ELECTRO FUSION FITTINGS SHALL HAVE A MANUFACTURING STANDARD OF ASTM F1055. FITTINGS SHALL HAVE A PRESSURE RATING EQUAL TO THE PIPE. ALL ELECTRO FUSION FITTINGS SHALL BE SUITABLE FOR USE AS A PRESSURE CONDUIT PER ASME B31.3, AND HAVE MINIMAL BURST VALUE OF 3.5 TIMES THE WORKING PRESSURE OF THE FITTING. TO MINIMIZE "TIE-IN" PROBLEMS WHEN INSTALLING AN ELECTRO FUSION COUPLING LARGER THAN 12 INCH SIZE, THE COUPLING SHALL REMOVE 12 INCHES (MINIMUM) FROM ALL ASSOCIATED "FACTORY ENDS" AND USE A RE-ROUNDING CLAMP ON TH

GENERAL NOTES

1. THE OWNER SHALL OBTAIN THE FDEP NPDES NOI PERMIT.
2. THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.
3. ALL CONTRACTORS AND SUB-CONTRACTORS MUST SIGN THE SWPPP CERTIFICATION.
4. FDEP NPDES NOI MUST BE POSTED AT CONSTRUCTION SITE. PERMITEE MUST KEEP RECORDS 3 YEARS FROM DATE OF FINAL STABILIZATION.
5. CONTRACTOR IS RESPONSIBLE TO FOLLOW ALL REQUIREMENTS IN THE FDEP NPDES NOI PERMIT, INCLUDING FILLING OUT ALL DAILY AND MONTHLY RECORDS AS OUTLINED IN APPROVED SWPPP REPORT AND SHALL SEND COPIES OF THESE RECORDS EACH MONTH TO THE OWNER AND ENGINEER OF RECORD.
6. CONTRACTOR SHALL EXECUTE ALL APPLICABLE SWPPP FORMS IN ACCORDANCE WITH CITY OF PALM COAST STANDARDS.

SEQUENCE OF MAJOR EVENTS

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES AND SYNTHETIC BALES AS REQUIRED.
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN IF REQUIRED.
4. CONSTRUCT SEDIMENTATION BASIN IF REQUIRED.
5. CONTINUE CLEARING AND GRUBBING.
6. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED.
7. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
8. COMPLETE GRADING.
9. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED.

TIMING OF CONTROLS / MEASURES

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

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE CLEARING AND EROSION CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS FOLLOWS:

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF SITE TO LIMIT THE AREA OF DISTURBANCE.
4. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY. ANY EXCAVATED MATERIAL MUST REMAIN ON THE PROJECT SITE.
5. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES, UNLESS APPROVED BY THE ENGINEER OF RECORD.
6. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
7. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING, OR SOD.
8. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
9. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDRO MULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX AND AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.

   TEMPORARY REGRASSING: IF AFTER 7 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER.

   MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
11. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
12. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SOD INSTALLED.

STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. REFER TO DETAILS.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

WASTE DISPOSAL

WASTE DISPOSAL:

WASTE MATERIALS:

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

HAZARDOUS WASTE:

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

WASTE DISPOSAL

WASTE DISPOSAL:

SANITARY WASTE:

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

OFFSITE VEHICLE TRACKING:

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

MAINTENANCE / INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE PRACTICES:

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

- NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER OF RECORD.
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
- ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.

  THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES:

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

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

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

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION. IT IS DESIGNED IN ACCORDANCE WITH AN EXISTING SYSTEM AND QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION OBTAINED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE.

SIGNED: _____ DATE:_____

MATTHEW H. LAHTI, P.E.
PROFESSIONAL ENGINEER
GULFSTREAM DESIGN GROUP, LLC

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM LARGE AND SMALL PROJECTS AND FOR THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

*LIST THE 24 HOUR CONTACT NUMBER AND PERSON(S) BELOW.

SIGNATURE/DATE	COMPANY NAME/ADDRESS	RESPONSIBILITY

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

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

GENERAL:

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

HAZARDOUS PRODUCTS:

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

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

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:

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

FERTILIZERS:

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

PAINTS:

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

CONCRETE TRUCKS:

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

SPILL CONTROL PRACTICES:

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

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

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

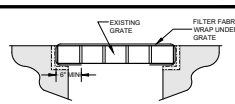
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

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

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

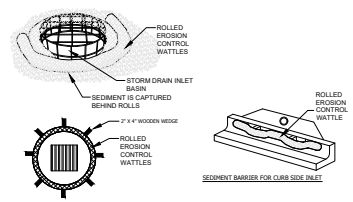
THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

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



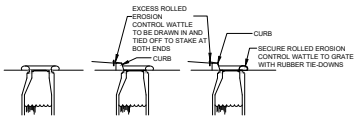
CATCH BASIN SEDIMENT PROTECTION DETAIL

N.T.S.

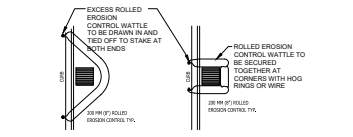


INLET PROTECTION FOR DROP INLETS OR MANHOLES

SEDIMENT BARRIER FOR CURB SIDE INLET



SECTION



CATCHBASIN OPTION "A" (TO BE USED WHERE OPTION "B" IS NECESSARY DUE TO CONDITIONS)

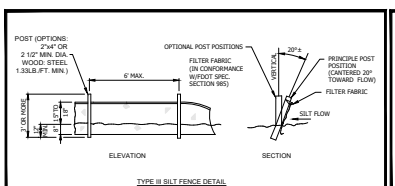
CATCHBASIN OPTION "B" (FOR USE IN TIGHT RE-ABDEL HARBOR ROADS, ETC.)

PLAN

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SECURE ROLLED EROSION CONTROL PRODUCT TO GROUND AT EACH END.
3. ROLLS SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT STORM EVENT TO CLEAR AND DISPOSE OF SEDIMENT AND DEBRIS.
4. USE 12" DIAMETER, 20' LONG WATTLE ROLLS FOR INSTALLATION ON CIRCULAR DRAINAGE STRUCTURES. PLACE THE ROLL AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH HOG RINGS OR WIRE. USE 2"x2"x24" WOODEN WEDGES TO HOLD DOWN WATTLE ROLLS.

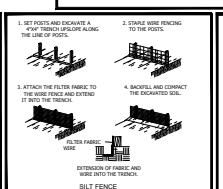
ROLLED EROSION AND SEDIMENTATION CONTROL PRODUCTS

N.T.S.

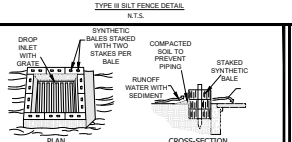


TYPE III SILT FENCE DETAIL

N.T.S.



SILT FENCE CONSTRUCTION

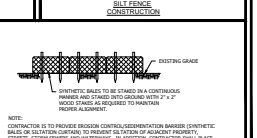


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS ARE TYPICAL.

SYNTHETIC BALE DROP INLET SEDIMENT FILTER

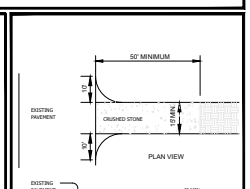
N.T.S.



NOTE:
CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SYNTHETIC BALES OR EQUIVATION CONTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER OF RECORD AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER OF RECORD AND/OR LOCAL AUTHORITIES.

SEDIMENT BARRIER

N.T.S.



STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

TRACKING PAD NOTES:
STONE SIZE - USE 2" CRUSHED STONE
FILTER CLOTH - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHOULD BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHOULD BE PERMITTED.
MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-ANY MUST BE REMOVED IMMEDIATELY.

REVISIONS

NO	DATE	BY	APPROVED	DESCRIPTION
1	1	1	1	1
2	1	1	1	1
3	1	1	1	1
4	1	1	1	1
5	1	1	1	1
6	1	1	1	1
7	1	1	1	1
8	1	1	1	1
9	1	1	1	1
10	1	1	1	1

ENGINEERING PLANS FOR CEDAR STREET RESIDENTIAL SWPPP

ST. AUGUSTINE, FLORIDA

811 Know what's below, Call before you dig.

PERMIT REVIEW SET

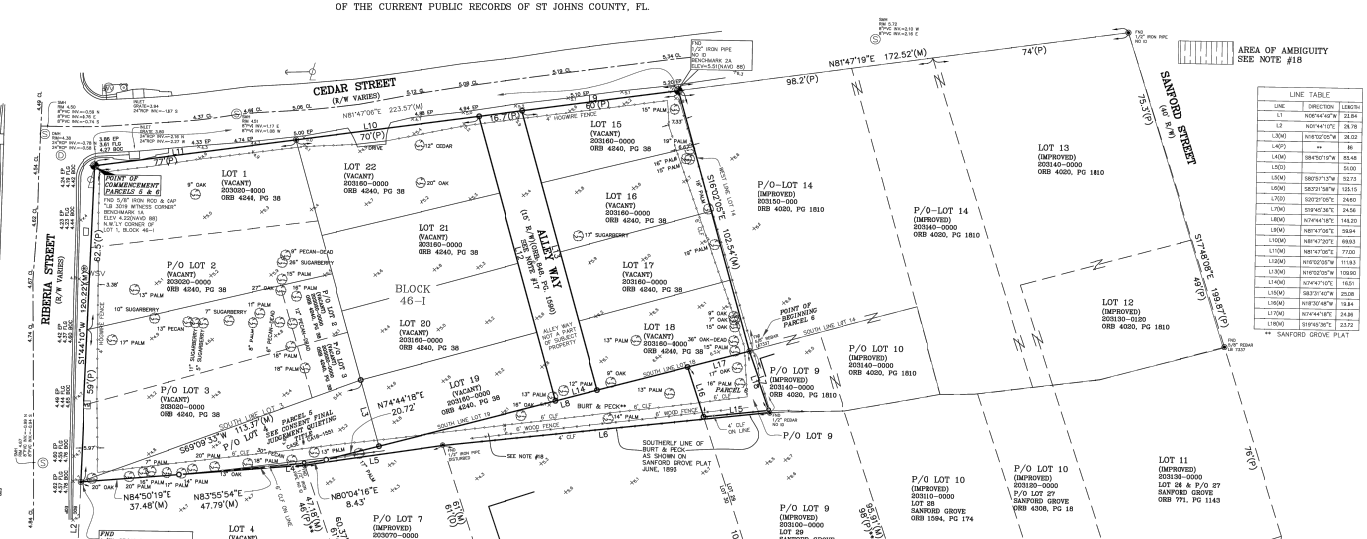
GULFSTREAM DESIGN GROUP, LLC

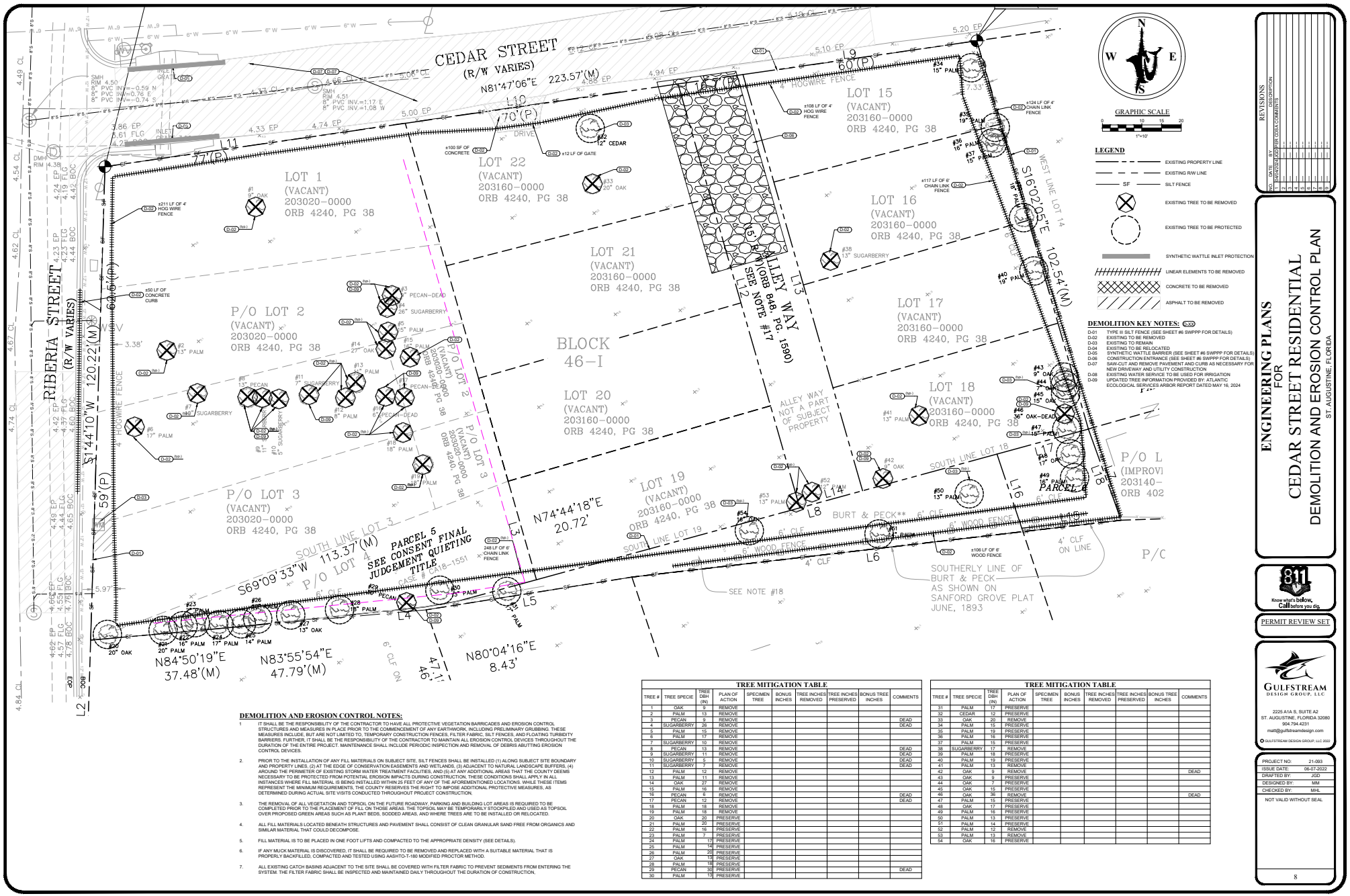
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign

BOUNDARY AND TOPOGRAPHICAL SURVEY

LOT 1, 2, 3, 15–22, AND A PORTION OF LOTS 4, 7, 8 AND 9 AS SHOWN ON MAP OF
CITY OF ST AUGUSTINE DATED 1923
OF THE CURRENT PUBLIC RECORDS OF ST JOHNS COUNTY, FL.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.


CEDAR STREET
(R/W VARIES)
RIBERIA STREET
(R/W VARIES)
SANFORD STREET
(66' R/W)
BRAVO STREET
(50' R/W)
ALLEY WAY
(15' R/W PER ORB 4240, PG 38)
BLOCK 46-I
LOT 1 (VACANT) 203020-4000 ORB 4240, PG 38
LOT 2 (VACANT) 203020-0000 ORB 4240, PG 38
LOT 3 (VACANT) 203020-0000 ORB 4240, PG 38
LOT 4 (VACANT) 203040-0000 LOT 35 SANFORD GROVE ORB 1292, PG 792
LOT 5 (IMPROVED) 203050-0000 LOT 34 SANFORD GROVE ORB 4883, PG 1031
LOT 6 (IMPROVED) 203060-0000 LOT 33 SANFORD GROVE ORB 1217, PG 1258
LOT 7 (IMPROVED) 203070-0000 P/O LOT 32 SANFORD GROVE ORB 1158, PG 159
LOT 8 (IMPROVED) 203080-0000 LOT 31 AND 30 SANFORD GROVE ORB 1158, PG 171
P/O LOT 7 (IMPROVED) 203080-0000 P/O LOT 32 SANFORD GROVE DB 167, PG 210
P/O LOT 9 (IMPROVED) 203100-0000 LOT 29 SANFORD GROVE ORB 4295, PG 1435
P/O LOT 10 (IMPROVED) 203120-0000 LOT 28 SANFORD GROVE ORB 1594, PG 174
P/O LOT 10 (IMPROVED) 203110-0000 P/O LOT 27 SANFORD GROVE ORB 4305, PG 18
LOT 11 (IMPROVED) 203130-0000 LOT 26 & P/O 27 SANFORD GROVE ORB 771, PG 1143
LOT 12 (IMPROVED) 203130-0120 ORB 4020, PG 1810
LOT 13 (IMPROVED) 203140-0000 ORB 4020, PG 1810
P/O-LOT 14 (IMPROVED) 203150-000 ORB 4020, PG 1810
LOT 15 (VACANT) 203160-0000 ORB 4240, PG 38
LOT 16 (VACANT) 203160-0000 ORB 4240, PG 38
LOT 17 (VACANT) 203160-0000 ORB 4240, PG 38
LOT 18 (VACANT) 203160-4000 ORB 4240, PG 38
LOT 19 (VACANT) 203160-0000 ORB 4240, PG 38
LOT 20 (VACANT) 203160-0000 ORB 4240, PG 38
LOT 21 (VACANT) 203160-0000 ORB 4240, PG 38
LOT 22 (VACANT) 203160-0000 ORB 4240, PG 38
POINT OF COMMENCEMENT PARCELS 5 & 6
FND 5/8" IRON ROD & CAP "SI 3019 WITNESS CORNER" BENCHMARK 1A ELEV 4.22(NAVD 88) N,E=1,133,000.00, 1,133,000.00 LOT 1, BLOCK 46-I
POINT OF BEGINNING PARCEL 6
POINT OF BEGINNING PARCEL 5
FND P.K. NAIL IN CONC. 0.2' BELOW GRADE
FND 1/2" IRON PIPE NO ID
FND 1/2" IRON PIPE NO ID BENCHMARK 2A ELEV=5.51(NAVD 88)
FND 1/2" IRON PIPE NO ID
FND 1/2" IRON PIPE NO ID
FND 1/2" IRON PIPE NO ID
FND 1/2" IRON PIPE NO ID
FND 1/2" IRON PIPE NO ID
FND 1/2" REBAR LB 3997
FND 1/2" REBAR LB 3997
FND 5/8" REBAR NO ID
FND P.K. NAIL IN CONC. 0.2' BELOW GRADE
FND P/K NAIL & DISK LB 3997
FND P/K NAIL & DISK LB 3997
FND P/K NAIL & DISK LB 3997



DEMOLITION KEY NOTES: (XX)

- D-01 TYPE II SILT FENCE (SEE SHEET #6 SWPPP FOR DETAILS)
- D-02 EXISTING TO BE REMOVED
- D-03 EXISTING TO REMAIN
- D-04 EXISTING TO BE RELOCATED
- D-05 SYNTHETIC WATTLE BARRIER (SEE SHEET #6 SWPPP FOR DETAILS)
- D-06 CONSTRUCTION ENTRANCE (SEE SHEET #6 SWPPP FOR DETAILS)
- D-07 SAW-CUT AND REMOVE PAVEMENT AND CURB AS NECESSARY FOR NEW DRIVEWAY AND UTILITY CONSTRUCTION
- D-08 EXISTING WATER SERVICE TO BE USED FOR IRRIGATION
- D-09 UPDATED TREE INFORMATION PROVIDED BY: ATLANTIC ECOLOGICAL SERVICES ARBOR REPORT DATED MAY 16, 2024

DEMOLITION AND EROSION CONTROL NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL PROTECTIVE VEGETATION BARRICADES AND EROSION CONTROL STRUCTURES AND MEASURES IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK, INCLUDING PRELIMINARY GRUBBING. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY CONSTRUCTION FENCES, FILTER FABRIC, SILT FENCES, AND FLOATING TURBIDITY BARRIERS. FURTHER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THE ENTIRE PROJECT. MAINTENANCE SHALL INCLUDE PERIODIC INSPECTION AND REMOVAL OF DEBRIS ABUTTING EROSION CONTROL DEVICES.
2. PRIOR TO THE INSTALLATION OF ANY FILL MATERIALS ON SUBJECT SITE, SILT FENCES SHALL BE INSTALLED (1) ALONG SUBJECT SITE BOUNDARY AND PROPERTY LINES, (2) AT THE EDGE OF CONSERVATION EASEMENTS AND WETLANDS, (3) ADJACENT TO NATURAL LANDSCAPE BUFFERS, (4) AROUND THE PERIMETER OF EXISTING STORM WATER TREATMENT FACILITIES, AND (5) AT ANY ADDITIONAL AREAS THAT THE COUNTY DEEMS NECESSARY TO BE PROTECTED FROM POTENTIAL EROSION IMPACTS DURING CONSTRUCTION, THESE CONDITIONS SHALL APPLY IN ALL INSTANCES WHERE FILL MATERIAL IS BEING INSTALLED WITHIN 25 FEET OF ANY OF THE AFOREMENTIONED LOCATIONS. WHILE THESE ITEMS REPRESENT THE MINIMUM REQUIREMENTS, THE COUNTY RESERVES THE RIGHT TO IMPOSE ADDITIONAL PROTECTIVE MEASURES, AS DETERMINED DURING ACTUAL SITE VISITS CONDUCTED THROUGHOUT PROJECT CONSTRUCTION.
3. THE REMOVAL OF ALL VEGETATION AND TOPSOIL ON THE FUTURE ROADWAY, PARKING AND BUILDING LOT AREAS IS REQUIRED TO BE COMPLETED PRIOR TO THE PLACEMENT OF FILL ON THOSE AREAS. THE TOPSOIL MAY BE TEMPORARILY STOCKPILED AND USED AS TOPSOIL OVER PROPOSED GREEN AREAS SUCH AS PLANT BEDS, SODDED AREAS, AND WHERE TREES ARE TO BE INSTALLED OR RELOCATED.
4. ALL FILL MATERIALS LOCATED BENEATH STRUCTURES AND PAVEMENT SHALL CONSIST OF CLEAN GRANULAR SAND FREE FROM ORGANICS AND SIMILAR MATERIAL THAT COULD DECOMPOSE.
5. FILL MATERIAL IS TO BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY (SEE DETAILS).
6. IF ANY MUCK MATERIAL IS DISCOVERED, IT SHALL BE REQUIRED TO BE REMOVED AND REPLACED WITH A SUITABLE MATERIAL THAT IS PROPERLY BACKFILLED, COMPACTED AND TESTED USING AASHTO-T-180 MODIFIED PROCTOR METHOD.
7. ALL EXISTING CATCH BASINS ADJACENT TO THE SITE SHALL BE COVERED WITH FILTER FABRIC TO PREVENT SEDIMENTS FROM ENTERING THE SYSTEM. THE FILTER FABRIC SHALL BE INSPECTED AND MAINTAINED DAILY THROUGHOUT THE DURATION OF CONSTRUCTION.

TREE MITIGATION TABLE

TREE #	TREE SPECIE	TREE DBH (IN)	PLAN OF ACTION	SPECIMEN TREE	BONUS INCHES	TREE INCHES REMOVED	TREE INCHES PRESERVED	BONUS TREE INCHES	COMMENTS
1	OAK	9	REMOVE						
2	PALM	13	REMOVE						
3	PECAN	9	REMOVE						DEAD
4	SUGARBERRY	26	REMOVE						DEAD
5	PALM	15	REMOVE						
6	PALM	17	REMOVE						
7	SUGARBERRY	10	REMOVE						
8	PECAN	13	REMOVE						DEAD
9	SUGARBERRY	11	REMOVE						DEAD
10	SUGARBERRY	5	REMOVE						DEAD
11	SUGARBERRY	7	REMOVE						DEAD
12	PALM	12	REMOVE						
13	PALM	11	REMOVE						
14	OAK	27	REMOVE						
15	PALM	16	REMOVE						
16	PECAN	6	REMOVE						DEAD
17	PECAN	12	REMOVE						DEAD
18	PALM	18	REMOVE						
19	PALM	18	REMOVE						
20	OAK	20	PRESERVE						
21	PALM	20	PRESERVE						
22	PALM	16	PRESERVE						
23	PALM	7	PRESERVE						
24	PALM	17	PRESERVE						
25	PALM	14	PRESERVE						
26	PALM	20	PRESERVE						
27	OAK	13	PRESERVE						
28	PALM	18	PRESERVE						
29	PECAN	30	PRESERVE						DEAD
30	PALM	13	PRESERVE						

TREE MITIGATION TABLE

TREE #	TREE SPECIE	TREE DBH (IN)	PLAN OF ACTION	SPECIMEN TREE	BONUS INCHES	TREE INCHES REMOVED	TREE INCHES PRESERVED	BONUS TREE INCHES	COMMENTS
31	PALM	17	PRESERVE						
32	CEDAR	12	PRESERVE						
33	OAK	20	REMOVE						
34	PALM	15	PRESERVE						
35	PALM	19	PRESERVE						
36	PALM	16	PRESERVE						
37	PALM	15	PRESERVE						
38	SUGARBERRY	17	REMOVE						
39	PALM	18	PRESERVE						
40	PALM	19	PRESERVE						
41	PALM	13	REMOVE						
42	OAK	9	REMOVE						DEAD
43	OAK	9	PRESERVE						
44	OAK	7	PRESERVE						
45	OAK	15	PRESERVE						
46	OAK	36	REMOVE						DEAD
47	PALM	15	PRESERVE						
48	OAK	17	PRESERVE						
49	PALM	16	PRESERVE						
50	PALM	13	PRESERVE						
51	PALM	14	PRESERVE						
52	PALM	12	REMOVE						
53	PALM	13	REMOVE						
54	OAK	16	PRESERVE						

REVISIONS

NO	DATE	BY	DESCRIPTION
1	8/24/2023	JGD	PER COA COMMENTS

ENGINEERING PLANS
FOR
CEDAR STREET RESIDENTIAL
DEMOLITION AND EROSION CONTROL PLAN
ST AUGUSTINE, FLORIDA

811 Know what's below. Call before you dig.

PERMIT REVIEW SET

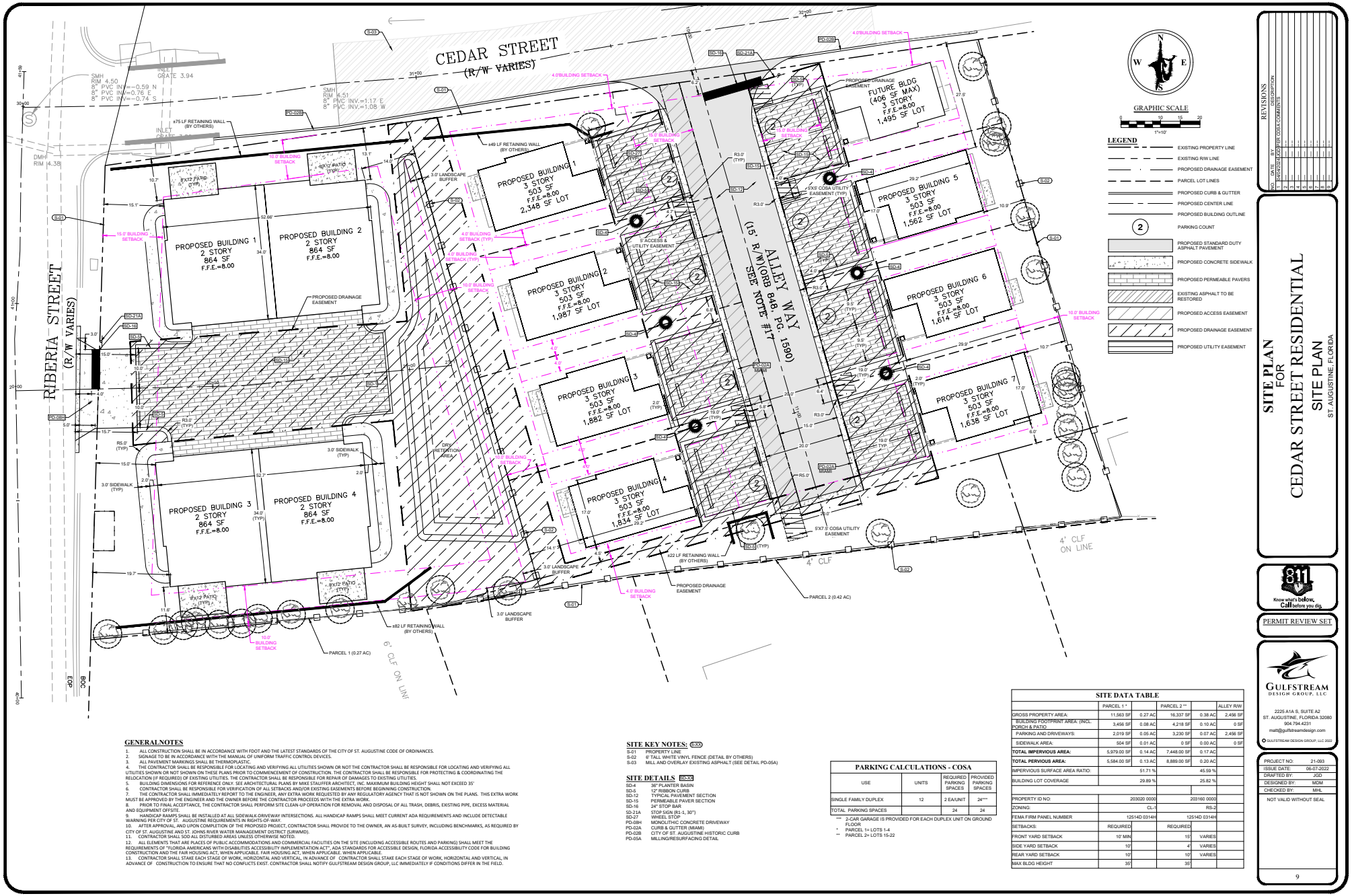
GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

GULFSTREAM DESIGN GROUP, LLC 2022

PROJECT NO:	21-093
ISSUE DATE:	06-07-2022
DRAFTED BY:	JGD
DESIGNED BY:	MM
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL

8



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT AND THE LATEST STANDARDS OF THE CITY OF ST. AUGUSTINE CODE OF ORDINANCES.
2. SIGNAGE TO BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING & COORDINATING THE RELOCATION (IF REQUIRED) OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGES TO EXISTING UTILITIES.
5. BUILDING DIMENSIONS FOR REFERENCE ONLY. SEE ARCHITECTURAL PLANS BY MIKE STAUFFER ARCHITECT, INC. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35'
6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EXISTING EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER, ANY EXTRA WORK REQUESTED BY ANY REGULATORY AGENCY THAT IS NOT SHOWN ON THE PLANS. THIS EXTRA WORK MUST BE APPROVED BY THE ENGINEER AND THE OWNER BEFORE THE CONTRACTOR PROCEEDS WITH THE EXTRA WORK.
8. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PERFORM SITE CLEAN-UP OPERATION FOR REMOVAL AND DISPOSAL OF ALL TRASH, DEBRIS, EXISTING PIPE, EXCESS MATERIAL AND EQUIPMENT OFFSITE.
9. HANDICAP RAMPS SHALL BE INSTALLED AT ALL SIDEWALK-DRIVEWAY INTERSECTIONS. ALL HANDICAP RAMPS SHALL MEET CURRENT ADA REQUIREMENTS AND INCLUDE DETECTABLE WARNING PER CITY OF ST. AUGUSTINE REQUIREMENTS IN RIGHTS-OF-WAY.
10. AFTER APPROVAL AND UPON COMPLETION OF THE PROPOSED PROJECT, CONTRACTOR SHALL PROVIDE TO THE OWNER, AN AS-BUILT SURVEY, INCLUDING BENCHMARKS, AS REQUIRED BY CITY OF ST. AUGUSTINE AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD).
11. CONTRACTOR SHALL SOD ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.
12. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE. FAIR HOUSING ACT, WHEN APPLICABLE. WHEN APPLICABLE.
13. CONTRACTOR SHALL STAKE EACH STAGE OF WORK, HORIZONTAL AND VERTICAL, IN ADVANCE OF CONTRACTOR SHALL STAKE EACH STAGE OF WORK, HORIZONTAL AND VERTICAL, IN ADVANCE OF CONSTRUCTION TO ENSURE THAT NO CONFLICTS EXIST. CONTRACTOR SHALL NOTIFY GULFSTREAM DESIGN GROUP, LLC IMMEDIATELY IF CONDITIONS DIFFER IN THE FIELD.

SITE KEY NOTES: (S-XX)

S-01 PROPERTY LINE
S-02 6' TALL WHITE VINYL FENCE (DETAIL BY OTHERS)
S-03 MILL AND OVERLAY EXISTING ASPHALT (SEE DETAIL PD-05A)

SITE DETAILS (SD-XX)

SD-4 36" PLANTER BASIN
SD-5 12" RIBBON CURB
SD-12 TYPICAL PAVEMENT SECTION
SD-15 PERMEABLE PAVER SECTION
SD-16 24" STOP BAR
SD-21A STOP SIGN (R1-1, 30")
SD-27 WHEEL STOP
PD-08H MONOLITHIC CONCRETE DRIVEWAY
PD-02A CURB & GUTTER (MIAMI)
PD-02B CITY OF ST. AUGUSTINE HISTORIC CURB
PD-05A MILLING/RESURFACING DETAIL

PARKING CALCULATIONS - COSA

USE	UNITS	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
SINGLE FAMILY DUPLEX	12	2 EA/UNIT	24***
TOTAL PARKING SPACES		24	24

*** 2-CAR GARAGE IS PROVIDED FOR EACH DUPLEX UNIT ON GROUND FLOOR
* PARCEL 1= LOTS 1-4
** PARCEL 2= LOTS 15-22

SITE DATA TABLE

	PARCEL 1 *		PARCEL 2 **		ALLEY R/W
GROSS PROPERTY AREA:	11,563 SF	0.27 AC	16,337 SF	0.38 AC	2,456 SF
BUILDING FOOTPRINT AREA: (INCL. PORCH & PATIO	3,456 SF	0.08 AC	4,218 SF	0.10 AC	0 SF
PARKING AND DRIVEWAYS:	2,019 SF	0.05 AC	3,230 SF	0.07 AC	2,456 SF
SIDEWALK AREA:	504 SF	0.01 AC	0 SF	0.00 AC	0 SF
TOTAL IMPERVIOUS AREA:	5,979.00 SF	0.14 AC	7,448.00 SF	0.17 AC	
TOTAL PERVIOUS AREA:	5,584.00 SF	0.13 AC	8,889.00 SF	0.20 AC	
IMPERVIOUS SURFACE AREA RATIO:		51.71 %		45.59 %	
BUILDING LOT COVERAGE		29.89 %		25.82 %	
PROPERTY ID NO:	203020 0000		203160 0000		
ZONING:		CL-1		RS-2	
FEMA FIRM PANEL NUMBER	12514D 0314H		12514D 0314H		
SETBACKS:	REQUIRED		REQUIRED		
FRONT YARD SETBACK	10' MIN		15'	VARIES	
SIDE YARD SETBACK	10'		4'	VARIES	
REAR YARD SETBACK	10'		10'	VARIES	
MAX BLDG HEIGHT	35'		35'		

REVISIONS			
NO	BY	APPROVED	DESCRIPTION
1			
2			
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10			

SITE PLAN
FOR
CEDAR STREET RESIDENTIAL
SITE PLAN
ST. AUGUSTINE, FLORIDA

811 Know what's below. Call before you dig.

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GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

GULFSTREAM DESIGN GROUP, LLC 2022

PROJECT NO:	21-093
ISSUE DATE:	06-07-2022
DRAFTED BY:	JGD
DESIGNED BY:	MDM
CHECKED BY:	MHL

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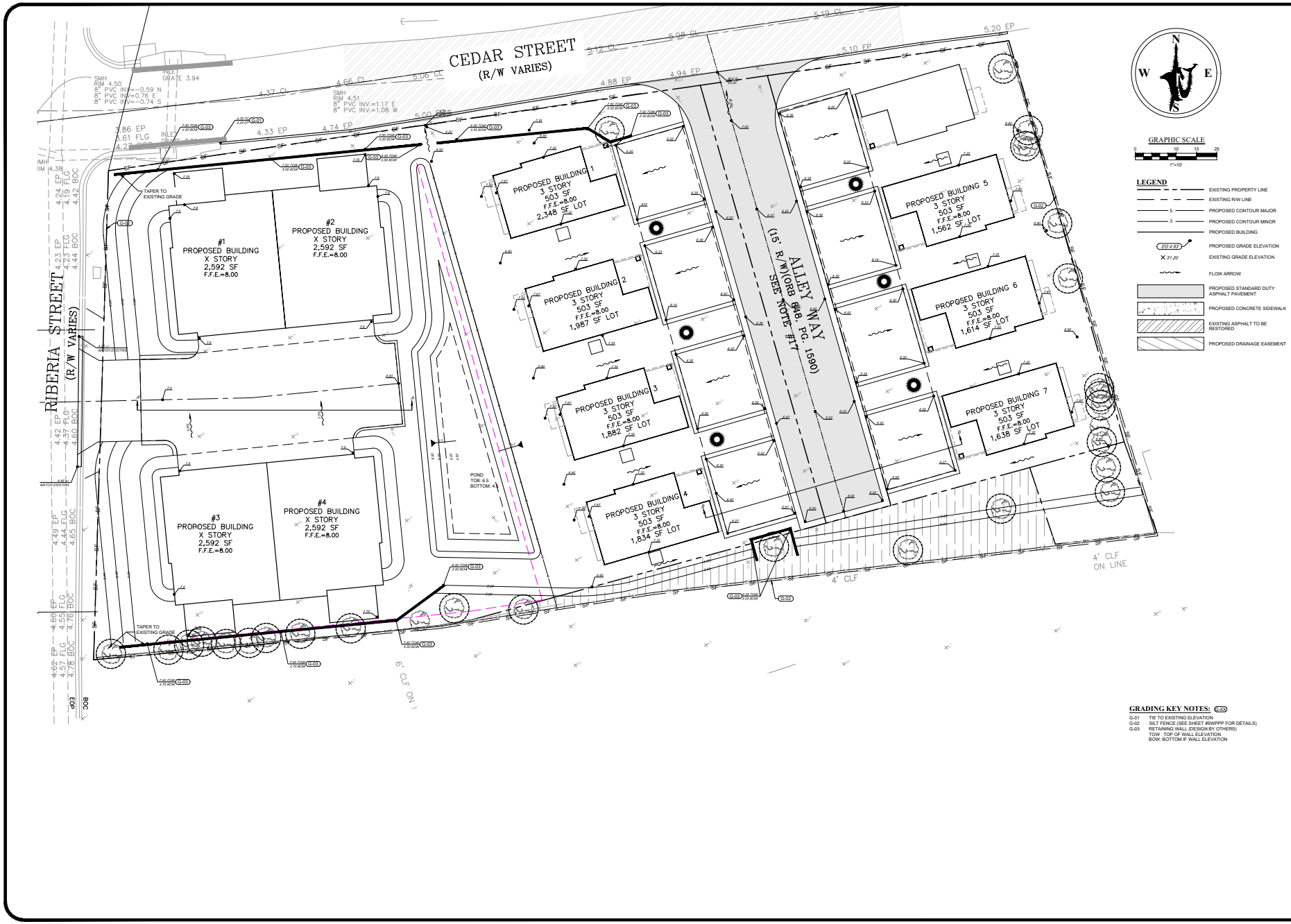

REVISIONS

NO	DATE	BY	DESCRIPTION
1	8/4/2022	JGD	PER COSA COMMENTS
2			
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ENGINEERING PLANS FOR CEDAR STREET RESIDENTIAL

GRADING PLAN

ST. AUGUSTINE, FLORIDA

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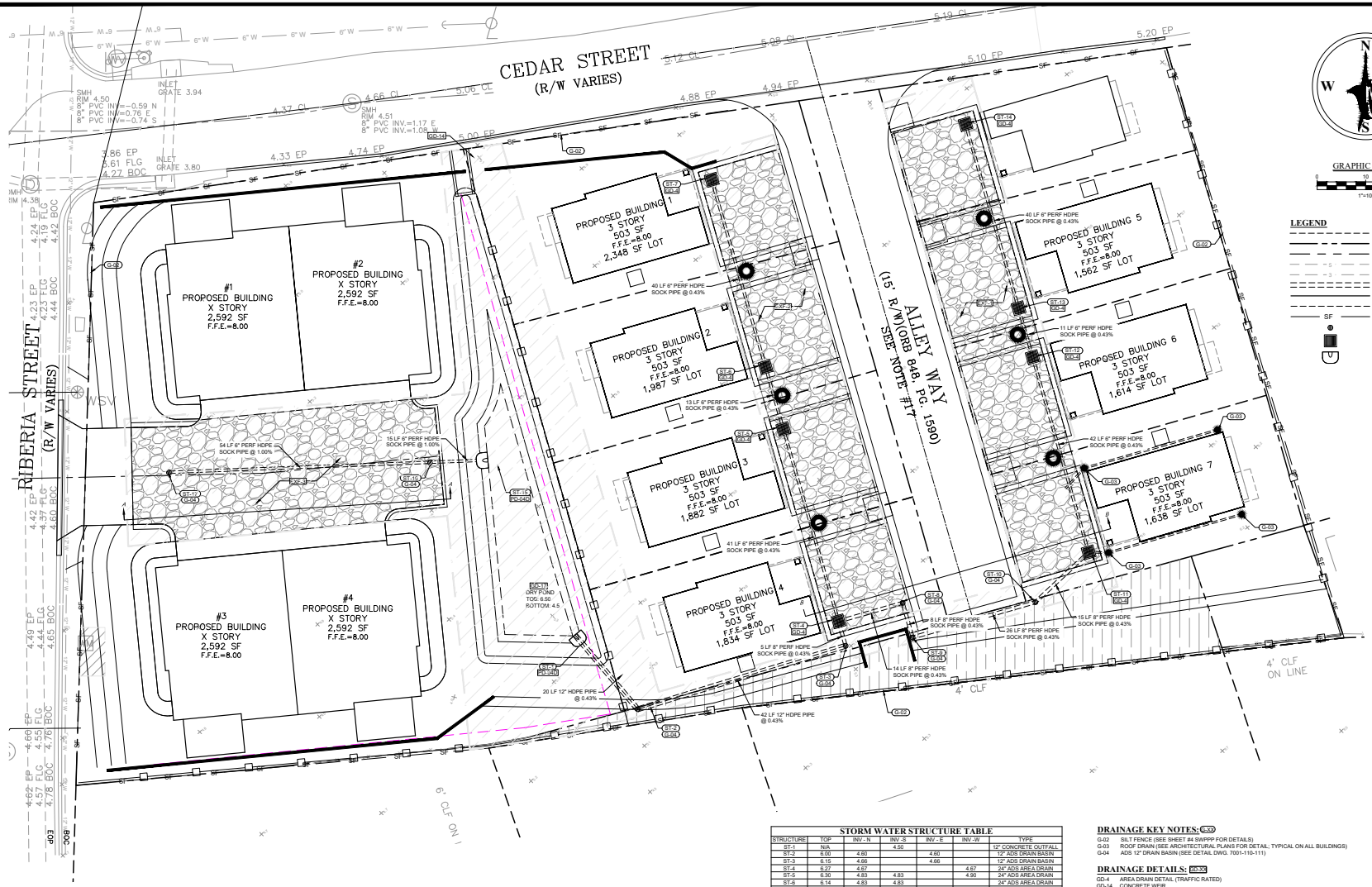

GRAPHIC SCALE

0 10 20 30

1"=10'

LEGEND

- STORM WATER EASEMENT
- EXISTING PROPERTY LINE
- EXISTING R/W LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- STORM SEWER PIPE
- PROPOSED BUILDING
- PROPOSED DRAINAGE EASEMENT
- SF SILT FENCE
- NYOPLAST 12" DRAIN BASIN WITH 6" CONCRETE COLLAR
- NYOPLAST AREA DRAIN
- CONCRETE OUTFALL FOR UNDERDRAIN

STORM WATER STRUCTURE TABLE

STRUCTURE	TOP	INV - N	INV -S	INV - E	INV -W	TYPE
ST-1	N/A		4.50			12" CONCRETE OUTFALL
ST-2	6.00	4.60		4.60		12" ADS DRAIN BASIN
ST-3	6.15	4.66		4.66		12" ADS DRAIN BASIN
ST-4	6.27	4.87			4.67	24" ADS AREA DRAIN
ST-5	6.30	4.83	4.83		4.90	24" ADS AREA DRAIN
ST-6	6.14	4.83	4.83			24" ADS AREA DRAIN
ST-7	6.15		4.97			24" ADS AREA DRAIN
ST-8	6.67		4.72		4.72	12" ADS DRAIN BASIN
ST-9	6.00	4.73		4.73		12" ADS DRAIN BASIN
ST-10	6.15			4.80	4.80	12" ADS DRAIN BASIN
ST-11	6.27	4.85			4.85	24" ADS AREA DRAIN
ST-12	6.30	4.98	4.98			24" ADS AREA DRAIN
ST-13	6.14	5.00	5.00			24" ADS AREA DRAIN
ST-14	6.15		5.14			24" ADS AREA DRAIN
ST-15	N/A			4.50		12" CONCRETE OUTFALL
ST-16	6.60			4.65		12" ADS DRAIN BASIN
ST-17	7.00			5.19		12" ADS DRAIN BASIN

DRAINAGE KEY NOTES: G-XX

- G-02 SILT FENCE (SEE SHEET #4 SWPPP FOR DETAILS)
- G-03 ROOF DRAIN (SEE ARCHITECTURAL PLANS FOR DETAIL, TYPICAL ON ALL BUILDINGS)
- G-04 ADS 12" DRAIN BASIN (SEE DETAIL DWG. 7001-110-111)

DRAINAGE DETAILS: GD-XX

- GD-4 AREA DRAIN DETAIL (TRAFFIC RATED)
- GD-14 CONCRETE WEIR
- GD-17 DRY RETENTION AREA CROSS SECTION
- GD-32 STORM CLEAN OUT
- PD-04D CONCRETE OUTFALL FOR UNDERDRAIN

DRAINAGE NOTES

1. PIPE LENGTHS SHOWN REPRESENT DISTANCES BETWEEN CENTERLINE OF DRAINAGE STRUCTURES AND TO END OF MITERED END SECTIONS.
2. ALL NON-PAVED DISTURBED AREAS TO BE SEEDED AND STABILIZED UNLESS OTHERWISE NOTED.
3. FIVE FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS, ETC.
4. THE STORM DRAINAGE SYSTEM SHALL BE FREE OF DIRT, SAND AND DEBRIS PRIOR TO FINAL ACCEPTANCE.
5. CONTRACTOR SHALL STAKE EACH STAGE OF WORK, HORIZONTAL AND VERTICAL, IN ADVANCE OF CONSTRUCTION TO ENSURE THAT NO CONFLICTS EXIST. CONTRACTOR SHALL NOTIFY GULFSTREAM DESIGN GROUP, LLC. IMMEDIATELY IF FIELD CONDITIONS DIFFER.
6. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE ENGINEER OF RECORD AND OWNER FOR REVIEW AND APPROVAL, INCLUDING BUT NOT LIMITED TO STONE, SAND, GEOTEXTILES, PIPE AND FITTINGS.
7. THE CONTRACTOR SHALL PROTECT ALL DRAINAGE AREAS FROM ACTIVITIES THAT MAY IMPACT THE EMBANKMENT AND SUBGRADE INFILTRATION PERFORMANCE. THESE ACTIVITIES MAY INCLUDE BUT ARE NOT LIMITED TO COMPACTION, CONTAMINATION, MATERIAL MIXING WITH POORER DRAINING MATERIALS.
8. AS PART OF THE ERP PERMIT CERTIFICATION, UPON COMPLETION OF DRAINAGE IMPROVEMENTS, THE ENGINEER OF RECORD MAY REQUIRE MATERIAL INFILTRATION TESTING TO BE PERFORMED BY A GEOTECHNICAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA.
9. ROOF DRAINS SHALL BE TERMINATED INTO THE DRAINAGE BASIN WITH 6" HDPE PERFORATED SOCK PIPE SURROUNDED WITH GRAVEL. ROOF DRAINS SHALL NOT DISCHARGE TO THE BACK OF UNITS OR BUILDINGS.

