

CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
A G E N D A
TUESDAY, AUGUST 6, 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) PZB2024-0054 William Dale Caswell & Olivia Ingram Caswell - Applicant & Owner
[40 E Park Avenue](#)
To approve a variance request to reduce side and rear yard setback requirements, increase the guest house square footage limitation and increase the maximum lot coverage.
 - b) PZB2024-0056 Sarah Ryan, Architect - Applicant
Eric A. Lee - Owner
c/o DRL Management LLC
[83 Saint Francis Street](#)
To approve a variance request to reduce side and rear yard setbacks requirements and increase lot coverage.
6. Use by Exception
 - a) PZB2024-0052 John Valdes – Applicant
c/o John Valdes and Associates
Rick Amos – Owner
c/o Partners Team One LLC
[26 Toques Place](#)
To approve a use by exception request to allow an eight (8) unit inn.

7. Conservation Overlay Zone Development

- a) PZB2024-0046
*Continued from the
July 2, 2024,
Regular Meeting*
- James Pantling - Applicant & Owner
[81 Coquina Avenue](#)
To approve a request to construct a dock and boat lift within Conservation Overlay zones 1 & 2.
- b) PZB2024-0053
- Hayden Whetstone - Applicant & Owner
[Pelican Reef Drive / PID 158573-0040](#)
To approve the construction of a new single-family home and retaining wall within Conservation Overlay Zones 2 & 3.
- c) PZB2024-0055
- Kevin Marks - Applicant
c/o Shoreland Home Builders
Stephen & Lindsey Hutson - Owner
[Pelican Reef Drive / PID 158573-0020](#)
To approve the construction of a new single-family home within Conservation Overlay Zones 2 & 3.
- d) PZB2024-0057
- Ryan Carter - Applicant
c/o Carter Environmental Services, Inc.
City of St. Augustine - Owner
[399 Riberia Street](#)
To approve the construction of a new dock and removal of trees within Conservation Overlay Zones 1 & 2.
- e) PZB2024-0058
- Joseph D Weed III - Applicant & Owner
[32 Mulberry Street](#)
To approve the construction of a new dock within Conservation Overlay Zone 1.

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.

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting June 4, 2024

The Planning and Zoning Board met in formal session Tuesday, June 4, 2024, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Charles Pappas, Chairperson and the following were present:

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

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

2. General Public hearings for Items Not on the Agenda

BJ Kalaidi

3. Approval of Minutes

MOTION

Mr. Blow MOVED to APPROVE the May 7, 2024 minutes as presented. The motion was SECONDED by Ms. Tucker and APPROVED by UNANIMOUS VOICE VOTE.

4. Modification and Approval of Agenda

Item 6.a. at 273 S. Matanzas Boulevard requested a continuance to the July 2nd meeting.

MOTION

Mr. Davis MOVED to CONTINUE item 6.a. at 273 S. Matanzas Boulevard. The motion was SECONDED by Ms. Tucker and PASSED by UNANIMOUS VOICE VOTE.
MOTION

Mr. Davis MOVED to APPROVE the modified Agenda. The motion was SECONDED by Mr. Blow and PASSED by UNANIMOUS VOICE VOTE.

5. Use by Exception

5. (a) 2024- 0022 – Jonathan Velarde – Applicant c/o Ancient City Golf Cart Rentals WVC Properties LLC – Owner Address 3 Sebastian Avenue
Continued from the May 7, 2024 Regular Meeting

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

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

Jonathan Velarde reviewed the application.

The Board presented their Ex Parte Communication.

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

The Board discussed:

- As per previous discussion a corrected site plan had been provided
- Site plan from staff showed that the parking was adequate
- Not in favor of adding more vehicles to the area
- Inconsistent with the mobility plan
- Golf carts had the same footprint as a car
- Contrary to the idea of making the city more pedestrian friendly

Mr. Davis wanted to know, if approval was given, would the applicant be required to provide a formal site plan before they could go forward with their business.

Mr. Fredriksson advised that a civil site plan review was required. He said that this hearing was for the applicant to obtain the Use by Exception.

Ms. Barnes asked for clarification of the definition of a low-speed vehicle.

Ms. Lopez described the difference between true golf carts and low speed vehicles, which look like golf carts, but were street legal. She said they were recognized in the state statutes.

Discussion continued:

- Wanted to restrict the type of vehicle to the low-speed vehicle
- This was infill development
- The building had not been vacant for an extended period
- The building would be used as an office for the primary business which was valet parking
- Cart rental would be housed in the same building

- There was a review, in general, of Use by Exception
- Restrict to only low speed vehicles that would be rented, and only four total vehicles would be permitted.
- The use would stay with the applicant

MOTION

Mr. Davis MOVED to APPROVE Use by Exception 2024-0022 at 3 Sebastian Avenue providing low-Speed Vehicle rentals only; no sales of any vehicles including cars, trucks, boats or any other vehicle that was not a low-speed vehicle. Only four low speed vehicles would be stored on site. This motion would stay with the applicant not the property. The motion was SECONDED by Ms. Barnes.

VOTE ON MOTION:

AYES: Davis, Barnes, Shaffer, Tucker

NAYES: Blow, Pappas

MOTION CARRIED 4/2

5. (b). 2024-0043 – Peter E. Schirduan – Applicant & Owner 19 Sevilla Street

To approve two (2) off-street parking spaces within private parking facility

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

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

1. Approval of this use by exception for two (2) parking spaces within four hundred (400) feet is contingent upon providing proof of parking agreement at the time of vacation rental registration.

2. When registering the short-term rentals at 19 Sevilla Street, proof of agreement for parking within four hundred (400) feet for the duration of the vacation rental registration period is to be provided to Code Enforcement Division.

Peter Schirduan reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

Karen Wood said that the area was already congested, and the proposed parking lot was also congested. She wanted to know where the Board would draw the line for short-term rentals and offsite parking. She felt that more would come to ask for additional parking and thought that only onsite parking should be allowed for short-term rentals.

Public hearing was closed.

The Board discussed:

- The board would not use the property appraiser's classification
- RS-1 zoning
- House was constructed as a multi-family structure
- City code should be followed
- Multi-family determination, there were two electric meters and two water meters
- Confirmed property address and address of proposed parking
- There was verification of no additional parking available on site
- The applicant had provided a letter from the church confirming an agreement was in place
- Parking was contingent on providing the parking agreement at the time of registration and other conditions recommended by staff

- Understood the comments of the local resident; however, the state had restricted the city
- Thought that signage designating the spaces should be posted in the church lot
- Verified that there were two spaces on site

MOTION

Mr. Pappas MOVED to APPROVE item 2024-0043, two off-site parking spaces at 27 Sevilla Street, with the condition that all advertising include location information for off-site parking and that signage was provided designating the spaces allowed. Proof of the rental agreement for the spaces was required. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Conservation Overlay Zone Development

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

Continued from the May 7, 2024 Regular Meeting

Continued to the July 2, 2024 Regular Meeting. See Item 4.

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

Ms. Daugherty read the staff report and said Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction to raise an existing seawall

at 273 Matanzas Boulevard/ PID 221360-0000.

Because the applicant had 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.

6. (b) 2024-0031 – Donald Gullion – Applicant c/o Dream Finders Homes
Ronnie McGraw – Owner
215 Pelican Reef Drive/PID 158573-0030
Continued from the May 7, 2024 Regular Meeting

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

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 2 and 3 at 215 Pelican Reef Drive/PID 158571-2090.

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

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

Ryan Carter reviewed the application and provided answers to questions posed at the previous meeting.

Ex Parte Communication: none

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

The Board discussed:

Mr. Blow was concerned with the missing trees on the site plan; however, he was able to locate them and understood that they would have to be removed as they would be in four feet of fill.

Mr. Davis said that all the information the Board had previously requested had been provided.

The other Board members agreed.

MOTION

Mr. Davis MOVED to APPROVE application 2024-0031 for Conservation Overlay Zone Development at 215 Pelican Reef Drive with the condition that exhibits are updated to match. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (c) 2024-0044 – Michael W. Foster Jr., P.E. – Applicant c/o Florida Department of Environmental Protection
Duane Kent, P.E. – Owner c/o St. Johns County Florida
15 Fort Mose trail

To approve the removal of significant trees within Conservation Overlay Zones 2 & 3.

Ms. Daugherty read the staff report and said review of Section 11-29 was the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 2 and 3 at 15 Fort Mose Trail/PID 164310-0000.

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

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

Michael Foster and Ryan Malke reviewed the application

Ex Parte Communication: none

22 certified notices were sent, 1 was returned in favor, 1 was returned opposed and 2 had comments.

Public hearing was opened.

BJ Kalaidi asked why the trees would have to be removed, she wanted to know if there was some way to preserve the trees.

Public hearing was closed.

Mr. Foster provided his rebuttal.

The Board discussed:

Mr. Davis asked the applicant to explain the plans for the trees in more detail.

Mr. Ryan explained that the trees to be removed were notated in red on the design plans, which were two pine and two oak trees. He also pointed out the trees that would be preserved.

Discussion continued:

- Explanation of the plan details showed that there was a moat feature represented that was historic
- Appeared that the best spot to mitigate the removal of many of the trees had been selected
- Arborist report supported the tree removal

- This was an important project; it was unfortunate that trees must be removed

MOTION

Mr. Davis MOVED to APPROVE Conservation Overlay Zone Development 2024-0044 15 Fort Mose Trail to approve the removal of significant trees in Conservation Overlay Zones 2 & 3. The motion was SECONDED by Mr. Blow

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Conservation Overlay Zone Development & Variance

7. (a) 2024-0042 – Tripp Means – Applicant c/o Means Engineering, Inc.

Laura Stevenson Dumas – Owner c/o Flagler College, Inc 59 Valencia Street

To approve the removal of significant trees within Conservation Overlay Zone 3 and a variance to allow off-site tree mitigation.

Mr. Davis and Ms. Barnes recused themselves from this item.¹

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone. Based on a review of Sec. 28-29 staff find that the Board can APPROVE as the variance criteria has been met for off-site tree mitigation at 59 Valencia/PID 204420-0000.

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

¹ Recusal form attached to original minutes

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

Tripp Means and Michael Blink reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

BJ Kalaidi asked for clarification on the number of trees being removed.

Public hearing was closed.

The Board discussed:

- Arborist report described the tree proposed for removal as poor
- Area for the proposed building was very small
- Trees would be planted in the courtyard across from the library, behind the Tinlin house, and near the chapel on campus
- Trees were being removed for safety reasons and were in the footprint of the proposed building
- Sites for the new trees were selected so trees could have full canopy development
- Landscaping would be added around the building
- Looking at a more concise site plan would make it possible to see if there was any room for a tree on the site of the proposed building
- There was a wraparound sidewalk to meet Americans with Disabilities Act (ADA) requirement
- The elevation requirement made it necessary to have the additional length for the ADA ramp
- The proposed mitigation was adequate

MOTION

Mr. Blow MOVED to APPROVE application 2024-0042 based on the mitigation plans submitted by the college. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Blow, Pappas, Shaffer, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

8. Rezoning

8. (a). 2024-0041 Ellen Avery Smith, Esq. – Applicant c/o Rogers Towers, P.A. Kasam Hospitality – Owner 24 Cathedral Place/PID 197160-0000 & Charlotte Street/PID 197200-0000
Second Hearing from the May 7, 2024 Regular Meeting

Freemont Latimer and John Regan

To Rezone approximately 1.06 acres of property from the 24 Cathedral Place Planned Unit Development (PUD) (Ordinance No. 2013-22) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD).

Mr. Fredriksson read the staff report and said The Board is tasked with making recommendations to the city commission which shall show that the Board has studied and considered:

1. No adverse effect finding.
 - a. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.
2. Consistency with the Comprehensive Plan and PUD regulations finding.

² Break 2:35 pm – 2:44 pm

- 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.

Ellen Avery-Smith, attorney, reviewed the application and focused on the requested information from the previous meeting. She also reviewed the phasing of the project to clarify the time frame of the project.

John Regan reviewed the portion of the application that dealt with parking and mobility. His presentation concentrated on the availability of spaces throughout the day from 11 am to 10 pm.

Freemont Latimer reviewed the portion of the application concerning the design of the parking garage and the inclusion of the bike share as well as the building elevations.

The Board presented their Ex Parte Communication.

33 certified notices were sent, 2 were returned in favor, 1 was returned opposed, and 1 had comments.

Public hearing was opened.

Melinda Rakoncay was concerned that the new plans had not been before the HARB Board.

BJ Kalaidi asked if the developer would be receiving tax credits. She felt that this project represented over development in the area and was not in favor.

Public hearing was closed.

Ms. Avery-Smith presented her rebuttal.
The Board discussed:

Ms. Tucker asked about the previous review of the HARB board.

Ms. Avery-Smith told the Board that the discussion was about the correct style of the architecture, colonial or Spanish colonial. She said that the HARB discussion was not finalized as the applicant was advised to come to the PZB first.

Ms. Tucker asked the board if there could be a consideration to not allow the public to use the garage for parking unless they had reservations at the restaurant. She thought that this would allow guests and employees of the hotel to have access to parking consistently. She questioned if there would be any apartments included in the plan for the public benefit.

Mr. Regan agreed that more resident's downtown was in the public interest; however, that discussion was not a part of this application.

Ms. Avery-Smith noted in the PUD text that employees would park in the garage or take a shuttle in from outside parking.

Mr. Pappas summarized comments from people he had been speaking to in the

community, and their concern with how much the city had moved toward tourism. He said he had attended HARB meetings and HARB had voiced concerns with density and the proper architectural style and height for the area.

Mr. Blow asked about the phasing of the project. Phase one; the original building at 24 Cathedral Place, and phase two would be the new buildings including the hotel that would wrap the garage. He verified that renovation time could not be more than three years from the start of the project. He said that the worst case would be the applicant would have to wait ten years to start, and if you include both projects it could take as many as twenty-three years to complete. He discussed the financing plan for the part of Charlotte Street that was not adjacent to the building. He wanted the wording to be amended to say that the thirty-three percent included in the PUD would be contingent on the cost at the time that road construction would start.

Ms. Avery Smith said that the applicant would provide the \$464,640.00, which would be deposited with the city when the permits were pulled for the renovations at 24 Cathedral Place. She added that language could be considered to pay the \$464,640 earlier if; the applicant commencing development by getting permits from the city for phase one; or the city commenced the street scape improvements from Treasury to Avenida Menendez.

Mr. Blow supported this project; however, he was concerned that HARB may have a different point of view as it related to the size and scale.

Ms. Lopez told the board that city code said specifically that a PUD or PUD amendment should first be reviewed by the Planning and Zoning Board followed by the HARB as such review was required.

Mr. Shaffer felt density and height could be reviewed by PZB, he added that style was more for the HARB.

Ms. Lopez referenced the PUD code.³

Mr. Davis said that historically there had been a large hotel on the property. He felt that there should be dedicated parking on site for one hundred percent of the employees of the hotel.

Ms. Avery-Smith read in the PUD text that employee parking would be provided either within the property or via a shuttle from off-site parking areas. She confirmed the language regarding the one hundred percent for employee parking.

Mr. Davis confirmed the existing PUD had been started in 2013. He thought that in addition to the monies the applicant was contributing for the road work on Charlotte Street, that there should be language included in the PUD that addressed the rehabilitation of the Anderson circle as well.

Mr. Latimer advised that the applicant offered to do a thirty percent cost share for that work.

Mr. Davis continued and questioned what the west elevation would look like, noting that nothing had been presented to show what the final image would be. He said that he wanted to see more specific information.

Ms. Avery-Smith said the language in the PUD text was as follows: architecturally treated and landscaped, there would also be windows for ventilation.

Mr. Davis's final ask was to remove the antennas on top of the building. He said also that the type of screening for the roof top pool needed to be addressed.

Ms. Barnes questioned the contractual arrangement that would be in place for the

³ Mr. Blow was not present from 4:09 – 4:34

shuttle parking for employees and where that parking would be located. She expressed concern for the additional traffic the two-way portion of Charlotte Street would create. She wanted to make sure that HARB would be supportive of the project. She asked how the phasing would impact the local businesses.

Ms. Barnes was concerned about housing for residents. She felt that there were enough hotels in the area and wanted to see more housing provided for the residents of St. Augustine.

Mr. Shaffer shared concerns with the public as well as the other board members; however, he did not think that those concerns should be applied to this project. The proposed parking was sufficient for guests and employees, leaving some spaces for the public. He would not want to prohibit public parking in the proposed garage. He asked to confirm the height of the pergola being 45 feet from the zero mark.

Ms. Skinner described the HP-2 zoning district and said the Spanish Colonial style was required and that retail shops and restaurant uses were allowed in the HP-2 district.

MOTION

Mr. Pappas MOVED to CONTINUE application 2024-0041 to the July 2, 2024 meeting. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY⁴

Mr Shaffer left the meeting

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

9. (a). 2024-0012 Brad C. Wester – Applicant c/o Driver McAfee Hawthorne & Diebenow, PLLC

BDEP Land, LLC & Nix Boat Yard LLC – Owners

199 Nix Boat Yard Road/PID 134900-0020 (County); 200 Nix Boat Yard Road/PID 134832-0010 (County); 200-1 Nix Boat Yard Road/PID134832-0030 (County); Nix Boat Yard Road/PID 134821-0000 (County); 200 Nix Boat Yard Road/PID 134832-0000(City); 220-B Nix Boat Yard Road/PID 134830-0000 (City); Nix Boat Yard Road/PID 134832-0001 (County); 200 Nix Boat Yard Road Unit E/PID 134832-0020 (County); 200 Nix Boat Yard Road/PID134832-0003 (County); 200 Nix Boat Yard Road/PID 134820-0000(County); Nix Boat Yard Road/PID 134833-0000 (County).

To amend the current land use of Mixed-Use District (County) to Marine Industrial (City) and Open Land (City), rezone approximately 10 acres of property currently zoned Open Rural (OR) (County), Commercial Highway Tourist (CHT) (County), Residential Mobile Home (RMH) (County) to Planned Unit Development (PUD) (City), amend the existing Planned Unit Development (PUD) (City Ordinance No. 2023-20) to incorporate the property into the Cat's Paw Marina Planned Unit Development (PUD) (City) to total approximately 19.9 acres, and approve construction within Conservation Overlay Zones 1,2, & 3; all subject to a Voluntary Petition for Annexation and Pre-annexation Agreement.

Mr. Fredriksson read the staff report and said the Board is tasked with making recommendations to the city commission which shall show that the Board has studied and considered:

1. No adverse effect finding.

⁴ Break 4:56 pm – 5:12 pm Mr. Shaffer left the meeting

- a. The proposed PUD does not adversely affect the orderly development of the city, health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.
2. Consistency with the Comprehensive Plan and PUD regulations finding.
 - a. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292 as applicable.
3. Need and justification finding.
 - a. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination, and design efforts on the part of builders, architects, site planners, and developers to produce residential, commercial, industrial, or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.

As part of this public hearing the PZB may request additional information, as well as a determination for additional public hearings, before making a recommendation to the City Commission.

Brad Wester reviewed the application

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi wanted to know if it would be possible to either plant a tree or paint a tree on the side of the building that would be visible as you cross the 312-bridge going west. She said that she was in favor of this project.

Terry Dillinger was in favor of the project; however, he had a concern about access to the county boat ramp that already existed. He felt that there would be a need for a traffic light at Nix Boat Yard Road in the future to help with traffic flow.

Public hearing was closed.

Mr. Wester presented his rebuttal.

Mr. Davis asked where the county boat ramp would be located.

Mr. Wester described the location.

The Board discussed:

- This was a much-needed facility for the county
- Verified that there was cooperation with the county
- There was a lot of activity in the area
- Nix was a county road
- There was no longer residential property behind the project area
- Water area had been dredged, which allowed for deep water
- Focus on how the depth would be maintained
- Concerned about the effect on the public view shed from Freedom Park
- There were options to mask the side of the building
- The building would provide storage for boats up to forty-five feet in length
- Ten septic tanks still existed on the property
- The property would be connected to a centralized water and sewer system to include stormwater

- Additional parcel was added after March 5

Ms. Lopez advised that there should be three recommendations, one for the comprehensive plan, the second for rezoning, and finally approval of the conservation overlay zone.

MOTION

Mr. Davis MOVED to RECOMMEND application 2024-0012 of the properties listed at Nix Boatyard Road To amend the current land use of Mixed-Use District (County) to Marine Industrial (City) and Open Land (City), rezone approximately 10 acres of property currently zoned Open Rural (OR) (County), Commercial Highway Tourist (CHT) (County), Residential Mobile Home (RMH) (County) to Planned Unit Development (PUD) (City), The motion was SECONDED by Mr. Pappas

VOTE ON MOTION:

AYES: Davis, Pappas, Barnes, Blow, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Davis MOVED to RECOMMEND application 2024-0012 for all properties listed at Nix Boat Yard Road to amend the existing Planned Unit Development (PUD) (City Ordinance No. 2023-20) to incorporate the property into the Cat's Paw Marina Planned Unit Development (PUD) (City) to total approximately 19.9 acres. Ms. Tucker SECONDED the motion.

VOTE ON MOTION

AYES: Davis, Tucker, Barnes, Blow, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Davis MOVED for application 2024-0012 that all properties listed at Nix Boat Yard Road, to APPROVE construction within Conservation Overlay Zone 1, 2, and 3, all subject to a voluntary petition for annexation and pre-annexation agreement with the City. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION

AYES: Davis, Pappas, Blow, Tucker

NAYES: Barnes

MOTION CARRIED 4/1

Mr. Wester asked the Board to waive the second hearing.

Ms. Lopez advised that consensus was acceptable.

There was Consensus with the Board to waive a second hearing.

10. Other Business

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

Ms. Skinner made a brief presentation regarding adding the definition of Resiliency Facilities to the zoning code. She advised that the staff had looked at what areas and buildings would be appropriate for this type of use.

- Legislation was crafted to protect fossil fuels
- Needed to act quickly because after July 1, 2024, the city would be preempted from being able to take any action
- This was a Use by Exception, which would allow for rules and regulations
- There were no guidelines from the state regarding the size of tanks; however, above ground tanks were already

allowed in certain zoning sections as Use
by Exception

- This was related to public utilities only
- Zoning needed to be determined
- Government Use - GU, Industrial Warehouse - IW, CM-1 and CM-2

MOTION

Mr. Davis MOVED to make a recommendation to accept Resiliency Facilities as defined for the zoning categories of CM-1, CM-2 as an exception, GU, and IW. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION

AYES : Davis, Pappas, Barnes, Blow, Tucker

NAYES : NONE

MOTION CARRIED UNANIMOUSLY

11. Adjournment

Having no further business, Mr. Pappas adjourned the meeting at 6:24 P.M.⁵

Charles Pappas, Chairperson

⁵ Transcribed by Michele Fudo



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 6, 2024	5.a.	PZB2024-0054
Request	Address	Parcel ID
Variance	40 E Park Avenue	152450-0000

Site & Background Information

Applicant & Owner: William Dale Caswell & Olivia Ingram Caswell

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: 0.25

Neighborhood: Greater Fullerwood

Archaeological Zone: IIA

Request Summary

This application is composed of three (3) variance requests which are related to the applicant's proposal to construct a guesthouse at 40 E Park Avenue. The three requests are as follows:

1. To reduce the rear and side yard minimum setback requirements, this would allow for the construction of additional residential space and use in the form of a guesthouse,
2. To exceed the maximum square footage of five hundred (500) square feet for a guesthouse, this would allow for the proposed guesthouse to make use of the existing structural support of the concrete block garage, and
3. To exceed the maximum lot coverage limit of twenty-five (25) percent, which would allow for the extension of an existing breezeway.

This proposal is an attempt to make the property at 40 E Park Avenue more resilient in the face of extreme weather events such as flooding and hurricanes, to utilize the existing concrete block garage as opposed to increasing lot coverage and impervious surface and allowing for St. Augustine residents to age in place.

The proposed use for the new guesthouse, as stated by the applicant, is to both accommodate family members and have residential space above the Base Flood Elevation (BFE).

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 2.2.1 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 prioritize compact development.
	Objective 3.3 As part of the City's continued planning efforts the City shall encourage uses consistent with the community's authentic and distinctive character.	The proposed use of the property is consistent with the City's objective of encouraging uses consistent with the community's authentic and distinctive character.
	Objective 4.3 The City will assess its land development code to ensure that it recognizes the adverse impacts of sea level rise and as rainfall and storm patterns intensify.	The Board is tasked with completing an assessment of the City's land development code as it relates to this request and if the regulations recognize the impacts of extreme weather events.

	Policy 6.4.1 Promote a residential land use pattern that contributes to quality housing, livable neighborhoods and a variety of housing types and prices.	This request is consistent with the City’s policy to promote livable neighborhoods and a variety of housing types.
	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 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;	This request is consistent with the stated planning goals in that • Residents aid in preserving the small-town urban character, • It discourages urban sprawl, • Is an opportunity to diversify the form, type of housing, family sizes, ages, and lifestyles within a residential neighborhood • It aids in balancing livability and economic pressures and • Proactively recognizes increasing threats of sea level rise.

	• 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.	
Historic Preservation	N/A	
Conservation and Coastal Management	Policy 2.16.12.1 The anticipated impacts of storm surge and sea level rise shall be a consideration in the implementation and administration of the City's Comprehensive Plan, building and life-safety codes, capital improvement plans, emergency management plans, land development codes, water resource and stormwater management plans, any coastal management plans, and economic development programs.	This request is consistent with the City's policy to consider impacts of storm surge and sea level rise.
Recreation and Open Space	N/A	
Transportation and Mobility	N/A	
Housing	Objective 1.7 Provide adequate and affordable housing opportunities to accommodate households with special housing needs.	This request is consistent with the City's objective to provide adequate and affordable housing opportunities to accommodate a household with unique needs.
	Policy 1.7.4 The city shall continue to support organizations that assist elderly and handicapped citizens in finding safe, accessible and affordable housing. Such support may include technical assistance and the adoption of alternative code requirements.	This request is consistent with the City's policy to support alternative code requirements to allow for safe, accessible, and affordable housing.

	Policy 2.1.6 The city will consider fee waivers, density bonuses, density flexibility programs, accessory dwelling units and other affordable housing incentives or strategies to encourage a broad range of housing options and price points within the city limits.	This request is consistent with the City's policy to encourage a broad range of housing options and price points within the city limits.
	Policy 3.2.2 The city shall encourage neighborhood identity in an effort to preserve neighborhood character, address issues impacting neighborhoods, and encourage residents to live in their homes, continue the residential nature of the city, and contribute to the eclectic mix of St. Augustine.	This request is consistent with the City's policy to preserve neighborhood character, encourage residents to live in their homes, and continue the residential nature of the city.
	Objective 5.1.6 For housing areas that are prone to flooding due to rising sea levels and intense rainfall, the city will address the susceptibility and develop solutions that result in building back in a manner which reduces the vulnerability to flood hazards consistent with the city's post disaster redevelopment policies.	This request is consistent with the City's objective to build in a manner which reduces the vulnerability to flood hazards.
Infrastructure	N/A	

Applicable Sections from the City of St. Augustine's Code of Ordinances (Staff Analysis in BOLD text)

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

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

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The location of the existing one-story single-family home and garage, built in 1956 according to the St. Johns County Property Appraiser, proves to be a disadvantage unique to this property. The disadvantage of the existing conditions is that proposed additions will more than likely have difficulty meeting the regulations of the RS-1 zoning district.

Below is a summary of the applicant's responses justifying the need for the previously mentioned variance requests.

- Location of the guesthouse:
 - Constructing the addition over the existing garage structure will be more economical due to the concrete block walls and steel support column.
 - This will provide a finished floor level above the minimum base flood elevation to meet FEMA requirements consistent with both flood mitigation and City resiliency efforts.
 - This would provide the owner a home in the event of future hurricane damage.
 - This would allow the addition to stay within the established structure footprint and not increase lot coverage significantly. Placing the addition on the west side of the lot would block existing windows in bedroom and den in addition to increasing lot coverage.
- Unique disadvantage at 40 E Park Avenue:
 - The existing grade elevation and garage floor is lower than adjacent grade due to new construction and lot filling, this discourages the idea to convert the garage into habitable space.
- Additional considerations:
 - The owners are senior citizens that recently experienced a serious health affliction; this event initiated a want from additional family members to live closer and provide support. Due to the [lack of affordable housing](#) options currently available in the area, the owner is searching for options to provide housing to these family members.
 - Since purchasing the home in August of 2021, the owners have experienced King Tides and hurricanes, constructing new residential space that does not meet base flood elevation requirements would not be prudent in their opinion.
 - The proposed 2nd story addition will be consistent with the adjacent two-story homes in the neighborhood.
 - The proposed guesthouse will be used to house the owners' daughter, son-in-law, and granddaughter.
 - This neighborhood has senior citizens and young families, granting this request would be in perfect harmony with the spirit, intent and purpose of this section and the Fullerwood Neighborhood.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board can

- **APPROVE** a variance request to reduce the rear and side yard minimum setback requirements to allow for the construction of a guesthouse as shown on the submitted site plan,
- **APPROVE** a variance request to increase the maximum square footage of a guesthouse as shown above the existing garage, with the condition that the required building permit application to be made include structural engineering plans, and
- **APPROVE** a variance request to increase the lot coverage to allow for a breezeway extension as shown on the submitted site plan at 40 E Park Avenue / PID 152450-0000.

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. Construction Documents for proposed Garage Renovations

Staff Report prepared by:

Jacob Fredriksson, CNU-A
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

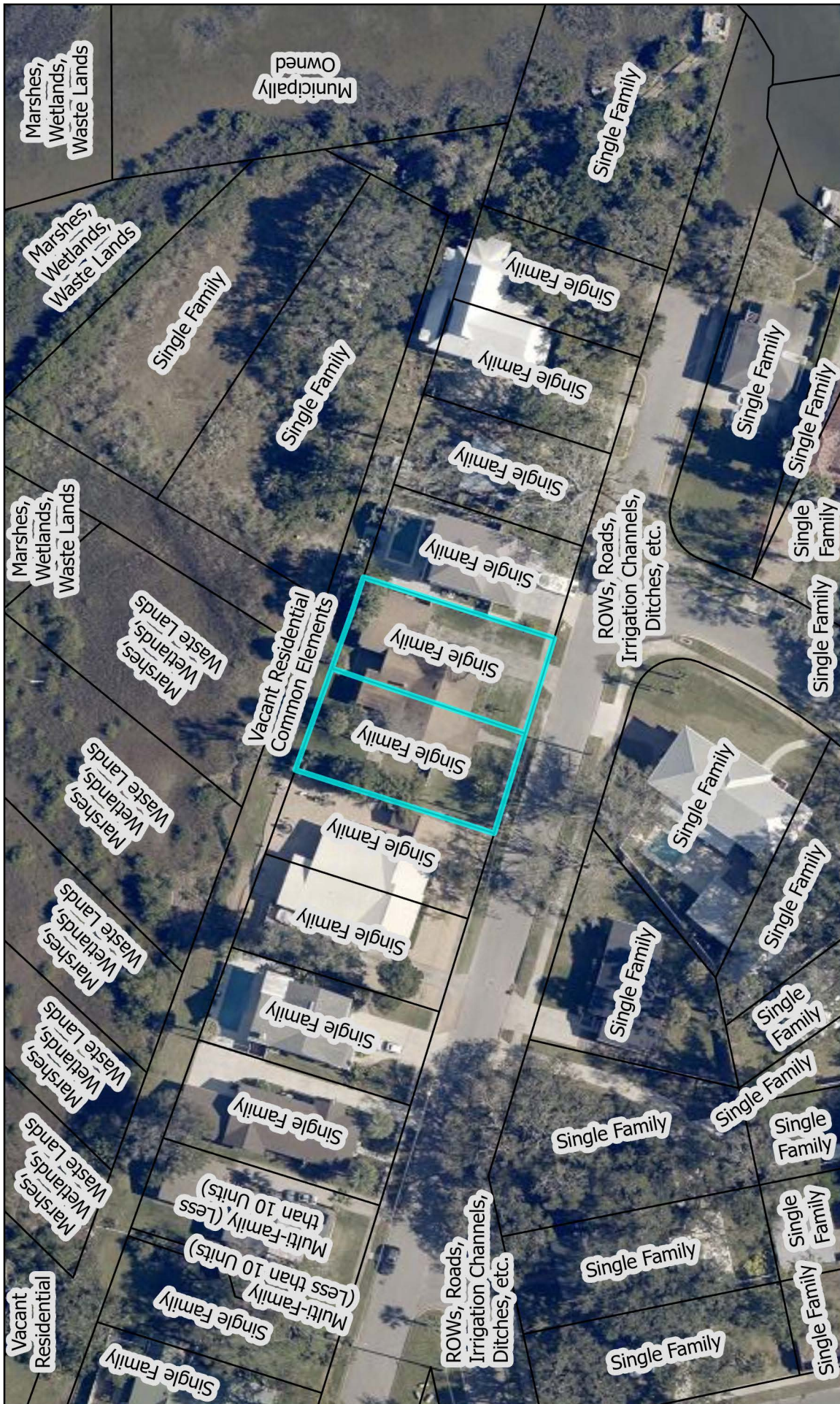
Page 24 of 394

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 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			

Attachment 3: Adjacent Uses Map





St. Johns County Property Appraiser

Use Classification Map



0.01 Miles

0 60 120 Feet

	2024	
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.	Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:
Aerial Site Photograph



Attachment 5:

Flood Map

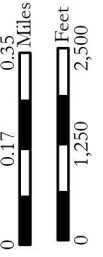


Legend

Flood Zones FEMA

AE

VE



FEMA Flood Zone Map

2024

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

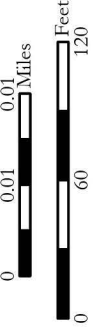
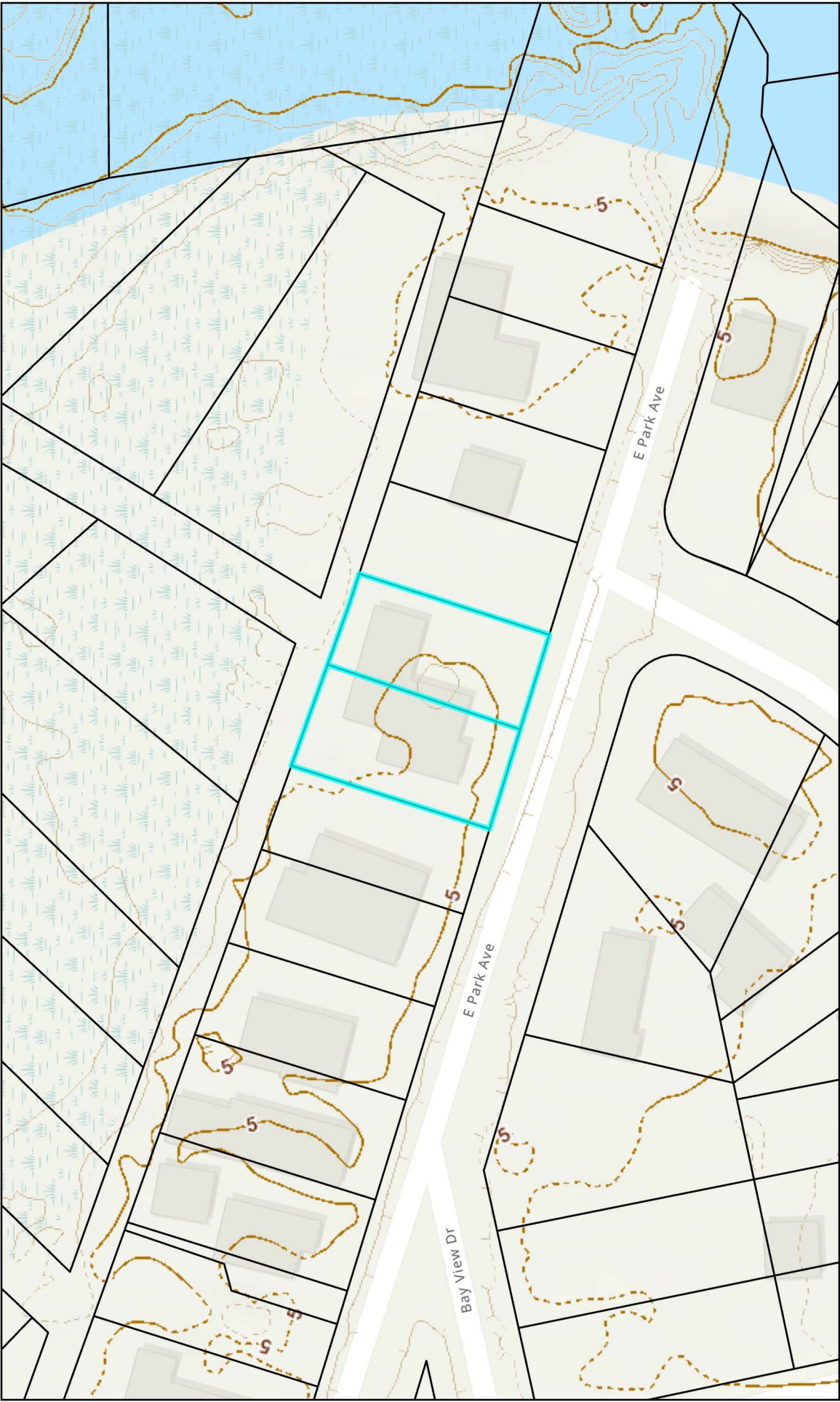
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 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



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: INGRAM & DALE CASWELL Contact Number: 904 903 0404
904 305 8682
 Business (if applicable): _____

Address: 40 E PARK AVE City: ST AUGUSTINE State: FL Zip: 32084

E-Mail Address: ingramcaswell@gmail.com

2. NAME OF PROPERTY OWNER: OLIVIA INGRAM CASWELL & WILLIAM DALE CASWELL Contact Number: 904 903 0404
904 305 8682
 Business (if applicable): _____

Address: 40 E. PARK AVE City: ST AUGUSTINE State: FL Zip: 32084

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: LOTS 214 & 215 Block: BLOCK 5

Subdivision: FULLERWOOD PARK Parcel Number: 152450 0000
PLAT BK 2 PAGE 18

4. PROJECT STREET ADDRESS: 40 E. PARK AVENUE

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: TO REDUCE PROPERTY LINE SETBACK REQUIREMENT. THE EXISTING GARAGE IS LOCATED 4.75' REAR & 5.1' FRONT OFF OF THE ADJACENT PROPERTY OWNER'S FENCE.

TO INCREASE THE 500SF REQUIREMENT TO 820SF. THE PROPOSED ADDITION IS SUPPORTED ON THE EXISTING CONCRETE BLOCK WALLS & STEEL COLUMN SUPPORT. TO INCREASE LOT COVERAGE FROM 24% TO 28%

8. JUSTIFICATION FOR ACTION REQUESTED: CONSTRUCTING THE ADDITION OVER THE EXISTING GARAGE STRUCTURE WILL BE MORE ECONOMICAL DUE TO CONCRETE BLOCK WALLS & STEEL SUPPORT COLUMN. THIS WILL PROVIDE A FINISH FLOOR LEVEL ABOVE THE MIN. BASE FLOOD ELEVATION TO MEET FEMA REQUIREMENT CONSISTANT W/FLOOD MITIGATION & CONSISTANT W/ THE ST. AUGUSTINE RESILIENCY EFFORTS. THIS WOULD PROVIDE A HOME FOR US IN THE EVENT OF FUTURE HURRICANE DAMAGE. THIS WOULD ALLOW ADDITION TO STAY IN THE SAME FOOTPRINT & NOT INCREASE LOT COVERAGE SIGNIFICANTLY. PLEASE SEE ATTACHED.

04/18/2019

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: THE EXISTING GRADE ELEVATION & GARAGE FLOOR IS LOWER THAN ADJACENT GRADE DUE TO NEW CONSTRUCTION & LOT FILLING. THIS WOULD MAKE UNSUITABLE (SEE ATTACHED) 9A
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: PLACING ADDITION ON THE WESTSIDE OF THE LOT WOULD ADD TO LOT COVERAGE, BLOCK EXISTING WINDOWS IN BEDROOM & DEN & WOULD NOT MEET MIN. FEMA BFE. WEST SIDE OF LOT WOULD NOT PROVIDE ENOUGH SQ FOOTAGE.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: SINCE PURCHASING THIS HOME AUGUST 2021 WE HAVE EXPERIENCED KING TIDES & HURRICANES. CONSTRUCTING AN ADDITION THAT DID NOT MEET BASE FLOOD ELEVATION REQUIREMENTS WOULD NOT BE PRUDENT.
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: THE PROPOSED 2ND STORY ADDITION WILL BE CONSISTANT W/ THE ADJACENT 2 STORY HOMES IN THE NEIGHBORHOOD. THIS ADDITION WILL BE USED TO HOUSE MY DAUGHTER, SON-IN-LAW & GRANDDAUGHTER. PLEASE SEE ATTACHED

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.

Oliver J. Caswell & William Dale Caswell 7/8/24
Signature of Applicant Date

Oliver J. Caswell & William Dale Caswell 7/8/24
Signature of Property Owner Date

ATTACHMENT CONTINUED FROM APPLICATION

8 WE ARE SENIOR CITIZENS LIVING IN THE PERFECT NEIGHBORHOOD AFTER LIVING IN PONTE VEDRA FOR 37 YEARS. WE HAVE 2 DAUGHTERS ONE IN HUDSON NEW YORK & ONE IN RICHMOND VIRGINIA. IN DECEMBER 2022 WE HAD COVID. MY WIFE COLLAPSED & I CALL 911. AN AMBULANCE TOOK HER TO THE ER FLAGLER HOSPITAL WHERE STAYED FOR 3 DAYS. THAT'S WHEN MY SON-IN-LAW TOLD MY DAUGHTER "WE SHOULD BE THERE TO ~~TAKE~~ TAKE CARE OF YOUR MOM & DAD".

IT IS OUR INTENT TO STAY IN THIS HOME TO AGE IN PLACE W/THE ASSISTANCE OF MY DAUGHTER & SON-IN-LAW. DUE TO LACK OF AFFORDABLE HOUSING WE DECIDED TO PROVIDE A PLACE FOR THEM IN OUR HOME. AS A YOUNG FAMILY W/A 2 YEAR OLD, THEY WILL NEED THEIR OWN PRIVACY. THE PROPOSED ADDITION OVER THE GARAGE WILL PROVIDE A GREAT PLACE FOR THEM.

MULTI GENERATIONAL LIVING IS BECOMING MORE & MORE POPULAR. SHARING EXPENSES, HOUSEHOLD MAINTENANCE & HELPING TAKE CARE OF OUR GRANDDAUGHTER SEEMS LIKE A GOOD PLAN FOR US AS WE ENTER AGING YEARS.

(CONTINUED)

ATTACHMENT CONTINUED FROM APPLICATION

8. (CONTINUED)

A FLOOR PLAN HAS BEEN DEVELOPED TO PROVIDE SUFFICIENT SQUARE FOOTAGE FOR A FAMILY OF 3. THIS WILL BE GREAT TO HAVE THEM WITHOUT FEELING LIKE WE'RE ON ~~NOT~~ TOP OF EACH OTHER.

MY DAUGHTER & GRANDDAUGHTER HAVE MADE FRIENDS FROM THEIR MANY VISITS. OUR NEIGHBORS ARE EXCITED TO HAVE THEM JOIN OUR WONDERFUL NEIGHBORHOOD.

9a (CONTINUED)

CONVERTING THE EXISTING GARAGE INTO LIVING SPACE UNSUITABLE DUE TO THESE PHYSICAL CONDITIONS. THE NEIGHBORS ADJACENT TO THE PROPOSED ADDITION PLACED A PRIVACY FENCE ON THEIR PROPERTY 4.75' OFF THE REAR OF THE GARAGE & 5.1' OFF THE FRONT OF THE GARAGE.

Ad (CONTINUED)

THIS NEIGHBORHOOD HAS SENIOR CITIZENS & YOUNG FAMILIES. GRANTING THIS VARIANCE WOULD BE IN PERFECT HARMONY W/ THE SPIRIT, INTENT & PURPOSE OF THIS SECTION & W/ THE FULLERWOOD NEIGHBORHOOD.



N/A

Owner's Authorization For Agent

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

BY: _____

Signature of Owner

Print Name of Owner

Telephone Number

State of _____

County of _____

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

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 40 E. PARK AVE

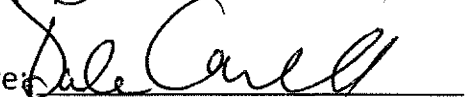
Applicant's Name: DALE CASWELL

Applicant's Signature:



Owner's Name: DALE CASWELL

Owner's Signature:





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

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

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

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

DALE CASWELL

Print name of applicant

Dale Caswell

Signature of applicant

7/8/24

Date

Attachment 8:
St. Johns County Property Appraiser

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	1524500000
Location Address	40 E PARK AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Fullerwood Park (702)
Tax Description*	2-18 FULLERWOOD PARK SUB LOTS 214 & 215 BLK 5 OR5339/940 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Fuller Wood Park Addition to St. Augusti
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.250
Homestead	Y

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



Owner Information

Owner Name	Caswell Olivia Ingram,William D 100% Caswell William D 100%
Mailing Address	40 E PARK AVE SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2024
Building Value	\$281,498
Extra Features Value	\$0
Total Land Value	\$325,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$606,498
Total Deferred	\$350,003
Assessed Value	\$256,495
Total Exemptions	\$50,000
Taxable Value	\$206,495

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

Historical Assessment Information

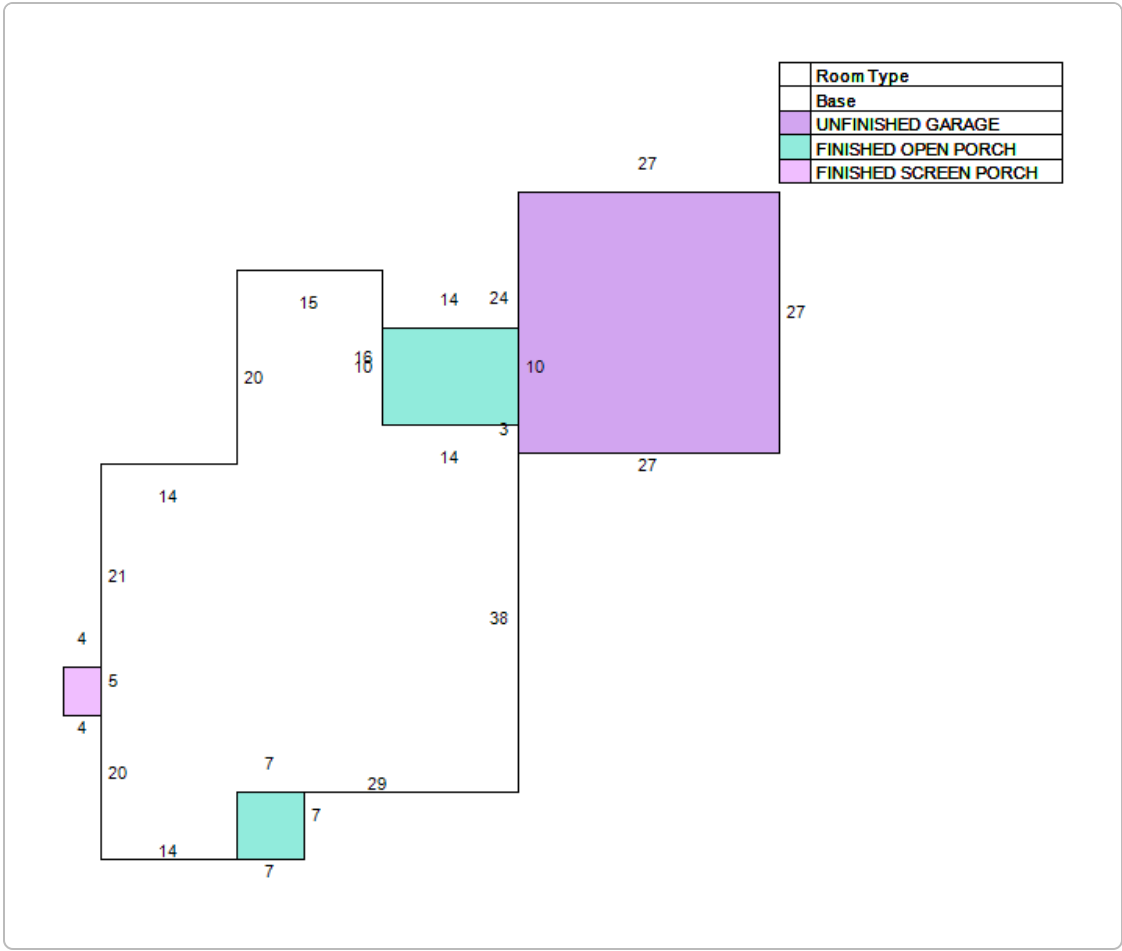
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$278,065	\$0	\$330,125	\$0	\$0	\$608,190	\$249,024	\$409,166	\$199,024
2022	\$315,837	\$536	\$276,640	\$0	\$0	\$593,013	\$241,771	\$401,242	\$191,771
2021	\$119,447	\$536	\$180,000	\$0	\$0	\$299,983	\$264,705	\$90,278	\$209,705
2020	\$142,140	\$536	\$180,000	\$0	\$0	\$322,676	\$322,676	\$0	\$322,676
2019	\$132,019	\$536	\$270,000	\$0	\$0	\$402,555	\$345,064	\$157,491	\$245,064
2018	\$134,050	\$536	\$267,750	\$0	\$0	\$402,336	\$338,630	\$163,706	\$238,630
2017	\$62,722	\$909	\$267,750	\$0	\$0	\$331,381	\$278,880	\$152,501	\$178,880
2016	\$132,637	\$1,650	\$267,750	\$0	\$0	\$402,037	\$327,101	\$174,936	\$227,101
2015	\$114,196	\$1,712	\$222,750	\$0	\$0	\$338,658	\$324,827	\$113,831	\$224,827
2014	\$108,992	\$1,775	\$222,750	\$0	\$0	\$333,517	\$322,249	\$111,268	\$222,249
2013	\$92,900	\$1,837	\$222,750	\$0	\$0	\$317,487	\$317,487	\$100,000	\$217,487

Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$281,498	Roof Structure	Gable Hip
Year Built	1956	Interior Flooring	Ceramic Tile, Wood Laminate
Actual Area	2854	Interior Wall	Drywall
Conditioned Area	1916	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Concrete Block	Baths	2

Description	Square Footage
BASE AREA	1916
FINISHED SCREEN PORCH	20
FINISHED OPEN PORCH	140
UNFINISHED GARAGE	729
FINISHED OPEN PORCH	49
Total SqFt	2854

Sketch Information



Land Information

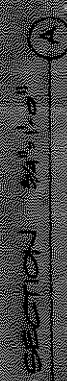
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	110	100	FF	\$325,000

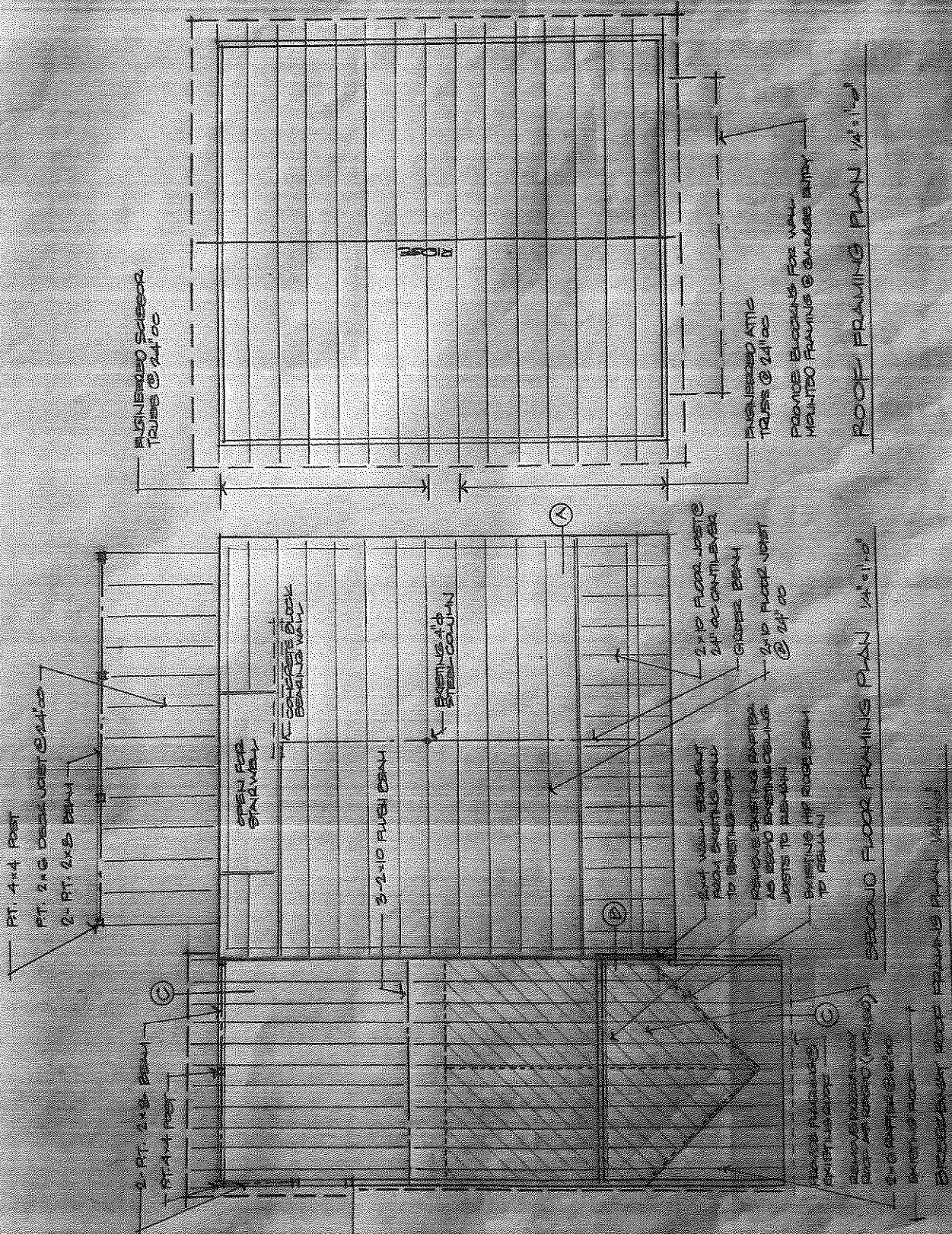
Sale Information

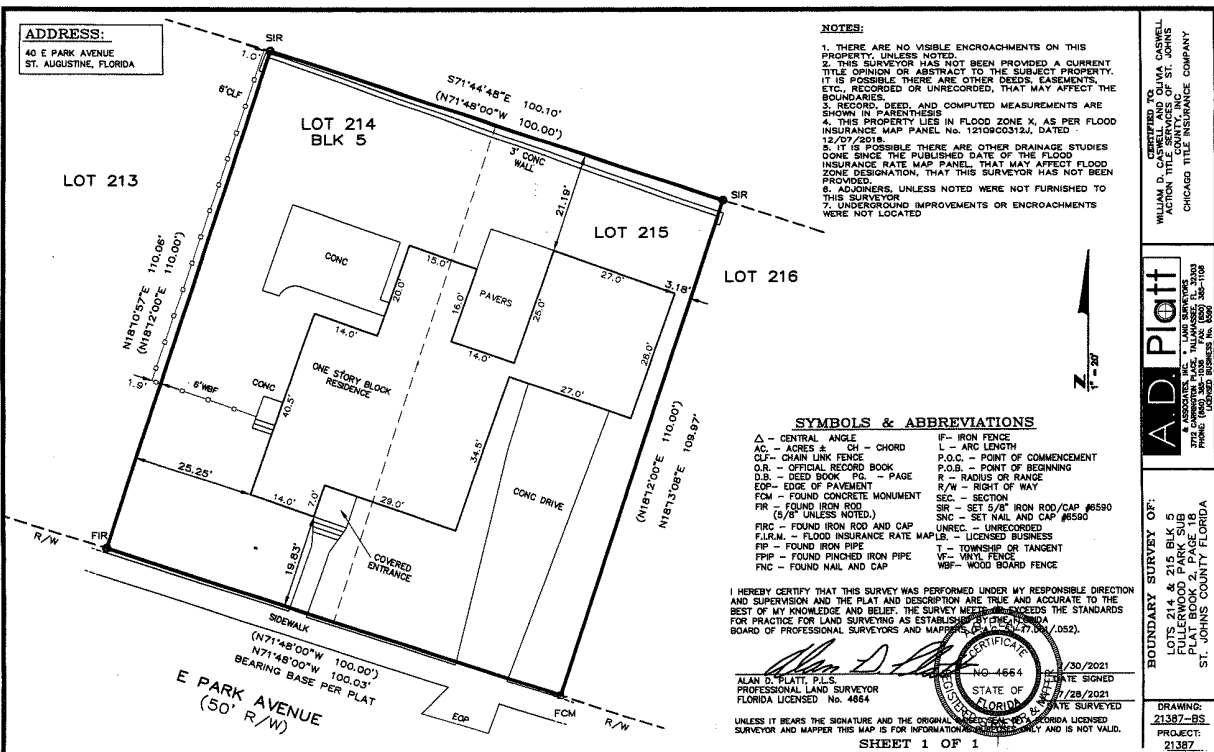
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/10/2021	8/9/2021	\$650,000.00	WARRANTY DEED	5339	940	Q	I	BALLMAN FAMILY REVOCABLE LIVING TRUST AGREEMENT D:07/26/18	CASWELL OLIVIA INGRAM,WILLIAM D
6/5/2020	6/5/2020	\$325,000.00	WARRANTY DEED	4958	497	Q	I	BENNETT DIANA S ET AL	BALLMAN FAMILY REVOCABLE LIVING TRUST AGREEMENT D:07/26/18
7/3/2019	4/7/2019	\$0.00	ORDER DET HX REAL P	4753	1310	U	I	RUSSELL SUSAN L ESTATE	BENNETT DIANA S ET AL
5/15/2019	4/7/2019	\$0.00	LETTERS OF ADMN	4724	1378	U	I	RUSSELL SUSAN LAURIE (DECD)	RUSSELL SUSAN L ESTATE
8/5/2011	7/20/2011	\$0.00	TRUSTEES DEED	3461	1088	U	I	STAGGS WILLIAM R & RUSSELL SUSAN L/IND & AS TRUSTE	STAGGS WILLIAM R & RUSSELL SUSAN L
	9/10/1993	\$0.00	CORRECTIVE DEED	1032	1556	U	I	STAGGS WILLIAM R TRUSTEE	STAGGS WILLIAM R ***
	9/10/1993	\$214.00	WARRANTY DEED	1012	1324	U	I	STAGGS WILLIAM R,GRACE K	STAGGS WILLIAM R TRUSTEE

