



**CITY OF ST. AUGUSTINE CITY COMMISSION
REGULAR MEETING AGENDA
MONDAY, AUGUST 12, 2024 - 5:00 PM
ALCAZAR ROOM**

1. CALL TO ORDER

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

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

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

- ◆ 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

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

(PRESENTATIONS (MAXIMUM OF **10** MINUTES PER PRESENTATION). PRESENTATIONS FOR COMMISSION MEETINGS MUST BE PRESENTED TO THE CITY MANAGER FOR APPROVAL NO LATER THAN TEN (10) WORKING DAYS PRIOR TO THE NEXT CITY COMMISSION MEETING. A PRESENTATION SUPPORT SERVICES REQUEST (AVAILABLE ON THE CITY'S WEBSITE) MUST ACCOMPANY ALL PRESENTATIONS.

7.A. General Public Presentations

7.B. Items of Great Public Importance

7.C. Other Items Requiring Public Hearing

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

- 8.A.1. Ordinance 2024-24:** Annexes nine (9) parcels of land adjacent to the Cat's Paw Marina on Nix Boatyard Road. *(A. Skinner, Director Planning and Building)*
- 8.A.2. Ordinance 2024-25:** Amends the future land use designation of 10.38 acres of annexed property at 199 and 200 Nix Boatyard Road. *(A. Skinner, Director Planning and Building)*
- 8.A.3. Ordinance 2024-26:** Amends the zoning designation of 10.38 acres of annexed property at 199 and 200 Nix Boatyard Road. *(A. Skinner, Director Planning and Building)*
- 8.A.4. Ordinance 2024-27:** Amends regulations relating to floodplain management. *(R. Schauland, Building Official)*

8.B. Ordinances - First Reading (only if required by law)

8.C. Resolutions - Public Hearing (only if required by law)

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

- 9.A.1. Ordinance 2024-28:** Amends littering regulations related to balloon releases. *(A. Owen, Assistant City Attorney)*

9.B. Resolutions

- 9.B.1. Resolution 2024-25:** Increases Water and Sewer rates by the Consumer Price Index (CPI) of 3%. *(M. Breidenstein, Assistant City Manager)*
- 9.B.2. Resolution 2024-26:** Increases Stormwater Management Utility rates by the Consumer Price Index (CPI) of 3%. *(M. Breidenstein, Assistant City Manager)*
- 9.B.3. Resolution 2024-27:** Increases Solid Waste Rates and Fees by the Consumer Price Index (CPI) of 3%. *(M. Breidenstein, Assistant City Manager)*
- 9.B.4. Resolution 2024-28:** Renews the Traffic Signal Maintenance and Compensation Agreement between the FDOT and the City of St. Augustine for Fiscal Year 2025. *(R. Franklin, Assistant City Manager)*

10. STAFF REPORTS AND PRESENTATIONS

- 10.A.** Spanish Street Pedestrian Pilot Project Summary. *(R. Franklin, Assistant City Manager)*

11. ITEMS BY CITY ATTORNEY

12. ITEMS BY CITY CLERK

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

15. ADJOURN

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

CONSENT AGENDA -

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON AUGUST 26, 2024:

- Ordinance 2024-28: Amends littering regulations related to balloon releases.

CA.3. Reminder of Upcoming Meetings:

- AUGUST 22, 2024, 9:00AM, City Commission Budget Workshop Meeting
- AUGUST 23, 2024, 9:00AM, City Commission Budget Workshop Meeting (if necessary)
- AUGUST 26, 2024, 5:00PM, Regular City Commission Meeting
- SEPTEMBER 5, 2024, 5:05PM, Special City Commission Budget Meeting
- SEPTEMBER 9, 2024, 4:30PM, Order of La Florida Award presentation to William "Bill" Dudley.
- SEPTEMBER 9, 2024, 5:00PM, Regular City Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

- JULY 8, 2024-Special City Commission Budget Meeting
- JULY 8, 2024-Regular City Commission Meeting
- JULY 22, 2024-Regular City Commission Meeting

CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):

- 111 Zoratoa Avenue-James A. Philcox

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.

CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED:

- Certificate of Recognition for Dr. Dorothy Headley Israel, Ph.D. in celebration of her One Hundredth Birthday. (*C. Garris, Commissioner*)

CA.8. Authorization to join Payment Card Interchange Fee and Merchant Discount Antitrust Litigation. (*M. Breidenstein, Assistant City Manager*)

CA.9. State Revolving Fund Amendment 1 to Loan Agreement DW550410. (*M. Breidenstein, Assistant City Manager*)

End Consent Agenda

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: July 30, 2024

RE: **Ordinance 2024-24 - Annexation of Nine (9) Parcels of Land Adjacent to the Cat's Paw Marina on Nix Boatyard Road – Commonly known as 199 Nix Boatyard Road and all remaining parcels of 200 Nix Boatyard Road – Second Reading and Public Hearing**

Please place the attached Ordinance 2024-24 on the August 12, 2024, City Commission Agenda for Second Reading and Public Hearing. This annexation ordinance is related to the Annexation and Pre-Annexation Agreements presented to and approved by the City Commission on October 23, 2023, and May 13, 2024, respectively.

The properties total approximately 10.38 acres in size and are contiguous to the city limits. These properties are contiguous to the City of St. Augustine city limits on their north, east and south boundaries depending on the parcel (See attached map).

The owner(s) of the property have petitioned to annex. The current owners of the Cat's Paw Marina, which is an existing Planned Unit Development (PUD) within the city limits in-between these parcels are purchasing these properties. They have requested to annex these referenced parcels which are adjacent and near to the existing marina. The owner's plan is to expand the marina facilities for the existing Cat's Paw Marina within the city.

There are two (2) sets of properties:

Group #1

<u>Parcel #</u>	<u>Acres</u>	<u>Address</u>	<u>Owner</u>
#1349000020	1.80 acres	199 Nix Boatyard Rd	Bdep Land LLC
#1348320010	1.70 acres	200 Nix Boatyard Rd	200 Nix Boat Yard LLC
#1348320030	1.62 acres	200-1 Nix Boatyard Rd	200 Nix Boat Yard LLC
<u>#1348210000</u>	<u>1.17 acres</u>	Nix Boatyard Rd	200 Nix Boat Yard LLC
Total	6.29 acres		

Group #2

<u>Parcel #</u>	<u>Acres</u>	<u>Address</u>	<u>Owner</u>
#1348320001	0.74 acres	Nix Boatyard Road	Cat's Paw
#1348320020	1.48 acres	Nix Boatyard Road Unit E	Paul Pellicer
#1348320003	1.45 acres	200 Nix Boatyard Road	Paul Pellicer
#1348200000	0.34 acres	200 Nix Boatyard Road	Paul Pellicer
#1348330000	<u>0.08 acres</u>	Nix Boatyard Road	Cat's Paw
Total	4.09 acres		

St. Johns County has assigned the Mixed-Use District future land use designation for all of the properties. The county zoning district for 199 Nix Boatyard Road is Open Rural (OR). The county zoning district for the three (3) parcels associated with 200 Nix Boatyard Road is Commercial Highway Tourist (CHT). The remaining five (5) parcels are zoned either Residential, Manufactured/Mobile Home (RMH) or Open Rural (OR) by St. Johns County.

The city's Planning and Zoning Board (PZB) reviewed these applications and recommended a city future land use designation for the properties and to amend the county zoning designation(s) to a city zoning designation. The applicant requested a city future land use of Marine Industrial Use and a Planned Unit Development (PUD) for the property, which is consistent with the existing marina property already within the city. The PZB recommended requests by the applicant at the hearing to therefore incorporate the annexed parcels into the existing city PUD.

The City Commission passed this ordinance on first reading at their regularly scheduled meeting on July 8, 2024. Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff requested that an economic analysis be completed by the applicant and submitted to the city prior to any scheduled City Commission review. The applicant has submitted the analysis, and it is attached for your information.