REVISIONS

NO	DATE	BY	DESCRIPTION
1	10/07/22	JGD	PER COA COMMENTS

ENGINEERING PLANS
FOR
CEDAR STREET RESIDENTIAL
DRAINAGE PLAN
ST AUGUSTINE, FLORIDA

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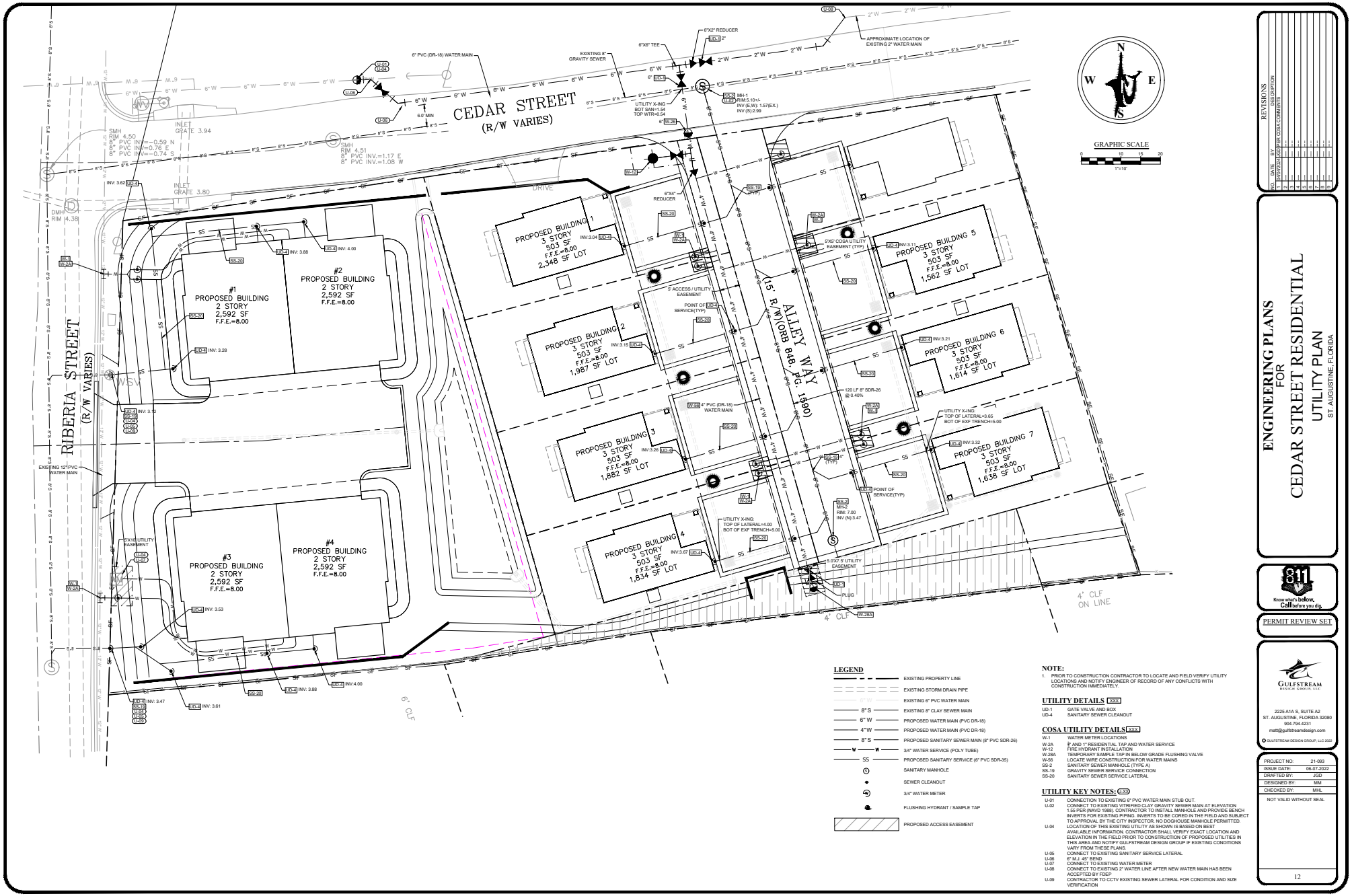

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STORM DRAIN PIPE
- EXISTING 6" PVC WATER MAIN
- 8" S — EXISTING 8" CLAY SEWER MAIN
- 6" W — PROPOSED WATER MAIN (PVC DR-18)
- 4"W — PROPOSED WATER MAIN (PVC DR-18)
- 8" S — PROPOSED SANITARY SEWER MAIN (8" PVC SDR-26)
- W — W — 3/4" WATER SERVICE (POLY TUBE)
- SS — PROPOSED SANITARY SERVICE (6" PVC SDR-35)
- SANITARY MANHOLE
- SEWER CLEANOUT
- 3/4" WATER METER
- FLUSHING HYDRANT / SAMPLE TAP
- PROPOSED ACCESS EASEMENT

NOTE:

1. PRIOR TO CONSTRUCTION CONTRACTOR TO LOCATE AND FIELD VERIFY UTILITY LOCATIONS AND NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS WITH CONSTRUCTION IMMEDIATELY.

UTILITY DETAILS XXX

- UD-1 GATE VALVE AND BOX
- UD-4 SANITARY SEWER CLEANOUT

COSA UTILITY DETAILS XXX

- W-1 WATER METER LOCATIONS
- W-2A 1" AND 1" RESIDENTIAL TAP AND WATER SERVICE
- W-12 FIRE HYDRANT INSTALLATION
- W-28A TEMPORARY SAMPLE TAP IN BELOW GRADE FLUSHING VALVE
- W-56 LOCATE WIRE CONSTRUCTION FOR WATER MAINS
- SS-2 SANITARY SEWER MANHOLE (TYPE A)
- SS-19 GRAVITY SEWER SERVICE CONNECTION
- SS-20 SANITARY SEWER SERVICE LATERAL

UTILITY KEY NOTES: XXX

- U-01 CONNECTION TO EXISTING 6" PVC WATER MAIN STUB OUT.
- U-02 CONNECT TO EXISTING VITRIFIED CLAY GRAVITY SEWER MAIN AT ELEVATION 1.55 PER (NAVD 1988). CONTRACTOR TO INSTALL MANHOLE AND PROVIDE BENCH INVERTS FOR EXISTING PIPING. INVERTS TO BE CORED IN THE FIELD AND SUBJECT TO APPROVAL BY THE CITY INSPECTOR. NO DOGHOUSE MANHOLE PERMITTED.
- U-04 LOCATION OF THIS EXISTING UTILITY AS SHOWN IS BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION IN THE FIELD PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES IN THIS AREA AND NOTIFY GULFSTREAM DESIGN GROUP IF EXISTING CONDITIONS VARY FROM THESE PLANS.
- U-05 CONNECT TO EXISTING SANITARY SERVICE LATERAL
- U-06 6" MJ, 45° BEND
- U-07 CONNECT TO EXISTING WATER METER
- U-08 CONNECT TO EXISTING 2" WATER LINE AFTER NEW WATER MAIN HAS BEEN ACCEPTED BY FDEP
- U-09 CONTRACTOR TO CCTV EXISTING SEWER LATERAL FOR CONDITION AND SIZE VERIFICATION

REVISIONS

NO	DATE	BY	DESCRIPTION
1	04/05	JGD	ADDRESS PER COSA COMMENTS

ENGINEERING PLANS
FOR
CEDAR STREET RESIDENTIAL
UTILITY PLAN
ST AUGUSTINE, FLORIDA

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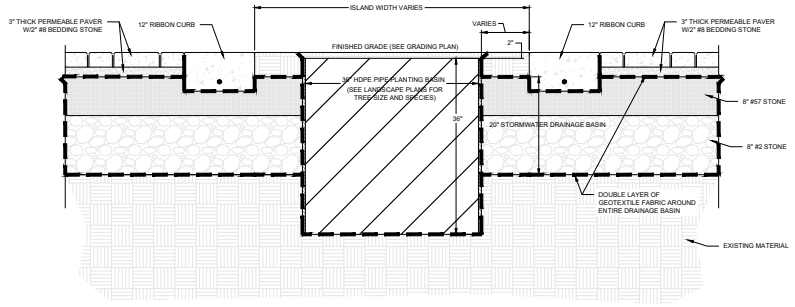
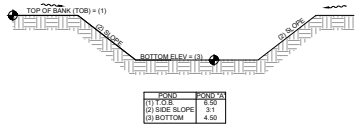


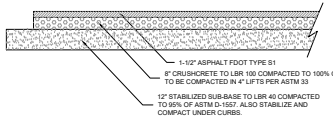
NOTES:
1. LANDSCAPE TREE PLANTING BASIN TO BE PLACED WHERE LANDSACPE TREES WILL PENETRATE THE STORMWATER DRAINAGE BASIN.
2. THE STORMWATER DRAINAGE BASIN SHALL BE WRAPPED WITH TWO LAYERS OF APPROVED GEOFABRIC HAVING A MINIMUM OVERLAP OF 36"
3. AN APPROVED GEOTEXTILE FABRIC SHALL BE DOUBLE WRAPPED ON THE OUTSIDE OF THE TREE PLANTING BASIN HDPE PIPE AND TUCKED TIGHTLY TO THE OUTSIDE OF THE PIPE WITH BACKFILL AND DRAINAGE BASIN MATERIAL.
4. THE TREE PLANTING BASIN SHALL BE BACKFILLED WITH AN APPROVED LANDSCAPE SOIL.
5. REFER TO LANDSCAPE PLAN FOR PROPER TREE PLANTING GUIDELINES.

LANDSCAPE TREE PLANTING BASIN
SCALE: N.T.S.
DETAIL# SD-4
REVISED 04/11/24



POND	POND 'A'
(1) T.O.B.	8.50
(2) SIDE SLOPE	3:1
(3) BOTTOM	4.50

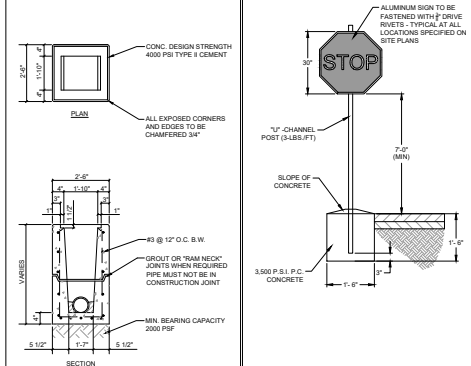
DRY POND CROSS SECTION
SCALE: N.T.S.
DETAIL# GD-16
REVISED 08/08/19



NOTE:
ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED. ALL AREAS WHERE SOD HAS BEEN DISTURBED OR REMOVED SHALL BE RE SODDED TO SATISFACTION OF OWNER.

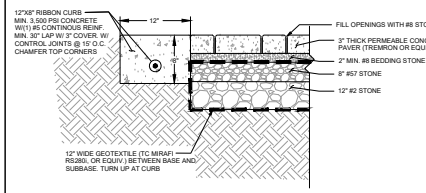
THE ABOVE INFORMATION WAS OBTAINED FROM THE CITY OF ST. AUGUSTINE PUBLIC WORKS TYPICAL ROADWAY LIGHT DUTY PAVEMENT SECTION (DETAIL PD-01A)

TYPICAL PAVEMENT SECTION
SCALE: N.T.S.
DETAIL# SD-12
REVISED 01-25-23



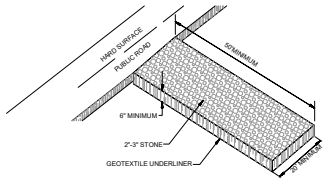
AREA DRAIN DETAIL
SCALE: N.T.S.
DETAIL# GD-4
REVISED 02/24/20

STOP SIGN
SCALE: N.T.S.
DETAIL# SD-21A
REVISED 08/08/19

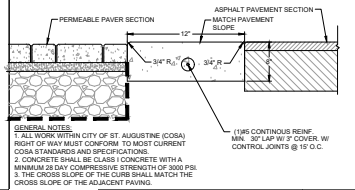


NOTES: 1. SEE ADDITIONAL SITE PREPARATION NOTES IN THE GEOTECHNICAL REPORT#22-1093.1, PREPARED BY LEGACY ENGINEERING, INC. DATED 7/6/22.
2. #2 STONE, #8 BEDDING STONE AND #57 STONE TO BE CRUSHED AND WASHED RECYCLED CONCRETE, GRANITE OR APPROVED EQUAL. LIMESTONE IS NOT ACCEPTABLE.
3. GEOTEXTILE FABRIC SHALL SURROUND THE STONE SUBGRADE ENTIRELY.

PERMEABLE PAVER SECTION
SCALE: N.T.S.
DETAIL# SD-15
REVISED 01/25/23

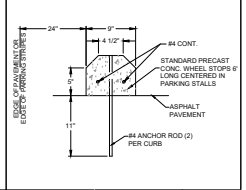


TEMPORARY CONSTRUCTION ENTRANCE
SCALE: N.T.S.
DETAIL# GD-38
REVISED 08/08/19

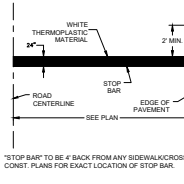


GENERAL NOTES:
1. ALL WORK WITHIN CITY OF ST. AUGUSTINE (COSA) RIGHT OF WAY MUST CONFORM. TO MOST CURRENT COSA STANDARDS AND SPECIFICATIONS.
2. CONCRETE SHALL BE CLASS I CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. THE CROSS SLOPE OF THE CURB SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVING.

12" RIBBON CURB
SCALE: N.T.S.
DETAIL# SD-5
REVISED 01/25/23



WHEEL STOP DETAIL
SCALE: N.T.S.
DETAIL# SD-27
REVISED 08/08/19



"STOP BAR" TO BE 4' BACK FROM ANY SIDEWALK/CROSSWALK. SEE CONST. PLANS FOR EXACT LOCATION OF STOP BAR.

STOP BAR
SCALE: N.T.S.
DETAIL# SD-16
REVISED 08/08/19

REVISIONS

NO	DATE	BY	DESCRIPTION
1	8/24/2023	JGD	PER COSA COMMENTS
2			
3			
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5			
6			
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ENGINEERING PLANS
FOR
CEDAR STREET RESIDENTIAL
CONSTRUCTION DETAILS 1
ST AUGUSTINE, FLORIDA

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904.794.4231
matt@gulfstreamdesign.com

GULFSTREAM DESIGN GROUP, LLC 2022

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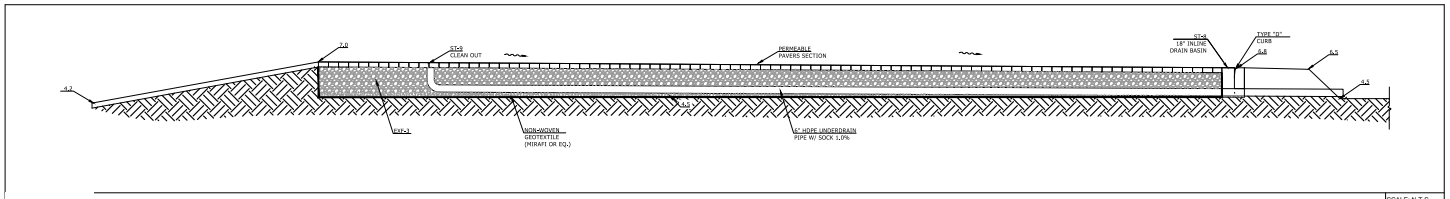
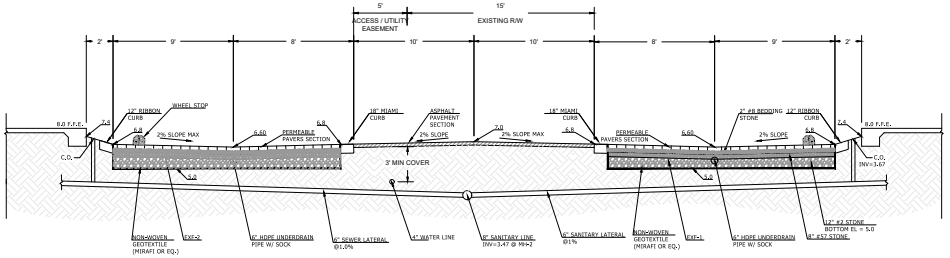


SECTION -A-A

SCALE: N.T.S.
DETAIL# A-A
REVISED 04/04/24



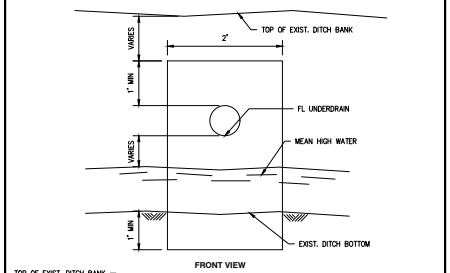
SECTION -B-B

SCALE: N.T.S.
DETAIL# B-B
REVISED 04/04/24

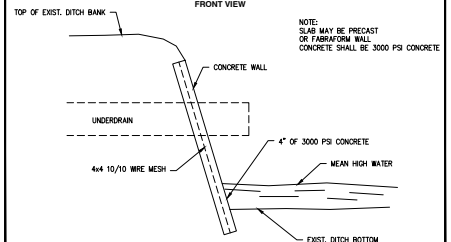
City of St. Augustine
PUBLIC WORKS DEPARTMENT

Paving and Drainage Details PD-04D

DESCRIPTION	DATE	REVISED
CONCRETE OUTFALL FOR UNDERDRAIN	1/7/08	1/7/08



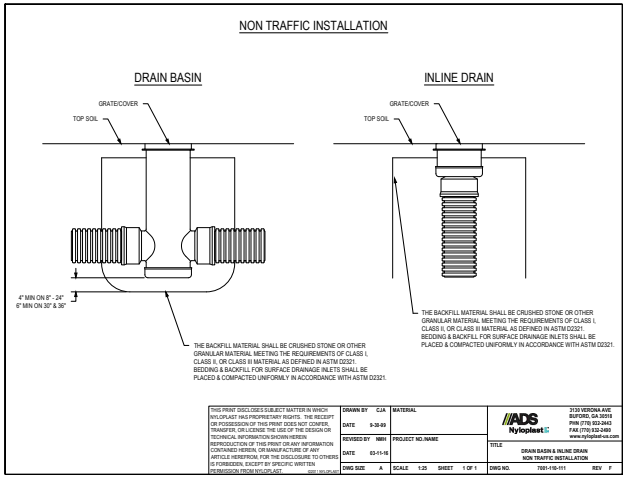
FRONT VIEW



NOTE:
SLAB MAY BE PRECAST OR FABRAFORM WALL
CONCRETE SHALL BE 3000 PSI CONCRETE

SIDE VIEW

NON TRAFFIC INSTALLATION



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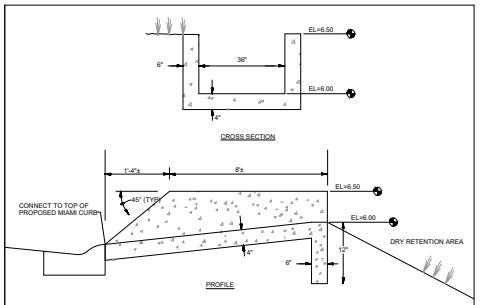
DRAWN BY	CJA	MATERIAL	
DATE	9-30-93		
REVISED BY	NWH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1

ADS Nyloplast

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2403
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION

DWG NO. 7501-110-111 REV F



GENERAL NOTES

SUBGRADE
1. COMPACT TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY A.S.T.M. D-698-78 (STANDARD PROCTOR) AT ± 2% OF PROCTOR OPTIMUM MOISTURE VALUE.

CONCRETE
1. COMPRESSIVE STRENGTH: 3,000 P.S.I. MINIMUM AT 28 DAYS.

2. CHAMFER ALL EXPOSED EDGES.

CONCRETE WEIR

SCALE: N.T.S.
DETAIL# GD-14
REVISED 1/25/23

REVISIONS

NO	DATE	BY	DESCRIPTION
1	04/05/24	JGD	PER OSA's COMMENTS

ENGINEERING PLANS
FOR
CEDAR STREET RESIDENTIAL
CONSTRUCTION DETAILS 2
ST. AUGUSTINE, FLORIDA

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GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

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PROJECT NO:	21-093
ISSUE DATE:	06-07-2022
DRAFTED BY:	JGD
DESIGNED BY:	MM
CHECKED BY:	MHL

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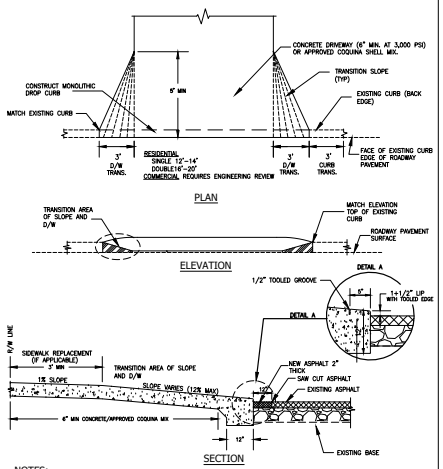
14

City of St. Augustine — PUBLIC WORKS DEPARTMENT

Paving and Drainage Details PD-08H

DESC. MONOLITHIC CONCRETE DRIVEWAY WITH / WITHOUT SIDEWALK | DATE 5/15/13 | REVISED 1/28/14

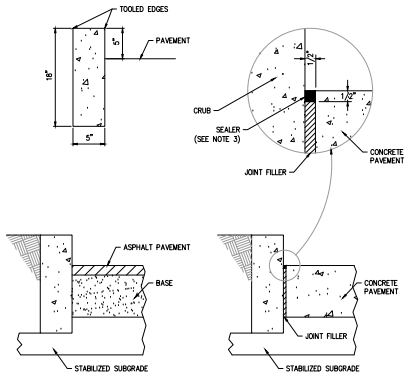


NOTES:
1. NEW OR REPLACED DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK 3000 P.S.I. CONCRETE, OR APPROVED MIX OF COQUINA SHELL.
2. FOR DRIVEWAY REPLACEMENT OR CONSTRUCTION OF A NEW DRIVEWAY ON EXISTING PAVED STREETS, SAW CUT ASPHALT FROM LIMITS OF CURB TRANSITIONS AT A DISTANCE OF 12" FROM FACE OF CURB, REMOVE EXISTING ASPHALT AND CONSTRUCT NEW HOT MIX ASPHALT TYPE S-1 AT A MINIMUM THICKNESS OF 2" ON TOP OF COMPACTED ROADWAY BASE.

City of St. Augustine — PUBLIC WORKS DEPARTMENT

Paving and Drainage Details PD-02B

DESC: CITY OF ST. AUGUSTINE HISTORIC CURB | DATE 1/8/90 | REVISED 10/4/07

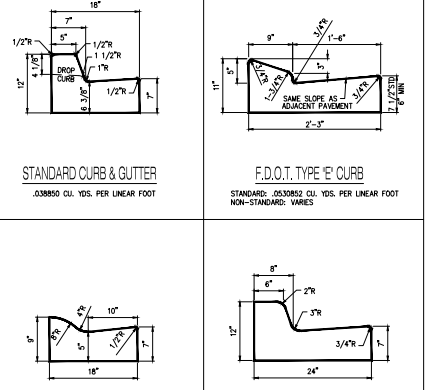


NOTES:
1. NEW OR REPLACED CURB SHALL BE 3000 PSI CONCRETE OR AN APPROVED MIX OF COQUINA SHELL.
2. ENDS OF CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN THREE FEET.
3. SEALER SHALL BE 1/2" THICK AND SHALL NOT BE OVERPOURED. SEALER SHALL HAVE A SLIGHT DEPRESION SO THAT IT WILL NOT BE AT THE SAME LEVEL AS THE PAVEMENT.

City of St. Augustine — PUBLIC WORKS DEPARTMENT

Paving and Drainage Details PD-02A

DESCRIPTION CURB AND GUTTER | DATE 11/12/96 | REVISED 10/4/07



STANDARD CURB & GUTTER
.038850 CU. YDS. PER LINEAR FOOT

F.D.O.T. TYPE 'E' CURB
STANDARD: .0530852 CU. YDS. PER LINEAR FOOT
NON-STANDARD: VARIES

MIAMI CURB & GUTTER
.0321169 CU. YDS. PER LINEAR FOOT

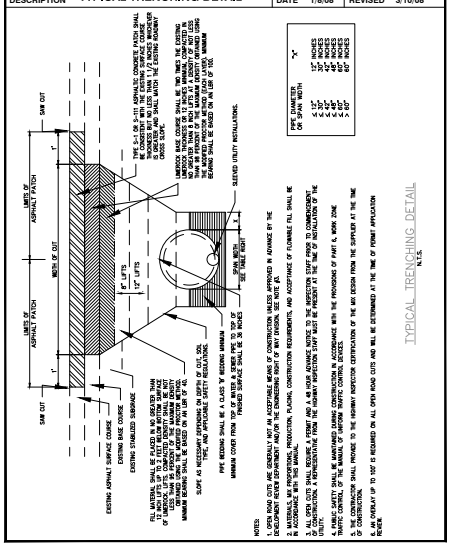
F.D.O.T. 'F' CURB & GUTTER WITH 24" BASE
.0514011 CU. YDS. PER LINEAR FOOT

ALL CURB SHOULD BE 3000 PSI CONCRETE

City of St. Augustine — PUBLIC WORKS DEPARTMENT

Paving and Drainage Details PD-05D

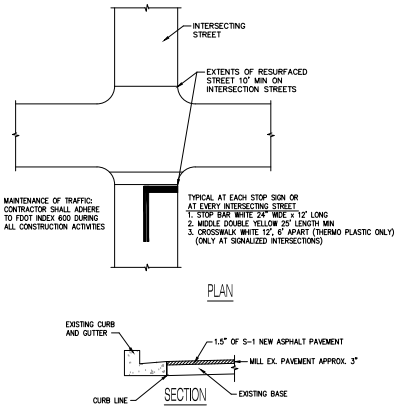
DESCRIPTION TYPICAL TRENCHING DETAIL | DATE 1/8/08 | REVISED 3/10/08



City of St. Augustine — PUBLIC WORKS DEPARTMENT

Paving and Drainage Details PD-05A

DESC. MILLING/RESURFACING DETAIL- INTERSECTION AND GUTTERS WITHIN RESURFACING AREA | DATE 10/3/07 | REVISED 10/3/07



NOTES:
NEW ASPHALT OVER MILLED SURFACE SHALL BE PLACED SUCH THAT THERE REMAINS A SMOOTH AND LEVEL TRANSITION AT CURB LINE AND STREET STRUCTURES.

REVISIONS

NO	DATE	BY	DESCRIPTION
1	3/4/2022	JGD	PER COA's COMMENTS
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-

ENGINEERING PLANS FOR
CEDAR STREET RESIDENTIAL
CONSTRUCTION DETAILS 3
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GULFSTREAM DESIGN GROUP, LLC 2022

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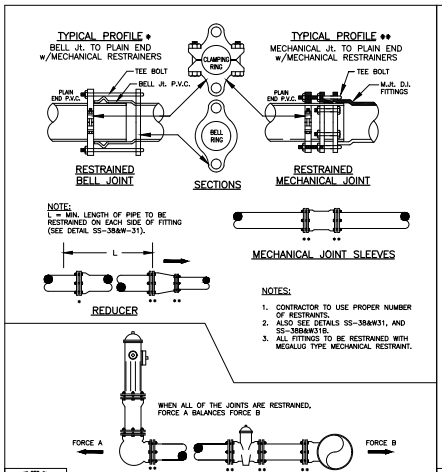
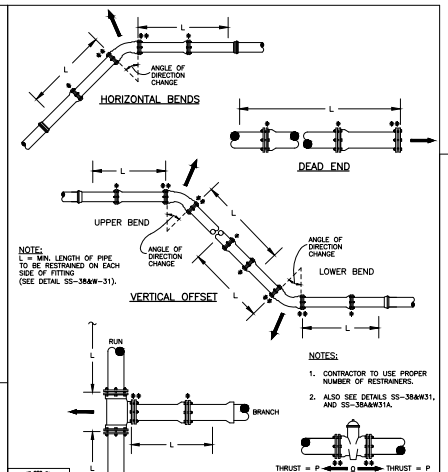


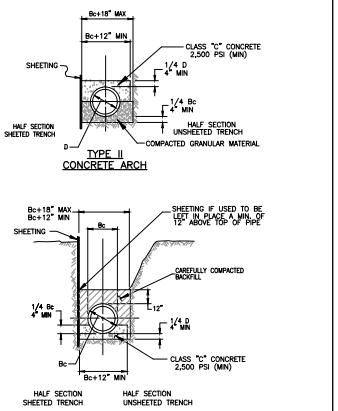
MECHANICAL RESTRAINT DETAILS

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-38&W-31A



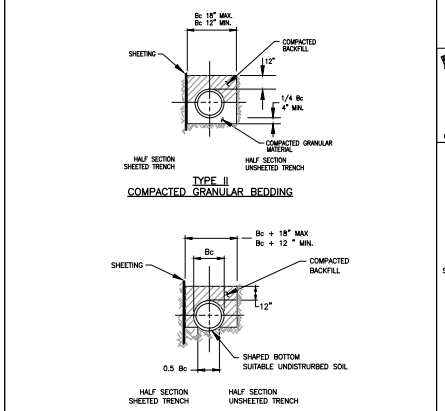
MECHANICAL RESTRAINT DETAILS

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-38B&W-31B



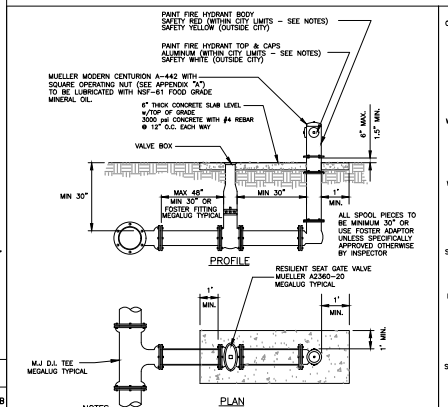
BEDDING DETAILS
CLASS A

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-26&W-42



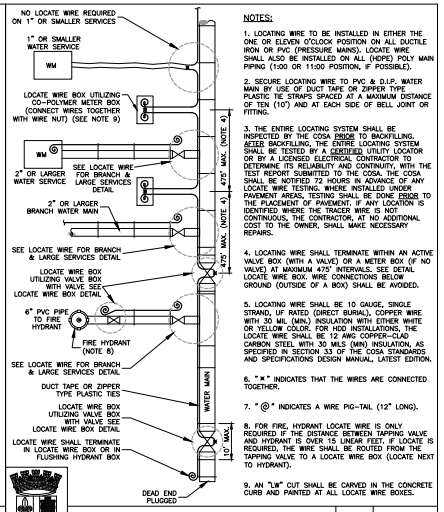
BEDDING DETAILS
CLASS B

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-27&W-43



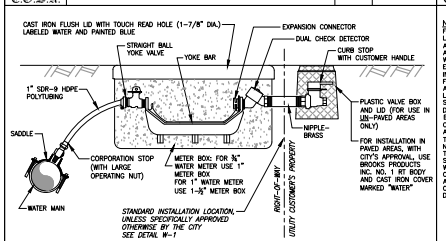
FIRE HYDRANT INSTALLATION

REVISION DATE:	FEB 2017
NOT TO SCALE	W-12



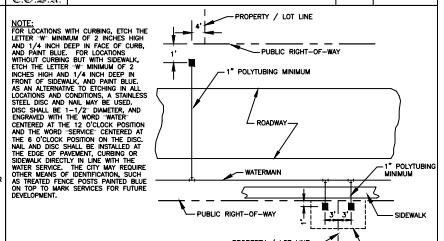
LOCATE WIRE CONSTRUCTION FOR WATER MAINS

REVISION DATE:	FEB 2017
NOT TO SCALE	W-56



3/4" AND 1"
RESIDENTIAL TAP AND
WATER SERVICE DETAIL

REVISION DATE:	FEB 2017
NOT TO SCALE	W-2A



WATER METER LOCATIONS
3/4" – 2" METERS

REVISION DATE:	FEB 2017
NOT TO SCALE	W-1

REVISIONS

NO	DATE	BY	DESCRIPTION
1	3/4/2022	JGD	PER COSA COMMENTS
2			
3			
4			
5			
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8			
9			
10			

ENGINEERING PLANS
FOR
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CHECKED BY:	MHL

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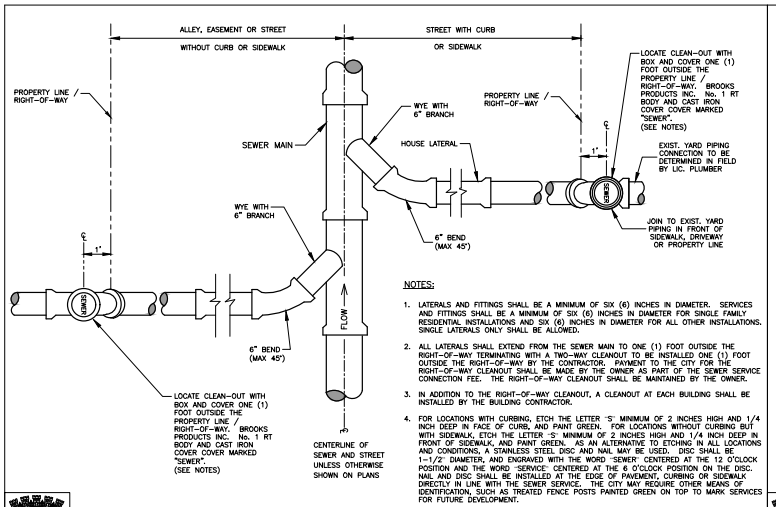
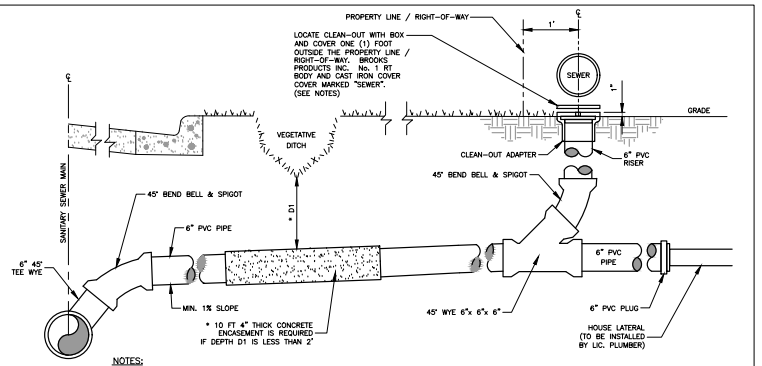


NOTES:

1. LATERALS AND FITTINGS SHALL BE A MINIMUM OF SIX (6) INCHES IN DIAMETER. SERVICES AND FITTINGS SHALL BE A MINIMUM OF SIX (6) INCHES IN DIAMETER FOR SINGLE FAMILY RESIDENTIAL INSTALLATIONS AND SIX (6) INCHES IN DIAMETER FOR ALL OTHER INSTALLATIONS. SINGLE LATERALS ONLY SHALL BE ALLOWED.
2. ALL LATERALS SHALL EXTEND FROM THE SEWER MAIN TO ONE (1) FOOT OUTSIDE THE RIGHT-OF-WAY TERMINATING WITH A TWO-WAY CLEANOUT TO BE INSTALLED ONE (1) FOOT OUTSIDE THE RIGHT-OF-WAY BY THE CONTRACTOR. PAYMENT TO THE CITY FOR THE RIGHT-OF-WAY CLEANOUT SHALL BE MADE BY THE OWNER AS PART OF THE SEWER SERVICE CONNECTION FEE. THE RIGHT-OF-WAY CLEANOUT SHALL BE MAINTAINED BY THE OWNER.
3. IN ADDITION TO THE RIGHT-OF-WAY CLEANOUT, A CLEANOUT AT EACH BUILDING SHALL BE INSTALLED BY THE BUILDING CONTRACTOR.
4. FOR LOCATIONS WITH CURBING, ETCH THE LETTER "S" MINIMUM OF 2 INCHES HIGH AND 1/4 INCH DEEP IN FACE OF CURB, AND PAINT GREEN. FOR LOCATIONS WITHOUT CURBING BUT WITH SIDEWALK, ETCH THE LETTER "S" MINIMUM OF 2 INCHES HIGH AND 1/4 INCH DEEP IN FRONT OF SIDEWALK, AND PAINT GREEN. AS AN ALTERNATIVE TO ETCHING IN ALL LOCATIONS AND CONDITIONS, A STAINLESS STEEL DISC AND NAIL MAY BE USED. DISC SHALL BE 1-1/2" DIAMETER, AND ENGRAVED WITH THE WORD "SEWER" CENTERED AT THE 12 O'CLOCK POSITION AND THE WORD "SERVICE" CENTERED AT THE 6 O'CLOCK POSITION ON THE DISC. NAIL AND DISC SHALL BE INSTALLED AT THE EDGE OF PAVEMENT, CURBING OR SIDEWALK DIRECTLY IN LINE WITH THE SEWER SERVICE. THE CITY MAY REQUIRE OTHER MEANS OF IDENTIFICATION, SUCH AS TREATED FENCE POSTS PAINTED GREEN ON TOP TO MARK SERVICES FOR FUTURE DEVELOPMENT.
5. SEE ALSO DETAIL SS-19.

HOUSE LATERAL PLAN

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-20

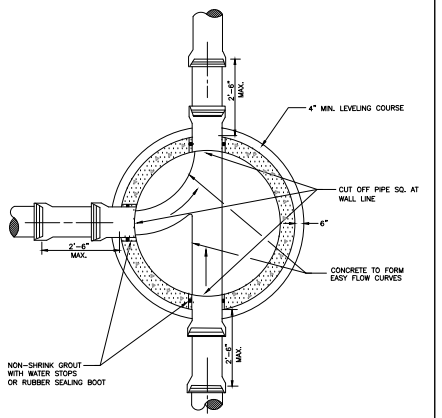


NOTES:

1. LATERALS AND FITTINGS SHALL BE A MINIMUM OF SIX (6) INCHES IN DIAMETER. SERVICES AND FITTINGS SHALL BE A MINIMUM OF SIX (6) INCHES IN DIAMETER FOR SINGLE FAMILY RESIDENTIAL INSTALLATIONS AND SIX (6) INCHES IN DIAMETER FOR ALL OTHER INSTALLATIONS. SINGLE LATERALS ONLY SHALL BE ALLOWED.
2. ALL LATERALS SHALL EXTEND FROM THE SEWER MAIN TO ONE (1) FOOT OUTSIDE THE RIGHT-OF-WAY TERMINATING WITH A TWO-WAY CLEANOUT TO BE INSTALLED ONE (1) FOOT OUTSIDE THE RIGHT-OF-WAY BY THE CONTRACTOR. PAYMENT TO THE CITY FOR THE RIGHT-OF-WAY CLEANOUT SHALL BE MADE BY THE OWNER AS PART OF THE SEWER SERVICE CONNECTION FEE. THE RIGHT-OF-WAY CLEANOUT SHALL BE MAINTAINED BY THE OWNER.
3. IN ADDITION TO THE RIGHT-OF-WAY CLEANOUT, A CLEANOUT AT EACH BUILDING SHALL BE INSTALLED BY THE BUILDING CONTRACTOR.
4. FOR LOCATIONS WITH CURBING, ETCH THE LETTER "S" MINIMUM OF 2 INCHES HIGH AND 1/4 INCH DEEP IN FACE OF CURB, AND PAINT GREEN. FOR LOCATIONS WITHOUT CURBING BUT WITH SIDEWALK, ETCH THE LETTER "S" MINIMUM OF 2 INCHES HIGH AND 1/4 INCH DEEP IN FRONT OF SIDEWALK, AND PAINT GREEN. AS AN ALTERNATIVE TO ETCHING IN ALL LOCATIONS AND CONDITIONS, A STAINLESS STEEL DISC AND NAIL MAY BE USED. DISC SHALL BE 1-1/2" DIAMETER, AND ENGRAVED WITH THE WORD "SEWER" CENTERED AT THE 12 O'CLOCK POSITION AND THE WORD "SERVICE" CENTERED AT THE 6 O'CLOCK POSITION ON THE DISC. NAIL AND DISC SHALL BE INSTALLED AT THE EDGE OF PAVEMENT, CURBING OR SIDEWALK DIRECTLY IN LINE WITH THE SEWER SERVICE. THE CITY MAY REQUIRE OTHER MEANS OF IDENTIFICATION, SUCH AS TREATED FENCE POSTS PAINTED GREEN ON TOP TO MARK SERVICES FOR FUTURE DEVELOPMENT.
5. SEE ALSO DETAIL SS-20.

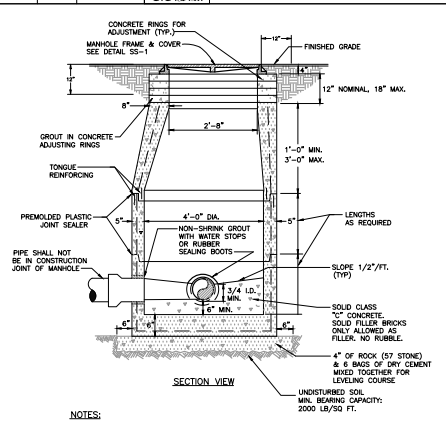
GRAVITY SEWER SERVICE CONNECTION

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-19



PLAN VIEW TYPE "A" MANHOLE
8" – 21" SEWERS

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-3

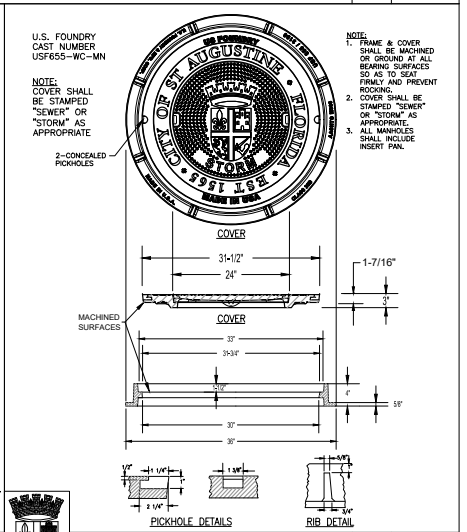


NOTES:

1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH LATEST EDITIONS OF ASTM C478 WITH 4000 PSI CONCRETE, TYPE II CEMENT.
2. THE EXTERIOR OF MANHOLE AND ADJUSTMENT RINGS SHALL BE GIVEN TWO COATS OF WATERPROOFING MATERIAL: CS-55 BY CONCRETE SEALANTS, INC. OR APPROVED EQUAL. DO NOT COAT JOINT OR PIPE OPENING SURFACES.
3. THE INTERIOR SURFACE SHALL BE COATED WITH SEWPERCOAT OR SPECTRASHIELD PROTECTIVE COATING SYSTEM TO PREVENT CONCRETE DETERIORATION FROM HYDROGEN SULFIDE AND OTHER CORROSIVE GASES.
4. IF SPECIALTY LINER TO BE INSTALLED ON INSIDE OF MANHOLE, INTERIOR COATING SHALL BE OMITTED.
5. MANHOLES IMMEDIATELY UPSTREAM OF PUMPING STATIONS REQUIRE FIBERGLASS LINING. MANHOLES RECEIVING FORCE MAIN FLOW LESS THAN OR EQUAL TO 4-INCH FORCE MAIN MAY BE LINED WITH SEWPERCOAT OR SPECTRASHIELD. MANHOLES RECEIVING FORCE MAIN FLOW GREATER THAN 4-INCH FORCE MAIN REQUIRE FIBERGLASS LINING.

SANITARY SEWER
TYPE "A" MANHOLE
8" – 21" SEWERS

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-2



NOTE:
1. FRAME & COVER SHALL BE MACHINED OR GROUND AT ALL BEARING SURFACES SO AS TO SEAT FIRMLY AND PREVENT ROCKING.
2. COVER SHALL BE STAMPED "SEWER" OR "STORM" AS APPROPRIATE.
3. ALL MANHOLES SHALL INCLUDE INSERT PAN.

STORM/SEWER MANHOLE
COVER AND FRAME

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-1

REVISIONS

NO	DATE	BY	MONTHLY ADOPTER COSA COMMENTS	DESCRIPTION
1				
2				
3				
4				
5				
6				
7				
8				

ENGINEERING PLANS
FOR
CEDAR STREET RESIDENTIAL
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ST AUGUSTINE, FLORIDA

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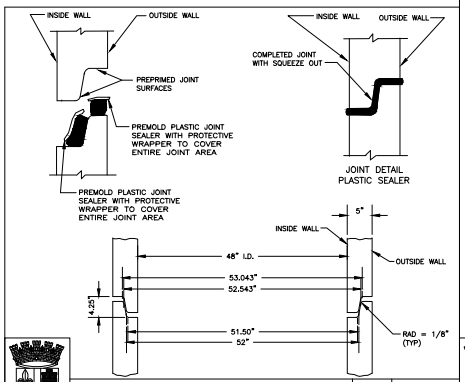
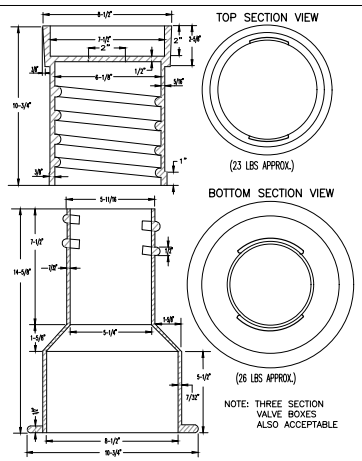


PRECAST SEWER MANHOLE JOINT DETAIL (7 DEGREE ANGLE)

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-17

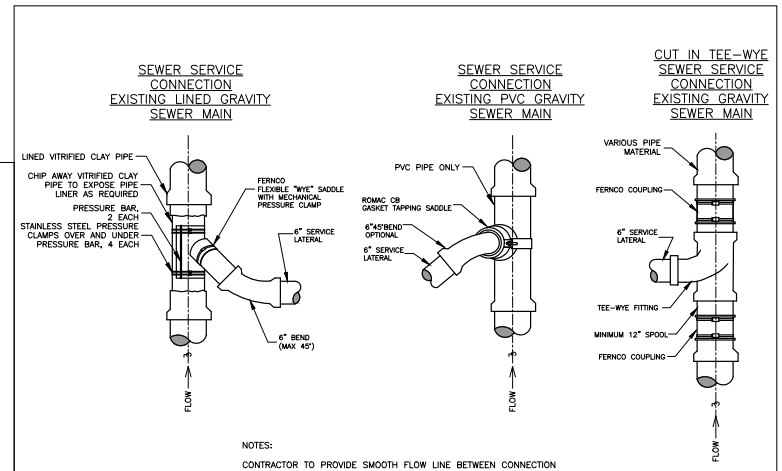


NOTES:

1. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).
2. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.