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

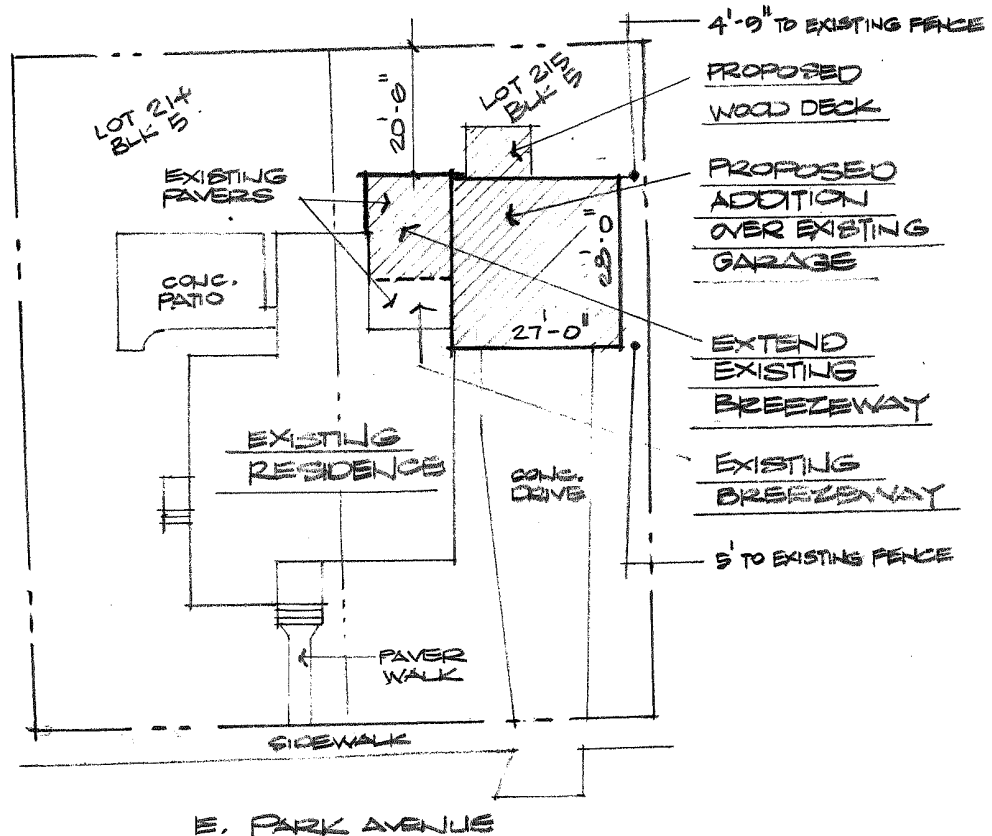
Attachment 9:
Construction Documents for
proposed Garage Renovations





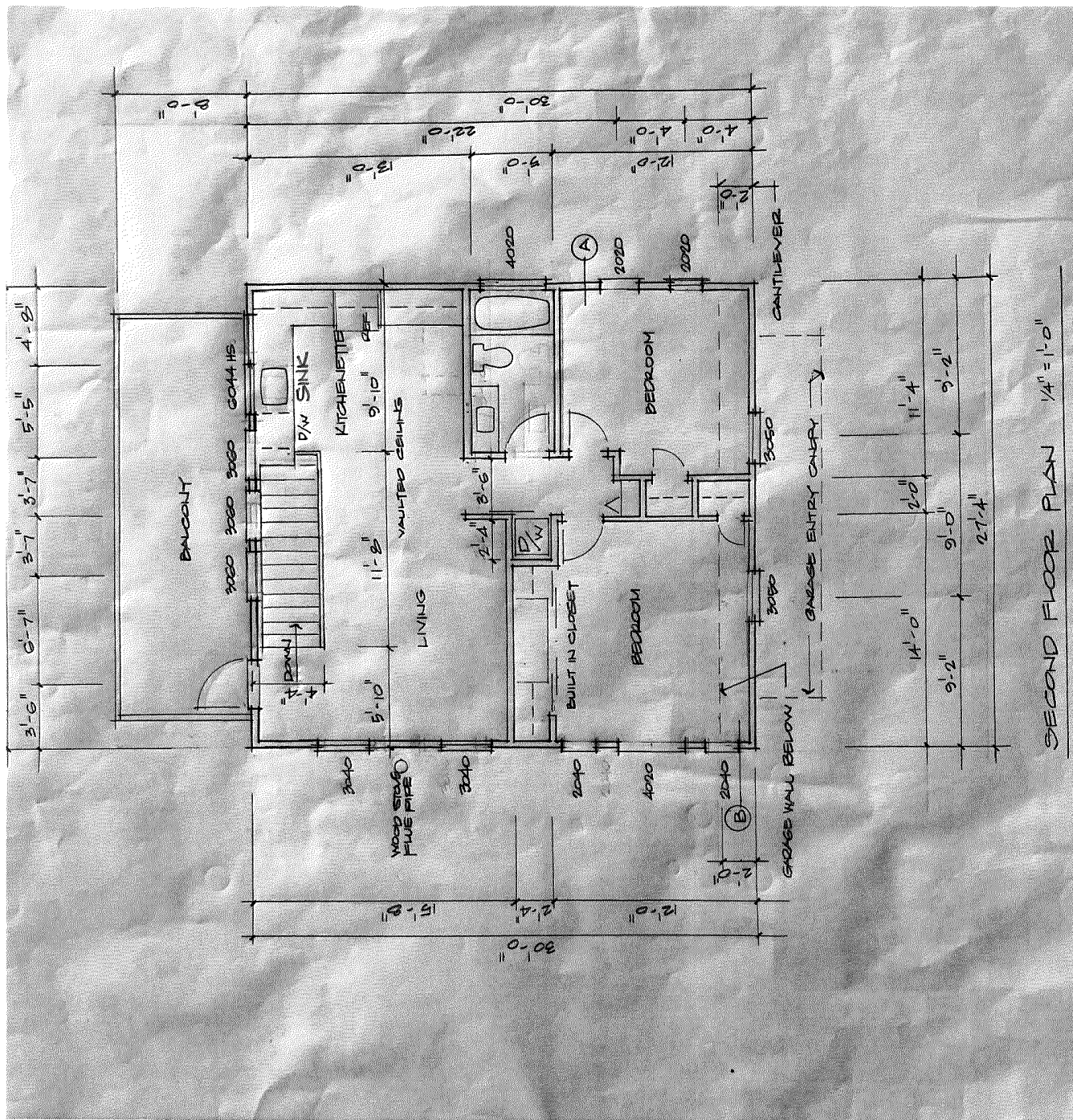


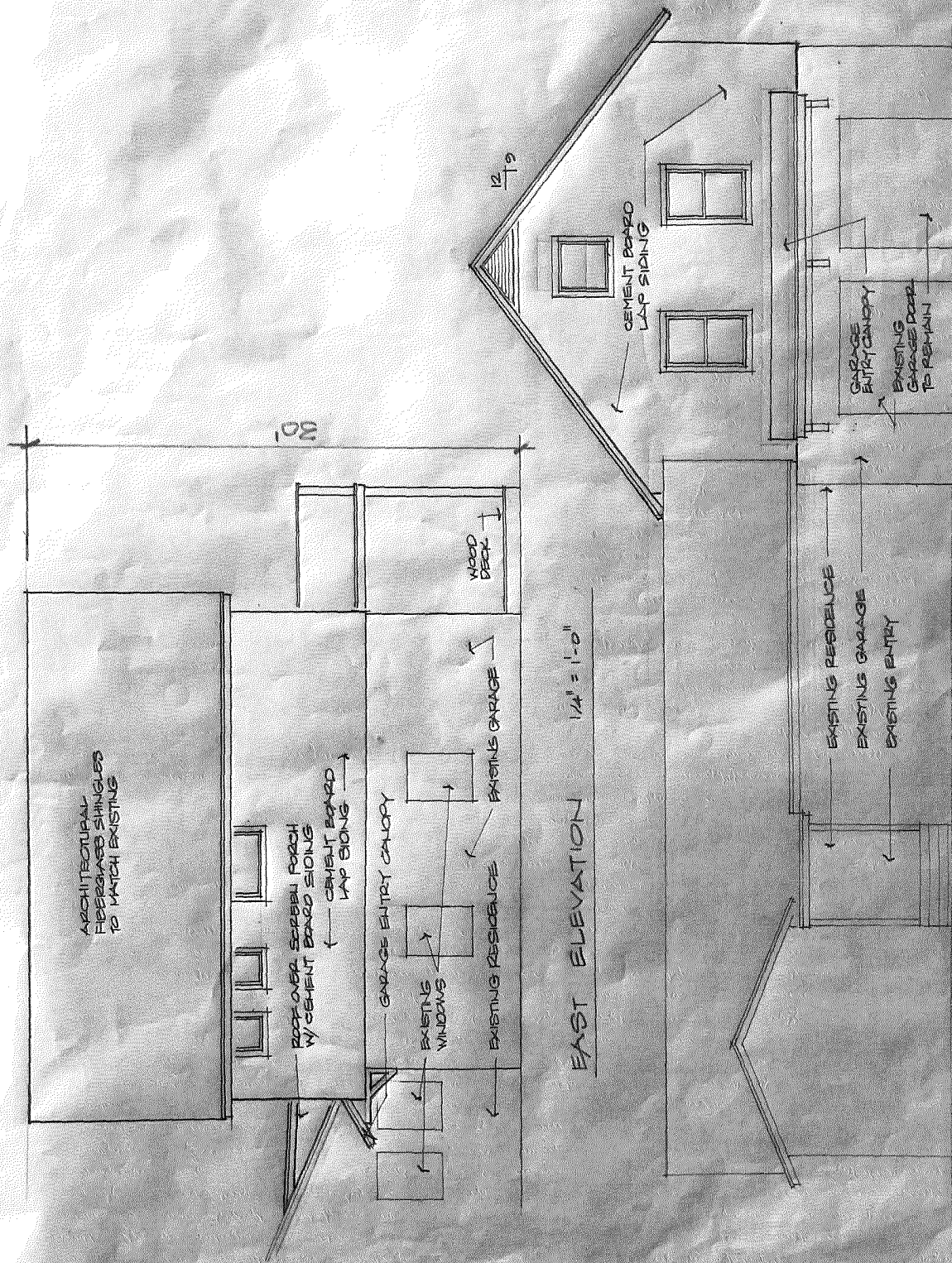
LOT 11,000 SF
EXIST. LOT COVERAGE 2648 SF ~ 24%
PROPOSED LOT COVERAGE 3044 SF ~ 28%



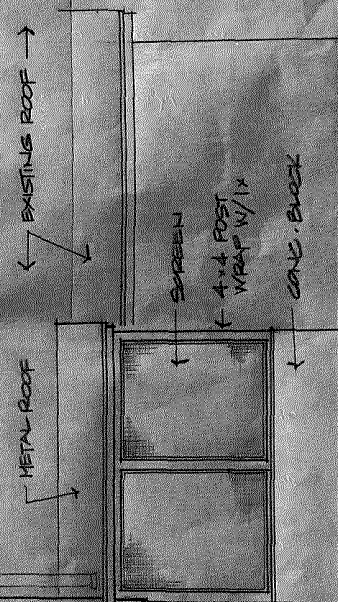
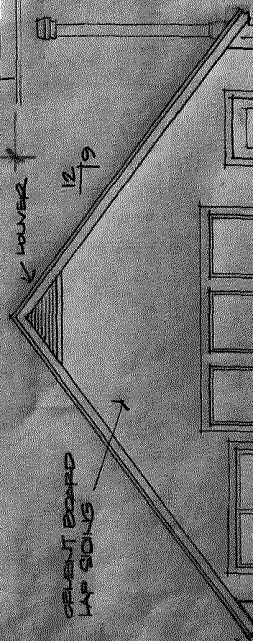
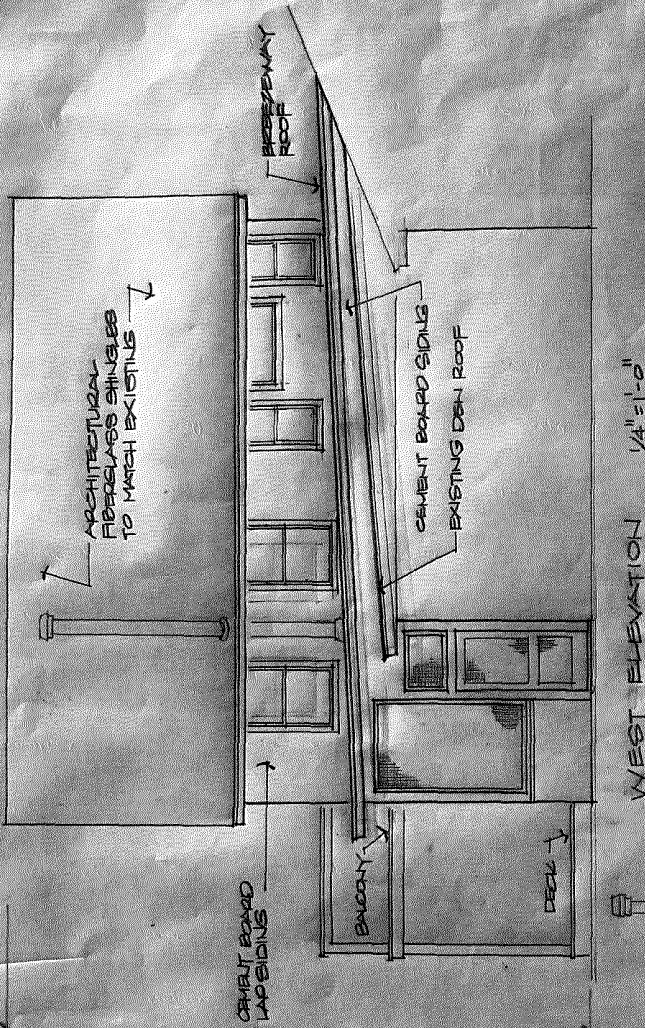
SITE PLAN 1" = 20' NORTH

CASWELL ADDITION
40 E. PARK AVE • ST AUGUSTINE





SOUTH ELEVATION 1/4" = 1'-0"



July 15, 2024

Dear Fullerwood Neighbors,

We are Ingram and Dale Caswell, living at 40 E Park Avenue. We purchased our home in August 2021 and moved in January 2022. We lived in Ponte Vedra 37 years and looked at many neighborhoods in St Augustine before selecting this home. We truly enjoy our home in Fullerwood and wish to live here for the rest of our days. We have 2 daughters one living in Richmond VA and one in Hudson NY.

In December 2022 we experienced COVID. Ingram collapsed and spent 3 days in the hospital. It was then that our son in law told our daughter "we will be the ones to take care of your parents."

We would like to create a space at our home for our daughter, son in law and granddaughter. A plan was developed to place living space over our garage. To do so we will need a variance to reduce the side setback, increase the livable square footage from 500 to 820 and to increase the lot coverage from the existing 24% to proposed 28%. We feel granting this variance will not be contrary to the public interest; will not adversely affect other properties in the vicinity; and will be in harmony with the spirit, intent and purpose as it concerns the Planning and Zoning Board. We understand the concerns of our community regarding short term rentals in Fullerwood. This space will be used to house our daughter's family moving from Richmond.

Housing cost in St Augustine are 26% higher than the national average and utility cost are 5% higher than the national average. Our daughter is a Hospice Chaplain and our son in law is self employed and feel it will be difficult finding affordable housing. We would also be available to help take care of our 2 year old granddaughter.

According to research, in the 50 years from 1971 to 2021 the number of people living in multigenerational family households has quadrupled to nearly 60 million accounting for 18% of the population. It is our desire to age in place, we do not see ourselves leaving this neighborhood.

Since purchasing our home we have experienced King Tides and hurricanes and this home did sustain damage from hurricane Matthew. Constructing this living space over the garage would provide a place for us to live in the event of future hurricane damage. Living in a Flood Zone places structures at risk and mitigation efforts can be very expensive. This construction will provide a finish floor above the minimum base flood elevation, according to FEMA (FIRM) Flood Insurance Rate Maps. Effective flood mitigation is consistent with the City of St Augustine Flood Resiliency Plan.

We are on the agenda for the Planning and Zoning Board Hearing August 6, 2024 at 1:00 PM. Your support for granting this variance would be greatly appreciated.

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

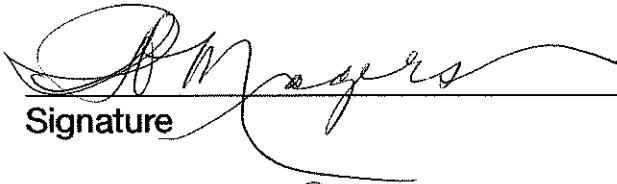
40 E Park Avenue

(904) 903-0404

(904) 305-8682

PAMELA B. MAGERS

Print Name



Signature

34. E. PARK AVE,

Address

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

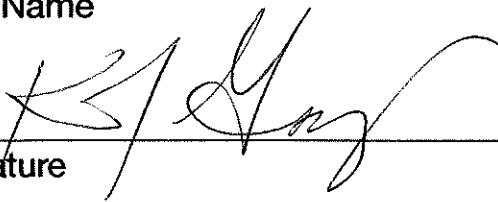
40 E Park Avenue

(904) 903-0404

(904) 305-8682

Karen Godfrey

Print Name



Signature

66 Fullerwood Dr St Augustine FL

Address

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,
Ingram & Dale Caswell
40 E Park Avenue
(904) 903-0404
(904) 305-8682

Tyler Watson

Print Name



Signature

441 E Park Ave

Address

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

Glen Power

Print Name

Glen

Signature

68 Fullerwood Dr

Address

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

Viktoriya Cully
Print Name


Signature

65 Fullerwood Dr.
Address St. Augustine FL 32084

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

Sofia Ivamy
Print Name

S. Ivamy
Signature

65 Fullerwood DR
Address

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

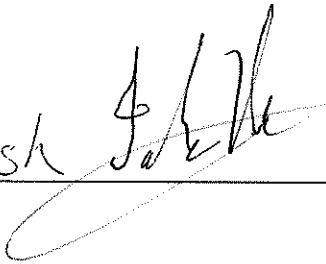
Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

John T. Welsh 

Print Name

Signature

226 Ramey Ave, St. Augustine 32084

Address

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

Sally L Broadhurst

Print Name

S Broadhurst

Signature

226 Rainey Ave, St. Augustine 32084

Address

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

Doug Hernandez

Print Name

Doug Hernandez

Signature

79 Fullerwood Dr. St. Augustine, FL 32084

Address

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

Gerald R. Leach

Print Name

Gerald Leach

Signature

3 Atlantic Ave, St. Aug, Fl. 32084

Address

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

Marilyn Garrett

Print Name

Marilyn Garrett

Signature

8 E. Park Ave.

Address

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

Maribel Sorensen

Print Name

Maribel Sorensen

Signature

28 E. Park Ave.

Address

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

Billy Tray Watson
Print Name


Signature

71 Fullerwood Dr.
Address

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

BETH A MOTZEL

Print Name

Beth A. Motzel

Signature

38 E PARK AVE, ST AUG 32084

Address

July 15, 2024

Dear Fullerwood Neighbors,

We are Ingram and Dale Caswell, living at 40 E Park Avenue. We purchased our home in August 2021 and moved in January 2022. We lived in Ponte Vedra 37 years and looked at many neighborhoods in St Augustine before selecting this home. We truly enjoy our home in Fullerwood and wish to live here for the rest of our days. We have 2 daughters one living in Richmond VA and one in Hudson NY.

In December 2022 we experienced COVID. Ingram collapsed and spent 3 days in the hospital. It was then that our son in law told our daughter "we will be the ones to take care of your parents."

We would like to create a space at our home for our daughter, son in law and granddaughter. A plan was developed to place living space over our garage. To do so we will need a variance to reduce the side setback, increase the livable square footage from 500 to 820 and to increase the lot coverage from the existing 24% to proposed 28%. We feel granting this variance will not be contrary to the public interest; will not adversely affect other properties in the vicinity; and will be in harmony with the spirit, intent and purpose as it concerns the Planning and Zoning Board. We understand the concerns of our community regarding short term rentals in Fullerwood. This space will be used to house our daughter's family moving from Richmond.

Housing cost in St Augustine are 26% higher than the national average and utility cost are 5% higher than the national average. Our daughter is a Hospice Chaplain and our son in law is self employed and feel it will be difficult finding affordable housing. We would also be available to help take care of our 2 year old granddaughter.

According to research, in the 50 years from 1971 to 2021 the number of people living in multigenerational family households has quadrupled to nearly 60 million accounting for 18% of the population. It is our desire to age in place, we do not see ourselves leaving this neighborhood.

Since purchasing our home we have experienced King Tides and hurricanes and this home did sustain damage from hurricane Matthew. Constructing this living space over the garage would provide a place for us to live in the event of future hurricane damage. Living in a Flood Zone places structures at risk and mitigation efforts can be very expensive. This construction will provide a finish floor above the minimum base flood elevation, according to FEMA (FIRM) Flood Insurance Rate Maps. Effective flood mitigation is consistent with the City of St Augustine Flood Resiliency Plan.

We are on the agenda for the Planning and Zoning Board Hearing August 6, 2024 at 1:00 PM. Your support for granting this variance would be greatly appreciated.

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

Billy Troy Watson
Print Name


Signature

74 Fullerwood Dr.
Address

July 15, 2024

Dear Fullerwood Neighbors,

We are Ingram and Dale Caswell, living at 40 E Park Avenue. We purchased our home in August 2021 and moved in January 2022. We lived in Ponte Vedra 37 years and looked at many neighborhoods in St Augustine before selecting this home. We truly enjoy our home in Fullerwood and wish to live here for the rest of our days. We have 2 daughters one living in Richmond VA and one in Hudson NY.

In December 2022 we experienced COVID. Ingram collapsed and spent 3 days in the hospital. It was then that our son in law told our daughter "we will be the ones to take care of your parents."

We would like to create a space at our home for our daughter, son in law and granddaughter. A plan was developed to place living space over our garage. To do so we will need a variance to reduce the side setback, increase the livable square footage from 500 to 820 and to increase the lot coverage from the existing 24% to proposed 28%. We feel granting this variance will not be contrary to the public interest; will not adversely affect other properties in the vicinity; and will be in harmony with the spirit, intent and purpose as it concerns the Planning and Zoning Board. We understand the concerns of our community regarding short term rentals in Fullerwood. This space will be used to house our daughter's family moving from Richmond.

Housing cost in St Augustine are 26% higher than the national average and utility cost are 5% higher than the national average. Our daughter is a Hospice Chaplain and our son in law is self employed and feel it will be difficult finding affordable housing. We would also be available to help take care of our 2 year old granddaughter.

According to research, in the 50 years from 1971 to 2021 the number of people living in multigenerational family households has quadrupled to nearly 60 million accounting for 18% of the population. It is our desire to age in place, we do not see ourselves leaving this neighborhood.

Since purchasing our home we have experienced King Tides and hurricanes and this home did sustain damage from hurricane Matthew. Constructing this living space over the garage would provide a place for us to live in the event of future hurricane damage. Living in a Flood Zone places structures at risk and mitigation efforts can be very expensive. This construction will provide a finish floor above the minimum base flood elevation, according to FEMA (FIRM) Flood Insurance Rate Maps. Effective flood mitigation is consistent with the City of St Augustine Flood Resiliency Plan.

We are on the agenda for the Planning and Zoning Board Hearing August 6, 2024 at 1:00 PM. Your support for granting this variance would be greatly appreciated.

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

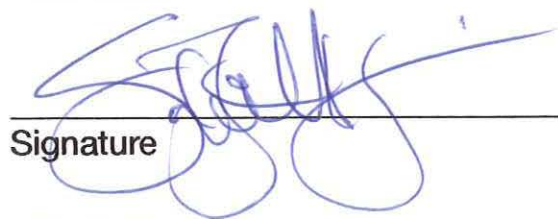
40 E Park Avenue

(904) 903-0404

(904) 305-8682

J. Brett Caswell

Print Name



Signature

30 PARK AVE.

Address

July 15, 2024

Dear Fullerwood Neighbors,

We are Ingram and Dale Caswell, living at 40 E Park Avenue. We purchased our home in August 2021 and moved in January 2022. We lived in Ponte Vedra 37 years and looked at many neighborhoods in St Augustine before selecting this home. We truly enjoy our home in Fullerwood and wish to live here for the rest of our days. We have 2 daughters one living in Richmond VA and one in Hudson NY.

In December 2022 we experienced COVID. Ingram collapsed and spent 3 days in the hospital. It was then that our son in law told our daughter "we will be the ones to take care of your parents."

We would like to create a space at our home for our daughter, son in law and granddaughter. A plan was developed to place living space over our garage. To do so we will need a variance to reduce the side setback, increase the livable square footage from 500 to 820 and to increase the lot coverage from the existing 24% to proposed 28%. We feel granting this variance will not be contrary to the public interest; will not adversely affect other properties in the vicinity; and will be in harmony with the spirit, intent and purpose as it concerns the Planning and Zoning Board. We understand the concerns of our community regarding short term rentals in Fullerwood. This space will be used to house our daughter's family moving from Richmond.

Housing cost in St Augustine are 26% higher than the national average and utility cost are 5% higher than the national average. Our daughter is a Hospice Chaplain and our son in law is self employed and feel it will be difficult finding affordable housing. We would also be available to help take care of our 2 year old granddaughter.

According to research, in the 50 years from 1971 to 2021 the number of people living in multigenerational family households has quadrupled to nearly 60 million accounting for 18% of the population. It is our desire to age in place, we do not see ourselves leaving this neighborhood.

Since purchasing our home we have experienced King Tides and hurricanes and this home did sustain damage from hurricane Matthew. Constructing this living space over the garage would provide a place for us to live in the event of future hurricane damage. Living in a Flood Zone places structures at risk and mitigation efforts can be very expensive. This construction will provide a finish floor above the minimum base flood elevation, according to FEMA (FIRM) Flood Insurance Rate Maps. Effective flood mitigation is consistent with the City of St Augustine Flood Resiliency Plan.

We are on the agenda for the Planning and Zoning Board Hearing August 6, 2024 at 1:00 PM. Your support for granting this variance would be greatly appreciated.

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

William G. Gentry Jr.
Print Name

[Signature]
Signature

16 East Park Ave. St. Aug, Fla.
Address

July 15, 2024

Dear Fullerwood Neighbors,

We are Ingram and Dale Caswell, living at 40 E Park Avenue. We purchased our home in August 2021 and moved in January 2022. We lived in Ponte Vedra 37 years and looked at many neighborhoods in St Augustine before selecting this home. We truly enjoy our home in Fullerwood and wish to live here for the rest of our days. We have 2 daughters one living in Richmond VA and one in Hudson NY.

In December 2022 we experienced COVID. Ingram collapsed and spent 3 days in the hospital. It was then that our son in law told our daughter "we will be the ones to take care of your parents."

We would like to create a space at our home for our daughter, son in law and granddaughter. A plan was developed to place living space over our garage. To do so we will need a variance to reduce the side setback, increase the livable square footage from 500 to 820 and to increase the lot coverage from the existing 24% to proposed 28%. We feel granting this variance will not be contrary to the public interest; will not adversely affect other properties in the vicinity; and will be in harmony with the spirit, intent and purpose as it concerns the Planning and Zoning Board. We understand the concerns of our community regarding short term rentals in Fullerwood. This space will be used to house our daughter's family moving from Richmond.

Housing cost in St Augustine are 26% higher than the national average and utility cost are 5% higher than the national average. Our daughter is a Hospice Chaplain and our son in law is self employed and feel it will be difficult finding affordable housing. We would also be available to help take care of our 2 year old granddaughter.

According to research, in the 50 years from 1971 to 2021 the number of people living in multigenerational family households has quadrupled to nearly 60 million accounting for 18% of the population. It is our desire to age in place, we do not see ourselves leaving this neighborhood.

Since purchasing our home we have experienced King Tides and hurricanes and this home did sustain damage from hurricane Matthew. Constructing this living space over the garage would provide a place for us to live in the event of future hurricane damage. Living in a Flood Zone places structures at risk and mitigation efforts can be very expensive. This construction will provide a finish floor above the minimum base flood elevation, according to FEMA (FIRM) Flood Insurance Rate Maps. Effective flood mitigation is consistent with the City of St Augustine Flood Resiliency Plan.

We are on the agenda for the Planning and Zoning Board Hearing August 6, 2024 at 1:00 PM. Your support for granting this variance would be greatly appreciated.

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

Heather P. Smith
Print Name

[Signature]
Signature

6 E. Park Avenue
Address St. Augustine, FL 32084

July 15, 2024

Dear Fullerwood Neighbors,

We are Ingram and Dale Caswell, living at 40 E Park Avenue. We purchased our home in August 2021 and moved in January 2022. We lived in Ponte Vedra 37 years and looked at many neighborhoods in St Augustine before selecting this home. We truly enjoy our home in Fullerwood and wish to live here for the rest of our days. We have 2 daughters one living in Richmond VA and one in Hudson NY.

In December 2022 we experienced COVID. Ingram collapsed and spent 3 days in the hospital. It was then that our son in law told our daughter "we will be the ones to take care of your parents."

We would like to create a space at our home for our daughter, son in law and granddaughter. A plan was developed to place living space over our garage. To do so we will need a variance to reduce the side setback, increase the livable square footage from 500 to 820 and to increase the lot coverage from the existing 24% to proposed 28%. We feel granting this variance will not be contrary to the public interest; will not adversely affect other properties in the vicinity; and will be in harmony with the spirit, intent and purpose as it concerns the Planning and Zoning Board. We understand the concerns of our community regarding short term rentals in Fullerwood. This space will be used to house our daughter's family moving from Richmond.

Housing cost in St Augustine are 26% higher than the national average and utility cost are 5% higher than the national average. Our daughter is a Hospice Chaplain and our son in law is self employed and feel it will be difficult finding affordable housing. We would also be available to help take care of our 2 year old granddaughter.

According to research, in the 50 years from 1971 to 2021 the number of people living in multigenerational family households has quadrupled to nearly 60 million accounting for 18% of the population. It is our desire to age in place, we do not see ourselves leaving this neighborhood.

Since purchasing our home we have experienced King Tides and hurricanes and this home did sustain damage from hurricane Matthew. Constructing this living space over the garage would provide a place for us to live in the event of future hurricane damage. Living in a Flood Zone places structures at risk and mitigation efforts can be very expensive. This construction will provide a finish floor above the minimum base flood elevation, according to FEMA (FIRM) Flood Insurance Rate Maps. Effective flood mitigation is consistent with the City of St Augustine Flood Resiliency Plan.

We are on the agenda for the Planning and Zoning Board Hearing August 6, 2024 at 1:00 PM. Your support for granting this variance would be greatly appreciated.

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

Randal & Ann Rowe

Print Name

1020m Ave Green Rock

Signature

50 E Park Ave

Address

July 15, 2024

Dear Fullerwood Neighbors,

We are Ingram and Dale Caswell, living at 40 E Park Avenue. We purchased our home in August 2021 and moved in January 2022. We lived in Ponte Vedra 37 years and looked at many neighborhoods in St Augustine before selecting this home. We truly enjoy our home in Fullerwood and wish to live here for the rest of our days. We have 2 daughters one living in Richmond VA and one in Hudson NY.

In December 2022 we experienced COVID. Ingram collapsed and spent 3 days in the hospital. It was then that our son in law told our daughter "we will be the ones to take care of your parents."

We would like to create a space at our home for our daughter, son in law and granddaughter. A plan was developed to place living space over our garage. To do so we will need a variance to reduce the side setback, increase the livable square footage from 500 to 820 and to increase the lot coverage from the existing 24% to proposed 28%. We feel granting this variance will not be contrary to the public interest; will not adversely affect other properties in the vicinity; and will be in harmony with the spirit, intent and purpose as it concerns the Planning and Zoning Board. We understand the concerns of our community regarding short term rentals in Fullerwood. This space will be used to house our daughter's family moving from Richmond.

Housing cost in St Augustine are 26% higher than the national average and utility cost are 5% higher than the national average. Our daughter is a Hospice Chaplain and our son in law is self employed and feel it will be difficult finding affordable housing. We would also be available to help take care of our 2 year old granddaughter.

According to research, in the 50 years from 1971 to 2021 the number of people living in multigenerational family households has quadrupled to nearly 60 million accounting for 18% of the population. It is our desire to age in place, we do not see ourselves leaving this neighborhood.

Since purchasing our home we have experienced King Tides and hurricanes and this home did sustain damage from hurricane Matthew. Constructing this living space over the garage would provide a place for us to live in the event of future hurricane damage. Living in a Flood Zone places structures at risk and mitigation efforts can be very expensive. This construction will provide a finish floor above the minimum base flood elevation, according to FEMA (FIRM) Flood Insurance Rate Maps. Effective flood mitigation is consistent with the City of St Augustine Flood Resiliency Plan.

We are on the agenda for the Planning and Zoning Board Hearing August 6, 2024 at 1:00 PM. Your support for granting this variance would be greatly appreciated.

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

Joseph Mark

Print Name

Joseph Mark

Signature

53 E. Park Ave, St. Augustine, FL 32084

Address

July 15, 2024

Dear Fullerwood Neighbors,

We are Ingram and Dale Caswell, living at 40 E Park Avenue. We purchased our home in August 2021 and moved in January 2022. We lived in Ponte Vedra 37 years and looked at many neighborhoods in St Augustine before selecting this home. We truly enjoy our home in Fullerwood and wish to live here for the rest of our days. We have 2 daughters one living in Richmond VA and one in Hudson NY.

In December 2022 we experienced COVID. Ingram collapsed and spent 3 days in the hospital. It was then that our son in law told our daughter "we will be the ones to take care of your parents."

We would like to create a space at our home for our daughter, son in law and granddaughter. A plan was developed to place living space over our garage. To do so we will need a variance to reduce the side setback, increase the livable square footage from 500 to 820 and to increase the lot coverage from the existing 24% to proposed 28%. We feel granting this variance will not be contrary to the public interest; will not adversely affect other properties in the vicinity; and will be in harmony with the spirit, intent and purpose as it concerns the Planning and Zoning Board. We understand the concerns of our community regarding short term rentals in Fullerwood. This space will be used to house our daughter's family moving from Richmond.

Housing cost in St Augustine are 26% higher than the national average and utility cost are 5% higher than the national average. Our daughter is a Hospice Chaplain and our son in law is self employed and feel it will be difficult finding affordable housing. We would also be available to help take care of our 2 year old granddaughter.

According to research, in the 50 years from 1971 to 2021 the number of people living in multigenerational family households has quadrupled to nearly 60 million accounting for 18% of the population. It is our desire to age in place, we do not see ourselves leaving this neighborhood.

Since purchasing our home we have experienced King Tides and hurricanes and this home did sustain damage from hurricane Matthew. Constructing this living space over the garage would provide a place for us to live in the event of future hurricane damage. Living in a Flood Zone places structures at risk and mitigation efforts can be very expensive. This construction will provide a finish floor above the minimum base flood elevation, according to FEMA (FIRM) Flood Insurance Rate Maps. Effective flood mitigation is consistent with the City of St Augustine Flood Resiliency Plan.

We are on the agenda for the Planning and Zoning Board Hearing August 6, 2024 at 1:00 PM. Your support for granting this variance would be greatly appreciated.

If you have no objections to granting this variance and would be willing to support our family for this request we would appreciate your signature, along with your address.

Please contact us if you have any questions.

Sincerely,

Ingram & Dale Caswell

40 E Park Avenue

(904) 903-0404

(904) 305-8682

STEPHANIE HOLLIS

Print Name

Hollis

Signature

57 Bay View

Address



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 6, 2024	5.b.	PZB2024-0056
Request	Address	Parcel ID
Variance	83 Saint Francis Street	207660-0000

Site & Background Information

Applicant: Sarah Ryan, Architect

Owner: Eric A. Lee
c/o DRL Management LLC

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

**Future Land Use
Designation:** Residential Low Density

Zoning Designation: Residential Single-Family Two: RS-2

Acreage: 0.05

Neighborhood: Lincolnville

Archaeological Zone: IIIA

Request Summary

This is a variance request to reduce the required side and rear yard setbacks and increase lot coverage requirements for a [non-conforming property](#) with a [Residential Single-Family Two: RS-2](#) zoning designation. An approval of this request would allow the addition of a handicap ramp structure to access the first-floor mother-in-law suite.

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	N/A	
Historic Preservation	N/A	
Conservation and Coastal Management	N/A	
Recreation and Open Space	N/A	
Transportation and Mobility	N/A	
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 proposal is consistent with the City's policy that promotes rehabilitation and preservation of housing for present and future residents.
	Policy 1.3.2 The city shall promote the rehabilitation of deteriorated substandard housing units to preserve historic housing structures where buildings are 50 years old or older or contribute to the historic character of the neighborhood.	This proposal is consistent with the City's policy to rehabilitate and preserve historic housing structures.
	Policy 1.7.1 The city shall encourage the development of facilities, which would allow residents to age-in place and transition from single-family residential structures to assisted living	This proposal is consistent with the City's policy to allow residents to age-in place.

	and then to a nursing home within the same development site.	
	Policy 1.7.4 The city shall continue to support organizations that assist elderly and handicapped citizens in finding safe, accessible and affordable housing. Such support may include technical assistance and the adoption of alternative code requirements.	This proposal is consistent with the City's policy to support alternative code requirements to allow for safe, accessible, and affordable housing.
	Policy 3.2.2 The city shall encourage neighborhood identity in an effort to preserve neighborhood character, address issues impacting neighborhoods, and encourage residents to live in their homes, continue the residential nature of the city, and contribute to the eclectic mix of St. Augustine.	This proposal is consistent with the City's policy to preserve neighborhood character, encourage residents to live in their homes, and continue the residential nature of the City.
Infrastructure	N/A	

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 RS-2 zoning designation shall meet the [requirements of that section](#) of the City's Code of Ordinances.

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

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The structure at 83 Saint Francis Street was built around 1910, according to St. Johns County Property Appraisers website, sixty-five (65) years prior to the City's zoning code established in 1975. This lot is 2,119 square feet which is significantly smaller than a conforming RS-2 lot which has a minimum lot area of 5,450 square feet.
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
Due to the small size of the lot the homeowner is utilizing the existing footprint to reconstruct the primary structure, causing the addition of the uncovered accessibility ramp to be constructed within a setback.
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The property is a non-conforming lot and was built prior to the zoning code.
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
The applicant states the "renovated structure will complement the Architecture of the surrounding area and reclaim a currently unused property". This variance request will not be contrary to public interest and will not adversely affect the other properties in the vicinity.

Staff Conclusion

After reviewing the application, it is evident that the disadvantage of lot size is not a condition created by the applicant. The request for a variance for the lot coverage, rear yard setback and side yard setback is consistent with the City of St. Augustine's Comprehensive Plan 2040 while also meeting the variance requirements outlined in the City's Code of Ordinances.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** this application as variance criteria is met for the variance request to reduce the side and rear yard setbacks and increase lot coverage at 83 Saint Francis Street / PID 207660-0000.

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. Architectural Drawings
10. Survey
11. Site Photos
12. Memo

Staff Report prepared by:

Victoria Murphy
Planner I
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



0 0.17 0.35 Miles

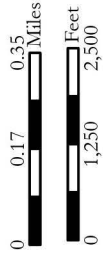
0 1,250 2,500 Feet

Attachment 2: Future Land Use Map



Legend

- Future Land Use Designation
- COMMERCIAL LOW INTENSITY
 - COMMERCIAL MEDIUM INTENSITY
 - HISTORIC PRESERVATION
 - INDUSTRIAL
 - MARINE INDUSTRIAL
 - MOBILITY ORIENTED DEVELOPMENT
 - OPEN LAND
 - PUBLIC USE
 - RECREATION / OPEN SPACE
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL LOW DENSITY / MIXED USE
 - RESIDENTIAL MEDIUM DENSITY
 - RESIDENTIAL MEDIUM DENSITY / MIXED USE



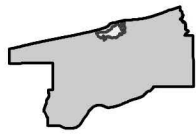
Future Land Use Map

2024

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.

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 3:
St. Johns County Property Appraiser
Use Classification Map

Attachment 4:

Aerial Site Photograph



Attachment 5:

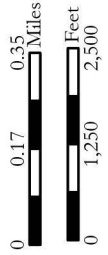
Flood Map



Legend

Flood Zones FEMA

- AE
- VE



FEMA Flood Zone Map

2024

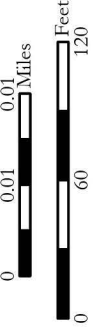
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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.

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 6: Elevation Map



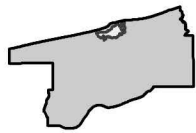
Elevation Map

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

2024

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.

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 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: SARAH RYAN ARCHITECT Contact Number: 904.547.9430

Business (if applicable): _____

Address: 201 OWENS AVE City: St. Aug State: FL Zip: 32080

E-Mail Address: sr@sarahryanarchitect.com

2. NAME OF PROPERTY OWNER: ERIC A. LEE Contact Number: 9083032878-908328-5374

Business (if applicable): DRL Management LLC

Address: 401 S. Main Street City: Phillipsburg State: NJ Zip: 08865

E-Mail Address: Ericarnoldlee@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____

Block: _____

Subdivision: _____

Parcel Number: _____

4. PROJECT STREET ADDRESS: 83 ST Francis St.

5. SPECIFIC PROPOSED USE: single family residence

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☒ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: see attached memo

8. JUSTIFICATION FOR ACTION REQUESTED: _____

04/18/2019

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

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

see attached memo

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

S. Ryan

Date

7-8-24

Signature of Property Owner

Eric A. Lee

Date

7/6/24

04/18/2019

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 83 ST. FRANCIS STREET, ST. AUGUSTINE FLORIDA 32084

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

Owner's Name: Eric A. Lee Owner's Signature: Eric A. Lee



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

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

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

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

Sarah Ryan

Print name of applicant

S Ryan

Signature of applicant

7-8-24

Date



Owner's Authorization For Agent

Sarah Ryan, Architect is/are hereby authorized TO ACT ON BEHALF
OF DEL MANAGEMENT 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: Eric A. Lee
Signature of Owner
ERIC A. LEE
Print Name of Owner
908 303 2878
Telephone Number

State of New Jersey
County of Volusia

Signed and sworn before me on this 6 day of July, 2024

By Kayla DeAngelis

Identification verified: NIPL

Oath sworn: _____ Yes _____ No

Notary Signature: Kayla DeAngelis

My Commission expires: 3/26/2029

Rev:022117

KAYLA DEANGELIS
Notary Public of New Jersey
Commission #50101541, Warren County
My Commission Expires March 26, 2029

Attachment 8:
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	2076600000
Location Address	83 ST FRANCIS ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY E37FT OF LOT 18 BLK H OR5903/1121 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.050
Homestead	N

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

Owner Information

Owner Name	DrI Management LLC 100%
Mailing Address	401 S MAIN PHILLIPSBURG, NJ 08865-0000

Map



Valuation Information

	2024
Building Value	\$151,581
Extra Features Value	\$0
Total Land Value	\$118,215
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$269,796
Total Deferred	\$6,391
Assessed Value	\$263,405
Total Exemptions	\$0
Taxable Value	\$263,405

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

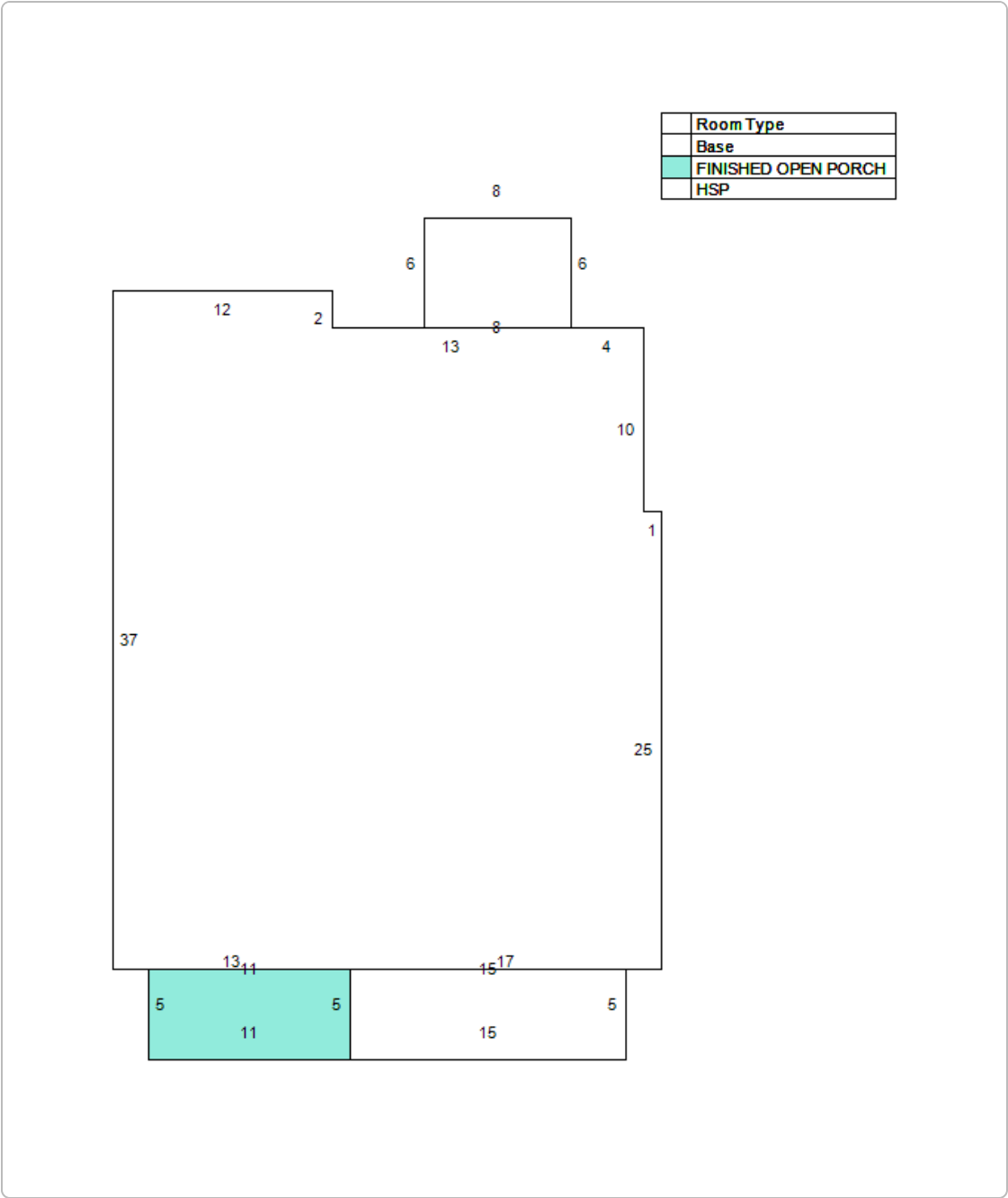
Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$134,379	\$0	\$105,080	\$0	\$0	\$239,459	\$239,459	\$0	\$239,459
2022	\$124,916	\$0	\$95,623	\$0	\$0	\$220,539	\$220,539	\$0	\$220,539
2021	\$84,102	\$0	\$68,302	\$0	\$0	\$152,404	\$152,404	\$0	\$152,404
2020	\$72,421	\$0	\$68,302	\$0	\$0	\$140,723	\$140,723	\$0	\$140,723
2019	\$59,798	\$0	\$68,302	\$0	\$0	\$128,100	\$128,100	\$0	\$128,100
2018	\$60,463	\$0	\$63,048	\$0	\$0	\$123,511	\$123,511	\$0	\$123,511
2017	\$62,102	\$0	\$56,743	\$0	\$0	\$118,845	\$118,845	\$0	\$118,845
2016	\$63,984	\$0	\$49,256	\$0	\$0	\$113,240	\$113,240	\$0	\$113,240
2015	\$64,925	\$0	\$39,405	\$0	\$0	\$104,330	\$59,723	\$79,330	\$25,000
2014	\$33,907	\$0	\$31,524	\$0	\$0	\$65,431	\$59,249	\$40,431	\$25,000
2013	\$35,382	\$0	\$24,431	\$0	\$0	\$59,813	\$58,373	\$34,813	\$25,000

Building Information

Building	1	Roof Cover	Metal
Building Value	\$151,581	Roof Structure	Gable Hip
Year Built	1910	Interior Flooring	Pine Wood
Actual Area	1242	Interior Wall	Drywall
Conditioned Area	1064	Heating Type	Forced Air
Use	Single Family Residence	Air Conditioning	Window
Style	01	Bedrooms	3
Exterior Wall	Wood	Baths	2
Description		Square Footage	
BASE AREA		1064	
FINISHED SCREEN PORCH		48	
FINISHED SCREEN PORCH		75	
FINISHED OPEN PORCH		55	
Total SqFt		1242	

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	37	60	37	EF	\$118,215

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/22/2024	2/15/2024	\$330,000.00	WARRANTY DEED	5903	1121	Q	I	KAJMINI LLC	DRL MANAGEMENT LLC
12/6/2021	12/6/2021	\$0.00	SUMMARY ORDER ADMIN	5436	1639	U	I	HENDERSON GAILE T ESTATE	SAMPSON-WHITFIELD LEUTELIA ETAL
10/5/2021	9/30/2021	\$150,000.00	WARRANTY DEED	5385	1534	U	I	BURGIS ANDRENIA ET AL	KAJMINI LLC
7/20/2020	7/18/2020	\$0.00	SUMMARY ORDER ADMIN	4993	1868	U	I	WATSON-SAUNDERS ERMENIA ESTATE	BURGIS ANDRENIA ET AL
12/28/2016	12/28/2016	\$100.00	QUIT CLAIM DEED	4308	14	U	I	BANKS BARBARA S	BANKS BARBARA S ET AL
	8/7/2009	\$0.00	QUIT CLAIM DEED	3227	830	U	I	BANKS BARBARA SAUNDER	BANKS BARBARA S & WATSON ERMENIA S
	7/12/2005	\$0.00	SUMMARY ORDER ADMIN	2497	735	U	I	MC MILLER LOUISE WESTON EST (SJC05-386CP/55)	BANKS BARBARA SAUNDER
	11/1/1989	\$0.00		836	279	U	I		MC MILLER LOUISE WESTON

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: 7/8/2024, 8:38:00 AM

Contact Us

Developed by



Attachment 9:

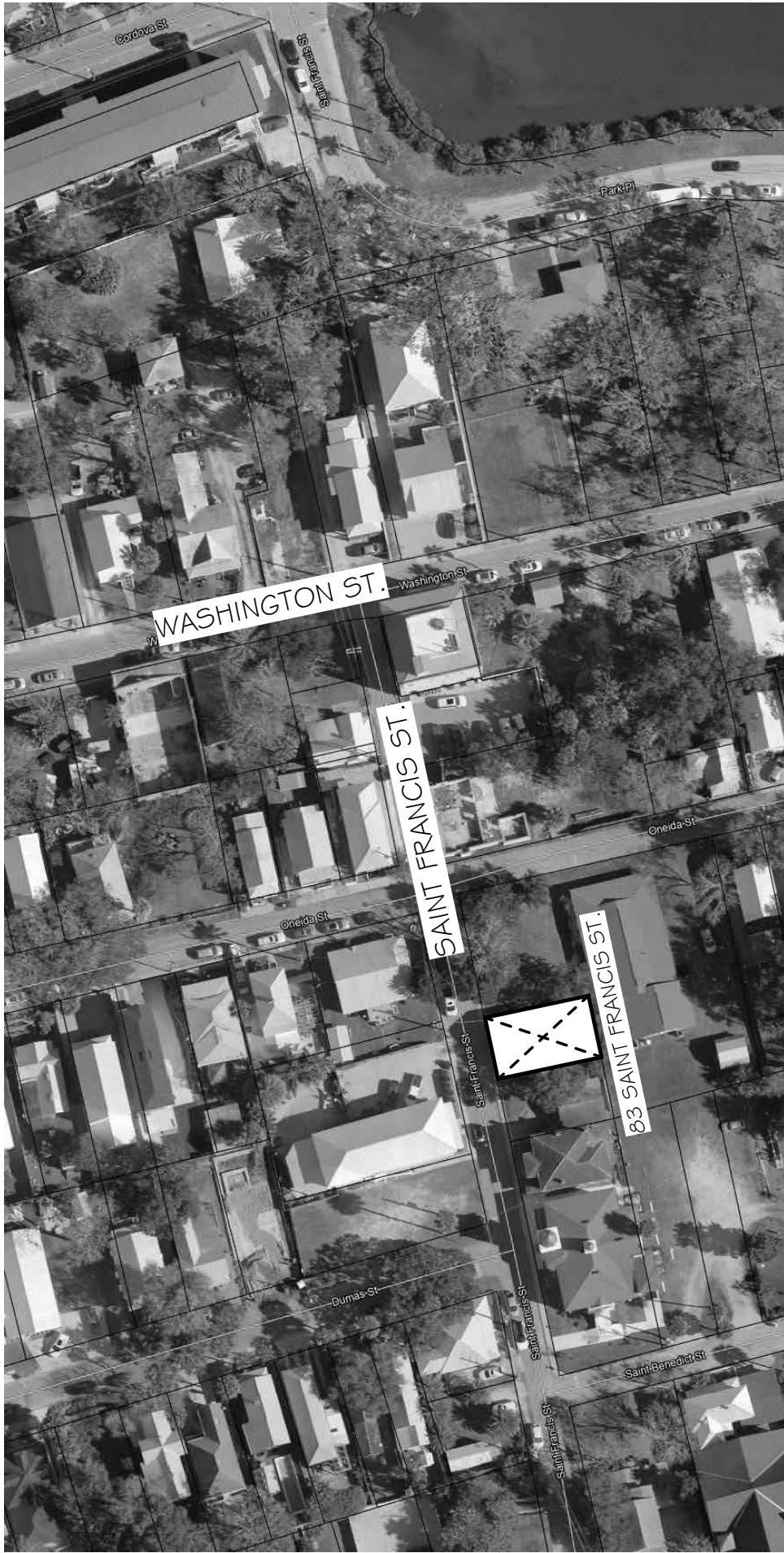
Architectural Drawings



D'SYLVA LEE RESIDENCE

83 St. Francis Street St. Augustine, FL 32084

7.8.24



VICINITY MAP

D'SYLVIA LEE RESIDENCE

83 St. Francis Street St. Augustine, FL 32084

7.8.24

83 Saint Francis Street
Saint Augustine, FL 32084

RESIDENTIAL RS-2 (NON-CONFORMING)

EXISTING FFE : 9.9'
FLOOD ZONE : AE 7 + 1
BFE : 8' - 0" (NAVD88)

LOT COVERAGE:

TOTAL LOT : 2 | 19 SF / .05 ACRES

EXISTING LOT COVERAGE : 1231 SF = 58.0%

EXISTING ISR : 1341 SF = 63.2%

PROPOSED ISR : 1455 SF = 68.6%

SETBACKS

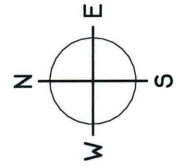
FRONT : 1' - 5" (existing)
REAR : 9' - 2" (existing)
SIDE : 1' - 11" (existing)
SIDE : 1' - 7" (to new ramp)