VALVE BOX

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-32&W-17



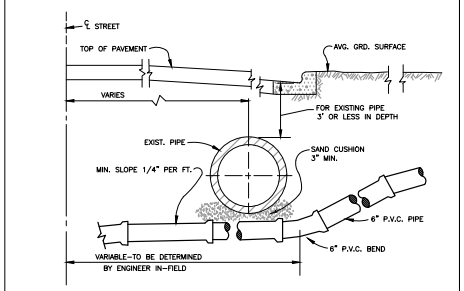
NOTES:

CONTRACTOR TO PROVIDE SMOOTH FLOW LINE BETWEEN CONNECTION FITTING AND GRAVITY SEWER PIPE. CUT AND GRIND PIPE SUCH THAT A SMOOTH FLOW LINE IS PROVIDED.

PLACE CONNECTION FITTING ON THE 10 OR 2 O'CLOCK POSITION ON THE GRAVITY SEWER MAIN.

NEW CONNECTION TO EXISTING GRAVITY SEWER MAIN

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-25

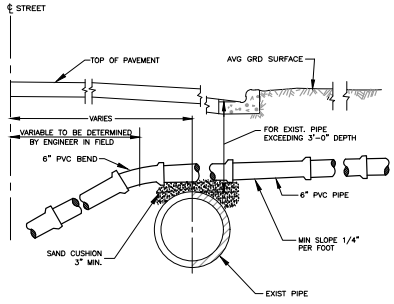


NOTE:

ALTERNATE GRADIENT FOR 6 INCH LATERAL SEWERS AT CONFLICTS WITH EXISTING UTILITIES.

6 INCH PVC HOUSE LATERAL CONNECTION (UNDER CONFLICT)

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-24

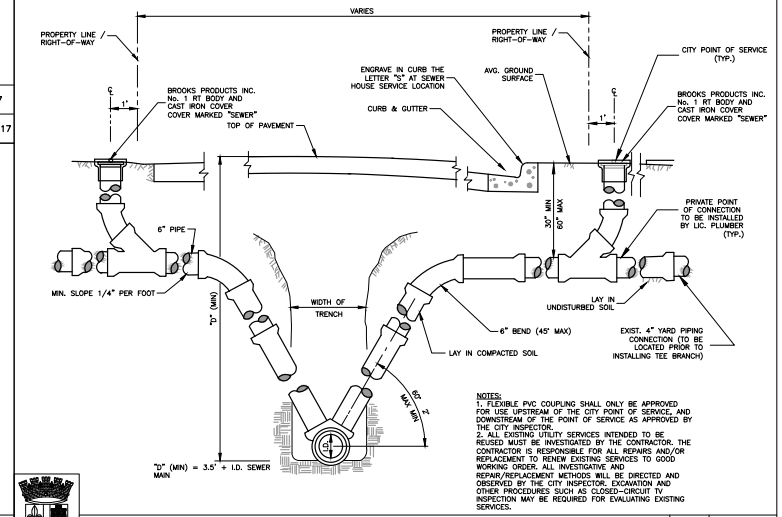


NOTE:

ALTERNATE GRADIENT FOR 6 INCH LATERAL SEWERS AT CONFLICTS WITH EXISTING UTILITIES.

6 INCH PVC HOUSE LATERAL CONNECTION (OVER CONFLICT)

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-23



NOTES:

1. FLEXIBLE PVC COUPLING SHALL ONLY BE APPROVED FOR USE UPSTREAM OF THE CITY POINT OF SERVICE, AND DOWNSTREAM OF THE POINT OF SERVICE AS APPROVED BY THE CITY INSPECTOR.
2. ALL EXISTING UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING SERVICES TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE DIRECTED AND OBSERVED BY THE CITY INSPECTOR. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV INSPECTION MAY BE REQUIRED FOR EVALUATING EXISTING SERVICES.

HOUSE LATERAL SECTION

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-21

REVISIONS

NO	DATE	BY	DESCRIPTION
1	3/4/2022	JGD	PER COSA COMMENTS
2			
3			
4			
5			
6			
7			
8			
9			
10			

ENGINEERING PLANS
FOR
CEDAR STREET RESIDENTIAL
CONSTRUCTION DETAILS 6
ST AUGUSTINE, FLORIDA

811 Know what's below. Call before you dig.

PERMIT REVIEW SET

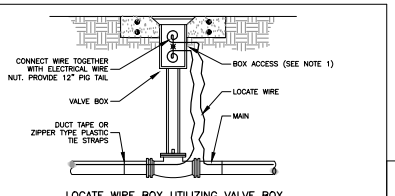
GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

GULFSTREAM DESIGN GROUP, LLC 2022

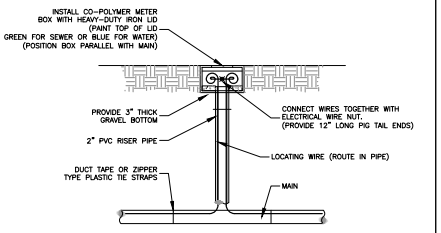
PROJECT NO:	21-093
ISSUE DATE:	06-07-2022
DRAFTED BY:	JGD
DESIGNED BY:	MM
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL

18



LOCATE WIRE BOX UTILIZING VALVE BOX



LOCATE WIRE BOX UTILIZING METER BOX

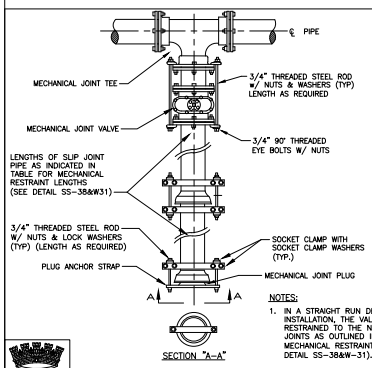
NOTES:

1. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A 3/4"ø (MIN) HOLE OR SHALL BE ROUTED THROUGH THE JOINTS OF THE VALVE BOX ADJUSTMENT SECTION.
2. SEE ADDITIONAL NOTES AND REQUIREMENTS ON DETAILS SS-56 AND W-56.

C.O.S.A.

LOCATE WIRE BOX

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-55&W-55



SECTION "A-A"

NOTES:

1. IN A STRAIGHT RUN DEAD END INSTALLATION, THE VALVE SHALL BE RESTRAINED TO THE NEXT UPSTREAM PIPE JOINTS AS OUTLINED IN TABLE FOR MECHANICAL RESTRAINT LENGTHS (SEE DETAIL SS-38&W-31).
2. ALL PIPE & FITTINGS SHOWN VARY IN SIZE.

C.O.S.A.

PLUGGED DEAD END MECHANICAL RESTRAINTS

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-44&W-37

MINIMUM RESTRAINED LENGTH (L) IN FEET

NOMINAL PIPE SIZE	SAND (SP) ELBOWS (DEG.) 11	22	45	90	DEAD END	SAND-CLAY MIX (SC) ELBOWS (DEG.) 11	22	45	90	DEAD END	CLAY (CL) ELBOWS (DEG.) 11	22	45	90	DEAD END	SILT (ML) ELBOWS (DEG.) 11	22	45	90	DEAD END
4"	2	4	9	22	49	2	3	7	16	36	2	3	7	17	39	3	6	12	28	69
6"	3	6	12	30	69	2	5	10	23	50	2	5	10	24	41	4	8	16	39	96
8"	4	8	16	39	90	3	6	12	30	66	3	6	13	31	55	5	10	21	50	125
10"	5	9	19	46	107	4	7	15	36	80	4	7	15	37	66	6	12	24	59	148
12"	5	11	22	54	126	4	8	17	42	94	4	9	18	44	79	7	14	28	68	174

NOTE: BASED ON THE THRUST FORCE IN TABLE ABOVE.

NOTES:

1. CONTRACTOR TO USE PROPER NUMBER OF RESTRAINERS.
2. ALSO SEE DETAILS SS-38A&W31A, AND SS-38B&W31B.
3. ALL VALVES SHALL BE TREATED AS DEAD ENDS.
4. ALL CROSSES AND TEE'S SHALL BE RESTRAINED AS DIRECTED BY CITY INSPECTOR.
5. ALL UTILITY UPGRADES SHALL REQUIRE VISUAL VERIFICATION OF RESTRAINT PER THIS DETAIL.

C.O.S.A.

MECHANICAL RESTRAINT DETAILS

REVISION DATE:	FEB 2017
NOT TO SCALE	SS-38&W-31

REVISIONS

NO	DATE	BY	DESCRIPTION
1	3/4/2024	JGD	PER COSA COMMENTS
2			
3			
4			
5			
6			
7			
8			

ENGINEERING PLANS
FOR
CEDAR STREET RESIDENTIAL
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GULFSTREAM DESIGN GROUP, LLC 2022

PROJECT NO:	21-093
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DRAFTED BY:	JGD
DESIGNED BY:	MM
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL

19

Attachment 10:
Arborist Report

Arbor Report
May 16, 2024

Amie Marie Vo
St. John's Law Group
104 Sea Grove Main Street
St. Augustine, Fl 32080

Re: Cedar Street Project

INTRODUCTION:

This report summarizes a tree canopy review for the **Cedar Street Project** located in St. Augustine, Florida (Figure 1). The project site is located at the SE corner of Riberia and Cedar Streets.

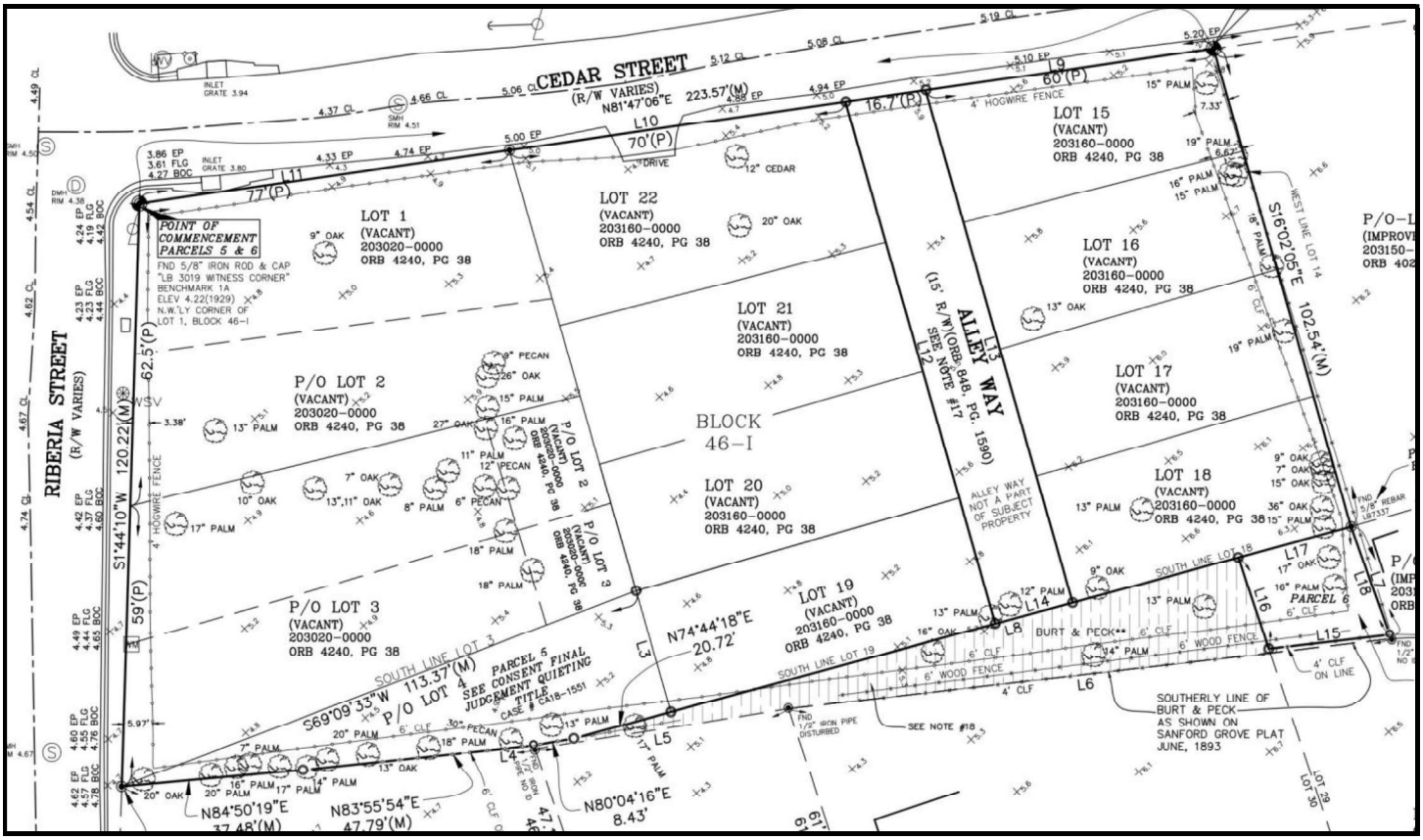

Figure 1. Project area with current tree survey.

SCOPE:

This report summarizes a field review to determine the current health and structural integrity of all trees on site as recorded on the most recent tree survey. All trees reviewed were identified to species, size, and evaluated for overall health and structural integrity.

METHODS:

Each tree was visually inspected using a Level 2, Tree Risk Assessment as defined by the **International Society of Arboriculture (ISA)**. This level of inspection includes a 360-degree visual evaluation of the tree from top to bottom including a review of the crown, trunk, root flare, and above-ground roots to look for structural defects, decay, pests, and disease. **Tree Risk Assessments** are used to determine the risk and liability to 'targets' such as building structures, public rights-of-ways, streets, sidewalks, and nearby utilities. This project currently does not have any targets that would be impacted by tree failures.

Risk and liability determinations include location to potential targets such as building structures, automobiles, streets, sidewalks, and nearby utilities. The **Level 2 Inspection** is used to help determine three main categories of risk: **Likelihood of Failure** (Imminent, Probable, Possible, and Improbable), **Likelihood of Impact** (High, Medium, Low, Very Low), and **Consequences of Failure** (Severe, Significant, Minor, Negligible). Together, these three risk categories can be used to help the property owners in making decisions for pruning and / or removal.

Any tree can fail under extreme weather events such as hurricanes and tornadoes. The risk categories used in this report are standardized ratings that follow the **International Society of Arboriculture, Tree Risk Assessment Guidelines**. These ratings are based on available targets in which the tree could impact if it were to fail. Currently, there are no targets on site, and the **Likelihood of Failure** rating is the only risk category rated in this report. The **Likelihood of Failure** rating in this report is for a 2-year time frame from the date of inspection.

Each tree was measured for **Diameter at Breast Height** (DBH) using a standard forestry DBH tape or field calipers. **Live Crown Ratio** (LCR) was estimated using aerial imagery, ground observation and / or a convex spherical densiometer. LCR is a useful measurement to indicate tree vigor using a ratio of crown length to total tree height or the percentage of a tree's total height that has foliage.

City of St. Augustine Land Development Code Definitions:

Exempt tree means any tree described in the following list:

Latin Name	Common Name
Malus spp.	Apple
Citrus spp.	Citrus
Eucalyptus spp.	Eucalyptus
Enterolobium cyclocarpum	Ear tree, elephant ear tree, monkeysoap
Koelreuteria paniculata	Golden raintree
Parinsonia aculeate	Jerusalem thorn
Cupressocyparis leylandii	Leyland cypress
Eriobotrya japonica	Loquat
Albizia julibrissin	Mimosa
Nerium oleander	Oleander
Bauhinia spp.	Orchid tree
Prunus persica	Peach/Nectarine
Photinia x fraseri	Photinia, red tip, red top
Prunus angustifolia	Plum
Pyrus spp.	Pear
Dispyros virginiana	Persimmon
Coccoloba unifera	Sea grape
Grevillea robusta	Silk oak
Ailanthus altissima	Tree of heaven
Myrica cerifera	Wax myrtle
Salix babylonica	Weeping willow
Cornus florida	Dogwood

Invasive species means any tree species defined as a "Category 1" pest by the Florida Exotic Pest Plant Council (EPPC), or listed as an invasive plant by the Institute of Food and Agricultural Sciences (IFAS), University of Florida or described in the following list:

Common Name	Botanical Name
Australian pine	*Casuarinas spp.*
Orchid tree	*Bauhinia variegate*
Brazilian pepper	*Shinus terebinthefolius*
Camphor	*Cinnamomum camphora*
Chinaberry	*Melia azederach*
Chinese tallow, popcorn tree	*Sapium sebiferum*
Melalleuca, punk tree	*Melaleuca leucadendion*
Woman's tongue, singer tree	*Albizia lebbeck*

Significant tree means a tree defined as a significant tree in chapter 11.

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh (to Maximum dbh)
Fraxinus spp.	ash	18
Betula nigra	birch, river	24
Punus serotina	black cherry	18
Nyssa sylvatica	blackgum, black tupelo	18
Catalpa binoniodes	catalpa	18
Prunus caroliniana	cherry laurel	10
Lagerstroemia indica	crape myrtle - single trunk	10
Taxodium distichum	cypress, bald (pond cypress)	10
Ulmus parvifolia	elm, drake	10
Ulmus alata	elm, winged	10
Ulmus Americana	elm, American	18
Chionanthus virginicus	fringetree	10
Carya tomentosa	hickory, mockernut	18
Carya glabra	hickory, pignut	18
Ilex opaca	holly, American	10
Ilex cassine	holly, dahoon	10
Ilex x attenuate	holly, "East Palatka"	10
Gordonia lasianthus	loblolly bay	10
Magnolia grandiflora	magnolia, southern	18
Magnolia grandiflora var	magnolia, southern v. "Little Gem"	10
Magnolia virginiana	magnolia, sweetbay	10
Acer rubum and Acer spp.	maple, red or other maples	18
Quercus hemisphaerica	oak, laurel	15 to 36
Quercus laurifolia	oak, laurel (swamp)	15 to 36
Quercus virginiana	oak, live (southern live oak)	18
Quercus nuttallii	oak, nuttall	18
Quercus spp.	oak, other unlisted species	18
Quercus stellata	oak, post	18
Quercus falcata	oak, red (southern red oak)	18
Quercus geminate	oak, sand live	10
Quercus shumardii	oak, shumard	18
Quercus laevis	oak, turkey	18
Quercus nigra	oak, water	15 to 36
Quercus phellos	oak, willow	18
Carya illinoensis	pecan	18

Cercis canadensis	red bud	10
Juniperus virginiana	red cedar, eastern	8
Juniperus silicicola	red cedar, southern	8
Liquidambar styraciflua	sweetgum	18
Platanus occidentalis	sycamore	18
Liriodendron tulipifera	tulip-poplar, tuliptree	18
Juglans nigra	walnut, black	18
Celtis laevigata	hackberry (sugarberry)	15 to 36

Tree, palm, means an evergreen, compound leafed tree belonging to the Palmaceae family.

Tree protection zone (TPZ) means the area around the tree, measured from the base of the tree, a distance equal to three times the diameter of the tree.

Trees means self-supporting woody perennial plants having usually single self-supporting trunks which normally grow to a minimum overall height of fifteen (15) feet and an average mature crown spread greater than fifteen (15) feet. These trunks shall be clear of branches and limbs so that both trunk and canopy are distinct.

Trees, shade, means trees which normally grow to a minimum overall height of thirty (30) feet and an average mature crown spread of twenty-five (25) feet.

Trees, understory, means trees which normally grow to a minimum overall height of fifteen (15) feet and an average mature crown spread of fifteen (15) feet.

OBSERVATIONS:

This field work was conducted on April 28, 2024. All the trees in the survey have accurate DBH measurements. Some of the trees that were recorded as oaks are sugarberry or camphor trees. Trees identified in the footprint of the proposed project are shown in Figure 2. These trees were numbered with red flagging tape in the field and their current health and structural integrity are detailed below. Also included are three (3) trees in the proposed buffer that are invasive exotic or hazard trees.

Tree #1 – Live oak.

Tree #2 – Sabal palm.

Tree #3 – Pecan. Dead.

Tree #4 – Sugarberry. Significant Tree. Recorded as oak on survey. This tree is dead and has a large central stem cavity, mistletoe, and sloughing bark.

Mistletoe (*Phoradendron serotinum*) is a semi-parasite of trees and infects trees that are stressed and in decline. Because of its parasitic nature, mistletoe can weaken or destroy the trees it infests, especially if the tree has been compromised by pests, storms, or senescing from old age.

Sloughing bark that separates from the main stem and cambium layer is usually an indication of environmental stress (freeze or wind damage), mechanical injury, senescence, or disease (decay). Trees can sometimes recover and compartmentalize the exposed wood if the affected area is small. If the bark separation encompasses most of the stem or branch, it is likely to lead to failure. These open wounds often make the tree vulnerable to pests and diseases and it is weakened structurally.

Tree #5 – Sabal palm.

Tree #6 – Sabal palm.

Tree #7 – Live oak. Significant Tree.

Tree #8 – Sabal palm.

Tree #9 – Sugarberry. Recorded as oak on survey.

Tree #10 – Pecan. Retrenching, heaved over, and failing.

Heaving is the result of a tree being pushed by extreme forces such as wind or by heavy equipment. When the soil becomes over-saturated during heavy rains or tropical storm events, tree roots lose their holding capacity. The root mat and soil around the main stem, opposite of the heaving angle, will have an elevated appearance or is completely separated out of the ground. Windthrow are trees that have been completely uprooted.

Retrenchment is the process of natural canopy height reduction of older trees that are beginning to decline due to old age or environmental stress. As trees start to deteriorate with age, they cannot support a full canopy and a new canopy is flushed at a lower height allowing the tree to sustain itself for a while longer. Retrenchment is also a pruning strategy that reduces and removes the dying canopy in older trees and encourages new, lower canopy growth. This pruning strategy allows the tree to sustain itself longer and make it safer in urban areas.

Tree #11 – Sugarberry. Retrenching, heaved over, and failing.

Tree #12 – Sugarberry. Not recorded on survey. Heaved over at 45 degrees, stem crack.

Tree #13 - Sugarberry. Dead. Recorded as oak on survey.

Tree #14 – Sabal palm.

Tree #15 – Sabal palm.

Tree #16 – Pecan. Dead. On the ground.

Tree #17 – Pecan. Dead. Wood decaying mushrooms observed on lateral branches.

Mushrooms seen on decay of living trees are reproductive structures of wood decaying fungi that destroy cell walls, cellulose and lignin that make up the wood that gives tree support. Some of these fungi can also destroy living sapwood or the heart of trees. Sometimes this decay isn't always visible on the outside of the tree, except where the bark has been injured, a cavity is present, or when the rot and fungi produce reproductive structures (mushrooms). This decay can make trees hazardous because they are unable to support their own weight and fall, especially during high winds or tropical storm events. A 10% loss of wood can result in 70 to 90% loss in wood strength.

Tree #18 – Sabal palm.

Tree #19 – Sabal palm.

Tree #20 – Live oak. Significant Tree.

Tree #21 – Sugarberry. Significant Tree.

Tree #22 – Sabal palm.

Tree #23 – Sabal palm.

Tree #24 – Sabal palm.

Tree #25 – Live oak. Buffer tree, SE corner. Dead. Main stem failed on site.

Tree #26 – Camphor tree. Invasive, exotic tree.

Camphor tree (*Cinnamomum camphora*) is an invasive, exotic tree that was introduced from Asia, https://plants.ifas.ufl.edu/plant-directory/cinnamomum-camphora/. This tree is listed as a **Category I** invasive species by **The Florida Invasive Species Council** (FISP), https://floridainvasivespecies.org/plantlist.cfm. Category I invasives are plants that are known to alter native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives.

Tree #27 – Pecan. Buffer tree, south side. Retrenching tree, large cavity at base and mushrooms observed on lateral branches.

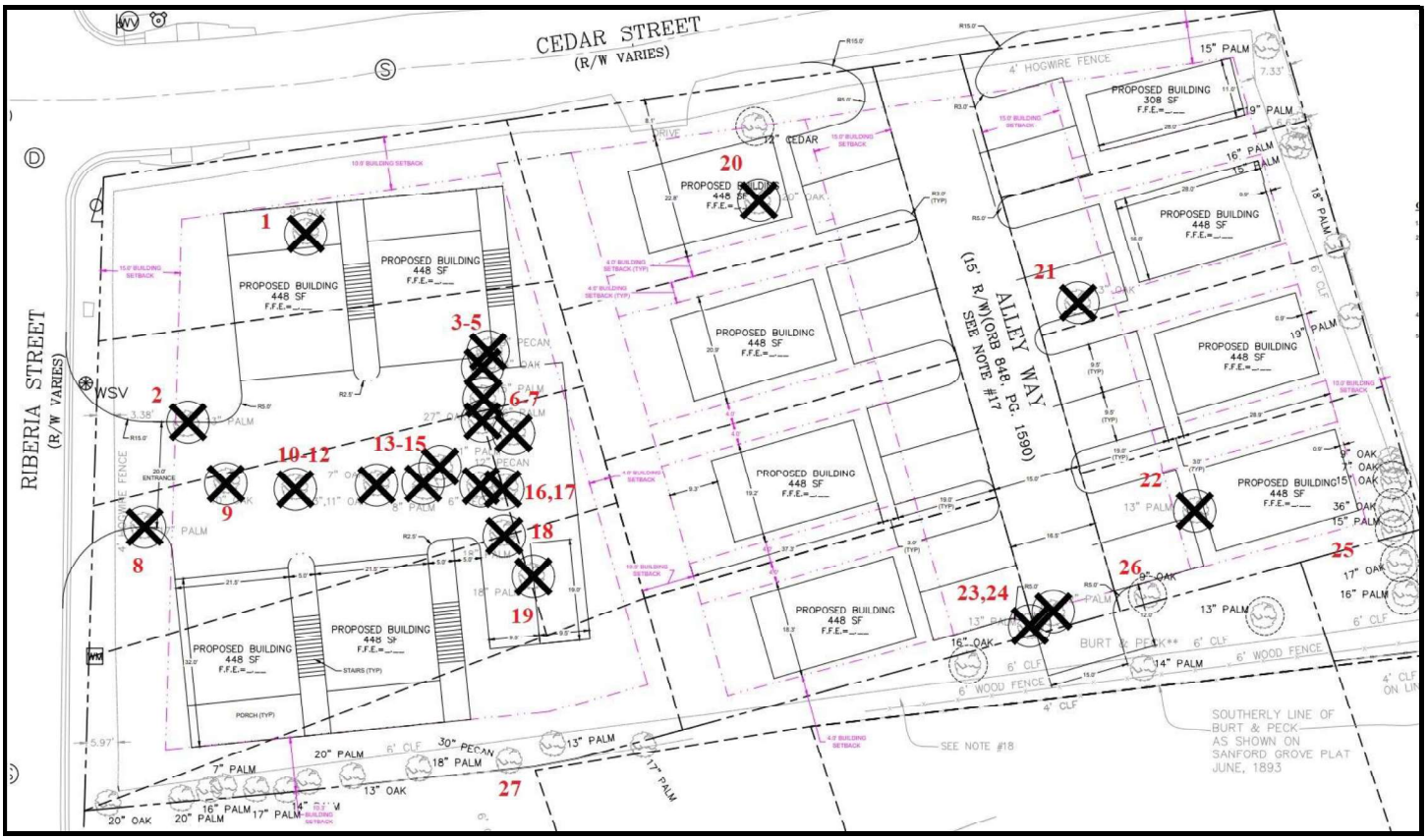

Figure 2. Trees proposed for removal and additional hazard trees.

CONCLUSION:

A total of eleven **(11) sabal palms** totaling **154 inches DBH** are proposed for removal.

A total of thirteen **(13) hardwood trees** totaling **172 inches DBH,** identified on the tree survey, are proposed for removal. Note: Several of these trees are dead, dying, diseased or are structurally failing.

There are four (4) **Significant Trees** on site proposed for removal.

There are two (2) **Significant Trees** in the buffers proposed for conservation that have failed or are retrenching and potentially hazardous.

A total of seven **(7) viable trees** totaling **74 inches DBH** are proposed for removal and require mitigation.

Two trees along the buffer (#25, #27) are failing and should be considered hazard trees.

One tree (#26) was recorded as an oak is an invasive, exotic camphor tree.

Tree Risk Assessment Evaluation Matrices and Definitions provided by the International Society of Arboriculture, Tree Risk Assessment Qualification Training:

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Likelihood of Failure		Likelihood of Impact		Consequences of Failure	
Imminent:	Failure has started or is most likely to occur in the near future, even if there is no significant wind or increased load.	**High:**	The failed tree or tree part is likely to impact the target.	**Severe:**	Serious personal injury or death, high-value property damage, or major disruption of important activities.
Probable:	Failure may be expected under normal weather conditions.	**Medium:**	The failed tree or tree part could impact the target but is not expected to do so.	**Significant:**	Substantial personal injury, moderate to high-value property damage, or considerable disruption of activities.
Possible:	Failure may be expected in extreme weather conditions, but it is unlikely during normal weather conditions.	**Low:**	There is a slight chance that the failed tree or tree part will impact the target.	**Minor:**	Minor personal injury, low to moderate – value property damage, or small disruption of activities.
Improbable:	The tree or tree part is not likely to fail during normal weather conditions and may not fail in extreme weather conditions.	**Very Low:**	The chance of the failed tree or tree part impacting the specified target is remote.	**Negligible:**	No personal injury, low-value property damage, or disruptions that can be replaced or repaired.

#	Species	Common Name	DBH	LCR	Field Notes	Likelihood of Failure
1	*Quercus virginiana*	Live oak	9	70%		Improbable
2	*Sabal palmetto*	Sabal Palm	13	25%		Improbable
3	*Carya illinoinensis*	Pecan	9	0%	Dead	Imminent
4	*Celtis laevigata*	Sugarberry	26	0%	**Significant Tree**. Recorded as oak on survey. Dead. Large cavity and canopy is infested with mistletoe. Sloughing bark.	Imminent
5	*Sabal palmetto*	Sabal Palm	15	20%		Improbable
6	*Sabal palmetto*	Sabal Palm	16	30%		Improbable
7	*Quercus virginiana*	Live oak	27	50%	**Significant Tree.**	
8	*Sabal palmetto*	Sabal Palm	17	20%		Improbable
9	*Celtis laevigata*	Sugarberry	10	40%	Recorded as oak on survey.	Possible
10	*Carya illinoinensis*	Pecan	13	20%	Recorded as oak on survey.Senescing. Heaved over and failing.	Probable
11	*Celtis laevigata*	Sugarberry	11	0%	Recorded as oak on survey.Senescing. Heaved over and failing.	Imminent
12	*Celtis laevigata*	Sugarberry	5	20%	Not recorded on survey. Heaved over at 45 degrees. Stem crack.	Probable
13	*Celtis laevigata*	Sugarberry	7	0%	Recorded as oak on survey. Dead.	Imminent
14	*Sabal palmetto*	Sabal Palm	8	30%		Improbable
15	*Sabal palmetto*	Sabal Palm	11	30%		Improbable
16	*Carya illinoinensis*	Pecan	6	0%	Dead. Failed and on the ground.	Imminent
17	*Carya illinoinensis*	Pecan	12	20%	Retrenching. Mushrooms observed on lateral branches.	Possible
18	*Sabal palmetto*	Sabal Palm	18	25%	Palm	Improbable
19	*Sabal palmetto*	Sabal Palm	18	25%	Palm	Improbable
20	*Quercus virginiana*	Live oak	20	50%	**Significant Tree.**	Possible
21	*Celtis laevigata*	Sugarberry	17	50%	**Significant Tree**. Recorded as oak on survey. Correct DBH is 17".	Possible
22	*Sabal palmetto*	Sabal Palm	13	20%		Improbable
23	*Sabal palmetto*	Sabal Palm	12	25%		Improbable
24	*Sabal palmetto*	Sabal Palm	13	20%		Improbable
25	*Quercus virginiana*	Live oak	36	0%	**Significant Tree**. Buffer Tree - Dead. Main stem has failed on site.	Imminent
26	*Cinnamomea camphora*	Camphor Tree	9	50%	Buffer Tree - Invasive, Exotic.	Possible
27	*Carya illinoinensis*	Pecan	30	40%	**Significant Tree**.Buffer Tree - Senescing tree, large cavity and mushrooms obserbed on lateral branches.	Probable

Table 1. Palms and trees proposed for removal and hazard trees in buffer.

SINCERELY,

Ray Jarrett
Biologist / Arborist
ISA Certified Arborist FL-5343A (Nov 2005)
ISA Tree Risk Assessment Qualified (TRAQ)





ASSUMPTIONS, LIMITING CONDITIONS and DISCLAIMER

My inspection was a ground based visual inspection that sometimes includes a sounding test with a mallet to detect decay. The inspection was limited to defects that can be seen while standing on the ground. There may be defects below ground or in the canopy that were not visible from this perspective. These hidden defects may result in the failure of branches, trunks, or roots. No other trees on this property were inspected other than those specifically addressed in this report. Trees and plants are living things and are subject to an array of potential health problems, abiotic factors and unpredictable weather that can cause healthy trees and plants to fail. Information provided in this report is for consideration; and is based on my professional experience, formal education, and methodologies of the International Society of Arboriculture, ISA. Ultimately the client must use their own judgment and decisions but may consider these recommendations.

Technical Literature References

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American National Standard Institute (ANSI) A300 (Part 8) 2020. ***Tree, Shrub, and Woody Plant Management – Standard Practices (Root Management)***, **Tree Care Industry Association, Inc.** (TCIA), Manchester, NH.

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Documentary Photographs:

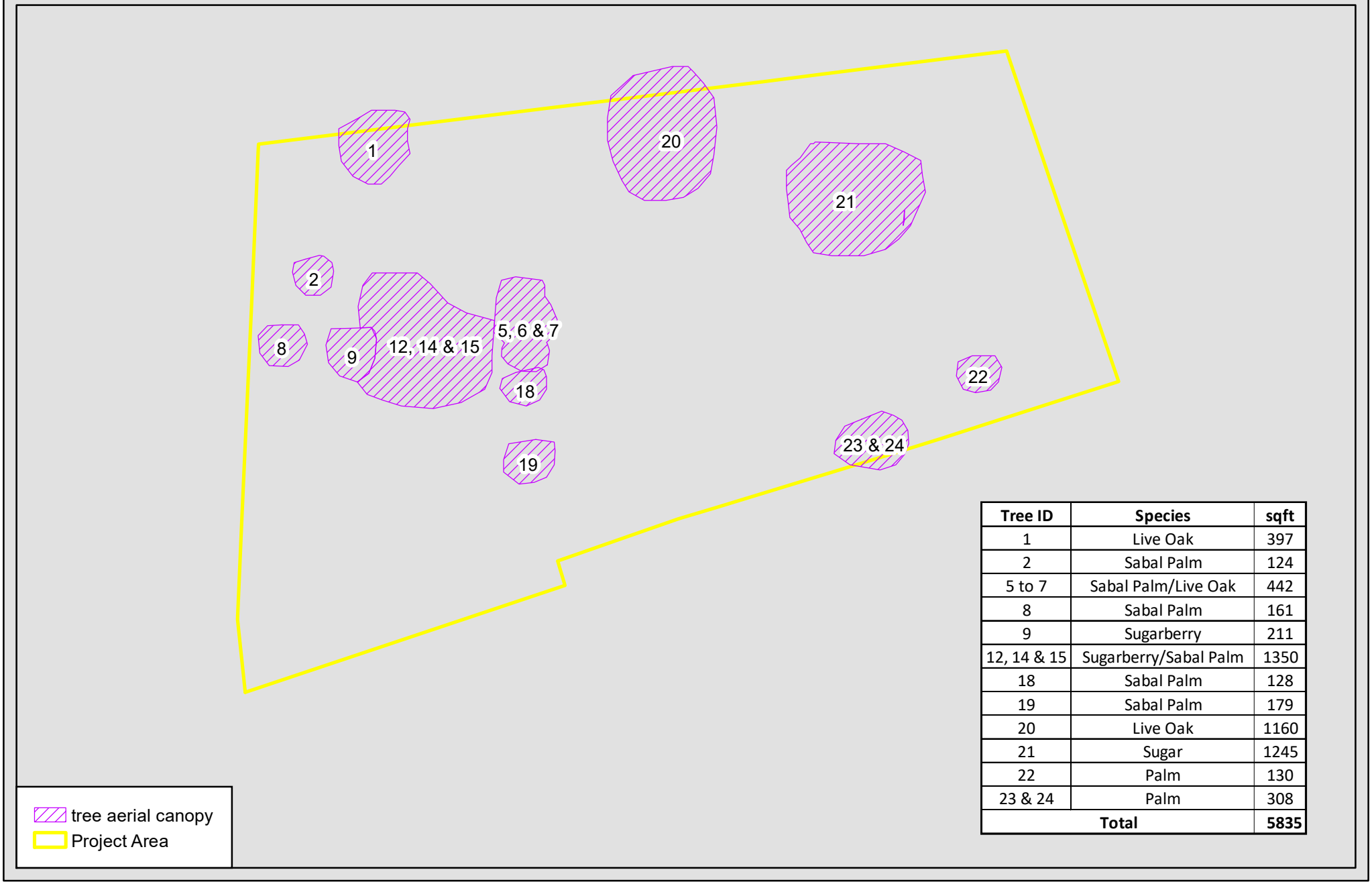












Tree ID	Species	sqft
1	Live Oak	397
2	Sabal Palm	124
5 to 7	Sabal Palm/Live Oak	442
8	Sabal Palm	161
9	Sugarberry	211
12, 14 & 15	Sugarberry/Sabal Palm	1350
18	Sabal Palm	128
19	Sabal Palm	179
20	Live Oak	1160
21	Sugar	1245
22	Palm	130
23 & 24	Palm	308
Total		**5835**

Image Source: ESRI 2023
Date: 5-7-24

0 20 40 Feet

N

Canopy Loss Map
Cedar Street
St. Johns County, Florida

[redacted]

WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080

Photo Documentation
Cedar Street Property
April 28, 2024



Location: Tree #1



Location: Tree #2

Photo Documentation
Cedar Street Property
April 28, 2024



Location: Tree #'s 3-5



Location: Trees #6 & 7

Photo Documentation
Cedar Street Property
April 28, 2024



Location: Tree #8



Location: Tree #9

Photo Documentation
Cedar Street Property
April 28, 2024



Location: Trees #'s 10-12



Location: Tree #12 stem crack

Photo Documentation
Cedar Street Property
April 28, 2024



Location: Tree #13



Location: Tree #'s 14 & 15

Photo Documentation
Cedar Street Property
April 28, 2024



Location: Tree # 17



Location: Tree #'s 18 & 19

Photo Documentation
Cedar Street Property
April 28, 2024



Location: Tree #20



Location: Tree #21

Photo Documentation
Cedar Street Property
April 28, 2024



Location: Tree # 22



Location: Tree #'s 23& 24

Photo Documentation
Cedar Street Property
April 28, 2024



Location: Tree #25 central stem failure



Location: Tree #25 failed live oak

Photo Documentation
Cedar Street Property
April 28, 2024



Location: Tree #26



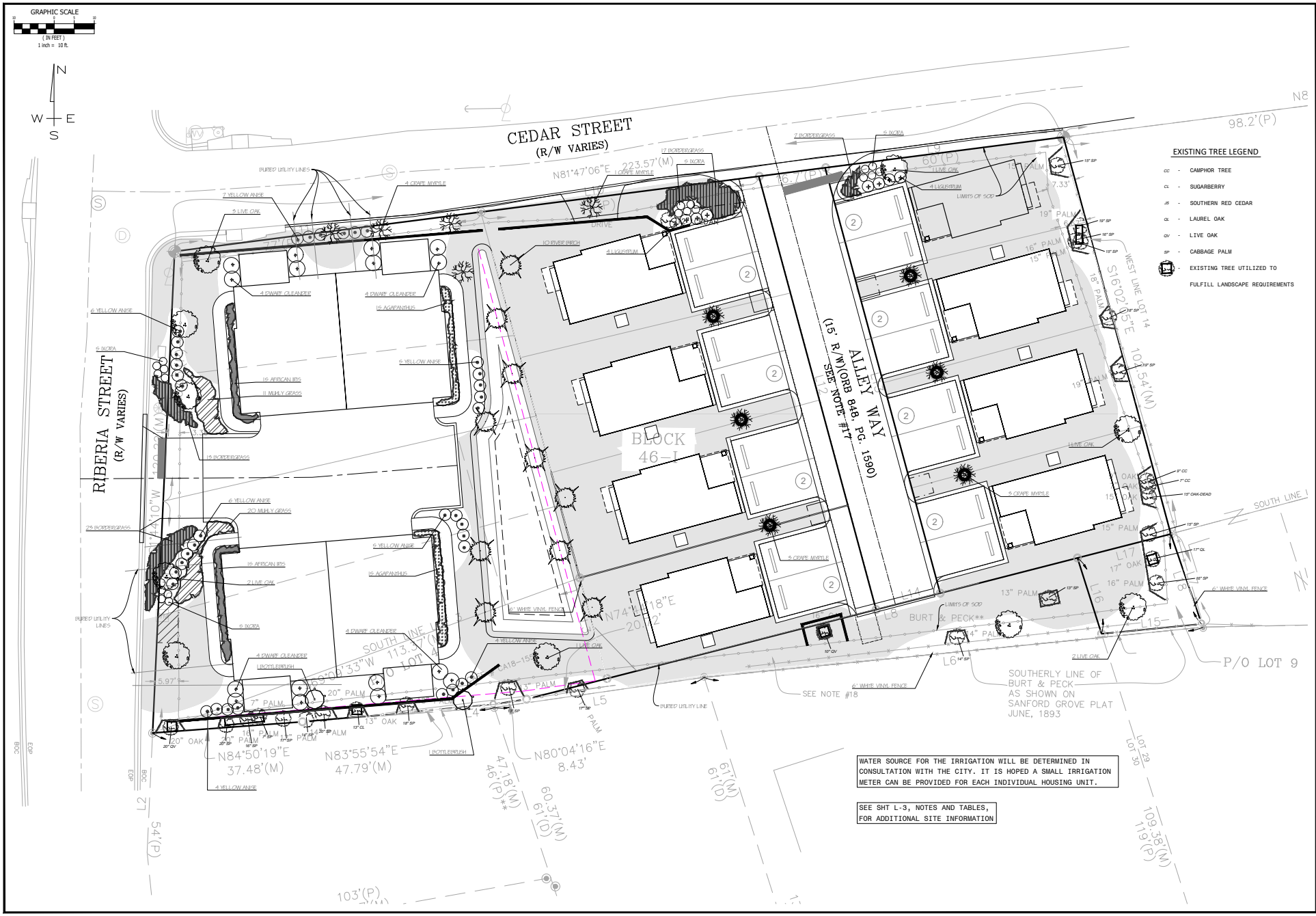
Location: Tree #27 canopy

Photo Documentation
Cedar Street Property
April 28, 2024



Location: Tree #27

Attachment 11:
Landscaping Plans



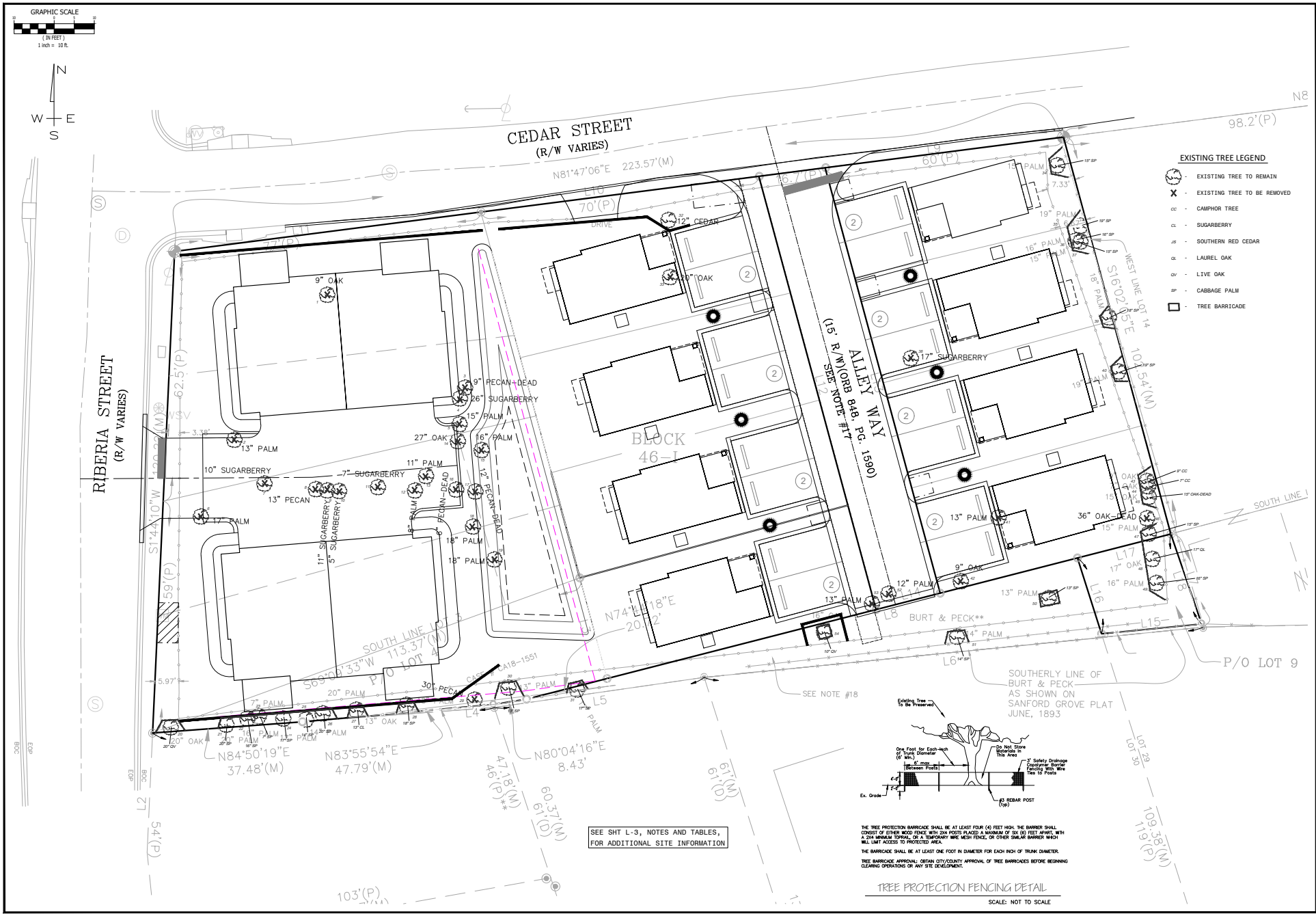
CEDAR STREET RESIDENTIAL
ST. AUGUSTINE, FLORIDA

LANDSCAPE PLAN

Donnell
Landscape Design, Inc.
5617 Salerno Road, Jacksonville, FL 32244
Cell: 904 833 2342

NO.	Revisions	By
1	7/19/23 PLANS COMPLETED FOR SUBMITTAL	JMD
2	4/23/24 REVISED FOR SUBMITTAL 2	JMD

Date	02/27/23
Scale	1" = 10'
Drawn	DAF
Checked By	JMD
Sheet	L - 1



EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- CC - CAMPHOR TREE
- CL - SUGARBERRY
- JS - SOUTHERN RED CEDAR
- QL - LAUREL OAK
- QV - LIVE OAK
- SP - CABBAGE PALM
- TREE BARRICADE

CEDAR STREET RESIDENTIAL

ST. AUGUSTINE, FLORIDA

TREE MITIGATION PLAN

Donnell Landscape Design, Inc.
5617 Salerno Road, Jacksonville, FL 32244
Cell: 904 333 2342

No.	Revisions	By
1	7/19/23 PLANS COMPLETED FOR SUBMITTAL	JMD
2	4/23/24 REVISED PER ADDITIONAL NUMBERED TREES	JMD

REGISTERED LANDSCAPE ARCHITECT 00130 4-24-24 STATE OF FLORIDA

J. MIKE DONNELL, PLA
FLA. REG. NO. 1363

Date	02/27/23
Scale	1" = 10'
Drawn	DAF
Checked By	JMD
Sheet	L - 2

GENERAL NOTES AND SPECIFICATIONS

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE
2. ALL TREES AND SHRUBS SHALL BE GRADE "FLORIDA NO. 1 OR BETTER".
3. ALL PLANTS MUST BE BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
4. ALL PLANTS SHALL BE TRIANGULAR SPACED.
5. ALL TREES MUST BE GUYED AND STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTS MUST BE TREATED WITH A ROOT STIMULANT PER THE LABEL AT THE TIME OF PLANTING.
7. PINE BARK OR PINE STRAW MULCH SHALL BE PROVIDED A MINIMUM OF TWO INCHES IN DEPTH AROUND ALL NEWLY PLANTED LANDSCAPING.
8. PRIOR TO CONSTRUCTIONS, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILIZES 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.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
10. THE PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIXING, PLANTED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, PRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
11. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, PRUNING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT AND THE OWNER.
12. ALL PLANTS SHALL BE GUARANTEED FOR 90 DAYS FOR FINAL INSPECTION AND ACCEPTANCE ALL TREES SHALL BE GUARANTEED AND ADDITIONAL 180 DAYS.
13. ALL PANTS ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING, ALL TREES MUST BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.
14. STANDARD SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
15. THIS CONTRACT IS SUBJECT TO THE RULES AND REGULATIONS OF THE 'GRADES AND STANDARDS' FOR NURSERY PLANTS AS PUBLISHED BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. IF THE OWNER OF LANDSCAPE ARCHITECT HAS REASON TO BELIEVE THAT THE PLANTS ARE NOT OF THE SPECIFIED GRADE, HE WILL REQUEST A REGARDING INSPECTION , AND SUCH EVIDENCE WILL BE BASIS FOR REQUESTING REPLACEMENT OF PLANTS AND FOR LEGAL OR OTHER ACTION ACCORDING TO LAW, SHOULD THIS BECOME NECESSARY.
16. PLANT SOIL MIXTURE: ADD SUFFICIENT PEAT OR RECYCLED COMPOST AND BUILDERS SAND TO NATURAL, FERTILE, FRIABLE TOPSOIL TYPICAL OF THE LOCALITY TO ACHIEVE A 1;3 ORGANIC MIX
17. PRIOR TO ANY LAND CLEARING OPERATIONS, TEMPORARY BARRIERS SHALL BE INSTALLED AROUND ALL TREES AND ALL UNDERSTORY VEGETATION TO REMAIN WITHIN THE LIMITS OF LAND CLEARING OR CONSTRUCTION AND SHALL REMAIN UNTIL THE COMPLETION OF WORK, THE TEMPORARY BARRIER SHALL COMPLY WITH THE TREE BARRIER DETAIL AS DEPICTED ON THIS SHEET.
18. NO MATERIALS, TRAILERS, EQUIPMENT OR CHEMICALS SHALL BE STORED, OPERATED, DUMPED, BURIED, OR BURNED WITHIN THE PROTECTED AREAS. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS OR PERMITS SHALL BE ATTACHED TO A PROTECTED TREE.
19. WHEN REMOVING BRANCHES FROM PROTECTED TREES TO CLEAR FOR CONSTRUCTION OR PRUNING TO RESTORE THE NATURAL SHAPE OF THE TREE, THE GUIDELINES IN THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AND THE AMERICAN STANDARDS FOR TREE CARE OPERATIONS (ANSI # 2133.1) SHALL BE FOLLOWED. PROTECTED TREES SHALL BE PRUNED AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY LOSS OF ROOTS AND TO STIMULATE ROOT GROWTH. ANY DAMAGE TO TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY AFTER DAMAGE OCCURS.
20. STORE, PROVIDE, INSTALL AND PROTECT PER MARSH LANDING ARCHITECTURAL REVIEW BOARD STANDARDS AND GUIDELINES.
21. TREE PLANTING SHALL NOT BE CLOSER THAN 7.5' FROM PRESSURIZED UTILITY LINE LOCATIONS.
22. ALL MECHANICAL EQUIPMENT ON THE GROUND AND / OR ROOF TOP MUST BE SCREENING IN COMPLIANCE WITH LDC 6.06.04B9.
23. VEGETATION THAT EXCEEDS TWENTY-FIVE (25) FEET IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN FIFTEEN (15) FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.
24. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS MUST BE REMOVED FROM THE TOP THIRD OF THE ROOTBALL.
25. TREES SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET FROM OTHER TREES UNLESS APPROVED BY THE COUNTY ADMINISTRATION, AND CANOPY TREES TO BE PLANTED AT LEAST 20' FROM OTHER CANOPY TREES.
26. A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK.
27. SOIL IN TREED ISLANDS SHALL HAVE AT LEAST 12" OF SUITABLE SOIL FOR TREE PLANTINGS, AND BE VOID OF AN; Y CONSTRUCTIONS DEBRIS OR UNSUITABLE MATERIALS.
28. IRRIGATION WILL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM.
29. TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) TO TEN (10) FEET AND TWO (2) INCHES OR CALIPER.
30. SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY CONTAINER SIZE.