SITE PLAN

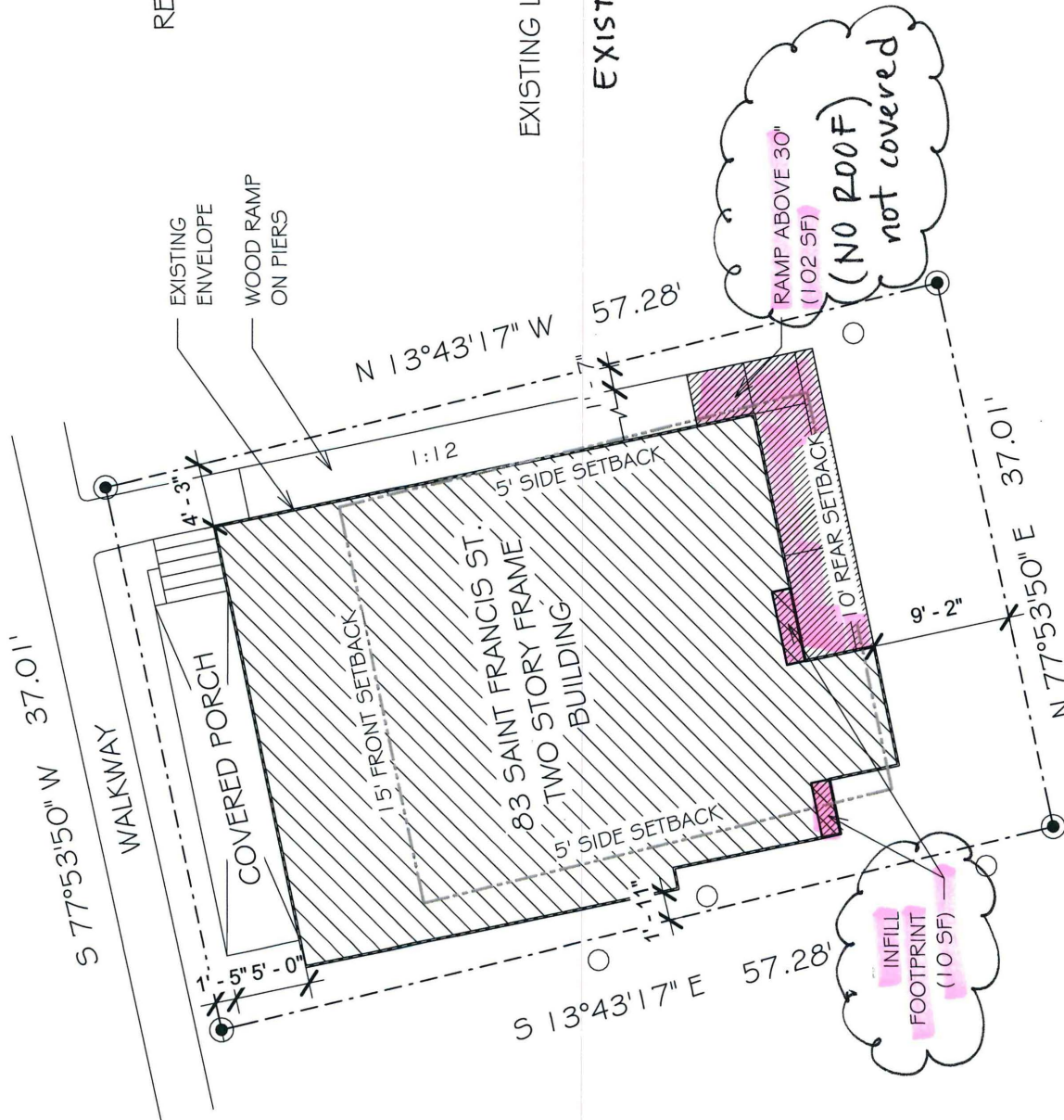
D'SYLVA LEE RESIDENCE

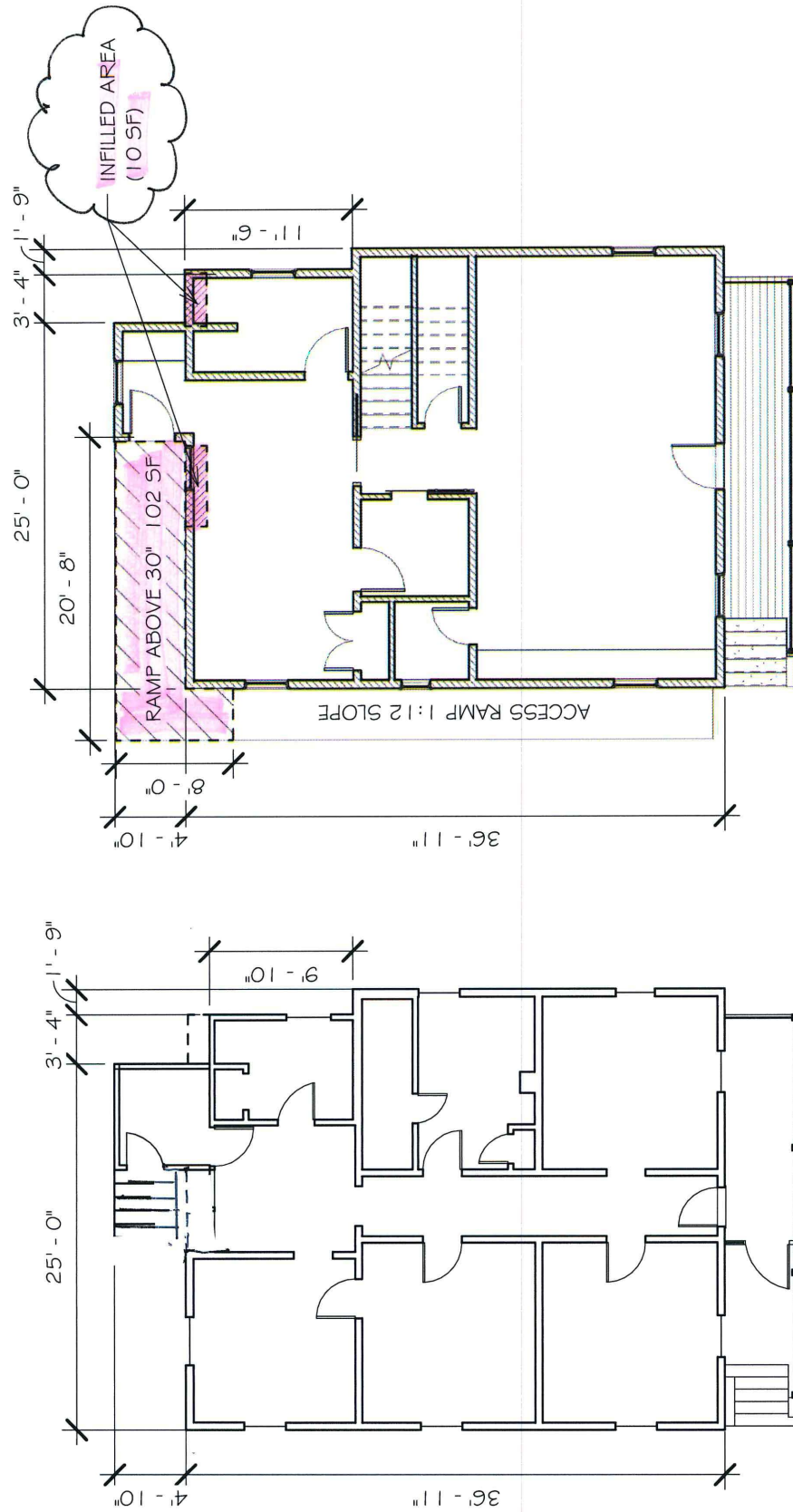
83 St. Francis Street St. Augustine, FL 32084

7.8.24



SARAH RYAN
ARCHITECT





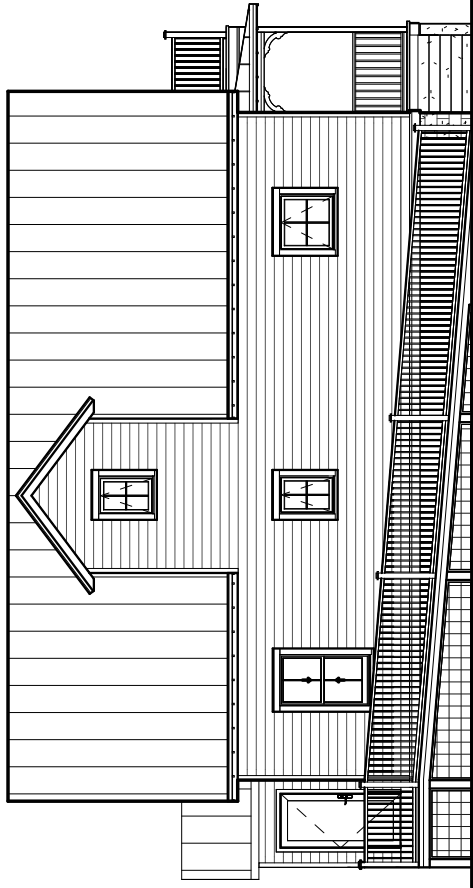
EXISTING PLAN

PROPOSED PLAN

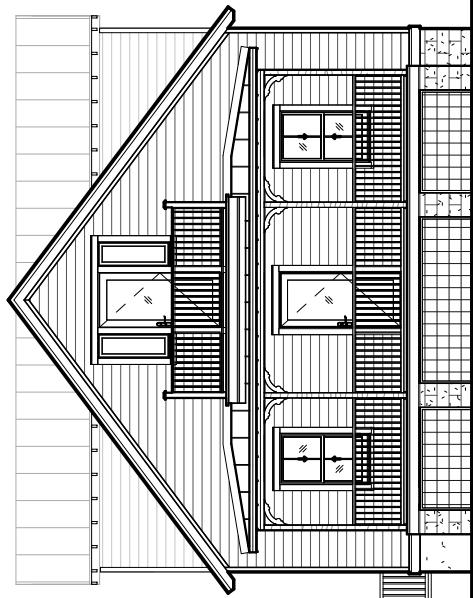
-  INFILLED AREA
-  RAMP ABOVE 30"



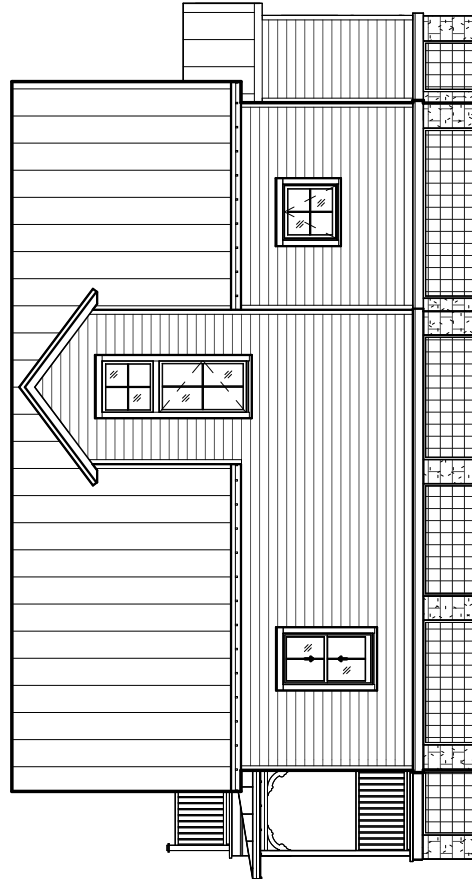
PLANS
D'SYLVIA LEE RESIDENCE
83 St. Francis Street St. Augustine, FL 32084
7.8.24



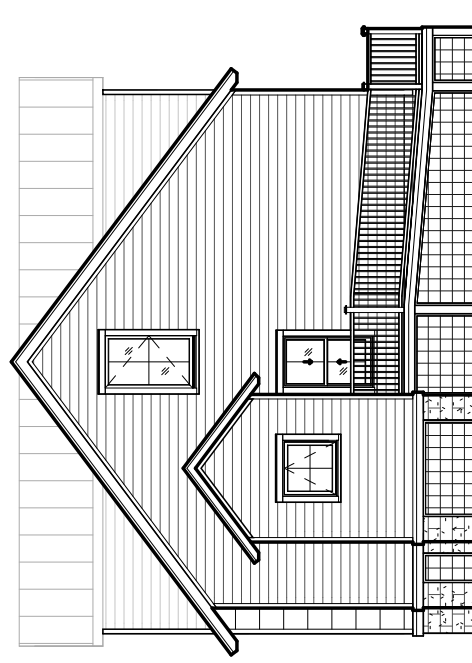
WEST



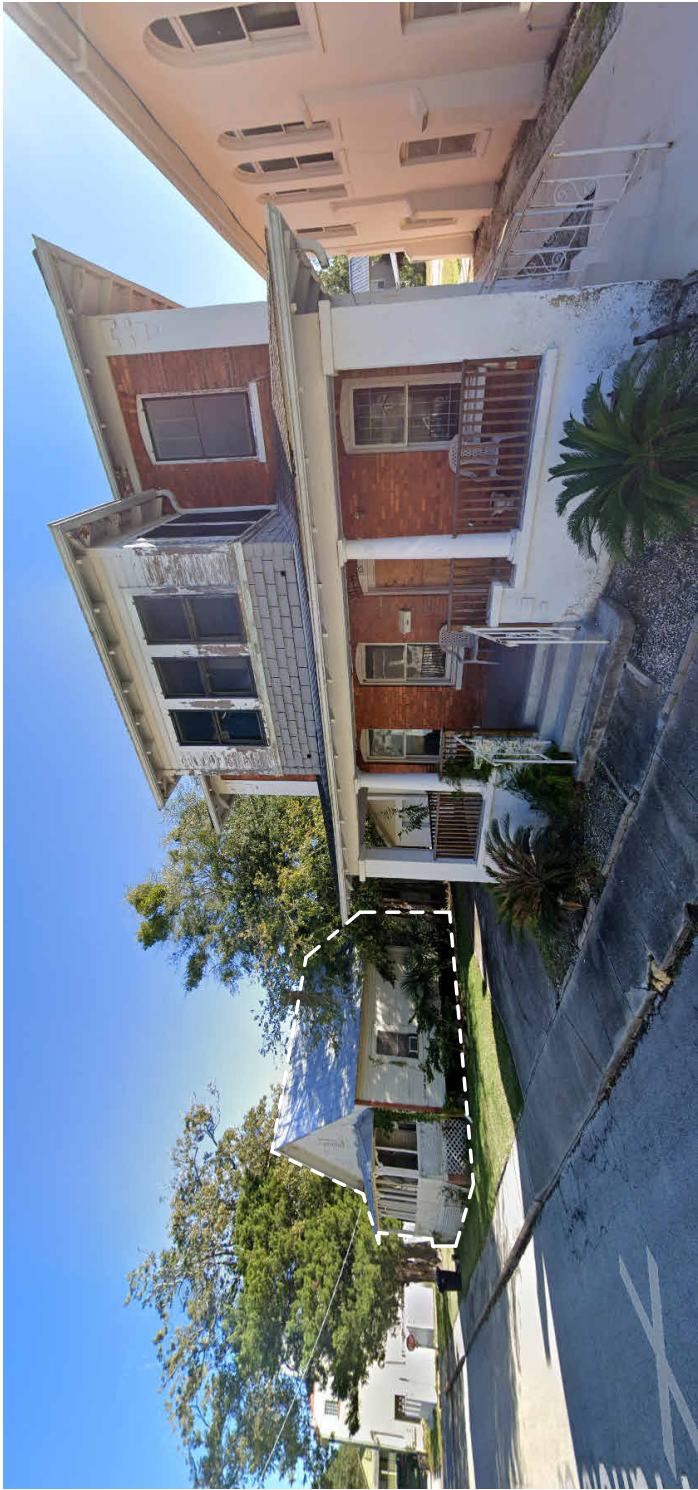
SOUTH



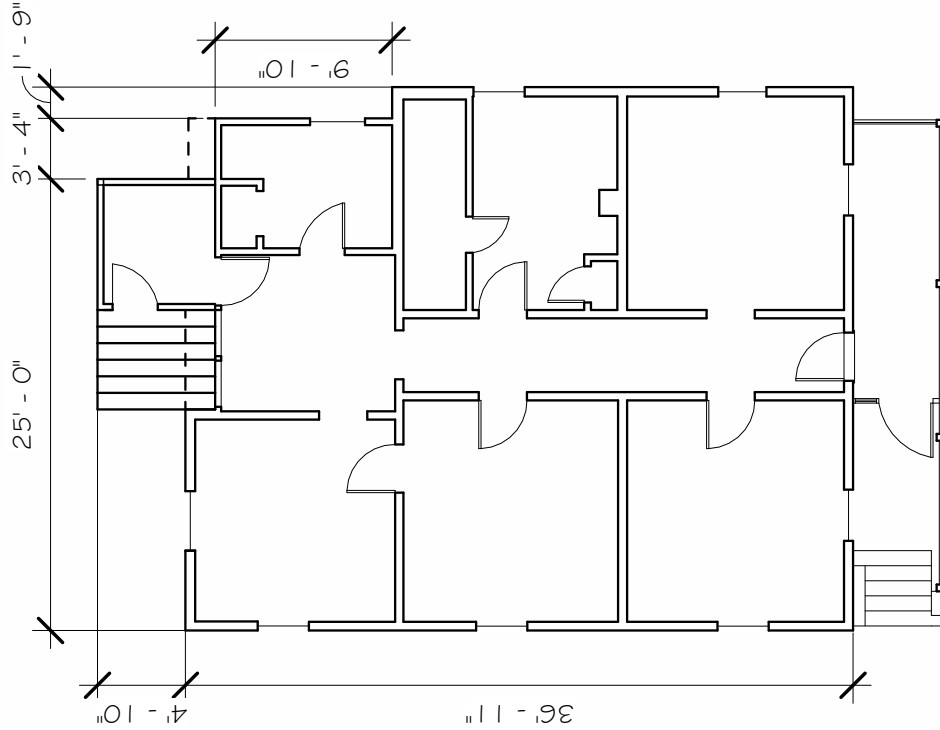
EAST



NORTH

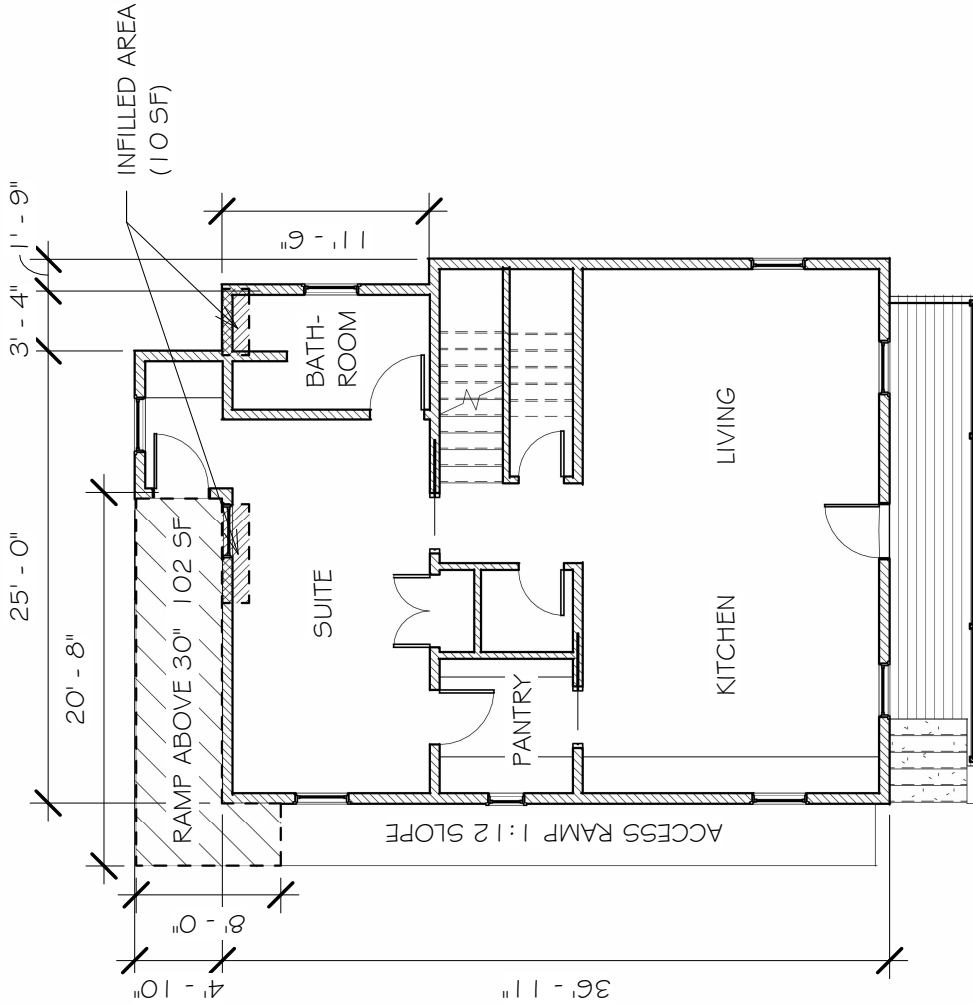


EXISTING AREA
D'SYLVIA LEE RESIDENCE
83 St. Francis Street St. Augustine, FL 32084
7.8.24



EXISTING PLAN

3/32" = 1'

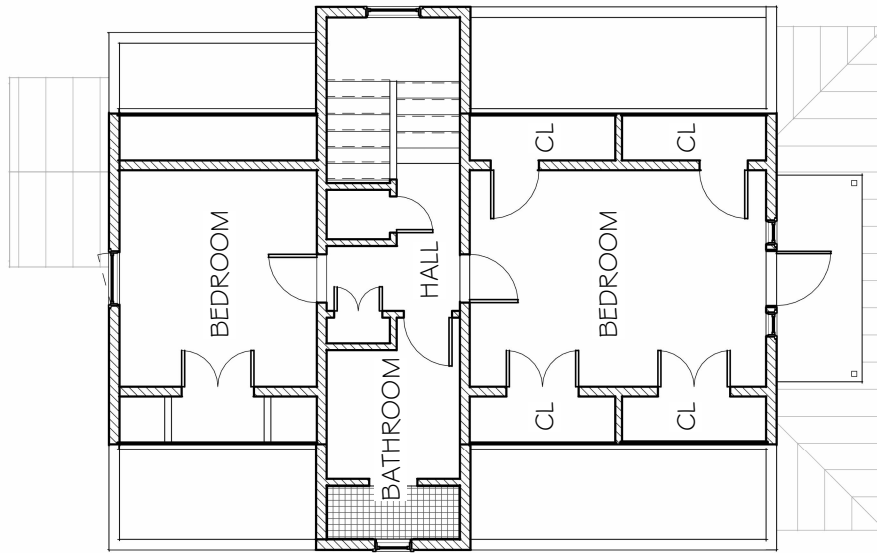


PROPOSED PLAN
FIRST FLOOR

3/32" = 1'

[Hatched Box] INFILLED AREA

[Z-Z] RAMP ABOVE 30"



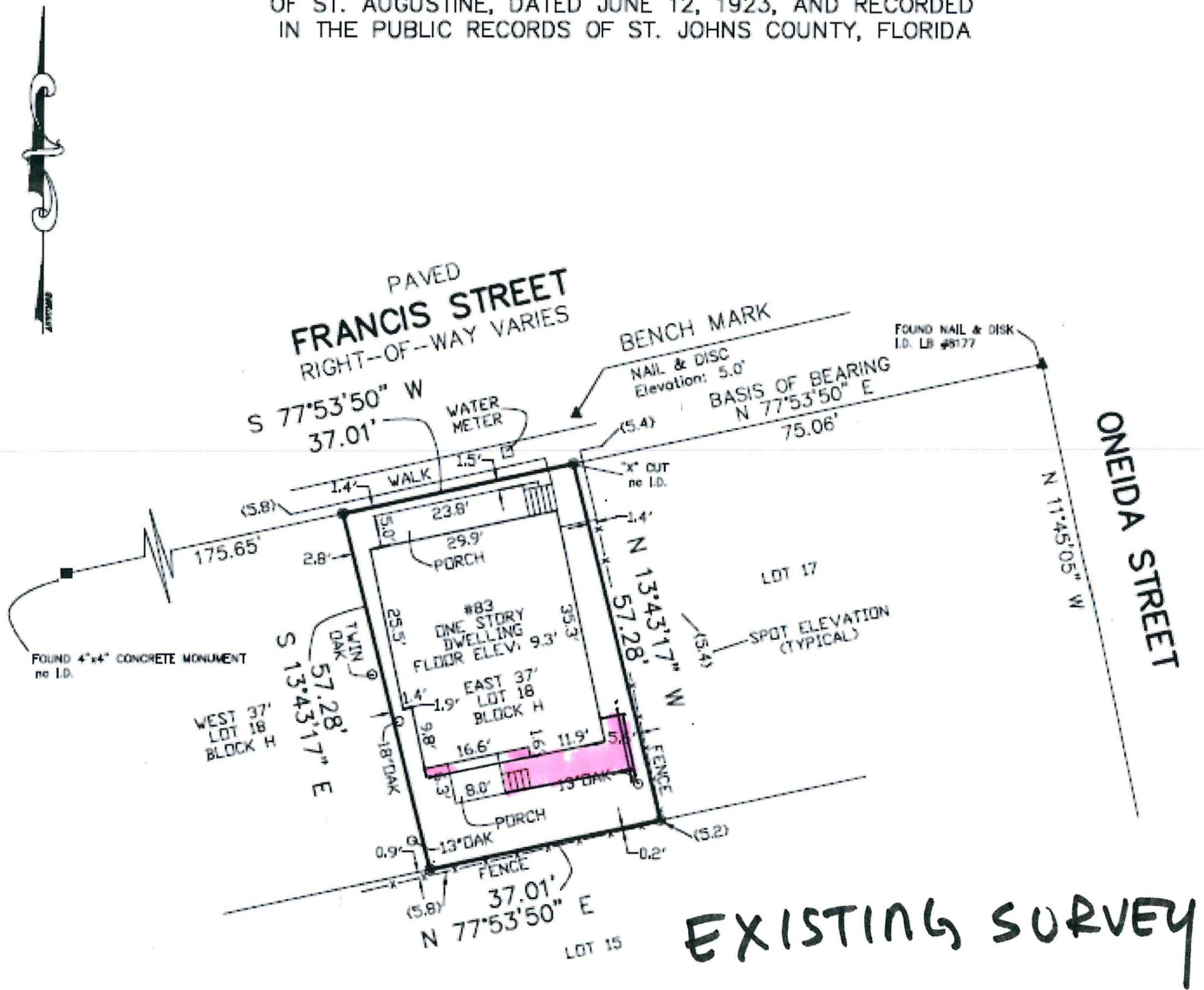
PROPOSED PLAN
SECOND FLOOR
3/32" = 1'

Attachment 10:

Survey

MAP SHOWING SURVEY OF
EAST 37' OF LOT 18, BLOCK "H"
OF THE DUMAS TRACT, IN THE
CITY OF ST. AUGUSTINE, FLORIDA

AS RECORDED IN THE OFFICIAL MAP OF THE CITY
 OF ST. AUGUSTINE, DATED JUNE 12, 1923, AND RECORDED
 IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



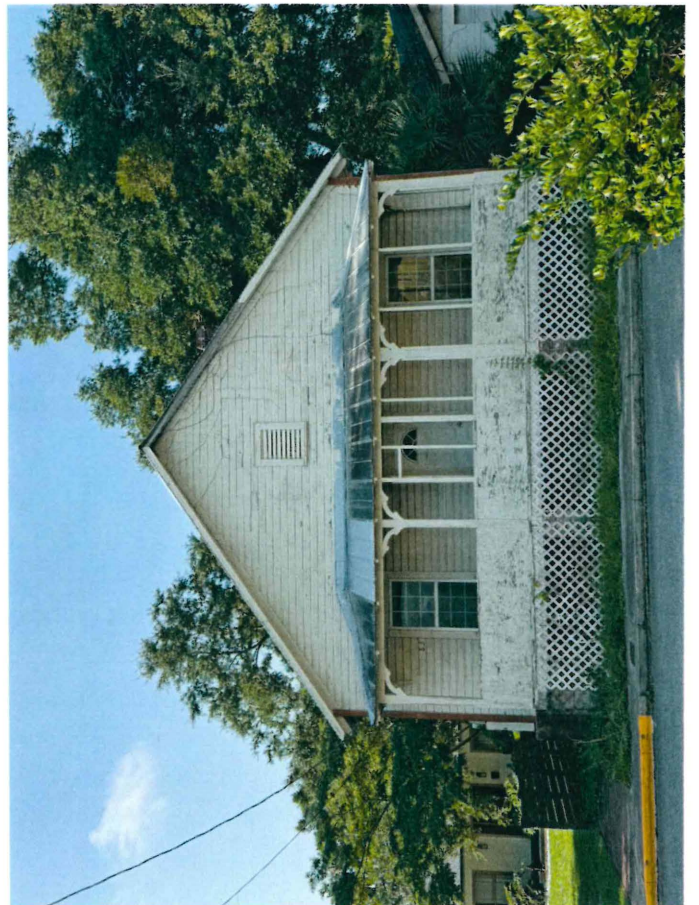
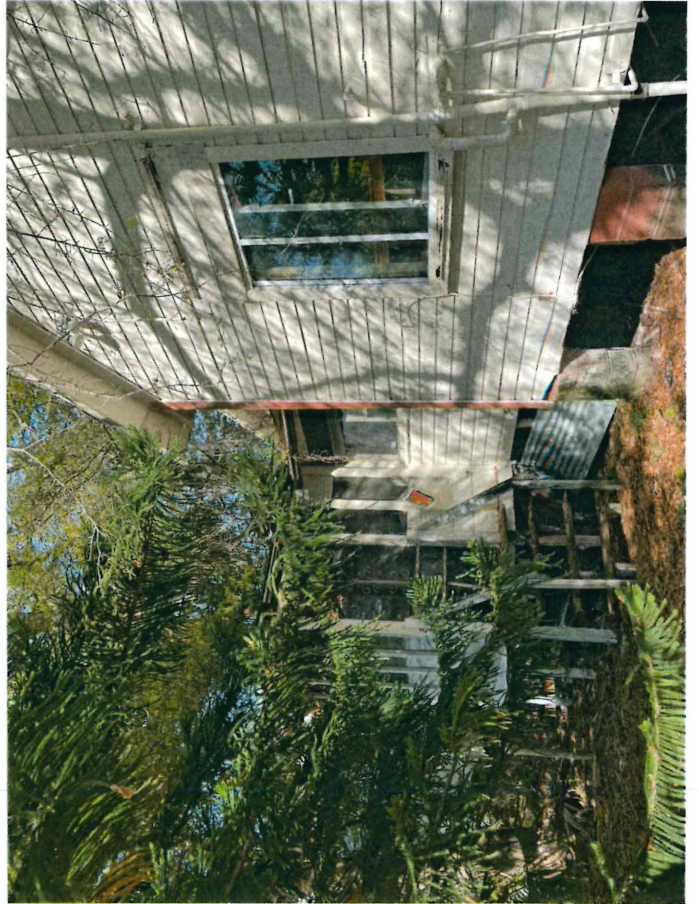
 Variance + Setback request

FIELD DATE: 4/08/24
 I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
 DRL MANAGEMENT LLC

Attachment 11:

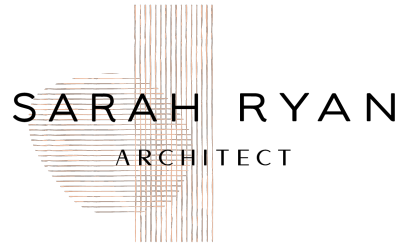
Site Photos

83 ST. Francis EXISTING Photos



Attachment 12:

Memo



July 8th, 2024

To: Planning and Zoning Board, City of St Augustine

Re: 83 Saint Francis - Variance Application Memo

Description and Justification of Action Request:

The proposed application is to renovate & improve an existing single-story residence to a habitable state with an upstairs addition for two bedrooms & a single bathroom. The first story MIL suite will require an access ramp alongside the Eastern face of the building. The current house is vernacular hand framed on masonry piers with an approximate 3' crawl space underneath. The frame floor is deteriorating, and the house requires partial demolition & reconstruction of its conventionally framed structure. The house sits on a non-conforming RS-2 lot facing Saint Francis Street.

The new construction will be conventionally framed on new masonry piers with dormers to complement the existing home & allow second story access. There is an increase in lot coverage for 10 square feet at the building footprint and 102 square feet increase for the ramp structure that is 30" above grade. The lot increase is from 58% to 63.2%. In addition to the lot coverage increase, the ramp extends into the side yard setback from 5.6' to 1.7' 30" above grade.

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:

83 Saint Francis is a non-conforming RS-2 zoned property. The main home was built in approx. 1910, prior to 1975 current zoning code. Its 2119 SF lot is considerably smaller than the current minimum RS-2 property size which provides a disadvantage in utilizing it to the same degree as a conforming RS-2 property.

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

The current home is deteriorating, in need of rehabilitation & re-construction and will maintain its existing footprint with the necessary addition of a handicap ramp to access the mother-in-Law suite on the first floor. The proposed renovation will improve the space with minimal impact to the existing setbacks & lot coverage while benefiting the owners & surrounding property value. The re-construction will maintain the character of the existing house which is similar to several structures in the surrounding area.

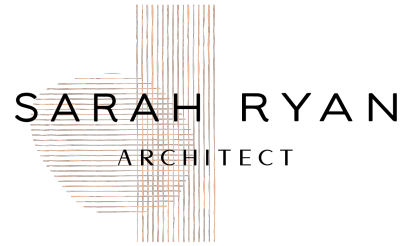
Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant.

The property is a non-conforming size, and it was built prior to the current zoning code. The owners would like to rehabilitate the building with its same footprint & construction style.

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

The renovated structure will complement the Architecture of the surrounding area and reclaim a currently unused property, increasing the value of the neighborhood. It will be of low impact to the surrounding houses because its footprint & height remain the same. It will retain the details & characteristics of its historic construction & improve the fabric of the city of Saint Augustine at large.

END OF MEMO



July 15th, 2024

To: Planning and Zoning Board, City of St Augustine

Re: 83 Saint Francis – Mother-in-Law suite memo

Description and Justification of Action Request:

The mother-in-law suite on the first floor is for the homeowner's mother who uses a wheelchair. The bedroom also acts as a primary bedroom for the home with the 2 additional bedrooms on the second floor. The home in total will have 3 bedrooms and 2.5 bathrooms. The total AC square footage on the first and second floor is 1,613SF.

END OF MEMO



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 6, 2024	6.a.	PZB2024-0052
Request	Address	Parcel ID
Use by Exception	26 Toques Place	196660-0070

Site & Background Information

Applicant & Owner: John Valdes
c/o John Valdes and Associates

Owner: Rick Amos
c/o Partners Team One LLC

Property Class:
(St. Johns County
Property Appraiser) 2105 – Restaurants & Cafeterias (Owner Occupied)

**Future Land Use
Designation:** Historic Preservation

Zoning Designation: [Historic Preservation: HP-3](#)

Acreage: 0.11

Neighborhood: Spanish Quarter

Archaeological Zone: IA

Request Summary

This application is a [use by exception](#) request to allow the use of an eight (8) unit inn at 26 Toques Place. The applicant's justification for this request as stated in their application is "highest and best use of the historic structure."

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 2.2.1 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 prioritize compact development.
	Objective 3.3 As part of the City's continued planning efforts the City shall encourage uses consistent with the community's authentic and distinctive character.	The Board is tasked with determining if the requested use is consistent with the community's authentic and distinctive character.
	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;	This City goal provides the Board additional guidance when evaluating this request and how it relates to promoting the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare at this location.

	• 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 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.	
Historic Preservation	Objective 3.6 Provide zoning opportunities to encourage adaptive reuse of properties that meet the criteria of exceptional significance, which would allow an alternative use outside the limitations set by zoning designations. In these cases, there must be a balance between preservation of the building's historic integrity and the character of the surrounding context.	The provision of zoning opportunities, such as a use by exception, to encourage adaptive reuse of properties stated in this City objective requires the Board to find a balance between preservation of the building's historic integrity and the character of the surrounding context.
Conservation and Coastal Management	N/A	

Recreation and Open Space	N/A	
Transportation and Mobility	N/A	
Housing	N/A	
Infrastructure	N/A	

Applicable Sections from the City of St. Augustine's Code of Ordinances (Staff Analysis in BOLD text)

Exception means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning district as exceptions, if specific provision for such exception is made in the district regulations of this chapter.

The Board [has the ability to](#) provide such conditions and safeguards as may be appropriate when granting a use by exception.

Staff Recommendation

Staff recommends that the Board **APPROVE or APPROVE with conditions** the use by exception request for an eight (8) unit inn at 26 Toques Place / PID 196660-0070.

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
9. Approved Building Permit Plans for Renovation of Three (3) Unit Apartment
10. Revised Floor Plans Showing an 8-unit Inn at 26 Toques Place

Staff Report prepared by:

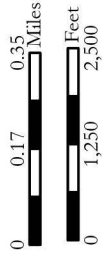
Jacob Fredriksson, CNU-A
 Planning Manager
 Planning and Building Department

Attachment 1: Zoning Map



Legend

- Zoning Designations
- Residential Single-Family-One (RS-1)
- Residential Single-Family-Two (RS-2)
- Residential Low-One (RL-1)
- Residential General-One (RG-1)
- Residential General-Two (RG-2)
- Residential General Office (RGO)
- Residential General Office A (RGO-A)
- Open Land
- Historic Preservation (HP-1)
- Historic Preservation (HP-2)
- Historic Preservation (HP-3)
- Historic Preservation (HP-4)
- Historic Preservation (HP-5)
- Government Use
- Planned Unit Development (PUD)
- Abandoned PUD
- Commercial Low-One (CL-1)
- Commercial Low-Two (CL-2)
- Commercial Medium-One (CM-1)
- Commercial Medium-Two (CM-2)
- Industrial and Warehousing (IW)
- Maritime Use (MU)



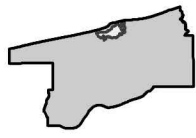
Zoning Map

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

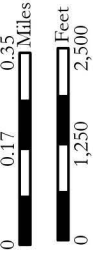


Attachment 2: Future Land Use Map



Legend

- Future Land Use Designation
- COMMERCIAL LOW INTENSITY
 - COMMERCIAL MEDIUM INTENSITY
 - HISTORIC PRESERVATION
 - INDUSTRIAL
 - MARINE INDUSTRIAL
 - MOBILITY ORIENTED DEVELOPMENT
 - OPEN LAND
 - PUBLIC USE
 - RECREATION / OPEN SPACE
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL LOW DENSITY / MIXED USE
 - RESIDENTIAL MEDIUM DENSITY
 - RESIDENTIAL MEDIUM DENSITY / MIXED USE



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
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



Attachment 3:
St. Johns County Property Appraiser
Use Classification Map

Attachment 4:

Aerial Site Photograph



Attachment 5:

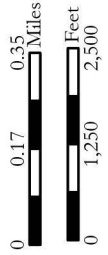
Flood Map



Legend

Flood Zones FEMA

- AE
- VE



FEMA Flood Zone Map

2024

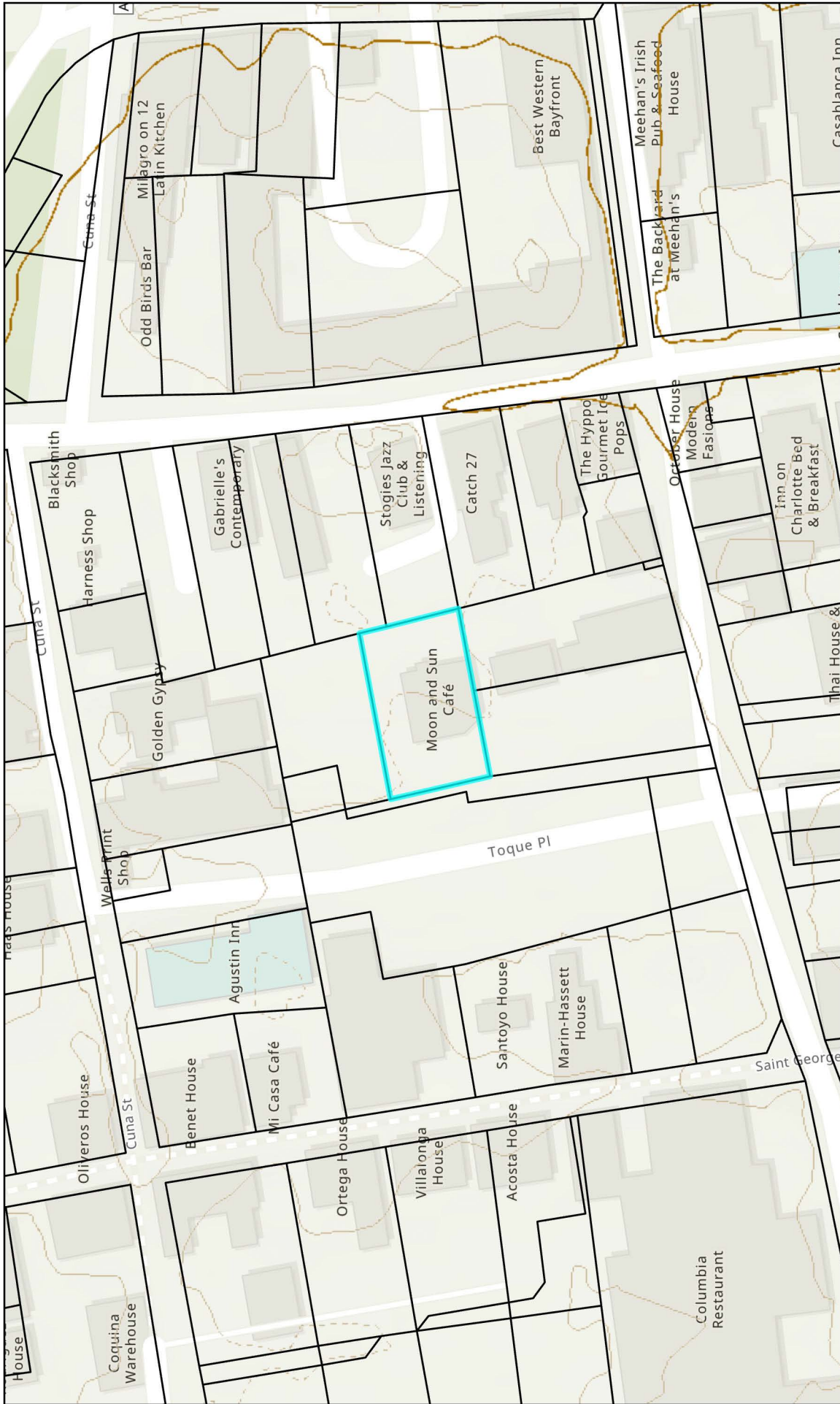
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

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

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 6: Elevation Map





Elevation Map

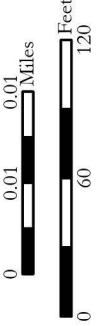
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

2024

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.

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 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: John Valdes Contact Number: 904-824-6150
Business (if applicable): John Valdes and Associates
Address: 1395 US 1 South St. A City: St. Aug. State: FL Zip: 32084
E-Mail Address: Lucy@Johnvaldes.com

2. NAME OF PROPERTY OWNER: Rick Amos Contact Number: 407-446-8558
Business (if applicable): Partners Team One LLC
Address: 12472 Lake Underhill Rd. #252 City: Orlando State: FL Zip: 32828
E-Mail Address: rick.amos@pobox.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 7025710/151 and 5732/1791 Block: City of St. Aug. BLK 8555 FT
Subdivision: City of St. Aug. Parcel Number: 1966600070

4. PROJECT STREET ADDRESS: 26 Tognes Place, St. Aug. FL 32084

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: Use of exception to allow
for an eight unit Inn.

8. JUSTIFICATION FOR ACTION REQUESTED: Highest and best use
of historic structure.

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

7/2/24
Date

Signature of Property Owner

7/2/24
Date



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

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

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

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

John Valdes

Print name of applicant

[Signature]

Signature of applicant

7-2-24

Date



Owner's Authorization For Agent

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

BY: [Signature]
Signature of Owner
Rick Amos
Print Name of Owner
407-446-8558
Telephone Number

State of Florida

County of St. Johns

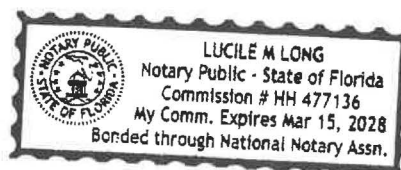
Signed and sworn before me on this 2nd day of July, 2024
By Rick Amos *by means of physical presence and personally known to me*

Identification verified:

Oath sworn: _____ Yes ☒ No

Notary Signature: [Signature]

My Commission expires: _____



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 26 Toques Pl

Applicant's Name: John Valdes Applicant's Signature: [Signature]

Owner's Name: Rick Amos Owner's Signature: [Signature]

Attachment 8:
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	1966600070
Location Address	26 TOQUES PL SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUGUSTINE BLK 8 S55 FT OF LOT 7 OR5710/151 & 5732/1791(Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.110
Homestead	N

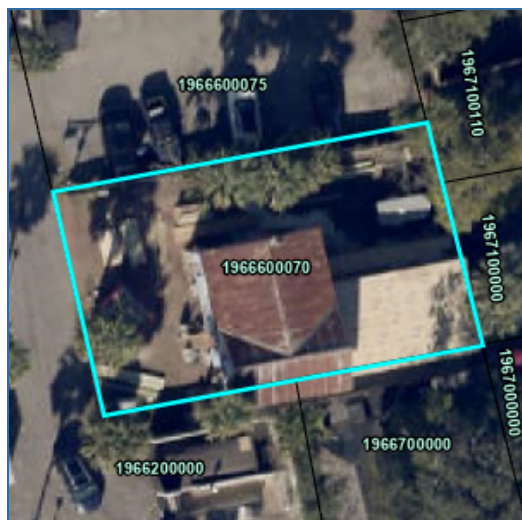
[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name	Partners Team One LLC 100%
Mailing Address	12472 LAKE UNDERHILL RD #252 ORLANDO, FL 32828-0000

Map



Valuation Information

	2024
Building Value	\$100,456
Extra Features Value	\$1,071
Total Land Value	\$694,500
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$796,027
Total Deferred	\$0
Assessed Value	\$796,027
Total Exemptions	\$0
Taxable Value	\$796,027

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

Historical Assessment Information

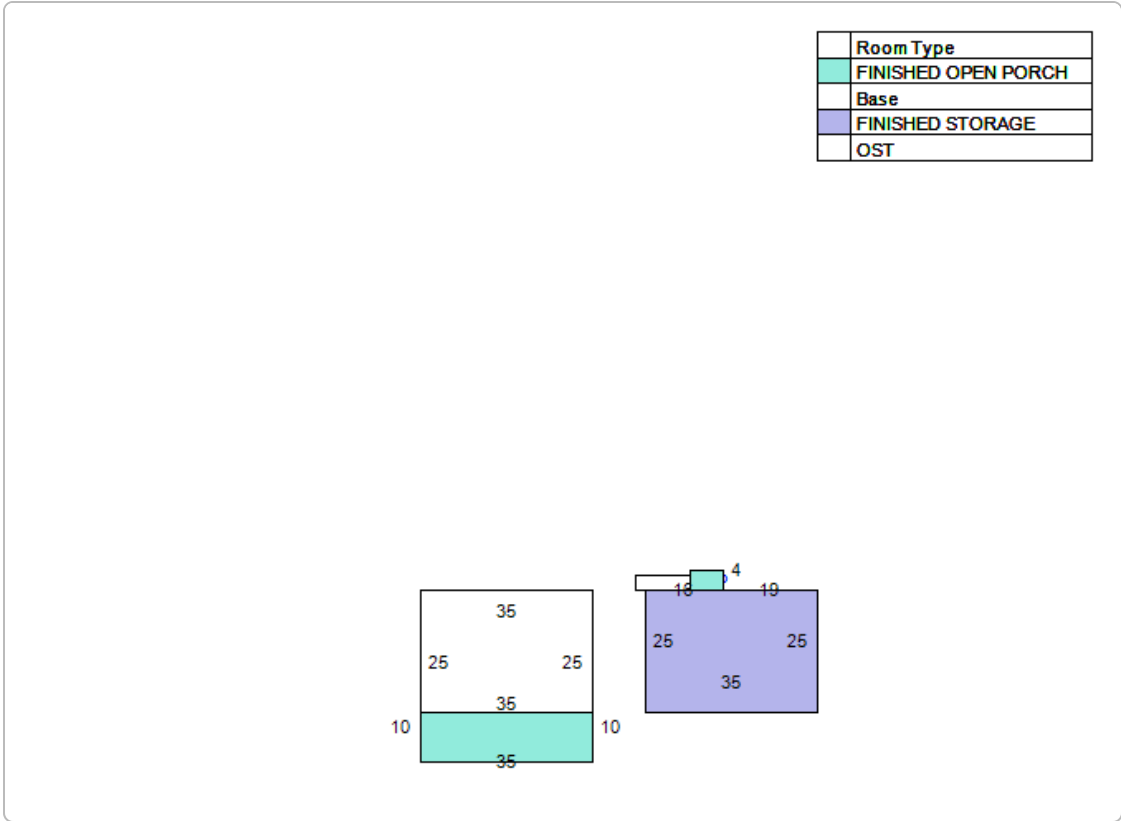
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$127,460	\$1,071	\$694,500	\$0	\$0	\$823,031	\$366,539	\$456,492	\$366,539
2022	\$75,936	\$2,631	\$254,650	\$0	\$0	\$333,217	\$333,217	\$0	\$333,217
2021	\$104,594	\$2,631	\$173,880	\$0	\$0	\$281,105	\$281,105	\$0	\$281,105
2020	\$107,540	\$2,631	\$173,880	\$0	\$0	\$284,051	\$284,051	\$0	\$284,051
2019	\$106,625	\$2,631	\$173,880	\$0	\$0	\$283,136	\$274,569	\$8,567	\$274,569
2018	\$103,344	\$2,631	\$149,730	\$0	\$0	\$255,705	\$249,608	\$6,097	\$249,608
2017	\$149,403	\$2,631	\$149,730	\$0	\$0	\$256,600	\$226,916	\$29,684	\$226,916
2016	\$110,328	\$2,631	\$135,240	\$0	\$0	\$248,199	\$206,287	\$41,912	\$206,287
2015	\$62,131	\$1,031	\$124,372	\$0	\$0	\$187,534	\$187,534	\$0	\$187,534
2014	\$60,683	\$1,239	\$124,372	\$0	\$0	\$186,294	\$186,294	\$50,500	\$135,794
2013	\$62,890	\$1,448	\$124,372	\$0	\$0	\$188,710	\$188,710	\$50,500	\$138,210

Building Information

Building	1	Roof Cover	Metal
Building Value	\$100,456	Roof Structure	Gable Hip
Year Built	1925	Interior Flooring	Carpet, Hardwood
Actual Area	2161	Interior Wall	Drywall
Conditioned Area	875	Heating Type	Air Duct
Use	Restaurants & Cafeterias	Air Conditioning	Central
Style	04	Bedrooms	0
Exterior Wall	Wood	Baths	

Description	Square Footage
OUTSIDE STAIRS	33
FINISHED STORAGE/UTILITY	875
BASE AREA	875
FINISHED OPEN PORCH	350
FINISHED OPEN PORCH	28
Total SqFt	2161

Sketch Information



Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		350
Handicap Ramp (COM)		721

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	0	0	4630	SF	\$694,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/31/2023	3/29/2023	\$100.00	QUIT CLAIM DEED	5732	1791	U	I	TOQUES LAND TRUST D: 12-29-2022	PARTNERS TEAM ONE LLC
2/16/2023	2/6/2023	\$895,000.00	WARRANTY DEED	5710	151	Q	I	26 TOQUES PLACE LLC	TOQUES LAND TRUST D: 12-29-2022
9/14/2021	9/10/2021	\$400,000.00	WARRANTY DEED	5368	1794	Q	I	OASIS EQUITY HOLDINGS LLC ET AL	26 TOQUES PLACE LLC
8/4/2020	7/31/2020	\$325,600.00	WARRANTY DEED	5006	1391	Q	I	BARTHEL PATRICIA	OASIS EQUITY HOLDINGS LLC ET AL
	7/28/1999	\$270,000.00	WARRANTY DEED	1430	357	Q	I	DUCY PATRICIA C	BARTHEL PATRICIA
	10/4/1994	\$135,000.00	WARRANTY DEED	1076	1537	Q	I	CERAME EMIL J,THERSA	DUCY PATRICIA C
	3/29/1994	\$100.00	QUIT CLAIM DEED	1056	1392	U	I	PACKETT ENTERPRISES CORP	CERAME EMIL J,THERSA
	4/17/1993	\$125,000.00	WARRANTY DEED	988	26	Q	I	HIGHLANDER PROPERTY ENTRPRS CO RP NV	PACKETT ENTERPRISES CORP
	7/1/1985	\$105,000.00		677	1298	Q	I		HIGHLANDER PROPERTY ENTRPRS CO RP NV
	9/1/1982	\$75,000.00		555	194	U	I		

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 7/8/2024, 8:38:00 AM](#)

[Contact Us](#)



Attachment 9:
Approved Building Permit Plans for
Renovation of Three (3) Unit
Apartment

BUILDING FOOTAGE INFORMATION	
EXISTING BUILDING	910 Sq. Ft.
NEW ADDITION	1,073 Sq. Ft.
LOT SIZE	4,819 Sq. Ft.
PROPOSED LOT COVERAGE	2,027 SQ FT (42%)
CONDITIONED SQ FT FNO	
FIRST FLOOR	1,799 SQ FT
SECOND FLOOR	1,073 SQ FT
TOTAL	3,576 SQ FT

STRUCTURE INFORMATION

MEAN ROOF HEIGHT	28'-0"
NUMBER OF STORIES	2
FIRE SPRINKLER SYSTEM SHALL BE REQUIRED	
FIRE ALARM SHALL BE REQUIRED	

TYPE OF CONSTRUCTION

TYPE VIB
PROJECT IS LOCATED EAST OF I-95
WIND-BORNE DEBRIS PROTECTION IS REQUIRED

OCCUPANCY

RESIDENTIAL GROUP - R2 (3 UNITS)
OCCUPANT LOAD - 1 PERSON PER 150 SQ FT
TOTAL BUILDING SQ FT - 3,576 SQ FT
3,576/1200 = 18 PERSONS

WIND ZONE INFORMATION

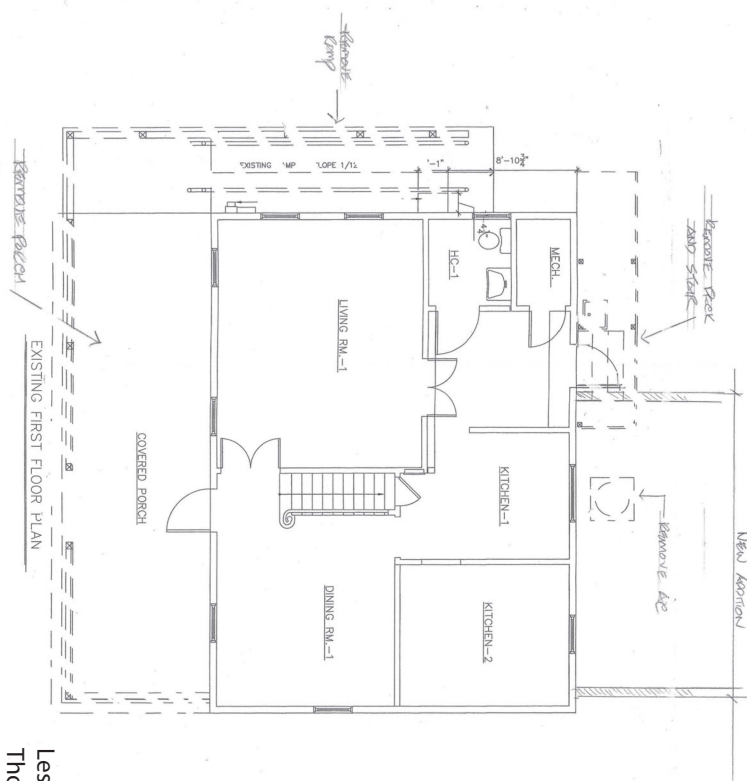
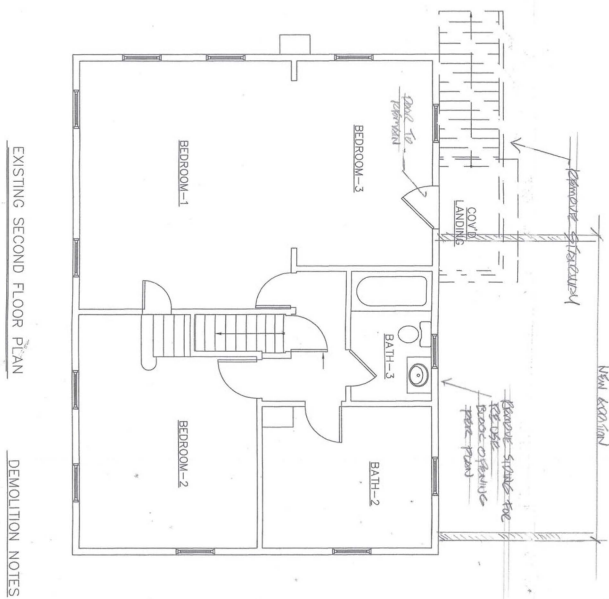
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH 4 FEET THE REQUIREMENTS OF THE
1. BASIC WIND SPEED (3 SECOND GUST) - 130 MPH
2. WIND IMPORTANCE FACTOR - 1.0
3. WIND EXPOSURE CATEGORY - B
4. INTERNAL PRESSURE COEFFICIENT - 0.18 OR -0.18
5. COMPONENT 1 CLADDING WIND LOADS - 14.5/PSF

APPROVED

Historic Preservation
November 3, 2023

Approved for architectural review with the following conditions:
1. All landscape planting materials should be either plants listed in the Architectural Guidelines for Historic Preservation (AGHP) or Florida Native Plants
2. Plants
3. Shrubs and doors will be all wood, with no cladding, and have exterior murals with raised profiles.
3. Staff is to be informed if more siding than limited areas need to be replaced once work begins.

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS - 1.00			
	EFFECTIVE DOME AREA - F.S.D.		100
	50	75	
ROOF	10.5	28.5	10.0
	11.5	29.5	10.5
	12.5	30.5	11.0
WALL	11.5	29.5	11.0
	12.5	30.5	11.5
	13.5	31.5	12.0
5	12.5	31.5	12.0
	13.5	32.5	12.5
	14.5	33.5	13.0
ROOF OVERHANG	13.5	32.5	13.0
	14.5	33.5	13.5
	15.5	34.5	14.0



Digitally
signed by
Les Thomas
Architect
Date:
2023.11.02
13:22:54
-0400'

2023.11.02 13:22:54 -0400

-04'00'

-04'00'

SHEET

ADDITION AND REMODELLING

26 TOQUES PLACE

26 TOQUES PLACE

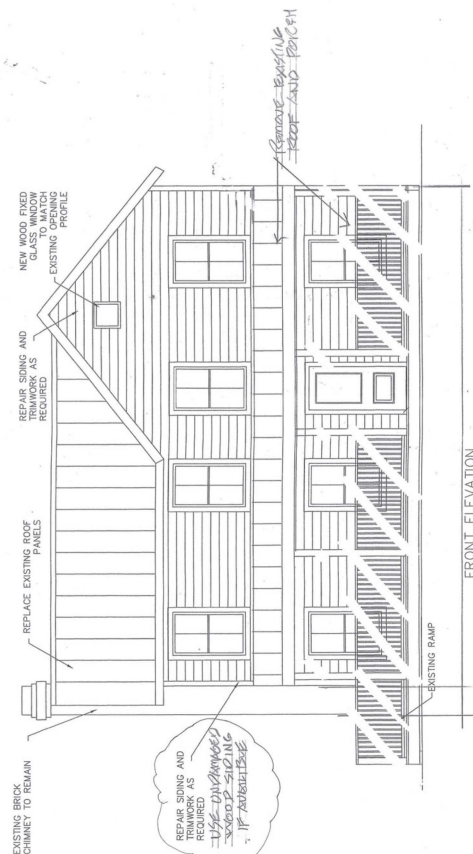
ST. AUGUSTINE, FLA.

LES THOMAS
ARCHITECTS

A R C H I T E C T

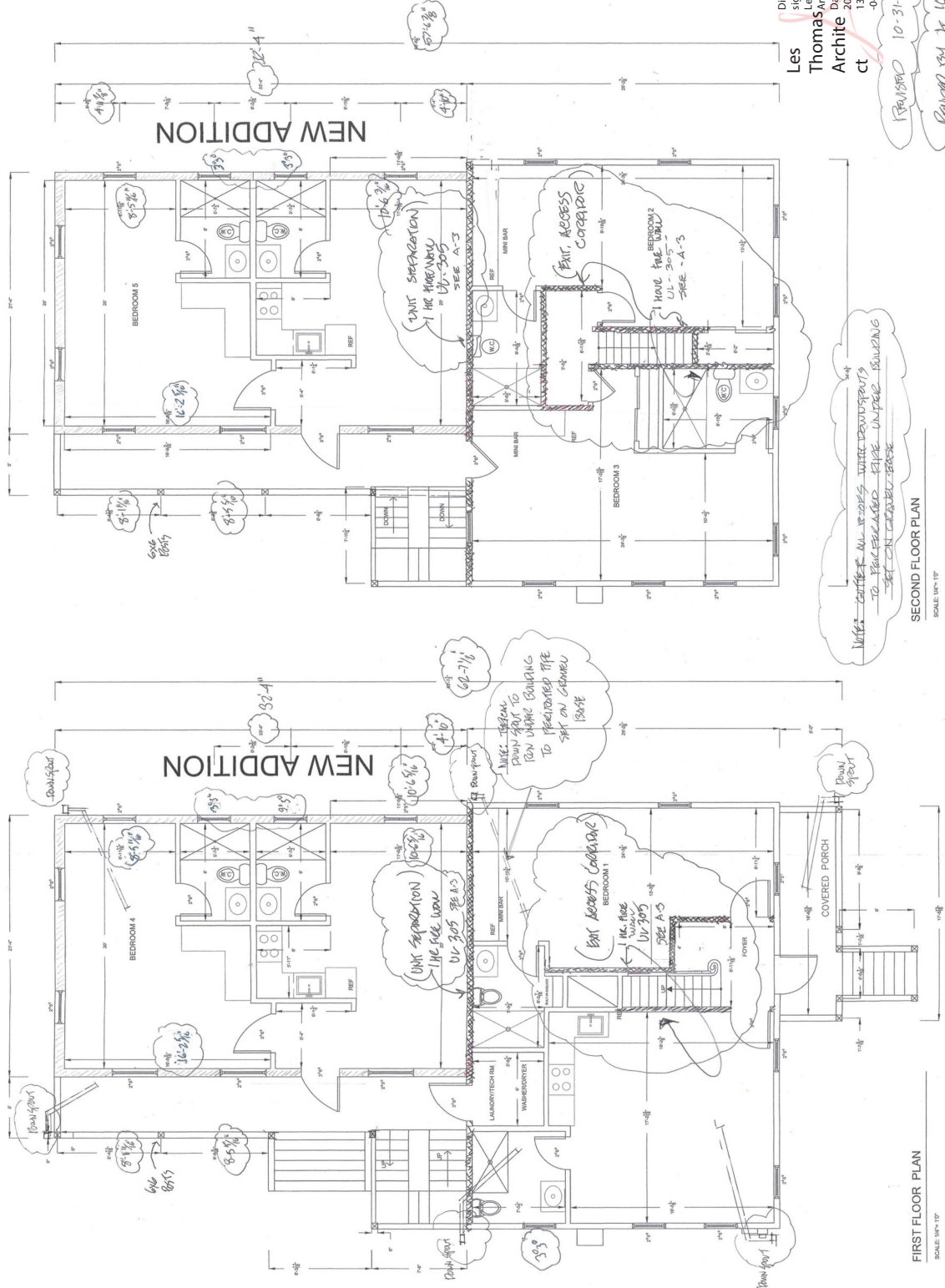
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

Revised 10-31-23



Digitally signed by
Les Thomas
Thomas Architect
Date: 2023.11.02
13:53:18
ct 0000

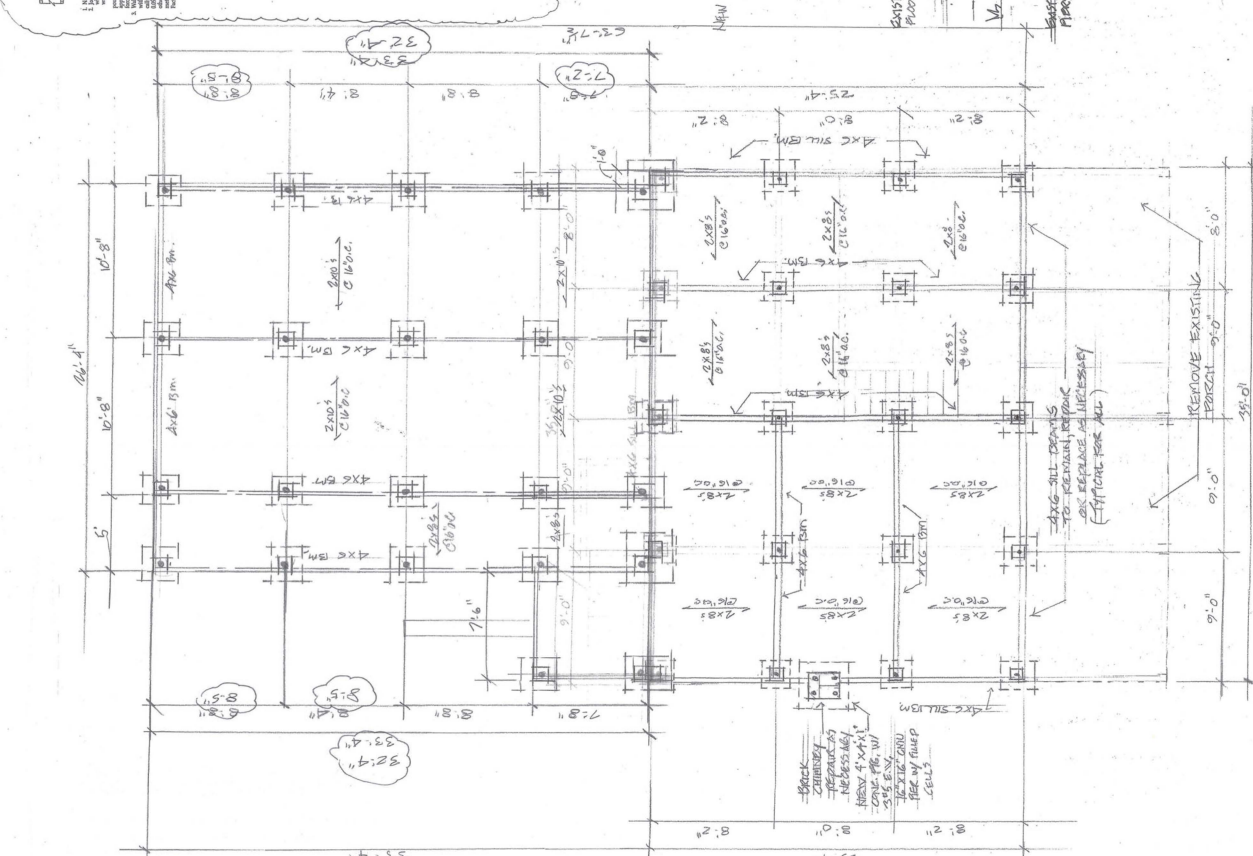
REVISED 10-31-23
REVISED BY 4 10-9-23
REVISED BY 4 8-1-23



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

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

FOUNDATION PLAN $1/4" = 1'-0"$

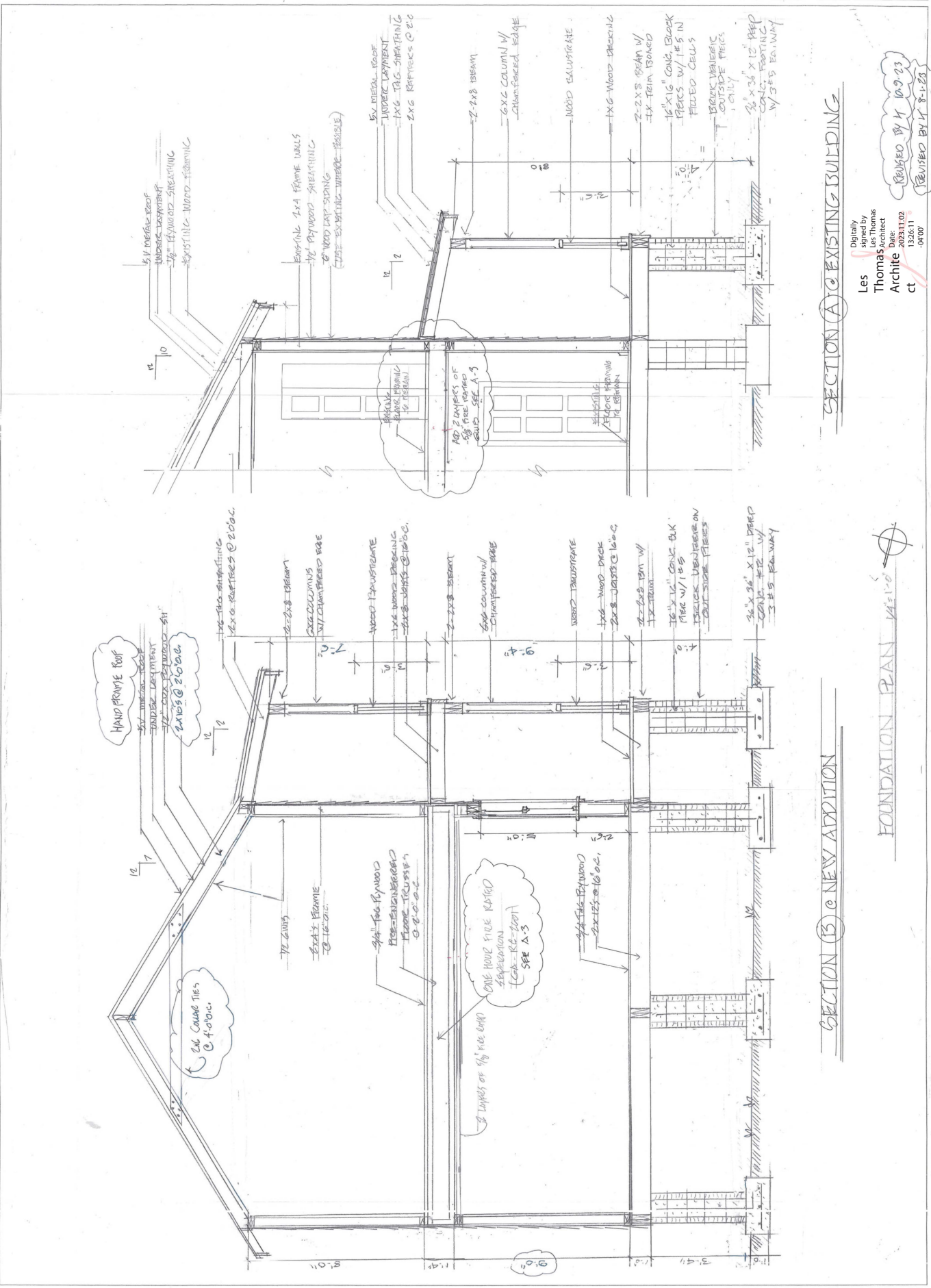


Page 161 of 394



Digitally signed by Les Thomas Architect
Date: 2023.11.02 13:25:26
ct

REVISED 10-31-23
REVISED 10-9-23



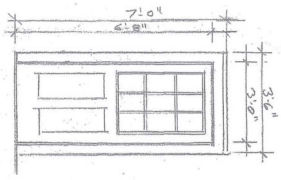
SECTION (A) EXISTING BUILDING

SECTION (B) NEW ADDITION

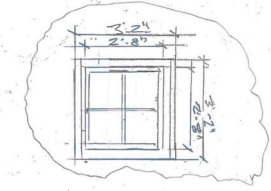
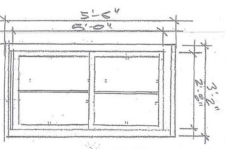
Digitally signed by Les Thomas, Architect
Date: 2023.11.02 13:26:11 -0400
REVIEWED BY 10-23
REVISOR BY 11-8-23

FOUNDATION PLAN 1/4"=1'-0"

NOTE:
ALL WORK IN EXISTING BUILDINGS SHALL
BE SELF-CLOSING AND HAVE A
MIN. ONE-HOUR FIRE RATED
PROTECTION RATING. NFPA D1:302212
AND 30.2.4.6(C).



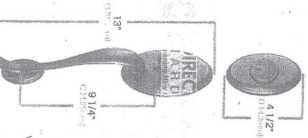
EXTERIOR DOOR
GUEST HOUSE



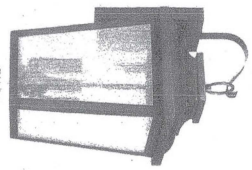
WINDOW IS
MOUNTED ON
MOUNTING BRACKET

USE: UNFINISHED EXISTING OR NEW SHAL BE WOOD
USE: UNFINISHED EXISTING OR NEW SHAL BE WOOD
USE: UNFINISHED EXISTING OR NEW SHAL BE WOOD

The Great Outdoor Products Company is a registered trademark of the
The Great Outdoor Products Company is a registered trademark of the



Sure-Loc Aspen Handle Set
Vintage Bronze



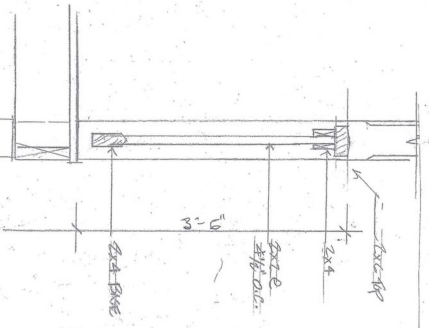
Les Thomas
Architect
Digitally signed by
Les Thomas Architect
Date: 2023.11.02
13:26:57 -04'00'

Sure-Loc Aspen Handle Set

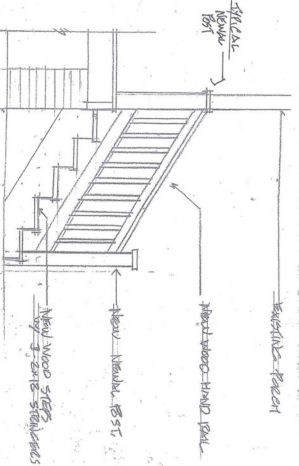
TYPICAL EXTERIOR HARDWARE

REVIEWED - 10-31-23
TYPICAL EXTERIOR LIGHT
REVIEWED - 10-31-23

TYPICAL HANDRAIL 1 1/2\"/>



TYPICAL NEW WOOD STAIRS 1 1/2\"/>



AG

SHEET

Date: 6-27-23
Scale: AS NOTED
Revised: 4
File: 1

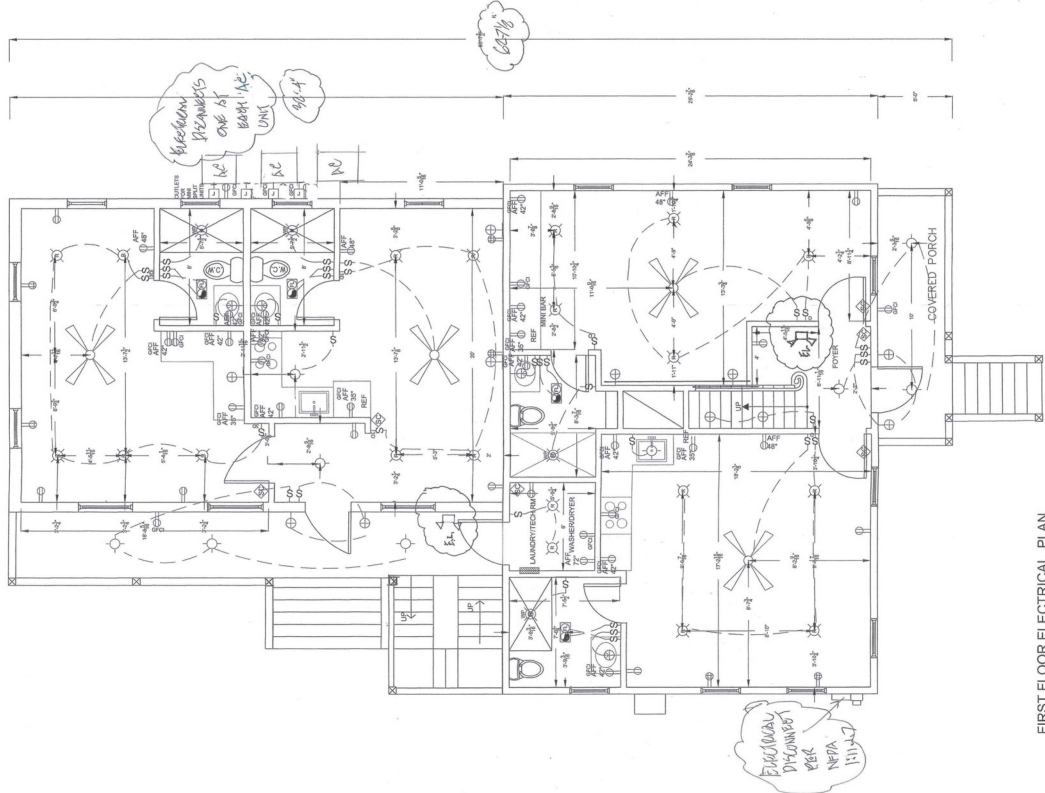
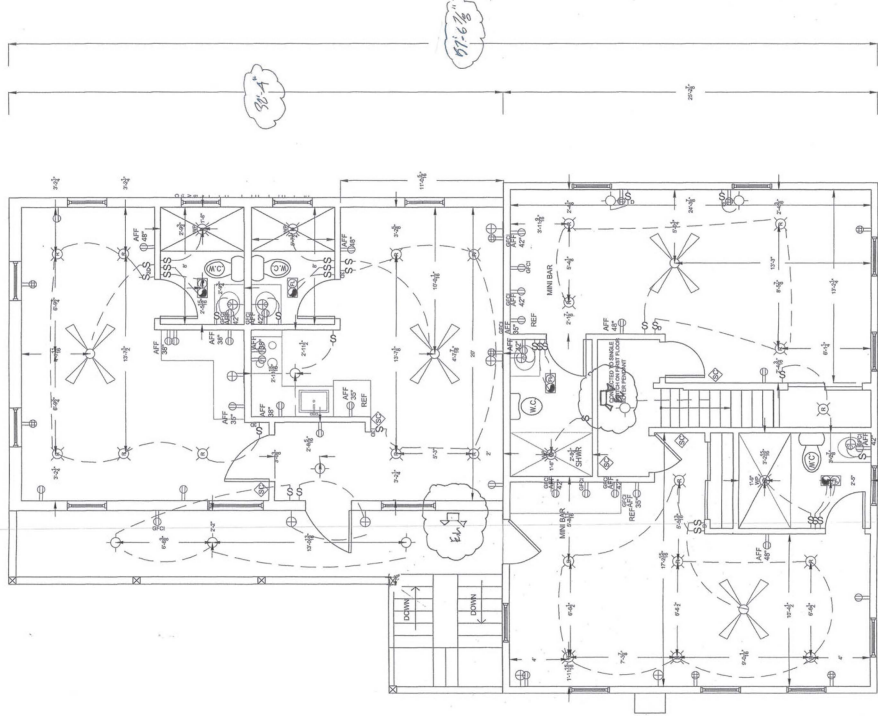
FOUNDATION PLAN
26 TOQUES PLACE
ST. AUGUSTINE, FLA.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

SECOND FLOOR ELECTRICAL PLAN

Les Thomas Architect
Digitally signed by Les Thomas
Date: 2023.11.02 13:27:38 -0400

PRINTED BY 4-10-9-23
REUSED BY 8-1-23

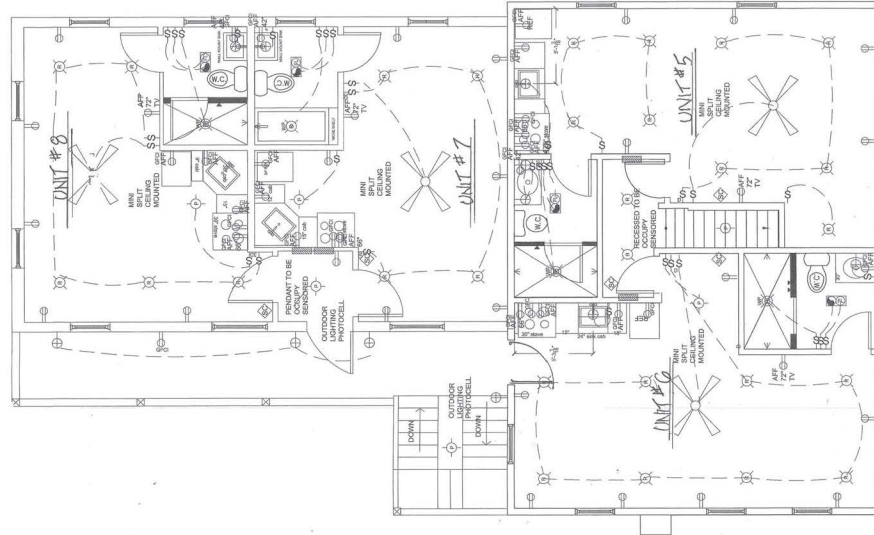


SCALE: 1/4" = 1'-0"

<u>ELECTRICAL LEGEND</u>	
	W. WATERPROOF RECESSED LIGHT
	H. HURST FAN LIGHT COMBO
	W. WALL LIGHT
	P. PI NOANT LIGHT
	R. RECESSED LIGHT
	C. NO OUTLET
	D. PLEX OUTLET
	S. SINGLE POLE SWITCH
	S. SINGLE POLE SWITCH W/ DIMMER
	T. REE-WAY SWITCH
	T. REE-WAY SWITCH W/ DIMMER
	E. ELECTRICAL PANEL
	S. SIX ONE DETECTOR
	A. NOTION BOX
	SWITCH WAS FUSE

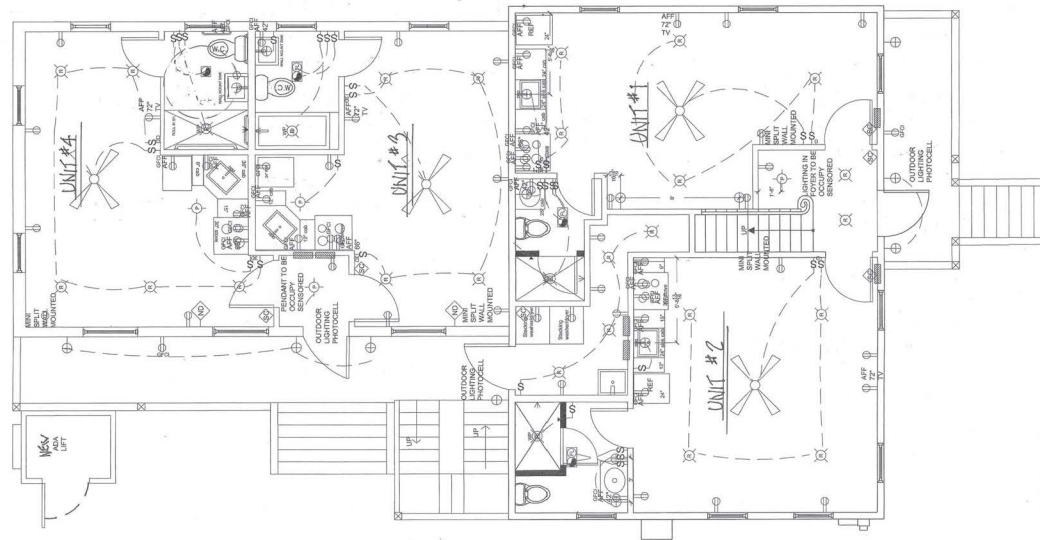
EMERGENCY WEAT PACK

Attachment 10:
**Revised Floor Plans Showing an 8-unit
Inn at 26 Toques Place**



REVISED PLANS 1/4" = 1'-0"
(SHOWING 8 UNIT INN)

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



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

- ELECTRICAL LEGEND**
- WATERPROOF RECESSED LIGHT
 - EXHAUST FAN LIGHT COMBO
 - WALL LIGHT
 - PENDANT LIGHT
 - RECESSED LIGHT
 - DOUBLE OUTLET
 - SINGLE POLE SWITCH
 - SINGLE POLE SWITCH W/ DIMMER
 - THREE-WAY SWITCH
 - THREE-WAY SWITCH W/ DIMMER
 - ELECTRICAL PANEL
 - SMOKE DETECTOR
 - JUNCTION BOX
 - NOTIFICATION DEVICES



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 6, 2024	7.a.	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.

The applicant appeared before the Board on July 2, 2024, and was continued so that the applicant could provide a cross section of the dock in relation to the boat lift.

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 three feet above the deck of the dock and would be CONSISTENT 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)~~ [eight \(8\)](#) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and

PZB2024-0046

Page 3

other non-occupiable features, of a boat suspended in a boatlift shall not exceed ~~six (6)~~ eight (8) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. 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.

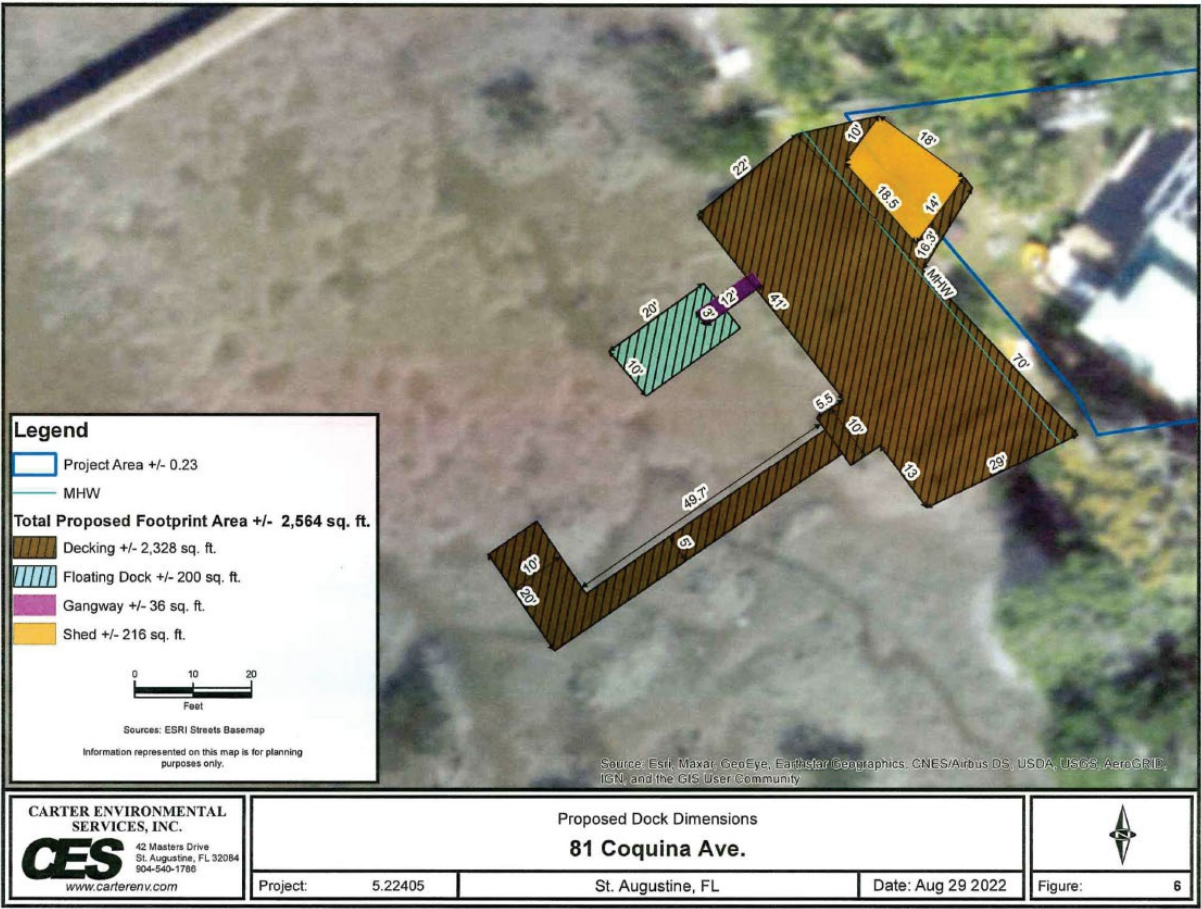
The applicant has amended the application to lower the boatlift to three (3) feet above the deck of the dock. Customarily low-profile boat lifts are boat lifts without an overhead beam. However, if the applicant can lower the overhead beams so that **no portion of the overhead beam is three feet above the deck of the dock** it would be more in line with the intent of the code and possibly meet the requirements for a low-profile boat lift as defined in Criteria 17.



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.

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



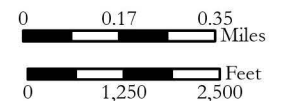
Zoning Map

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



Attachment 2: Future Land Use Map



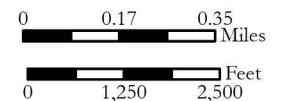
Future Land Use Map

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

DISCLAIMER
 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



Attachment 3:

Adjacent Uses Map



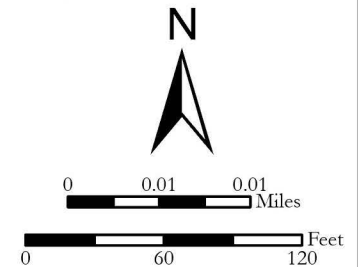
St. Johns County Property Appraiser Use Classification Map

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

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



Attachment 4:

Aerial Site Photograph



Attachment 5:

Flood Map

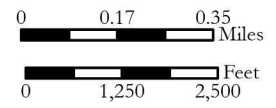


FEMA Flood Zone Map

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

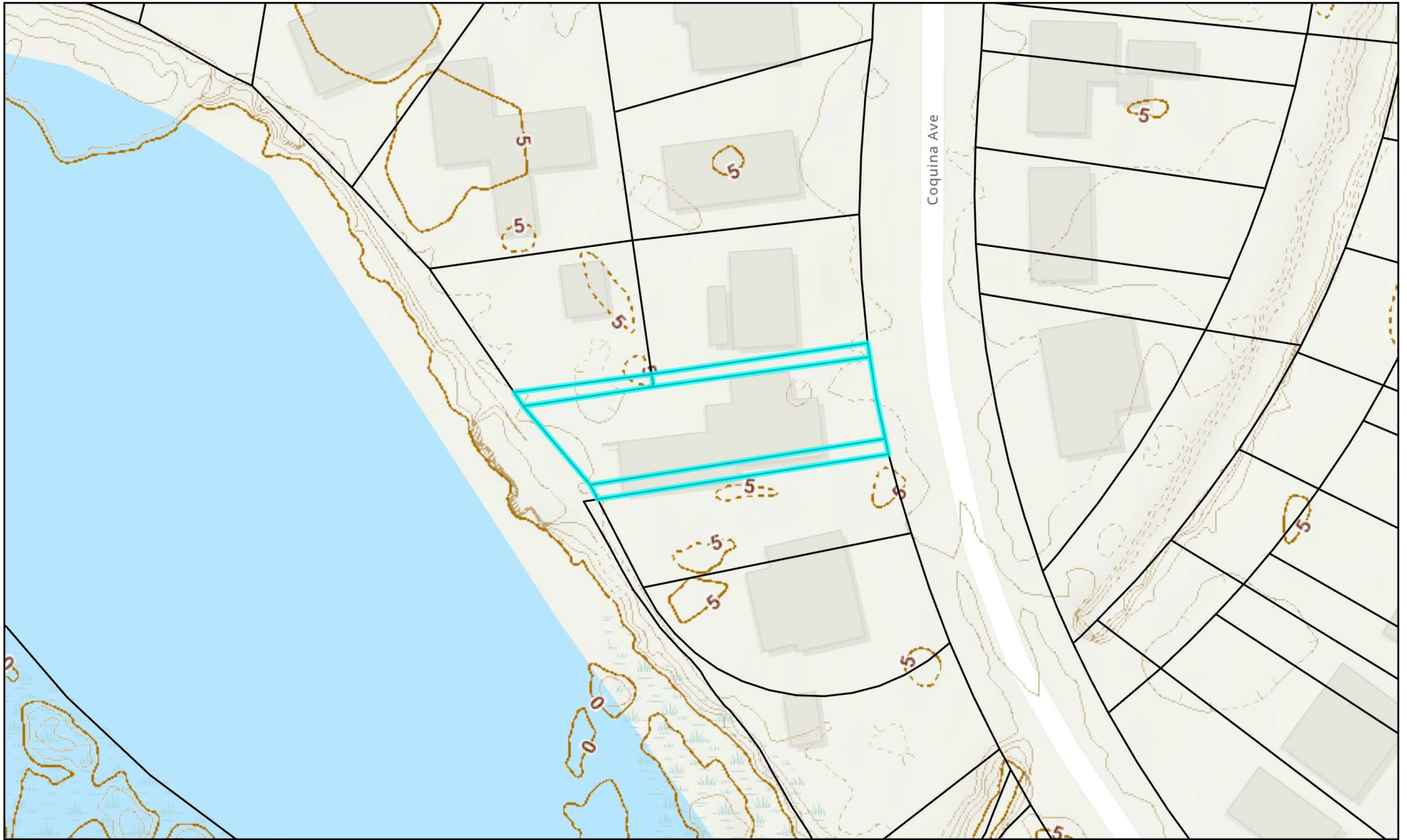
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6: Elevations Map

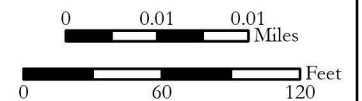


Elevation Map

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

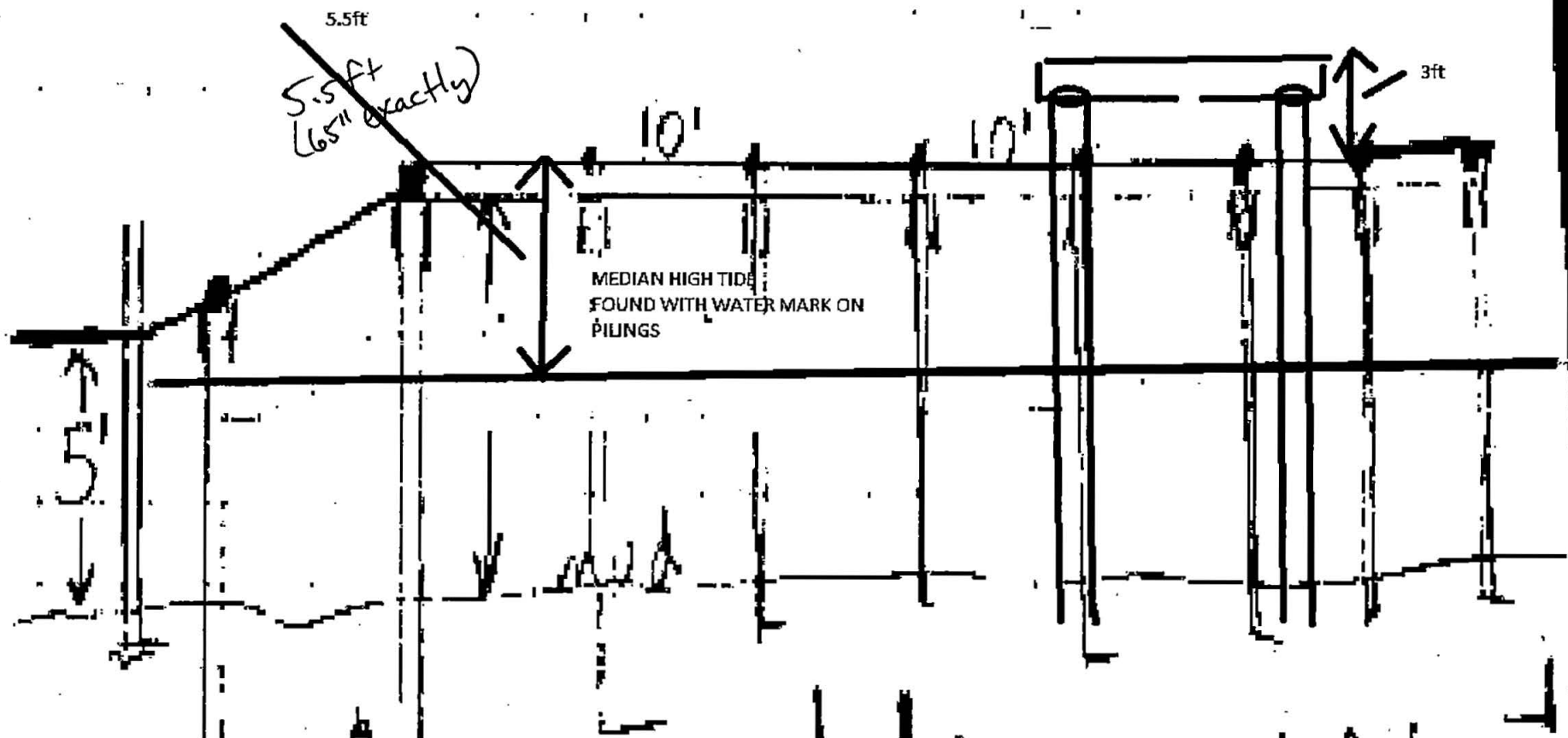
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7: Application



If I can go higher on Lift w/ approve variance
that would be awesome

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 3-101 DAVIS SHORES LOT 42 & N 8FT OF LOT 43 BLK 50 & RIP RGT &
Description* 8-71 LUWANNA SUB OF DAVIS SHORES S5FT OF LOT 6 & PT OF GL 1
LYING W'LY & ADJ OR 5120/1295(P/R) & 5120/1297
*The Description above is not to be used on legal documents.
Property Use Single Family (0100)
Code
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

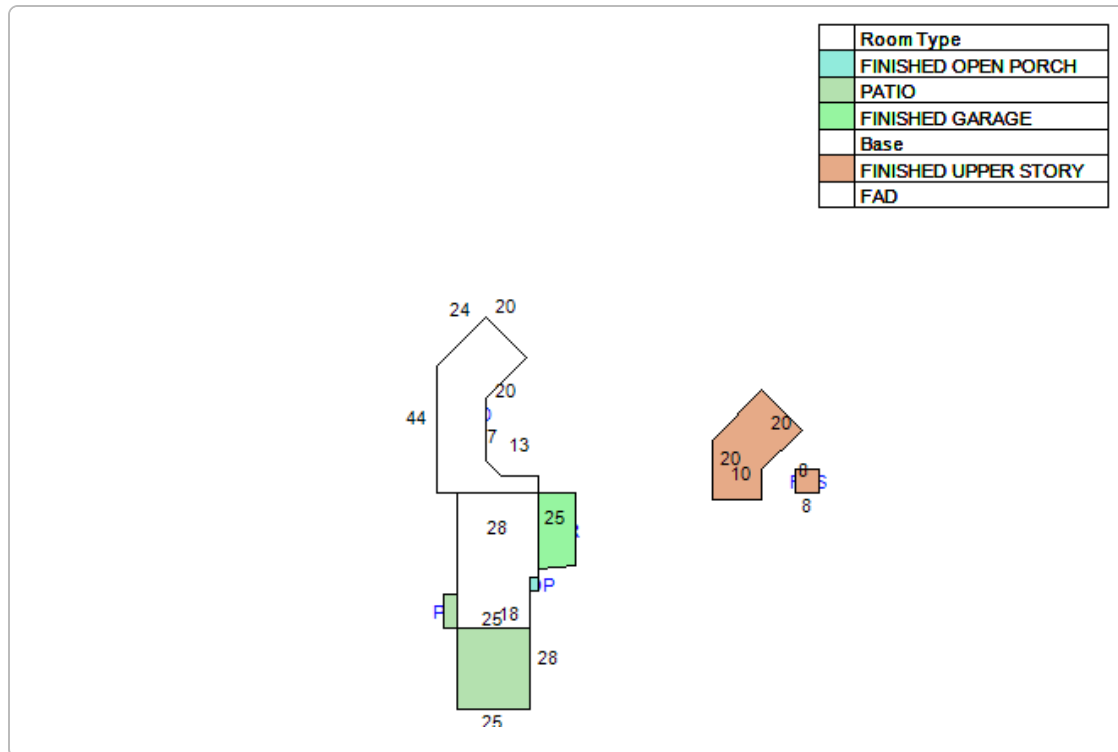
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$5,896	\$21,568	\$276,000	\$0	\$0	\$303,464	\$245,435	\$108,029	\$195,435
2022	\$413,500	\$29,300	\$231,840	\$0	\$0	\$674,640	\$603,033	\$121,607	\$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	Roof Cover	Metal
Building Value	\$0	Roof Structure	Gable Hip
Year Built	1957	Interior Flooring	Carpet, Ceramic Tile, Hardwood
Actual Area	4595	Interior Wall	Drywall
Conditioned Area	3224	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Stucco	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

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
August 6, 2024	7.b.	PZB2024-0053
Request	Address	Parcel ID
Conservation Overlay Zone Development	223 Pelican Reef Drive	158573-0040

Site & Background Information

Applicant & Owner: Hayden Whetstone

Property Class:
(St. Johns County
Property Appraiser) 0000 – Vacant Residential

**Future Land Use
Designation:** Residential Low Density

Zoning Designation: Residential Single-Family-Two: RS-2

Acreage: 0.58

Neighborhood: South Davis Shores

Archaeological Zone: N/A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to remove eight (8) significant trees and approve the construction of a single-family home and retaining wall within [COZ 1 & 2](#) at 223 Pelican Reef Drive. The approval of this application would allow the removal of forty-one (41) trees and the construction of eighty (80) linear feet of retaining wall with associated fill.

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.	The construction of a bulkhead 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.	223 Pelican Reef Drive is within Flood zone AE – 1% Annual. The construction of a bulkhead 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
	CCM Objective 2.6 The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.	The removal of forty-one trees, eight of which are significant, is inconsistent with Objective 2.6.

Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

The request for Conservation Overlay Zone 2 development includes a new home and detached garage with a retaining wall and fill. The retaining wall is proposed to be constructed at the boundary of a recorded conservation easement (Public Records, St. Johns County, FL O.R. 924 Pg 296). This conservation easement gives the grantee, St. Johns River Water Management District (SJRWMD), the right to, “preserve and protect in perpetuity the environmental value of the property in the easement for generations to come.” Staff advises that the applicant coordinate with SJRWMD prior to construction of the retaining wall to maintain compliance with the requirements of the conservation easement. The applicant needs to provide additional information about the retaining wall, including a sideview demonstration no portion of the wall encroaches upon the conservation easement, as well as measures proposed to prevent impacts to the conservation easement.

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.

223 Pelican Reef Drive is a vacant lot in the Pelican Reef subdivision. The site is within AE flood zones with a Base Flood Elevation (BFE) of 8.00 feet. The applicant is proposing to build a bulkhead that is eighty (80) linear feet and a height of eight (8) feet on the western property line.

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

223 Pelican Reef Drive is a marsh front lot with a platted jurisdictional wetland line with an associated ten (10) feet retention swale that is encompassed in a recorded Conservation Easement. The property is within Conservation Overlay Zones 1, 2, and 3.

(3) Natural and proposed drainage patterns.

Elevation maps show the property currently draining to the northwest. The highest elevation is approximately five (5) feet at the southeastern corner of the property. The installation of an eight (8) foot bulkhead and

corresponding fill is likely to change the natural drainage pattern, however the application did not depict the extent of the fill. The site plan does show bio swales, however additional information about how this will retain and treat stormwater would be beneficial in understanding the impacts to the drainage pattern.

(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 adjacent marsh as well as the tidal creek.

(6) Impact on floodplain.

Flood plain impacts are difficult to quantify because the application does not include the extent of fill. The included drainage plan depicts a split plan with the front portion of the lot draining towards the street and the rear portion draining to the swale along the conservation easement. The proposed house plans include a floor elevation of nine (9) feet. Assuming that the lot will be filled to nine (9) feet sloping down to the retaining wall and adjacent properties, it would appear approximately fifty (50) percent of the lot would be filled above the flood elevation of eight (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: 223 Pelican Reef Drive

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%	7%-100%	
	0	1	2	3	4	3
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	1
Total						12

Adjacent Property 1: 215 Pelican Reef Drive

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 2: PID 1585730050 Pelican Reef Drive

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%	75-100	
	0	1	2	3	4	0
Total						0

The ranking system scored 223 Pelican Reef Drive at 12 while the property approved to be developed to the west, 215 Pelican Reef, received a score of 16. The adjacent property to the east is vacant and has not been developed. The scale of proposed improvements at 223 Pelican Reef Drive is less than the adjacent property approved to be developed.

Staff Analysis of Applicable Criteria (Sec. 11-29(d)(1))

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

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

The request for Conservation Overlay Zone Development includes the removal of eight (8) significant trees and forty-one (41) trees total. The applicant is retaining fourteen (14) trees onsite including three (3) significant cedar trees. Dwellings within Pelican Reef are required to plant or retain ten (10) cedar trees onsite. The applicant needs to plant seven (7) additional cedar trees to be consistent with the requirements of Pelican Reef.

COSA Code of Ordinances Section 25-53(d) states that the preservation and removal of trees on a site may require tree mitigation. The applicants' current tree landscaping plan, which includes the removal of forty (41) trees and the retaining of fourteen (14) creates a deficit of -3. The applicant needs to plant additional trees to create a positive number of tree credits. The current application is inconsistent with the requirements of Chapter 25. However, planting the required number of cedar trees would correct both issues.

Trees Removed			Trees Retained		
Type (dbh)	Size Range	Deficit	Type (dbh)	Size Range	Credit
Cedar 11"	7+ dbh	1	Live Oak 13"	12+ dbh	3
Cedar 17"	12+ dbh	1.5	Live Oak 22"	20+ dbh	4
Live Oak 5	3+ dbh	0.5	Cedar 13	12+ dbh	3
Live Oak 5	3+ dbh	0.5	Live oak 6	3+ dbh	1
Cedar 6	3+ dbh	0.5	Live Oak 7	7+ dbh	2
Live oak 10	7+ dbh	1	Cabbage Palm 12	12+ dbh	3
Live Oak 11	7+ dbh	1	Live Oak 5	3+ dbh	1
Live Oak 16	12+ dbh	1.5	Live Oak 10	7+ dbh	2
Live Oak 8	7+ dbh	1	Live Oak 6	3+ dbh	1
Live Oak 6	3+ dbh	0.5	Cedar 18	12+ dbh	3
Water Oak 9	7+ dbh	1	Live Oak 12	12+ dbh	3
Cedar 12	12+ dbh	1.5	Live Oak 9	7+ dbh	2
Live Oak 7	7+ dbh	1	Live Oak 6	3+ dbh	1
Live Oak 5	3+ dbh	0.5	Cedar 13	12+ dbh	3
Live Oak 4	3+ dbh	0.5			
Cedar 7	7+ dbh	1			
Live Oak 6	3+ dbh	0.5			
Live Oak 5	3+ dbh	0.5			
Cedar 12	12+ dbh	1.5			
Live Oak 8	7+ dbh	1			
Water Oak 6	3+ dbh	0.5			
Live Oak 14 (dead)					
Live Oak 14	12+ dbh	1.5			
Live Oak 13	12+ dbh	1.5			
Live Oak 6	3+ dbh	0.5			
Live Oak 5	3+ dbh	0.5			
Live Oak 9	7+ dbh	1			
Live Oak 9	7+ dbh	1			
Cedar 11"	7+ dbh	1			
Live Oak 11	7+ dbh	1			
Cabbage Palm 12	12+ dbh	1.5			
Live Oak 6	3+ dbh	0.5			
Cedar 10	7+ dbh	1			
Live Oak 6	3+ dbh	0.5			
Cedar 6	3+ dbh	0.5			
Live Oak 6	3+ dbh	0.5			
Cedar 13	12+ dbh	1.5			
Cedar 9	7+ dbh	1			
Cedar 9	7+ dbh	1			
Cedar 8 (dead)					

Live Oak 6	3+ dbh	0.5			
Tree Credits/Deficit					-3
* Significant trees are in BOLD			Dead trees are in red.		
Condition	Poor	Fair	Good		

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction of a bulkhead single-family home and the removal of significant trees 223 Pelican Reef Drive / PID 158573-0040.

Because the application is inconsistent with Chapter 25 and the requirement for 10 Southern Red Cedar trees, Staff recommends Continuation for additional information or reconsideration or 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:

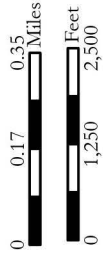
Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Zoning Map



Legend

- Zoning Designations
- Residential Single-Family-One (RS-1)
 - Residential Single-Family-Two (RS-2)
 - Residential Low-One (RL-1)
 - Residential General-One (RG-1)
 - Residential General-Two (RG-2)
 - Residential General Office (RGO)
 - Residential General Office A (RGO-A)
 - Open Land
 - Historic Preservation (HP-1)
 - Historic Preservation (HP-2)
 - Historic Preservation (HP-3)
 - Historic Preservation (HP-4)
 - Historic Preservation (HP-5)
 - Government Use
 - Planned Unit Development (PUD)
 - Abandoned PUD
 - Commercial Low-One (CL-1)
 - Commercial Low-Two (CL-2)
 - Commercial Medium-One (CM-1)
 - Commercial Medium-Two (CM-2)
 - Industrial and Warehousing (IW)
 - Maritime Use (MU)



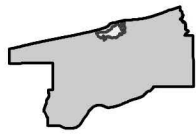
Zoning Map

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

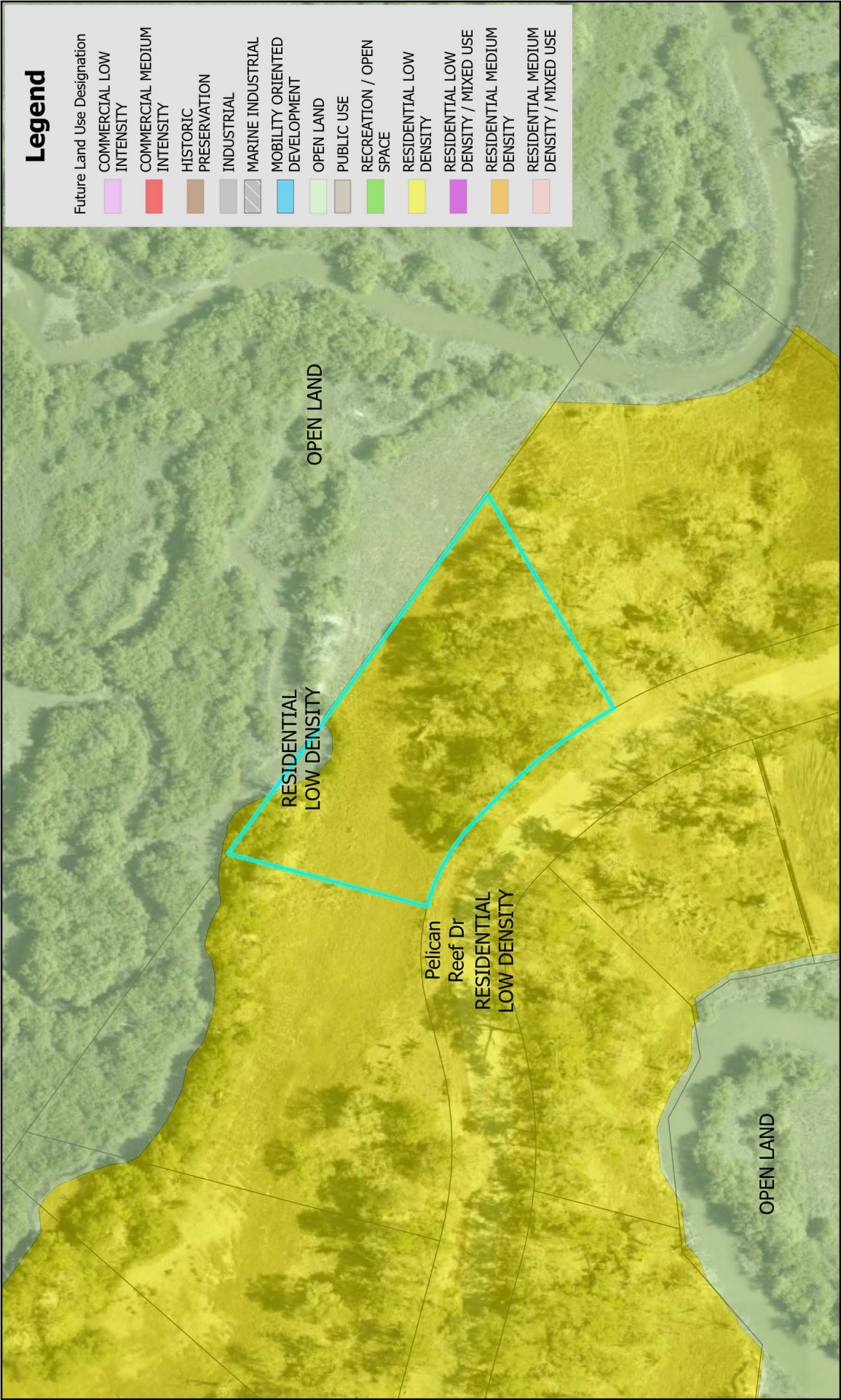
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

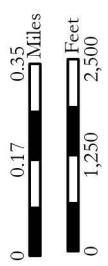


Attachment 2: Future Land Use Map



Legend

- Future Land Use Designation
- COMMERCIAL LOW INTENSITY
 - COMMERCIAL MEDIUM INTENSITY
 - HISTORIC PRESERVATION
 - INDUSTRIAL
 - MARINE INDUSTRIAL
 - MOBILITY ORIENTED DEVELOPMENT
 - OPEN LAND
 - PUBLIC USE
 - RECREATION / OPEN SPACE
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL LOW DENSITY / MIXED USE
 - RESIDENTIAL MEDIUM DENSITY
 - RESIDENTIAL MEDIUM DENSITY / MIXED USE



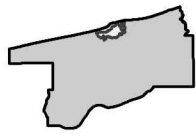
Future Land Use Map

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

DISCLAIMER
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



Attachment 3:

Adjacent Uses Map



	St. Johns County Property Appraiser Use Classification Map		 0 0.01 0.01 Miles 0 60 120 Feet	
	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			

Attachment 4:
Aerial Site Photograph



Attachment 5:

Flood Map

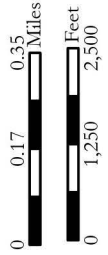


Legend

Flood Zones FEMA

AE

VE



FEMA Flood Zone Map

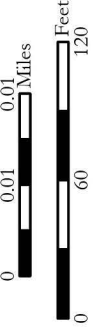
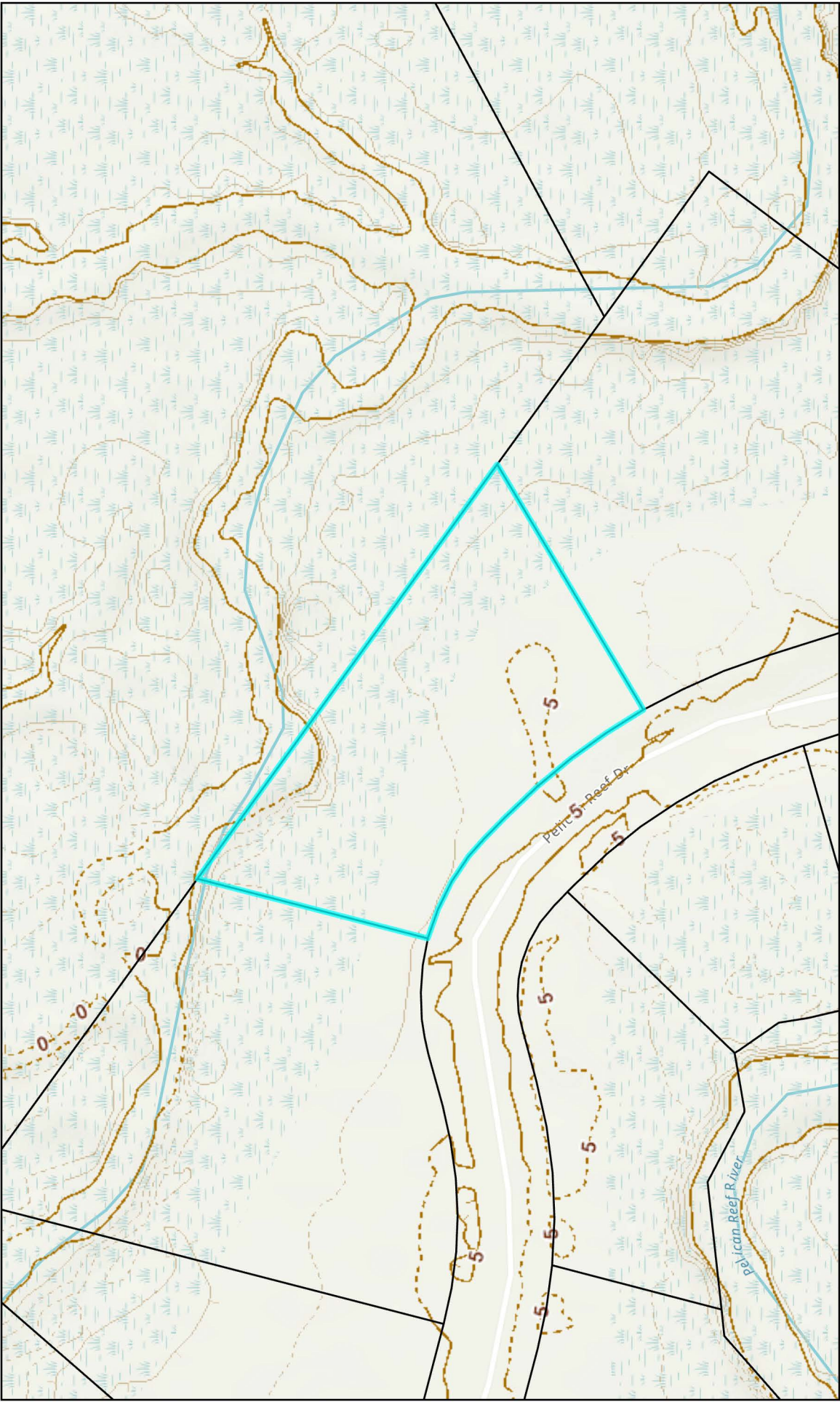
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
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

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



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: Hayden Whetstone Contact Number: 904 540 7878

Business (if applicable): N/A

Address: 400 Old Quarry Road City: Saint Augustine State: FL Zip: 32080

E-Mail Address: hayden@virix.com

2. NAME OF PROPERTY OWNER: Hayden Whetstone Contact Number: 904 540 7878

Business (if applicable): N/A

Address: 400 Old Quarry Road City: Saint Augustine State: FL Zip: 32080

E-Mail Address: hayden@virix.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 4 Block: 12

Subdivision: Pelican Reef Parcel Number: 158573 0040

4. PROJECT STREET ADDRESS: 223 Pelican Reef Drive

5. SPECIFIC PROPOSED USE: R-1 Residential

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☒ Other: Significant Tree Removal

7. DESCRIPTION OF ACTION REQUESTED: Approval of Tree Removal and Mitigation Plan

Development of vacant lot for new residential construction requires tree removal.