PLANT SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE AND SPACING	NATIVE
	TREES			
2	BOTTLEBRUSH	CALLISTEMON RIGIDIS	8'-10' HT, 2" CAL	NO
11	CRAPE MYRTLE	LAGERSTROEMIA INDICA 'TUSCARORA'	8'-10' HT, 2" CAL, MIN. 3 STKS, RED	NO
10	LIVE OAK	QUERCUS VIRGINIANA	10' HT, 2" CAL.	YES
10	RIVER BIRCH	BETULA NIGRA	10' HT, 2" CAL, MIN. 3 STKS.	YES
	SHRUBS AND GROUNDCOVER			
30	AFRICAN IRIS	MORAEA IRIDOIDES	1 GAL, 2' O.C.	NO
30	AGAPANTHUS	AGAPANTHUS ORIENTALIS	1 GAL, 2' O.C.	NO
60	BORDERGRASS	LIRIOPE 'SUPER BLUE'	1 GAL, 2' O.C.	NO
16	DWARF OLEANDER	NERIUM OLEANDER 'DWARF PEITHE PINK'	3 GAL, 4' O.C.	NO
20	IXORA	IXORA COCCINEA	3 GAL, 30" O.C.	NO
8	LIGUSTRUM	LIGUSTRUM JAPONICA	24" HT, 3' O.C.	NO
51	MUHLY GRASS	MUHLENBERGIA CAPILLARIS	1 GAL, 3' O.C.	YES
27	YELLOW ANISE	ILLICIUM PARVIFLORUM	24" HT, 3' O.C.	YES

- SOD TO BE ST. AUGUSTINE 'FLORATAM'
- MULCH WITH PINE STRAW OR PINE BARK AT 2.5" - 3" DEPTH.
- CREATE A 4'-5' DIAMETER EARTHEN RING AROUND PLANTED TREES TO HOLD WATER.

LANDSCAPE REQUIREMENTS

FOUR TOWNHOMES - WESTERN PORTION OF THE SITE

A. INTERIOR LANDSCAPING
1. TOTAL PUBLIC VEHICULAR USE AREA (VUA): 2,059 S.F.
TOTAL PUBLIC INTERIOR LANDSCAPING REQUIRED:
2,059 S.F. x 5%
103 S.F. REQUIRED/ 514 S.F. PROVIDED
TOTAL NON-PUBLIC VUA - S.F.
- S.F. x 5%
- S.F. REQUIRED/ - S.F. PROVIDED

2. ONE TREE FOR EACH 100 S.F. OF LANDSCAPE AREA
2 TREES REQUIRED / 2 TREES PROVIDED

B. PERIMETER LANDSCAPING ADJACENT TO THE STREET
· RIBERIA ST 121' - BUFFERYARD E
1. TEN S.F. FOR EVERY L.F. OF VUA STREET FRONTAGE (MINIMUM 5 S.F.) - 96'
960 S.F. REQUIRED / 1,234 S.F. PROVIDED
2. A DURABLE OPAQUE SCREEN OF 12 SHRUBS PER 100 L.F. OF STREET R.O.W. EXCLUDING DRIVEWAY
96 L.F.
12 SHRUBS REQUIRED / 12 SHRUBS PROVIDED
3. 4 TREES PER 100 L.F. OF VUA STREET FRONTAGE
5 TREES REQUIRED / 5 TREES PROVIDED

· CEDAR STREET 78' - BUFFERYARD D
1. FIVE S.F. FOR EVERY L.F. OF VUA STREET FRONTAGE - (MINIMUM 5 S.F.)
390 S.F. REQUIRED / 479 S.F. PROVIDED
2. A DURABLE OPAQUE SCREEN OF 6 SHRUBS PER 100 L.F. OF STREET R.O.W. EXCLUDING DRIVEWAY
78 L.F.
5 SHRUBS REQUIRED / 6 SHRUBS PROVIDED
3. 3 TREES PER 100 L.F. OF VUA STREET FRONTAGE
3 TREES REQUIRED / 3 TREES PROVIDED

C. PERIMETER LANDSCAPING ADJACENT TO ABUTTING PROPERTIES

· SOUTH PROPERTY LINE - 115' - BUFFERYARD D
1. FIVE FEET WIDE LANDSCAPE AREA ADJACENT TO ABUTTING PROPERTY
1150 S.F. REQUIRED / 1150' S.F. PROVIDED
2. A DURABLE OPAQUE SCREEN OF 6 SHRUBS PER 100 L.F.
7 SHRUBS REQUIRED / 8 SHRUBS PROVIDED
3. 3 TREES PER 100 L.F. OF PROPERTY
4 TREES REQUIRED / 4 TREES PROVIDED

· EAST PROPERTY LINE - 121' - BUFFERYARD D
1. FIVE FEET WIDE LANDSCAPE AREA ADJACENT TO ABUTTING PROPERTY
605 S.F. REQUIRED / 695' S.F. PROVIDED
2. A DURABLE OPAQUE SCREEN OF 6 SHRUBS PER 100 L.F.
0 SHRUBS REQUIRED / 0 SHRUBS PROVIDED
3. 3 TREES PER 100 L.F. OF PROPERTY
4 TREES REQUIRED / 4 TREES PROVIDED

EIGHT SINGLE FAMILY LOTS - EASTERN PORTION OF THE SITE

A. INTERIOR LANDSCAPING
1. TOTAL PUBLIC VEHICULAR USE AREA (VUA): - S.F.
TOTAL PUBLIC INTERIOR LANDSCAPING REQUIRED:
- S.F. x 5%
- S.F. REQUIRED/ - S.F. PROVIDED
TOTAL NON-PUBLIC VUA - S.F.
- S.F. x 5%
- S.F. REQUIRED/ - S.F. PROVIDED

2. ONE TREE FOR EACH 100 S.F. OF LANDSCAPE AREA
- TREES REQUIRED / - TREES PROVIDED

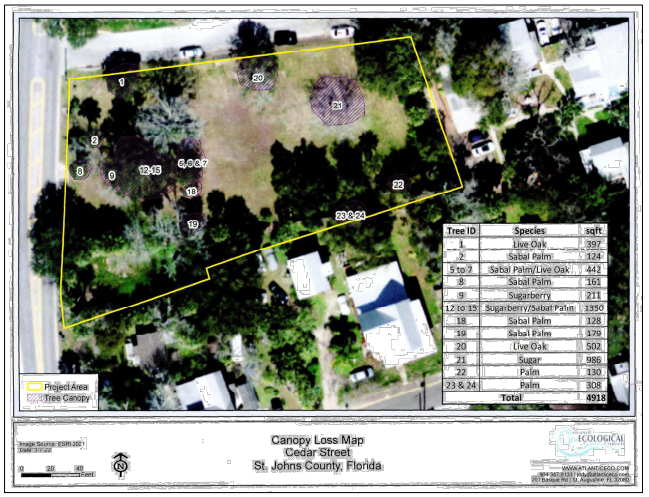
B. PERIMETER LANDSCAPING ADJACENT TO THE STREET
· CEDAR ST 148' - BUFFERYARD B
1. FIVE S.F. FOR EVERY L.F. OF VUA STREET FRONTAGE (MINIMUM 5 S.F.) - 123'
615 S.F. REQUIRED / 985 S.F. PROVIDED
2. A DURABLE OPAQUE SCREEN OF 0 SHRUBS PER 100 L.F. OF STREET R.O.W. EXCLUDING DRIVEWAY
- L.F.
- SHRUBS REQUIRED / - SHRUBS PROVIDED
3. 2 TREES PER 100 L.F. OF VUA STREET FRONTAGE
3 TREES REQUIRED / 3 TREES PROVIDED

C. PERIMETER LANDSCAPING ADJACENT TO ABUTTING PROPERTIES

· SOUTH PROPERTY LINE - 150' - BUFFERYARD A
1. FIVE FEET WIDE LANDSCAPE AREA ADJACENT TO ABUTTING PROPERTY
750 S.F. REQUIRED / 1,268' S.F. PROVIDED
2. A DURABLE OPAQUE SCREEN OF 0 SHRUBS PER 100 L.F.
- SHRUBS REQUIRED / - SHRUBS PROVIDED
3. 1 TREE PER 100 L.F. OF PROPERTY
2 TREES REQUIRED / 3 TREES PROVIDED

· EAST PROPERTY LINE - 126' - BUFFERYARD A
1. FIVE FEET WIDE LANDSCAPE AREA ADJACENT TO ABUTTING PROPERTY
630 S.F. REQUIRED / 1,206' S.F. PROVIDED
2. A DURABLE OPAQUE SCREEN OF 0 SHRUBS PER 100 L.F.
- SHRUBS REQUIRED / - SHRUBS PROVIDED
3. 1 TREE PER 100 L.F. OF PROPERTY
2 TREES REQUIRED / 3 TREES PROVIDED

· WEST PROPERTY LINE - 121' - BUFFERYARD A
1. FIVE FEET WIDE LANDSCAPE AREA ADJACENT TO ABUTTING PROPERTY
605 S.F. REQUIRED / 847' S.F. PROVIDED
2. A DURABLE OPAQUE SCREEN OF 0 SHRUBS PER 100 L.F.
- SHRUBS REQUIRED / - SHRUBS PROVIDED
3. 1 TREE PER 100 L.F. OF PROPERTY
2 TREES REQUIRED / 3 TREES PROVIDED



IT IS ESTIMATED BY MIKE DONNELL, RLA THAT 1,150 S.F. OF CANOPY REMAINS, EXCLUDING THE PROPOSED TREE CANOPY, SO 77% OF THE EXISTING TREE CANOPY WILL BE REMOVED.

TREE MITIGATION TABLE

TREE #	TREE SPECIE	TREE DBH (IN)	PLAN OF ACTION	SPECIMEN TREE	BONUS INCHES	TREE INCHES REMOVED	TREE INCHES PRESERVED	BONUS TREE INCHES	COMMENTS
1	OAK	9	REMOVE						
2	PALM	13	REMOVE						
3	PECAN	9	REMOVE						DEAD
4	SUGARBERRY	28	REMOVE						
5	PALM	15	REMOVE						
6	PALM	17	REMOVE						
7	SUGARBERRY	10	REMOVE						
8	PECAN	13	REMOVE						
9	SUGARBERRY	11	REMOVE						
10	SUGARBERRY	5	REMOVE						
11	SUGARBERRY	7	REMOVE						
12	PALM	12	REMOVE						
13	PALM	11	REMOVE						
14	OAK	27	REMOVE						
15	PALM	16	REMOVE						
16	PECAN	6	REMOVE						DEAD
17	PECAN	12	REMOVE						DEAD
18	PALM	18	REMOVE						
19	PALM	18	REMOVE						
20	OAK	20	PRESERVE						
21	PALM	20	PRESERVE						
22	PALM	16	PRESERVE						
23	PALM	7	PRESERVE						
24	PALM	17	PRESERVE						
25	PALM	14	PRESERVE						
26	PALM	20	PRESERVE						
27	OAK	13	PRESERVE						
28	PALM	18	PRESERVE						
29	PECAN	24	PRESERVE						
30	PALM	13	PRESERVE						

TREE MITIGATION TABLE

TREE #	TREE SPECIE	TREE DBH (IN)	PLAN OF ACTION	SPECIMEN TREE	BONUS INCHES	TREE INCHES REMOVED	TREE INCHES PRESERVED	BONUS TREE INCHES	COMMENTS
31	PALM	17	PRESERVE						
32	CEDAR	12	PRESERVE						
33	OAK	20	PRESERVE						
34	PALM	15	PRESERVE						
35	PALM	19	PRESERVE						
36	PALM	16	PRESERVE						
37	PALM	15	PRESERVE						
38	SUGARBERRY	17	REMOVE						
39	PALM	18	PRESERVE						
40	PALM	19	PRESERVE						
41	PALM	13	REMOVE						
42	OAK	9	REMOVE						
43	OAK	9	PRESERVE						
44	OAK	7	PRESERVE						
45	OAK	15	PRESERVE						
46	OAK	36	REMOVE						DEAD
47	PALM	15	PRESERVE						
48	OAK	17	PRESERVE						
49	PALM	16	PRESERVE						
50	PALM	13	PRESERVE						
51	PALM	14	PRESERVE						
52	PALM	12	REMOVE						
53	PALM	13	REMOVE						
54	OAK	16	PRESERVE						

EXISTING TREE TABLE

TREES REMOVED

CALIPER	SPECIES	CREDIT
10"	SUGARBERRY	1.0
6"	SUGARBERRY	0.5
7"	SUGARBERRY	1.0
17"	SUGARBERRY	1.5
15"	CABBAGE PALM	1.0
15"	CABBAGE PALM	1.0
16"	CABBAGE PALM	1.0
17"	CABBAGE PALM	1.0
8"	CABBAGE PALM	1.0
11"	CABBAGE PALM	1.0
18"	CABBAGE PALM	1.0
18"	CABBAGE PALM	1.0
15"	CABBAGE PALM	1.0
12"	CABBAGE PALM	1.0
15"	CABBAGE PALM	1.0
9"	LIVE OAK	1.0
27"	LIVE OAK	2.0
	TOTAL	18.0

TREES PRESERVED

CALIPER	SPECIES	CREDIT
12"	RED CEDAR	3.0
20"	LIVE OAK	4.0
15"	SUGARBERRY	3.0
10"	LIVE OAK	2.0
17"	LAUREL OAK	3.0
	TOTAL	19.0

NEW CALIPER ADDED (INTERIOR)

QTY	CALIPER	SPECIES	CREDIT
1	2"	CRAPE MYRTLE	1
1	2"	LIVE OAK	1
2	2"	RIVER BIRCH	2
		TOTAL	4.0
		TOTAL CREDIT:	1.0

TREE NO. 20 - CAVITY IN TRUNK, DEAD BRANCHES. DETERMINED BY MIKE DONNELL, RLA 2/2/23

CEDAR STREET RESIDENTIAL
ST. AUGUSTINE, FLORIDA
NOTES AND TABLES

Donnell Landscape Design, Inc.
5617 Salerno Road, Jacksonville, FL 32244
Cell: 904 333 2342

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2	4/23/24 REVISED FOR SUBMITTAL 2	JMD

JAMES M. DONNELL, RLA
FLA. REG. NO. 1583

Date	02/27/23
Scale	1" = 10'
Drawn	DAF
Checked By	JMD
Sheet	L - 3

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
July 2, 2024	7.a.	PZB2024-0041
Request	**Address**	**Parcel ID**
Rezoning	24 Cathedral Place Charlotte Street	197160-0000 197200-0000

Site & Background Information

Applicant:	Ellen Avery-Smith, Esq. c/o Rogers Towers, P.A.
Owner:	Kasam Hospitality

	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
Neighborhood:	Spanish Quarter and Historic Area Community Redevelopment Area	Spanish Quarter and Historic Area Community Redevelopment Area
Archaeological Zone:	IA	IA

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.

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 has met this requirement by first being heard by the PZB on May 7, 2024 and then again on June 4, 2024.

The following screenshots provide general information regarding the existing site development conditions and proposed conditions.

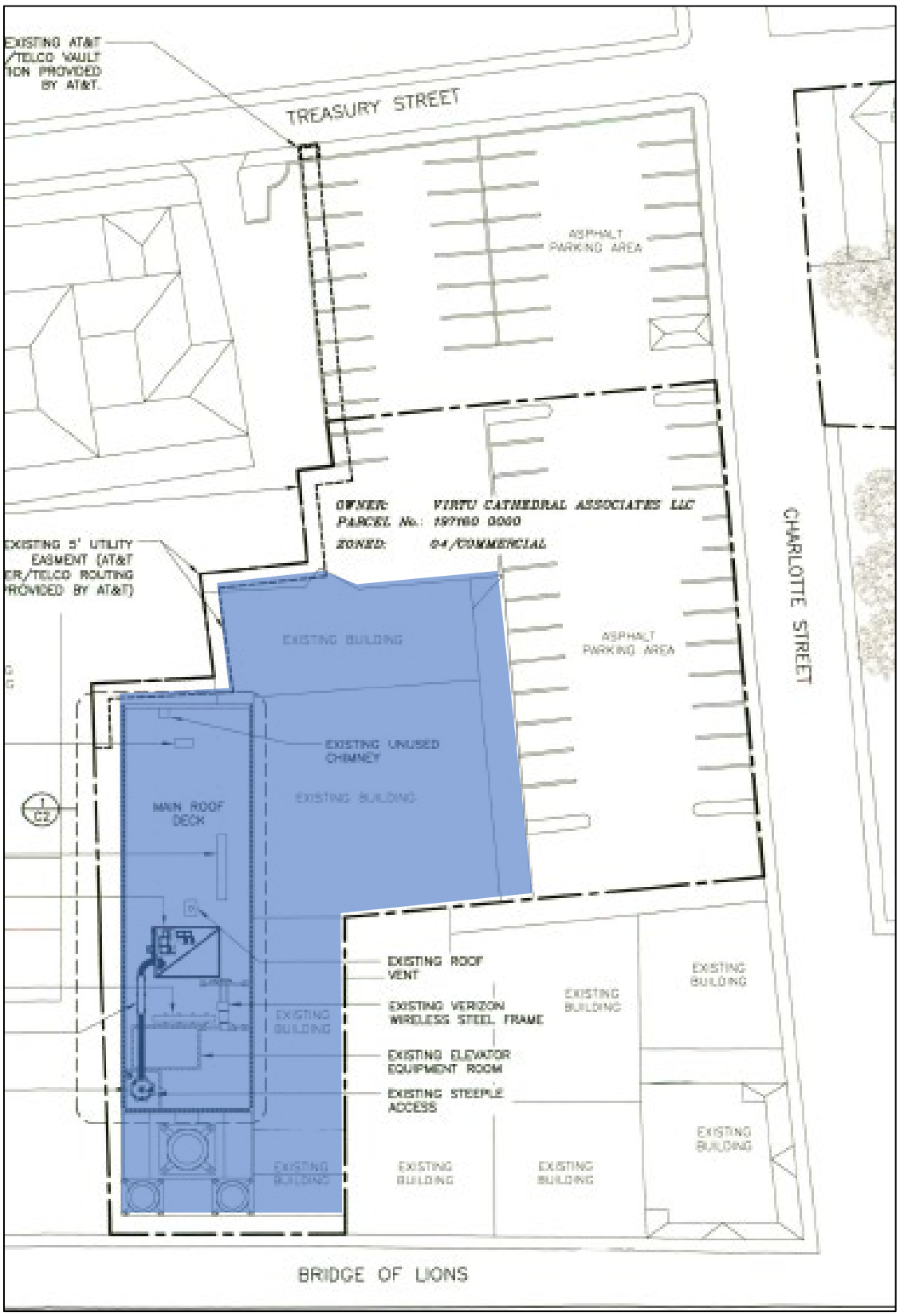


Figure 1. Site plan obtained from a 2013 HARB application which generally shows the existing conditions at 24 Cathedral Place, the existing building footprint highlighted in blue.

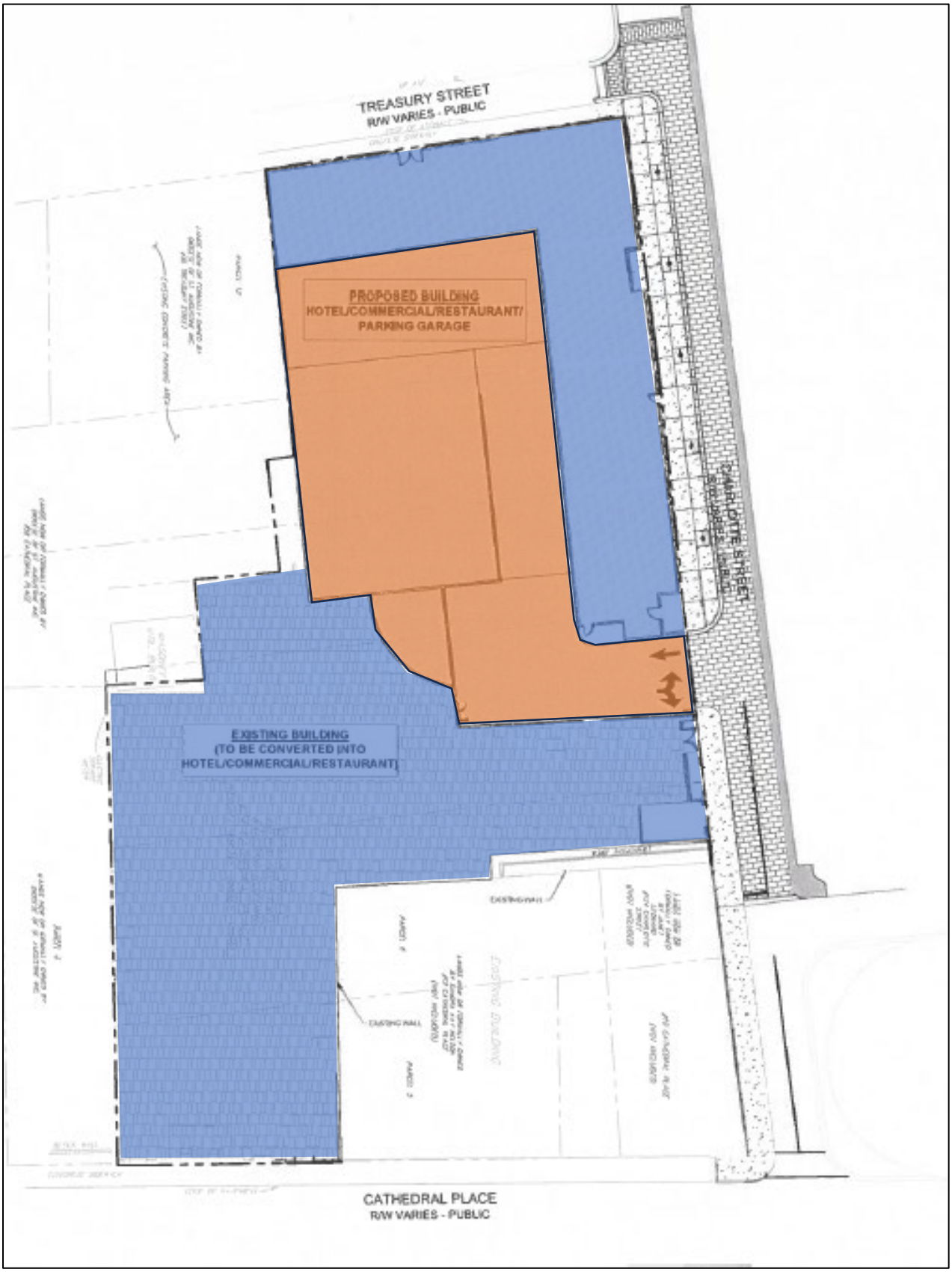


Figure 2. Proposed site plan included in the PUD text as part of this rezoning request, proposed building footprints are highlighted in blue and proposed parking facility is highlighted in orange.

Staff Analysis

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, which this proposal is **consistent** with by preserving the historic and iconic structure at 24 Cathedral Place, 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 minimum of one hundred and fifty-five (155) 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. This alone does not make this request inconsistent with Goal 8 overall. The benefit of preserving the historic structure at 24 Cathedral Place, a key part of the City's skyline, may be enough to meet the City's goal in preserving a sense of place.
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 StarTM 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." Given that buildings are proposed to occupy the entire site, and without the documentation of LID or GI requirements in the PUD text, it is at this time that **staff disagrees** with the documentation of this City policy as consistent with this proposal.
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.

Review of Applicable City of St. Augustine Code of Ordinances (Staff Analysis in BOLD text)

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.

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 utilized more effectively, 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 complies; labeled as Exhibit E in the PUD text.

(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 complies; labeled as Exhibit C in the PUD text.

(f) Provide an environment of consistent character compatible with the surrounding areas; and,
Request complies; labeled as Exhibit C in the PUD text.

(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.
Board evaluation of the proposed site and landscaping plans to identify the potential need for any additional limitations or requirements in excess of those included in other zoning districts will need to completed by the Board.

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, in bold text, of the requirement to outline the desired benefits to the community, letters "a." through "i." may be found below.

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 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 should be included.
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, pedestrian crossings, 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. Within the section of Charlotte Street between the northern end of Anderson Circle and Treasury Street, the Owner will pay all of the cost associated with the aforementioned streetscape improvements. Within the section of Charlotte Street between Cathedral Place and the northern end of Anderson Circle (the "Anderson Segment"), (i) if the Florida Department of Transportation ("FOOT"} and the City are ready to reconfigure Anderson Circle concurrently with the Project's streetscape improvements, the Owner will contribute 33 percent of the costs of improvements to the Anderson Segment; or (ii) if the FOOT and the City are not ready to reconfigure the Anderson Segment, the Owner will make improvements to such segment to provide a two-way road between the Project's parking garage entrance along Charlotte Street and Cathedral Place.

   The streetscape work proposed for Charlotte and Treasury Streets is believed by staff to reflect a desired benefit of the community.

e. Contributing 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, a required fee of new development, are imposed at the time when building permits are issued and are based on increases in person trips associated with the use.

f. Providing a contribution of $464,640 to the City for the "complete street" improvements for Charlotte Street between Treasury Street and Avenida Menendez. Such funds will be paid to the City on the earlier of (i) the City starting construction of the improvements, with the City providing the Owner with 90 days' notice of construction commencement; or (ii) the Owner obtaining permits from the City to begin development of the Project. In the event the City has not expended the funds contributed by the Owner under this subsection f within 10 years of the Owner's payment thereof, the City shall return the money to the Owner.

   This item may require discussion by the PZB to determine if this language is acceptable, it may also warrant discussion at the City Commission.

g. 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.

h. 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 increase 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 3. 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.

i. 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 complies. Preserving the historic and iconic structure located at 24 Cathedral Place is the justification for the request and includes the 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 staff analysis found above.
5. Compliance with section 28-288 and justification for any zoning uses; and,
   Request may 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 for installing 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.

The proposed modification of an existing PUD previously zoned HP-2 is what warrants 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 may comply, however 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 complies. Necessary documents have been provided by the applicant.

h. Full signage and hardscape plans, as well as, landscape and tree preservation or replacement plans in sufficient detail to allow PZB to review and make a recommendation concerning the project.
Request complies. Documentation is included in the PUD text with a landscaping plan.

i. The site plan must describe and show any buffers or setbacks required from any jurisdictional areas for review to include details for conservation overlay zone development, as well as, locations of any proposed docks or water features, and/or impacts to existing tree canopy areas.
Not applicable to this request.

(6) Statements indicating how the problems of maintenance and ownership of common facilities will be resolved.
Request complies. The PUD text states "the Owner will be responsible for continuing operation and maintenance of all on-site facilities."

(7) A schedule of development, including the staging and phasing of:
a. Areas to be developed, in order of priority;
b. The construction of streets, utilities and other improvements necessary to serve the proposed development; and
c. The dedication of land to public use, if any.
Request complies.

(8) Each of the above elements shall be listed as to their relative order of improvement with an estimated time schedule for their accomplishment. It is, among other things, the intent of this requirement that the schedule of development be such that a staged implementation of the PUD

would not result in land use conditions which would establish a precedent for the use of adjoining undeveloped property for purposes other than that shown on the approved PUD.

(9) Developer neighborhood notice. At the time of filing a PUD or PUD amendment application, the applicant must submit to the city's planning department a copy of the developer neighborhood notice mailed to the Neighborhood Council of St. Augustine, Inc., or its successor, by regular U.S. mail at the current mailing address provided to the Florida Department of State, Division of Corporations, as made available on that agency's website. If the property is not included in a defined neighborhood area the boundaries of a "community" area will be defined as those properties within a five hundred-foot radius of the project boundaries to be notified by mail postmarked no less than fifteen (15) days prior to the first scheduled PZB meeting, and shall be notified individually by the same neighborhood notice process below. The developer neighborhood notice shall include the following information:

a. The project name, property owner(s) and applicant(s); and
b. The existing zoning and requested rezoning, the physical address or location of the project, and a brief description of the application request; and
c. The developer's project coordinator contact information, including name, mailing address, telephone number and email address; and
d. The following statement in prominent font:
"Please contact the developer's project coordinator directly if a courtesy neighborhood informational meeting is requested of the developer. The courtesy neighborhood informational meeting will be presented by the developer, not by City staff. It is not an official City meeting or hearing on the project application. The developer neighborhood notice is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing. The developer neighborhood notice is an additional, courtesy informational tool provided to the public to facilitate early, voluntary and direct communication between the City's neighborhoods or defined communities and PUD development applicants. This document was prepared by the developer and the City does not warrant its accuracy. The official complete application public record will be available for review after filing at the City of St. Augustine Planning and Building Department, 75 King Street, St. Augustine, Florida, during regular office hours."
e. In addition to the developer neighborhood notice, the city planning and building department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the city's public information outreach initiative. Such additional courtesy information may be provided in person, by U.S. regular mail, electronic mail or posting on the city's website, as reasonably practicable. This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.

(3) *Action by the planning and zoning board and the city commission.* Following the public hearing as required for all applications for rezoning, the planning and zoning board may recommend and the city commission may enact an ordinance establishing a PUD, including any special conditions related thereto, based upon findings that:

(1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.

(2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.

(3) Need and justification finding. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.

(4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:

a. Permit a creative approach to the development of land; and
b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and
c. Provide for an efficient use of land; and
d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
e. Provide an environment of consistent character compatible with surrounding areas; and
f. Retain property values over the years.

(4) A PUD or PUD amendment shall first be reviewed by the planning and zoning board, followed by the historic and architectural review board if such review is required. The city commission may remand a PUD application for further review by its planning and zoning board or historic architectural review board, such review shall be limited to the scope of review as expressed by the city commission. The city commission may expressly limit the additional review to only one such agency, after which the PUD application shall be promptly scheduled for further action by the city commission. Nothing in these regulations is intended to remove the historic and architectural review board's reviewing authority after a property has been rezoned to PUD.

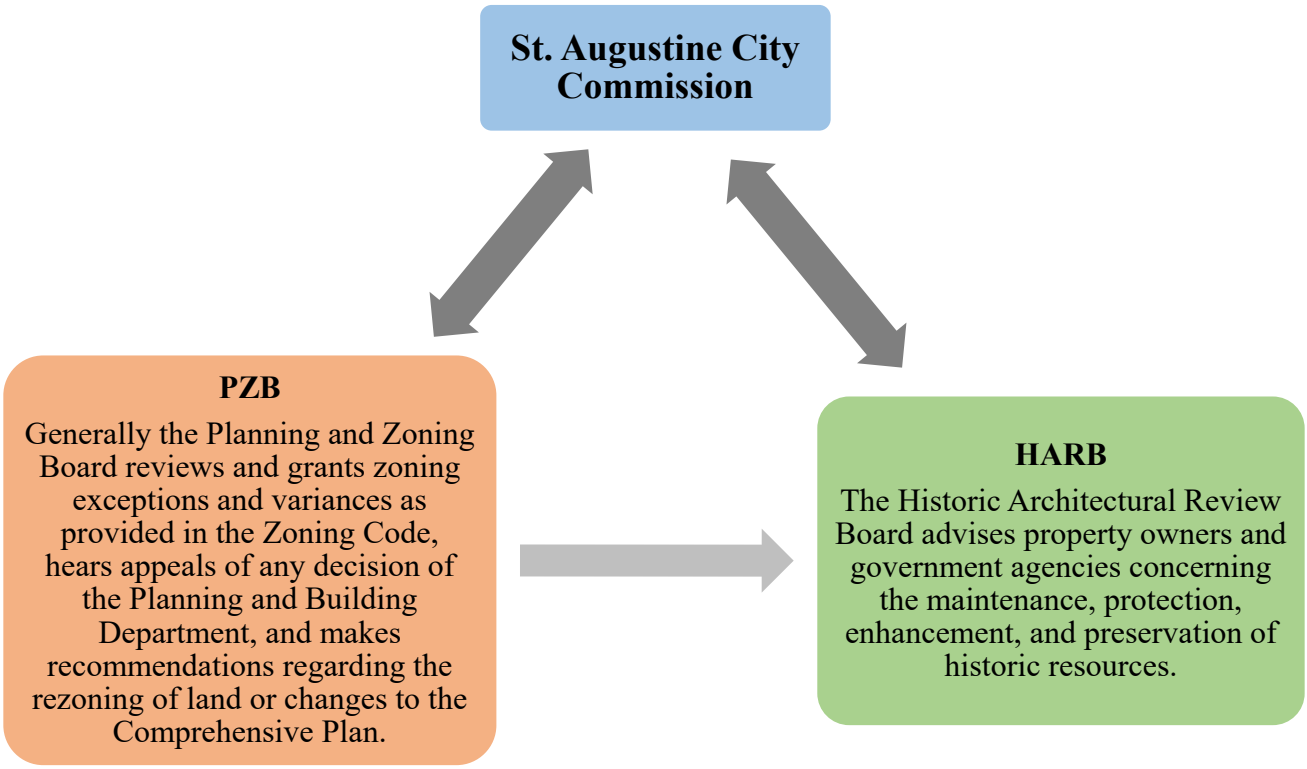


Figure 4. This chart illustrates the order of operations for this specific request.

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.

Staff Recommendation

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.

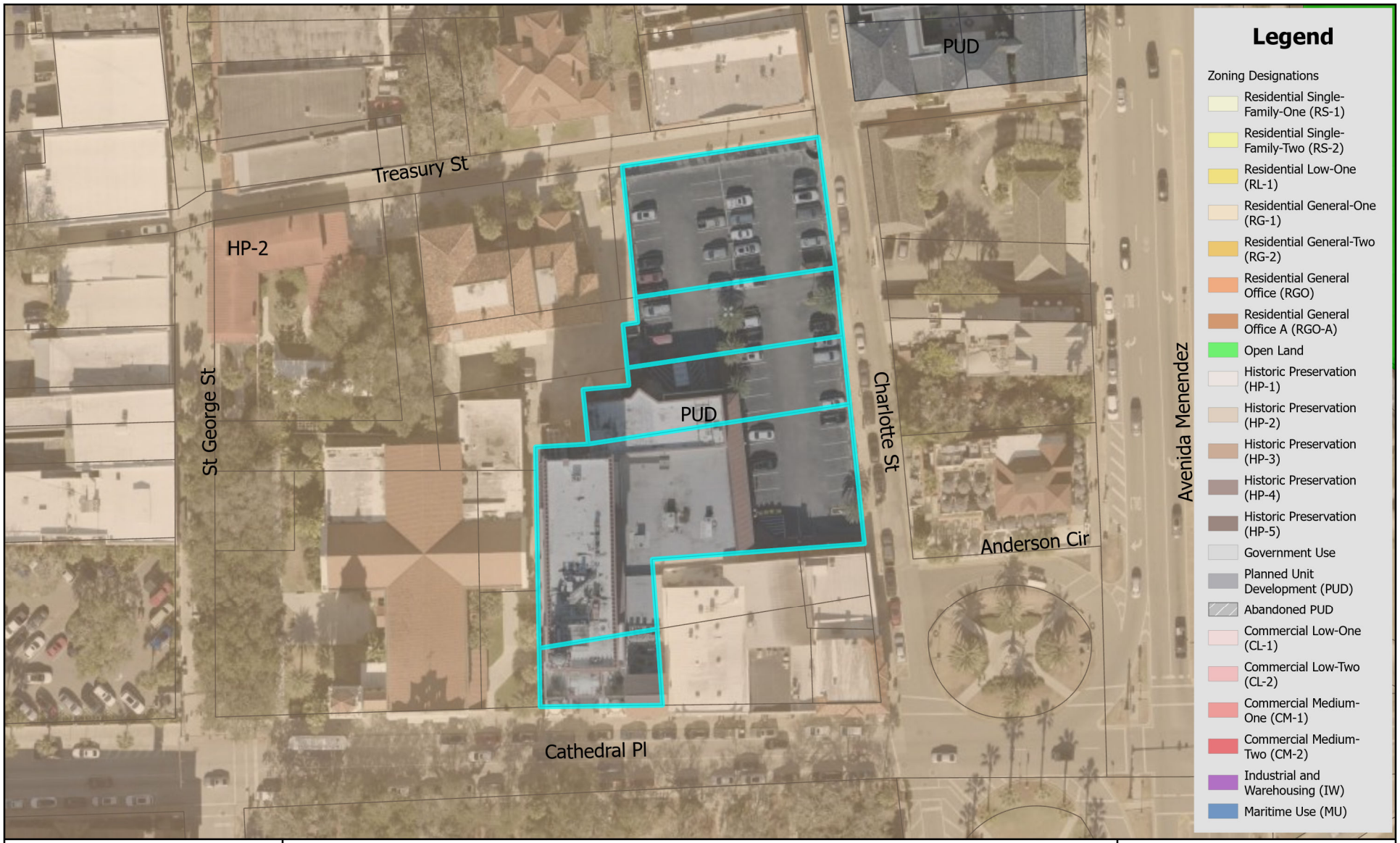
Attachments

1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report
9. Ordinance No. 2013-22
10. Proposed PUD Text
11. Bluelined version of Proposed PUD Text presented at the June 4th PZB Regular Meeting
12. Treasury Hotel Traffic Access Study

Staff Report prepared by:

Jacob Fredriksson
Planning Manager
Planning and Building Department

Attachment 1:
Zoning Map



Zoning Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 2:
Future Land Use Map



Future Land Use Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 3:

St. Johns County Property Appraiser Use Classification Map



St. Johns County Property Appraiser
Use Classification Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2024

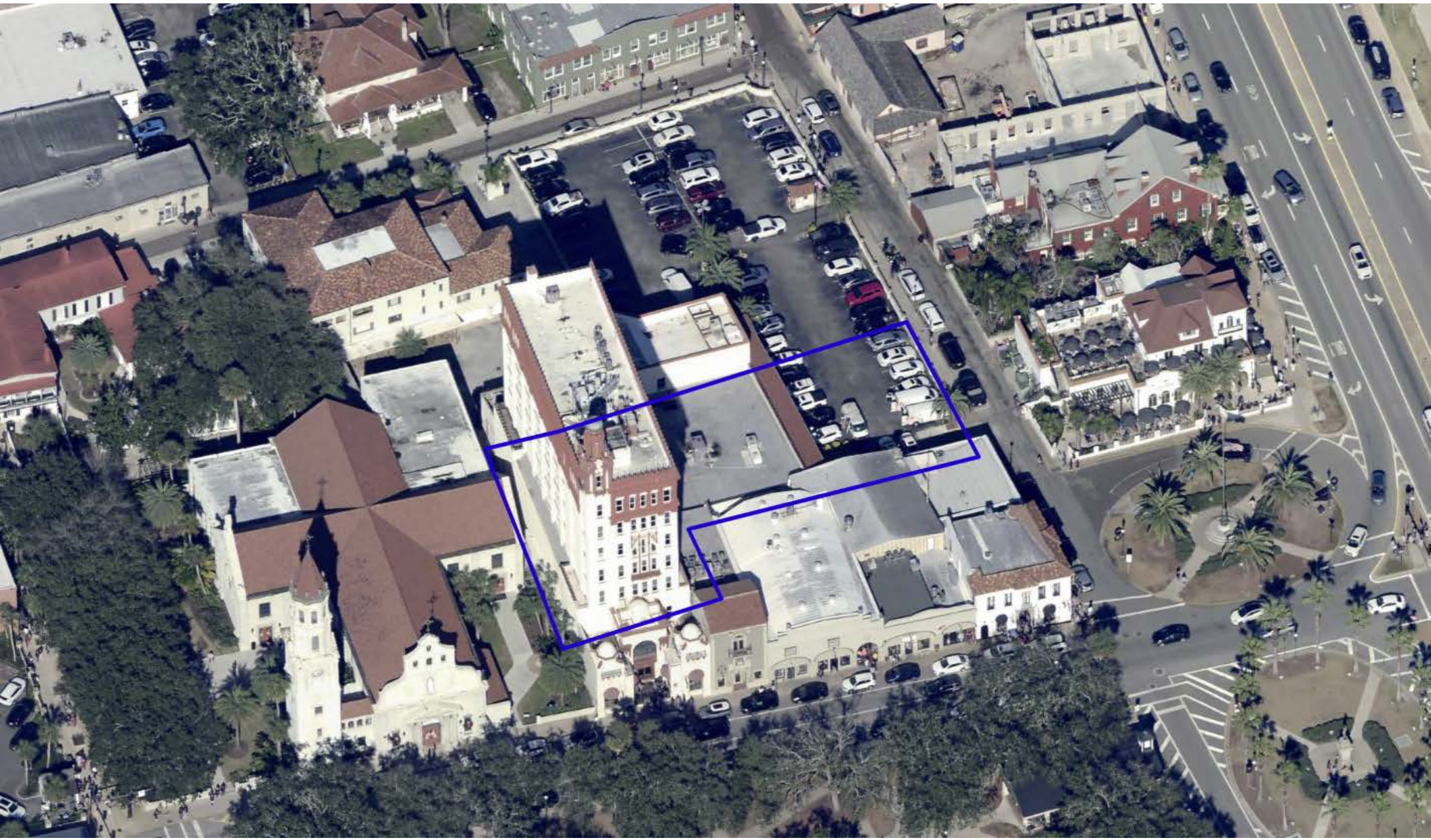
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

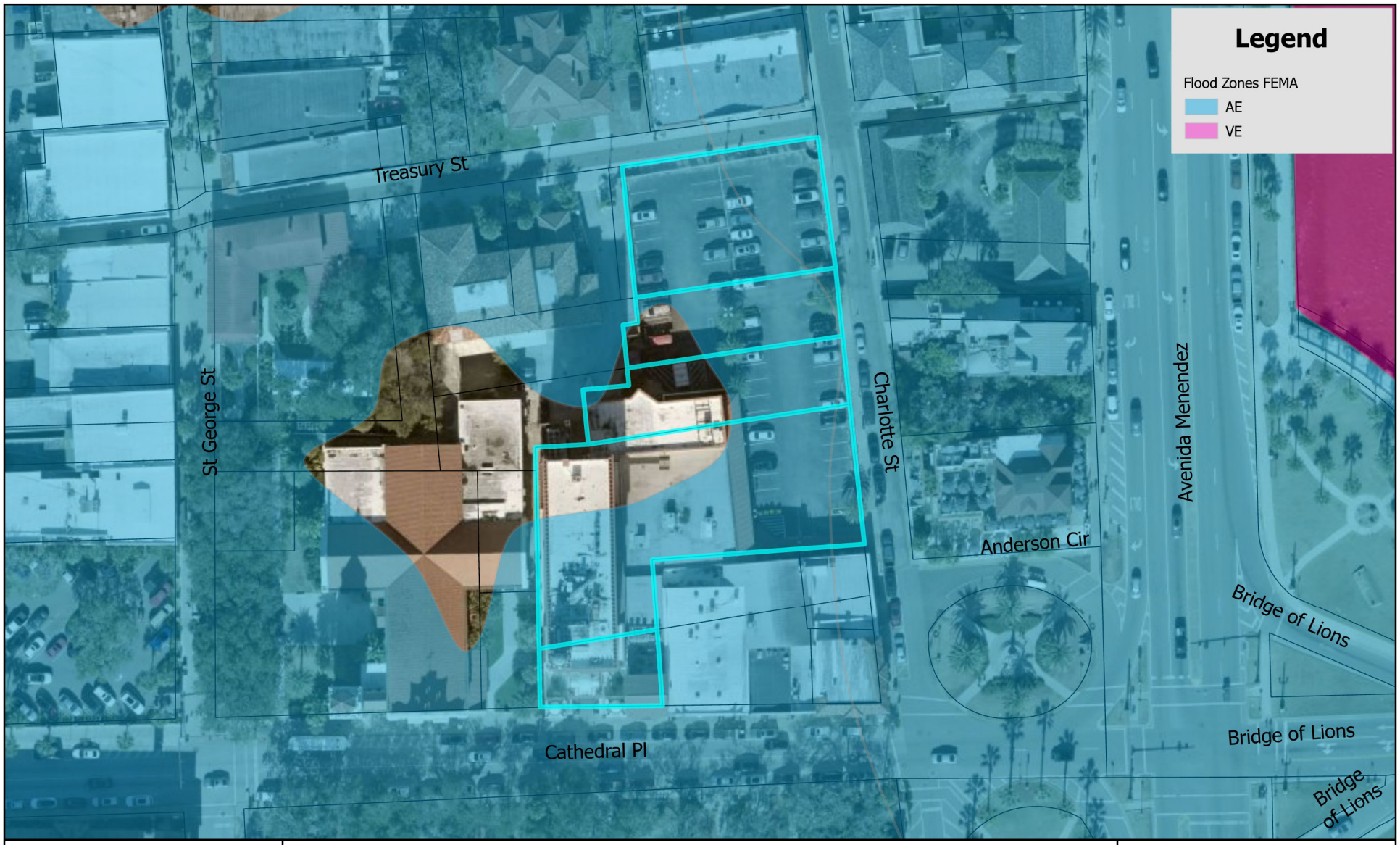
0 0.01 0.01 Miles

Feet
0 60 120

Attachment 4:
Aerial Site Photograph



Attachment 5:
Flood Map



FEMA Flood Zone Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2024

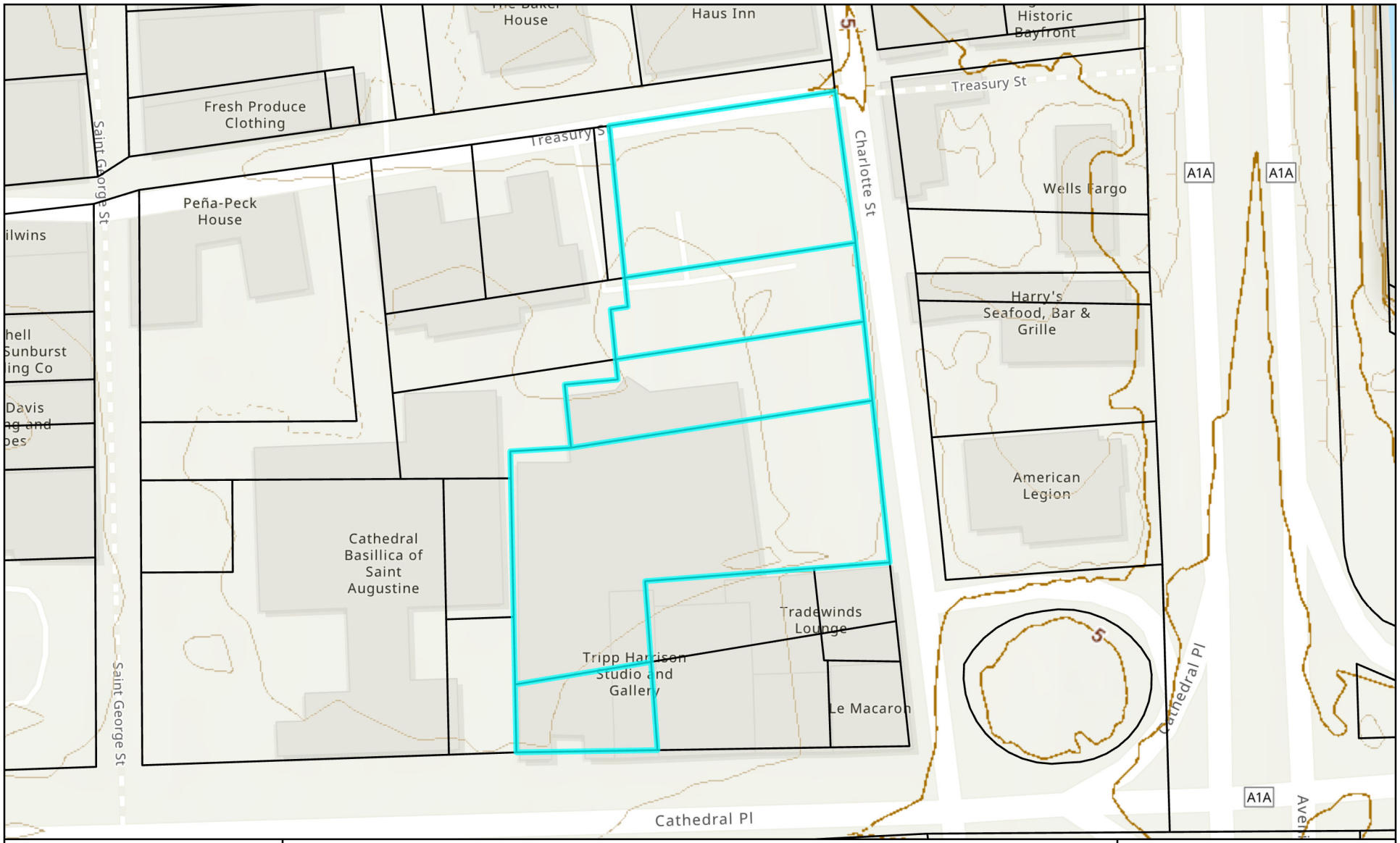
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 6:
Elevation Map



Elevation Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.01 0.01 Miles

0 60 120 Feet

Attachment 7:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: Ellen Avery-Smith, Esq. Contact Number: 904-825-1615
   Business *(if applicable)*: Rogers Towers, P.A
   Address: 100 Whetstone Place, Suite 200 City: St. Augustine State: Fl Zip: 32086
   E-Mail Address: eaverysmith@rtlaw.com

2. NAME OF PROPERTY OWNER: Kasam Hospitality, Inc. Contact Number:_____
   Business *(if applicable)*:_____
   Address: 32 Aveninda Menendez City: St. Augustine State: Florida Zip: 32084
   E-Mail Address: kanti.patel@jalaramhotels.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision: City of St. Augustine Parcel Number: 197160-0000; 197200-0000

4. PROJECT STREET ADDRESS: 24 Cathedral Place and Charlotte Street

5. SPECIFIC PROPOSED USE: Amend existing PUD (Ord. No 2013-22) to provide an updated development plan.

6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☒ Other: Amend existing PUD (Ord. No, 2013-22) to provide an updated development plan.

7. DESCRIPTION OF ACTION REQUESTED: The Owner desires to amend the existing PUD (Ord. No 2013-22) for the Property in order to provide an updated development plan that more fully meets current and future needs for the City in this area. The Property will include a maximum of 120 hotel rooms in the existing building located at 24 Cathedral Plane 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 hostoric 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 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: 4.10.24

Signature of Property Owner — Date: 4.10.24

04/18/2019

CITY OF ST AUGUSTINE. EST. 1565

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 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: _____

My Commission expires: Mar 30, 2026

Holden Baker
Comm.:HH 247012
Expires: Mar. 30, 2026
Notary Public - State of Florida

Rev:022117

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.

Kunti Patel
Print name of applicant

Signature of applicant

4.10.24
Date

10/31/17

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: _____

Attachment 8:

St. Johns County Property Appraiser Report

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

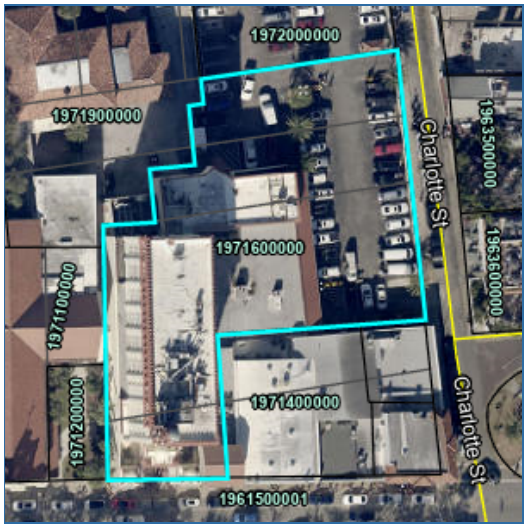
Click Here to Open Cyclomedia Viewer in a New Tab



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
Building Value $3,748,686
Year Built 1928
Actual Area 29220
Conditioned Area 27921
Use Office Building (Multi-Story) Class A
Style 04
Exterior Wall Concrete Stucco

Roof Cover Built Up, Clay Tile
Roof Structure Rigid Frame
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

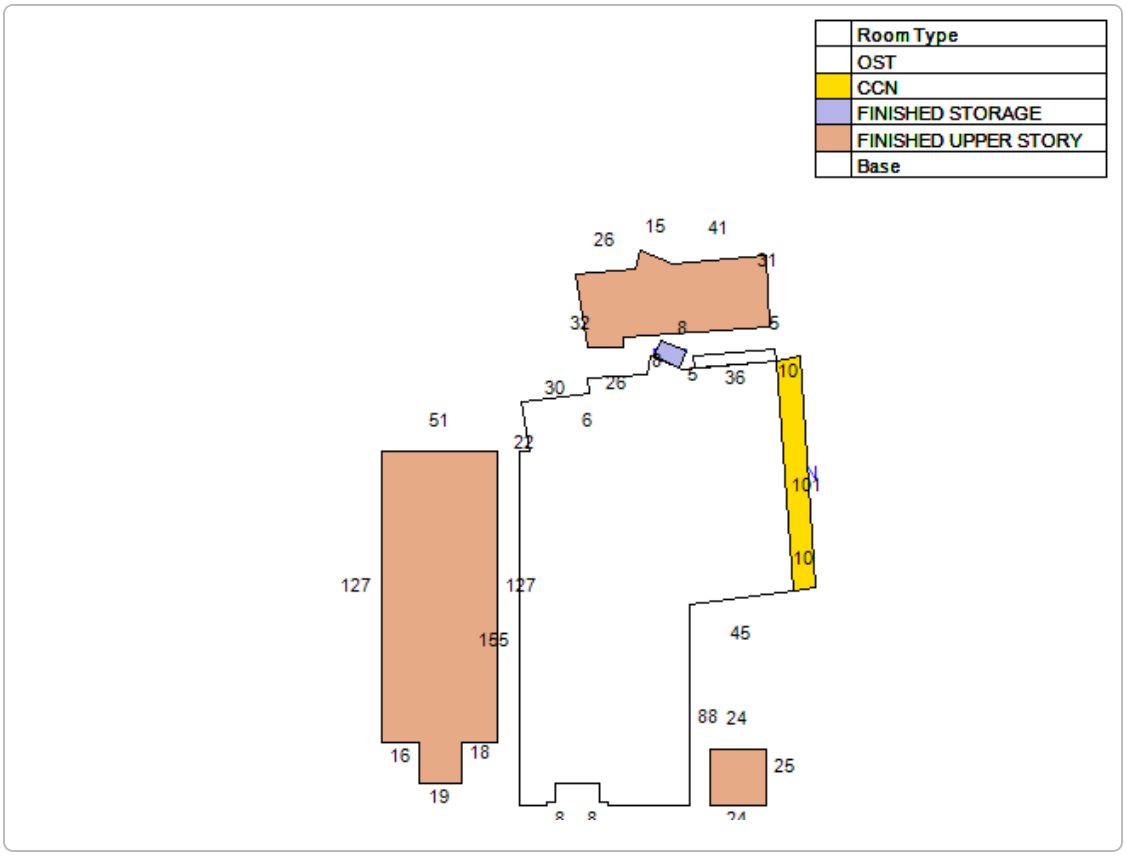
Description	Square Footage
BASE AREA	17911
FINISHED UPPER STORY	2591
FINISHED STORAGE/UTILITY	92
FINISHED UPPER STORY	6819
FINISHED CANOPY	1024
OUTSIDE STAIRS	183
FINISHED UPPER STORY	600
Total SqFt	29220

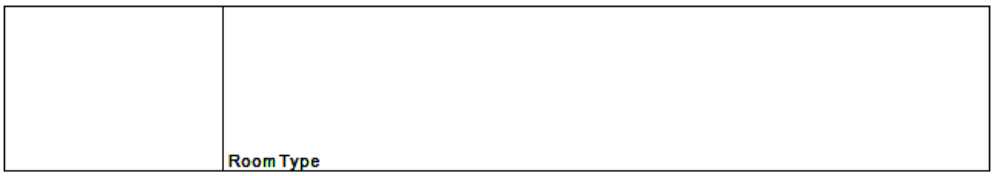
Building 2
Building Value $2,945,269
Year Built 1928
Actual Area 26035
Conditioned Area 26035
Use Office Building (Multi-Story) Class C
Style 04
Exterior Wall Concrete Stucco

Roof Cover Clay Tile
Roof Structure Rigid Frame
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	26035
Total SqFt	26035

Sketch Information





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 PTNRSHP	FNB PROPERTIES INC
	12/1/1985	$1,800,000.00		693	154	Q	I		DAVIS-STOVAL LIMITED PTNRSHP
	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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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 *The Description above is not to be used on legal documents.
Property Use Code	Parking Lots (2810)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
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 PTNRSHP	FNB PROPERTIES INC
	12/1/1985	$1,800,000.00		693	154	Q	I		DAVIS-STOVAL LIMITED PTNRSHP

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 6/15/2024, 1:15:13 AM

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Attachment 9:
Ordinance No. 2013-22

ORDINANCE NO. 2013-22

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ESTABLISHING THE 24 CATHEDRAL PLACE PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR DEVELOPMENT STANDARDS FOR THE PUD; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3194, Florida Statutes, requires that after a comprehensive plan, or element or portion thereof, has been adopted in conformity with this act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan or element shall be consistent with such plan or element as adopted; and

WHEREAS, the City of St. Augustine Comprehensive Plan provides for a Historic Preservation land use designation and associated use and density criteria for development within the designation; and

WHEREAS, Section 166.041, Florida Statutes, provides procedures for adoption of ordinances initiated by other than the municipality which change the actual zoning map designation of a parcel or parcels of land; and

WHEREAS, Section 28-289 of the Code of the City of St. Augustine provides procedures for the establishment of a Planned Unit Development (PUD); and

WHEREAS, on September 3, 2013 the City of St. Augustine Planning and Zoning Board (PZB) reviewed a request to establish the 24 Cathedral Place Planned

Unit Development (PUD), attached as Exhibit "A" and incorporated herein by reference, and made recommendation to the City Commission;

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

Section 1. Establishment of Planned Unit Development. The 24 Cathedral Place PUD is hereby established pursuant to Section 28-289 of the Code of the City of St. Augustine for property described in the attached Exhibit "B" and incorporated herein by reference.

Section 2. PUD Development Standards. Development standards for the 24 Cathedral Place PUD are contained in the attached 24 Cathedral Place PUD Application, revised on September 24, 2013 and incorporating a Development Plan Narrative, attached as Exhibit "C" and incorporated herein by reference.

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

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

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

PASSED by the City Commission of the City of St. Augustine, Florida, this 14 day of October, 2013.

ATTEST:

Alison Ratkovic, City Clerk

(SEAL)

Joe Boles, Jr., Mayor-Commissioner

THE ST. AUGUSTINE RECORD

CITY OF ST AUGUSTINE
PO Box 210
SAINT AUGUSTINE FL 32085

Ref.#: L2967-13
P.O.#: HG 10-14

RECEIVED
SEP 30 2013
CITY CLERK

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **STEVEN SMITH**

who on oath says that he/she is an Employee of the St. Augustine Record,

daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement being a **NOTICE OF HEARING**

in the matter of **ORDINANCE 2013-22 - 2ND READ - HG OCT 14, 2013**

was published in said newspaper on **09/24/2013**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this _____ day of SEP 24 2013

by St Smith who is personally known to me

or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)

TIFFANY M. LOWE
MY COMMISSION # EE154511
EXPIRES December 19, 2015
(407) 398-0153 FloridaNotaryService.com

(Seal)

COPY OF ADVERTISEMENT

NOTICE OF PROPOSED ENACTMENT OF ORDINANCE 2013-22 BY THE CITY OF ST. AUGUSTINE, FLORIDA

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE CONCERNING THE SECOND READING OF ORDINANCE 2013-22. THE PUBLIC HEARING WILL BE HELD DURING THE REGULAR CITY COMMISSION MEETING ON **MONDAY, OCTOBER 14, 2013, BEGINNING AT 5:00 P.M.**, IN THE ALCAZAR ROOM, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA. PUBLIC COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

ORDINANCE NO. 2013-22

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ESTABLISHING THE 24 CATHEDRAL PLACE PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR DEVELOPMENT STANDARDS FOR THE PUD; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Related documents may be inspected by the public at the Planning and Building Department, City Hall, Lobby B, fourth floor, 75 King Street, St. Augustine, FL 32084, during the hours of 8:00 A.M. and 5:00 P.M. except weekends and holidays.

In accordance with Florida Statute 286.0105; "If any person decides to appeal any decision made by the City Commission 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 notice. Telephone: City Clerk (904)825-1007; or 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

L2967-13 Sep 24, 2013

Exhibit "A"

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

Application Fee $400.00 **Receipt No.** 26635-2

RECEIVED
JUL 25 2013
Planning/Building Dept.

BDAC Project No. _____ **Meeting Date** SEPT 3, 2013

PLEASE PRINT OR TYPE

1. **NAME OF APPLICANT'S AGENT:** Susan S. Bloodworth
   Daytime Phone: c/o 904-825-4343
   Business (if applicable): c/o McClure Bloodworth, P.L.
   Address: 81 King Street, Suite A **City:** St. Augustine **State:** FL **Zip:** 32084

2. **NAME OF APPLICANT / PROPERTY OWNER:** Virtú Cathedral Associates, LLC
   Daytime Phone: c/o 904-825-4343
   Business (if applicable): ATTN: John Green
   Address: 24 Cathedral Place, Suite 201 **City:** St. Augustine **State:** FL **Zip:** 32084

3. **LEGAL DESCRIPTION OF PROJECT PROPERTY:**
   Lot: N/A **Block:** N/A
   Subdivision: **Parcel Number:** 197160-0000 & 197200-0000

4. **PROJECT STREET ADDRESS:** 24 Cathedral Place

5. **SPECIFIC PROPOSED USE:** See Exhibit "A"

6. **ACTION REQUESTED:**
   __ **Exception**
   X **Rezoning**
   __ **Land Use Plan Amendment**
   __ **Other:**
   __ **Appeal of Staff Determination**
   __ **Variance**
   __ **Conservation Zone Development**

7. **DESCRIPTION OF ACTION REQUESTED:** The Applicant requests to rezone a portion of this historic preservation district (HP-2) property to PUD.

8. **JUSTIFICATION FOR ACTION REQUESTED:** Pursuant to Ord. 2013-08 and Section 28-289 governing PUD Applications.

24 CATHEDRAL PLACE PUD APPLICATION
Revised 9-24-2013

Submittal Date:

July 25, 2013

Request:

Rezone approximately .961 acres from Historic Preservation 2 (HP-2) to Planned Unit Development (PUD) to allow for an additional use as a legacy event venue to be known as the "Grand Ballroom at Cathedral Place," on the first floor of the building located on the Property, to allow an awning on the front of the Property, to allow the sale and consumption of alcohol, and to put in place restrictions prohibiting any outdoor consumption of alcohol within one hundred (100) feet of the eastern boundary line of the Cathedral Basilica property, adjacent to the PUD in conjunction with any of the uses approved herein (including those uses which are currently allowed under HP-2) and to recognize the existence of telecommunications equipment within the cupola of the building located on the Property, and provide for the installation of additional telecommunications equipment, in accordance with Section 28-400 of the City Code.

Applicant/Owner:

John Green/Virtú Cathedral Associates, LLC
24 Cathedral Place
St. Augustine, FL 32084

Authorized Agent for the Applicant:

Susan Bloodworth
McClure Bloodworth, P.L.
81 King Street, Ste. A
St. Augustine, FL 32084

Exhibits:

Exhibit A	Application
Exhibit B	Legal Description
Exhibit C	Development Plan Narrative
Exhibit D	Location Map/Aerial
Exhibit E	Proof of Ownership/Deed
Exhibit F	Survey
Exhibit G	Floor Plan
Exhibit H	"Grand Ballroom" at Cathedral Place Description

Parcel Identification Numbers: A portion of 197160 0000 & 197200 0000

Applicant hereby agrees and stipulates to proceed with the proposed development in accordance with PUD Ordinance as adopted by the City of St. Augustine City Commission without authorization of the PZB and City Commission. The Applicant also agrees to comply with all conditions and safeguards established by the Planning & Building Department and the Planning & Zoning Board (PZB), Historic Architectural Review Board (HARB) and the City of St. Augustine City Commission. The Applicant understands that any architectural site changes to any property in the PUD must be in compliance with the AGHP and is subject to HARB approval. Historic features, particularly the Mediterranean-influenced architectural style, will continue to be the dominant character-defining features associated with the Property as described in FMSF 8SJ2501 and other documented references, including any future alterations.

SECTION II- APPLICATION

A. Permitted Uses: The development will be constructed in an orderly manner. The allowable uses will be an event venue on the first floor of the Property, the sale and consumption of alcohol, an awning on the front of the building, telecommunications equipment within the cupola of the historic structure located on the Property, and provide for the installation of additional telecommunications equipment, in accordance with Section 28-400 of the City Code, and those uses currently allowed in HP-2 zoning, and any additional HP-2 uses that may be allowable in the future, which currently include:

a.Single-family.
b.Multifamily.
c.Tourist homes and bed and breakfast inns.
d.Professional and business offices.
e.Rooming and boarding houses.
f.Banks and other financial institutions.
g.Retail sales (excluding rental of motorized vehicles):
    1.New.
    2.Antique.
    3.Souvenir.
    4.Gift.
    5.Craft, such as specialty food stores (including beer and wine but not supermarkets), clothing, toy and hobby shops, bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, cameras, florist or gift shop, sundries and notions, business office supplies, records and tapes, furniture, art supplies and similar uses.
h.Service:
    1.Barbershop or beauty shop.
    2.Shoe repair.
    3.Restaurant (but not drive-in).
    4.Interior decorator.

5.Photographic, art, craft, dance or music studios, indoor theatres, tailoring, catering and clothing rental.

i.Museums.

j.Housing for the elderly.

k.Home office, private.

Permitted uses by exception:

a.Not-for-profit clubs.

b.Churches.

c.Cocktail lounges/taverns.

d.Hotels/motels/inns.

e.Drive-up windows for banks and financial institutions.

f.Home occupations.

This PUD shall not release the Applicant, its successors and/or assigns, or their obligations 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.

Uses by exception shall be provided for and any changes to the uses described herein by an amendment to the PUD.

In the event the Applicant, its successors and/or assigns, should desire to change the current uses to a residential use, any such residential change shall be subject to the following:

1.Chapter 781, Florida Statutes (regulating condominiums);

2.Demonstration of available school capacity or the existence of a fully-executed proportionate share agreement for school concurrency prior to the time of construction plan approval for any proposed residential use;

3.Inclusion in the Declaration of Condominium the obligation of all owners and tenants' requirement to comply with the terms of the PUD; and

4.In recognition of the PUD's unified site plan, an individual condominium owner may seek an amendment of his or her unit, with only the prior approval of the Applicant, or his assignee, such as the condominium owner's association, to be created for the management and ownership of the common elements. Such individual homeowner need not obtain the signatures of all condominium owners within the PUD, as long as the applicant for any requested change is the Applicant or the Applicant's designee, such as the condominium owners' association.

B. Additional Standards for the New Use within the PUD: The attached Floor Plan depicts the first floor location of the events venue, as well as several small retail areas currently located on the first floor.

1. **Parking:** The current parking area which is a part of the West Parcel will be used for parking.

2. **Signage:** Size and construction of all signs within the property will be in conformance with the City Sign Ordinance requirements for H-1, as described in Section 3-46 of the City's Land Development Code, as amended over time, including type, size, number, placement, lighting, fonts, colors and the AGHP, as amended over time by HARB and the City Commission. The foregoing notwithstanding, signs may be incorporated into a wall and may be lighted by exterior bulbs (providing lights are not directed towards traffic) and shall not obstruct visibility. All other provisions of the sign code regarding permitting, definitions, prohibited signage, etc., shall apply.

3. **Awning:** Any proposed awning, as allowed herein, would require review and approval by HARB, pursuant to Section 28-89 of the City Code.

4. **Alcohol:** The sale and consumption of alcohol in conjunction with a restaurant at which more than 50% of its sales was from food was recently approved by the City pursuant to Ordinance 2013-13. There were no restrictions placed on whether that consumption could occur outside. Any outside consumption of alcohol related to the uses approved in this PUD are prohibited from occurring any closer than one hundred (100) feet of eastern boundary of the adjacent Cathedral Basilica. This restriction, however, is not intended to prohibit the sale and consumption of alcohol on the eastern porch attached to the existing historic structure located on the Property.

5. **Solid Waste:** An enclosure shall be provided for the on-site waste dumpster.

6. **Telecommunications Equipment:** There currently exists telecommunications equipment within the cupola on the building on the Property. Any additional telecommunications equipment proposed for installation on or within the existing historic structure would be in accordance with Section 28-400 of the City Code, would require approval of the Planning and Zoning Board through the Special Use Permit process, and, if visible from the outside, would require review and approval by HARB.

SECTION III- MAINTENANCE

This Planned Unit Development will be owned and operated by the Applicant and/or its assigns. The Applicant, it successors and/or assigns shall be responsible for all improvements made to the Property and shall maintain the Property in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All facilities are to remain private and will not be dedicated to the City of St. Augustine. The Applicant reserves the right to transfer the ownership of the PUD or portion thereof to multiple entities, providing maintenance agreement(s) between any property owner or owners has been established, which would provide for all maintenance and other requirements as stipulated herein.

SECTION IV – ORD. 2013-PUD 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.**

Response: The additional use as proposed is consistent with the goals, policies and objectives of the Comprehensive Plan, including:

FLU Objective 1

The future land use map and subsequent amendments to it shall be adopted and implemented in a manner consistent with topography, soil conditions, and the availability of facilities and services to support such development. This is implemented by FLU Policies 1.1, 1.7, 1.8, 3.2, 6.1, 11.1, and A. The measurable targets for this objective are: (1) the number of development proposals reviewed by compliance with the Future Land Use Plan as implemented by the City's development regulations contained in the City Code; and (2) approval of large scale comprehensive plan amendments by DCA, and adoption of small scale comprehensive plan amendments by the City according to the requirements contained in the Rules and Florida Statutes, and consistent with the adopted Comprehensive Plan.

The subject property does not have any constraints related to topography or soil conditions. Water and wastewater lines are already connected to the site.

FLU Objective 11

The City will act to discourage the proliferation or urban sprawl. This objective is implemented by FLU Policies 1.1, 1.2, 1.8, 3.2, 7.2, 7.3, 8.1, 11.1, 11.2, 11.3, and CI Policies 4.1 and 4.2

FLU Policies

1.1 The City shall continue to implement the adopted comprehensive plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Site plan review shall consist of review of the development proposal for compliance with all applicable chapters of the City Code including but not limited to land development regulations relating to: zoning and on-site parking; environmental protection and conservation overlay zones; concurrency management and on-site storm drainage; signs; landscaping; subdivisions; building code and coastal construction code; utilities – potable water, sanitary sewer, solid waste and city storm sewer; archaeology; and flood control. Building permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the adopted levels of service standards.

Ordinances amending the City Code shall be codified at least annually. They City Code shall be on display for the public in the City Clerk's office. This policy implements FLU Objectives 1, 9 and 11.

The location of the subject property within the city limits. The provisions of the PUD regarding parking and utilities are fully consistent with these policies.

SS Objective 1.3

The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing wastewater facilities. The measurable target for this objective is the area served by the City wastewater system.

The subject property is in the area served by the City wastewater system and will employ the existing connections to the City's sanitary sewer system and comply with the adopted level of service.

PW - POTABLE WATER ELEMENT

Goal

Water facilities shall continue to be provided in an efficient manner supporting the intended development of the City depicted by the Future Land Use Map.

PW Objective 1.4

The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing potable water facilities. This objective is implemented by PW Policies 1 and 4. The measurable target for this objective is the area served by the City potable water system.

The subject property will employ the existing connections to the City's potable water system. The Property is within the City's service area and will comply with the adopted level of service. It is anticipated that the average event for the Special Events use will be no more than 95 seats.

Historic Preservation Element

HP Goal

Maintain and enhance the historic integrity and ambiance within the City of St. Augustine while encouraging economic growth and the identification, preservation, continued use and adaptive reuse of existing historic structures.

The proposed additional use will maintain and enhance the historic integrity and ambiance of the City of St. Augustine and will not affect any architectural changes to the structures in place.

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.**

Response: Exhibit "H," the "Grand Ballroom" at Cathedral Place Description, demonstrates how this use will enhance and promote the goals of the HP-2 district.

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.**

Response: An events venue, and the service and consumption of alcohol, is not currently allowed in the HP-2 district without the institution of this PUD. Additionally, this PUD commits to prohibit the outdoor consumption of alcohol related to any use or event on the Property within one hundred (100) feet of the eastern boundary of the adjacent Cathedral Basilica's Parcel No. 197120-0000.

4. **Compliance with the intent and criteria in section 28-286.**

Section 28-286 provides: The application of flexible land use controls to the development of land is often difficult or impossible within traditional zoning district regulations. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, it is often necessary to establish planned unit developments (PUD) in which development is in harmony with the general purpose and intent of the city's general planning program and comprehensive plan. 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 or industrial developments, or combinations thereof, which are in keeping with overall land use density and intensity standards, and open space objectives. The intent of a PUD is to permit flexibility from the strict application of setback, lot size, and other zoning district requirements, and provide performance criteria which:

(1) Permit a creative approach to the development of land; and

(2) Accomplish a more desirable environment than would be possible through the strict application of minimum zoning district requirements; and

(3) Provide for an efficient use of land; and

(4) Improve the appearance of the area through the preservation and enhancement of natural features, recreation areas, and open space; and

(5) Provide an environment of stable character compatible with surrounding areas; and

(6) Retain property values over the years.

Response: The "Grand Ballroom" at Cathedral Place description included as Exhibit "H" with this Application demonstrates this proposed PUD's compliance with Section 28-286.

5. Compliance with section 28-288 and justification for any zoning uses.

Response: Section 28-288 provides "Any use which is permitted by the comprehensive plan may be included and approved in a PUD." The property is located within the HP-2 Historic Preservation category under the City of St. Augustine's 2030 Comprehensive Plan. Allowable Uses are defined under Section 28-184 of the City's code and that code, as well as an events venue as described in Exhibit "H" filed with

this Application, and the sale and consumption of alcohol are allowable uses under the City's comprehensive plan.

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.**

Response: The project is planned to be commenced as a single phase, within three (3) months of the approval of the Ordinance approving the PUD and completed within six (6) months after commencement.

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.**

Response: No such areas exist on the Property.

8. **A termination date after which all or part of a PUD that 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) shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.**

Response: It is the landowner's understanding and intent that should this modification application be denied, the existing HP-2 uses remain unchanged. Should the development proposed in the 24 Cathedral Place PUD, once approved herein not be

completed as indicated in Response 6 above, then the zoning for the Property shall revert to its pre-PUD approvals.

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.**

Response: Any reversion to a pre-PUD zoning district would not render the existing HP-2 uses inconsistent with the Comprehensive Plan.

10. **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 hearings 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.**

Response:

The undersigned, for themselves and for their successors and assigns, acknowledges and agrees to be bound by every commitment made in this application and at hearings 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.

OWNER/APPLICANT:

VIRTÚ CATHEDRAL ASSOCIATES, LLC

_____

By:
Its:

'Grand Ballroom' at Cathedral Place

Overview

Rich in heritage and history, and located at one of the most prestigious legacy addresses in the city of St. Augustine, the 'Grand Ballroom at Cathedral Place' has a future which embraces a new, enthusiastic and celebratory era, inspired by the buildings' inception in the 1920's. When the doors re-open soon as a restored legacy event venue, visitors and community members will again experience a grand sense of arrival combined with the opportunity to create their own memorable traditions in a new St. Augustine premier event venue, showcasing the grandeur of the Mediterranean-Revival architecture - with opulent tall marble columns and unique ornate walls and ceilings.

The 'Grand Ballroom at Cathedral Place' will inspire excitement for many special occasions. Uniquely positioned in the heart of downtown St. Augustine and within walking distance to most churches and steps away from the Cathedral Basilica, guests of future wedding celebrations and other special occasions will enjoy a convenience reminiscent of a way of life when important special events were held in the center of town. From the moment of arrival inside the ballroom, guests will now have the opportunity to 'toast and raise their glass' in celebration of new memories, set amidst a very special treasure of heritage and cultural magnificence.

Plans for the venue will include special rates scaled to accommodate the wide variety of client needs and collaborative partner uses. These will include special community, not-for-profit and religious event rates.

Exhibit "G"



OR1675PG1280

(Space above for recording information)

COPY

PARCEL A:

A parcel of land in Block 5 of the city of St. Augustine, Florida, being all of that land described in executors' deed recorded in Official Records Book 42, Page 617 public records of St. Johns County, Florida and being more fully described as follows: BEGINNING at the intersection of the now existing South line of Treasury Street with the now existing East line of Charlotte Street; thence North 83 degrees 35 minutes 55 seconds East, on said South line of Treasury Street, 132.56 feet; thence South 01 degrees 05 minutes 37 seconds East, on the now existing West line of Avenida Menedez, 115.85 feet; thence South 89 degrees 51 minutes 55 seconds West 121.56 feet; thence North 6 degrees 58 minutes 05 seconds West, on said East line of Charlotte Street, 102.09 feet to the POINT OF BEGINNING.

PARCEL B:

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.

OR1675PG1279

COPY

(Space above for recording information)

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

CATHEDRAL PLACE ASSOCIATES, LTD., a Florida limited partnership

By: **PORT CONTAINERS, INC., a Florida corporation, General Partner**

by: **Charles E. Cook, Its President**

[corporate seal]

by: **SAN JUAN INVESTMENT COMPANY, a Florida corporation, General Partner**

by: **Thomas F. Jones, Its President**

[corporate seal]

COUNTY OF DUVAL
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on November 13th, 2001 by **Charles A. Cook, President of PORT CONTAINERS, INC., a Florida corporation** who is personally known to me or has produced a Driver's License as identification.

[Seal] J. RUSSELL COLLINS
NOTARY PUBLIC, State of Florida
My Comm. Expires April 5, 2004
Comm. No. CC911906

Notary Public: J. RUSSELL COLLINS
My commission expires:

COUNTY OF ST. JOHNS
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on November 13th, 2001 by **Thomas F. Jones, President of SAN JUAN INVESTMENT COMPANY, a Florida corporation** who is personally known to me or has produced a Driver's License as identification.

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NOTARY PUBLIC, State of Florida
My Comm. Expires April 5, 2004
Comm. No. CC911906

Notary Public: J. RUSSELL COLLINS
My commission expires:

Exhibit "D"



ST. JOHNS COUNTY GIS

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

197200 0000
and a portion of
197160 0000

N

Map Printed: 8/21/2013

SECTION V-SUMMARY AND CONCLUSIONS

Approval of this Planned Unit Development, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, is justified in that:

1. The project will not adversely affect the orderly development of the City of St. Augustine as embodied by the City Zoning Ordinance and the respective Comprehensive Plan of the City, as the proposal is in conformance with the Plan and its goals and objectives, and the use, as included in the Narrative, is compatible with the surrounding zoning. The project allows control over the size and intensity over development and assurance of compatibility with surrounding residential uses.

2. The project will not adversely affect the orderly development of the City of St. Augustine and will not adversely affect the health, safety and welfare of the residents or visitors to the area, will not be detrimental to the natural environment or the development of adjacent properties or the neighborhood as a result of the conditions and safeguards included in the application.

3. The project will accomplish the objective, standards and criteria set forth within the Zoning Ordinance and provides for strict regulation and maintenance of the project to provide the City with the assurance of an attractive and beneficial asset.

4. When developed in accordance with the conditions stipulated in the PUD application and imposed by this Ordinance, the proposed PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

This Planned Unit Development request meets all of the above listed City requirements, including the Comprehensive Plan requirements, does not conflict with any of the elements of the Plan and is consistent with the City Plan.

'Grand Ballroom' at Cathedral Place

Overview

Rich in heritage and history, and located at one of the most prestigious legacy addresses in the city of St. Augustine, the 'Grand Ballroom at Cathedral Place' has a future which embraces a new, enthusiastic and celebratory era, inspired by the buildings' inception in the 1920's. When the doors re-open soon as a restored legacy event venue, visitors and community members will again experience a grand sense of arrival combined with the opportunity to create their own memorable traditions in a new St. Augustine premier event venue, showcasing the grandeur of the Mediterranean-Revival architecture - with opulent tall marble columns and unique ornate walls and ceilings.

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Plans for the venue will include special rates scaled to accommodate the wide variety of client needs and collaborative partner uses. These will include special community, not-for-profit and religious event rates.

The 'Grand Ballroom at Cathedral Place will host many special occasions in years to come. These special events may include:

Special Events

Wedding Receptions
Bridal Receptions
Rehearsal Luncheons and Dinners
Anniversary Celebrations
Galas
Birthday Parties
Family Reunions
Retirement Parties
Corporate Meetings
Conferences
Trade Shows
Speakers Luncheon Series
Dinner & Concert Series
Auctions
Retail
Museum Exhibits

Church

Ordinations
Funeral Receptions
Church Concerts
Church Fundraisers
Pilgrimage Programs

Community

City of St. Augustine - 450th Anniversary Celebration Events
Spanish Wine & Food Festival
Spanish Heritage Dance and Wine Tasting Special Events
School Banquets
Graduations

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mark Knight
Director, Planning and Building

DATE: October 17, 2013

RE: ***Ordinance 2013-22***
Establishing the 24 Cathedral Place Planned Unit Development (PUD).

The attached ***Ordinance 2013-22*** as noted above was passed by the City Commission at the regularly scheduled Commission Meeting of October 14, 2013. The original document is retained in the files of the City Clerk. Please distribute to staff within your department as needed.

Please feel free to contact me with any questions you may have.

Alison Ratkovic
City Clerk

Attachments (1)

xc: T. Burchfield, Asst City Manager (Memo only)
Clerk's Distribution File

Unit Development (PUD), attached as Exhibit "A" and incorporated herein by reference, and made recommendation to the City Commission;

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

Section 1. Establishment of Planned Unit Development. The 24 Cathedral Place PUD is hereby established pursuant to Section 28-289 of the Code of the City of St. Augustine for property described in the attached Exhibit "B" and incorporated herein by reference.

Section 2. PUD Development Standards. Development standards for the 24 Cathedral Place PUD are contained in the attached 24 Cathedral Place PUD Application, revised on September 24, 2013 and incorporating a Development Plan Narrative, attached as Exhibit "C" and incorporated herein by reference.

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

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

THE ST. AUGUSTINE RECORD

CITY OF ST AUGUSTINE
PO Box 210
SAINT AUGUSTINE FL 32085

.ef.#: L2967-13
.O.#: HG 10-14

RECEIVED
SEP 30 2013
CITY CLERK

JBLISHED EVERY MORNING SUNDAY THRU SATURDAY
. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

TATE OF FLORIDA,
'OUNTY OF ST. JOHNS

efore the undersigned authority personally appeared **STEVEN SMITH**

'ho on oath says that he/she is an Employee of the St. Augustine Record,

daily newspaper published at St. Augustine in St. Johns County, Florida:

ıat the attached copy of advertisement being a **NOTICE OF HEARING**

ı the matter of **ORDINANCE 2013-22 - 2ND READ - HG OCT 14, 2013**

'as published in said newspaper on **09/24/2013**

.ffiant further says that the St. Augustine Record is a newspaper published
: St. Augustine, in said St. Johns County, Florida, and that the said newspaper
ɛretofore has been continuously published in said St. Johns County, Florida,
ɜch day and has been entered as second class mail matter at the post office in the
ity of St. Augustine, in said St. Johns County, for a period of one year preceding
ıe first publication of the copy of advertisement; and affiant further says that
e/she has neither paid nor promised any person, firm or corporation any discount,
:bate, commission or refund for the purpose of securing the advertisement for
ublication in the said newspaper.

worn to and subscribed before me this _____ day of SEP 24 2013

y St Smith who is personally known to me
r who has produced as identification

Tiffany M. Lowe

Signature of Notary Public) (Seal)

TIFFANY M. LOWE
MY COMMISSION # EE154511
EXPIRES December 19, 2015
(407) 398-0153 FloridaNotaryService.com

COPY OF ADVERTISEMENT

NOTICE OF PROPOSED ENACTMENT OF ORDINANCE 2013-22 BY THE CITY OF ST. AUGUSTINE, FLORIDA

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE CONCERNING THE SECOND READING OF ORDINANCE 2013-22. THE PUBLIC HEARING WILL BE HELD DURING THE REGULAR CITY COMMISSION MEETING ON **MONDAY, OCTOBER 14, 2013, BEGINNING AT 5:00 P.M.**, IN THE ALCAZAR ROOM, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA. PUBLIC COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

ORDINANCE NO. 2013-22

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ESTABLISHING THE 24 CATHEDRAL PLACE PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR DEVELOPMENT STANDARDS FOR THE PUD; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Related documents may be inspected by the public at the Planning and Building Department, City Hall, Lobby B, fourth floor, 75 King Street, St. Augustine, FL 32084, during the hours of 8:00 A.M. and 5:00 P.M. except weekends and holidays.

In accordance with Florida Statute 286.0105; "If any person decides to appeal any decision made by the City Commission 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 notice. Telephone: City Clerk (904)825-1007; or 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

L2967-13 Sep 24, 2013

Exhibit "A"

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

Application Fee $400.00

RECEIVED
JUL 25 2013
Planning/Building Dept.

BDAC Project No.

Receipt No. 21635-2

Meeting Date SEPT 3, 2013

PLEASE PRINT OR TYPE

1. **NAME OF APPLICANT'S AGENT:** Susan S. Bloodworth
   Daytime Phone: c/o 904-825-4343
   Business (if applicable): c/o McClure Bloodworth, P.L.
   Address: 81 King Street, Suite A **City:** St. Augustine **State:** FL **Zip:** 32084

2. **NAME OF APPLICANT / PROPERTY OWNER:** Virtú Cathedral Associates, LLC
   Daytime Phone: c/o 904-825-4343
   Business (if applicable): ATTN: John Green
   Address: 24 Cathedral Place, Suite 201 **City:** St. Augustine **State:** FL **Zip:** 32084

3. **LEGAL DESCRIPTION OF PROJECT PROPERTY:**
   Lot: N/A **Block:** N/A
   Subdivision: **Parcel Number:** 197160-0000 & 197200-0000

4. **PROJECT STREET ADDRESS:** 24 Cathedral Place

5. **SPECIFIC PROPOSED USE:** See Exhibit "A"

6. **ACTION REQUESTED:**
   __ **Exception**
   X **Rezoning**
   __ **Land Use Plan Amendment**
   __ **Other:**
   __ **Appeal of Staff Determination**
   __ **Variance**
   __ **Conservation Zone Development**

7. **DESCRIPTION OF ACTION REQUESTED:** The Applicant requests to rezone a portion of this historic preservation district (HP-2) property to PUD.

8. **JUSTIFICATION FOR ACTION REQUESTED:** Pursuant to Ord. 2013-08 and Section 28-289 governing PUD Applications.

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

a) Does the property have a disadvantage which is not common to other properties in the area? Please explain fully. N/A

b) Can you establish that this disadvantage is not due to the owner's actions? Please explain fully N/A

c) Can you establish that this disadvantage prevents reasonable use of the property? Please explain fully. N/A

d) If granted, will the variance adversely affect other property in the area? Please explain fully N/A

e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully. N/A

10. PREVIOUS APPLICATIONS:

Has any application been submitted to the Planning and Zoning Board concerning any part of the subject property within the past year? __ Yes X No If yes, give date and final disposition below.

11. AGREEMENT:

In filing this application, I understand that it becomes 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 288.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

12. Susan S. Woodward — 12/31/2013
SIGNATURE OF APPLICANT'S AGENT — DATE

13. John W Green — 1/24/2013
SIGNATURE OF APPLICANT / PROPERTY OWNER — DATE
Virtu Cathedral Associates, LLC

EXHIBIT "B"

PARCEL B:

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, 35.40 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.

Less and except Parcel A:

PARCEL A:

A parcel of land in Block 5 of the city of St. Augustine, Florida, being all of that land described in executors' deed recorded in Official Records Book 42, Page 617 public records of St. Johns County, Florida and being more fully described as follows: BEGINNING at the intersection of the now existing South line of Treasury Street with the now existing East line of Charlotte Street; thence North 83 degrees 35 minutes 55 seconds East, on said South line of Treasury Street, 132.56 feet; thence South 01 degrees 05 minutes 37 seconds East, on the now existing West line of Avenida Menendez, 115.85 feet; thence South 89 degrees 51 minutes 55 seconds West 121.56 feet; thence North 6 degrees 58 minutes 05 seconds West, on said East line of Charlotte Street, 102.09 feet to the POINT OF BEGINNING.

Exhibit "C"

DEVELOPMENT PLAN NARRATIVE

24 CATHEDRAL PLACE PLANNED UNIT DEVELOPMENT

(09/19/13)

SECTION I- INTRODUCTION AND REQUEST

This is an attachment to an application for rezoning to Planned Unit Development (PUD) with accompanying documents as required by the City of St. Augustine Zoning Code ("Zoning Code"). This petition is filed on behalf of the Applicant and Owner, John Green, Virtú Cathedral Associates, LLC. The Applicant is requesting a Rezoning in accordance with the City of St. Augustine Zoning Code to allow for a change from Historic Preservation 2 (HP-2) to Planned Unit Development (PUD).