8. JUSTIFICATION FOR ACTION REQUESTED: _____

The construction plan will significantly impact the root zones and overall health of the trees listed for removal. Preserving these trees is not feasible due to their location within the construction footprint, site grading, and potential root damage.

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

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

N/A

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

N/A

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

N/A

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

N/A

10. PREVIOUS APPLICATIONS:

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

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

N/A

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

7/2/24

Date


Signature of Property Owner

7/2/24

Date



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

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

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

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

Hayden Whetstone

Print name of applicant

[Signature]

Signature of applicant

7/2/24

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.

223 Pelican Reef Drive (Lot 4)

Project Address: _____

Hayden Whetstone

Applicant's Name: _____

Hayden Whetstone

Applicant's Signature: _____



Owner's Name: _____

Owner's Signature: _____



LOT 4, PELICAN REEF - BLOCK 12, PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 111, PAGES 57 THROUGH 61 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

(3.0)

(2.6)

(2.4)

S54°04'33"E 264.41'

CONSERVATION EASEMENT
PER O.R. 924, PG. 296

N14.45'09"E 122.79' (R)

LOT 3

N59.31'39"E 147.74'

S45°48'00"E
15.7E'

C2
NAIL/DISK LB 3672
ELEV.=(6.00)

10T5

—10' X 10' F.P.L.
EQUIPMENT ESMT.

CURVE C1
CA=29°27'08"
R=116.54'
L=59.91'

CURVE C1
CA=29°27'08"
R=116.54'
L=59.91'
CB=N60°31'34"
CH=59.25'

BY: WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED
LAND SURVEYOR, CERTIFICATE No. 5843

JANUARY 8, 2024: TOPO SURVEY (2021-501-2) W/M
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH,

1. Bearings are based on the RECORD PLAT.

2. This is a BOUNDARY SURVEY.
3. The word "vertical" (71.0) refers to North American Vertical Datum
of 1988 (NAVD 88).
4. By Graphic platting only, the Property shown herein lies within Zone
16N, T16N, R16E, S16E, Township 16 North, Range 16 East, Improvement
Program, Flood Insurance Rate Map (FIRM), Community-Flood Number 1710C-03E J
Map Revised date: 12-7-18
- By State or Governmental Agencies
The responsibility of the original title map is claimed by the State of Illinois,
therefore it is not the responsibility of the undersigned.
I have not seen original records of the documents of record evidenced by title examination that

LEGEND

- | | | | |
|---|--|----------|------------|
| ● | DEMOTES CONCRETE MONUMENT | SCALE | 1"=50' |
| ⊙ | DEMOTES FENCE | JOB No. | 20271-501 |
| ○ | DEMOTES 1/2" IRON PIPE SET WITH CAP, LB 8256 | F.B. | - |
| ● | DEMOTES IRON PIPE FOUND (HOTEL) | page | File |
| | | Comp. | 21-501.dwg |
| | | Drawn by | WJM |

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
L.B. No. 8295
Tel. (904) 721-1226

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM PROFESSIONAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 45-17, (formerly CHAPTER 8107-6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 492.027, FLORIDA STATUTES.

BY: WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED
LAND SURVEYOR, CERTIFICATE No. 5843

Summary

There are 55 identified trees (4 species listed below) plus numerous privets in the form of seedlings, trees, shrubs, and hedges at the site of the proposed site plan of 223 Pelican Reef Drive. The number of trees proposed for removal is 41 with 14 being retained and protected. Proposed Plan results in 15.5 Tree Deficits.

Species Identified:

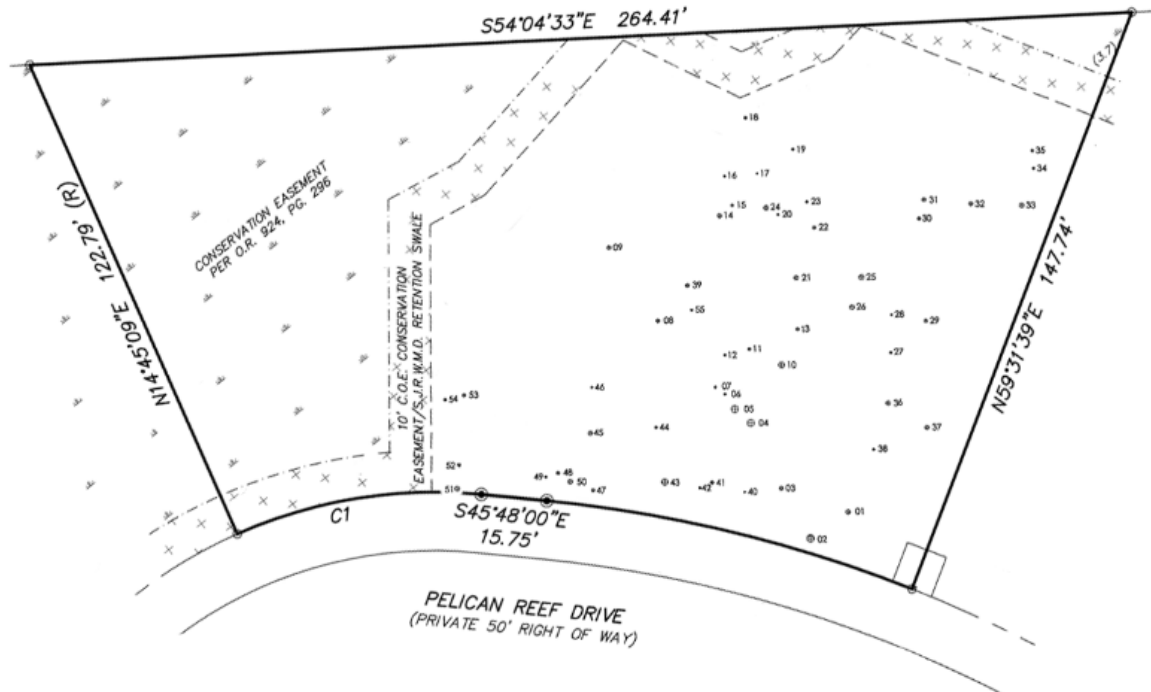
Live Oak (*Quercus virginiana*)
Cedar (*Juniperus silicicola*)
Water Oak (*Quercus nigra*)
Cabbage Palm (*Sabal palmetto*)

Introduction

This report provides an assessment of the trees located on the vacant plot at 223 Pelican Reef Drive, Saint Augustine, FL 32080. The purpose is to evaluate the condition and health of the trees and to propose the removal of selected trees to facilitate development on the lot.

Total Tree Inventory

A total of 55 trees were assessed on the property. The following Chart and Table details each tree's species, health condition, and circumference:



Tree Number	Common Name (Scientific Name)	Condition	Trunk Style	DBH (Trunk Diameter in inches)	Deficits	Credits	X (Remove) P (Preserve)
1	Live Oak (Quercus virginiana)	Good	Single	13	-	3	P
2	Live Oak (Quercus virginiana)	Good	Single	22	-	4	P
3	Cedar (Juniperus silicicola)	Poor	Single	11	2	-	X
4	Cedar (Juniperus silicicola)	Poor	Single	17	2.5	-	X
5	Live Oak (Quercus virginiana)	Fair-Good	Single	5	0.5	-	X
6	Live Oak (Quercus virginiana)	Good	Single	5	0.5	-	X
7	Cedar (Juniperus silicicola)	Fair-Good	Single	6	1.5	-	X
8	Live Oak (Quercus virginiana)	Fair-Good	Single	10	1	-	X
9	Live Oak (Quercus virginiana)	Fair-Good	Single	11	1	-	X
10	Live Oak (Quercus virginiana)	Poor	Single	16	1.5	-	X
11	Live Oak (Quercus virginiana)	Good	Single	8	1	-	X
12	Live Oak (Quercus virginiana)	Fair-Good	Single	6	0.5	-	X
13	Water Oak (Quercus nigra)	Fair-Good	Single	9	1	-	X
14	Cedar (Juniperus silicicola)	Poor	Single	12	2	-	X
15	Live Oak (Quercus virginiana)	Good	Double	7	0.5	-	X
16	Live Oak (Quercus virginiana)	Fair-Good	Single	5	0.5	-	X

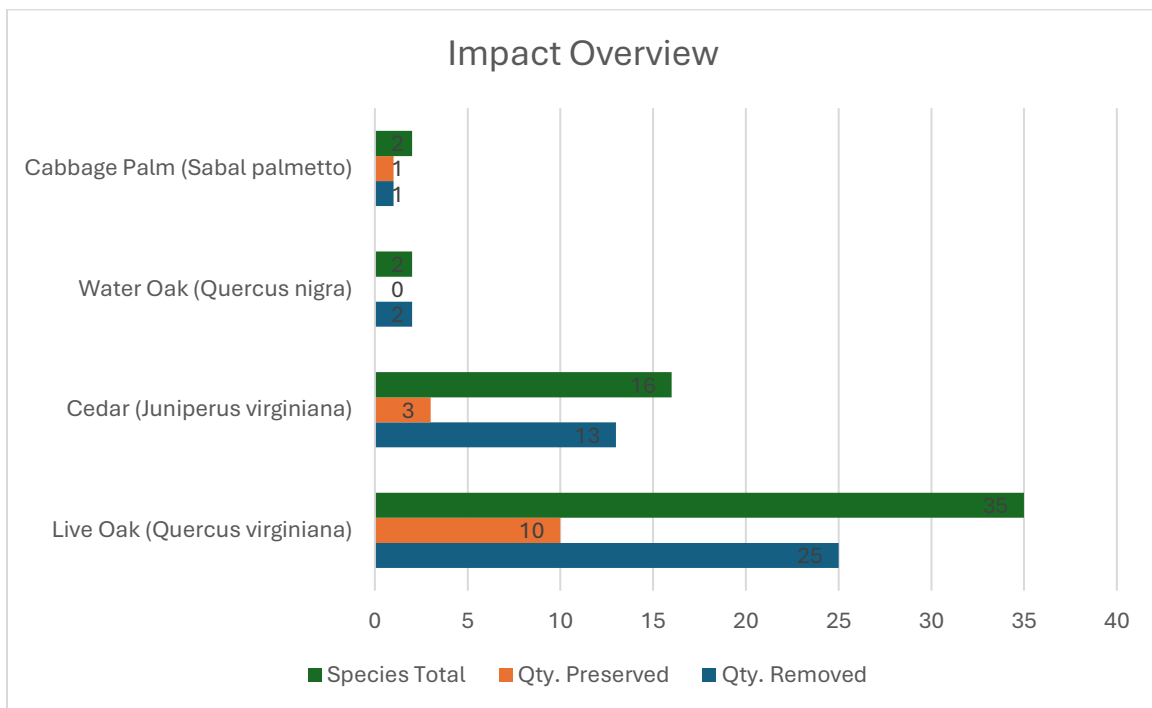
17	Live Oak (Quercus virginiana)	Fair-Good	Double	4	0.5	-	X
18	Cedar (Juniperus silicicola)	Fair-Good	Double	7	1.5	-	X
19	Live Oak (Quercus virginiana)	Good	Single	6	0.5	-	X
20	Live Oak (Quercus virginiana)	Fair-Good	Double	5	0.5	-	X
21	Cedar (Juniperus silicicola)	Fair-Good	Single	12	2	-	X
22	Live Oak (Quercus virginiana)	Good	Single	8	1	-	X
23	Water Oak (Quercus nigra)	Good	Single	6	0.5	-	X
24	Live Oak (Quercus virginiana)	Dead	Single	14	0	-	X
25	Live Oak (Quercus virginiana)	Fair-Good	Single	14	1.5	-	X
26	Live Oak (Quercus virginiana)	Fair-Good	Single	13	1.5	-	X
27	Live Oak (Quercus virginiana)	Fair-Good	Double	6	0.5	-	X
28	Live Oak (Quercus virginiana)	Good	Single	5	0.5	-	X
29	Live Oak (Quercus virginiana)	Fair-Good	Single	9	1	-	X
30	Live Oak (Quercus virginiana)	Good	Single	9	1	-	X
31	Cedar (Juniperus silicicola)	Good	Single	11	2	-	X
32	Live Oak (Quercus virginiana)	Good	Single	11	1	-	X
33	Cedar (Juniperus silicicola)	Fair-Good	Single	13	-	3	P
34	Live Oak (Quercus virginiana)	Fair-Good	Single	6	-	1	P
35	Live Oak (Quercus virginiana)	Fair-Good	Single	7	-	1	P
36	Cabbage Palm (Sabal palmetto)	Good	Single	12	1	-	X
37	Cabbage Palm (Sabal palmetto)	Fair-Good	Single	12	-	2	P
38	Live Oak (Quercus virginiana)	Good	Single	6	0.5	-	X
39	Cedar (Juniperus silicicola)	Fair	Single	10	2	-	X
40	Live Oak (Quercus virginiana)	Good	Single	5	-	1	P
41	Live Oak (Quercus virginiana)	Good	Single	10	-	2	P
42	Live Oak (Quercus virginiana)	Fair-Good	Single	6	-	1	P
43	Cedar (Juniperus silicicola)	Fair-Good	Single	18	-	3	P
44	Live Oak (Quercus virginiana)	Fair-Good	Double	6	0.5	-	X
45	Live Oak (Quercus virginiana)	Good	Single	12	-	2	P
46	Cedar (Juniperus silicicola)	Fair-Good	Single	6	1.5	-	X
47	Live Oak (Quercus virginiana)	Fair-Good	Single	9	-	2	P
48	Live Oak (Quercus virginiana)	Fair-Good	Single	6	-	1	P
49	Live Oak (Quercus virginiana)	Fair-Good	Single	6	0.5	-	X
50	Cedar (Juniperus silicicola)	Fair-Good	Single	13	-	3	P
51	Cedar (Juniperus silicicola)	Good	Single	13	2.5	-	X
52	Cedar (Juniperus silicicola)	Good	Single	9	2	-	X
53	Cedar (Juniperus silicicola)	Poor	Single	9	2	-	X
54	Cedar (Juniperus silicicola)	Dead	Single	8	0	-	X
55	Live Oak (Quercus virginiana)	Good	Single	6	0.5	-	X

Total Trees Recommended for Removal: 41

Live Oak (*Quercus virginiana*) 25
Cedar (*Juniperus silicicola*): 13
Water Oak (*Quercus nigra*) 2
Cabbage Palm (*Sabal palmetto*): 1

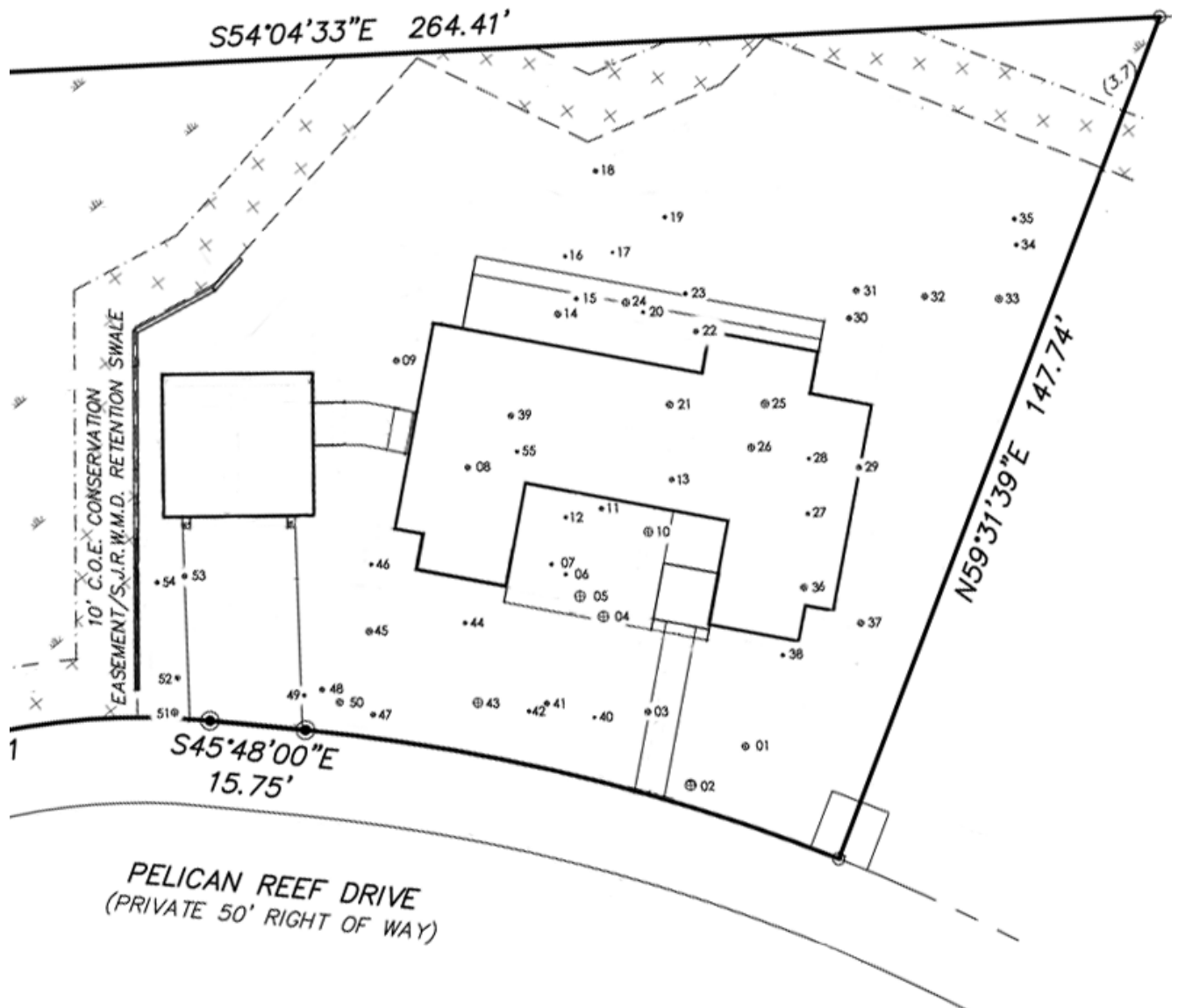
Impact Analysis

The construction plan will significantly impact the root zones and overall health of the trees listed for removal. Preserving these trees is not feasible due to their location within the construction footprint, site grading, and potential root damage.



Proposed Site Plan

Attached below is a detailed map of the property, showing the location of all trees by number. The number corresponds to the Table above, which details their species, condition, and diameter.



Preservation Plan

For the trees recommended for preservation, the following protection measures are suggested:

- **Protective Fencing:** Erect protective fencing around the dripline of each tree to prevent soil compaction and root damage.
- **Mulching:** Apply a layer of organic mulch within the fenced area to conserve soil moisture and improve soil conditions.
- **Watering:** Ensure adequate watering, especially during dry periods, to reduce stress on the trees.

During all phases of permitted construction, trees retained for credit shall be protected from activities such as driving or parking vehicles, adding fill soil, excavation, temporary soil storage, mechanical and chemical injury and mechanical compaction within the tree protection zone.

Mitigation Plan

In accordance to the City of Saint Augustine's Code of Ordinances, Chapter 25 – Trees and Landscaping (Sec. 25-53) - General Landscape Requirements, the recommended Preservation and Removal of trees on this site will result in 15.5 Tree Deficits and will require mitigation.

Tree saved credits (29) — Trees removed deficits (44.5) = **15.5 Tree Deficits**

New trees planted for mitigation credit. Each new tree planted to satisfy a mitigation requirement must be planted in an internal planting area as required by this chapter. Trees receive credit points as indicated in the schedule below:

Tree with diameter of two (2) inches but less than three (3) inches1 credit

Tree with diameter of three (3) inches but less than four (4) inches1.5 credits

Tree with diameter of four (4) inches but less than five (5) inches2 credits

Tree with diameter of five (5) inches but less than six (6) inches3 credits

Tree with diameter of six (6) inches but less than twelve (12) inches4 credits

Tree with diameter of twelve (12) inches or greater5 credits

Conclusion and Recommendations

The trees recommended for removal are necessary to accommodate the site plan for the new residential home. The preservation and mitigation plans aim to balance the site's ecological health with the construction requirements.

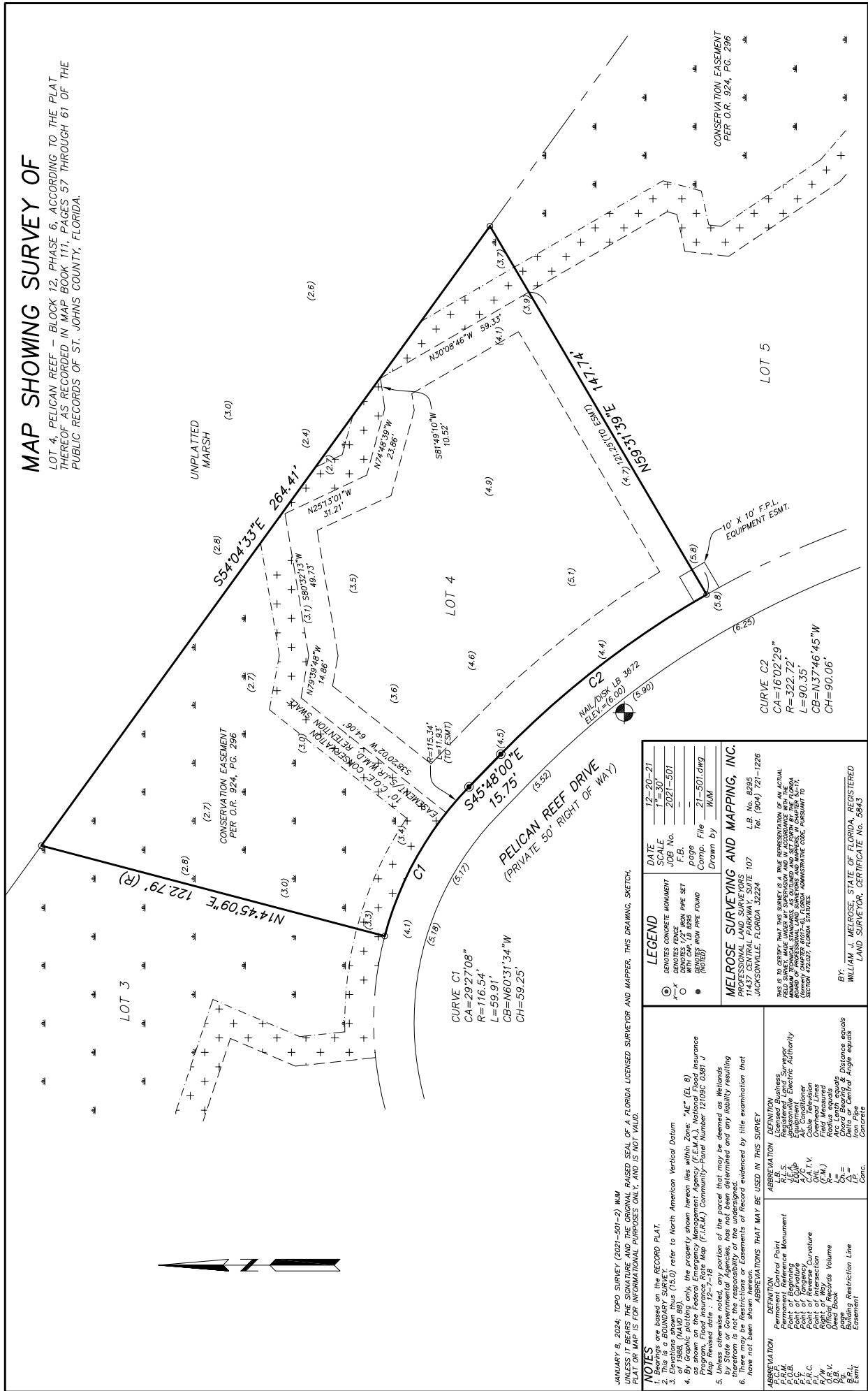
Certified Arborist: Timothy Andrew Praay

Certification ID: FL-6543A

timothyapraay@gmail.com

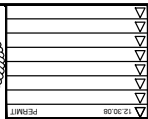
MAP SHOWING SURVEY OF

LOT 4, PELICAN REEF - BLOCK 12, PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 111, PAGES 57 THROUGH 61 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



JANUARY 8, 2024; TOPO SURVEY (2021-501-2) NM
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES		LEGEND		DATE		SCALE	
1. All notes are based on the RECORD PLAT. 2. This is a BOUNDARY SURVEY. 3. Elevations shown this (15.0) refer to North American Vertical Datum. 4. By Graphic plotting only, the property shown hereon lies within Zone: "4E" (EL 8) as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Map (N.F.I.M.) Community-Panel Number 121056, 0381 J, Map Revised date: 12-7-18. 5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom shall be the responsibility of the owner. 6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.		⊙ DENOTES CONCRETE MONUMENT ⊙-x DENOTES FENCE ○ DENOTES IRON PIPE SET ● DENOTES MON PIPE FOUND (NOTED)		12-20-21 1-30 2021-501		1:30 1"=30'	
ABBREVIATION DEFINITION P.C.M. Permanent Control Point P.O.C. Point of Curvature P.R.C. Point of Reverse Curvature R/W Right of Way O.R.V. Official Records Volume Pg. Page Eq. Easement		ABBREVIATION DEFINITION L.B. Licensed Business R.L.S. Registered Land Surveyor Eq. Equipment Mon. Monument C.A.T.V. Cable Television (C.M.) Civil Measure R= Radius equals Ch= Chord equals Dist= Distance equals Angle= Central Angle equals Conc. Concrete		THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN JUDICIAL CIRCUIT, SECTION 42.027, FLORIDA STATUTES.		BY: WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE NO. 3843	



5121 S. A1A
ST. AUGUSTINE
FLORIDA 32080
PHONE: (904) 217 4394
EMAIL: robert@robertshammarsearchitect.com
FL REG. NO. AR 4659

ROBERT
HARRIS
ARCHITECT

The data in this document incorporate
 property rights of ROBERT A. HARRIS,
 AFCH-THCT. Any party accepting this
 document does so in confidence and
 agrees that it shall not be disclosed in
 whole or in part, nor disclosed to others,
 without the consent of ROBERT A.
 HARRIS, AFCH-THCT

SITE
GRADING
PLAN

PROJECT:	23-017
DRAWN:	dar
CHECKED:	PH
FILE:	SP2a.DWG

SP-2a
PLOT DATE: 00-00-18





--	--

FLOOR
PLAN

PROJECT:	23-017
DRAWN:	der
CHECKED:	RM
FILE:	A-3.DWG
A-1	
PLOT DATE: 00-00-18	



TOTAL HEATED	2,357
FRONT VESTIBULE	85
REAR PATIO	571
GARAGE	544
BREEZEWAY	112



ISSUED FOR: _____
DATE: 02/28/24
FINAL REVIEW: _____

501 S.W. 4TH
SUITE 1000
MIAMI, FL 33134
PHONE: (305) 217-4284
FAX: (305) 217-4284
EMAIL: info@robertaharris.com

ROBERT A. HARRIS
ARCHITECT

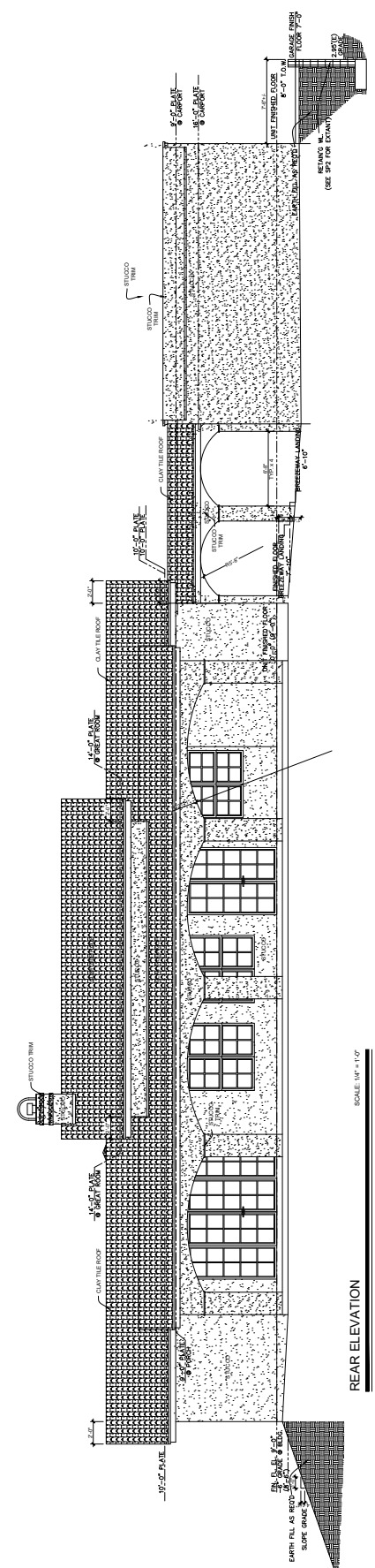
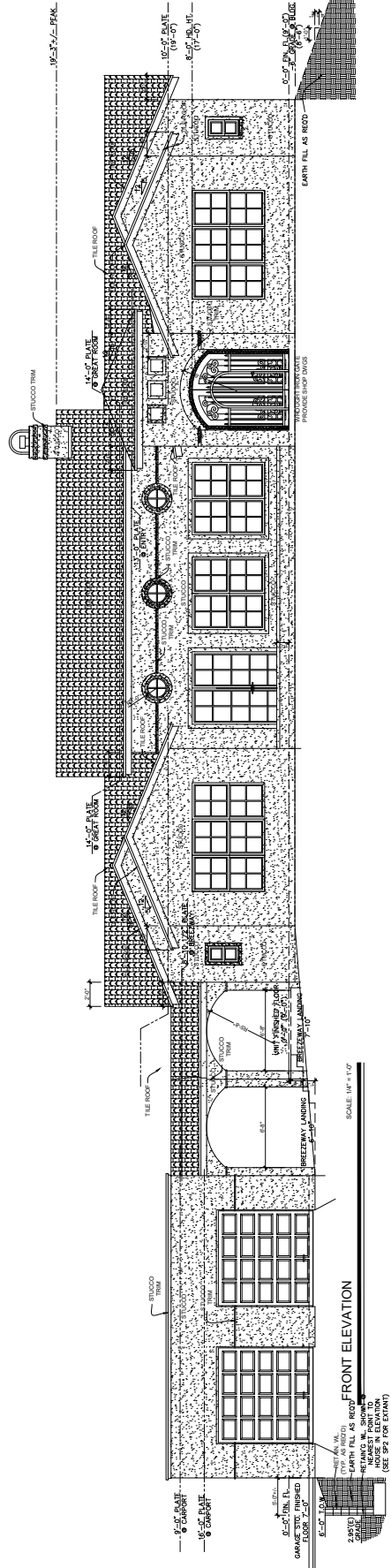
THIS DOCUMENT IS THE PROPERTY OF ROBERT A. HARRIS ARCHITECT, P.A. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ROBERT A. HARRIS ARCHITECT, P.A.

FRONT AND REAR ELEVATIONS

PROJECT: 250217
DATE: 02/28/24
CHECKED: RH
SCALE: A-2

A-2

PLOT DATE: 02-02-18







DATE	02/28/24
ISSUED FOR	FINAL REVIEW

501 S. ALA
SUITE 100
Ft. Lauderdale, FL 33304
PHONE: (954) 217-4294
FAX: (954) 217-4294
EMAIL: robert@robert-harris-architect.com

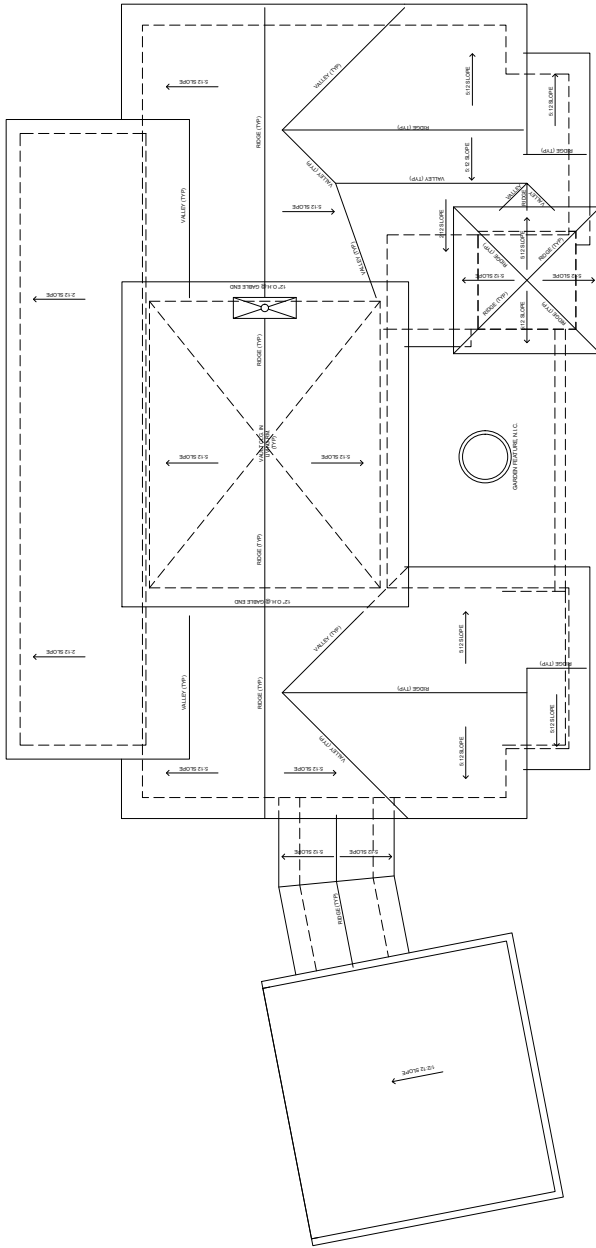
ROBERT HARRIS ARCHITECT

PROJECT	25027
CHECKED	RM
DATE	4.1.2020

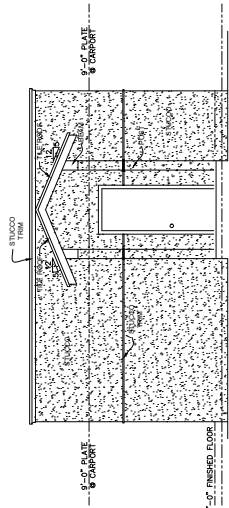
THIS DOCUMENT IS THE PROPERTY OF ROBERT HARRIS ARCHITECT, P.A. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ROBERT HARRIS ARCHITECT, P.A.

**ROOF PLAN
SECTION 'A'
GARAGE
ELEVATIONS**

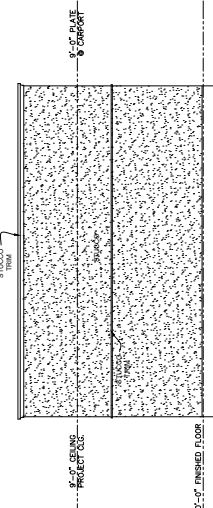
A-4
PLOT DATE: 00-00-18



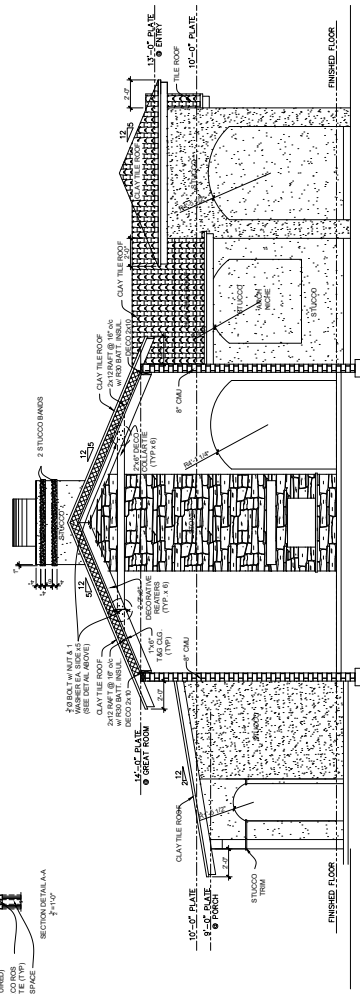
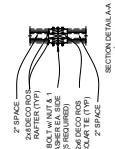
ROOF PLAN
SCALE: 3/8" = 1'-0"



GARAGE: RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE: LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



ROOF PLAN

SCALE: 3/16" = 1'-0"



DATE	ISSUED FOR
02/28/24	FINAL REVIEW

501 S. MIA
ST. AUGUSTINE
FL 32084-5589
PHONE: (904) 217-4284
EMAIL: robert@robertharrisarchitect.com
FL REG. NO. AR 4659

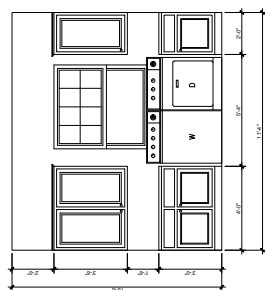
ROBERT
HARRIS
ARCHITECT

THIS SET OF DRAWINGS IS THE PROPERTY OF ROBERT HARRIS ARCHITECT, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS SET OF DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM ROBERT HARRIS ARCHITECT, INC.

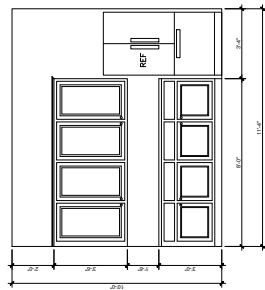
INTERIOR
CABINET
ELEVATIONS

PROJECT	25-0217
DATE	02/28/24
CHECKED BY	RA
DATE	AS SHOWN

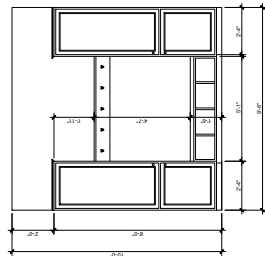
A-6
PLOT DATE: 00-00-18



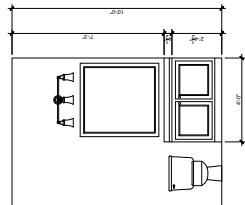
1 KITCHEN DETAIL
SCALE: 3/8" = 1'-0"



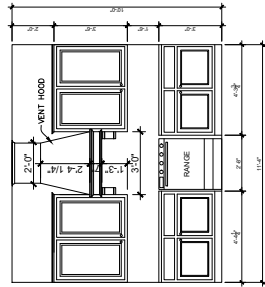
2 UTILITY DETAIL
SCALE: 3/8" = 1'-0"



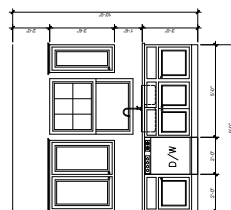
3 MUD DETAIL
SCALE: 3/8" = 1'-0"



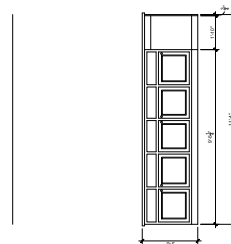
4 BATH 3 DETAIL
SCALE: 3/8" = 1'-0"



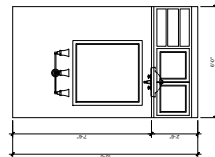
5 KITCHEN DETAIL
SCALE: 3/8" = 1'-0"



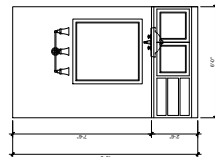
6 KITCHEN DETAIL
SCALE: 3/8" = 1'-0"



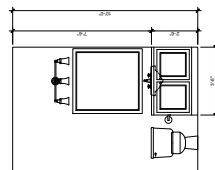
7 ISLAND DETAIL
SCALE: 3/8" = 1'-0"



8 MASTER BATH DETAIL
SCALE: 3/8" = 1'-0"



9 MASTER BATH DETAIL
SCALE: 3/8" = 1'-0"



10 BATH 2 DETAIL
SCALE: 3/8" = 1'-0"



DATE: 02/28/24
ISSUED FOR: FINAL REVIEW

5/21 S.M.A.
ST. AUGUSTINE
FL 32084
PHONE: (904) 217-4294
FAX: (904) 217-4294
EMAIL: robert@robertarchitect.com

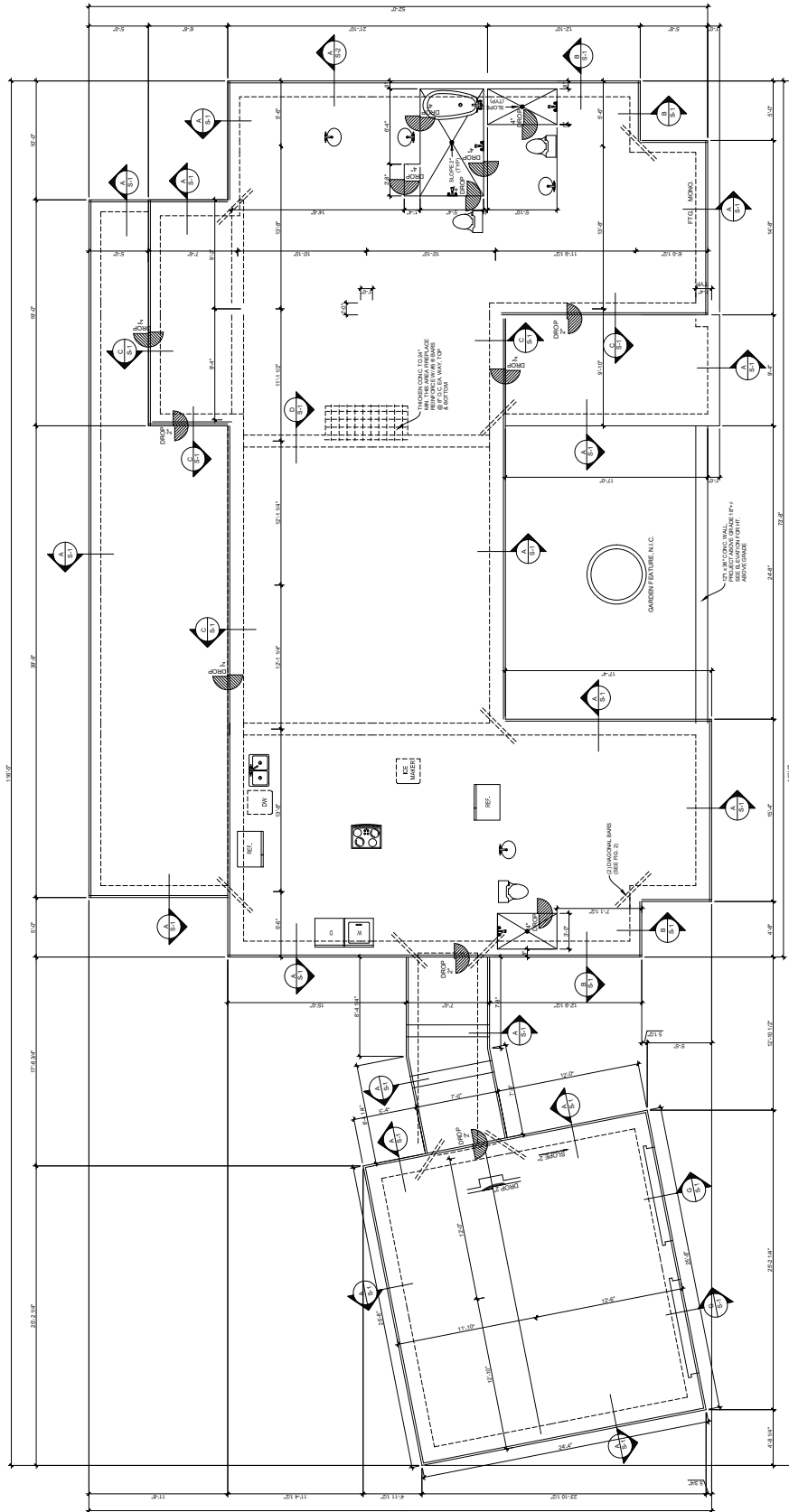
ROBERT
ARCHITECT

1. This drawing is the property of Robert A. Roberts, P.E. and shall remain his property. It is to be used only for the project and location specified herein. It is not to be reproduced, copied, or used for any other project without the written consent of Robert A. Roberts, P.E.

FOUNDATION
PLAN
& DETAILS

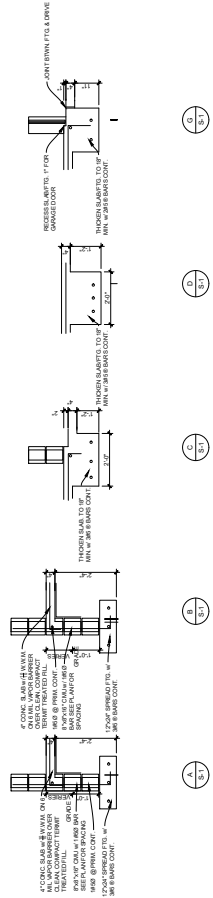
PROJECT: 250217
SHEET: 01
DATE: 02/28/24

S-1
PLOT DATE: 00-00-18



FOUNDATION PLAN

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



FOUNDATION DETAILS

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



ISSUED FOR	DATE
FINAL REVIEW	02/28/24

5/21 S. M.A.
ST. AUGUSTINE
FLORIDA 32084
PHONE: (904) 217-4394
FAX: (904) 217-4394
E-MAIL: robert@harrisarchitect.com

ROBERT
HARRIS
ARCHITECT

R318.1.2 Inspection for termite.
In order to provide for inspection for termite infestation, clearance between exterior wall coverings and final earth grade on the exterior of a building shall not be less than 6 inches (152 mm).

Exceptions:

1. Paint or decorative noncombustible finish less than 5/8 inch (17.1 mm) thick adhered directly to the masonry foundation sidewall.
2. Access or vehicle ramps which rise to the interior finish floor elevation for the width of such ramps only.
3. A 4-inch (102 mm) inspection space above patios and garage slabs and entry areas.
4. If the patio has been soil treated for termites, the finish elevation may match the building interior finish floor elevations on masonry construction only.
5. Masonry veneers constructed in accordance with Section R318.4.

R318.1.3 Form plastic protection.

In areas where the probability of termite infestation is "very heavy" as indicated in Figure R301.2(6), extruded and expanded polystyrene, expanded polystyrene foam, or polyurethane foam shall be used to protect the foundation and masonry walls from soil contact. Foundations below grade shall be protected with form plastics installed above grade and exposed earth shall be at least 6 inches (152 mm).

Exceptions:

1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or pressure-preservative treated wood.
2. When in addition to the requirements of Section R318.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is used.
3. On the interior side of basement walls.

TERMITE CONTROL

Site Work:

Provide soil treatment for termites control as herein specified.

Quality Assurance:

Engage a professional pest control operator, licensed in accordance with regulations of governing authorities for application of soil treatment solution.

Job Conditions:

- A. Do not apply soil treatment solution until excavating, filling and grading operations are completed.
- B. Do not apply soil treatment to frozen or excessively wet soils or during inclement weather.

Specific Product Warranty:

- A. Furnish written warranty certifying if subterranean termite activity is discovered.
- B. Provide warranty for a period of (5) years from date of treatment, signed by applicator and contractor.

Products - Soil Treatment Solutions:

- A. Use a local authority approved emulsifiable concentrate insecticide for dilution with water. Fuel oil is not permitted as a diluent. Provide a working solution of one of the following chemical elements and concentrations:

1. Chlorpyrifos (Dursban)
2. Imidacloprid (Merit)
3. Oxipropazin (Durban)
4. Permethrin (Dormon)
5. Isodrotrides (Pyrol 6 or Chlurod)

- B. Other solutions may be used as recommended by Applicator and if acceptable to local authorities. Use only soil treatment solutions which are not injurious to planting.

Execution / Application:

- A. Remove foreign matter which could decrease effectiveness of treatment on areas to be treated.
- B. Under slab-on-grade structures, treat fill before concrete slabs are placed using either power sprayer or tank-type sprayer.
 1. Apply 4 gallons of chemical solution per 10 linear feet along inside of foundation walls, along sides of interior partition walls and around plumbing.
 2. Apply 2 gallons of chemical solution per 10 square feet as an overall treatment under slab and attached slab areas where fill is soil or unwashed gravel. Apply 1-1.5 gallons of chemical solution to areas where fill is washed gravel.
 3. Apply four gallons of chemical solution per 10 linear feet of trench, for each foot of depth from grade to footing, along outside edge of foundation. The chemical solution shall be applied to a depth of not less than 12". Punch holes to top of footing at not more than 12" o.c. and apply chemical solution.
- C. Allow not less than 12 hours for drying after application, before beginning concrete placement or other construction activities.
- D. Post signs in areas of application warning workers that soil poisoning has been applied.

Building Systems

Trailing systems are used. The foundation plan shall indicate such system and a certificate of compliance approved by the Florida Department of Agriculture and Consumer Services and required at time of permitting. (FDC 1616.1)

R318.1 TERMITE PROTECTION.

Termite protection shall be provided by registered termiticides, including soil applied pesticides, baiting systems, and pesticides applied to wood, or other approved methods of termite protection labeled for use as a preventative treatment to new construction. See Section 902. - Registered termiticides. Upon completion of the application of the termite protective treatment, a Certificate of Compliance shall be issued to the building owner. The application of termiticides shall be in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

R318.1.1

If soil treatment is used for subterranean termite prevention, the initial chemical soil treatment inside the foundation perimeter shall be done after all excavation, backfilling and compaction is complete.

R318.1.2

Soil treatment is used for subterranean termite prevention, soil areas disturbed after initial chemical soil treatment shall be retreated with a chemical soil treatment, including trench bowed or formed.

R318.1.3

If soil treatment is used for subterranean termite prevention, space in concrete floor bowed out or formed for the subsequent installation of plumbing traps, drains or any other purpose shall be created by using plastic or metal permanently placed forms of sufficient depth to eliminate any planned soil disturbance after initial chemical soil treatment.

R318.1.4

If soil treatment is used for subterranean termite prevention, chemically treated soil shall be protected with a minimum 6 mil vapor retarder to protect the soil from evaporation. The vapor retarder shall be installed after the soil treatment is applied. As a wood preservative, the wood shall be done after chemical treatment until the concrete floor is poured, shall be done in such manner as to avoid penetrating or disturbing treated soil.

R318.1.5

If soil treatment is used for subterranean termite prevention, concrete overpour or mortar accumulated along the exterior foundation perimeter shall be removed prior to exterior chemical soil treatment, to enhance vertical penetration of the chemicals.

R318.1.6

If soil treatment is used for subterranean termite prevention, chemical soil treatments shall also be applied under all exterior concrete or grade within 1 foot (305 mm) of the foundation perimeter. The chemical soil treatment shall be applied to the exterior of the foundation perimeter, including initial landscaping and irrigation/sprinkler installation. Any soil disturbed after the chemical vertical barrier is applied shall be promptly retreated.

R318.1.7

If a registered termiticide formulated and registered as a bait system is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply; however, a signed contract assuring the installation, maintenance and monitoring of the baiting system that is in compliance with the requirements of the Florida Department of Agriculture and Consumer Services shall be provided to the building official prior to the pouring of the slab, and the system must be installed prior to final building approval.

If the baiting system is used for termite protection, the application of the pesticide active ingredient, the installation of the monitoring probe components shall be deemed to constitute installation of the system.

R318.1.8

If a registered termiticide formulated and registered as a wood treatment is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply. Application of the wood treatment termiticide shall be as required by label directions for use, and must be completed prior to final building approval.

R318.1.9

Protective sleeves around piping penetrating concrete slab-on-grade floors shall not be of cellulose-containing materials. If soil treatment is used for subterranean termite prevention, the sleeves shall be of noncellulose material and shall be installed in accordance with the manufacturer's instructions. A noncorrosive clamping device to eliminate the annular space between the pipe and the sleeve. No termiticides shall be applied inside the sleeves.

R318.2 Chinking

Cracks and cavities in masonry units and air gaps between brick, stone or masonry veneers and the structure shall be cleared of all nonpressure-tolerant treated or nonstructurally durable wood, or other cellulose-containing material prior to concrete placement.

Exception: Inorganic materials manufactured for closing cells in foundation concrete masonry unit construction or clean earth fill placed in concrete masonry unit voids below slab level before termite treatment is performed.

R318.4 Concrete bearing ledge.

Brick, stone or other veneer shall be supported by a concrete bearing ledge at least equal to the total thickness of the brick, stone or other veneer and mortar. The concrete bearing ledge shall be constructed of concrete and shall be finished with a smooth surface. The concrete bearing ledge shall be installed without supplemental treatment in the foundation unless there is an approved physical barrier. An approved physical barrier shall also be installed from below the wall all plate or first block course horizontally to embed in a mortar joint. If masonry veneer extends below grade, a termite protective treatment must be applied to the cavity created between the veneer and the foundation, in lieu of a physical barrier.

Exception: Veneer supported by a structural member secured to the foundation sidewall in accordance with ACI 308.4RCE 9TMS 402, provided at least a 6 inch (152 mm) clear inspection space of the foundation sidewall exterior exist between the veneer and the top of any soil, rock, sand, gravel or other organic substrate, except, trench, open, porch, walk or any other earth immediately adjacent to or supporting the structure.

R318.5 Protection against decay and termites.

For every level, and roof downspout shall discharge at least 1 foot (305 mm) away from the structure sidewall, whether by underground piping, ball extensions or splash blocks. Gutters with downspouts are required on all buildings with eaves or less than 6 inches (152 mm) horizontal projection except for gable end eaves or on a roof above another roof.

R318.6 Preparation of building site and removal of debris.

All building sites shall be graded to provide drainage under all portions of the building not occupied by basements.

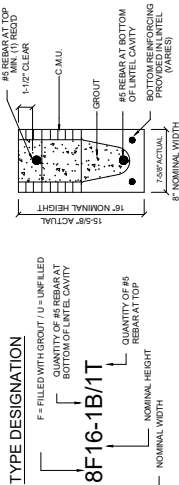
R318.6.1

Basement walls and the area surrounding within 1 foot (305 mm) thereof shall have all vegetation, shrubs, dead roots, cardboard, trash and foreign material removed and the fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure adequate support of the foundation.

R318.6.3

After all work is completed, loose wood and debris shall be completely removed from under the building and within 1 foot (305 mm) thereof. All wood shall be removed from the building site. The building site shall be free of all debris, including wood, brush, stumps, roots, cardboard, trash and foreign material, and ready removable prior to completion of the work. Wood shall not be stored in contact with the ground under any building.

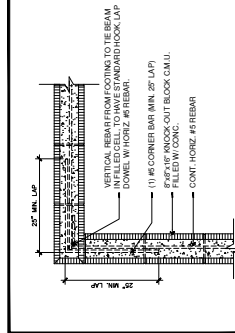
— F = FILLED WITH GROUT / U = UNFILLED

[illegible]

8" PRECAST & PRESTRESSED U-INTELS		GRAVITY									
TYPE	LENGTH	SPACING									
		8'-0"	8'-6"	9'-0"	9'-6"	10'-0"	10'-6"	11'-0"	11'-6"	12'-0"	12'-6"
PRECAST	2'-2" (0')	3106	4473	6026	7526	9004	10472	11906			
PRECAST	3'-0" (0')	3138	3377	4689	6001	7315	8647				
PRECAST	3'-6" (0')	2928	3167	4479	5791	7105	8437				
PRECAST	4'-0" (0')	2508	2646	3958	5270	6584	7900				
PRECAST	4'-6" (0')	1977	1977	3289	4601	5915	7230				
PRECAST	5'-0" (0')	1253	1001	1917	2800	3683	4566				
PRECAST	5'-6" (0')	1665	2689	5057	6900	8600	10244				
PRECAST	6'-0" (0')	1000	1059	1462	1889	2324	2771				
PRECAST	6'-6" (0')	1254	2011	3435	4869	6306	7741				
PRECAST	7'-0" (0')	1255	2101	3366	5200	7134	8980				
PRECAST	7'-6" (0')	1029	1675	2698	3994	5499	7086				
PRECAST	8'-0" (0')	1029	1675	2698	3994	5499	7086				
PRECAST	8'-6" (0')	706	1212	1810	2544	3369	4200				
PRECAST	9'-0" (0')	462	802	1125	915	1122	1328				
PRECAST	9'-6" (0')	608	1025	1514	2091	2781	3504				
PRECAST	10'-0" (0')	545	696	936	1184	1534	1944				
PRECAST	10'-6" (0')	545	696	936	1184	1534	1944				
PRECAST	11'-0" (0')	414	545	696	847	1004	1164				
PRECAST	11'-6" (0')	414	545	696	847	1004	1164				
PRECAST	12'-0" (0')	382	465	548	631	714	800				
PRECAST	12'-6" (0')	382	465	548	631	714	800				
PRESTRESSED N.R.	13'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	13'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	14'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	14'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	15'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	15'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	16'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	16'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	17'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	17'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	18'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	18'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	19'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	19'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	20'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	20'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	21'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	21'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	22'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	22'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	23'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	23'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	24'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	24'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	25'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	25'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	26'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	26'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	27'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	27'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	28'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	28'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	29'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	29'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	30'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	30'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	31'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	31'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	32'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	32'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	33'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	33'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	34'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	34'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	35'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	35'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	36'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	36'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	37'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	37'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	38'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	38'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	39'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	39'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	40'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	40'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	41'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	41'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	42'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	42'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	43'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	43'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	44'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	44'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	45'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	45'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	46'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	46'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	47'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	47'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	48'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	48'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	49'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	49'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	50'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	50'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	51'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	51'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	52'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	52'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	53'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	53'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	54'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	54'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	55'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	55'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	56'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	56'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	57'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	57'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	58'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	58'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	59'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	59'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	60'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	60'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	61'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	61'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	62'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	62'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	63'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	63'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	64'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	64'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	65'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	65'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	66'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	66'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	67'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	67'-6" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	68'-0" (0')	462	608	754	900	1046	1192				
PRESTRESSED N.R.	68'-6" (0')	462	608	754	900	1046	1192				

PRECAST LINTELS
SCALE: N.T.S.

2 WALL PLAN (BOND BEAM)



1) CONES

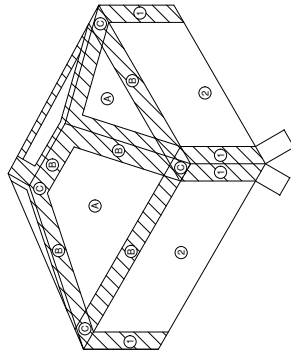
- [illegible]

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCY BETWEEN FIELD CONDITIONS, OTHER DESIGN PROFESSIONALS' SHOP DRAWINGS, CONTRACTORS' BUILDING METHODS, AND THESE ASSIGNED AND SEALED DRAWINGS, MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI MINIMUM.

1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI MINIMUM AT 7 DAYS.
2. STEEL REINFORCING BARS ASTM #15, GRADE 60, MINIMUM SPLICE LAP OF 25".
3. STEEL COVERAGE FOR FOOTINGS AND SLABS AGAINST EARTH SHALL BE A MINIMUM OF 3 INCHES.
4. ALL MASONRY SHALL BE TYPE S OR BETTER.
5. ALL MASONRY UNITS (CMU) SHALL COMPLY WITH ASTM C-90 HOLLOW CONCRETE MASONRY UNITS, TYPE I GRADE II, NOMINAL WEIGHT, NOMINALLY F8X16.
6. MORTAR SHALL COMPLY WITH ASTM C-27 FOR PORTLAND CEMENT MORTAR SHALL BE TYPE "M".
7. CONTRACTOR SHALL VERIFY ADEQUATE SOIL CONDITIONS BEFORE COMMENCING CONSTRUCTION. IF THE SOIL IS NOT SUITABLE FOR FOUNDATION REQUIREMENTS, THE CONTRACTOR SHALL SUBMIT ANOTHER PROPOSAL TO THE OWNER.

	ZONE	POSITIVE PRESSURE	NEGATIVE PRESSURE
DESIGN WIND LOAD PRESSURES FOR COMPONENTS & CLADDING BASED ON TRIBUTARY AREA LESS THAN 10 FT². PRESSURES MAY BE REDUCED FOR LARGER TRIBUTARY AREAS PER ASCE 7-05.	①	+ 25.88 PSF	-34.65 PSF
	②	+ 25.88 PSF	-26.1 PSF
	④	+ 10.53 PSF	-28.88 PSF
	⑤	+ 10.53 PSF	-43.43 PSF
	③	+ 10.53 PSF	-65.36 PSF

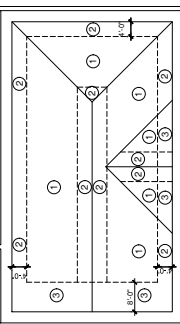


ISOMETRIC MAP OF WIND PRESSURE ZONES

DESIGN WIND LOAD PRESSURES FOR COMPONENTS & CLADDING (BASED ON TRIBUTARY AREA LESS THAN 10 FT²) * PRESSURES MAY BE REDUCED FOR LARGER TRIBUTARY AREAS PER ASCE 7-05

MISCELLANEOUS MAILING PATTERNS	
SHIRTS/ALL SEGMENT	USE 14 COMMON NALS @ 15 c. AT EDGES, AND 1776 @ INTERMEDIATE
ELBOWS/HERE	USE 14 COMMON NALS @ 65 c. AT EDGES, AND 1776 @ INTERMEDIATE
POWERS IN CELL IN	USE 14 COMMON NALS @ 75 c.
SEASIDE FLOOR	USE 14 COMMON NALS @ 65 c. AT EDGES, AND 1776 @ INTERMEDIATE

ROOF SHEATHING NAILING ZONE NOTES	
ZONE ①	USE 6d COMMON NAILS @ 6"o.c. AT EDGES, AND 8"o.c. INTERMEDIATE.
ZONE ②	USE 6d COMMON NAILS @ 6"o.c. AT ALL FIELDS.
ZONE ③	USE 6d COMMON NAILS @ 4"o.c. AT ALL FIELDS.



4 NAILING PATTERN SCALE 1 N.T.B



DATE	ISSUED FOR	FINAL REVIEW
05/28/24		

501 S. M.A.
ST. ALBUQUERQUE
F.L. 33005
PHONE: (202) 217-4284
FAX: (202) 217-4284
EMAIL: robert@robertaharrisarchitect.com
F.L. REG. NO. AR 4659

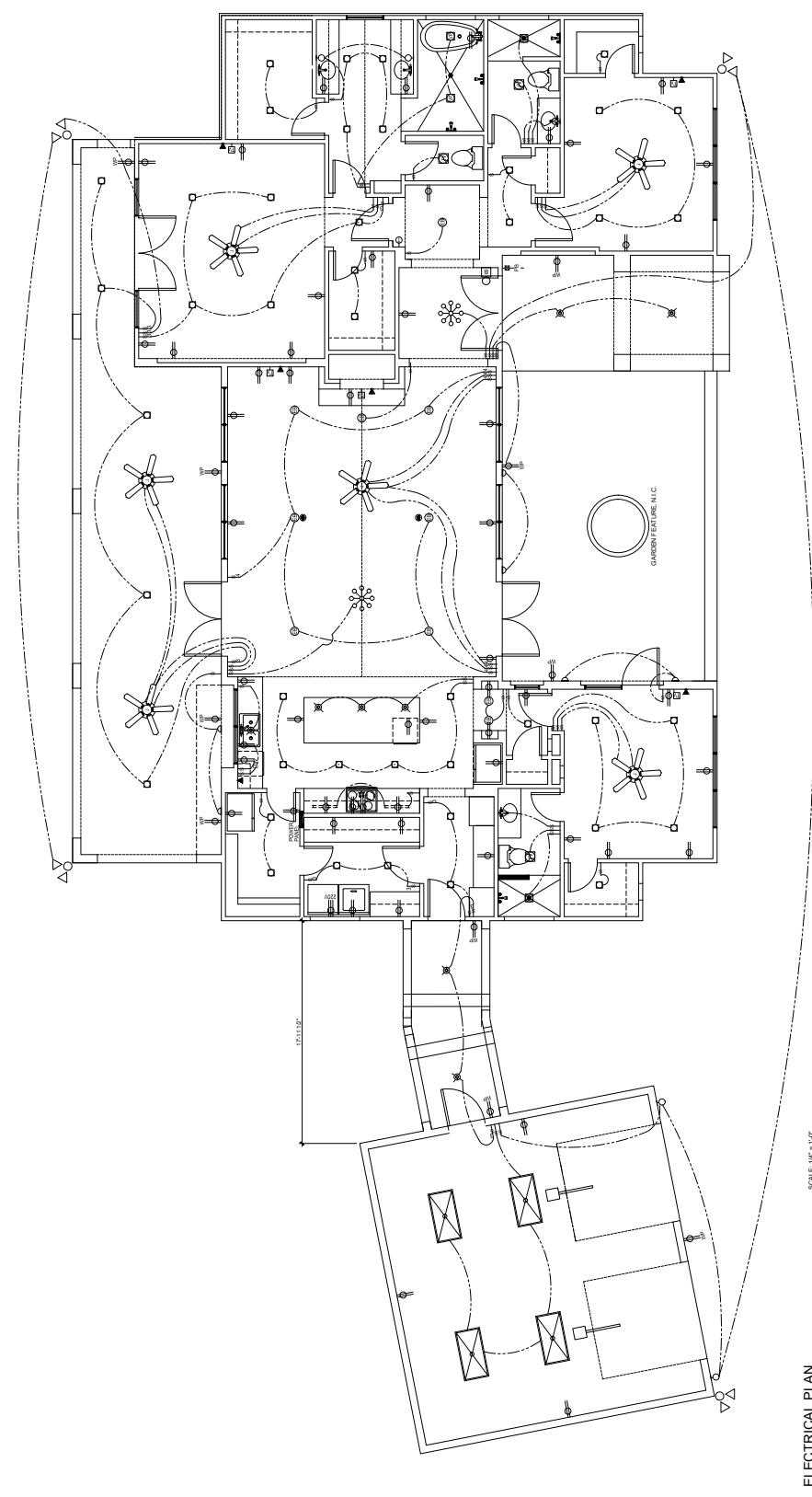
ROBERT A. HARRIS
ARCHITECT

THIS DOCUMENT IS THE PROPERTY OF ROBERT A. HARRIS ARCHITECT, P.A. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM ROBERT A. HARRIS ARCHITECT, P.A.

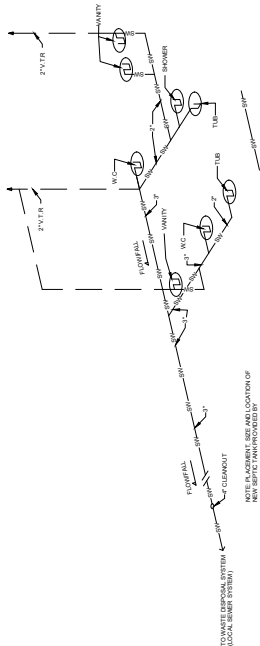
ELECTRICAL PLAN

PROJECT	25027
CHECKED	RM
DATE	5/1/2020

E-1
PLOT DATE: 00-00-18



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

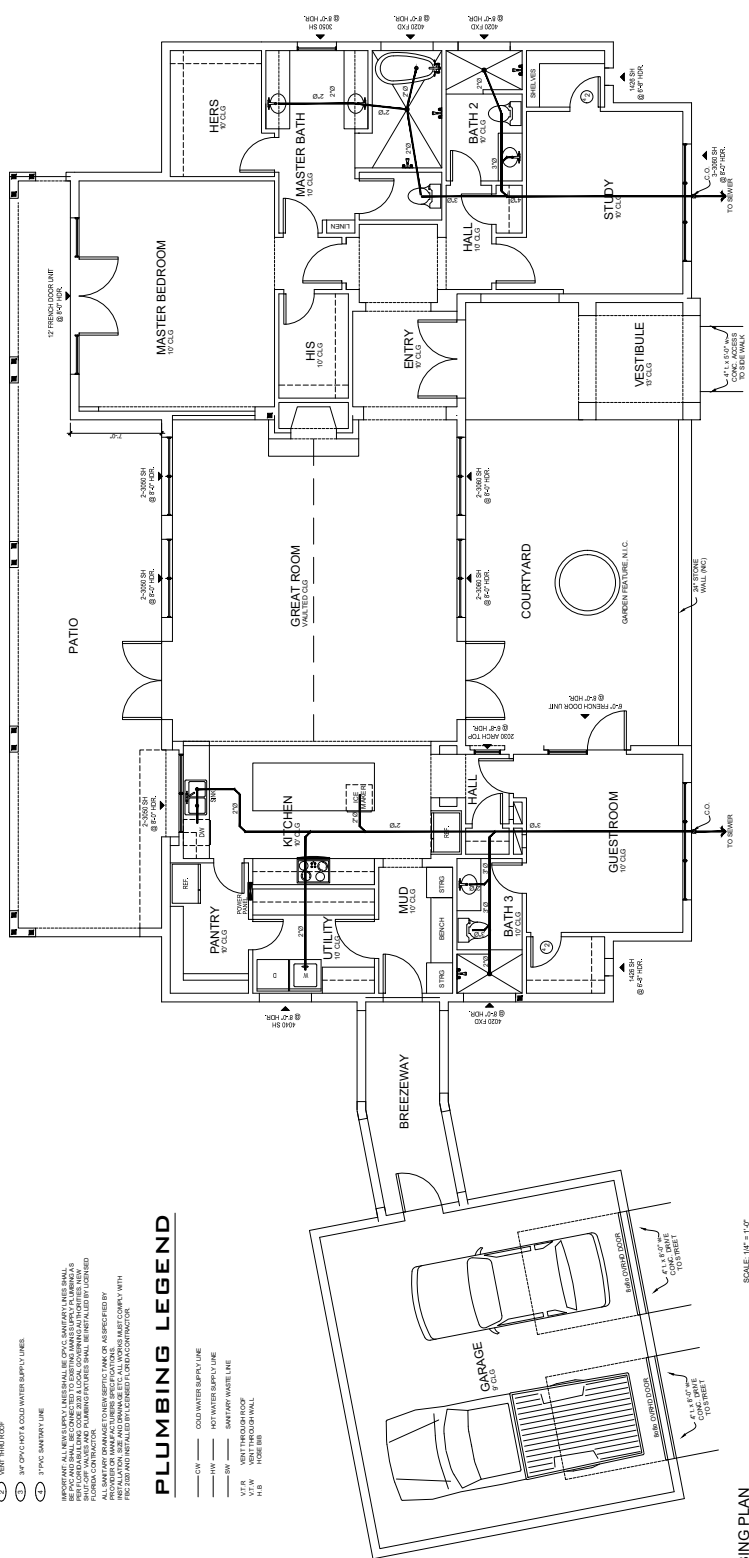


SCALE: 1/4" = 1'-0"

SCALE: N.T.9

- [illegible]

— CW — COLD WATER SUPPLY LINE
— HW — HOT WATER SUPPLY LINE
— SW — SANITARY WASTE LINE
VTR VENT THROUGH ROOF
VTW VENT THROUGH WALL
HB HORIZONTAL
H HANGING



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

Attachment 8:
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	1585730040
Location Address	PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 4 OR5465/796 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	PELICAN REEF BLOCK 12 PHASE 6
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.580
Homestead	N

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



Owner Information

Owner Name	Whetstone Hayden Samuel 100%
Mailing Address	400 OLD QUARRY RD SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$275,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$275,000
Total Deferred	\$0
Assessed Value	\$275,000
Total Exemptions	\$0
Taxable Value	\$275,000

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

Historical Assessment Information

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

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$275,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/7/2022	12/23/2021	\$325,000.00	WARRANTY DEED	5465	796	Q	V	PELICAN REEF OF ST AUGUSTINE LLC	WHETSTONE HAYDEN SAMUEL

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

From: [Sarah Daugherty](#)
To: hayden@virix.com
Subject: 223 Pelican Reef Drive
Date: Wednesday, July 24, 2024 3:29:00 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning,

I am reviewing the application for Conservation Overlay Development at 223 Pelican Reef Drive and had the following questions/comments:

1. Pelican Reef requires the retention or replanting of 10 Cedar trees on each lot. The proposed landscaping plan includes the retention of three cedar trees. The applicant will be required to plant 7 cedar trees to be in compliance with the requirements of Pelican Reef requirements. By adding these trees to your application it would give you positive number of tree credits which is a requirement of [Sec 25-53 9\(d\)](#).
2. Please provide information on the limits of the proposed fill.
3. What measures will you be taking to prevent impacts to the Conservation easement (silt fence, etc.)? Also, will there be any projections or pipes from the retaining wall that would encroach on the conservation easement?

Feel free to call or email with any questions.

Thank you,

Sarah Daugherty

Senior Planner

City of St. Augustine | Planning and Building Department

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

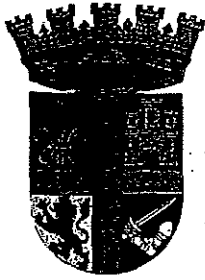
Office: 75 King Street, Lobby B | Phone: 904.209.4213

Email: SDaugherty@citystaug.com

Web: www.CityStAug.com



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.



City of St. Augustine



St. Augustine, Florida

Planning/Building

April 5, 1995

Pierre Thompson
Pelican Reef Development Co.
93-D Orange Street
St. Augustine, Florida 32084

RE: Appeal of a Staff Determination/Variance 95-0187
Pelican Reef Subdivision (124 Spartina Avenue)

Dear Mr. Thompson:

On Tuesday, April 4, 1995, the Planning and Zoning Board (PZB) met and discussed your application to appeal a staff determination to enforce the provisions of the Trees and Landscaping Code and to reduce the minimum tree and landscape requirements for a subdivision at Pelican Reef Subdivision.

Specifically, the PZB approved your application to waive the requirement to plant approximately 1600 Southern Red Cedar trees to replace trees removed as a result of the development of infrastructure for the subdivision. In addition, the PZB approved your request to fill mosquito control ditches within the subdivision and to place fill on the subdivision lots up to a maximum height of 6' above mean sea level without obtaining a building permit. The PZB made its determinations with the stipulations that you will require lot owners to maintain a minimum of 10 Southern Red Cedar trees on their individual lots, and that no additional trees may be removed without an approved tree removal permit. The PZB did not provide a variance or waiver to the requirements of the Trees and Landscaping Code as they pertain to the individual lot owners.

Should you have questions regarding this matter, please contact the Planning and Building Division at 825-1060.

Sincerely,

Jean Carver
Citizen Boards Technician

jc

cc: Joseph Pomar, Jr., City Manager
Michael Griffin, CBO, Planning and Building Manager
BDAC File 95-0187

CONSERVATION EASEMENT

1776C.
6949
THIS CONSERVATION EASEMENT is made this 7 day of OCTOBER, 1991 by THOMPSON BROS. REALTY, INC., a Florida corporation and PIERRE D. THOMPSON, each having an address at Post Office Box 3087, St. Augustine, Florida 32085 (the "Grantors"), in favor of the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373 of the Florida Statutes, having a mailing address at P.O. Box 1429, Palatka, Florida 32178-1429 (the "SJRWM" or "Grantee").

W I T N E S S E T H:

WHEREAS, Grantors collectively are the sole owners in fee simple of certain real property in St. Johns County, Florida, more particularly described as Tract A and Tract B in Exhibit "A" attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, a portion of the Property is the homestead of grantor Pierre D. Thompson and Shirley N. Thompson, his wife; and

WHEREAS, the Property is a portion of the Pelican Reef residential subdivision as more particularly described in plans numbered 90IPB-04572 sheets 1-4 (the "Plans") which are attached to ACOE Permit No. 90IPB-04572 (the "Permit"); and

WHEREAS, the Property possesses environmental value of great importance to the Grantee and to the people of St. Johns County, Florida; and

WHEREAS, Grantors intend, as owners of the Property, to convey to Grantee the right to preserve and protect the environmental value of the Property in perpetuity; and

WHEREAS, Grantee agrees by accepting this Grant to honor the intentions of Grantors stated herein and to preserve and protect in perpetuity the environmental value of the Property for the benefit of this generation and the generations to come;

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to the provisions of section 704.06, Florida Statutes, Grantors hereby voluntarily grant and convey to Grantee a Conservation Easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth (the "Conservation Easement").

1. Purpose. It is the purpose of this Conservation Easement to assure that the Property will be retained forever, except as herein provided or as authorized or required by the Permit, as modified from time to time, in its existing condition and to prevent any use of the Property that will impair or interfere with the environmental value of the Property.

2. Rights of Grantee. To accomplish the purpose of this Conservation Easement, the following rights are conveyed to Grantee by this Conservation Easement:

(a) To preserve and protect the environmental value of the Property;

(b) To prevent any activity on or use of the Property that is inconsistent with the purpose of this Conservation Easement, and to require the restoration of areas or features of the Property that may be damaged by any inconsistent activity or use.

Return to: Pierre D. Thompson
P.O. Drawer 76
St. Augustine, FL 32085-0070

(c) To enter upon and inspect the Property, in a reasonable manner and at reasonable times to assure compliance with the terms and conditions of this Conservation Easement; and

(d) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, and to prevent the occurrence of any of the prohibited activities hereinafter set forth.

3. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

(a) Construction or placing of buildings, roads, signs, billboards or other advertising or other structures on or above the ground except for construction approved by Grantee that maintains or enhances wildlife habitat;

(b) Dumping or placing of soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials;

(c) Removal or destruction of trees, shrubs, or other vegetation except for activities authorized or required by the Permit and except for removal required in maintaining the swales located within the residential lots in accordance with St. Johns River Water Management District Permit No. 40-109-0057 or as otherwise approved by the United States Army Corps of Engineers (the "ACOE");

(d) Excavation, dredging or removal of sand, loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface activities authorized or required by the Permit;

(e) Surface use, except for the swales described in Section 3(c) above and for other purposes that permit the land or water area to remain predominantly in its natural condition;

(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation; and

(g) Acts or uses detrimental to such retention of land or water areas.

When maintaining the swales as allowed in Section 3(c) above, Grantors shall not cast any cut materials waterward of the swales.

Nothing in this Conservation Easement shall be deemed to prohibit activities authorized by the ACOE under the Permit, the construction of the proposed bridge shown on sheet 4 of 4 of the Plans, or the construction of docks on the lots fronting the tributary of the Matanzas River within four hundred and fifty (450) feet of the southwest corner of Tract B of the Property.

4. Reserved Rights. Grantors reserve and except unto themselves and their personal representatives, heirs, successors and assigns, all rights accruing from their ownership of the Property, including the right to perform any work on the Property specifically authorized by the ACOE and to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement.

5. Grantee's Discretion. Enforcement of the terms of this Conservation Easement shall be at the discretion of the Grantee, and any forbearance by Grantee to exercise its rights under this Conservation Easement in the event of any breach of any term of

this Conservation Easement by Grantors shall not be construed to be a waiver by Grantee of such term or any subsequent breach of the same or any other term of this Conservation Easement or of any of the Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantors shall impair such right or remedy or be construed as a waiver.

6. Acts Beyond Grantors' Control. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantors for any injury to or change in the Property resulting from natural causes beyond Grantors' control, including, without limitation, fire, flood, storm and earth movement, or from any action taken by Grantors under emergency conditions to prevent, abate or mitigate significant injury to the Property resulting from such causes.

7. Assignment. This Conservation Easement is transferable, but Grantee may assign its rights and obligations under this Conservation Easement only to an organization that is a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue Code of 1954, as amended (or any successor provision then applicable), and the applicable regulations promulgated thereunder, and authorized to acquire and hold environmental easements under the statutes of the State of Florida (or any successor provision then applicable). As a condition of such transfer, Grantee shall require that the environmental purposes that this Grant is intended to advance continue to be carried out.

8. Recordation. Grantee shall record this instrument in a timely fashion in the Official Records of St. Johns County, Florida, and may re-record it any time as may be required to preserve its rights in this Easement.

9. Successors. The covenants, terms, conditions and restrictions of this Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

10. Homestead Property. This instrument is being executed by Shirley N. Thompson, wife of Pierre D. Thompson for the purpose of consenting to and joining in the grant of Conservation Easement over that portion of the Property lying within the homestead of Pierre D. Thompson and Shirley N. Thompson.

IN WITNESS WHEREOF, Grantors have set their hand on the day and year first above written.

Signed, sealed and delivered
in the presence of:

THOMPSON BROS. REALTY, INC.

Pierre D. Thompson
Pierre D. Thompson
(print name)

By: Pierre D. Thompson
Pierre D. Thompson
President

Joseph C. Bolton
Joseph C. Bolton
(print name)

Signed, sealed and delivered
in the presence of:

Pierre D. Thompson
PIERRE D. THOMPSON
(print name)
Ralph G. Cotton
RALPH G. COTTON
(print name)

PIERRE D. THOMPSON,
Individually

By: Pierre D. Thompson

Signed, sealed and delivered
in the presence of:

Pierre D. Thompson
PIERRE D. THOMPSON
(print name)
Ralph G. Cotton
RALPH G. COTTON
(print name)

Shirley N. Thompson
SHIRLEY N. THOMPSON

STATE OF FLORIDA)
St. Johns) ss
COUNTY OF)

The foregoing instrument was acknowledged before me this 7th
day of October, 1991, by Pierre D. Thompson,
individually and as President of THOMPSON BROS. REALTY, INC., a
Florida corporation, on behalf of the corporation.

Debra S. Barrentine
(print name)
NOTARY PUBLIC, State of
Florida at Large.

My Commission Expires:

STATE OF FLORIDA)
St. Johns) ss
COUNTY OF)

The foregoing instrument was acknowledged before me this 7th
day of October, 1991, by SHIRLEY N. THOMPSON.

Debra S. Barrentine
(print name)
NOTARY PUBLIC, State of
Florida at Large.

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: MAY 3, 1994
BONDED THRU NOTARY PUBLIC UNDERWRITERS

CONSENT AND JOINDER

FIRST UNION NATIONAL BANK OF FLORIDA, a national banking
corporation, holder of a first mortgage on a portion of the real
property described on the attached Exhibit A (the "Property")
hereby consents to and joins in the execution of this



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 6, 2024	7.c.	PZB2024-0055
Request	Address	Parcel ID
Conservation Overlay Zone Development	209 Pelican Reef Drive	158573-0020

Site & Background Information

Applicant: Keven Marks
c/o Shoreland Home Builders

Owner: Stephen & Lindsey Hutson

Property Class:
(St. Johns County
Property Appraiser) 0000 – Vacant Residential

**Future Land Use
Designation:** Residential Low Density

Zoning Designation: Residential Single-Family-Two: RS-2

Acreage: 0.56

Neighborhood: South Davis Shores

Archaeological Zone: N/A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to remove eleven (11) significant trees for the construction of a single-family home within [COZ 1 & 2](#) at 209 Pelican Reef Drive. The approval of this application would allow for the removal of twenty trees including ten significant southern red cedar trees.

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	CCM Objective 2.6 The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.	The removal of all trees onsite totaling twenty (20) trees, eleven (11) of which are significant is inconsistent with Objective 2.6.
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

The request for Conservation Overlay Zone 2 development includes the construction of a single-family home on a stem wall and associated fill.

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.

Staff Analysis of Applicable Criteria (Sec. 11-29(d)(1))

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

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

The request for Conservation Overlay Zone Development includes the removal of eleven (11) significant trees and twenty (20) trees total. The application does not include the retention of any trees on site.

All lots within Pelican Reef are required to plant or retain ten (10) cedar trees. The applicant has indicated via email that they will plant ten (10) cedar trees.

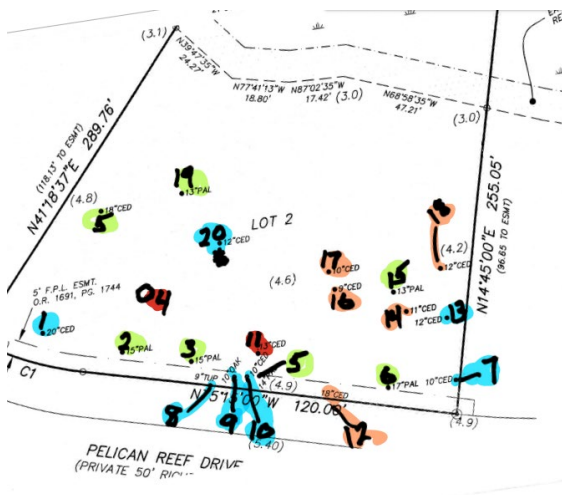
COSA Code of Ordinances Sec. 11-29(d)(1)(b.) considers the necessity of removing a tree in order to allow reasonable economic use. The circular drive in the front is a secondary driveway and its inclusion appears to impact trees 2, 3, 5, 8, 9, 10, and 12. Omitting the second driveway may allow more trees to be retained.

COSA Code of Ordinances Section 25-53(d) states that the preservation and removal of trees on a site may require tree mitigation if a positive number of tree credits is not achieved. The removal of all trees on site leaves a deficit of -26.5. The planting of ten (10) cedar trees with a DBH of three (3) inches would lower the deficit to -11.5.

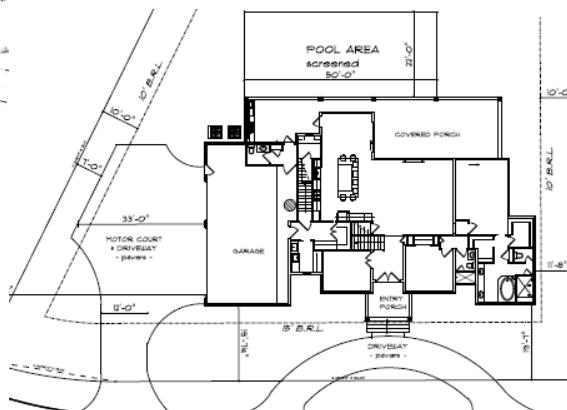
COSA Code of Ordinances Section 25-56(a) states that all trees three (3) inches or larger dbh and to Southern Red Cedar trees (*Juniperus silicicola*) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above the ground level of more than one (1) inch would require a permit to remove or replace. The arborist report states the “larger trees on the site” were evaluated. The applicant should clarify if the tree survey includes all trees three (3) inches or larger.

The applicant needs to retain or plant additional trees to create a positive number of tree credits. The current application is inconsistent with the requirements of Chapter 25.

See below the tree survey and site plan provided by the applicant. The color coding indicated on the tree survey was added to coordinate with the color-coded tree removal table also provided below.



Tree Survey



Pelican Reef Drive

Site Plan

Trees Removed			Trees Planted			
Type (dbh)	Size Range	Deficit	QTY	Type (dbh)	Size Range	Credit
1. Red cedar, Southern 20"	20+ dbh	2	10	Red Cedar	3+ dbh	15
2. Sabal palm 15"	12+ dbh	1.5				
3. Sabal palm 15"	12+ dbh	1.5				
4. Red cedar, Southern 22"						
5. Sabal palm 15"	12+ dbh	1.5				
6. Sabal palm 15"	12+ dbh	1.5				
7. Red cedar, Southern 10 "	7+ dbh	1				
8. Sugarberry 10"	7+ dbh	1				
9. Sand live oak 10"	7+ dbh	1				
10. Red cedar, Southern 12"	12+ dbh	1.5				
11. Red cedar, Southern 16"						
12. Red cedar, Southern 20"	20+ dbh	2				
13. Red cedar, Southern 12"	12+ dbh	1.5				
14. Red cedar, Southern 12"	12+ dbh	1.5				
15. Sabal palm 15"	12+ dbh	1.5				
16. Red cedar, Southern 12"	12+ dbh	1.5				
17. Red cedar, Southern 12"	12+ dbh	1.5				
18. Red cedar, Southern 12"	12+ dbh	1.5				
19. Sabal palm 15"	12+ dbh	1.5				
20. Red cedar, Southern 15"	12+ dbh	1.5				
Deficits -26.5			Planting Credits			15
Total Credits/Deficits						-11.5
* Significant trees are in BOLD		Dead trees are in red.				
Condition	Poor	Fair		Good		

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 removal of significant trees at 209 Pelican Reef Drive / PID 158573-0040.

Because the application is inconsistent with Chapter 25, Staff recommends Continuation for additional information or reconsideration or 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
9. Supporting Documents

Staff Report prepared by:

A handwritten signature in purple ink, appearing to read 'Sarah Daugherty', with a large, stylized loop at the end.

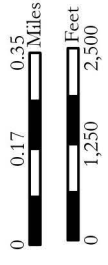
Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Zoning Map



Legend

- Zoning Designations
- Residential Single-Family-One (RS-1)
 - Residential Single-Family-Two (RS-2)
 - Residential Low-One (RL-1)
 - Residential General-One (RG-1)
 - Residential General-Two (RG-2)
 - Residential General Office (RGO)
 - Residential General Office A (RGO-A)
 - Open Land
 - Historic Preservation (HP-1)
 - Historic Preservation (HP-2)
 - Historic Preservation (HP-3)
 - Historic Preservation (HP-4)
 - Historic Preservation (HP-5)
 - Government Use
 - Planned Unit Development (PUD)
 - Abandoned PUD
 - Commercial Low-One (CL-1)
 - Commercial Low-Two (CL-2)
 - Commercial Medium-One (CM-1)
 - Commercial Medium-Two (CM-2)
 - Industrial and Warehousing (IW)
 - Maritime Use (MU)



Zoning Map

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

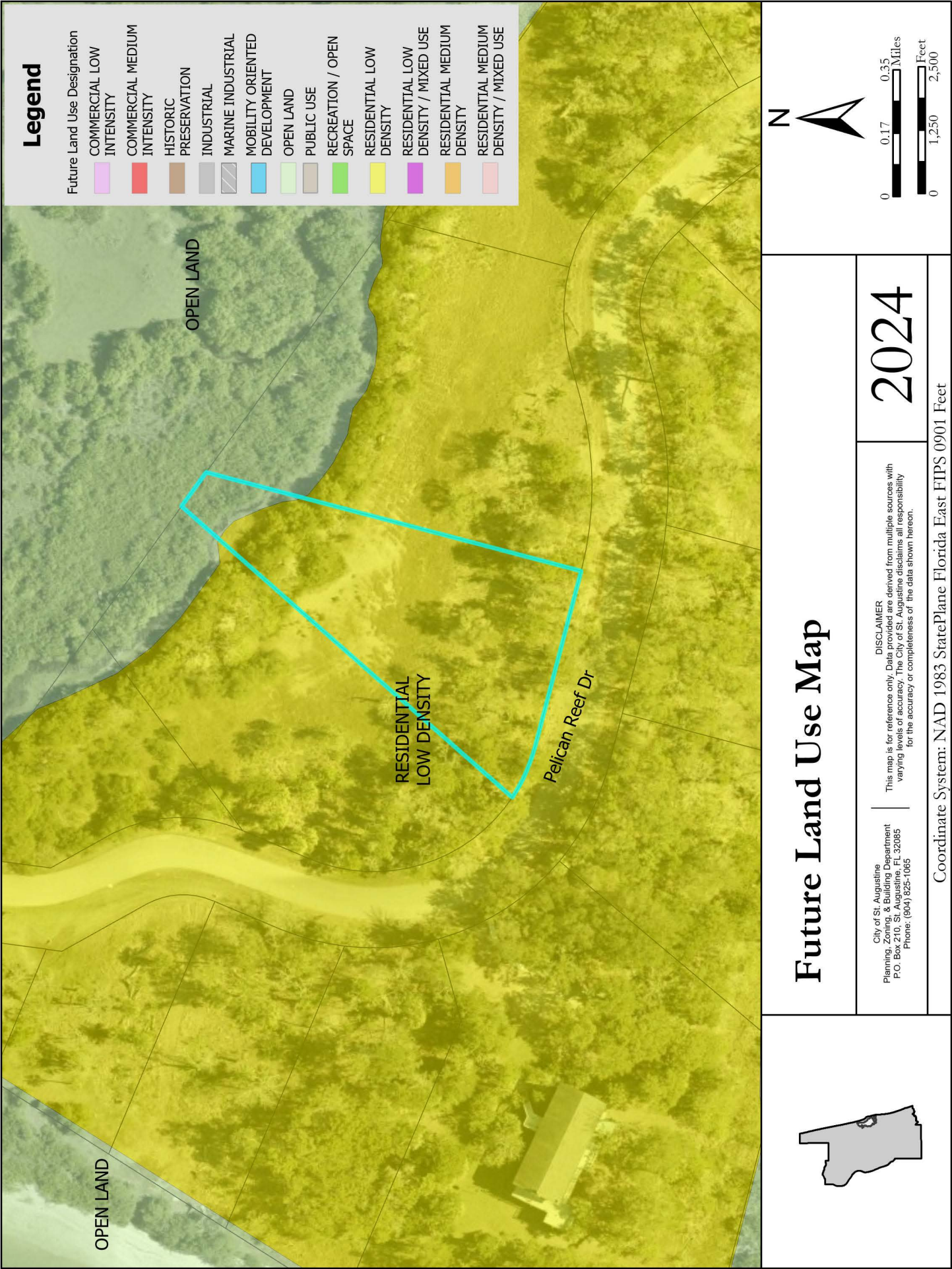
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

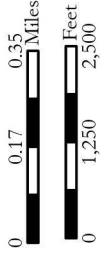


Attachment 2: Future Land Use Map



Legend

- Future Land Use Designation
- COMMERCIAL LOW INTENSITY
 - COMMERCIAL MEDIUM INTENSITY
 - HISTORIC PRESERVATION
 - INDUSTRIAL
 - MARINE INDUSTRIAL
 - MOBILITY ORIENTED DEVELOPMENT
 - OPEN LAND
 - PUBLIC USE
 - RECREATION / OPEN SPACE
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL LOW DENSITY / MIXED USE
 - RESIDENTIAL MEDIUM DENSITY
 - RESIDENTIAL MEDIUM DENSITY / MIXED USE



Future Land Use Map

2024

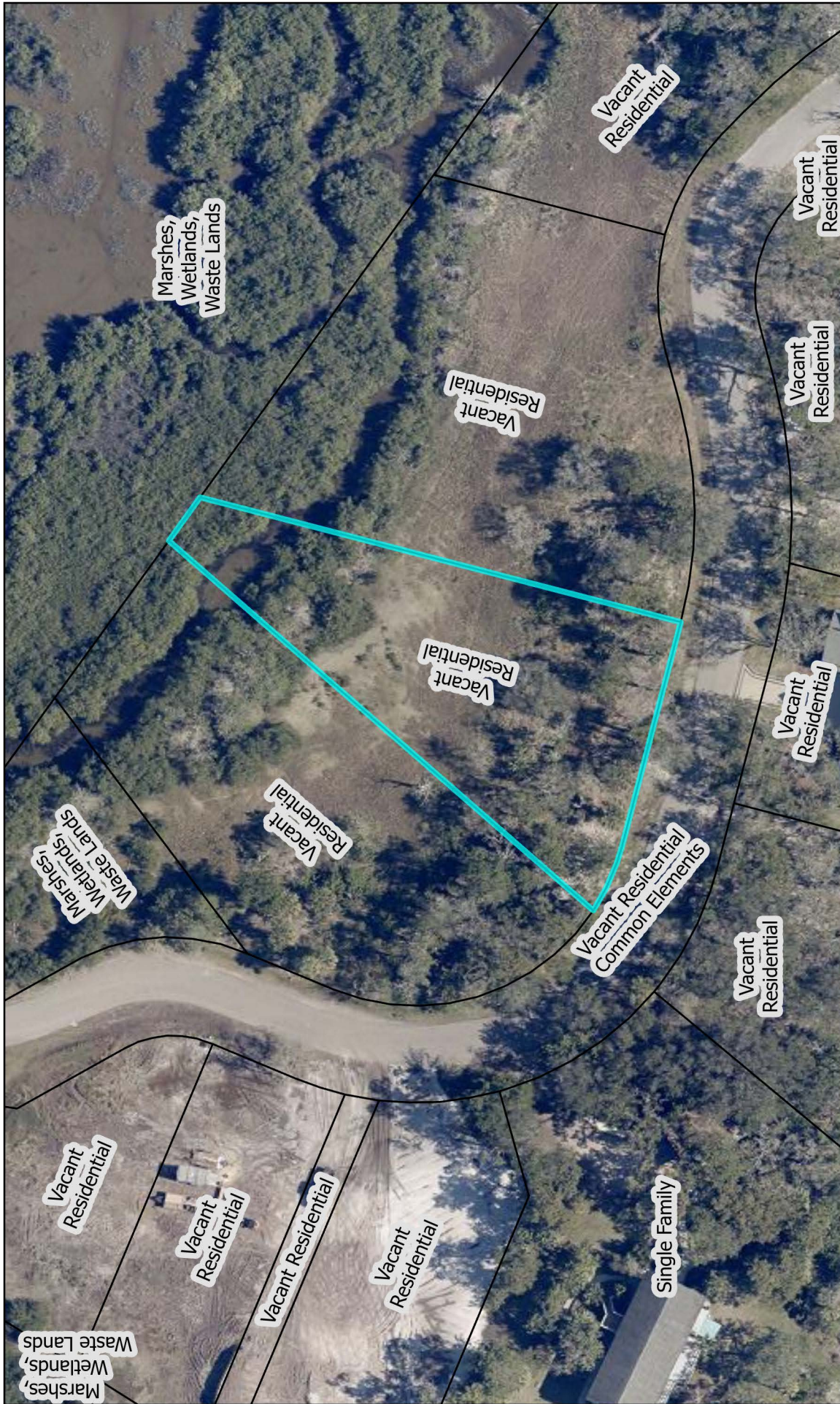
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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.

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 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	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	0 0.01 0.01 Miles 0 60 120 Feet
	Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet			

Attachment 4:
Aerial Site Photograph



Attachment 5:

Flood Map

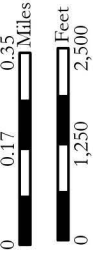


Legend

Flood Zones FEMA

AE

VE



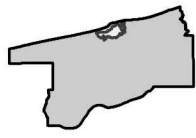
FEMA Flood Zone Map

2024

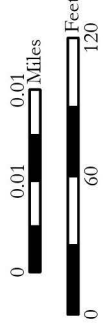
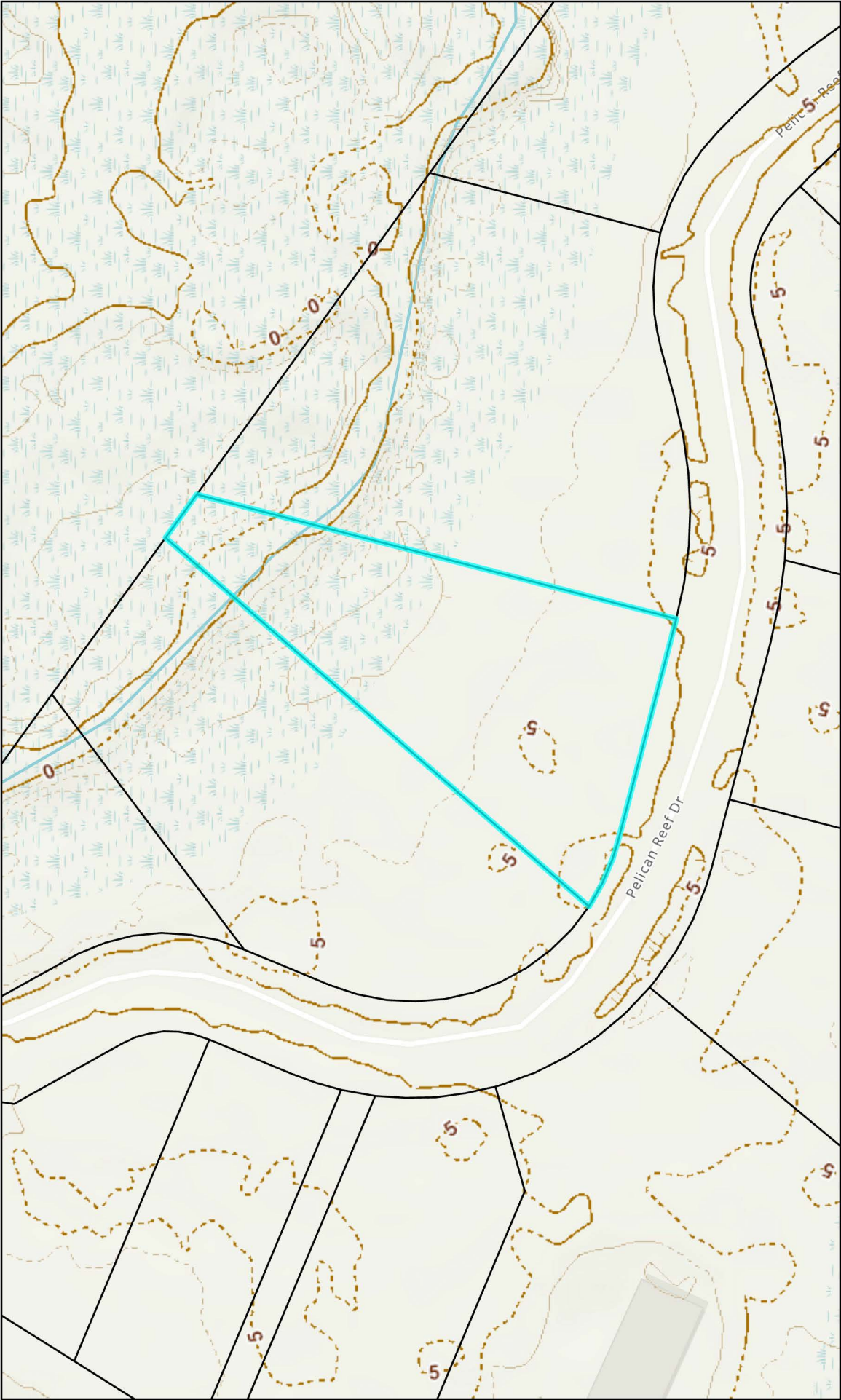
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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.

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 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



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: Kevin Marks Contact Number: 904.347.7652

Business (if applicable): Shoreland Home Builders

Address: 794 Cypress Rd City: St Augustine State: WI Zip: 32086

E-Mail Address: kevin@shorelandhomebuilders.com

2. NAME OF PROPERTY OWNER: Stephen & Lindsey Hutson Contact Number: 813.928.5584

Business (if applicable): _____

Address: 980 Saltwater Circle City: St Augustine State: FL Zip: 32080

E-Mail Address: stephenhutson@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 2

Block: 12

Subdivision: PELICAN REEF

Parcel Number: 1585730020

4. PROJECT STREET ADDRESS: 209 Pelican Reef Drive

5. SPECIFIC PROPOSED USE: Residential - Single Family

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☒ Other: tree removal

7. DESCRIPTION OF ACTION REQUESTED: Removal of potentially significant trees

8. JUSTIFICATION FOR ACTION REQUESTED: The trees are either dead/dying, are in the footprint of the proposed home or will be adversely affected by the fill dirt/construction.

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.

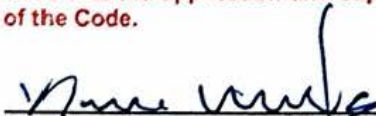
11. **AGREEMENT:**

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

7/8/24

Date



Signature of Property Owner

7/8/24

Date



Owner's Authorization For Agent

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

BY: [Signature]
Signature of Owner
Stephen Hutson
Print Name of Owner
813 928 5584
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 10th day of July, 2024

By Stephen Hutson

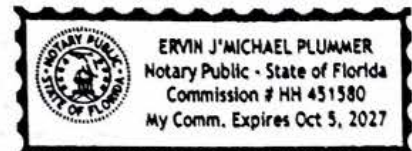
Identification verified:

Oath sworn: X Yes _____ No _____

Notary Signature: _____

My Commission expires:

OCT. 5th 2027



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.

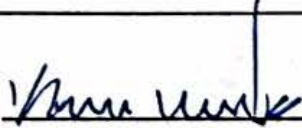
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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.

209 Pelican Reef Drive

Project Address: _____

Kevin M Marks

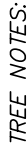
Applicant's Name: _____ Applicant's Signature: 

Stephen Hutson

Owner's Name: _____ Owner's Signature: 

Tree #	Species	DBH	Mallet Test	Health	Structure	Observations1	Observations2
1	Red cedar, Southern	20	Positive	Fair	Fair	Cavity/Decay - Appears Moderate	Dead Branches > 10%
2	Sabal palm	15	Negative	Good	Good		
3	Sabal palm	15	Negative	Good	Good		
4	Red cedar, Southern	22	Positive	Dead	Poor	Not on drawing	
5	Sabal palm	15	Negative	Good	Good		
6	Sabal palm	15	Negative	Good	Good		
7	Red cedar, Southern	10	Negative	Fair	Fair	Dead Branches < 10%	
8	Sugarberry	10	Negative	Fair	Good	Dead Branches < 10%	
9	Sand live oak	10	Negative	Fair	Good	Mechanical Damage - Appears Small	Dead Branches < 10%
10	Red cedar, Southern	12	Negative	Fair	Fair	Dead Branches > 10%	Cavity/Decay - Appears Small
11	Red cedar, Southern	16	Negative	Dead	Poor	Dead Branches > 10%	Cavity/Decay - Appears Small
12	Red cedar, Southern	20	Negative	Poor	Fair	Dead Branches > 10%	Declining
13	Red cedar, Southern	12	Negative	Fair	Fair	Cavity/Decay - Appears Small	Dead Branches < 10%
14	Red cedar, Southern	12	Negative	Poor	Fair	Declining	Dead Branches > 10%
15	Sabal palm	15	Negative	Good	Good		
16	Red cedar, Southern	12	Negative	Poor	Fair	Declining	Dead Branches > 10%
17	Red cedar, Southern	12	Negative	Poor	Fair	Declining	Dead Branches > 10%
18	Red cedar, Southern	12	Negative	Poor	Fair	Declining	Dead Branches > 10%
19	Sabal palm	15	Negative	Good	Good		
20	Red cedar, Southern	15	Negative	Fair	Fair	Dead Branches < 10%	

LOT 2, PELICAN REEF - BLOCK 12, PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 111, PAGES 57 THROUGH 61 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



THE SURVEYOR CERTIFIES ONLY TO THE SIZE AND LOCATION OF ALL TREES SHOWN HEREON. HOWEVER, THE SURVEYOR DOES NOT CERTIFY TO THE EXACT SPECIES OF ANY TREE SHOWN HEREON AS THIS IS OUTSIDE THE SURVEYOR'S AREA OF EXPERTISE.

18"LO •

SPECIES (SEE TREE NOTES)

DIAMETER BREAST HEIGHT

ACTUAL LOCATION

CYP = CYPRESS
OAK = OAK
PAL = PALM
TUP = TUPELO

MARCH 7, 2022; TOPOGRAPHIC & TREE SURVEY (2022-517-2) DEW PRINT
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH,
PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

2. This is a BOUNDARY SURVEY.
3. This is a BOUNDARY SURVEY.
4. By platting only, the property shown hereon lies within Zone "A-E" (EL 8) of 1986 (Nelson 2001).
5. The area shown hereon is within the Community Flood Insurance Program, Flood Insurance Rate Map (FIRM) Community-Map Number 12109C 0381 V.
6. Unless otherwise noted, an portion of the parcel may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom shall be the responsibility of the owner.
7. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown. OBSERVATIONS THAT MAY BE USED IN THIS SURVEY.

(X) DENOTES CONCRETE MONUMENT
 X—X DENOTES FENCE
 O DENOTES 1/2" IRON PIPE SET
 WITH CAP, LB 8295
 ● DENOTES IRON PIPE FOUND
 (NOTED)

MELROSE SURVEYING AND MAPPING, INC.

PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
L.B. No. 8295
Tel. (904) 721-1226

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 54-17, (FORMERLY CHAPTER 6107-6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED
LAND SURVEYOR, CERTIFICATE No. 5843

From: [Kevin Marks](#)
To: [Sarah Daugherty](#)
Subject: LOT 2 - Pelican Reef
Date: Monday, July 29, 2024 1:15:43 PM

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

Hi Sarah

I'm confirming our client's request to remove the (20) trees on the arborist reports as they are either in the footprint or will be adversely affected by construction. There's also an added concern with the health of these trees. They will commit to planting a minimum of 10 new cedar trees which will be provided on a final landscape plan. We also do not have the intent of building a retaining wall along the conservation lines. Should that change, we will provide the city and the PZB with a proposed plan.

Thank you

Kevin

PS - We are waiting for word from the arborist as to whether there are any non-significant trees in excess of 3" that need to be included in their report.

Attachment 8:
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	1585730020
Location Address	PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 2 OR5909/697 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	PELICAN REEF BLOCK 12 PHASE 6
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.560
Homestead	N

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



Owner Information

Owner Name	Hutson Stephen.Lindsey 100%
	Hutson Lindsey 100%
Mailing Address	980 SALTWATER CIR SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$275,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$275,000
Total Deferred	\$0
Assessed Value	\$275,000
Total Exemptions	\$0
Taxable Value	\$275,000

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

Historical Assessment Information

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

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$275,000

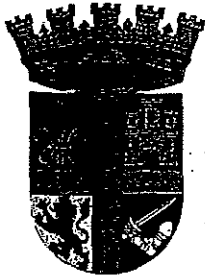
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/4/2024	2/29/2024	\$335,000.00	WARRANTY DEED	5909	697	Q	V	HUTCHINSON MELANIE LYNN	HUTSON STEPHEN,LINDSEY
3/7/2022	3/4/2022	\$565,500.00	WARRANTY DEED	5509	45	Q	V	PELICAN REEF OF ST AUGUSTINE LLC	HUTCHINSON MELANIE LYNN

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

Attachment 9:

Supporting Documents



City of St. Augustine



St. Augustine, Florida

Planning/Building

April 5, 1995

Pierre Thompson
Pelican Reef Development Co.
93-D Orange Street
St. Augustine, Florida 32084

RE: Appeal of a Staff Determination/Variance 95-0187
Pelican Reef Subdivision (124 Spartina Avenue)

Dear Mr. Thompson:

On Tuesday, April 4, 1995, the Planning and Zoning Board (PZB) met and discussed your application to appeal a staff determination to enforce the provisions of the Trees and Landscaping Code and to reduce the minimum tree and landscape requirements for a subdivision at Pelican Reef Subdivision.

Specifically, the PZB approved your application to waive the requirement to plant approximately 1600 Southern Red Cedar trees to replace trees removed as a result of the development of infrastructure for the subdivision. In addition, the PZB approved your request to fill mosquito control ditches within the subdivision and to place fill on the subdivision lots up to a maximum height of 6' above mean sea level without obtaining a building permit. The PZB made its determinations with the stipulations that you will require lot owners to maintain a minimum of 10 Southern Red Cedar trees on their individual lots, and that no additional trees may be removed without an approved tree removal permit. The PZB did not provide a variance or waiver to the requirements of the Trees and Landscaping Code as they pertain to the individual lot owners.

Should you have questions regarding this matter, please contact the Planning and Building Division at 825-1060.

Sincerely,

Jean Carver
Citizen Boards Technician

jc

cc: Joseph Pomar, Jr., City Manager
Michael Griffin, CBO, Planning and Building Manager
BDAC File 95-0187

CONSERVATION EASEMENT

1776C.
6949
THIS CONSERVATION EASEMENT is made this 7 day of OCTOBER, 1991 by THOMPSON BROS. REALTY, INC., a Florida corporation and PIERRE D. THOMPSON, each having an address at Post Office Box 3087, St. Augustine, Florida 32085 (the "Grantors"), in favor of the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373 of the Florida Statutes, having a mailing address at P.O. Box 1429, Palatka, Florida 32178-1429 (the "SJRWMD" or "Grantee").

W I T N E S S E T H:

WHEREAS, Grantors collectively are the sole owners in fee simple of certain real property in St. Johns County, Florida, more particularly described as Tract A and Tract B in Exhibit "A" attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, a portion of the Property is the homestead of grantor Pierre D. Thompson and Shirley N. Thompson, his wife; and

WHEREAS, the Property is a portion of the Pelican Reef residential subdivision as more particularly described in plans numbered 90IPB-04572 sheets 1-4 (the "Plans") which are attached to ACOE Permit No. 90IPB-04572 (the "Permit"); and

WHEREAS, the Property possesses environmental value of great importance to the Grantee and to the people of St. Johns County, Florida; and

WHEREAS, Grantors intend, as owners of the Property, to convey to Grantee the right to preserve and protect the environmental value of the Property in perpetuity; and

WHEREAS, Grantee agrees by accepting this Grant to honor the intentions of Grantors stated herein and to preserve and protect in perpetuity the environmental value of the Property for the benefit of this generation and the generations to come;

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to the provisions of section 704.06, Florida Statutes, Grantors hereby voluntarily grant and convey to Grantee a Conservation Easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth (the "Conservation Easement").

1. Purpose. It is the purpose of this Conservation Easement to assure that the Property will be retained forever, except as herein provided or as authorized or required by the Permit, as modified from time to time, in its existing condition and to prevent any use of the Property that will impair or interfere with the environmental value of the Property.

2. Rights of Grantee. To accomplish the purpose of this Conservation Easement, the following rights are conveyed to Grantee by this Conservation Easement:

(a) To preserve and protect the environmental value of the Property;

(b) To prevent any activity on or use of the Property that is inconsistent with the purpose of this Conservation Easement, and to require the restoration of areas or features of the Property that may be damaged by any inconsistent activity or use.

Return to: Pierre D. Thompson
P.O. Drawer 76
St. Augustine, FL 32085-0070

(c) To enter upon and inspect the Property, in a reasonable manner and at reasonable times to assure compliance with the terms and conditions of this Conservation Easement; and

(d) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, and to prevent the occurrence of any of the prohibited activities hereinafter set forth.

3. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

(a) Construction or placing of buildings, roads, signs, billboards or other advertising or other structures on or above the ground except for construction approved by Grantee that maintains or enhances wildlife habitat;

(b) Dumping or placing of soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials;

(c) Removal or destruction of trees, shrubs, or other vegetation except for activities authorized or required by the Permit and except for removal required in maintaining the swales located within the residential lots in accordance with St. Johns River Water Management District Permit No. 40-109-0057 or as otherwise approved by the United States Army Corps of Engineers (the "ACOE");

(d) Excavation, dredging or removal of sand, loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface activities authorized or required by the Permit;

(e) Surface use, except for the swales described in Section 3(c) above and for other purposes that permit the land or water area to remain predominantly in its natural condition;

(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation; and

(g) Acts or uses detrimental to such retention of land or water areas.

When maintaining the swales as allowed in Section 3(c) above, Grantors shall not cast any cut materials waterward of the swales.

Nothing in this Conservation Easement shall be deemed to prohibit activities authorized by the ACOE under the Permit, the construction of the proposed bridge shown on sheet 4 of 4 of the Plans, or the construction of docks on the lots fronting the tributary of the Matanzas River within four hundred and fifty (450) feet of the southwest corner of Tract B of the Property.