The objective of the PUD is to provide an events venue on the first floor of the building that reflects the history and traditions of the St. Augustine of old, while preserving the existing HP-2 uses, allowing the sale and consumption of alcohol, and enabling a more flexible use of the site than is currently possible under the existing zoning. It is also the intent of the provisions of this PUD to place a more restrictive use on the consumption of alcohol than the newly enacted City Ordinance (2013-13) provides, in that the Owner commits to prohibit any outside consumption of alcohol (or retained as allowed under the HP-2 zoning) as a part of this PUD within one hundred (100) feet of the eastern boundary of the adjacent Cathedral Basilica (excluding the prohibition from the porch located on the eastern side of and attached to the historic structure located on the Property. Finally, the application seeks to include as an approved use, an awning on the front of the building, the existing telecommunications equipment within the cupola of the building located on the Property, and provide for the installation of additional telecommunications equipment, in accordance with Section 28-400 of the City Code.

Location/Surrounding Areas: The Property consists of a portion of larger parcel, with .961 acres on the west side of Charlotte Street ("West Parcel") and .317 acres on the east side of Charlotte Street ("East Parcel"). Only the West Parcel is proposed for inclusion in this PUD. The West Parcel fronts Cathedral Place on its south boundary, the Cathedral Basilica on its west boundary, Treasury Street on its north boundary and an array of retail shops, restaurants and art galleries to its east. The Property is approximately .961 acres and is contained within the larger legal description included in the Special Warranty Deed attached as Exhibit "E." The legal description is attached hereto as Exhibit "B." The parcel is generally rectangular and the structure located upon the West Parcel is approximately 16,333 square feet. No exterior changes are proposed for the West Parcel, only interior renovations.

Ownership/Agreement: The Property is owned by Virtú Cathedral Associates, LLC, as shown by the Proof of Ownership (deed) which is attached as Exhibit E, who has authorized Susan Bloodworth, McClure Bloodworth, P.L. to represent it as indicated by the Application Form herewith.

Applicant hereby agrees and stipulates to proceed with the proposed development in accordance with PUD Ordinance as adopted by the City of St. Augustine City Commission without authorization of the PZB and City Commission. The Applicant also agrees to comply with all conditions and safeguards established by the Planning & Building Department and the Planning & Zoning Board (PZB), Historic Architectural Review Board (HARB) and the City of St. Augustine City Commission. The Applicant understands that any architectural site changes to any property in the PUD must be in compliance with the AGHP and is subject to HARB approval. Historic features, particularly the Mediterranean-influenced architectural style, will continue to be the dominant character-defining features associated with the Property as described in FMSF 8SJ2501 and other documented references, including any future alterations.

SECTION II- APPLICATION

A. Permitted Uses: The development will be constructed in an orderly manner. The allowable uses will be an event venue on the first floor of the Property, the sale and consumption of alcohol, an awning on the front of the building, telecommunications equipment within the cupola of the historic structure located on the Property, and provide for the installation of additional telecommunications equipment, in accordance with Section 28-400 of the City Code, and those uses currently allowed in HP-2 zoning, and any additional HP-2 uses that may be allowable in the future, which currently include:

a.Single-family.
b.Multifamily.
c.Tourist homes and bed and breakfast inns.
d.Professional and business offices.
e.Rooming and boarding houses.
f.Banks and other financial institutions.
g.Retail sales (excluding rental of motorized vehicles):
    1.New.
    2.Antique.
    3.Souvenir.
    4.Gift.
    5.Craft, such as specialty food stores (including beer and wine but not supermarkets), clothing, toy and hobby shops, bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, cameras, florist or gift shop, sundries and notions, business office supplies, records and tapes, furniture, art supplies and similar uses.
h.Service:
    1.Barbershop or beauty shop.
    2.Shoe repair.
    3.Restaurant (but not drive-in).
    4.Interior decorator.

OR1675PG1279

COPY

(Space above for recording information)

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

CATHEDRAL PLACE ASSOCIATES, LTD., a Florida limited partnership

By: **PORT CONTAINERS, INC., a Florida corporation, General Partner**

by: **Charles E. Cook, Its President**

[corporate seal]

by: **SAN JUAN INVESTMENT COMPANY, a Florida corporation, General Partner**

by: **Thomas F. Jones, Its President**

[corporate seal]

COUNTY OF DUVAL
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on November 13th, 2001 by **Charles A. Cook, President of PORT CONTAINERS, INC., a Florida corporation** who is personally known to me or has produced a Driver's License as identification.

[Seal] J. RUSSELL COLLINS
NOTARY PUBLIC, State of Florida
My Comm. Expires April 5, 2004
Comm. No. CC911906

Notary Public: J. RUSSELL COLLINS
My commission expires:

COUNTY OF ST. JOHNS
STATE OF FLORIDA

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[Seal] J. RUSSELL COLLINS
NOTARY PUBLIC, State of Florida
My Comm. Expires April 5, 2004
Comm. No. CC911906

Notary Public: J. RUSSELL COLLINS
My commission expires:

Exhibit "E"

LAND TITLE of America

Public Records of
St. Johns County, FL
Clerk# 01-059027
O.R. 1675 PG 1278
09:41AM 11/14/2001
REC $13.00 SUR $2.00
Doc Stamps $29,400.00

Prepared by:
J. Russell Collins
Land Title of America Group
3700 US Highway 1 South
St. Augustine, Florida 32086
L20136
Parcel Account Number: 197200-0000 and 197160-0000

COPY

FIVE MINUTE RECORDING

(Space above for recording information)

SPECIAL WARRANTY DEED

THIS INDENTURE made this **13th** day of **November, 2001** BETWEEN **CATHEDRAL PLACE ASSOCIATES, LTD., a Florida limited partnership,** GRANTOR*, whose post office address is 11210 Phillips Industrial Boulevard, Suite 13, Jacksonville, Florida 32256, and **VIRTU CATHEDRAL ASSOCIATES, L.L.C., a Delaware limited liability company,** GRANTEE*, whose post office address is 7600 East Doubletree Ranch Road, Suite 250, Scottsdale, Arizona 85258.

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

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

SUBJECT TO Covenants, Restrictions, Easements of Record, if any, and all taxes for the year 2002 and thereafter;

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, and none else.

*Singular and plural are interchangeable, as context requires.

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OR1675PG1280

(Space above for recording information)

COPY

PARCEL A:

A parcel of land in Block 5 of the city of St. Augustine, Florida, being all of that land described in executors' deed recorded in Official Records Book 42, Page 617 public records of St. Johns County, Florida and being more fully described as follows: BEGINNING at the intersection of the now existing South line of Treasury Street with the now existing East line of Charlotte Street; thence North 83 degrees 35 minutes 55 seconds East, on said South line of Treasury Street, 132.56 feet; thence South 01 degrees 05 minutes 37 seconds East, on the now existing West line of Avenida Menedez, 115.85 feet; thence South 89 degrees 51 minutes 55 seconds West 121.56 feet; thence North 6 degrees 58 minutes 05 seconds West, on said East line of Charlotte Street, 102.09 feet to the POINT OF BEGINNING.

PARCEL B:

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.

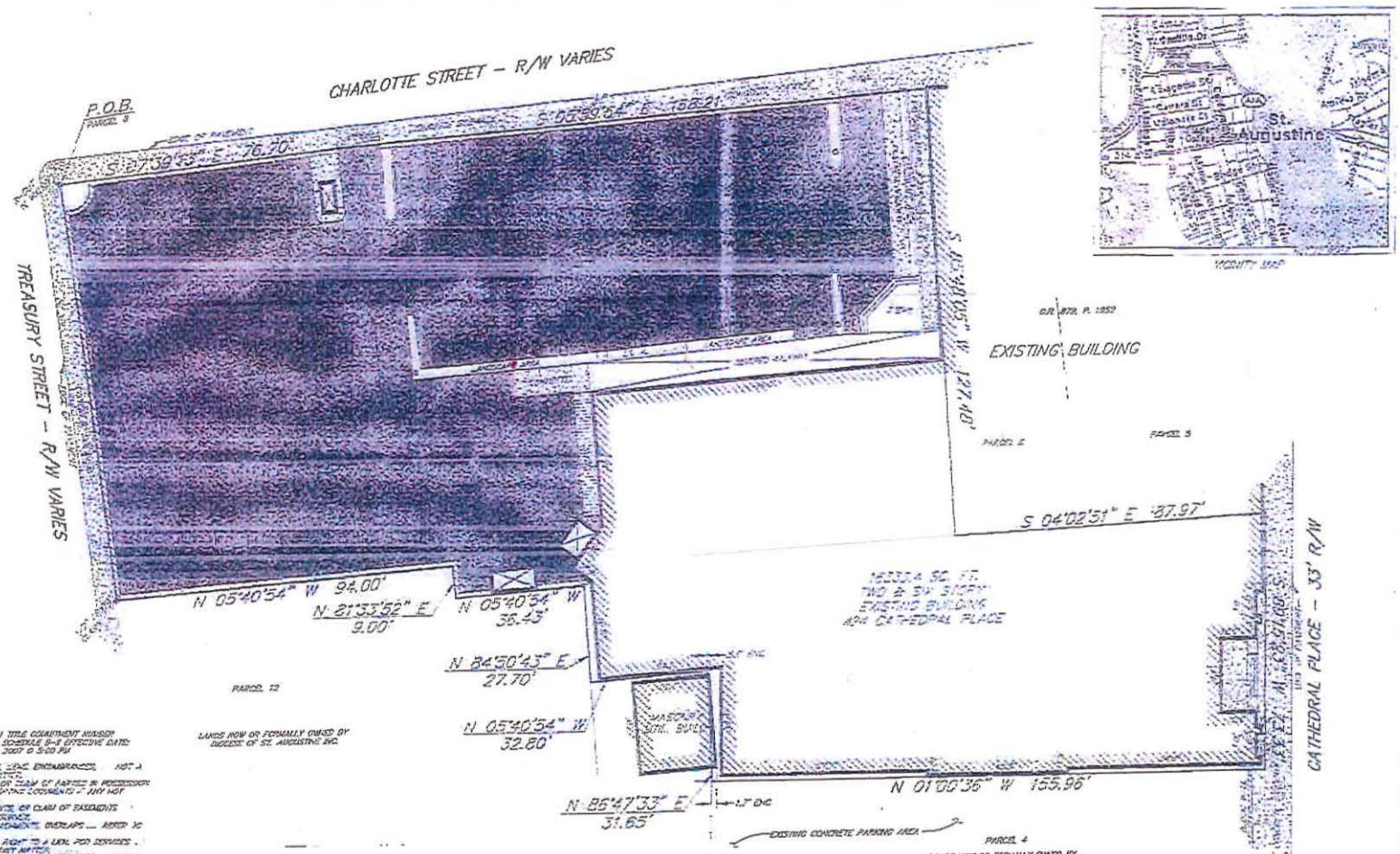
Exhibit "F"

MAP SHOWING SURVEY OF

PARCEL B:

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 1931, SAID LANDS BEING DESCRIBED 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 NEW EXISTING SOUTH LINE OF TREASURY STREET WITH THE NEW EXISTING WEST LINE OF CHARLOTTE STREET; THENCE SOUTH 05°39'54" EAST ALONG SAID WEST LINE OF CHARLOTTE STREET 168.21 FEET TO AN ANGLE POINT IN SAID LINE; THENCE CONTINUED ON SAID WEST LINE OF CHARLOTTE STREET SOUTH 01°34' EAST 169.84 FEET; THENCE SOUTH 88°40'10" WEST, ON A SOUTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 778, PAGE 1810, PUBLIC RECORDS OF SAID COUNTY, 167.49 FEET; THENCE SOUTH 01°40'54" EAST, ON THE EASTERLY LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 778, PAGE 1810, A DISTANCE OF 61.51 FEET; THENCE SOUTH 88°19'06" WEST, ON THE NEW EXISTING NORTH LINE OF CATEDRAL PLACE, 73.33 FEET; THENCE NORTH 01°40'54" WEST, ON THE WEST LINE OF THAT LAND DESCRIBED IN DEED BOOK 130, PAGE 257, OF SAID PUBLIC RECORDS, 155.96 FEET; THENCE NORTH 85°47'33" EAST, ON THE SOUTH LINE OF LOT 10 OF SAID BLOCK 10, A DISTANCE OF 31.65 FEET; THENCE NORTH 04°09'54" WEST, ON THE WEST LINE OF THAT LAND DESCRIBED IN DEED BOOK 1352, PAGE 1852, PUBLIC RECORDS OF SAID COUNTY, 32.80 FEET; THENCE NORTH 84°50'43" EAST, ON THE SOUTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 778, PAGE 1810, PUBLIC RECORDS OF SAID COUNTY, 27.70 FEET; THENCE NORTH 05°40'54" WEST, ON THE EAST LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 778, PAGE 1810, A DISTANCE OF 36.43 FEET; THENCE NORTH 21°33'52" EAST, ON THE SOUTH LINE OF LOT 1 OF SAID BLOCK 10, A DISTANCE OF 9.00 FEET; THENCE NORTH 05°40'54" WEST, ON THE WEST LINE OF THAT LAND DESCRIBED IN DEED BOOK 1352, PAGE 1852, PUBLIC RECORDS OF SAID COUNTY, 94.00 FEET; THENCE NORTH 84°39'06" EAST, ON THE NORTH LINE OF SAID LAND DESCRIBED IN DEED BOOK 1352, PAGE 1852, A DISTANCE OF 76.70 FEET TO THE EAST LINE OF SAID BLOCK 10; THENCE NORTH 05°39'54" WEST, ON SAID EAST LINE OF BLOCK 10, 168.21 FEET TO THE POINT OF BEGINNING.



ALTA/ACSM TITLE COMMITMENT NUMBER 07-362LD, SCHEDULE B-II EFFECTIVE DATE: AUGUST 6, 2007 @ 5:00 PM

* 1. ENCROACHMENT, ENCUMBRANCES, ... NOT A SURVEY MATTER.
* 2. RIGHTS OR CLAIM OF PARTIES IN POSSESSION ... NOT A SURVEY MATTER.
* 3. EASEMENTS OR CLAIM OF EASEMENTS ... REFER TO SURVEY.
* 4. ENCROACHMENTS, OVERLAPS ... REFER TO SURVEY.
* 5. LIEN OR RIGHT TO A LIEN FOR SERVICES ... NOT A SURVEY MATTER.
* 6. TAXES OR SPECIAL ASSESSMENTS ... NOT A SURVEY MATTER.
* 7. EASEMENT ... NOT A SURVEY MATTER.
* 8. EASEMENT, O.R.B. 1352, P. 1854: REFER TO SURVEY.
* 9. EASEMENT, O.R.B. 1352, P. 43: REFER TO SURVEY.
* 10. EASEMENT, O.R.B. 2214, P. 1716: REFER TO SURVEY.
* 11. EASEMENT, O.R.B. 1978, P. 1952: REFER TO SURVEY.
* 12. AGREEMENT AND AGREEMENT RE: TITLE ... NOT A SURVEY MATTER.
* 13. ORDINANCE, O.R.B. 2670, P. 1651 ... NOT A SURVEY MATTER.
* 14. RESTRICTIONS, COVENANTS, CONDITIONS, O.R.B. 1352, P. 1852, AMENDED IN O.R.B. 2670, P. 1651 ... NOT A SURVEY MATTER.
* 15. RESTRICTIONS, COVENANTS, CONDITIONS, O.R.B. 1352, P. 1852 ... NOT A SURVEY MATTER.
* 16. TERMS, NOTES & CONDITIONS, ... NOT A SURVEY MATTER.

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF TREASURY STREET AS BEING S 84°39'06" E.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE OPINION. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY.
4. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1929.
6. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12109C0510F, WITH A DATE OF IDENTIFICATION OF 9/29/2006 FOR COMMUNITY NUMBER 125147, IN ST. JOHNS COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

SURVEYOR'S CERTIFICATE:

TO: DIOCESE OF ST. AUGUSTINE, INC.
TOPS SEMMES, ESQ., MORGAN, KINNEY, CATER & HAMPTON, P.A.
COMMONWEALTH LAND TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.

AREA = 0.961± ACRES (41,843 SQ. FT.)

LEGEND			
38.55	= HARD SURFACE SPOT ELEVATION	LP	= LIGHT POLE
38.55	= GROUND SPOT ELEVATION	CONC.	= CONCRETE
L.S.A.	= LANDSCAPE AREA	BLDG.	= BUILDING
N/A	= NON APPLICABLE	UTIL.	= UTILITY
(R&M)	= RISER PIPE FOUND	N	= NORTH
R/W	= RIGHT-OF-WAY	S	= SOUTH
FH	= FIRE HYDRANT	E	= EAST
SQ. FT.	= SQUARE FEET	W	= WEST

GRAPHIC SCALE
0 5 10 20
1"=20'

LANDTECH
ASSOCIATES, INC.
LAND SURVEYING
423 A ORANGE AVE.
DAYTONA BEACH, FLORIDA 32114
(386) 252-1188 OR (800) 882-3061

completed as indicated in Response 6 above, then the zoning for the Property shall revert to its pre-PUD approvals.

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.**

Response: Any reversion to a pre-PUD zoning district would not render the existing HP-2 uses inconsistent with the Comprehensive Plan.

10. **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 hearings 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.**

Response:

The undersigned, for themselves and for their successors and assigns, acknowledges and agrees to be bound by every commitment made in this application and at hearings 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.

OWNER/APPLICANT:

VIRTÚ CATHEDRAL ASSOCIATES, LLC

_____

By:
Its:

Attachment 10:
Proposed PUD Text

24 Cathedral Place Planned Unit Development

City of St. Augustine, Florida

June 26, 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 historic 24 Cathedral Place building will remain in its existing configuration. The exterior of the building will be restored, and 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 within such cupola, in accordance with City Code Section 28-400.

4. Summary of Proposed Development

The Owner is proposing 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 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 minimum of 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 that are compatible with the existing building's Mediterranean Influence Styles, as described in pages 81 through 98 in the City's Architectural Guidelines for Historic Preservation ("**AGHP**"). 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 adjacent existing downtown historic district and in compliance with the AGHP requirements for Mediterranean Influence Styles, which buildings are two to four stories in height.

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. Such restoration will be expensive, and very few private companies have the financial wherewithal to undertake such work. Other large, historic structures that grace downtown St. Augustine are owned and

maintained by governmental entities, colleges, churches and other non-profit groups, often with financial assistance by third parties.

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 Trinty Episcopal Church, the Cathedral Basilica, Government House, the Casa Monica (Cordova Hotel), Alcazar and Ponce de Leon (Flagler College) hotels, the former Bishop's Building and the St. Augustine Hotel. As quoted in the Florida Master Site File, the new St Augustine Hotel, which faced the north side of the Plaza and extended down Charlotte St., was the "most desirable establishment in town", but "more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests". Not much has changed in the last 150 years. The proposed "Exchange Hotel" would continue this historic pattern of development of "significant and monumental" buildings located in and around the Plaza. The existing, eight story, building at 24-28 Cathedral Place will be the focal point of the new hotel development. The proposed new construction along Charlotte and Treasury Streets will be an extension of the existing bank building and designed in the same architectural style in order to blend into the downtown's authentic and distinctive character.

FLUE Goal 5 encourages the use of innovative and sustainable land development practices that maximize the use of existing services and facilities, such as planned unit developments. The Project will primarily be located within the existing historic 24 Cathedral Place building and will connect to existing utilities and other infrastructure, which have capacity to serve the Property. The Property is located adjacent to Cathedral Place and Charlotte Street, which are public roads. The Project will provide ample parking for residents and guests, who can park their cars on the Property and walk or take trolleys around the City without using their cars. 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 and openings onto the street, which will provide visual interest at the street level. The new buildings to be constructed on the Property are similar in mass and scale to structures that surround the site, which have compatible lot coverage and heights. Site amenities that will benefit residents, including streetscape improvements along Cathedral Place, are listed on pages 15 and 16 of this text.

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 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, mixed-use 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. The project replaces an existing, unsightly parking lot with buildings that are architecturally and structurally compatible with structures in the surrounding area, including the historic 24 Cathedral Place building on the site.

FLUE Objective 5.2 and its related policies require new development to encourage principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel, as opposed to conventional development patterns that encourage urban sprawl. The Project meets these requirements by providing preservation of an historic building and construction of related infill development in the downtown core where residents and visitors can park their cars and walk, bike or use publicly available transit to travel to other destinations throughout the City. The Project provides for a change of use of an existing historic building. It also includes a pedestrian-friendly design and is interconnected with the City's street network. The Project will include enhanced landscaping and streetscaping in the rights-of-way of Charlotte and Treasury streets. 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 a 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"**.

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. The Owner will utilize energy efficient and waterwise devices within the project, including in the renovation and restoration of the historic 24 Cathedral Place building.

CCME Policies 2.1.1, 2.1.2 and 2.1.3 require the City to maintain three (3) Conservation Overlay Zones ("**COZs**"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations. The 24 Cathedral Place Project will comply with all applicable COZ requirements enumerated in Conservation and Coastal Management Policies 1.1 and 1.5.

CCM Policy 2.16.6 and Recreation and Open Space Element Policy 3.3.2 require the City to encourage the installation of low-impact development or green infrastructure on private property, including permeable pavements, bioswales and green roofs. The Project may use these methods within areas of the Property where buildings are not located. These methods will reduce any "heat islands" and provide stormwater management, per TME Policy 3.4.8.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Cathedral 24 Place Project will connect to the City's existing sanitary sewer and potable water systems, at the expense of the Owner (in compliance with Capital Improvement Objectives 4 and 5),and will make improvements to the extent required solely for the Project. The Project will use water-wise landscaping where practicable. The Project will also utilize City solid waste services. The Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The Project will comply with this requirement.

TME Policies 1.1.1, 1.3.9 and Objective 3.2 and its related policies require the City to implement mobility planning, including parking facilities that provide safe and convenient accommodation of pedestrian, bicycle and transit accessibility and connectivity and "complete streets" that accommodate such pedestrian, bicycle and transit. The Project meets these requirements by providing parking, including public parking within the on-site parking garage, in a location where cars can be parked and people can walk, bike or take transit to other destinations. The Owner is also working with the City on providing a "complete street" within a portion of Charlotte Street.

TME Policies 1.3.3 and 1.3.4 require the City to encourage infill development in the existing urban area of the City and to recognize that certain roadway corridors will be congested,

and that congestion will be addressed by other means than solely considering adding capacity for single occupant vehicles. The Project meets this goal by providing infill development in the downtown core and providing residents and visitors with transportation options other than single vehicles.

TME Policy 3.4.2 requires the City to establish policies that allow for a private development to conduct a shared parking plan. The Project has proposed such a shared parking plan, which will provide the "park once" environment sought by TME Policy 3.4.6.

The Infrastructure Element requires the provision of sanitary sewer, potable water, solid waste and stormwater management. The Project will meet all applicable levels of service for these facilities/services and will make any improvements to existing facilities needed to serve the Project, in conformance with the requirements of the City Code. The Project will use low-impact landscape and irrigation system design, in conformance with applicable provisions of the City Code and Florida Building Code.

2. **For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.**

The Property is zoned PUD. However, it will provide certain benefits and enhancements, as listed in Section 5 herein.

3. **The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.**

The Owner desires to amend the existing PUD for the Property in order to provide an updated Site Development Plan that more fully meets current and future needs of the City in this area. The 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 minimum of 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 such cupola, in accordance with City Code Section 28-400. Antennas and telecommunications receptors located on the top of the elevator shaft on the 24 Cathedral Place building that are visible from street level will be removed during renovation of the existing 24 Cathedral Place building.

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 no more than 50 percent of the new buildings shall exceed 35 feet in height. New buildings will include no more than three stories. Rooftop spaces and activities shall be allowed above the permitted building height, with only 50 percent of such spaces being covered. Building height shall be measured from 10.0 NAVD.

e. Minimum lot size: None.

f. Minimum lot width: None.

g. Maximum lot coverage by buildings: 100 percent for the Property.

h. Site Development Plan Details: The Site Development Plan attached as **Exhibit "B"** has been prepared prior to Project engineering and architecture being completed. Minor deviations (as defined in Section 4, page 5) to building, landscaping, parking and other improvement locations shall be permitted in order to conform to final engineering plans approved by the City. Any such minor deviations shall be approved by City staff and must comply with the requirements of this PUD text and the Code.

i. Parking: The HP-2 zoning district does not require on-site parking. Although parcels surrounding the Property do not provide on-site parking, the Project will provide a minimum of 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 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. All employee parking will be provided either within the Property or via a shuttle from off-site areas owned by the Owner or subject to long-term lease (longer than one year) by the Owner. The Owner shall be permitted to designate certain spaces within the parking garage and parking lots for use by certain uses within the Property. During Project construction, temporary parking may be located within temporary parking lots anywhere within the Property. Parking spaces located within the parking garage will be a minimum of eight (8) feet wide by 16 feet deep. A guest drop-off area shall be permitted within the right-of-way of Cathedral Place adjacent to the existing 24 Cathedral Place building, provided that such drop-off area shall be placed within existing parallel parking spaces along the street and not within traffic lanes.

j. Signage: Project signage will meet applicable criteria for Historic Zone 2, as defined in Code Section 3-46(b)(2).

k. Bicycles/Multi-Modal: Bicycle racks that provide parking for a minimum of 10 bicycles will be provided within the hotel parking garage for use by guests, other patrons and hotel employees. In addition, 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.

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. Such landscaping will include trees and planter boxes within rights-of-way and courtyard gardens and additional planter boxes within the Property. 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 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 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 include:

a. Restoring and 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, pedestrian crossings, 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. Within the section of Charlotte Street between the northern end of Anderson Circle and Treasury Street, the Owner will pay all of the cost associated with the aforementioned streetscape improvements. Within the section of Charlotte Street between Cathedral Place and the northern end of Anderson Circle (the "**Anderson Segment**"), (i) if the Florida Department of Transportation ("**FDOT**") and the City are ready to reconfigure Anderson Circle concurrently with the Project's streetscape improvements, the Owner will contribute 33 percent of the costs of improvements to the Anderson Segment; or (ii) if the FDOT and the City are not ready to reconfigure the Anderson Segment, the Owner will make improvements to such segment to provide a two-way road between the Project's parking garage entrance along Charlotte Street and Cathedral Place.

e. Contributing 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. Providing a contribution of $464,640 to the City for the "complete street" improvements for Charlotte Street between Treasury Street and Avenida Menendez. Such funds will be paid to the City on the earlier of (i) the City starting construction of the improvements, with the City providing the Owner with 90 days' notice of construction commencement; or (ii) the Owner obtaining permits from the City to

begin development of the Project. In the event the City has not expended the funds contributed by the Owner under this subsection f within 10 years of the Owner's payment thereof, the City shall return the money to the Owner.

g. 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.

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

i. 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 one (1) phase, which will include the renovation of the existing building at 24 Cathedral Place and the construction of a new building or buildings on the remainder of the site. Project development will commence within ten (10) years of the effective date of this PUD Ordinance and shall be completed within three (3) years of commencement. Notwithstanding the foregoing, the Owner shall be permitted to request extensions of the construction completion date due to the occurrence of force majeure events or circumstances unexpected, unforeseen or beyond its control, such as war, strike, riot, crime, plague, pandemic, natural disaster, archeological condition or other act of God that cause delays in construction. 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 are consistent with the underlying future land use designation of the Property.

10. **An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.**

A public facility impact analysis that outlines the Project's potential impacts on transportation networks, circulation patterns and infrastructure is attached as **Exhibit "E"**. 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 preserving 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. Such surrounding buildings range in height from less than 20 feet to more than 45 feet, and have lot coverages that range from 70 percent to 100 percent. The adjacent Cathedral Basilica is more than 45 feet tall, the associated Rectory is approximately 40 feet in height, and several restaurant buildings located between Avenida Menendez and Charlotte Street (e.g., Harry's, Casa Reina) are between 35 and 45 feet tall. The staggering of building heights and coverages in this area allows for architectural interest while maintaining human scale and sense of place.

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 will enhance the City's downtown skyline for future generations, and addition of lower-height buildings similar in scale to existing structures along Charlotte and Treasury streets continues the downtown skyline vista. The project will contribute more than one million dollars in public benefit improvements, including streetscape and utility improvements along Charlotte Street between Cathedral Place and Avenida Menendez, which is a significant investment in downtown St. Augustine.

3. **Redevelopment and infill PUD projects**. This project allows for the adaptive reuse of one of the most visible and historic buildings in downtown St. Augustine, preserving the structure for future generations. The construction of hotel buildings that complement the Mediterranean Influence/Moorish architecture of the historic 24 Cathedral Place and replace an existing, unsightly parking lot will enhance the aesthetic of downtown St. Augustine. The construction of streetscape improvements along Charlotte Street between Cathedral Place and Avenida Menendez will contribute to the circulation, emergency access and aesthetics of this entire area of downtown. In summary, this PUD provides for a significant investment in the future of the historic city center, at the expense of the private sector, by providing a mixed-use development that is complementary of its surroundings.

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

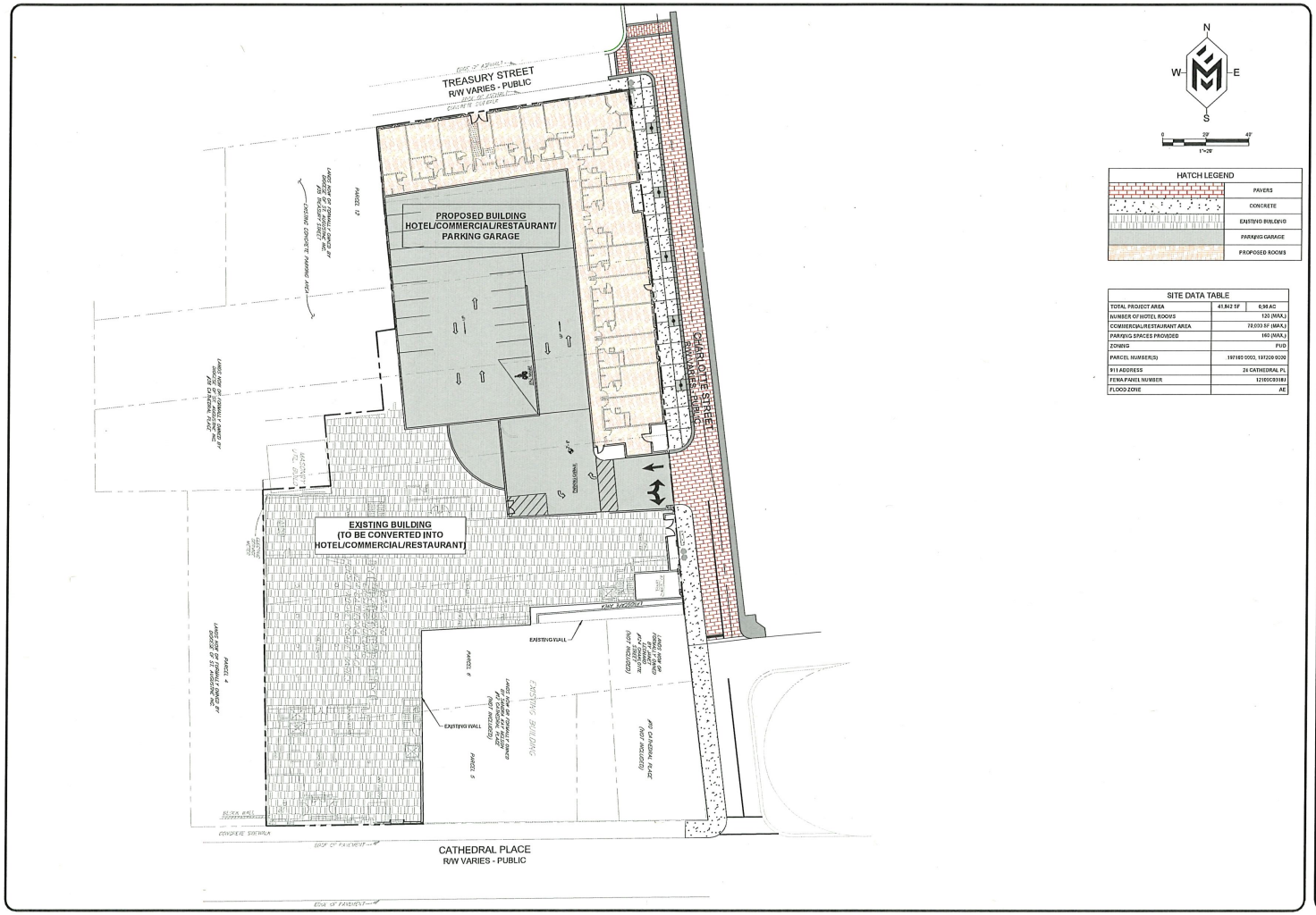
PROPERTY DESCRIPTION

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



HATCH LEGEND	
	PAVERS
	CONCRETE
	EXISTING BUILDING
	PARKING GARAGE
	PROPOSED ROOMS

SITE DATA TABLE		
TOTAL PROJECT AREA	41,842 SF	0.96 AC
NUMBER OF HOTEL ROOMS		120 (MAX.)
COMMERCIAL/RESTAURANT AREA		7,000 SF (MAX.)
PARKING SPACES PROVIDED		160 (MAX.)
ZONING		PUD
PARCEL NUMBER(S)		197180 0000, 197200 0000
911 ADDRESS		24 CATHEDRAL PL
FEMA PANEL NUMBER		12109C0518J
FLOOD ZONE		AE

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

REVISIONS

#	DATE	DESCRIPTION
1	XX/XX/XXX	XXX
2	XX/XX/XXX	XXX
3	XX/XX/XXX	XXX
4	XX/XX/XXX	XXX
5	XX/XX/XXX	XXX

DRAWN BY: MS
DESIGN BY: JWC
CHECKED BY: JWC
DATE: 04-21-2020
PROJECT #: 2043

SITE PLAN
THE EXCHANGE HOTEL
CITY OF ST. AUGUSTINE
PREPARED FOR:
KASAN HOSPITALITY, INC.

1
OF 1

Exhibit "C"

Preliminary Architectural Elevations














City of
St.
Augustine

EXHIBIT "D"

Landscape Plan

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

REFERENCE NOTES SCHEDULE

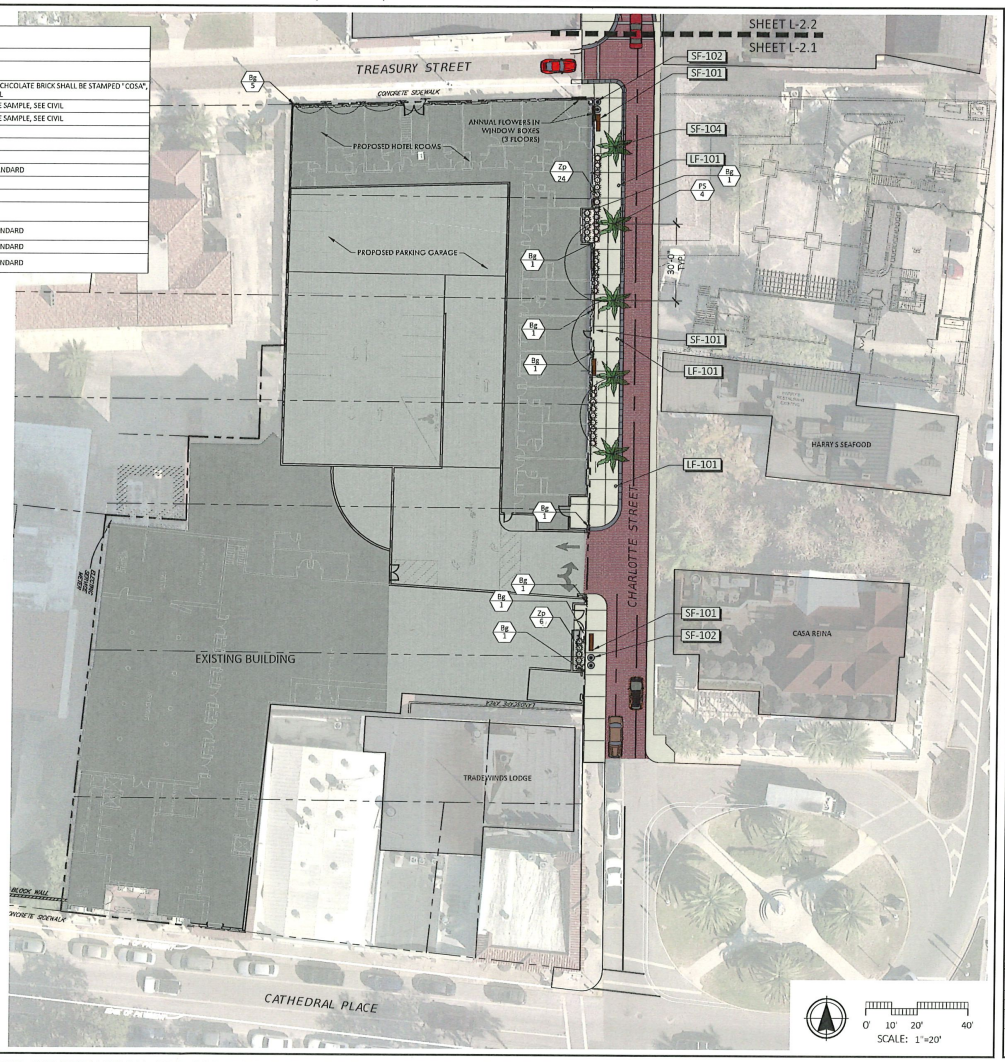
	HARDSCAPE					
SYMBOL	DESCRIPTION	QTY	DETAIL	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
HS-102	BRICK PAVING	4,018 SF		CUSTOM ST. AUGUSTINE BLEND	WHITACRE GREER	25% OF CHCOLATE BRICK SHALL BE STAMPED "COSA", SEE CIVIL
HS-103	COQUINA CONCRETE SIDEWALK	3,243 SF		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
HS-104	COQUINA CONCRETE FLUSH CURB	298 SF		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
	LIGHT FIXTURE					
SYMBOL	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR	NOTES
LF-101	LIGHT POLE	3		CONC. POLE W/ACORN FIXTURE	BLACK	CITY STANDARD
	SITE FURNISHING					
SYMBOL	DESCRIPTION	QTY	DETAIL	COLOR/FINISH	MANUFACTURER/SUPPLIER	NOTES
SF-101	BENCH	3		CAST ALUMINUM, BLACK POWDER COAT	CANTERBURY INTERNATIONAL	CITY STANDARD
SF-102	LITTER + RECYCLE RECEPTACLES	4		BLACK POWDER COAT	LANDSCAPEFORMS	CITY STANDARD
SF-104	4' X 4' TREE GRATE	12		CAST ALUMINUM W/ BLACK POWDERCOAT	CANTERBURY INTL	CITY STANDARD

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE	QTY
TREES							
	PS	PHOENIX SYLVESTRIS / 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
	Zp	ZAMIA PUMILA / COONTIE CYCAD	7 GAL.				37

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 FO THE HOTEL.
2. IMPROVEMENTS BETWEEN TREASURY STREET AND HYPOLITA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT



ML+H

Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084

Ph 904.825.8247 www.halback.com
LA6667130 Qualifier

Fremont Latimer, RLA
Lic #: LA6667218

DRAWN BY: FRRR

24 CATHEDRAL PLACE

ST. AUGUSTINE, FLORIDA

HARDSCAPE + LANDSCAPE PLAN

SYM	DESCRIPTION	DATE
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.31.24

SIZE: ANSI D

PRIME PROJECT #:

ML+H PROJECT #: 23.21.0

DRAWING NO.: L-2.1

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

Wednesday, June 26, 2024

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EXHIBIT "E"

Public Facility Impact Analysis

EXHIBIT E. Public Facility Impact Analysis-Version 2.

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 Commision. 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): OBJ

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.

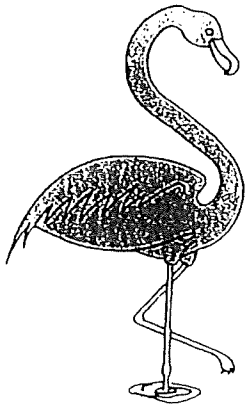
A regional trash compactor, located within the project, will provide disposal for the nearby businesses. Currently, the businesses use multiple trash bins that are unsightly, dirty and stain the street. The regional trash compactor will be disguised from the street and will improve cleanliness and protection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

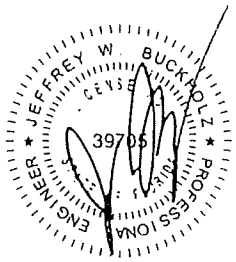
Mr. Kanti Patel, CEO
Jalaram Hotels Inc.
32 Aveinda Menendez
St. Augustine, Florida 32084

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).

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.

TRAFFIC AND PEDESTRIAN ASSIGMENTS

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.

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.

Attachment 11:

Bluelined Version of Proposed PUD Text presented at June 4th PZB Regular Meeting

24 Cathedral Place Planned Unit Development

City of St. Augustine, Florida

~~May 16~~June 26, 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~~historic 24 Cathedral Place building will remain in its existing configuration. ~~The~~The exterior of the building will be restored, and 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 within such cupola, in accordance with City Code Section 28-400.

4. Summary of Proposed Development

The Owner is proposing 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 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 minimum of 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~~that are compatible with the existing building's Mediterranean Influence Styles, as described in pages 81 through 98 in the City's Architectural Guidelines for Historic Preservation ("**AGHP**~~"), that are complimentary of the existing building.~~"). Preservation of the existing building, which is part of the downtown skyline, meets the goal of preserving and restoring historic structures. Also, the Project provides compatible infill redevelopment in the scale of the adjacent existing downtown historic district~~.~~ and in compliance with the AGHP requirements for Mediterranean Influence Styles, which buildings are two to four stories in height.

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. Such restoration will be expensive, and very few private companies have the financial wherewithal to undertake

such work. Other large, historic structures that grace downtown St. Augustine are owned and maintained by governmental entities, colleges, churches and other non-profit groups, often with financial assistance by third parties.

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 Trinty Episcopal Church, the Cathedral Basilica, Government House, the Casa Monica (Cordova Hotel), Alcazar and Ponce de Leon (Flagler College) hotels, the former Bishop's Building and the St. Augustine Hotel. As quoted in the Florida Master Site File, the new St Augustine Hotel, which faced the north side of the Plaza and extended down Charlotte St., was the "most desirable establishment in town", but "more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests". Not much has changed in the last 150 years. The proposed "Exchange Hotel" would continue this historic pattern of development of "significant and monumental" buildings located in and around the Plaza. The existing, eight story, building at 24-28 Cathedral Place will be the focal point of the new hotel development. The proposed new construction along Charlotte and Treasury Streets will be an extension of the existing bank building and designed in the same architectural style in order to blend into the downtown's authentic and distinctive character.

FLUE Goal 5 encourages the use of innovative and sustainable land development practices that maximize the use of existing services and facilities, such as planned unit developments. The Project will primarily be located within the existing historic 24 Cathedral Place building and will connect to existing utilities and other infrastructure, which have capacity to serve the Property. The Property is located adjacent to Cathedral Place and Charlotte Street, which are public roads. The Project will provide ample parking for residents and guests, who can park their cars on the Property and walk or take trolleys around the City without using their cars. 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 and openings onto the street, which will provide visual interest at the street level. The new buildings to be constructed on the Property are similar in mass and scale to structures that surround the site, which have compatible lot coverage and heights. Site amenities that will benefit residents, including streetscape improvements along Cathedral Place, are listed on pages 15 and 16 of this text.

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 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, mixed-use 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. The project replaces an existing, unsightly parking lot with buildings that are architecturally and structurally compatible with structures in the surrounding area, including the historic 24 Cathedral Place building on the site.

FLUE Objective 5.2 and its related policies require new development to encourage principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel, as opposed to conventional development patterns that encourage urban sprawl. The Project meets these requirements by providing preservation of an historic building and construction of related infill development in the downtown core where residents and visitors can park their cars and walk, bike or use publicly available transit to travel to other destinations throughout the City. The Project provides for a change of use of an existing historic building. It also includes a pedestrian-friendly design and is interconnected with the City's street network. The Project will include enhanced landscaping and streetscaping in the rights-of-way of Charlotte and Treasury streets. 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 a 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**".

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. The Owner will utilize energy efficient and waterwise devices within the project, including in the renovation and restoration of the historic 24 Cathedral Place building.

CCME Policies 2.1.1, 2.1.2 and 2.1.3 require the City to maintain three (3) Conservation Overlay Zones ("**COZs**"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations. The 24 Cathedral Place Project will comply with all applicable COZ requirements enumerated in Conservation and Coastal Management Policies 1.1 and 1.5.

CCM Policy 2.16.6 and Recreation and Open Space Element Policy 3.3.2 require the City to encourage the installation of low-impact development or green infrastructure on private property, including permeable pavements, bioswales and green roofs. The Project may use these methods within areas of the Property where buildings are not located. These methods will reduce any "heat islands" and provide stormwater management, per TME Policy 3.4.8.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Cathedral 24 Place Project will connect to the City's existing sanitary sewer and potable water systems, at the expense of the Owner (in compliance with Capital Improvement Objectives 4 and 5), and will make improvements to the extent required solely for the Project. The Project will use water-wise landscaping where practicable. The Project will also utilize City solid waste services. The Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The Project will comply with this requirement.

TME Policies 1.1.1, 1.3.9 and Objective 3.2 and its related policies require the City to implement mobility planning, including parking facilities that provide safe and convenient accommodation of pedestrian, bicycle and transit accessibility and connectivity and "complete streets" that accommodate such pedestrian, bicycle and transit. The Project meets these requirements by providing parking, including public parking within the on-site parking garage, in a location where cars can be parked and people can walk, bike or take transit to other destinations. The Owner is also working with the City on providing a "complete street" within a portion of Charlotte Street.

TME Policies 1.3.3 and 1.3.4 require the City to encourage infill development in the existing urban area of the City and to recognize that certain roadway corridors will be congested,

and that congestion will be addressed by other means than solely considering adding capacity for single occupant vehicles. The Project meets this goal by providing infill development in the downtown core and providing residents and visitors with transportation options other than single vehicles.

TME Policy 3.4.2 requires the City to establish policies that allow for a private development to conduct a shared parking plan. The Project has proposed such a shared parking plan, which will provide the "park once" environment sought by TME Policy 3.4.6.

The Infrastructure Element requires the provision of sanitary sewer, potable water, solid waste and stormwater management. The Project will meet all applicable levels of service for these facilities/services and will make any improvements to existing facilities needed to serve the Project, in conformance with the requirements of the City Code. The Project will use low-impact landscape and irrigation system design, in conformance with applicable provisions of the City Code and Florida Building Code.

2. **For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.**

The Property is zoned PUD. However, it will provide certain benefits and enhancements, as listed in Section 5 herein.

3. **The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.**

The Owner desires to amend the existing PUD for the Property in order to provide an updated Site Development Plan that more fully meets current and future needs of the City in this area. The 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 minimum of 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 such cupola, in accordance with City Code Section 28-400. Antennas and telecommunications receptors located on the top of the elevator shaft on the 24 Cathedral Place building that are visible from street level will be removed during renovation of the existing 24 Cathedral Place building.