4. Reserved Rights. Grantors reserve and except unto themselves and their personal representatives, heirs, successors and assigns, all rights accruing from their ownership of the Property, including the right to perform any work on the Property specifically authorized by the ACOE and to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement.

5. Grantee's Discretion. Enforcement of the terms of this Conservation Easement shall be at the discretion of the Grantee, and any forbearance by Grantee to exercise its rights under this Conservation Easement in the event of any breach of any term of

this Conservation Easement by Grantors shall not be construed to be a waiver by Grantee of such term or any subsequent breach of the same or any other term of this Conservation Easement or of any of the Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantors shall impair such right or remedy or be construed as a waiver.

6. Acts Beyond Grantors' Control. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantors for any injury to or change in the Property resulting from natural causes beyond Grantors' control, including, without limitation, fire, flood, storm and earth movement, or from any action taken by Grantors under emergency conditions to prevent, abate or mitigate significant injury to the Property resulting from such causes.

7. Assignment. This Conservation Easement is transferable, but Grantee may assign its rights and obligations under this Conservation Easement only to an organization that is a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue Code of 1954, as amended (or any successor provision then applicable), and the applicable regulations promulgated thereunder, and authorized to acquire and hold environmental easements under the statutes of the State of Florida (or any successor provision then applicable). As a condition of such transfer, Grantee shall require that the environmental purposes that this Grant is intended to advance continue to be carried out.

8. Recordation. Grantee shall record this instrument in a timely fashion in the Official Records of St. Johns County, Florida, and may re-record it any time as may be required to preserve its rights in this Easement.

9. Successors. The covenants, terms, conditions and restrictions of this Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

10. Homestead Property. This instrument is being executed by Shirley N. Thompson, wife of Pierre D. Thompson for the purpose of consenting to and joining in the grant of Conservation Easement over that portion of the Property lying within the homestead of Pierre D. Thompson and Shirley N. Thompson.

IN WITNESS WHEREOF, Grantors have set their hand on the day and year first above written.

Signed, sealed and delivered
in the presence of:

THOMPSON BROS. REALTY, INC.

Pierre D. Thompson
Pierre D. Thompson
(print name)

By: Pierre D. Thompson
Pierre D. Thompson
President

Joseph C. Bolton
Joseph C. Bolton
(print name)

Signed, sealed and delivered
in the presence of:

Pierre D. Thompson
PIERRE D. THOMPSON
(print name)
Ralph G. Colton
RALPH COLTON
(print name)

PIERRE D. THOMPSON,
Individually

By: Pierre D. Thompson

Signed, sealed and delivered
in the presence of:

Pierre D. Thompson
PIERRE D. THOMPSON
(print name)
Ralph G. Colton
RALPH COLTON
(print name)

Shirley N. Thompson
SHIRLEY N. THOMPSON

STATE OF FLORIDA)
St. Johns) ss
COUNTY OF)

The foregoing instrument was acknowledged before me this 7th
day of October, 1991, by Pierre D. Thompson,
individually and as President of THOMPSON BROS. REALTY, INC., a
Florida corporation, on behalf of the corporation.

Debra S. Barrentine
(print name)
NOTARY PUBLIC, State of
Florida at Large.

My Commission Expires:

STATE OF FLORIDA)
St. Johns) ss
COUNTY OF)

The foregoing instrument was acknowledged before me this 7th
day of October, 1991, by SHIRLEY N. THOMPSON.

Debra S. Barrentine
(print name)
NOTARY PUBLIC, State of
Florida at Large.

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: MAY 3, 1994
BONDED THRU NOTARY PUBLIC UNDERWRITERS

CONSENT AND JOINDER

FIRST UNION NATIONAL BANK OF FLORIDA, a national banking
corporation, holder of a first mortgage on a portion of the real
property described on the attached Exhibit A (the "Property")
hereby consents to and joins in the execution of this

Conservation Easement for the purpose of subjecting its mortgage to the terms and conditions of this Conservation Easement.

FIRST UNION NATIONAL BANK OF
FLORIDA, a national banking
corporation

By:

Stephen C. Franklin
(print name)

Its:

VICE PRESIDENT

STATE OF FLORIDA)

) ss

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 15th
day of October, 1991, by Stephen C. Franklin
as Vice President of FIRST UNION NATIONAL BANK OF FLORIDA,
a national banking corporation, on behalf of the corporation.

Lee Ann Seefley
(print name)

NOTARY PUBLIC, State of
Florida at Large.

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires May 14, 1994
Bonded thru Patterson - Becht Agency

SJH150
Draft #2-10/7/91

COPY



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 6, 2024	7.d.	PZB2024-0057
Request	Address	Parcel ID
Conservation Overlay Zone Development	399 Riberia Street	203500-0000

Site & Background Information

Applicant: Ryan Carter
c/o Carter Environmental Service, Inc.

Owner: City of St. Augustine

Property Class:
(St. Johns County
Property Appraiser) 8900 – Municipally Owned

**Future Land Use
Designation:** Public & Open Land

Zoning Designation: Government Use: GU

Project Area: Approximately 1,990 square feet

Neighborhood: Lincolnville

Archaeological Zone: IIIA

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to construct a dock for a kayak launch use, fishing pier, and observation platform within COZ 1 and 2. This proposal is part of the planned Eddie Vickers Park renovations through the [Lincolnvile Community Redevelopment Agency \(CRA\)](#).

This proposal includes the removal of trees, but the proposed configuration avoids removal of significant trees and maintains the existing tree canopy.

Approval of this request would allow for the construction of a community dock that leads to an observation platform and floating kayak launch which would also increase public access to Maria Sanchez Creek.

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 1.1.4 It is the intent of the City of St. Augustine to ensure that adequate open space is provided through the following: • active or passive recreation sites; • landscaped buffers; • protected natural resource lands; • protected environmentally sensitive lands; • areas devoted to drainage and stormwater retention; and • landscaping requirements.	This proposal is consistent with the City's policy to ensure that adequate open space is provided through recreation sites.
	Policy 3.2.2 Redevelopment activities shall be completed independently by the CRA(s) or through public-private partnerships and include, but not be limited to: • Infrastructure improvements; • Beautification and appearance improvements; • Residential blight mitigation; • Economic development and job creation; • Environmental clean-up; • Community mobility planning;	This proposal is consistent with the City's policy that redevelopment activities completed by the CRA include creation of recreational facilities.

	• Historic preservation; • Creation of recreational facilities; • Site acquisition; and • Cultural conservation and heritage conservation.	
Historic Preservation	N/A	
Conservation and Coastal Management	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.
Recreation and Open Space	Overall Goal To provide open space, recreation sites and recreation facilities which meet the needs of residents and visitors, support City conservation efforts and provide a healthy and aesthetically pleasing environment. (Adopted June 2011, Ord. #2011-02)	This proposal is consistent with the City's goal to provide open space, recreation sites and recreation facilities which meet the needs of residents and visitors.
	Policy 1.2.2 The City shall correct park and recreation facility deficiencies and provide future parks and recreation facilities according to the following priorities: 1. maintenance, repair and replacement of existing facilities located on existing recreation sites. 2. development of new facilities, located on existing recreation sites, to correct existing deficiencies. 3. acquisition of new recreation sites to correct existing deficiencies. 4. development of new facilities, to be located on new recreation sites, to correct existing deficiencies. 5. development of new facilities, located on existing recreation sites, to provide for future needs.	This proposal is consistent with the City's policy to correct recreation facility deficiencies.

	6. acquisition of new recreation sites to provide for future needs. 7. development of new facilities, located on new recreation sites, to provide for future needs. (Adopted June 2011, Ord. #2011-02)	
	Policy 2.1.7 The City shall encourage greenways and a recreational trail system that provide extensions or connections to existing adjacent municipality, county and state trails. This can include paddling, kayaking, biking, walking, running and hiking.	The inclusion of a kayak launch with this proposal is consistent with this City policy.
Transportation and Mobility	N/A	
Housing	N/A	
Infrastructure	N/A	

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.

This application includes a request for development within COZ 1.

- (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.

There appears to be no significant alteration of surface water hydrology associated with the proposed work in COZ 2. Continuance of drainage into the marsh is still anticipated given the existing topography.

- (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 request does not include work within COZ 3.

- (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.

This request does not include removal of significant trees. 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.

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

This request has received permits under the provisions of applicable federal and state regulations, is a dock, and does appear to be to the benefit of the public as a whole.

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

Based on the application material submitted 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 be consistent with the purpose of COZ 2.

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 work for this request is under the twenty-five (25) percent impervious surface ratio criteria for COZ 2.

The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in subsections (1)—(4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

1. Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.
2. A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed stand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.
3. Dead, diseased, unsafe, or fallen trees may be removed.
4. Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer provided such activities have

This proposal includes access ways through the twenty-five (25) foot upland buffer.

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).

This proposal appears to have minimal impact to wetlands and is scaled to preserve the integrity of the buffer.

These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area.

This proposal appears to be of 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.

This proposal's off-site visual and environmental impacts appear to be minimal.

The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

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

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

Staff Analysis of applicable criteria from [Sec. 11-29\(c\)](#).

1. Site specific conditions.
The property at 399 Riberia Street is bounded by Riberia Street to the west, Cerro Street to the north, Maria Sanchez Creek to the east, and the City's Wastewater Treatment Plant to the south. It is located within the AE flood zone and is currently being designed for renovation improvements through the Lincolnville CRA.
2. The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
The project area is located well away from adjacent properties, currently has an unimproved shoreline and abuts Maria Sanchez Creek.
3. Natural and proposed drainage patterns.
Plans included as part of this application do show minimal work within COZ 2 with the use of fill near the access point of the community dock.
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.
This request should have minimal effects on the floodplain, a determination may be based on the height of the proposed dock.
7. Impact of development on vegetative and animal communities.
The proposed development will require the removal of three (3) trees, an 8" dbh Live Oak and two (2) 12" dbh Cabbage Palms. The six (6) foot wide walkway appears to be large enough to accommodate the public while not being too large to where there would be significant vegetative and animal community impacts.
8. Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
Not applicable to this request.
9. Effect of shade on vegetation and shellfish.
A lower height of the access dock walkway may contribute to both shading and trimming of existing vegetation. The proposed floating kayak launch dock and its effect of shade may need additional evaluation.
10. Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
The use of kayaks proposed with this construction should have no effects on manatees, vegetation, shellfish, wildlife, or shoreline erosion.
11. Impact of development on shoreline by linear feet and percent of site.

The only potential impacts of the development on shoreline would be that of the dock and access area to it which given the overall size of the park should be minimal.

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

The proposed development will have no negative effects to vistas and scenic opportunities as the reason for this request is to actually improve and add to those opportunities.

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

Evaluation of landscaping and open space provisions is of little necessity as this request is part of the larger improvement project of Eddie Vickers Park.

14. Impact of development on plant and animal habitat and potential loss in acres and percent of site.
The property at 399 Riberia Street is 45.15 acres in size, which is approximately 1,966,734 square feet. The proposed project area of 1,990 square feet amounts to 0.001% of the site being developed.

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.)

Signage and education for kayak usage and cleaning may need to be employed to mitigate any potential impacts on water quality.

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)~~ eight (8) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed ~~six (6)~~ eight (8) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

There are no provisions for a boathouse, roofed structure, or boatlift included in this application, only a floating kayak launch dock.

The Ranking System for Conservation Overlay 2 Impacts was not used for this request due to the minimal amount of proposed work taking place within COZ 2. The Board's evaluation of impacts within COZ 1, is the main issue related to this application.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 and 2 along the eastern boundary of Eddie Vickers Park. This request is for the construction of a community dock that leads to an observation platform and floating kayak launch at 399 Riberia Street / PID 203500-0000.

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. Applicant's Request Narrative & Graphics
10. Florida Department of Environmental Protection (FDEP) General Permit
11. Civil Engineering Plan/Profile
12. Applicant Photographs
13. Protected and Significant Tree Assessment
14. Lincolnville CRA Eddie Vickers Park Plan Overview

Staff Report prepared by:

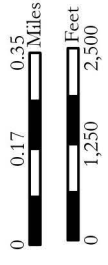
Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department

Attachment 1: Zoning Map



Legend

- Zoning Designations
- Residential Single-Family-One (RS-1)
 - Residential Single-Family-Two (RS-2)
 - Residential Low-One (RL-1)
 - Residential General-One (RG-1)
 - Residential General-Two (RG-2)
 - Residential General Office (RGO)
 - Residential General Office A (RGO-A)
 - Open Land
 - Historic Preservation (HP-1)
 - Historic Preservation (HP-2)
 - Historic Preservation (HP-3)
 - Historic Preservation (HP-4)
 - Historic Preservation (HP-5)
 - Government Use
 - Planned Unit Development (PUD)
 - Abandoned PUD
 - Commercial Low-One (CL-1)
 - Commercial Low-Two (CL-2)
 - Commercial Medium-One (CM-1)
 - Commercial Medium-Two (CM-2)
 - Industrial and Warehousing (IW)
 - Maritime Use (MU)



Zoning Map

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

2024

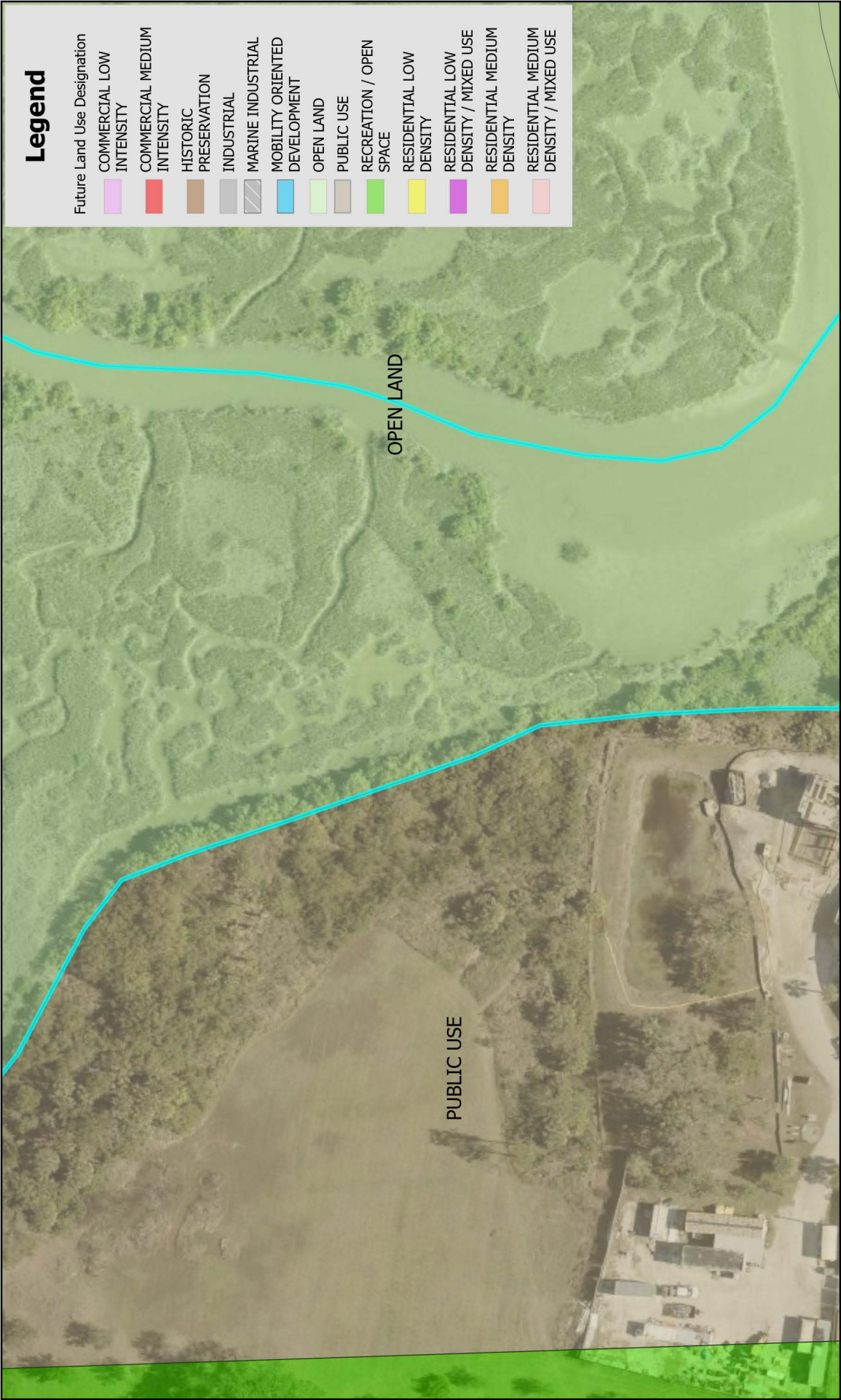
DISCLAIMER

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.

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 2: Future Land Use Map



Legend

- Future Land Use Designation
- COMMERCIAL LOW INTENSITY
 - COMMERCIAL MEDIUM INTENSITY
 - HISTORIC PRESERVATION
 - INDUSTRIAL
 - MARINE INDUSTRIAL
 - MOBILITY ORIENTED DEVELOPMENT
 - OPEN LAND
 - PUBLIC USE
 - RECREATION / OPEN SPACE
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL LOW DENSITY / MIXED USE
 - RESIDENTIAL MEDIUM DENSITY
 - RESIDENTIAL MEDIUM DENSITY / MIXED USE



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
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

Page 301 of 394

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 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			

Attachment 4:

Aerial Site Photograph



Attachment 5:

Flood Map

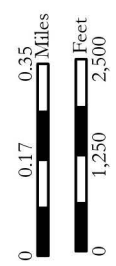


Legend

Flood Zones FEMA

AE

VE



FEMA Flood Zone Map

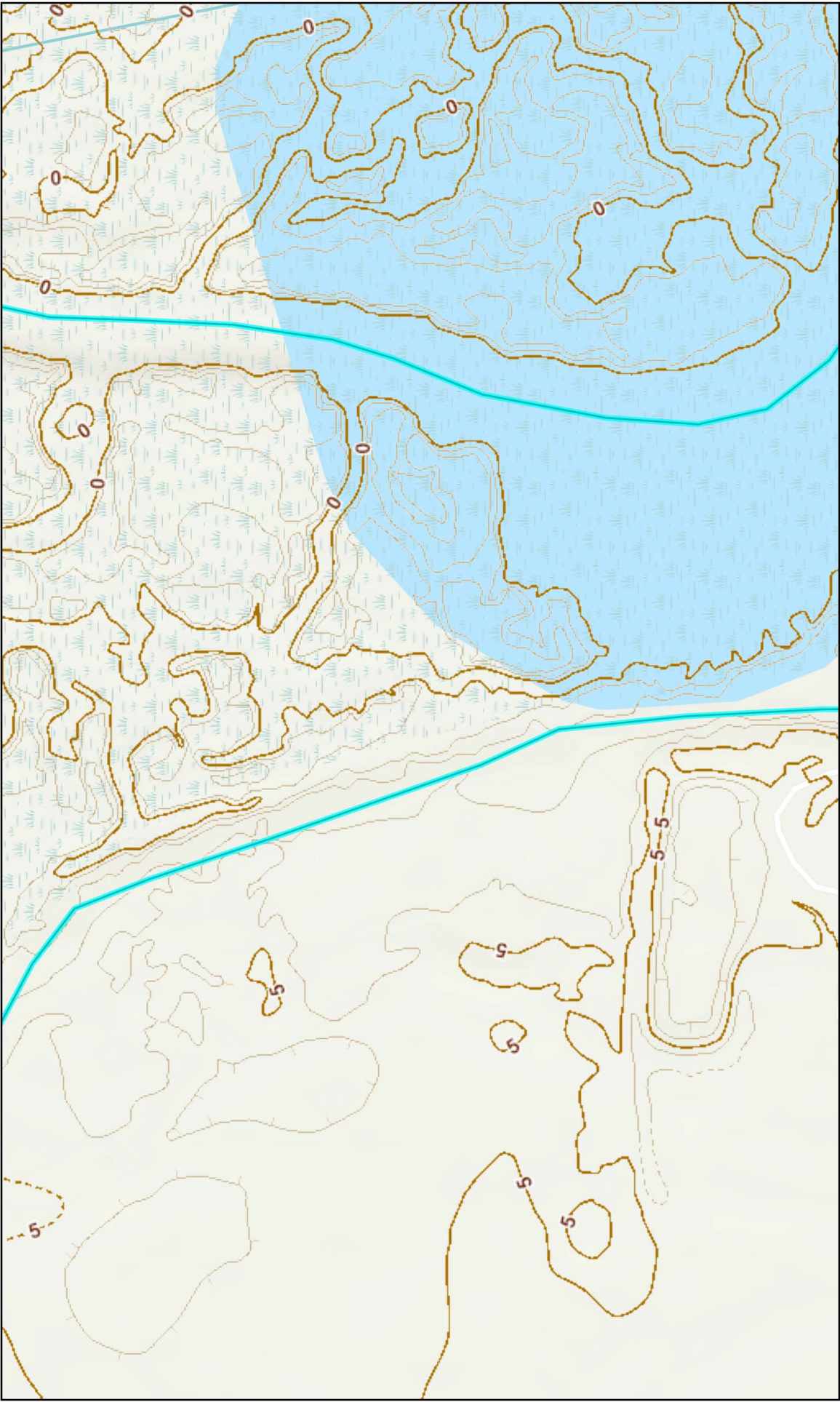
2024

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.

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 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



Attachment 7: Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$330 (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Ryan Carter Contact Number: 904-540-1786
Business (if applicable): Carter Environmental Services
Address: 42 Masters Drive City: St. Augustine State: FL Zip: 32084
E-Mail Address: Ryan@carterenv.com

2. NAME OF PROPERTY OWNER: City of St. Augustine Contact Number: 904-209-4254
Business (if applicable): _____
Address: PO Box 210 City: St. Augustine State: FL Zip: 32085
E-Mail Address: jperkins@citystaug.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 19 Block: 48
Subdivision: Lincolntown Parcel Number: 2035000000

4. PROJECT STREET ADDRESS: 399 Riberia Street

5. SPECIFIC PROPOSED USE: Proposed dock for kayak launch, fishing pier, observation platform

6. ACTION REQUESTED:
☒ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: A dock access pier, pile-supported terminal
platform, gangway and floating dock are proposed in
conjunction with the planned Eddie Vickers Park
rennovations.

8. JUSTIFICATION FOR ACTION REQUESTED: The proposed project will serve the community
allowing public access to Maria Sanchez Creek

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

R-A Carter

7-8-24

Signature of Applicant

Date

Jaimie D. Deuking

7/8/24

Signature of Property Owner

Date



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

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

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

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

Ryan Carter

Print name of applicant

A handwritten signature in black ink, appearing to read "R. A. Carter".

Signature of applicant

7-8-24

Date



Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF
OF City of St. Augustine, 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: Jaime D. Perkins
Signature of Owner
Jaime D. Perkins
Print Name of Owner
904.209.4254
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 8th day of July, 2024

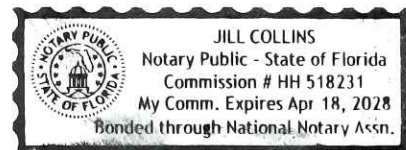
By Jaime D. Perkins

Identification verified: Personally Known

Oath sworn: _____ Yes _____ No

Notary Signature: Jill Collins

My Commission expires: April 18, 2024



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	2035000000
Location Address	399 RIBERIA ST 461 RIBERIA ST 501 RIBERIA ST 601 RIBERIA ST 665 RIBERIA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug Lincolnville Area (COM) (610.04)
Tax Description*	19 CITY OF ST AUGUSTINE BLK 48(EX PARTS SOLD) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Municipally Owned (8900)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	45.150
Homestead	N

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



Owner Information

Owner Name	City Of St Augustine 100%
Mailing Address	PO BOX 210 SAINT AUGUSTINE, FL 32085-0210

Exemption Information

Exemption Type	Status	Amount
City		\$3,208,865

Map



Valuation Information

	2024
Building Value	\$912,164
Extra Features Value	\$510,356
Total Land Value	\$3,297,083
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$4,719,603
Total Deferred	\$1,510,738
Assessed Value	\$3,208,865
Total Exemptions	\$3,208,865
Taxable Value	\$0

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

Historical Assessment Information

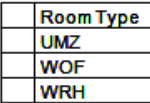
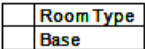
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$635,982	\$264,339	\$3,297,083	\$0	\$0	\$4,197,404	\$2,917,150	\$4,197,404	\$0
2022	\$556,315	\$326,866	\$3,297,293	\$0	\$0	\$4,180,474	\$2,651,955	\$4,180,474	\$0
2021	\$572,045	\$334,856	\$3,297,293	\$0	\$0	\$4,204,194	\$2,410,868	\$4,204,194	\$0
2020	\$587,776	\$342,849	\$3,297,293	\$0	\$0	\$4,227,918	\$2,191,698	\$4,227,918	\$0
2019	\$576,460	\$337,745	\$3,297,293	\$0	\$0	\$4,211,498	\$1,983,900	\$4,211,498	\$0
2018	\$531,597	\$292,964	\$3,369,000	\$0	\$0	\$4,193,561	\$1,803,545	\$4,193,561	\$0
2017	\$543,388	\$273,009	\$3,369,000	\$0	\$0	\$4,185,397	\$1,639,586	\$4,185,397	\$0
2016	\$570,706	\$271,827	\$648,000	\$0	\$0	\$1,490,533	\$1,490,533	\$1,490,533	\$0
2015	\$586,026	\$274,488	\$648,000	\$0	\$0	\$1,508,514	\$1,508,514	\$1,508,514	\$0
2014	\$562,791	\$205,428	\$648,000	\$0	\$0	\$1,416,219	\$1,416,219	\$1,416,219	\$0
2013	\$541,815	\$206,125	\$648,000	\$0	\$0	\$1,395,940	\$1,395,940	\$1,395,940	\$0

Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$517,167	Roof Structure	Wood Truss
Year Built	1987	Interior Flooring	Sheet Vinyl
Actual Area	5341	Interior Wall	Drywall
Conditioned Area	5341	Heating Type	Air Duct
Use	Fitness Clubs	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Block, Concrete Stucco	Baths	
Description		Square Footage	
BASE AREA		5341	
Total SqFt		5341	

Building	2	Roof Cover	Modular Metal
Building Value	\$394,997	Roof Structure	Steel Frame
Year Built	2000	Interior Flooring	Concrete Finish
Actual Area	16240	Interior Wall	Minimum
Conditioned Area	1840	Heating Type	
Use	Garage	Air Conditioning	
Style	06	Bedrooms	
Exterior Wall	Modular Metal	Baths	
Description		Square Footage	
WAREHOUSE		12560	
WAREHOUSE OFFICE		1840	
UNFINISHED MEZZANINE		1840	
Total SqFt		16240	

Sketch Information



Code Description	Status	Value
Asphalt Paving (COM)		10456
Metal Fence - 6' (COM)		13393
Concrete Paving - Under 8" (COM)		64022
Pool - Low (RES)		15000
Pole Light (COM)		61688
Community Center Pool (COM)		183150
Concrete Paving - Under 8" (COM)		14592
Asphalt Paving (COM)		44509
Metal Fence - 6' (COM)		1284
Steel Door (COM)		1296
Pavilion - Good (Mix)		14397
Restroom - Good (COM)		8000
Concrete Paving - Under 8" (COM)		8724
Pavilion - Average (Mix)		3600
Metal Fence - 4' (COM)		1494
Stable - Low (Mix)		39600
Metal Fence - 6' (COM)		5516
Concrete Paving - Under 8" (COM)		2275
Steel Building (COM)		10640
Concrete Paving - Under 8" (COM)		6720

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	0	0	36.61	AC	\$3,294,900
Rivers, Lakes & Submerged Lands	0	0	1.03	AC	\$258
Marshes & Tidal Lands	0	0	7.32	AC	\$1,830
Conservation Easements	0	0	0.19	AC	\$95

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/27/2017	6/15/2017	\$0.00	CONSERVATION EASEMENT	4395	1066	U	V	CITY OF ST AUGUSTINE	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
4/28/2016	4/25/2016	\$0.00	CONSERVATION EASEMENT	4183	165	U	V	CITY OF ST AUGUSTINE	ST JOHNS RIVER WATER MANAGEMENT DISTRICT

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: 7/17/2024, 4:04:18 AM

Contact Us

Developed by



Attachment 9:
Applicant's Request Narrative &
Graphics

Attachment 1
Overlay Zone Application Narrative

**Eddie Vickers Park Community Dock
Overlay Zone Development Application Supplement
July 2024**

This narrative is intended to supplement the Conservation Overlay Zone Development application for the proposed Eddie Vickers Park Community Dock located at 399 Riberia Street.

The City of St. Augustine (CoSA) is proposing to construct a community dock that leads to an observation platform and floating kayak launch. The site is located on Maria Sanchez Creek, a tributary of the Intracoastal Waterway. The proposed site will be constructed on the east side of Eddie Vickers Park, in downtown St. Augustine.

The proposed project was permitted by the Florida Department of Environmental Protection (DEP) in July 2016, but the funds were reallocated to repair Hurricane Matthew damage and the project was never built. We recently applied to DEP for permit reissuance. The dock will feature a pile-supported access pier leading to a observation platform. The pedestrian dock and observation platform will have handrails for added security. A 4'x28' aluminum gangway will extend south from the observation platform and attach to a 12'x18' floating kayak launch. The total footprint of the project is 1,990 square feet.

Marine-grade piles (12" diameter) will be used to support the dock and observation platform. The pilings will be jetted in at 10' spacing at a 15' minimum depth from the mud line. Dredging will not be necessary for this project. Sediment control fence will be installed and maintained for the duration of the construction.

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

1. *The proposed dock will have a benefit to the public as a whole.*

The public will be able access the new dock to view the creek and marsh, fish, or launch a kayak/canoe.

2. *The proposed dock will have no significant negative impact on natural systems (including adjacent salt marshes and the vegetative communities contained therein), by either individual or cumulative effect.*

There are no direct (dredging or filling) wetland impacts proposed.

3. *The proposed dock will not block or disrupt any vista or scenic opportunities.*

The proposed dock will not contain any roofed or walled structures that would block scenic opportunities. The access pier and platform will be low-profile and should not impede vistas.

4. *The proposed observation pier will enhance vistas and scenic opportunities for the benefit of the public as a whole.*

The proposed observation pier will allow the public to view the marsh and creek at a closer vantage point.

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

1. *Site specific conditions.*

The project is located on the Maria Sanchez Creek and adjacent salt marsh. The purpose of the project is to allow public access to the water.

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

The project is located on the east side of Eddie Vickers Park, north of the wastewater treatment plant, south of Lincolnville and west of Maria Sanchez Creek.

3. *Natural and proposed drainage patterns.*

No change in drainage patterns is proposed.

4. *Effect of point and non-point discharge in the marine environment.*

There should be no effect of point or non-point discharge into the marine environment from the proposed dock.

5. *Proposed soil stabilization and erosion control methods.*

Floating turbidity barriers will surround the project throughout construction. Soil and erosion control may be necessary during construction, but impacts will be temporary, and no long-term erosional impacts will take place.

6. *Impact on floodplain.*

No change in flood storage capacity or conveyances will result from the proposed works.

7. *Impact of development on vegetative and animal communities.*

Vegetative impacts: The boardwalk could minimally shade a small portion of salt marsh but will be built as required by state and federal agencies to a minimum of five feet or higher above mean high water. Therefore, shading will be minimal.

Lighting of the open water areas at night: The proposed works will be lit with low level, directional lighting that greatly minimizes the amount of light intrusion into the marsh and open water.

Increased noise from day users: Since the public will be using the proposed dock, noise will be present from normal conversation, etc. Motorized vehicles will not be able to access and launch from the dock, only kayak's and paddle boards, so the noise levels will be relatively low.

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

There will be no storage of pollutants or the use of poisonous chemicals and materials.

9. *Effect of shade on vegetation and shellfish.*

No shellfish communities will be impacted. Shading effect to vegetation should be minimal for the dock access pair.

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

Nonmotorized vessels will only be able to access the launch, so this should not be a problem.

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

The dock access pier will be 6' wide.

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

The proposed dock should enhance scenic opportunities over Marina Sanchez Creek.

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

Not applicable.

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

Not applicable.

15. Impact of development on water quality.

All prudent and necessary steps will be taken during construction, and for the duration of the project, to ensure that no adverse impacts to water quality will occur. This may include, but is not limited to, siltation curtains, hay bales and floating turbidity screens, as necessary. All newly exposed surfaces will be seeded or sodded, as soon as practicable.

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

- a) The effects of the dock on commercial and sport fish are as follows:

Positive: None

Negative: None

- b) The effects of the dock on shellfish are as follows:

Positive: Potential for colonization on new surfaces

Negative: None

- c) The effects of the dock on waterfowl are as follows:

Positive: None

Negative: None

17. *Specific conditions applicable to docks.*

- a) *No boathouse, roofed structure or wall shall be constructed on any dock.*

- 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

Attachment 2

Overlay Zone Application Graphics



Location Map CoSA Eddie Vickers Park Kayak Launch		Figure: 1
Project: 5.23423	Date: Jul 03 2024	St. Augustine, Florida
CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com		

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Legend

Subject Property +/- 45.15 ac.

0 1,000 2,000 Feet

Sources: ESRI Streets Basemap

Information represented on this map is for planning purposes only.



Legend

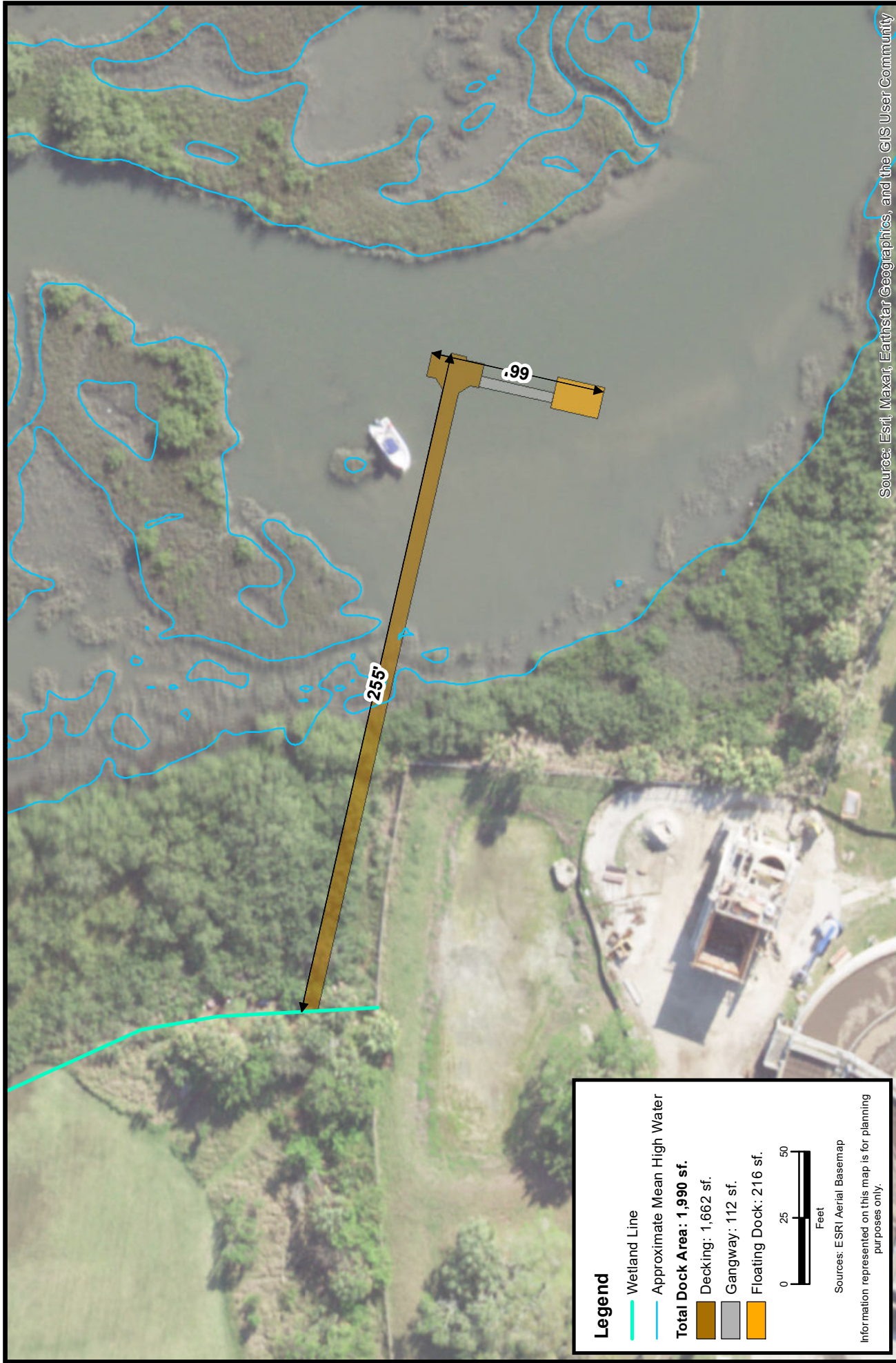
Subject Property +/- 45.15 ac.

0 250 500
Feet

Sources: ESRI Aerial Basemap
Information represented on this map is for planning purposes only.

Source: ESRI, Maxar, Earthstar Geographics, and the GIS User Community

		Figure: 2
Aerial Map CoSA Eddie Vickers Park Kayak Launch		Date: Jul 03 2024
Project: 5.23423	St. Augustine, Florida	
CARTER ENVIRONMENTAL SERVICES, INC.  42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com		



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

Legend

- Wetland Line
- Approximate Mean High Water

Total Dock Area: 1,990 sf.

- Decking: 1,662 sf.
- Gangway: 112 sf.
- Floating Dock: 216 sf.

0 25 50
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

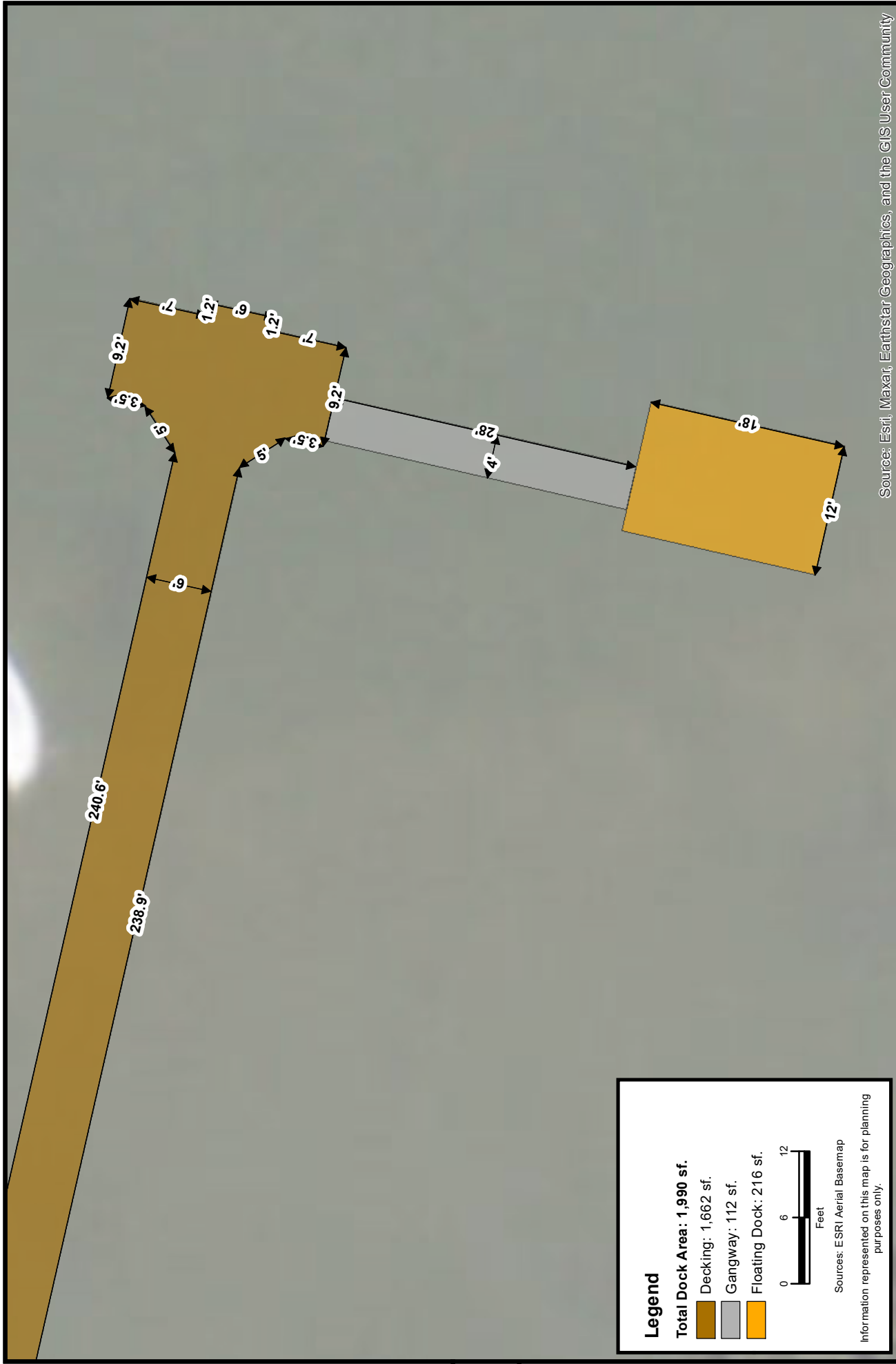
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dock Alignment
CoSA Eddie Vickers Park Kayak Launch

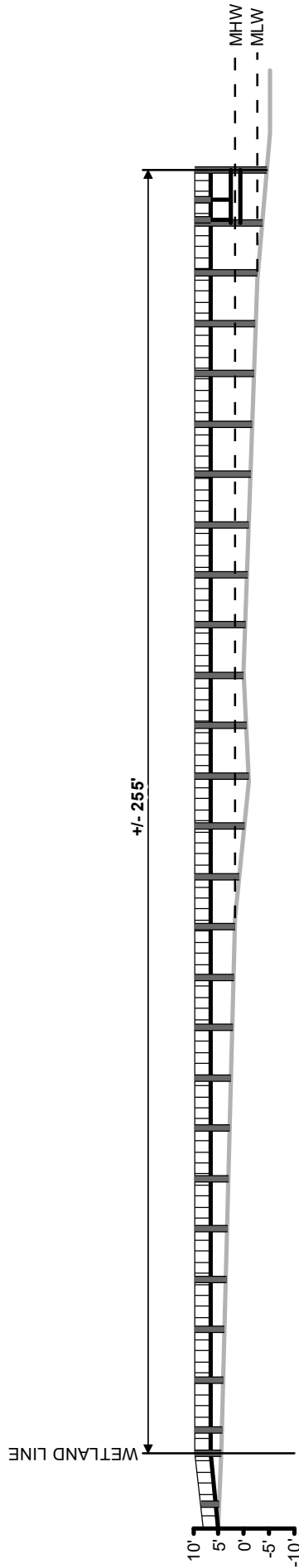
Project: 5.23423

Date: Jul 03 2024

Figure: 3



CARTER ENVIRONMENTAL SERVICES, INC.  42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com		Proposed Dock Dimensions CoSA Eddie Vickers Park Kayak Launch		
Project: 5.23423	Date: Jul 03 2024	Figure: 4		



Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

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

Proposed Dock Profile View

CoSA Eddie Vickers Park Kayak Launch

Project:

5.23423

St. Augustine, Florida

Date: Jul 08 2024

Figure:

5



Attachment 10:
**Florida Department of Environmental
Protection (FDEP) General Permit**



Florida Department of Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

July 14, 2016

Mr. Jim Piggott, Director of General Services
City of St. Augustine
P.O. Box 210
St. Augustine, Florida 32084,
jpiggott@citystaug.com

DEP File No.: 55-0343756-001-EG
St. Johns County

Dear Mr. Piggott:

On May 13, 2016, we received your notice of intent to use a General Permit (GP), pursuant to Rule 62-330.427, Florida Administrative Code (F.A.C.) to perform construct a 1,692 sq ft public fishing pier and kayak launch which includes a 6 ft by 196 ft access pier, a 10 ft by 18 ft terminal platform, a 4 ft by 30 ft gangway leading to a 12 ft by 18 ft floating platform. The project is located within Maria Sanchez Creek which leads to the Matanzas River, a Class III waterbody, not located in an Outstanding Florida Waterbody, not located in an aquatic preserve, located at 399 Riberia Street (parcel ID No. 2035000000), St. Augustine, FL, 32084, Section 20, Township 7, Range 30, in St. Johns County, at Latitude 29°52'40.893" N /Longitude -81°18'34.517" W.

Your intent to use a general permit has been reviewed by Department staff for three types of authorizations: (1) regulatory authorization, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal authorization. The authority for review and the outcomes of the reviews are listed below. Please read each section carefully.

However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

1. Regulatory Review – Approved

Based on the forms, drawings, and documents submitted with your notice, it appears that the project meets the requirements for the General Permit under Rule 62-330.427, F.A.C. Any activities performed under a general permit are subject to general conditions required in Rule 62-330.405, F.A.C. (attached), and the specific conditions of Rule 62-330.427, F.A.C. (attached). Any deviations from these conditions may subject the permittee to enforcement action and possible penalties.

Please be advised that the construction phase of the GP must be completed within five years from the date the notice to use the GP was received by the Department. If you wish to continue this GP beyond the expiration date, you must notify the Department at least 30 days before its expiration.

Authority for review- Part IV of Chapter 373, F.S., Title 62, F.A.C. and in accordance with the operating agreements executed between the Department and the water management districts, as referenced in Chapter 62-113, F.A.C.

2. Proprietary Review – Not required

The activity does not appear to be located on sovereign submerged lands, and does not require further authorization under Chapter 253 of the Florida Statutes, or Chapters 18-20 or 18-21 of the Florida Administrative Code.

3. Federal Review - SPGP - Approved

Your proposed activity as outlined on your notice and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit IV-R1, and a **SEPARATE permit** or authorization **will not be required** from the Corps. Please note that the Federal authorization expires on July 25, 2016. You, as permittee, are required to adhere to all General Conditions and Special conditions that may apply to your project. A copy of the SPGP IV-R1 with all terms and conditions and the General Conditions may be found at <http://www.saj.usace.army.mil/Divisions/Regulatory/sourcebook.htm>.

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection, or Duly Authorized Designee, State Programmatic General Permit," Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Please retain this general permit. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S., and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the

City of St. Augustine
DEP File No.: 55-0343756-001-EG
Page 5 of 15
July 14, 2016

Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Executed in Duval, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

Thank you for applying to the Submerged Lands and Environmental Resource Permit Program. If you have any questions regarding this matter, please contact Janice Price at the letterhead address or (904) 256-1640 or janice.r.price@dep.state.fl.us.

Sincerely,



Richard S. Rachal III, P.G.
Permitting Program Administrator

RR/jrp/

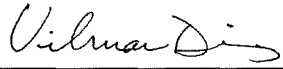
Enclosures: General Conditions for All General Permits, Ch. 62-330.405, F.A.C.
General Conditions for Federal Authorization for SPGP-IV-R1
Standard Manatee Conditions & Awareness Signs
Project Drawings, 1 page

c: USACOE Jacksonville Office (corpsJaxReg@usace.army.mil)
Ryan Carter, Carter Environmental Services, Inc. (ryan@carterenv.com)
Quoc Mai, MAI Engineering Services, Inc. (quoc@maiengineer.com)
Alisha Simpson, NED DEP
Thomas Kallemeyn, NED DEP
Richard Rachal, NED DEP
Janice Price, NED DEP

City of St. Augustine
DEP File No.: 55-0343756-001-EG
Page 6 of 15
July 14, 2016

FILING AND ACKNOWLEDGEMENT & CERTIFICATE OF SERVICE

Filed on this date pursuant to § 120.52, Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged. The undersigned hereby certifies that this Exemption and all copies were sent before the close of business on July 14, 2016 to the listed persons.



Clerk

July 14, 2016

Date

62-330.405 General Conditions for All General Permits

The following general permit conditions are binding upon the permittee and are enforceable under Chapter 373, F.S. These conditions do not apply to the general permit in Section 403.814(12), F.S.

(1) The general permit is valid only for the specific activity indicated. Any deviation from the specified activity and the conditions for undertaking that activity shall constitute a violation of the permit and may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

(2) This general permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit.

(3) This general permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the general permit.

(4) The general permit does not relieve the permittee from liability and penalties when the permitted activity causes harm or injury to: human health or welfare; animal, plant or aquatic life; or property. It does not allow the permittee to cause pollution that violates state water quality standards.

(5) Section 253.77, F.S., provides that a person may not commence any excavation, construction, or other activity involving the use of state-owned or other lands of the state, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required consent, lease, easement, or other form of authorization authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on state-owned lands.

(6) The authorization to conduct activities under a general permit may be modified, suspended or revoked in accordance with Chapter 120, F.S., and Section 373.429, F.S.

(7) This permit shall not be transferred to a third party except pursuant to Rule 62-330.340, F.A.C. The permittee transferring the general permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to sale, conveyance, or other transfer of ownership or control of the permitted project, activity, or the real property at which the permitted project or activity is located.

(8) Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the permitted system to ensure conformity with the plans and specifications approved by the permit.

(9) The permittee shall maintain any permitted project or activity in accordance with the plans submitted to the Agency and authorized in this general permit.

(10) A permittee's right to conduct a specific activity under this general permit is authorized for a duration of five years.

(11) Activities shall be conducted in a manner that does not cause or contribute to

violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be implemented and maintained immediately prior to, during, and after construction as needed to stabilize all disturbed areas, including other measures specified in the permit to prevent adverse impacts to the water resources and adjacent lands. Erosion and sediment control measures shall be installed and maintained in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007)*, available at www.dep.state.fl.us/water/wetlands/docs/erp/FLerosionSedimentManual_6_07.pdf, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, available at www.dep.state.fl.us/water/nonpoint/docs/erosion/erosion-inspectors-manual.pdf.

(12) Unless otherwise specified in the general permit, temporary vehicular access within wetlands during construction shall be performed using vehicles generating minimum ground pressure to minimize rutting and other environmental impacts. Within forested wetlands, the permittee shall choose alignments that minimize the destruction of mature wetland trees to the greatest extent practicable. When needed to prevent rutting or soil compaction, access vehicles shall be operated on wooden, composite, metal, or other non-earthen construction mats. In all cases, access in wetlands shall comply with the following:

- (a) Access within forested wetlands shall not include the cutting or clearing of any native wetland tree having a diameter 4 inches or greater at breast height;
- (b) The maximum width of the construction access area shall be limited to 15 feet;
- (c) All mats shall be removed within 72 hours after the work commences; and
- (d) Areas disturbed for access shall be restored to natural grades immediately after the maintenance or repair is completed.

(13) Barges or other work vessels used to conduct in-water activities shall be operated in a manner that prevents unauthorized dredging, water quality violations, and damage to submerged aquatic communities.

(14) The construction, alteration, or use of the authorized project shall not adversely impede navigation or create a navigational hazard in the water body.

(15) Except where specifically authorized in a general permit, activities must not:

- (a) Impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- (b) Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to Section 373.042, F.S., or a Works of the District established pursuant to Section 373.086, F.S.; or

(16) If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the

immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

(17) The activity must be capable, based on generally accepted engineering and scientific principles, of being performed and of functioning as proposed, and must comply with any applicable District special basin and geographic area criteria.

(18) The permittee shall comply with the following when performing work within waters accessible to federally- or state-listed aquatic species, such as manatees, marine turtles, smalltooth sawfish, and Gulf sturgeon:

(a) All vessels associated with the project shall operate at "Idle Speed/No Wake" at all times while in the work area and where the draft of the vessels provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

(b) All deployed siltation or turbidity barriers shall be properly secured, monitored, and maintained to prevent entanglement or entrapment of listed species.

(c) All in-water activities, including vessel operation, must be shutdown if a listed species comes within 50 feet of the work area. Activities shall not resume until the animal(s) has moved beyond a 50-foot radius of the in-water work, or until 30 minutes elapses since the last sighting within 50 feet. Animals must not be herded away or harassed into leaving. All on-site project personnel are responsible for observing water-related activities for the presence of listed species.

(d) Any listed species that is killed or injured by work associated with activities performed shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1(888)404-3922 and ImperiledSpecies@myFWC.com.

(e) Whenever there is a spill or frac-out of drilling fluid into waters accessible to the above species during a directional drilling operation, the FWC shall be notified at imperiledspecies@myfwc.com with details of the event within 24 hours following detection of the spill or frac-out.

(19) The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any activity authorized by the general permit.

(20) The permittee shall immediately notify the Agency in writing of any submitted information that is discovered to be inaccurate.

Rulemaking Authority 373.026(7), 373.043, 373.118(1), 373.406(5), 373.4131, 373.414(9), 373.4145, 373.418, 403.805(1) FS. Law Implemented 373.044, 373.118(1), 373.129, 373.136, 373.406(5), 373.413, 373.4131, 373.414(9), 373.4145, 373.416, 373.422, 373.423, 373.429, 403.814(1) FS. History—New 10-3-95, Amended 10-1-07, Formerly 62-341.215, Amended 10-1-13.

62-330.427 General Permit for Certain Piers and Associated Structures.

(1) A general permit is granted to any person to construct, extend, or remove piers and associated structures as described below:

(a) Single-family piers, along with boat lifts, boat houses, terminal platforms, and gazebos attached to the pier, where these structures:

1. Do not accommodate the mooring of more than two water craft;
2. Do not, together with existing structures, exceed a total area of 2,000 square feet; and
3. Have a minimum depth of two feet below the mean low water level for tidal waters and two feet below the mean annual low water level for non-tidal waters for all areas designed for boat mooring and navigational access; and

(b) Public fishing piers that do not exceed a total area of 2,000 square feet provided the structure is designed and built to discourage boat mooring by elevating the fishing pier to a minimum height of five feet above mean high water or ordinary high water, surrounding the pier with handrails, and installing and maintaining signs that state "No Boat Mooring Allowed."

(2) This general permit shall be subject to the following specific conditions:

(a) Construction or extension of the boat house, boat shelter, boat lift, gazebo, boat mooring locations, or terminal platforms, shall not occur over submerged grassbeds, coral communities or wetlands. However, the access walkway portion of the pier may traverse these resources provided it is elevated a minimum of five feet above mean high water or ordinary high water, contains handrails that are maintained in such a manner as to prevent use of the access walkways for boat mooring or access, and does not exceed a width of six feet, or a width of four feet in Aquatic Preserves;

(b) There shall be no living quarters, or other structures enclosed by walls or doors on all sides;

(c) There shall be no fish cleaning facilities, boat repair facilities or equipment, or fueling facilities on the structures authorized by this general permit. In addition, no overboard discharges of trash, human or animal waste, or fuel shall occur from any structures authorized by this general permit; and

(d) This general permit shall not authorize the construction of more than one pier per parcel of land or individual lot. For the purposes of this general permit, multi-family living complexes shall be treated as one parcel of property regardless of the legal division of ownership or control of the associated property.

Rulemaking Authority 373.026(7), 373.043, 373.118(1), 373.406(5), 373.4131, 373.414(9), 373.418, 403.805(1) FS. Law Implemented 373.118(1), 373.406(5), 373.413, 373.4131, 373.414(9), 373.416, 373.418, 373.426, 403.814(1) FS. History—New 10-3-95, Formerly 62-341.427, Amended 10-1-13.

GENERAL CONDITIONS FOR FEDERAL AUTHORIZATION
FOR SPGP IV-R1

1. The time limit for completing the work authorized ends on July 25, 2016.
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 or 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 and mailing address of the new owner in the space provided below and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives 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.

Further Information:

1. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.

- d. This permit does not authorize interference with any existing or proposed Federal projects.

2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
- b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
- c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
- d. Design or Construction deficiencies associated with the permitted work.
- e. Damage claims associated with any future modification, suspension, or revocation of this permit.

3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

- a. You fail to comply with the terms and conditions of this permit.
- b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
- c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. 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. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFEREE-SIGNATURE)

(DATE)

(NAME-PRINTED)

(ADDRESS)

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:

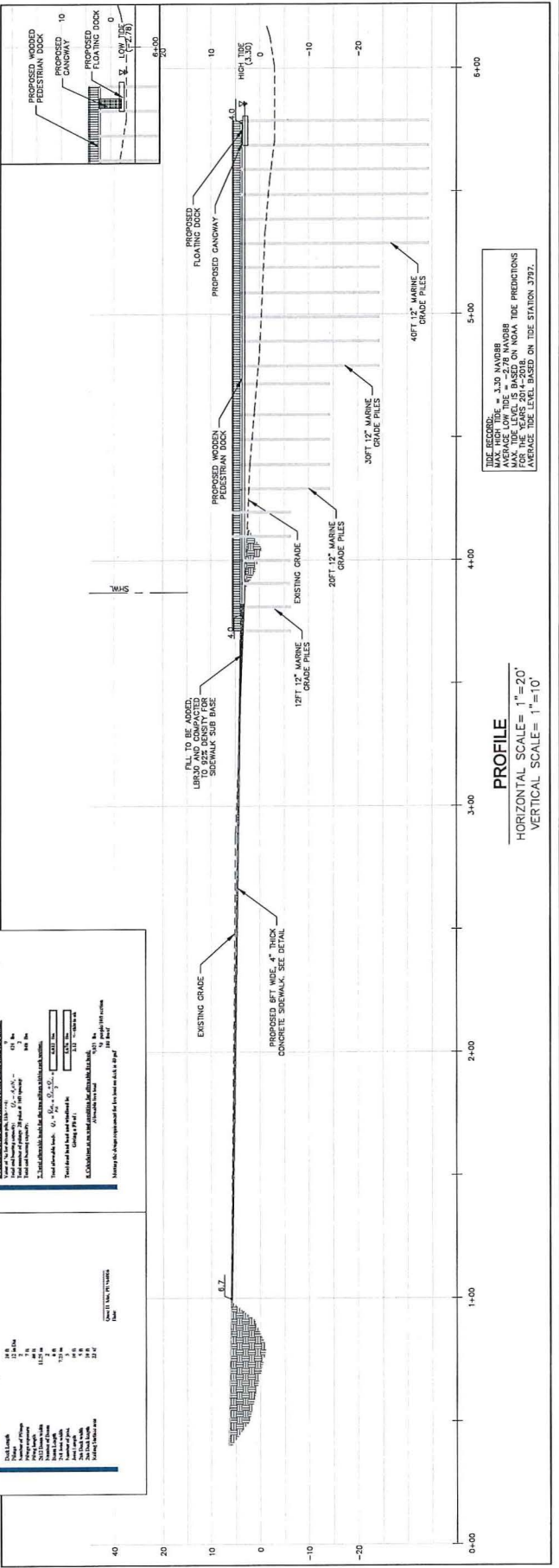
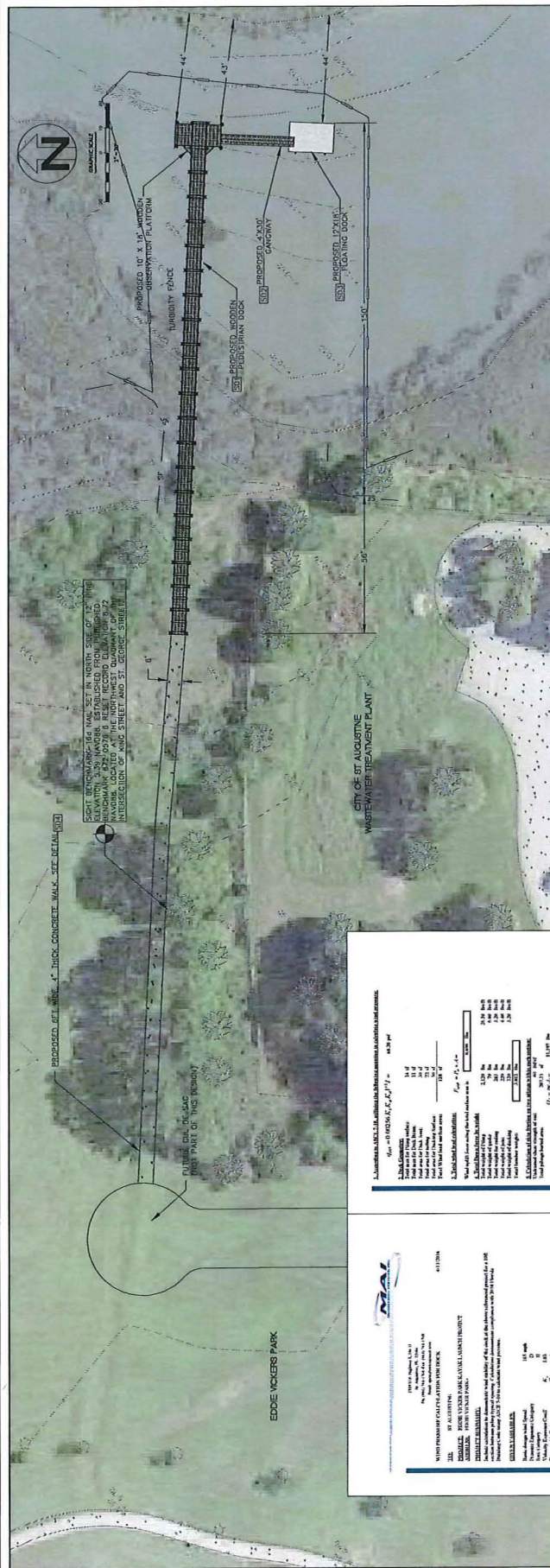


Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

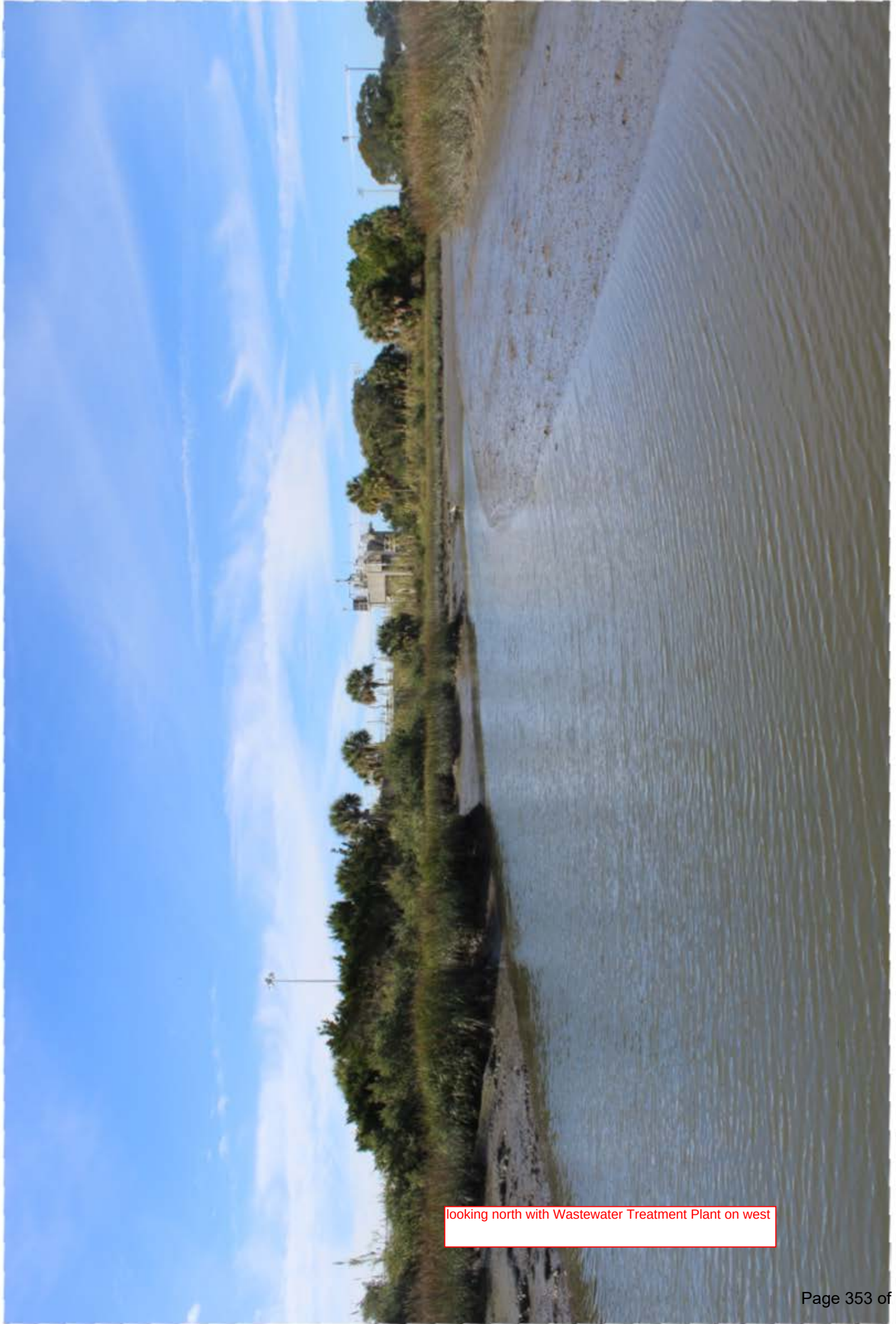
Attachment 11:
Civil Engineering Plan/Profile



Attachment 12:

Applicant Photographs

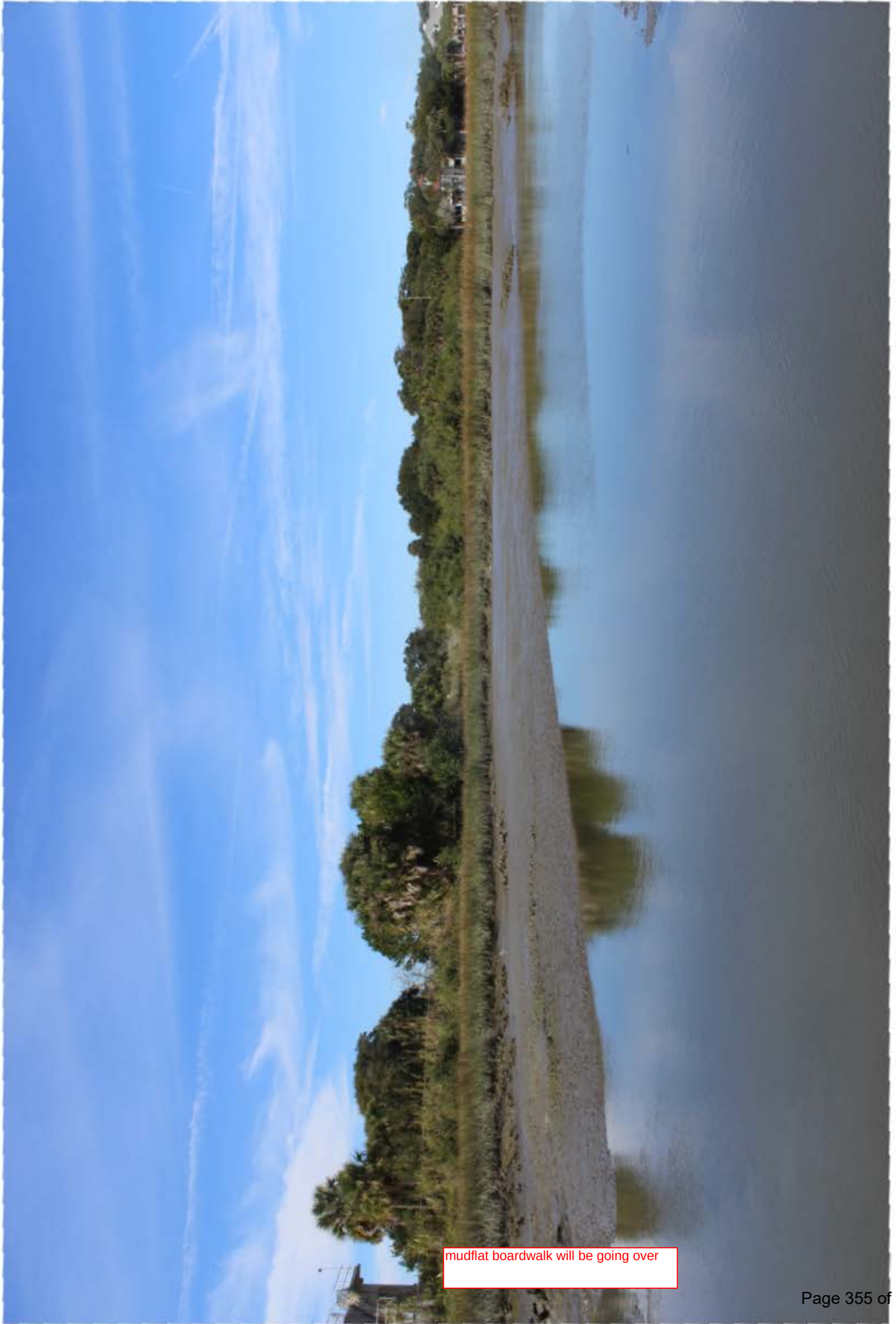
Attachment 3
Photo documentation sheet



looking north with Wastewater Treatment Plant on west



Ryan standing on bow of skiff pointing at approximately alignment of boardwalk over mudflat.



mudflat boardwalk will be going over



zoomed in boardwalk over mudflat alignment



Ryan near creek entrance at lowtide

Attachment 13:
Protected and Significant Tree
Assessment



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

July 17, 2024

BY EMAIL:

jeremy@halback.com

Jeremy Marquis, RLA, Principal
Marquis Latimer + Halback
34 Cordova St, Ste A
St. Augustine, FL 32084

RE: Eddie Vickers Park Kayak Launch: Protected and Significant Tree Assessment
St. Johns County, FL 32084 (PID No. 2035000000)

Dear Jeremy,

Thank you for contacting Carter Environmental Services (CES). We appreciate the opportunity to be of service to you. At your request, we visited the referenced property July 17, 2024, to assess any protected and significant trees within the proposed boardwalk alignment.

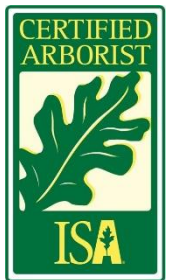
Three (3) protected trees were identified during our assessment none of which qualify as significant as defined in the City of St. Augustine Land Development Code Section 11-27. Please see the attached tree inventory assessment map.

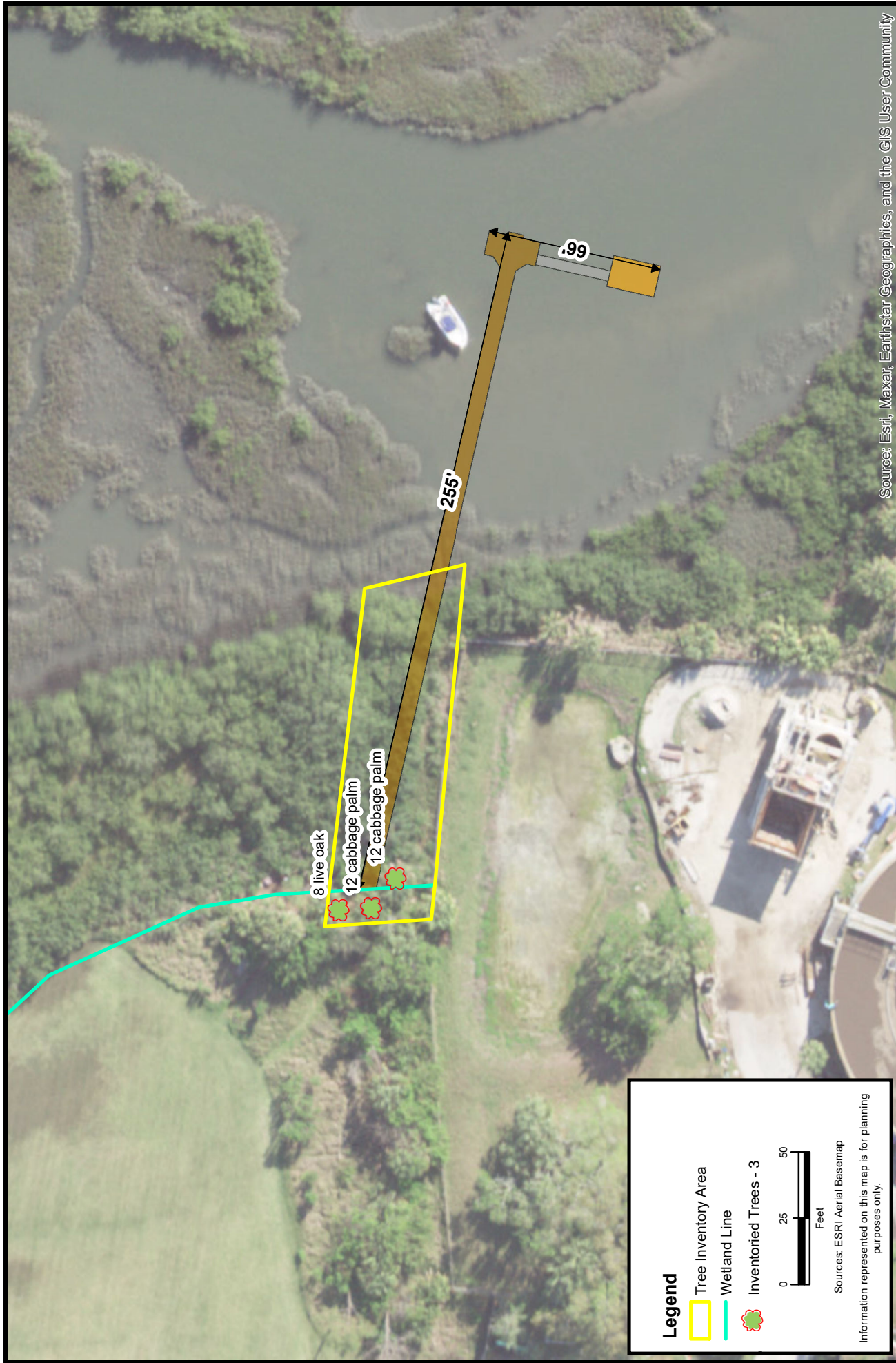
If you have any questions or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Walls".

Chris Walls
ISA Certified Arborist® FL-9985A





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

Legend

- Tree Inventory Area
- Wetland Line
- ✿ Inventoried Trees - 3

0 25 50
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

Tree Inventory Assessment Map

CoSA Eddie Vickers Park Kayak Launch

Project: 5.23423

St. Augustine, Florida

Date: Jul 17 2024

Figure: 1

Attachment 14:
Lincolnville CRA Eddie Vickers Park
Plan Overview



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 6, 2024	7.e.	PZB2024-0058
Request	Address	Parcel ID
Conservation Overlay Zone Development	32 Mulberry Street	195780-0000

Site & Background Information

Applicant & Owner: Joseph D. Weed, III

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: 0.29

Neighborhood: Uptown

Archaeological Zone: Zone IIA

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) for the construction of a dock in [COZ 1](#) at 32 Mulberry Street. The approval of this application would allow for a five hundred (500) square foot dock including a walkway, terminal end, and floating dock.

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 dock is four (4) feet above the mean high water and would be CONSISTENT 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)~~ [eight \(8\)](#) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and

PZB2024-0046

Page 3

other non-occupiable features, of a boat suspended in a boatlift shall not exceed ~~six (6)~~ eight (8) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

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

(1) Site specific location

32 Mulberry Street has approximately sixty-eight feet of shoreline located along Hospital Creek with existing riprap. The applicant is proposing to build a 500 square foot dock including a walkway, terminal end, and floating dock. The dock will extend sixty (60) feet with a height of four (4) feet above MHW and the walkway will be four (4) feet wide.

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

Both properties to the north and south of 32 Mulberry have existing docks. The property is within Conservation Overlay 1 and 2 with the proposed dock within Conservation Overlay Zone 1.

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

Aerial images depict a heavily vegetated shoreline. The application lists mangroves and oyster beds within the area. The low height of the proposed dock may impact existing vegetation and animal communities.

(9) Effect of shade on vegetation and shellfish.

Aerial images depict a heavily vegetated shoreline. The application lists mangroves and oyster beds within the area. The low height of the proposed dock may intensify shading effects on existing vegetation/shellfish.

(17) Specific conditions applicable to docks.

Dock height is limited to eight (8) feet above the mean high water (MHW). The application lists the MHW at 4.64 (ft) and the dock at 8.64 ft giving a height of 4 feet above MHW consistent with Criteria (17).

The application meets the requirements of specific conditions applicable to docks, but the applicant may want to consider raising the dock 1-2 feet to minimize impacts to the vegetation and shellfish within Conservation Overlay Zone 1.

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 construction of a dock at 32 Mulberry Street / PID 195780-0000.

Attachments

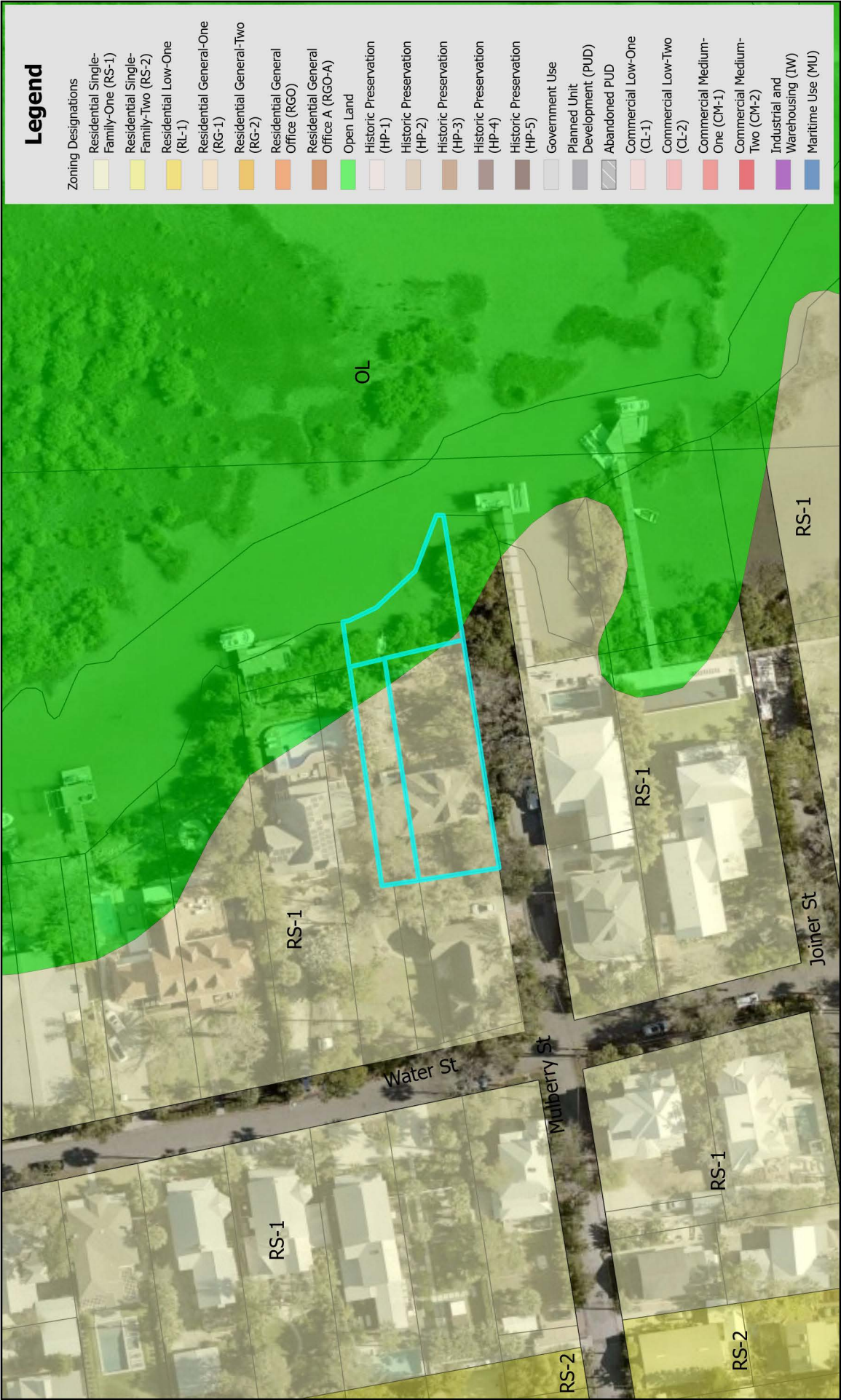
1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report

Staff Report prepared by:



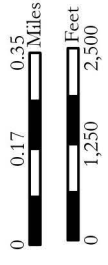
Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Zoning Map



Legend

- Zoning Designations
- Residential Single-Family-One (RS-1)
 - Residential Single-Family-Two (RS-2)
 - Residential Low-One (RL-1)
 - Residential General-One (RG-1)
 - Residential General-Two (RG-2)
 - Residential General Office (RGO)
 - Residential General Office A (RGO-A)
 - Open Land
 - Historic Preservation (HP-1)
 - Historic Preservation (HP-2)
 - Historic Preservation (HP-3)
 - Historic Preservation (HP-4)
 - Historic Preservation (HP-5)
 - Government Use
 - Planned Unit Development (PUD)
 - Abandoned PUD
 - Commercial Low-One (CL-1)
 - Commercial Low-Two (CL-2)
 - Commercial Medium-One (CM-1)
 - Commercial Medium-Two (CM-2)
 - Industrial and Warehousing (IW)
 - Maritime Use (MU)



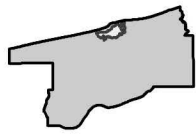
Zoning Map

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

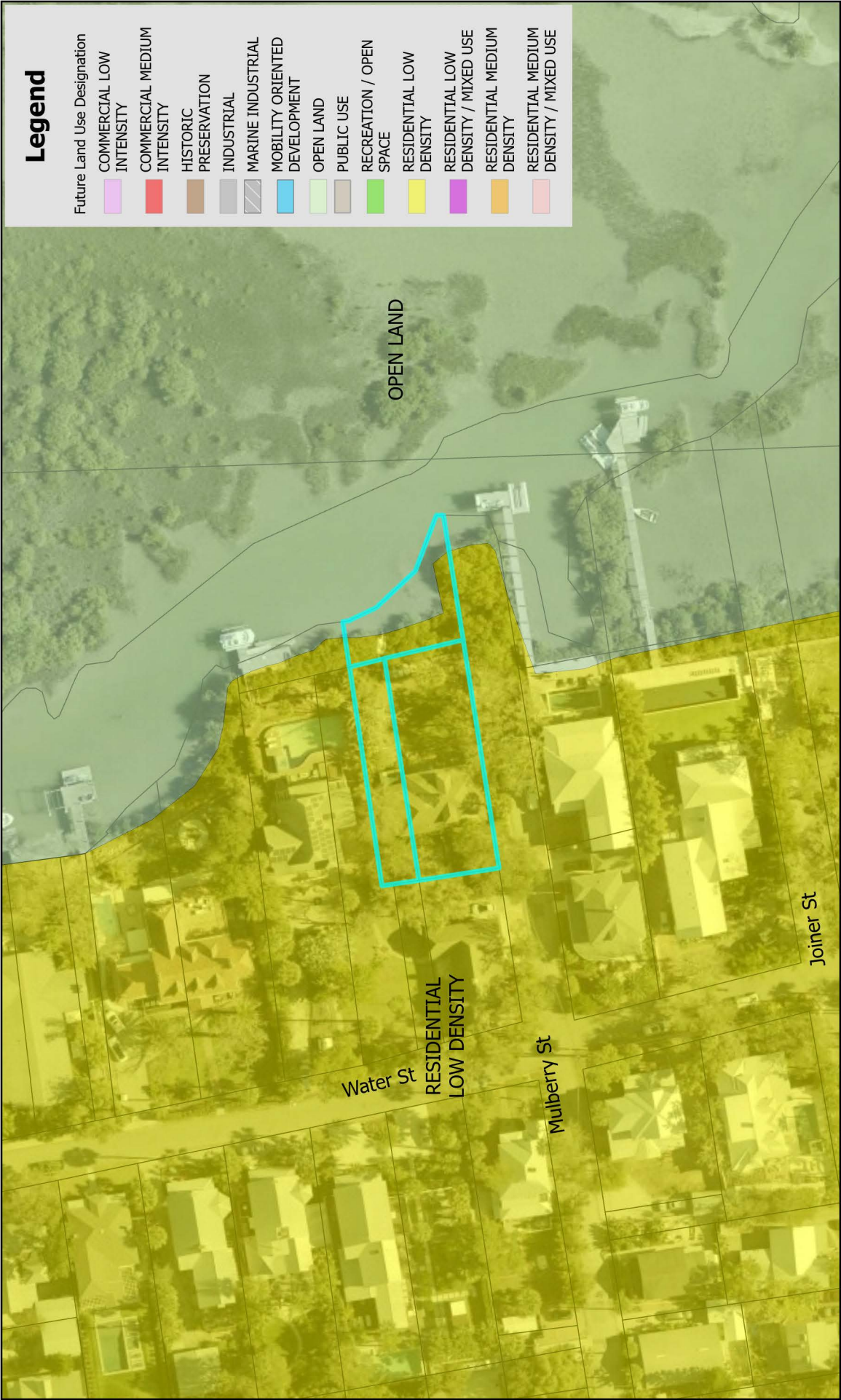
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

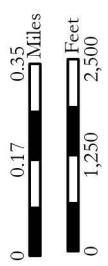


Attachment 2: Future Land Use Map



Legend

- Future Land Use Designation
- COMMERCIAL LOW INTENSITY
 - COMMERCIAL MEDIUM INTENSITY
 - HISTORIC PRESERVATION
 - INDUSTRIAL
 - MARINE INDUSTRIAL
 - MOBILITY ORIENTED DEVELOPMENT
 - OPEN LAND
 - PUBLIC USE
 - RECREATION / OPEN SPACE
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL LOW DENSITY / MIXED USE
 - RESIDENTIAL MEDIUM DENSITY
 - RESIDENTIAL MEDIUM DENSITY / MIXED USE



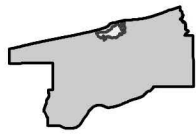
Future Land Use Map

2024

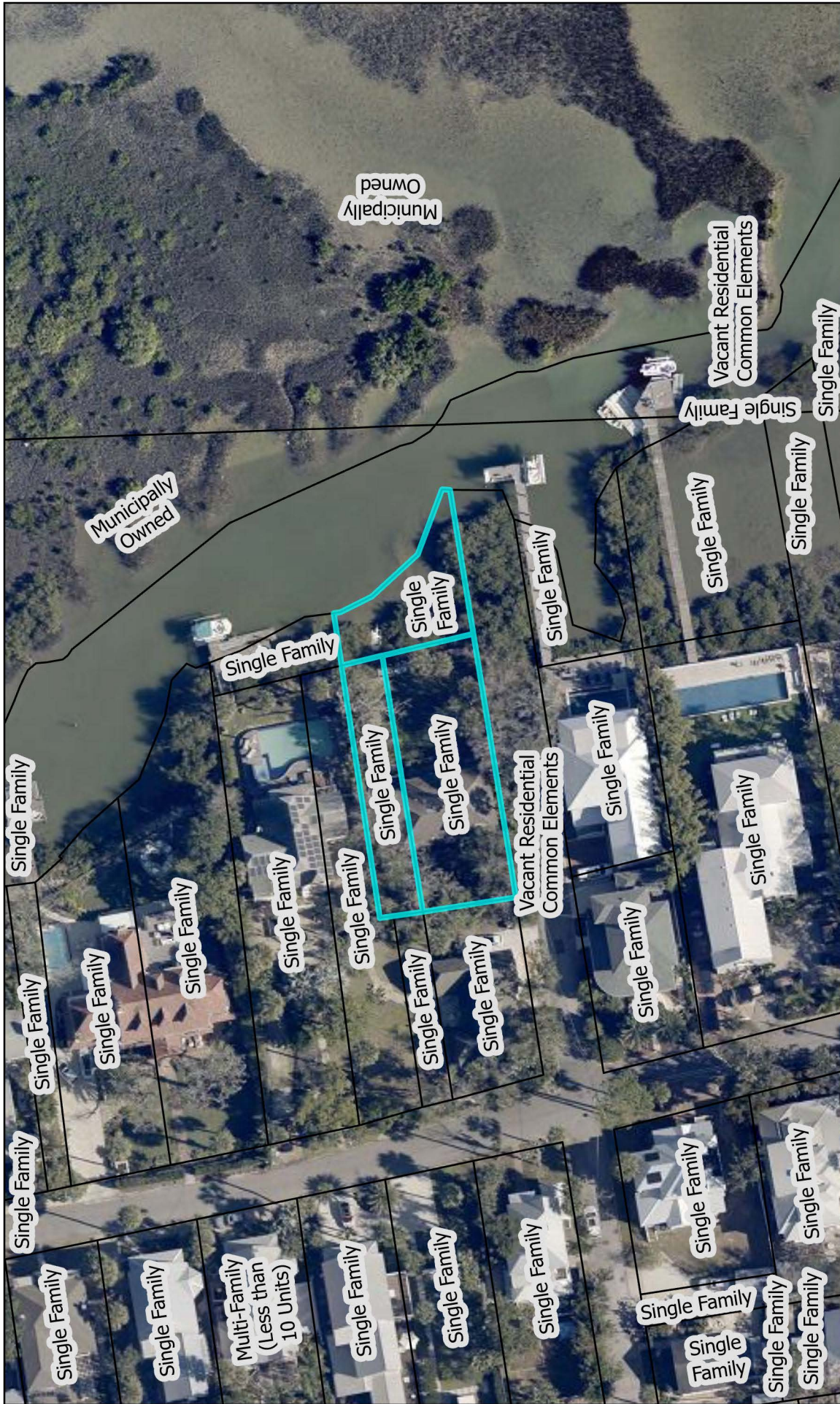
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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.

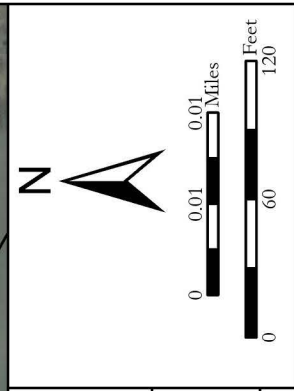
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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

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

Attachment 4:
Aerial Site Photograph



Attachment 5:

Flood Map

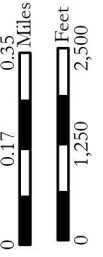


Legend

Flood Zones FEMA

AE

VE



FEMA Flood Zone Map

2024

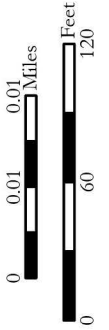
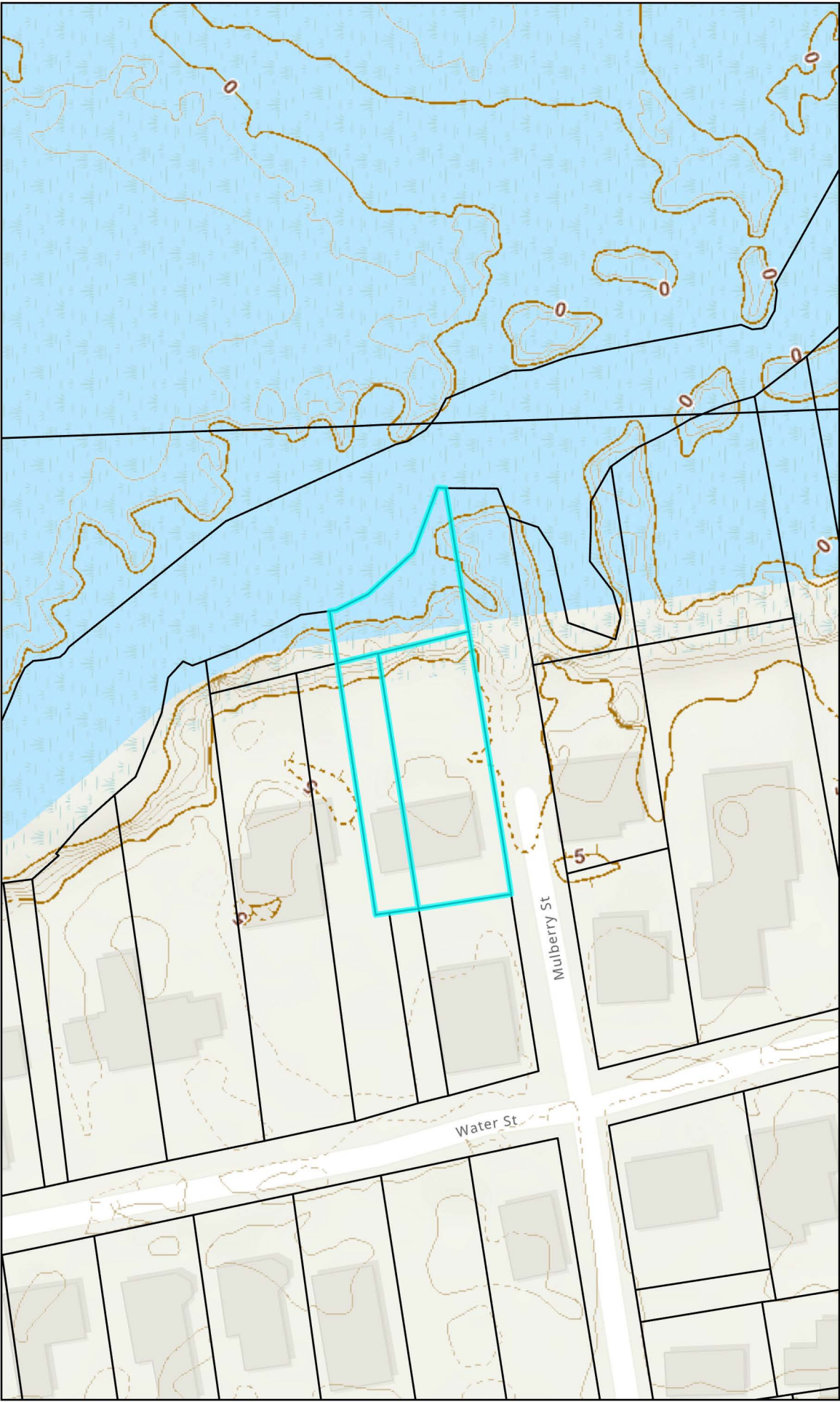
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

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

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 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



Attachment 7:

Application

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.

32 Mulberry Street, St Augustine

Project Address: _____

Joseph Weed

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

Joseph Weed

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



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

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

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

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

Joseph D Weed III

Print name of applicant


Signature of applicant

07-08-2024

Date



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: Joseph D Weed III Contact Number: 904-545-3637

Business (if applicable): _____

Address: 32 Mulberry Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: jdweed13@gmail.com

2. NAME OF PROPERTY OWNER: Joseph D Weed III Contact Number: 904-545-3637

Business (if applicable): _____

Address: 32 Mulberry Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: jdweed13@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: E1/2 of S22' of Lot6 and E1/2 of Lot7 Block: L

Subdivision: AbbotTract Parcel Number: 1957800000

4. PROJECT STREET ADDRESS: 32 Mulberry Street, St. Augustine, FL 32084

5. SPECIFIC PROPOSED USE: Installation of a dock.

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Approval of a new 500sf dock.

8. JUSTIFICATION FOR ACTION REQUESTED: We are seeking approval for a new dock giving us access to the south fork of Hospital Creek in St. Augustine. The dock will be 500sf inclusive of a 4'x40' walkway leading to a 10'x20 terminal end and a 140sf floater. The fixed portion of the dock will be "L" shaped with the walkway placed in a natural gap in the mangrove vegetation. As shown in the attachments, the dock conforms to the setbacks, avoids an oyster bar to the south, and is smaller and less intrusive than the docks on either side. It will have no rail, water, electrical, or fish cleaning station.

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

Signature of Property Owner

Date

Application for approval of a new Dock at 32 Mulberry Street

Criteria set forth in Section 11-29 of the Municipal Code (Conservation Overlay Zone 1)

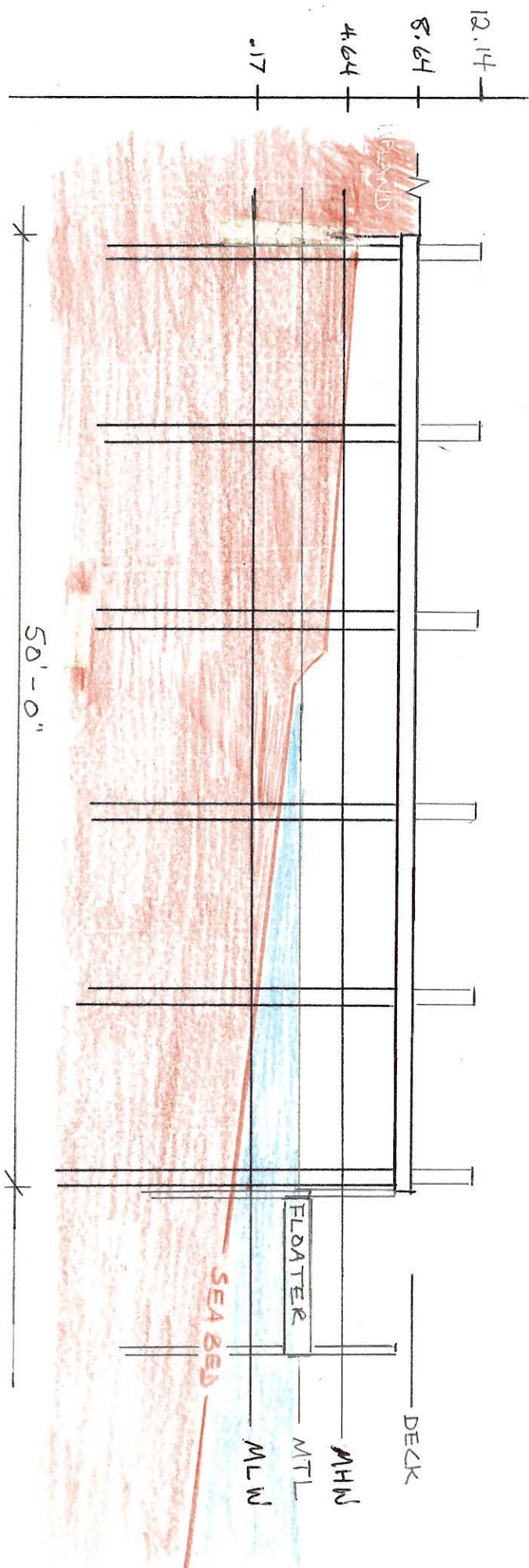
1. The Site Plan contains all existing conditions.
2. The Site Plan indicates the proposed dock and its relationship to surrounding properties and waterways.
3. The new dock will not affect existing drainage flow as the lot slopes away from the water.
4. Any point discharges will be confined to silt spoil from piling installation and will be removed. No non-point discharges are anticipated.
5. Silt fence will be installed seaward of any piling spoil upland of high-water line.
6. Zero impact on flood plain.
7. Construction should have little impact on existing vegetation. The Black Mangrove pneumatophores (shoots) comprise the bulk of the vegetation affected and should have no impact on the health of the mangroves themselves.
8. No storage of pollutants and/or contaminated drainage will be permitted on site.
9. Very little additional shade will be created by the walkway as the Mangroves themselves have created an existing shady environment.
10. Being near the end of a dead-end creek, higher than idle speed boat wakes are very rare.
11. The impact on development on the immediate shoreline will be limited to the 4' wide connection of the walkway to the existing rip rap seawall. Less than 6% of the frontage.
12. The overall width of the terminal end (20') is 29% of the lot frontage. The deck of the dock will be well below the tops of the mangroves. Tops of some pilings may be visible from the bay.
13. No additional landscaping is anticipated as the dock will tie into a mature landscaped lawn.
14. No impact on plant or animal habitat is expected. No areas within the property will be lost due to this project.
15. The construction of this dock will create no additional surface water runoff. The lot slopes gently westward away from the water and largely consists of a 4000sf area of St Augustine grass.
16. The dock is being placed north of a healthy oyster bar that has flourished along a rut created by storm runoff from the scuppers at the end of Mulberry Street. The commercial value of the shellfish in hospital creek is questionable due to the lift station 225' south of this site at the foot of Joyner Street. The dock will not negatively impact commercial fishing. Aquatic bird life should not be affected.
17. The dock will be a simple "L" shape with the piles extending 42" above the 2x6 decking. The decking will be 4' above MHW. There will be no structures, roofs, or lifts. A floating dock 8' x 18' designed to accommodate a small (17' +/-) skiff and accessed by an aluminum dock ladder will be at east end of the terminal platform.

Propose 2. Dock.

Math: Mean High Water

MSL: MEAN TIDE LEVEL

MLW: MEAN LOW WATER



DOCK ELEVATION PROFILE

1111

Dock consists of a 40' x 4' walkway leading to a 10' x 20' terminal platform.

Pilings 7"/8" diameter poles (based on depth): 2.5 Marine PT Piles

2x10 (3) Stringers: .60 Marine PT

2x8 Pile caps: .60 Marine PT

2x6 Rounded edge decking: .60 Marine PT

2x6 Cross bracing throughout: .60 Marine PT

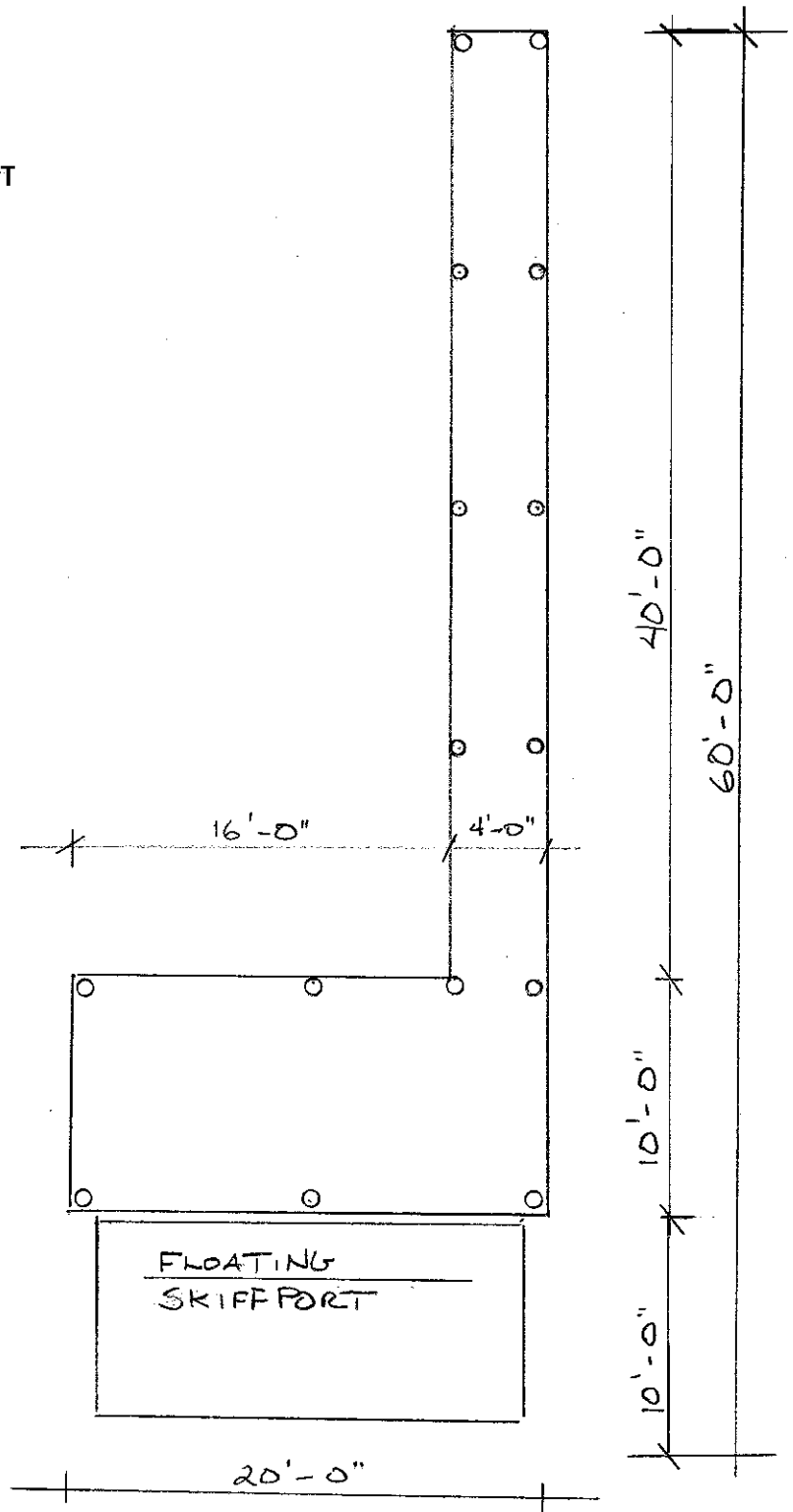
All stainless steel hardware.

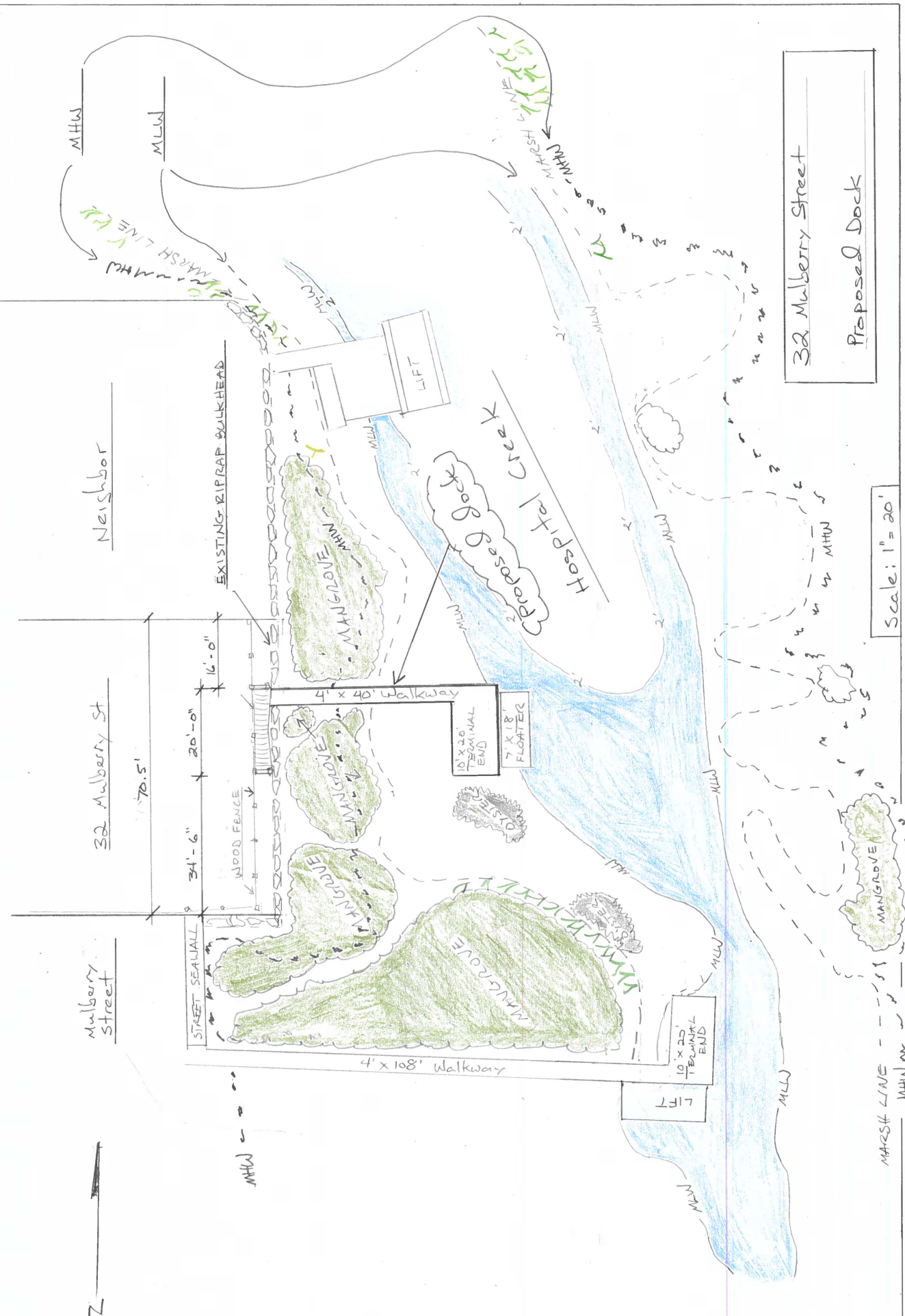
Decking shall not exceed 4' above MHW.

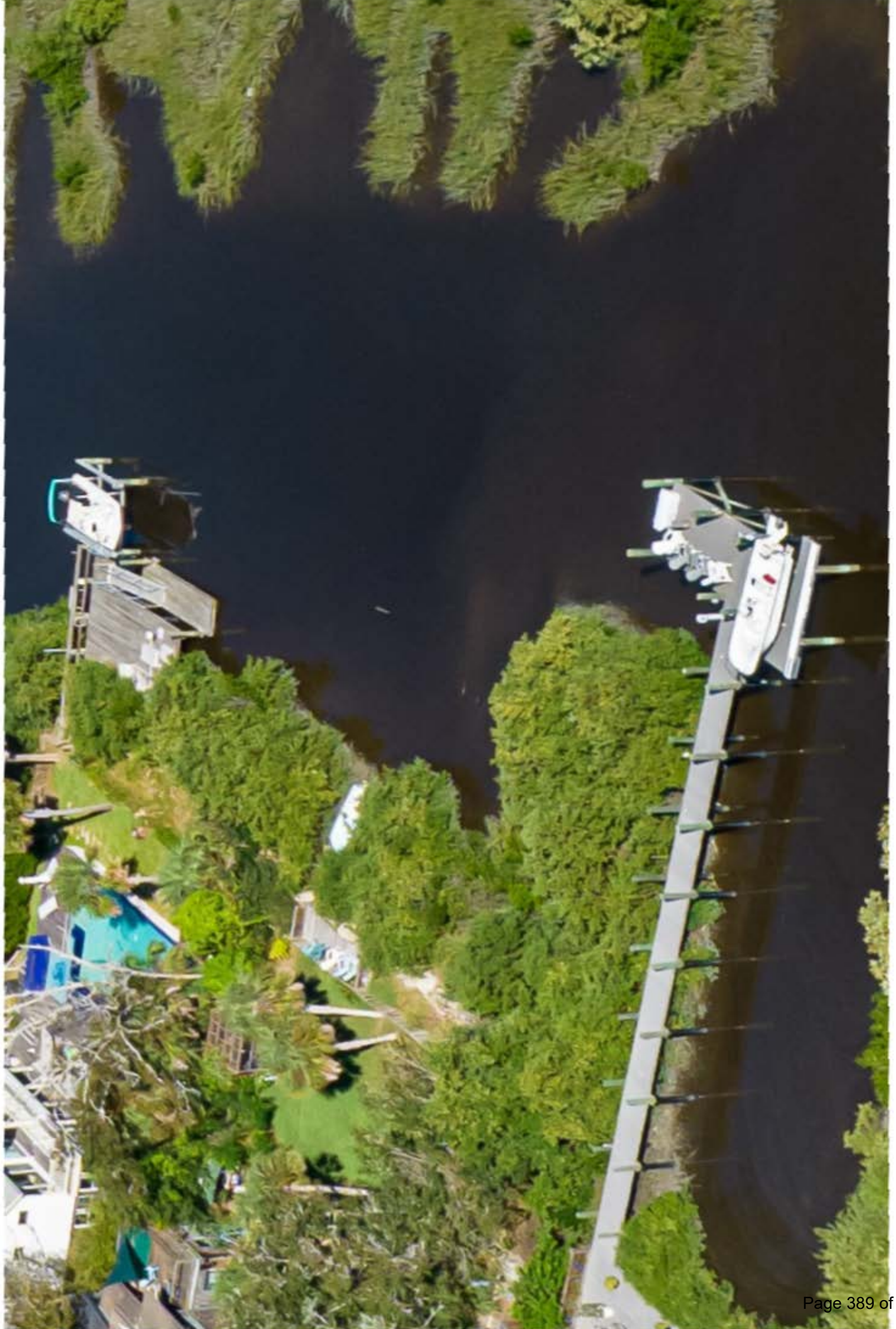
Piles will extend 42" above the decking.

No railing.

32 Mulberry Street
Proposed dock
dimensional plan.









×

Measure distance

Click on the map to add to your path

Total distance: 134.36 ft (40.95 m)

Attachment 8:
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	1957800000	No Image Available
Location Address	32 MULBERRY ST SAINT AUGUSTINE 32084-0000	
Neighborhood	Dismukes (608)	
Tax Description*	ABBOTT TRACT CITY E1/2 OF S22 FT OF LOT 6 & ALL E1/2 OF LOT 7 BLK L OR743/797 *The Description above is not to be used on legal documents.	
Property Use Code	Single Family (0100)	
Subdivision	Abbott Tract	
Sec/Twp/Rng	18-7-30	
District	City of St Augustine (District 452)	
Millage Rate	18.872	
Acreage	0.290	
Homestead	Y	

Owner Information

Owner Name	Weed Joseph D III,Suzanne S 100%
	Weed Suzanne S 100%
Mailing Address	32 MULBERRY ST
	SAINT AUGUSTINE, FL 32084-2870

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2024
Building Value	\$688,290
Extra Features Value	\$2,940
Total Land Value	\$1,015,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,706,230
Total Deferred	\$1,411,357
Assessed Value	\$294,873
Total Exemptions	\$50,000
Taxable Value	\$244,873

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	\$643,807	\$2,940	\$496,125	\$0	\$0	\$1,142,872	\$286,284	\$906,588	\$236,284
2022	\$475,264	\$1,512	\$432,180	\$0	\$0	\$908,956	\$277,946	\$681,010	\$227,946
2021	\$346,582	\$1,512	\$414,172	\$0	\$0	\$762,266	\$269,850	\$542,416	\$219,850
2020	\$309,114	\$1,512	\$414,172	\$0	\$0	\$724,798	\$266,124	\$508,674	\$216,124
2019	\$275,530	\$1,512	\$414,172	\$0	\$0	\$691,214	\$260,141	\$481,073	\$210,141
2018	\$279,582	\$1,512	\$414,172	\$0	\$0	\$695,266	\$255,290	\$489,976	\$205,290
2017	\$274,684	\$2,595	\$414,172	\$0	\$0	\$691,451	\$250,039	\$491,412	\$200,039
2016	\$278,553	\$2,595	\$414,172	\$0	\$0	\$695,320	\$244,896	\$500,424	\$194,896
2015	\$239,368	\$2,595	\$414,172	\$0	\$0	\$656,135	\$243,194	\$462,941	\$193,194
2014	\$163,433	\$2,595	\$414,172	\$0	\$0	\$580,200	\$241,264	\$388,936	\$191,264
2013	\$161,805	\$2,595	\$414,172	\$0	\$0	\$578,572	\$237,699	\$390,873	\$187,699

Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$688,290	Roof Structure	Gable Hip
Year Built	1908	Interior Flooring	Pine Wood
Actual Area	4420	Interior Wall	Drywall
Conditioned Area	2789	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood Shingle	Baths	

Description	Square Footage
FINISHED UPPER STORY	1293
FINISHED OPEN PORCH	160
UNFINISHED ENCLOSED PORCH	342
BASE AREA	1496
FINISHED SCREEN PORCH	35
FINISHED STORAGE/UTILITY	35
PATIO/SLAB	30
PATIO/SLAB	40
FINISHED DECK	266
FINISHED OPEN PORCH	48
FINISHED SCREEN PORCH	77
FINISHED DECK	196
FINISHED OPEN PORCH	80
UNFINISHED ATTIC	322
Total SqFt	4420

Sketch Information