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 no more than 50 percent of the new buildings shall exceed 35 feet in height. New buildings will include ~~areas that are less~~no more than ~~45 feet.~~ three stories. Rooftop spaces and activities shall be allowed above the permitted building height, with only 50 percent of such spaces being covered. Building height shall be measured from 10.0 NAVD.

e. Minimum lot size: None.

f. Minimum lot width: None.

g. Maximum lot coverage by buildings: 100 percent for the Property.

h. Site Development Plan Details: The Site Development Plan attached as **Exhibit "B"** has been prepared prior to Project engineering and architecture being completed. Minor deviations (as defined in Section 4, page 5) to building, landscaping, parking and other improvement locations shall be permitted in order to conform to final engineering plans approved by the City. Any such minor deviations shall be approved by City staff and must comply with the requirements of this PUD text and the Code.

i. Parking: The HP-2 zoning district does not require on-site parking. Although parcels surrounding the Property do not provide on-site parking, the Project will provide a minimum of 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 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~~All employee parking will be provided either within the Property or via a shuttle from off-site areas owned by the Owner or subject to long-term lease (longer than one year) by the Owner. The Owner shall be permitted to designate certain spaces within the parking garage and parking lots for use by certain uses within the Property. During Project construction, temporary parking may be located within temporary parking lots anywhere within the Property. Parking spaces located within the parking garage will be a minimum of eight (8) feet wide by 16 feet deep. A guest drop-off area shall be permitted within the right-of-way of Cathedral Place adjacent to the existing 24 Cathedral Place building, provided that such drop-off area shall be placed within existing parallel parking spaces along the street and not within traffic lanes.

j. Signage: Project signage will meet applicable criteria for Historic Zone 2, as defined in Code Section 3-46(b)(2).

k. Bicycles/Multi-Modal: Bicycle racks that provide parking for a minimum of 10 bicycles will be provided within the ~~Property. Loaner~~hotel parking garage for use by guests, other patrons and hotel employees. In addition, 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. Such landscaping will include trees and planter boxes within rights-of-way and courtyard gardens and additional planter boxes within the Property. 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 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 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 include:

a. Restoring and 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, pedestrian crossings, 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. Within the section of Charlotte Street between the northern end of Anderson Circle and Treasury Street, the Owner will pay all of the cost associated with the aforementioned streetscape improvements. Within the section of Charlotte Street between Cathedral Place and the northern end of Anderson Circle (the "**Anderson Segment**"), (i) if the Florida Department of Transportation ("**FDOT**") and the City are ready to reconfigure Anderson Circle concurrently with the Project's streetscape improvements, the Owner will contribute 33 percent of the costs of improvements to the Anderson Segment; or (ii) if the FDOT and the City are not ready to reconfigure the Anderson Segment, the Owner will make improvements to such segment to provide a two-way road between the Project's parking garage entrance along Charlotte Street and Cathedral Place.

e. ~~Coordination with the City to use~~Contributing 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. Providing a contribution of $464,640 to the City for the "complete street" improvements for Charlotte Street between Treasury Street and Avenida Menendez. Such funds will be paid to the City on the earlier of (i) the City starting construction of the improvements, with the City providing the Owner with 90 days' notice of construction commencement; or (ii) the Owner obtaining permits from the City to

begin development of the Project. In the event the City has not expended the funds contributed by the Owner under this subsection f within 10 years of the Owner's payment thereof, the City shall return the money to the Owner.

~~f.~~g. 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.

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

~~h.~~i. 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~~ one (1) phase, which will include the 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~~Project development 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.~~Notwithstanding the foregoing, the Owner shall be permitted to request extensions of the construction completion date due to the occurrence of force majeure events or circumstances unexpected, unforeseen or beyond its control, such as war, strike, riot, crime, plague, pandemic, natural disaster, archeological condition or other act of God that cause delays in construction. 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 are consistent with the underlying future land use designation of the Property.

10. **An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city**.

A public facility impact analysis that outlines the Project's potential impacts on transportation networks, circulation patterns and infrastructure is attached as **Exhibit "E"**. 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~~preserving 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. Such surrounding buildings range in height from less than 20 feet to more than 45 feet, and have lot coverages that range from 70 percent to 100 percent. The adjacent Cathedral Basilica is more than 45 feet tall, the associated Rectory is approximately 40 feet in height, and several restaurant buildings located between Avenida Menendez and Charlotte Street (e.g., Harry's, Casa Reina) are between 35 and 45 feet tall. The staggering of building heights and coverages in this area allows for architectural interest while maintaining human scale and sense of place.

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 will enhance the City's downtown skyline for future generations, and addition of lower-height buildings similar in scale to existing structures along Charlotte and Treasury streets continues the downtown skyline vista. The project will contribute more than one million dollars in public benefit improvements, including streetscape and utility improvements along Charlotte Street between Cathedral Place and Avenida Menendez, which is a significant investment in downtown St. Augustine.

~~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.~~

3. **Redevelopment and infill PUD projects**. This project allows for the adaptive reuse of one of the most visible and historic buildings in downtown St. Augustine, preserving the structure for future generations. The construction of hotel buildings that complement the Mediterranean Influence/Moorish architecture of the historic 24 Cathedral Place and replace an existing, unsightly parking lot will enhance the aesthetic of downtown St. Augustine. The construction of streetscape improvements along Charlotte Street between Cathedral Place and Avenida Menendez will contribute to the circulation, emergency access and aesthetics of this entire area of downtown. In summary, this PUD provides for a significant investment in the future of the historic city center, at the expense of the private sector, by providing a mixed-use development that is complementary of its surroundings.

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 "B"

Site Development Plan

Exhibit "C"

Preliminary Architectural Elevations

EXHIBIT "D"

Landscape Plan

EXHIBIT "E"

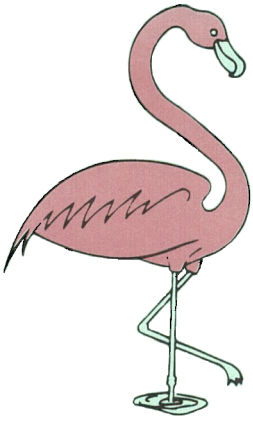
Public Facility Impact Analysis

Attachment 12:
Treasury Hotel Traffic Access Study

TREASURY HOTEL
TRAFFIC ACCCESS 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

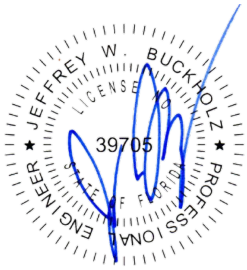
Mr. Kanti Patel, CEO
Jalaram Hotels Inc.
32 Aveinda Menendez
St. Augustine, Florida 32084

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).

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.

TRAFFIC AND PEDESTRIAN ASSIGMENTS

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.

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.



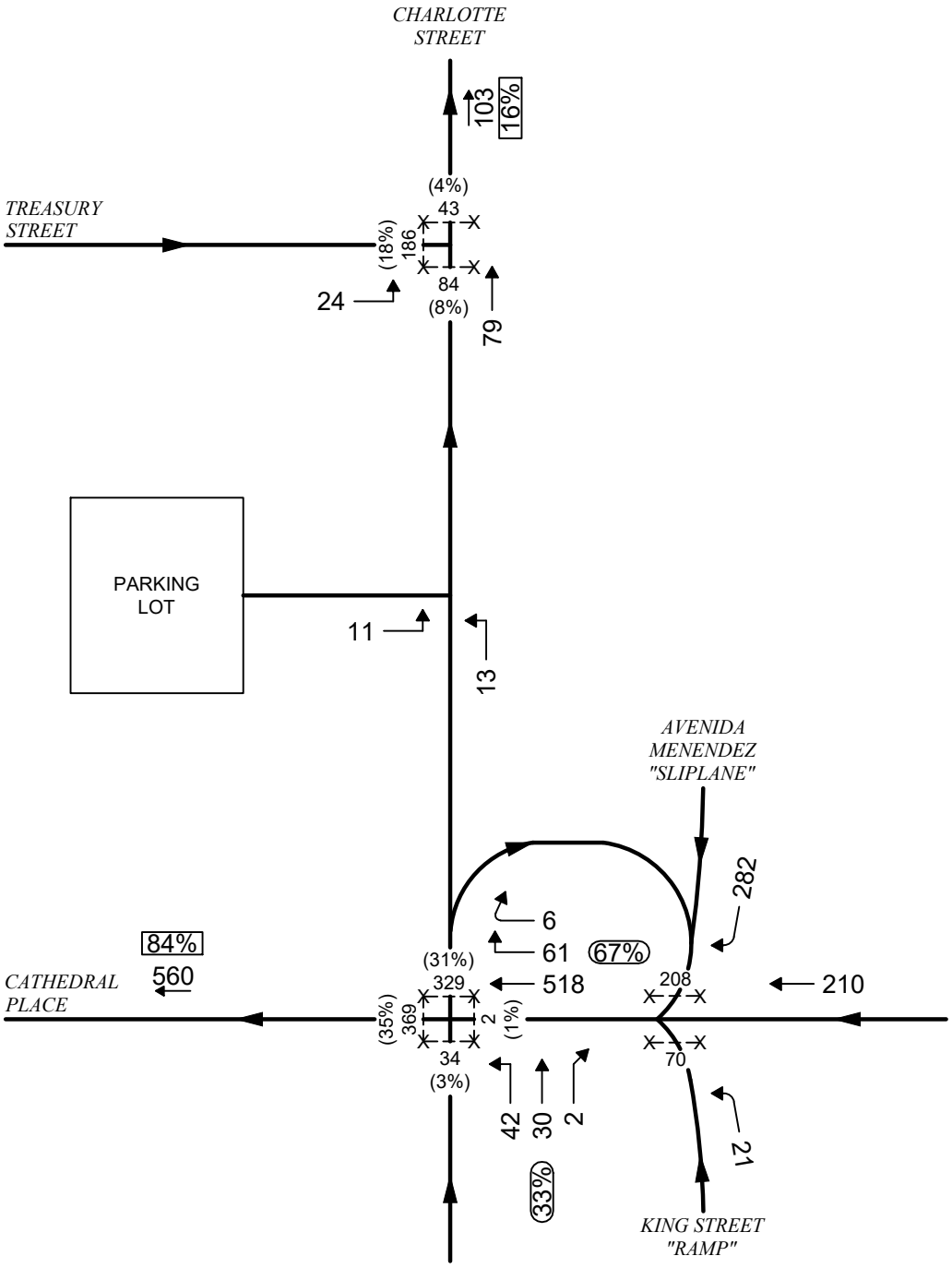
(S) = TRAFFIC SIGNAL

FIGURE 1

SITE LOCATION

Buckholz Traffic

D:\23-1828\CAD\FIG 01.DWG



×←–→× = PEDESTRIANS

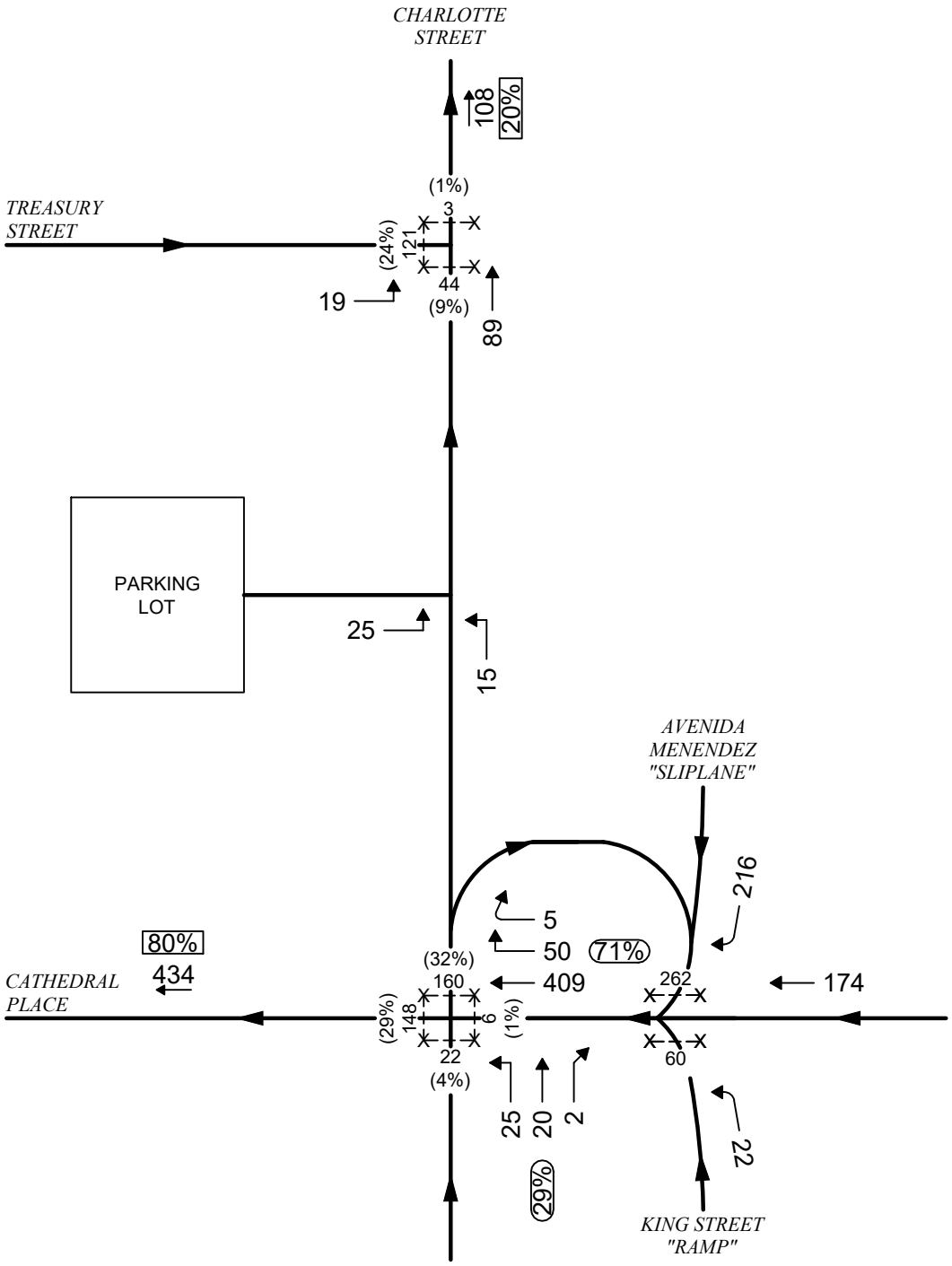
FIGURE 2

TRAFFIC COUNTS

SATURDAY PEAK HOUR

Buckholz Traffic

E:\23-1828\CAD\FIG 02R.DWG



N.T.S.

×←–→× = PEDESTRIANS

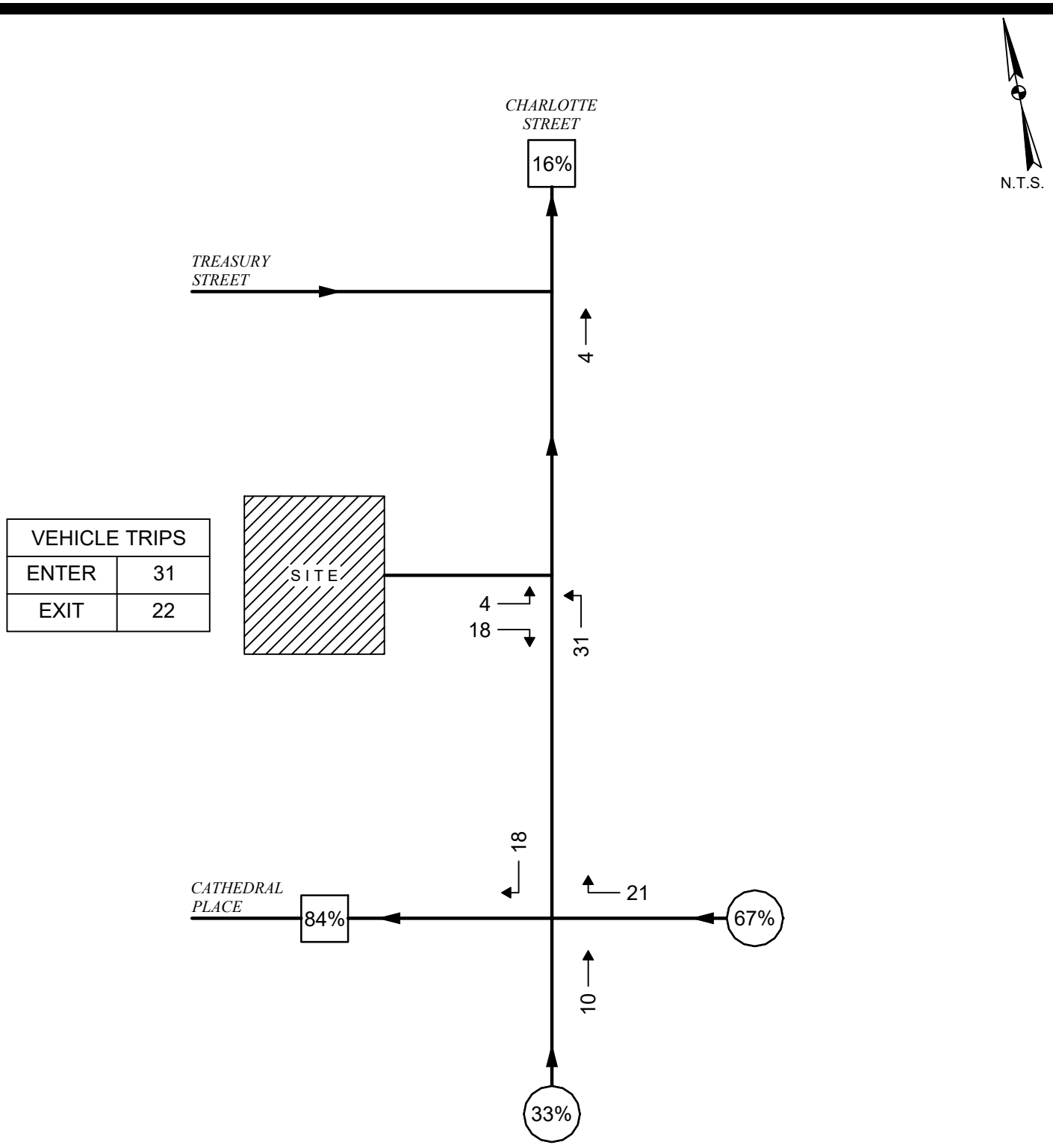
FIGURE 3

TRAFFIC COUNTS

WEEKDAY PM PEAK HOUR

Buckholz Traffic

E:\23-1828\CAD\FIG_03R.DWG



×←–→× = PEDESTRIANS

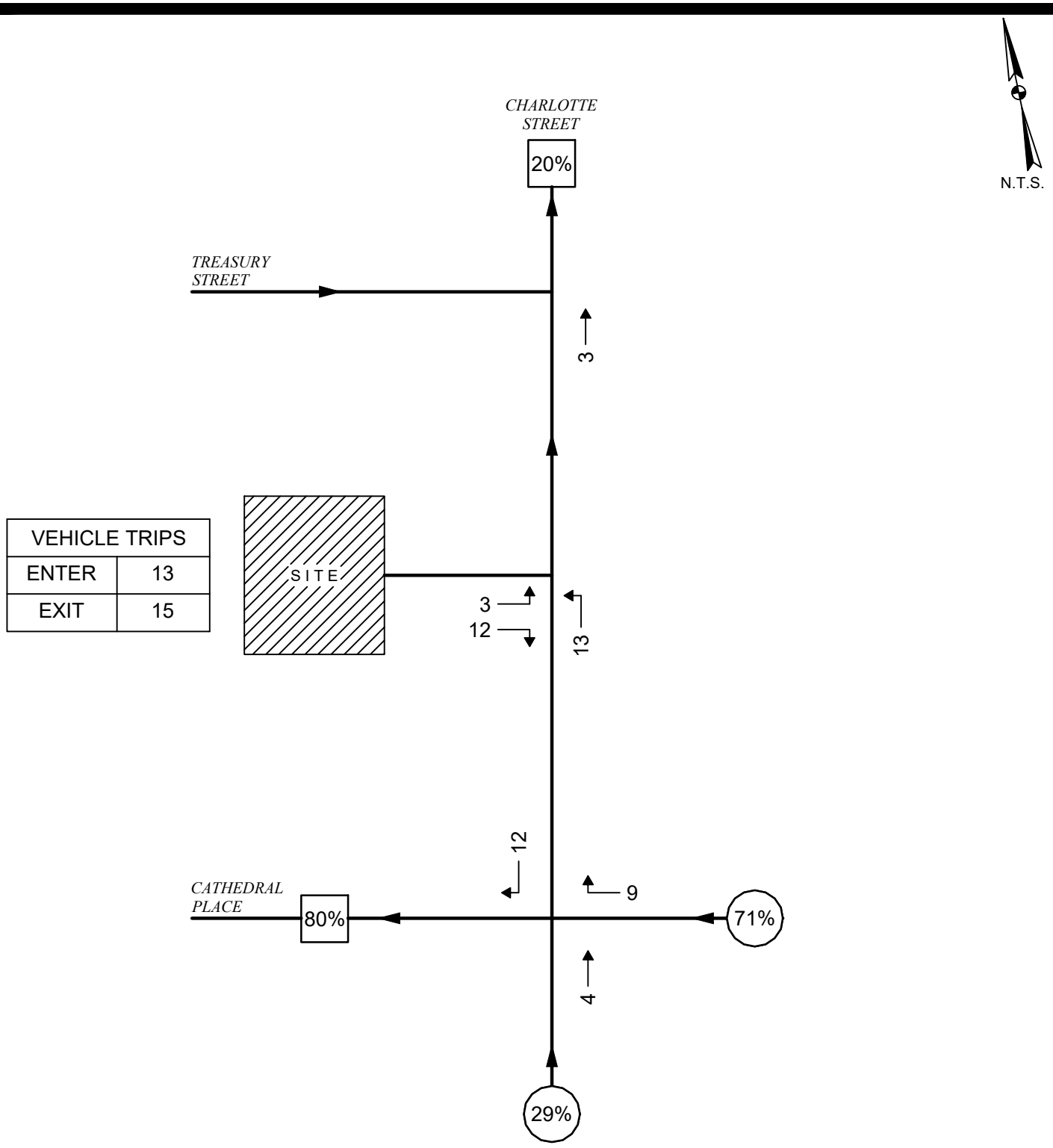
FIGURE 4

SITE TRAFFIC ASSIGNMENT (VEHICLE TRIPS)

SATURDAY PEAK HOUR

Buckholz Traffic

E:\23-1828\CAD\FIG 04R.DWG



×←–→× = PEDESTRIANS

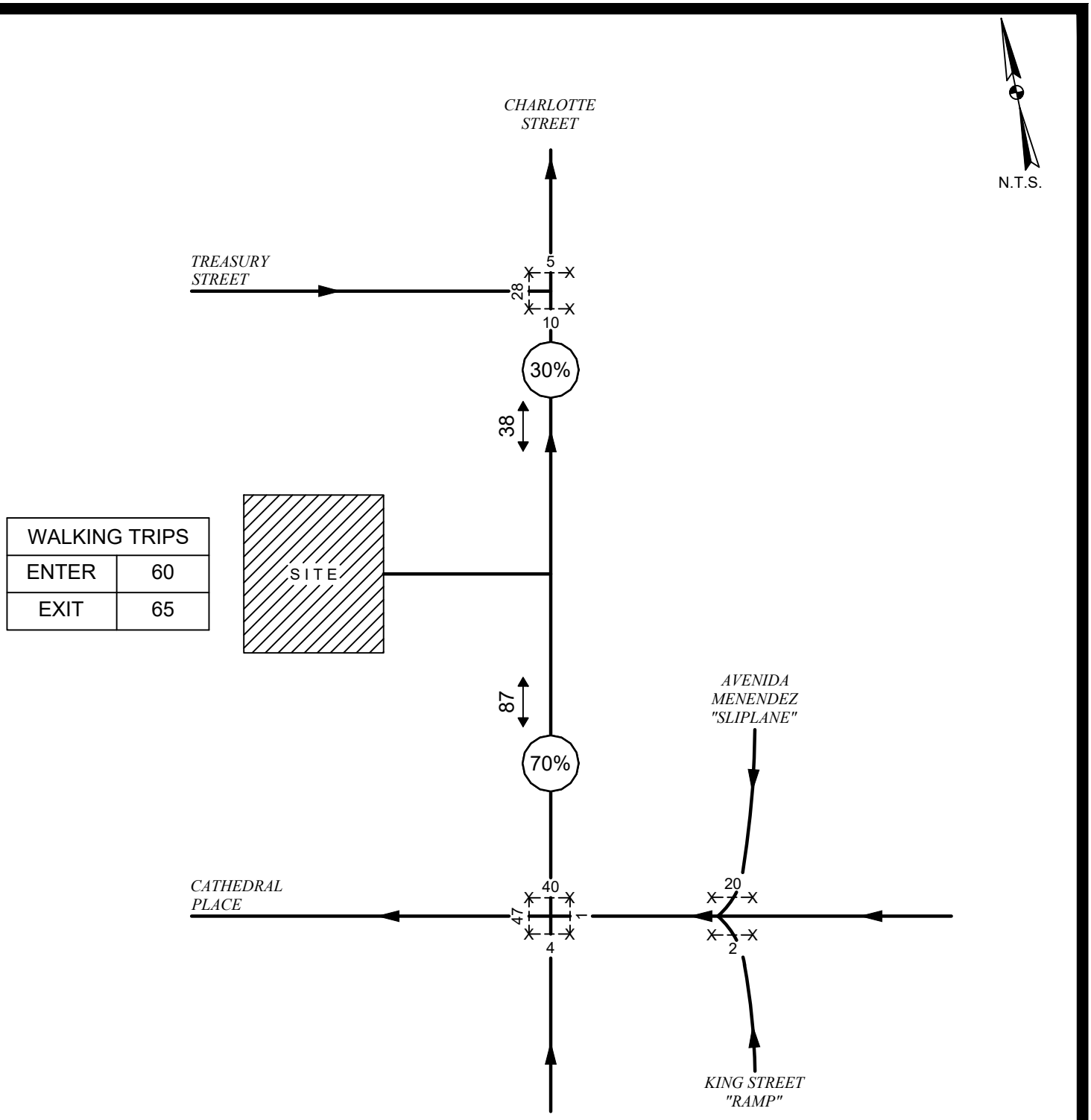
FIGURE 5

SITE TRAFFIC ASSIGNMENT (VEHICLE TRIPS)

WEEKDAY PM PEAK HOUR

Buckholz Traffic

E:\23-1828\CAD\FIG 05R.DWG



WALKING TRIPS	
ENTER	60
EXIT	65

×←→× = PEDESTRIANS

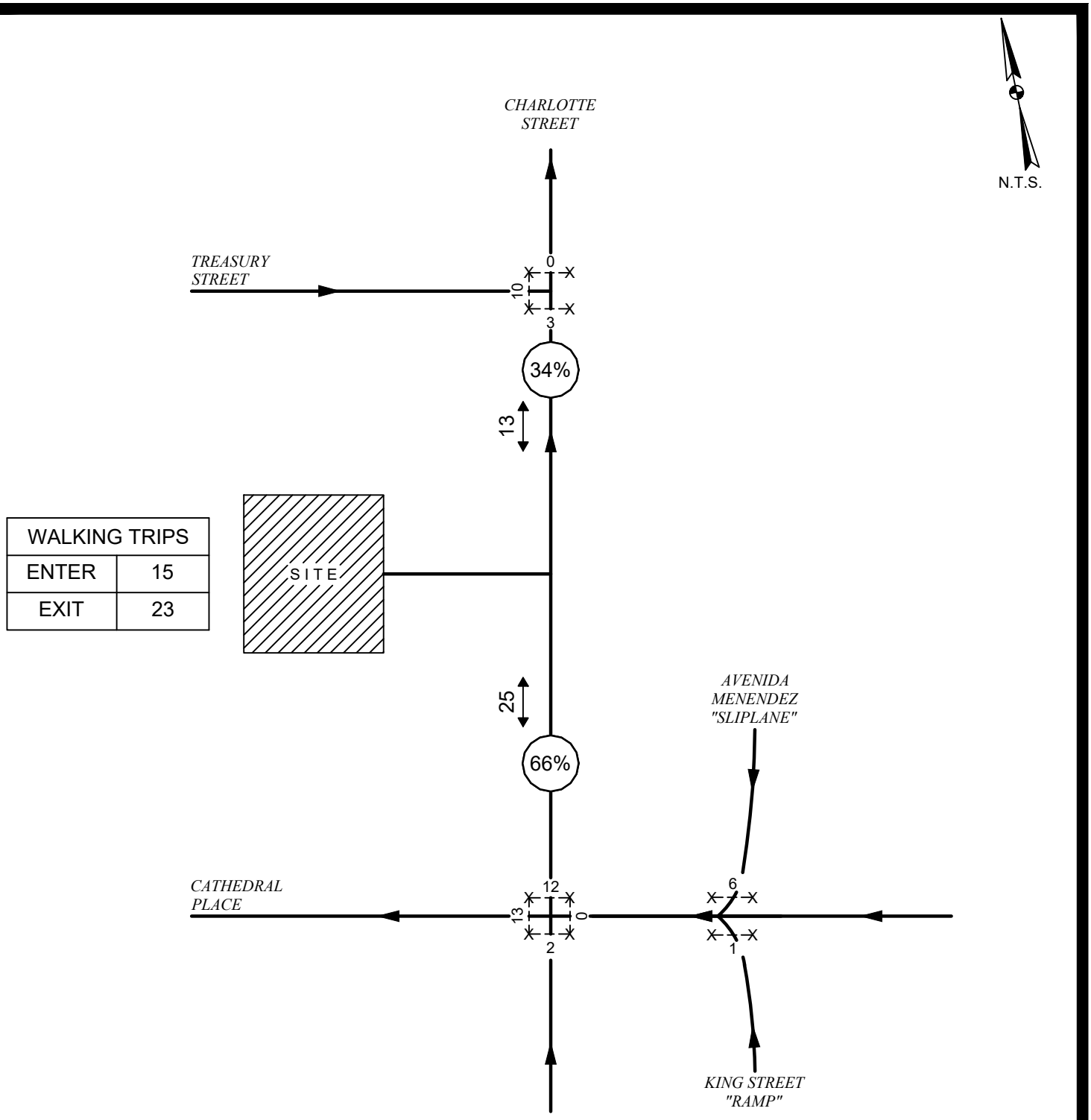
FIGURE 6

SITE TRAFFIC ASSIGNMENT (WALKING TRIPS)

SATURDAY PEAK HOUR

Buckholz Traffic

E:\23-1828\CAD\FIG 06R.DWG



WALKING TRIPS	
ENTER	15
EXIT	23

×←→× = PEDESTRIANS

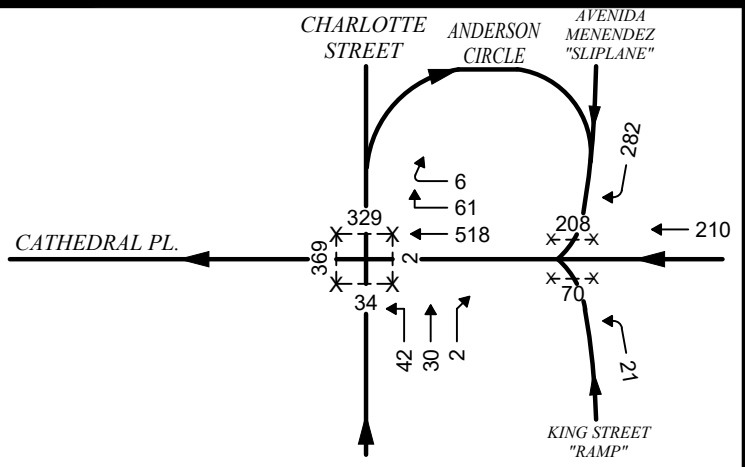
FIGURE 7

SITE TRAFFIC ASSIGNMENT (WALKING TRIPS)

WEEKDAY PM PEAK HOUR

Buckholz Traffic

E:\23-1828\CAD\FIG 07R.DWG



EXISTING TRAFFIC
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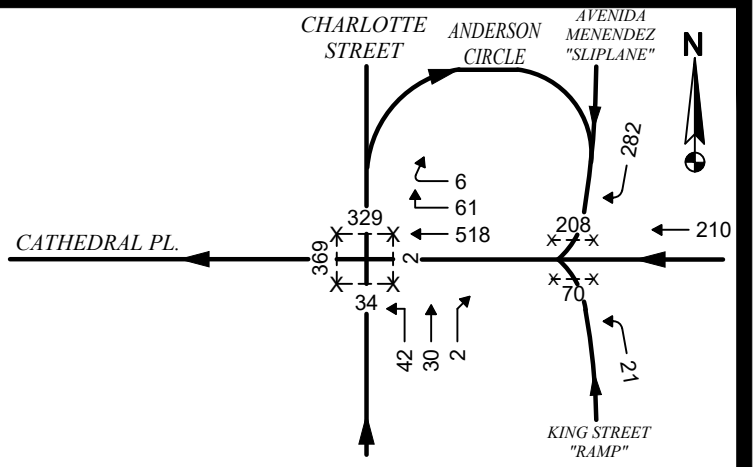
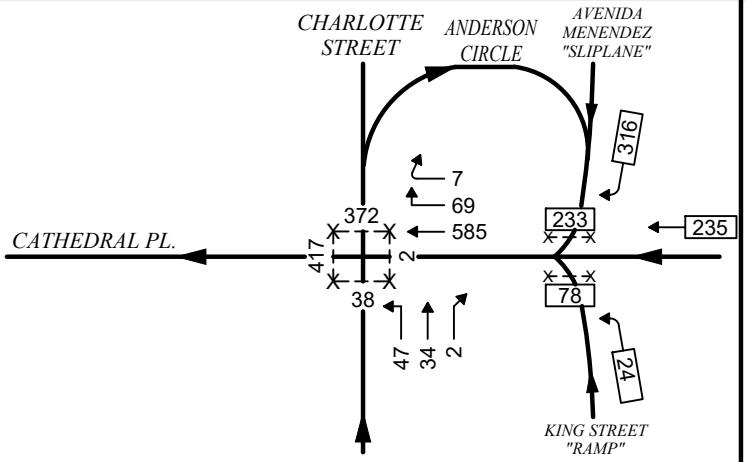
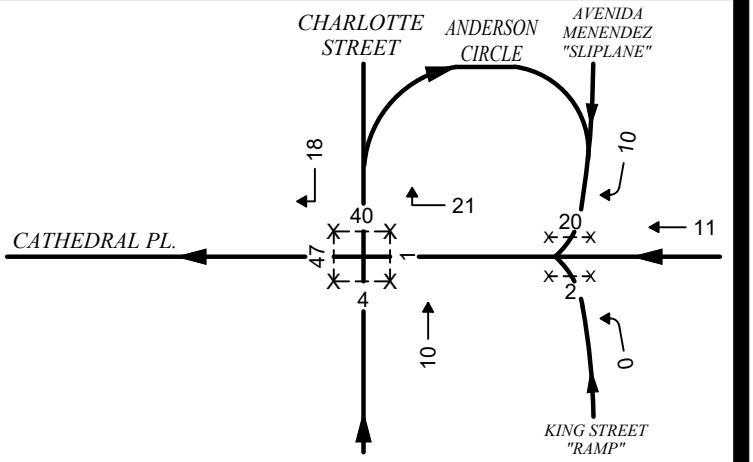
03/09/24 (2:15-3:15 PM)



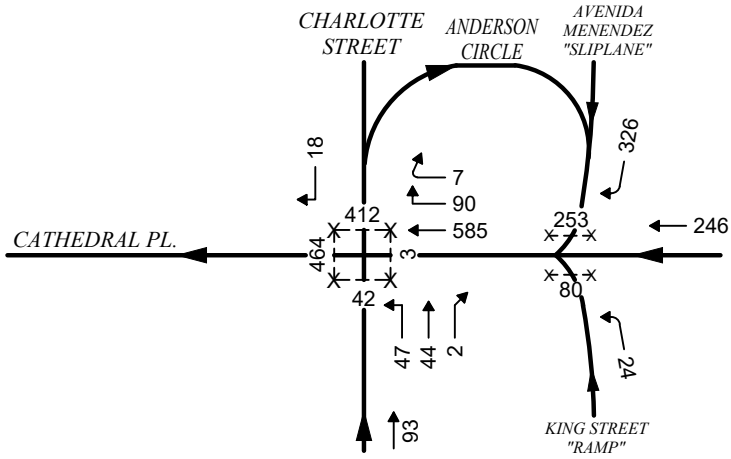
SEASONALLY ADJUSTED TRAFFIC
FDOT PEAK SEASON CORRECTION FACTOR = 1.00



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



SITE TRAFFIC



2035 BUILD TRAFFIC

×--× = PEDESTRIANS

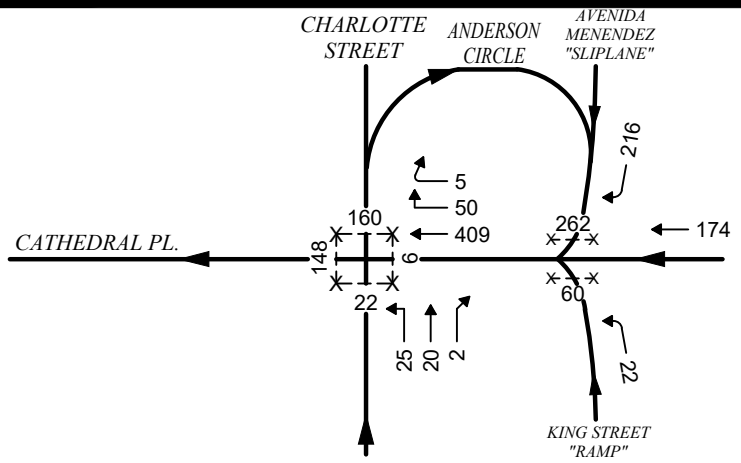
FIGURE 8

2035 BUILD TRAFFIC
CATHEDRAL PL. /
CHARLOTTE ST.

SATURDAY PEAK HOUR

Buckholz Traffic

E:\23-1828\CAD\FIG 08R.DWG



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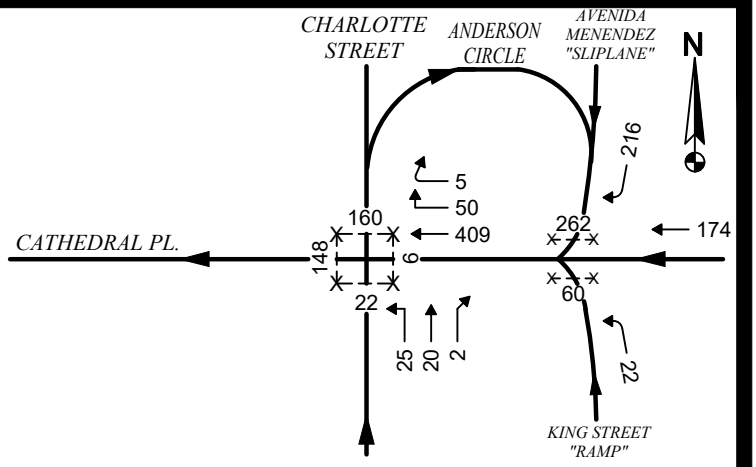
03/11/24 (4:15-5:15 PM)



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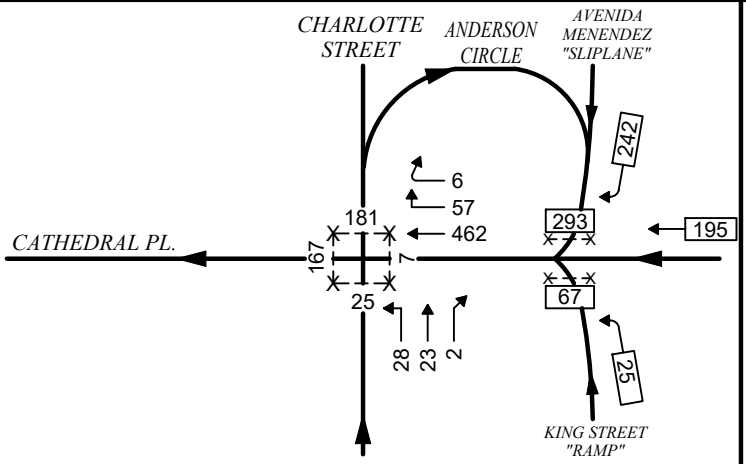

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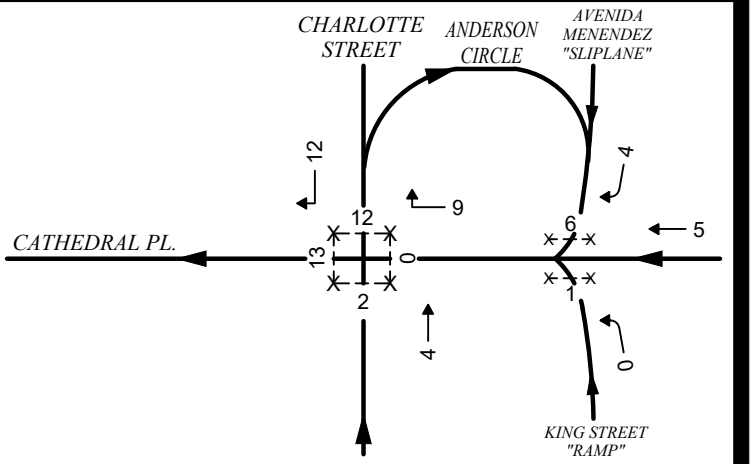
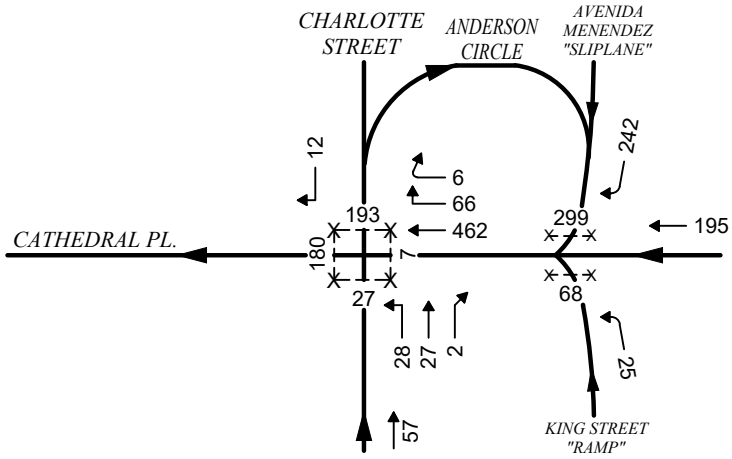


SITE TRAFFIC



2035 BUILD TRAFFIC

×--× = PEDESTRIANS

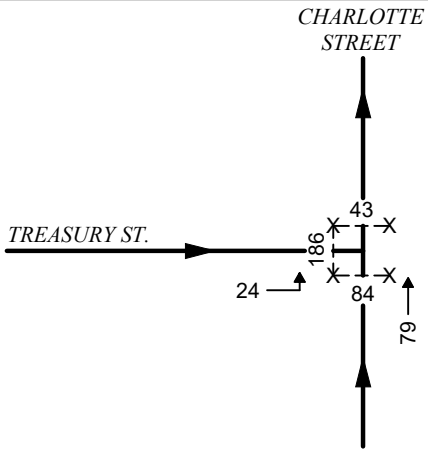
FIGURE 9

2035 BUILD TRAFFIC
CATHEDRAL PL. /
CHARLOTTE ST.

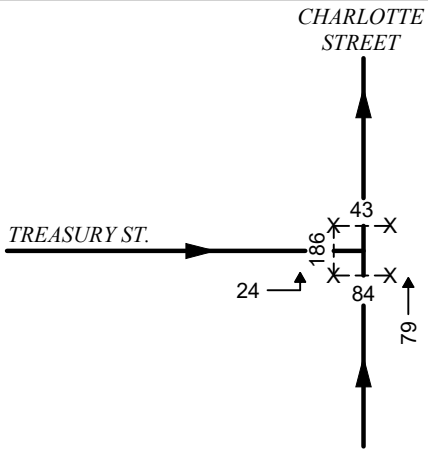
WEEKDAY PM PEAK HOUR

Buckholz Traffic

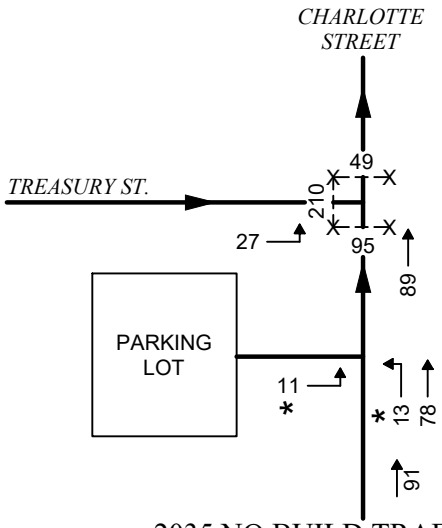
E:\23-1828\CAD\FIG 09R.DWG



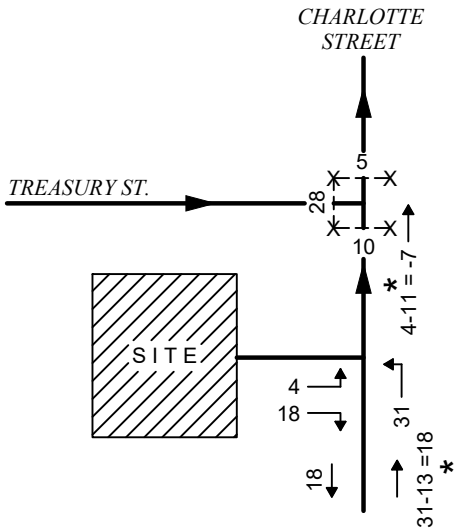
EXISTING TRAFFIC
04/22/23
1:00-2:00 PM



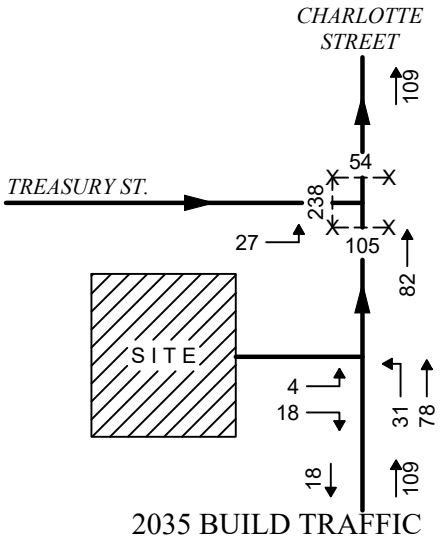
SEASONALLY ADJUSTED TRAFFIC
FDOT PEAK SEASON CORRECTION FACTOR = 1.00



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



SITE TRAFFIC



2035 BUILD TRAFFIC

×←→× = PEDESTRIANS

* = PARKING LOT ELIMINATED

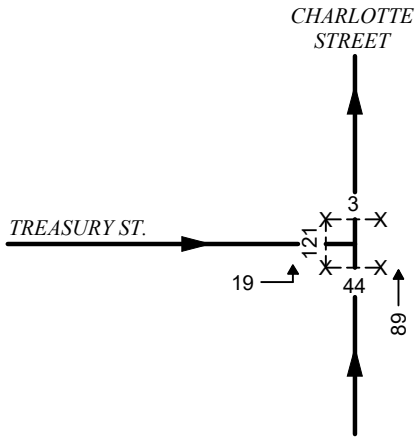
Buckholz Traffic

FIGURE 10

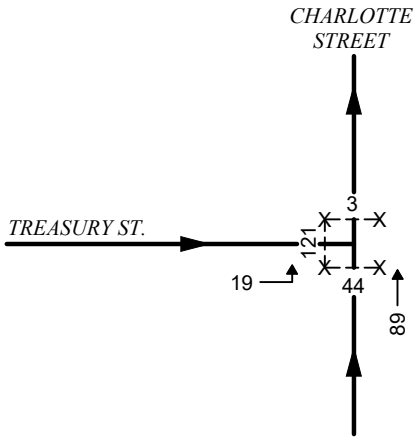
2035 BUILD TRAFFIC
CHARLOTTE ST. /
TREASURY ST.

SATURDAY PEAK HOUR

E:\23-1828\CAD\FIG_10R.DWG



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



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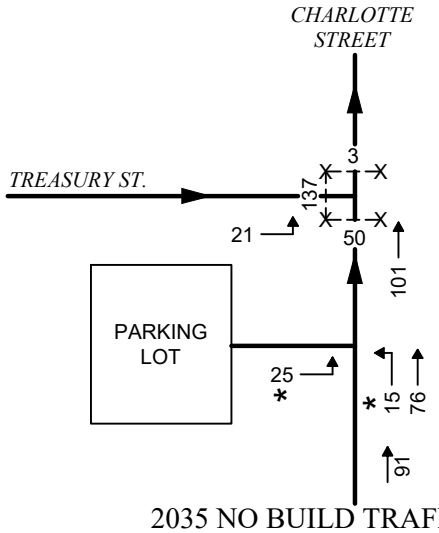

2035 NO BUILD TRAFFIC
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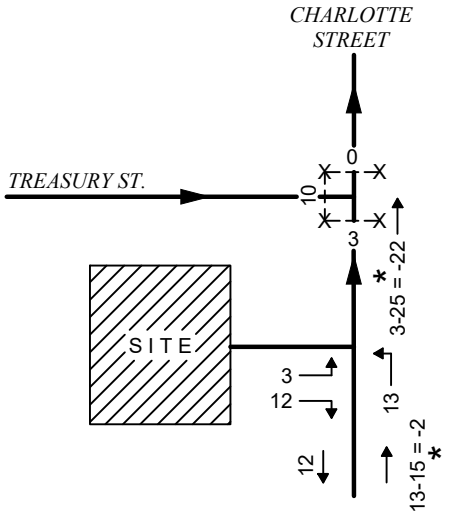
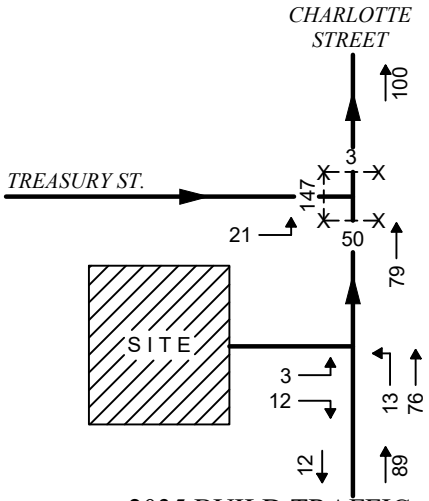


SITE TRAFFIC



2035 BUILD TRAFFIC

×--× = PEDESTRIANS

* = PARKING LOT ELIMINATED

Buckholz Traffic

FIGURE 11

2035 BUILD TRAFFIC
CHARLOTTE ST. /
TREASURY ST.

WEEKDAY PM PEAK HOUR

E:\23-1828\CAD\FIG 11R.DWG

TABLE 1

TRIP GENERATION CALCULATIONS - VEHICLE TRIPS
DENSE MULTI-USE URBAN

HOTEL

Land Use Code 310

T = Number of Vehicle Trip Ends

X = Rooms = 120

TIME PERIOD	TOTAL TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
AVERAGE WEEKDAY						
Adjacent Street						
AM Peak Hour	T = 0.31 (X)	37	39%	61%	14	23
PM Peak Hour	T = 0.21 (X)	25	44%	56%	11	14
Generator						
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

TIME PERIOD	TOTAL TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
AVERAGE WEEKDAY						
Adjacent Street						
AM Peak Hour	T = 0.48 (X)	58	46%	54%	27	31
PM Peak Hour	T = 0.28 (X)	34	36%	64%	12	22
Generator						
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
Adjacent Street						
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
Generator						
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
Adjacent Street						
AVERAGE WEEKDAY						
PM Peak Hour	**T = 73.5% x 4**	3	83%	17%	2	1
Generator						
SATURDAY						
Peak Hour	**T = 42.6% x 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

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

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

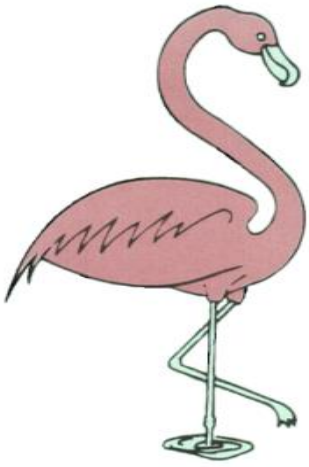
WITH SOUTH APPROACH LEFT TURN LANE ONLY

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

APPENDIX A

SITE PLAN





FISHER KOPPENHAFER
ARCHITECTURE
INTERIOR DESIGN
9104 Cypress Green Drive
Jacksonville, Florida 32256
Voice: 904.367.0077
Fax: 904.367.0008
Florida License Number AA26000982
Florida License Number IB26000740

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°39'13" 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 85°48'05" 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 4°02'51" 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 1°00'36" 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 5°40'54" 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 5°40'54" 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, 9.00 FEET; THENCE NORTH 5°40'54" 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.



ALTA/ACSM TITLE COMMITMENT NUMBER NYN14-001037, SCHEDULE B-II EFFECTIVE DATE: SEPTEMBER 12, 2014 @ 5:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ...: NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2013...;NOT A SURVEY MATTER
3A. EASEMENTS, OR CLAIM OF EASEMENTS ...: REFER TO SURVEY.
3B. RIGHTS OR CLAIM OF PARTIES IN POSSESSION ...: SUPPORTING DOCUMENTS IF ANY NOT PROVIDED.
3C. ANY LIEN, OR RIGHT TO A LEAN, FOR SERVICES...;NOT A SURVEY MATTER.
3D. TAXES OR ASSESSMENTS...; NOT A SURVEY MATTER.
4. ANY CLAIM THAT ANY PORTION OF THE INSURED...; SUPPORTING DOCUMENTS IF ANY NOT PROVIDED.
5. ITEM 5 HAS BEEN INTENTIONALLY DELETED (ANY LIEN PROVIDED BY COUNTY ORDINANCE...NOT A SURVEY MATTER.)
6. RIGHT-OF-WAY OF CATHEDRAL PLACE, CHARLOTTE STREET AND TREASURY STREET, ALL AS PRESENTLY ESTABLISHED...; REFER TO SURVEY.
7. RIGHTS OF TENANTS OCCUPYING...; NOT A SURVEY MATTER.
8. TERMS CONDITIONS...O.R.B. 696, PAGE 1243...; NOT A SURVEY MATTER.
9. EASEMENT O.R.B. 879 PAGE 1952; REFER TO SURVEY.
10. RESTRICTIONS, COVENANTS, CONDITIONS, O.R.B. 1933, PAGE 1582, AMENDED IN O.R.B. 2002, PAGE 1234; RESTRICTIONS COVENANTS, CONDITIONS O.R.B. 2005, PAGE 573; NOT A SURVEY MATTER.
11. LEASE DATED OCTOBER 17, 2005...O.R.B. 2610, PAGE 188, AMENDED IN O.R.B. 3729, PAGE 1293, AND AS AFFECTED BY SUBORDINATION... O.R.B. 3801, PAGE 1035 AND O.R.B. 3808, PAGE 1245; NOT A SURVEY MATTER.
12. MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT DATED SEPT. 25, 2013...O.R.B. 3795, PAGE 1843; ASSIGNMENT OF LEASES AND RENTS REOCRDED IN O.R.B. 3795, PAGE 1894, AS AFFECTED BY THE SUBORDINATION...O.R.B. 3795, PAGE 1894, AS ASSIGNED TO TUEBOR CAPTIVE INSURANCE COMPANY, LLC...O.R.B. 3808, PAGE 1253 AND ASSIGNMENT OF ASSIGNMENT LEASES...O.R.B. 3808, PAGE 1259; NOT A SURVEY MATTER.
13. UCC FINANCING STATEMENT IN FAVOR OF LADDER CAPITAL FINANCING...O.R.B. 3795, PAGE 1888, AS ASSIGNED TO TUEBOR CAPTIVE INSURANCE COMPANY, LLC...O.R.B. 3808, PAGE 1265; NOT A SURVEY MATTER.
14. STRUCTURE LEASE AGREEMENT DATED SEPTEMBER 21, 2013...O.R.B. 3801, PAGE 451, AND AS AFFECTED BY THE SUBORDINATION...O.R.B. 3795, PAGE 1895; NOT A SURVEY MATTER.

VICINITY MAP
NOT TO SCALE

CERTIFIED TO:
VIRTU CATHEDRAL ASSOCIATES L.L.C.
DIOCESE OF ST. AUGUSTINE, INC.
LADDER CAPITAL FINANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
FORD, BOWLUS, DUSS, MORGAN, KENNEY, SAFER & HAMPTON, P.A.
COMMONWEALTH LAND TITLE INSURANCE COMPANY

SURVEYOR'S NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICHAL STANDARDS AS SET FORTH IN FLORIDA STATUTES 472.027
2. UPDATED SURVEY ON 08/22/13, JOB#13-0544, FIELD DATE 08/16/13.
3. REVISED SURVEY ON 09/10/13; BEARINGS, GENERAL NOTES.
4. UPDATED SURVEY ON 10/01/14; JOB#14-0622, FIELD DATE 10/01/14, FIELD BOOK 672/04.
5. REVISED LEGAL DESCRIPTION ON 10/09/14; NO OTHER CHANGES.

PARKING SPACES
1 HANDICAP SPACES
62 REGULAR SPACES
63 TOTAL SPACES

LEGEND

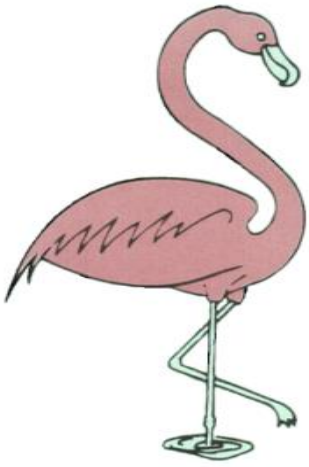
ENC.	– ENCROACHES	☼	– LIGHT POLE
38.5	– GROUND SPOT ELEVATION	CONC.	– CONCRETE
LS. A.	– LANDSCAPE AREA	BLDG.	– BUILDING
N/A	– NON APPLICABLE	UTIL.	– UTILITY
I.P.(r)	– IRON PIN FOUND	N	– NORTH
R/W	– RIGHT-OF-WAY	S	– SOUTH
FH	– FIRE HYDRANT	E	– EAST
sq. ft.	– SQUARE FEET	W	– WEST

AREA = 0.961± ACRES
OR 41,843 sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

APPENDIX B

MANUAL TRAFFIC COUNTS



JW BUCKHOLZ TRAFFIC ENGINEERING INC.

DAY: SATURDAY
DATE: 04/22/23
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 11:45 Hrs

MANUAL TURNING MOVEMENTS COUNT
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 From North				From East				CHARLOTTE STREET From South				TREASURY STREET 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				
Volume	0	0	0	0	0	0	0	0	0	79	0	0	24	0	0	0	
Percent	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	100%	0%	0%	0%	
Pk total	0				0				79				24				
Highest	11:45				11:45				13:45				13:15				
Volume	0	0	0	0	0	0	0	0	0	25	0	0	10	0	0	0	
Hi total	0				0				25				10				
PHF	.0				.0				.79				.60				

JW BUCKHOLZ TRAFFIC ENGINEERING INC.

DAY: SATURDAY
DATE: 04/22/23
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 11:45 Hrs

MANUAL TURNING MOVEMENTS COUNT
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 From North				From East				CHARLOTTE STREET From South				TREASURY STREET 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				
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 | 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

COMMERCIAL VEHICLES

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

JW BUCKHOLZ TRAFFIC ENGINEERING INC.

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

PEDESTRIAN & BICYCLES

	CHARLOTTE STREET From North				From East				CHARLOTTE STREET From South				TREASURY STREET From West				
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Total
Date 04/22/23																	
11:45	0	0	0	14	0	0	0	0	0	0	0	16	0	0	0	23	53
12:00	0	0	0	19	0	0	0	0	0	0	0	19	3	0	0	30	71
12:15	0	0	0	5	0	0	0	0	2	0	0	14	0	0	0	27	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				
Volume	0	0	0	43	0	0	0	0	0	0	0	84	0	0	0	186	
Percent	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	100%	
Pk total	43				0				84				186				
Highest	13:45				11:45				13:45				13:00				
Volume	0	0	0	19	0	0	0	0	0	0	0	32	0	0	0	56	
Hi total	19				0				32				56				
PHF	.57				.0				.66				.83				

JW BUCKHOLZ TRAFFIC ENGINEERING INC.

DAY: MONDAY | 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 |

AUTOMOBILES, COMMERCIAL VEHICLES

	CHARLOTTE STREET From North				From East				CHARLOTTE STREET From South				TREASURY STREET 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	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				

JW BUCKHOLZ TRAFFIC ENGINEERING INC.

DAY: MONDAY
DATE: 05/01/23
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 16:00 Hrs

MANUAL TURNING MOVEMENTS COUNT
CHARLOTTE STREET @ TREASURY STREET
ST. JOHNS COUNTY, FLORIDA

Site Code : 05012301
Start Date: 05/01/23
File I.D. : 05012301
Page : 1

AUTOMOBILES

	CHARLOTTE STREET From North				From East				CHARLOTTE STREET From South				TREASURY STREET From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 05/01/23																	
16:00	0	0	0	0	0	0	0	0	0	9	0	0	9	0	0	0	18
16:15	0	0	0	0	0	0	0	0	0	12	0	0	5	0	0	0	17
16:30	0	0	0	0	0	0	0	0	0	15	0	0	4	0	0	0	19
16:45	0	0	0	0	0	0	0	0	0	21	0	0	2	0	0	0	23
Hr Total	0	0	0	0	0	0	0	0	0	57	0	0	20	0	0	0	77
17:00	0	0	0	0	0	0	0	0	0	21	0	0	6	0	0	0	27
17:15	0	0	0	0	0	0	0	0	0	20	0	0	5	0	0	0	25
17:30	0	0	0	0	0	0	0	0	0	26	0	0	5	0	0	0	31
17:45	0	0	0	0	0	0	0	0	0	22	0	0	3	0	0	0	25
Hr Total	0	0	0	0	0	0	0	0	0	89	0	0	19	0	0	0	108
TOTAL	0	0	0	0	0	0	0	0	0	146	0	0	39	0	0	0	185

Peak Hour Analysis By Entire Intersection for the Period: 17:00 to 18:00 on 05/01/23

Peak start	17:00				17:00				17:00				17:00				
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				

JW BUCKHOLZ TRAFFIC ENGINEERING INC.

DAY: MONDAY
DATE: 05/01/23
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 16:00 Hrs

MANUAL TURNING MOVEMENTS COUNT
CHARLOTTE STREET @ TREASURY STREET
ST. JOHNS COUNTY, FLORIDA

Site Code : 05012301
Start Date: 05/01/23
File I.D. : 05012301
Page : 1

COMMERCIAL VEHICLES

	CHARLOTTE STREET From North					From East				CHARLOTTE STREET From South				TREASURY STREET From West				
	Left	Thru	Right	Other		Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 05/01/23																		
16:00	0	0	0	0		0	0	0	0	0	1	0	0	1	0	0	0	2
16:15	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0		0	0	0	0	0	1	0	0	0	0	0	0	1
16:45	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0		0	0	0	0	0	2	0	0	1	0	0	0	3
17:00	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0		0	0	0	0	0	2	0	0	1	0	0	0	3

Peak Hour Analysis By Entire Intersection for the Period: 17:00 to 18:00 on 05/01/23

Peak start	17:00					17:00				17:00				17:00				
Volume	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	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				

JW BUCKHOLZ TRAFFIC ENGINEERING INC.

DAY: MONDAY
DATE: 05/01/23
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 16:00 Hrs

MANUAL TURNING MOVEMENTS COUNT
CHARLOTTE STREET @ TREASURY STREET
ST. JOHNS COUNTY, FLORIDA

Site Code : 05012301
Start Date: 05/01/23
File I.D. : 05012301
Page : 1

PEDESTRIAN & BICYCLES

	CHARLOTTE STREET From North				From East				CHARLOTTE STREET From South				TREASURY STREET From West				
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Total
Date 05/01/23																	
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				
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

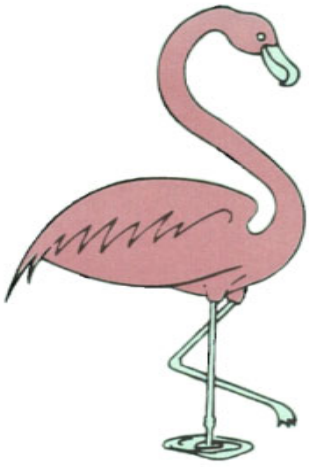


TABLE B-1
CATHEDRAL PLACE / CHARLOTTE STREET
ST. AUGUSTINE, FLORIDA
TURNING MOVEMENT COUNTS - ALL VEHICLES

Saturday April 22, 2023

	CATHEDRAL PLACE			CHARLOTTE STREET			
	Right Turn To Anderson Circle	Right Turn to Charlotte St.	Thru	Left Turn	Thru	Right Turn to Anderson Circle	All
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**
							PHF
AM PEAK HOUR: 1:00-2:00 PM	**6**	**61**	**518**	**42**	**30**	**2**	**659**	**0.84**

Tuesday, April 25, 2023

	CATHEDRAL PLACE			CHARLOTTE STREET			
	Right Turn To Anderson Circle	Right Turn to Charlotte St.	Thru	Left Turn	Thru	Right Turn to Anderson Circle	All
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**
							PHF
PM PEAK HOUR: 4:15-5:15 PM	**5**	**50**	**409**	**25**	**20**	**2**	**511**	**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			
	Right Turn To Anderson Circle	Right Turn to Charlotte St.	Thru	Left Turn	Thru	Right Turn to Anderson Circle	All
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			
	Right Turn To Anderson Circle	Right Turn to Charlotte St.	Thru	Left Turn	Thru	Right Turn to Anderson Circle	All
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				
	West Leg Crosswalk		East Leg (No Crosswalk)		North Leg Crosswalk		South Leg Crosswalk		
	Northbound	Southbound	Northbound	Southbound	Eastbound	Westbound	Eastbound	Westbound	All
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: 1:00-2:00 PM	**183**	**186**	**2**	**0**	**148**	**181**	**9**	**25**	**734**

Tuesday, April 25, 2023

	CATHEDRAL PLACE				CHARLOTTE STREET				
	West Leg Crosswalk		East Leg (No Crosswalk)		North Leg Crosswalk		South Leg Crosswalk		
	Northbound	Southbound	Northbound	Southbound	Eastbound	Westbound	Eastbound	Westbound	All
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: 4:15-5:15 PM	**69**	**79**	**0**	**6**	**75**	**85**	**9**	**13**	**336**

BUCKHOLZ TRAFFIC

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

Saturday April 22, 2023

	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: 1:00-2:00 PM	**13**	**11**	**24**

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: 5:00-6:00 PM	**15**	**25**	**40**

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
1415	50	1	0
1430	57	0	3
1425	53	0	0
1500	45	1	0

FROM THE SOUTH

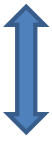
KING STREET

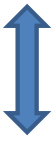


	AUTO	COMM	TOURIST TRAIN
1415	9	0	2
1430	1	0	2
1425	3	0	1
1500	3	0	0

CATHEDRAL PLACE - PED CROSSING

	NORTH CROSSING		SOUTH CROSSING
1415		42	8
1430		61	13
1425		40	26
1500		65	23





DATE: Monday, March 11, 2024 Saint Augustine

	FROM THE NORTH AVENIDA MENENDEZ			FROM THE EAST CATHEDRAL PLACE			FROM THE SOUTH KING STREET		
	AUTO	COMM	BICYCLES	AUTO	COMM	BICYCLES	AUTO	COMM	TOURIST TRAIN
1615	54	2	0	44	1	0	9	0	1
1630	55	1	0	35	0	0	2	0	3
1645	43	1	0	58	0	0	3	0	0
1700	59	1	0	34	1	1	3	0	1

CATHEDRAL PLACE - PED CROSSING

	NORTH CROSSING		SOUTH CROSSING
1615	68	14	
1630	79	17	
1645	52	22	
1700	63	7	

APPENDIX C

FDOT TRAFFIC COUNTS

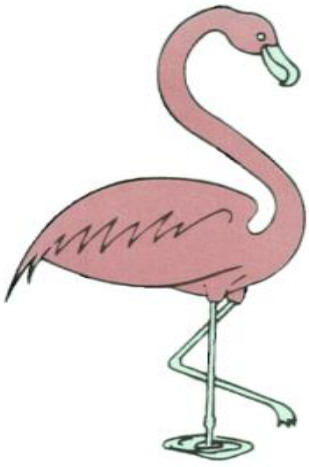


TABLE C-1
LINEAR REGRESSION ANALYSIS

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

Year	X	Actual AADT (Y)	**Predicted AADT**
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**

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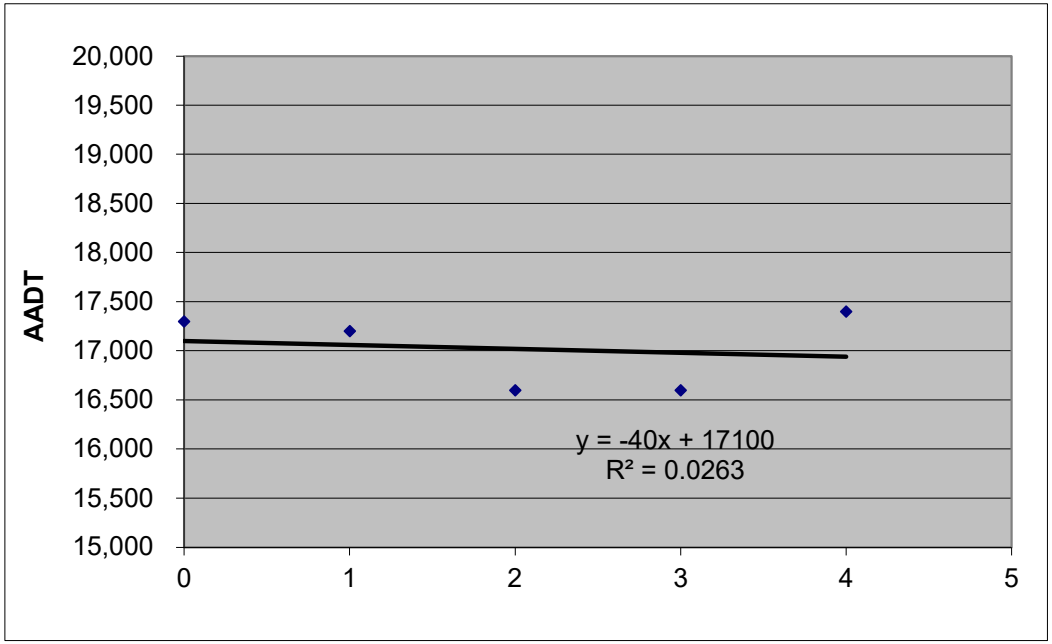

BUCKHOLZ TRAFFIC

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

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	11	11	10	6	38	24	12	15	13	64	102
0100	8	11	4	2	25	6	9	5	6	26	51
0200	4	10	1	4	19	4	6	3	3	16	35
0300	3	1	4	6	14	9	5	1	3	18	32
0400	5	12	3	16	36	2	3	9	12	26	62
0500	12	21	29	41	103	14	5	21	22	62	165
0600	42	50	75	52	219	28	37	46	58	169	388
0700	99	75	110	117	401	75	78	122	99	374	775
0800	103	122	152	149	526	86	116	137	113	452	978
0900	127	78	177	118	500	131	111	135	116	493	993
1000	158	111	178	131	578	141	124	167	152	584	1162
1100	150	96	172	186	604	134	154	169	169	626	1230
1200	165	122	186	160	633	147	139	145	185	616	1249
1300	146	105	168	154	573	166	139	178	158	641	1214
1400	152	162	150	153	617	153	167	178	180	678	1295
1500	154	155	172	156	637	160	171	179	188	698	1335
1600	177	133	180	178	668	171	153	209	167	700	1368
1700	186	159	139	95	579	186	181	176	130	673	1252
1800	144	129	139	135	547	153	144	143	144	584	1131
1900	124	109	113	119	465	134	105	112	120	471	936
2000	99	110	75	122	406	96	98	121	114	429	835
2100	96	72	66	57	291	91	76	75	64	306	597
2200	67	39	42	33	181	70	41	41	37	189	370
2300	25	30	19	20	94	42	16	24	17	99	193
24-HOUR TOTALS:					8754					8994	17748

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	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

GENERATED BY SPS 5.0.0.61

TABLE C-2
LINEAR REGRESSION ANALYSIS

Cathedral Place, East of St. George Street

Year	X	Actual AADT (Y)	**Predicted AADT**
2018	0	7,200	**6740**
2019	1	6,200	6510
2020	2	5,900	6280
2021	3	5,900	6050
2022	4	6,200	5820
2023	5		5590
2024	6		5360
2025	7		5130
2026	8		4900
2027	9		4670
2028	10		4440
2029	11		4210
2030	12		3980
2031	13		3750
2032	14		3520
2033	15		3290
2034	16		3060
2035	17		**2830**

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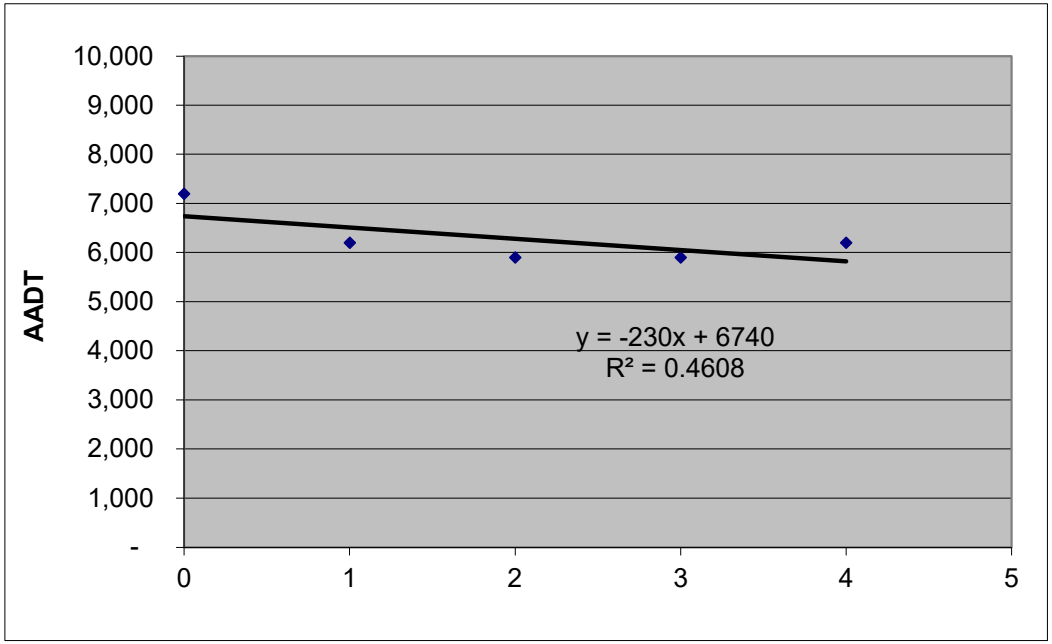

BUCKHOLZ TRAFFIC

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

GENERATED BY SPS 5.0.0.61

TABLE C-3
LINEAR REGRESSION ANALYSIS

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

Year	X	Actual AADT (Y)	**Predicted AADT**
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**

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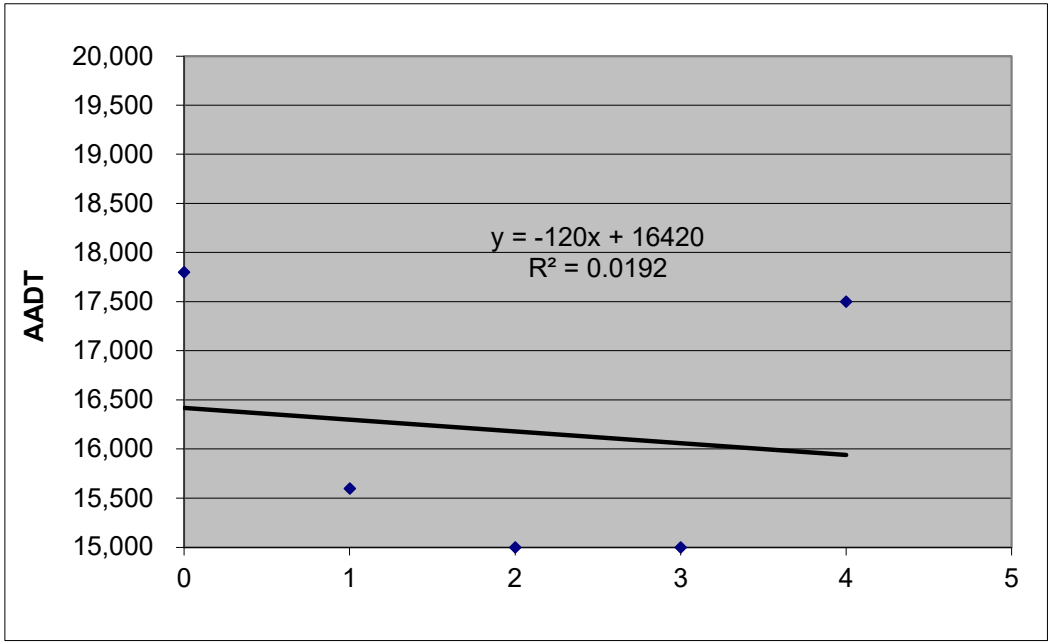


BUCKHOLZ TRAFFIC

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

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	14	11	14	8	47	14	10	6	9	39	86
0100	8	12	16	7	43	5	7	2	3	17	60
0200	7	4	7	0	18	1	1	3	5	10	28
0300	5	2	1	4	12	6	4	2	3	15	27
0400	6	5	9	5	25	1	3	10	11	25	50
0500	12	12	19	29	72	14	9	19	20	62	134
0600	38	41	48	62	189	38	38	53	66	195	384
0700	56	92	72	99	319	78	92	125	103	398	717
0800	113	96	107	144	460	103	120	149	117	489	949
0900	139	115	76	157	487	154	137	154	128	573	1060
1000	124	151	101	169	545	164	160	163	174	661	1206
1100	130	138	102	167	537	165	169	202	203	739	1276
1200	194	159	126	178	657	175	153	187	168	683	1340
1300	144	154	102	176	576	177	184	174	168	703	1279
1400	166	146	164	148	624	159	182	190	200	731	1355
1500	167	151	157	165	640	162	209	178	185	734	1374
1600	157	190	129	164	640	168	170	190	181	709	1349
1700	182	172	158	146	658	205	182	167	141	695	1353
1800	89	148	111	138	486	128	161	140	151	580	1066
1900	113	112	89	113	427	118	101	92	118	429	856
2000	115	115	99	94	423	85	89	98	89	361	784
2100	122	97	69	77	365	72	70	65	48	255	620
2200	67	65	42	45	219	42	38	26	27	133	352
2300	36	23	24	23	106	27	15	16	12	70	176
24-HOUR TOTALS:					8575					9306	17881

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	830	505	845	562	830	1062
P.M.	1645	676	1430	761	1615	1411
DAILY	1645	676	1430	761	1615	1411

GENERATED BY SPS 5.0.0.61

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

MOCF: 0.96

WEEK	DATES	SF	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

APPENDIX D

TRIP GENERATION DATA
OTHER DOWNTOWN ST. AUGUSTINE HOTELS

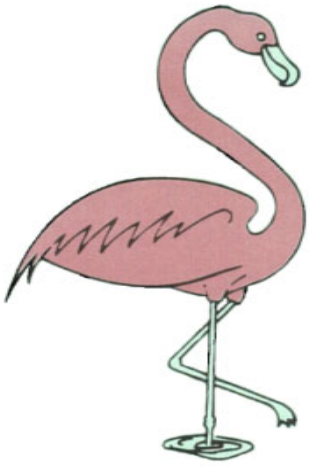


TABLE D-1
AVENIDA MENENDEZ - DRIVEWAY COUNTS
Wednesday, January 11, 2017

	Hilton Hotel Driveway			Pedestrian Groups		
PM	RT IN	RT OUT	BOTH	IN	OUT	Group Size
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

PM	Tuesday, January 10, 2017 IN	OUT	BOTH	PM	Saturday, January 14, 2017 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

PM	Thursday, February 29, 2024 IN	OUT	BOTH	PM	Saturday, March 2, 2024 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

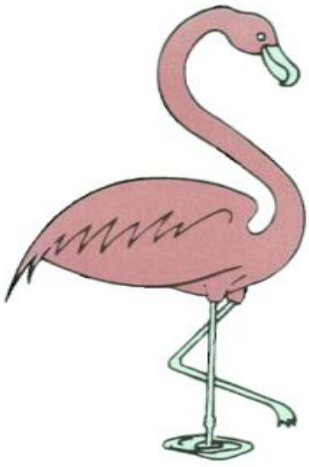
Casa Monica Hotel Driveways

PM	Friday, March 1, 2024 IN	OUT	BOTH	PM	Saturday, March 2, 2024 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

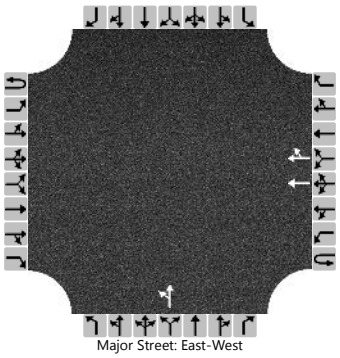
General Information

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


Major Street: East-West

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						

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HCS Two-Way Stop-Control Report

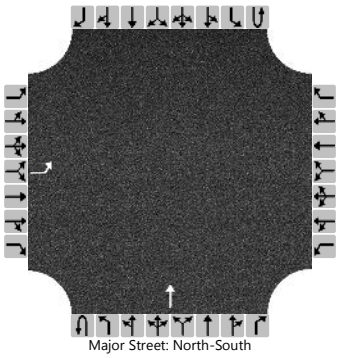
General Information

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


Major Street: North-South

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														

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HCS Two-Way Stop-Control Report

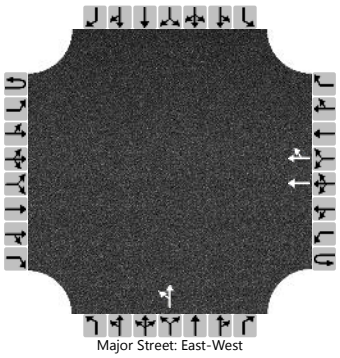
General Information

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


Major Street: East-West

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						

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HCS Two-Way Stop-Control Report

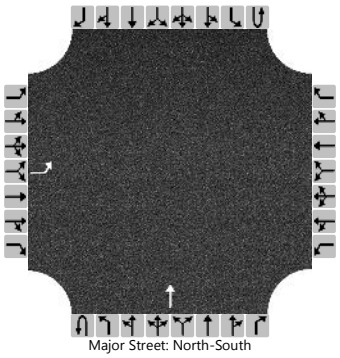
General Information

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


Major Street: North-South

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														

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2035 BUILD CONDITIONS

HCS Two-Way Stop-Control Report

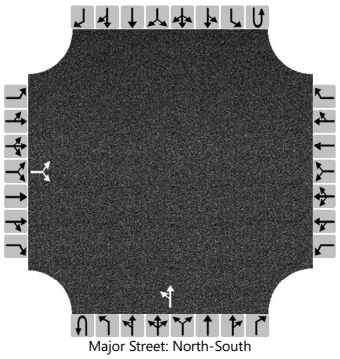
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	3/9/2024
Analysis Year	2035
Time Analyzed	Sat. PeakHr BUILDTraffic
Intersection Orientation	North-South
Project Description	#23-1828

Site Information

Intersection	Charlotte Street / Site Driveway
Jurisdiction	St. Johns County
East/West Street	Site Driveway
North/South Street	Charlotte Street
Peak Hour Factor	0.83
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

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							

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HCS Two-Way Stop-Control Report

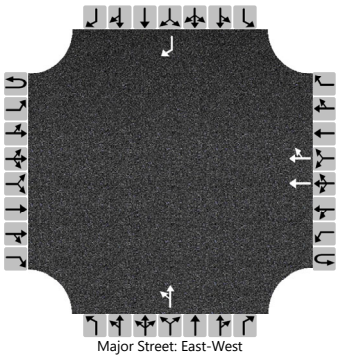
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	3/9/2024
Analysis Year	2035
Time Analyzed	Sat. PeakHr BUILDTraffic
Intersection Orientation	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


Major Street: East-West

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		

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HCS Two-Way Stop-Control Report

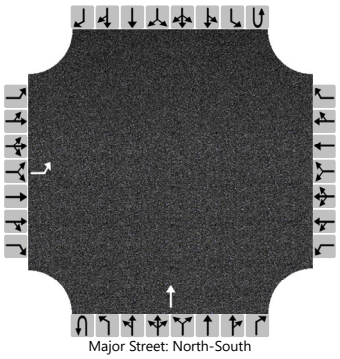
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	3/9/2024
Analysis Year	2035
Time Analyzed	PM PeakHr BUILDTraffic
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


Major Street: North-South

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														

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HCS Two-Way Stop-Control Report

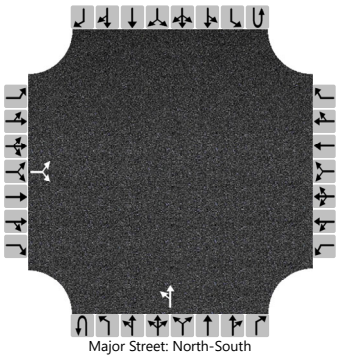
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	3/9/2024
Analysis Year	2035
Time Analyzed	PM PeakHr BUILDTraffic
Intersection Orientation	North-South
Project Description	#23-1828

Site Information

Intersection	Charlotte Street / Site Driveway
Jurisdiction	St. Johns County
East/West Street	Site Driveway
North/South Street	Charlotte Street
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

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						

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HCS Two-Way Stop-Control Report

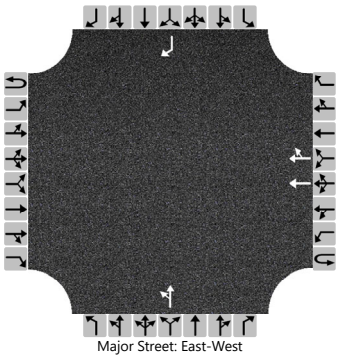
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	3/9/2024
Analysis Year	2035
Time Analyzed	PM Peak Hr BUILD 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	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		

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HCS Two-Way Stop-Control Report

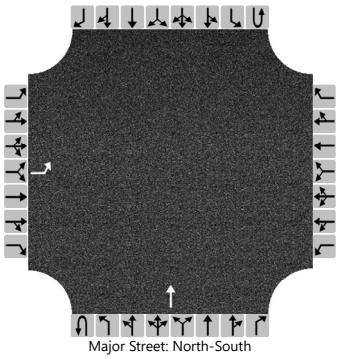
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	3/9/2024
Analysis Year	2035
Time Analyzed	PM PeakHr BUILDTraffic
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


Major Street: North-South

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														

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2035 BUILD CONDITIONS

WITH IMPROVEMENTS

HCS Two-Way Stop-Control Report

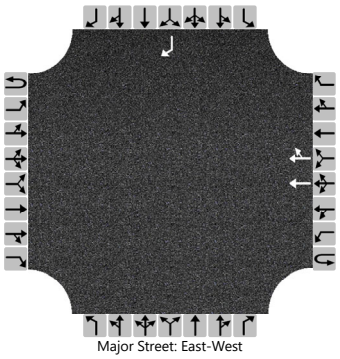
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	3/12/2024
Analysis Year	2035
Time Analyzed	Sat. PeakHr BUILDTraffic
Intersection Orientation	East-West
Project Description	#23-1828 with NB Charlotte Closed

Site Information

Intersection	Cathedral Place / Charlotte Street
Jurisdiction	St. Johns County
East/West Street	Cathedral Place
North/South Street	Charlotte Street
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	2	0		0	0	0		0	0	1
Configuration							T	TR								R
Volume (veh/h)							632	143								18
Percent Heavy Vehicles (%)																0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																6.9
Critical Headway (sec)																6.90
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																21
Capacity, c (veh/h)																24
v/c Ratio																0.89
95% Queue Length, Q_{95} (veh)																2.7
Control Delay (s/veh)																373.5
Level of Service (LOS)																F
Approach Delay (s/veh)													373.5			
Approach LOS													F			

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HCS Two-Way Stop-Control Report

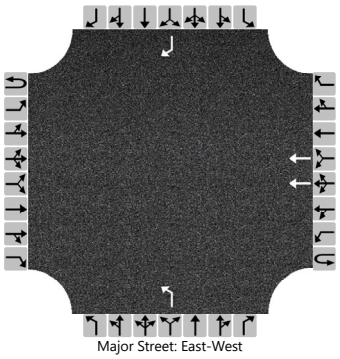
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	3/11/2024
Analysis Year	2035
Time Analyzed	Sat. PeakHr BUILDTraffic
Intersection Orientation	East-West
Project Description	#23-1828 with NB Charlotte Closed

Site Information

Intersection	Cathedral Place / King Street
Jurisdiction	St. Johns County
East/West Street	Cathedral Place
North/South Street	King Street
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	2	0		1	0	0		0	0	1
Configuration							T			L						R
Volume (veh/h)							246			117						326
Percent Heavy Vehicles (%)										0						0
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized														No		
Median Type | Storage							Undivided									

Critical and Follow-up Headways

Base Critical Headway (sec)										7.5						6.9
Critical Headway (sec)										7.50						6.90
Base Follow-Up Headway (sec)										3.5						3.3
Follow-Up Headway (sec)										3.50						3.30

Delay, Queue Length, and Level of Service

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

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HCS Two-Way Stop-Control Report

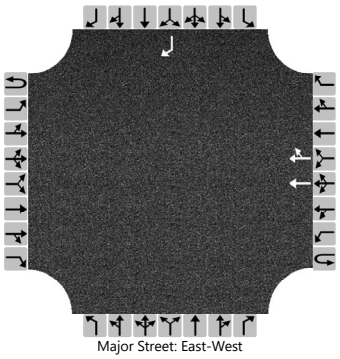
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	3/12/2024
Analysis Year	2035
Time Analyzed	PM Peak Hr BUILD Traffic
Intersection Orientation	East-West
Project Description	#23-1828 with NB Charlotte Closed

Site Information

Intersection	Cathedral Place / Charlotte Street
Jurisdiction	St. Johns County
East/West Street	Cathedral Place
North/South Street	Charlotte Street
Peak Hour Factor	0.98
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	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			

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HCS Two-Way Stop-Control Report

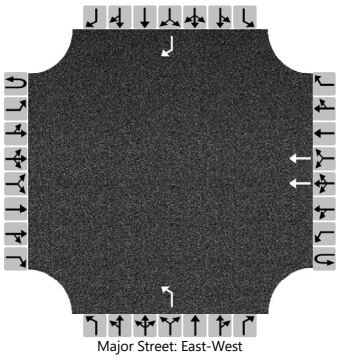
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	3/11/2024
Analysis Year	2035
Time Analyzed	PM Peak Hr BUILD Traffic
Intersection Orientation	East-West
Project Description	#23-1828 with NB Charlotte Closed

Site Information

Intersection	Cathedral Place / King Street
Jurisdiction	St. Johns County
East/West Street	Cathedral Place
North/South Street	King Street
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	2	0		1	0	0		0	0	1
Configuration							T			L						R
Volume (veh/h)							195			82						242
Percent Heavy Vehicles (%)										4						4
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized														No		
Median Type | Storage							Undivided									

Critical and Follow-up Headways

Base Critical Headway (sec)										7.5						6.9
Critical Headway (sec)										7.58						6.98
Base Follow-Up Headway (sec)										3.5						3.3
Follow-Up Headway (sec)										3.54						3.34

Delay, Queue Length, and Level of Service

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

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HCS Two-Way Stop-Control Report

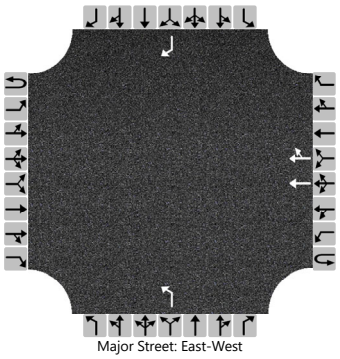
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	3/12/2024
Analysis Year	2035
Time Analyzed	Sat. PeakHr BUILDTraffic
Intersection Orientation	East-West
Project Description	#23-1828 with NB Charlotte LT Only

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		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																

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		

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HCS Two-Way Stop-Control Report

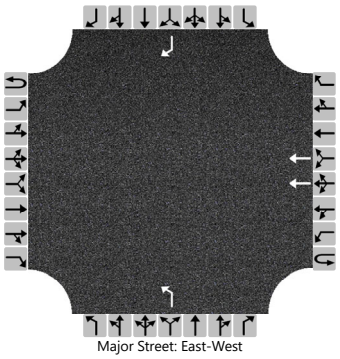
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	3/11/2024
Analysis Year	2035
Time Analyzed	Sat. PeakHr BUILDTraffic
Intersection Orientation	East-West
Project Description	#23-1828 with NB Charlotte LT Only

Site Information

Intersection	Cathedral Place / King Street
Jurisdiction	St. Johns County
East/West Street	Cathedral Place
North/South Street	King Street
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	2	0		1	0	0		0	0	1
Configuration							T			L						R
Volume (veh/h)							246			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			

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HCS Two-Way Stop-Control Report

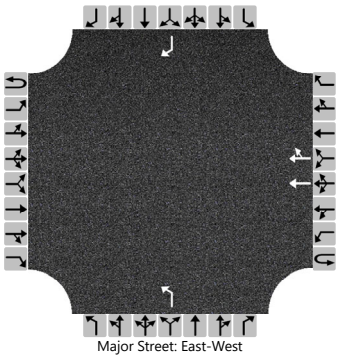
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	3/12/2024
Analysis Year	2035
Time Analyzed	PM Peak Hr BUILD Traffic
Intersection Orientation	East-West
Project Description	#23-1828 with NB Charlotte LT Only

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		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		

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HCS Two-Way Stop-Control Report

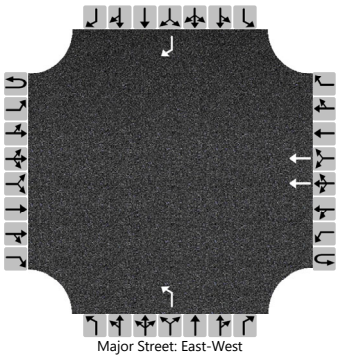
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	3/12/2024
Analysis Year	2035
Time Analyzed	PM Peak Hr BUILD Traffic
Intersection Orientation	East-West
Project Description	#23-1828 with NB Charlotte LT Only

Site Information

Intersection	Cathedral Place / King Street
Jurisdiction	St. Johns County
East/West Street	Cathedral Place
North/South Street	King Street
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	2	0		1	0	0		0	0	1
Configuration							T			L						R
Volume (veh/h)							195			54						242
Percent Heavy Vehicles (%)										4						4
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized														No		
Median Type | Storage																

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		

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