Please find attached Ordinance 2024-24. A PowerPoint presentation provided by the applicant for the City Commission is also attached for your information. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director
Planning and Building Department

EXHIBIT "A" 1

(Annex Property Legal Descriptions)

Parcel ID 1349000020

A parcel of land situate within a portion of Lot 5 of the G.W. Perpall Grant, Section 41, Township 7 South, Range 30 East, as recorded in sheet 21, map of New Augustine dated June, 1918, in the public records of St. Johns County, Florida, and being a portion of that land conveyed to Bartola Genovar, as recorded in Deed Book 52, page 531, public records of St. Johns County, Florida, and more particularly described as follows: Commencing for a POINT OF BEGINNING at the Northeast corner of that certain property described in the Lease with Option to Purchase recorded in Official Records Book 548, at page 154-159 of the public records of St. Johns County, Florida; from said point of beginning thence run Easterly along the north line of said Lot 5 a distance of 220 feet more or less to a point on the West boundary of a marsh, and being the Northeast corner of the herein described parcel; thence meander Southerly along the West boundary of the marsh a distance of approximately 350 feet to a point, (which point is located exactly 350 feet from the nearest point on the north boundary line of said Lot 5), and being the Southeast corner of the herein described parcel; from said Southeast corner of the herein described parcel thence run Westerly and on a line parallel to and exactly 350 feet distant from the north boundary line of the herein described parcel a distance of 220 feet more or less to a point (which is the Southeast corner of the property described in Official Records Book 548, page 154-159), and being the Southwest corner of the herein described parcel; thence run northerly along the East boundary line of the property described in Official Records Book 548, page 154-159, a distance of 350 feet to the point of beginning and close.

TOGETHER WITH a perpetual and nonexclusive easement for ingress, egress and access contained in O.R. Book 1460, Page 1955, Public Records of St. Johns County, Florida.

SUBJECT TO a perpetual and nonexclusive easement reserved by EUGENIA Y. GENOVAR a/k/a EUGENIA YONKO GENOVAR, on behalf of herself, her heirs, successors and assigns, for vehicular and pedestrian use, for ingress, egress and access, over and across a strip of land thirty (30) feet in width, contiguous with and lying west of the west boundary of the marsh, described as follows: Commencing for a POINT OF BEGINNING of this easement at the southeast corner of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708, thence run west along the south boundary line of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708, a distance of thirty (30) feet to a point, thence run northerly on a line at all points thirty (30) feet distant from the meander line of the west boundary of the marsh a distance of approximately 350 feet to a point on the north boundary line of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708, which point is (30) feet distant from the northeast corner of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708; thence run easterly along the north boundary of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708, a distance of thirty (30) feet to a point, which point is the northeast corner of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708, thence run southerly and meander along west line of the marsh a distance of approximately 350 feet to the point of beginning of this easement.

Parcel ID 1348320030 and 1348320010 and 1348210000

PARCEL FOUR:

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK, 126, PAGE: 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N 24°05'59" W ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 121, PAGE 72 OF SAID PUBLIC RECORDS 200.00 FEET; THENCE N 62°31'18" E, 185.81 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE N 77°31'30"E, 211.62 FEET; THENCE N 08°03'12" W, 162.03 FEET; THENCE N 81°56'48" E, 32.33 FEET; THENCE N 08°03'12" W, 219.08 FEET; THENCE N 78°05'23" W, 133.61 FEET; THENCE S 06°47'16" W, 231.56 FEET; THENCE S 02°22'50" W, 70.22 FEET; THENCE S 08°52'34" W, 156.95 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 1.62 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE TERMS OF THAT CERTAIN DECLARATION OF ACCESS EASEMENT AND COST SHARING AGREEMENT DATED OCTOBER 20, 2011 AND RECORDED IN O.R. BOOK 3512, PAGE 317 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL FIVE:

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N 24°05'59" W ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 121, PAGE 72 OF SAID PUBLIC RECORDS 200.00 FEET; THENCE N 62°31'18" E, 185.81 FEET, THENCE N 77°31'30" E, 211.62 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE N 08°03'12" W, 162.03 FEET; THENCE N 81°56'4" E, 32.33 FEET; THEN N 08°03'12" W, 219.08 FEET; THENCE S 78°05'23" E, 257.11 FEET; THENCE S 14°58'58" E, 203.00 FEET; THENCE S 78°56'19" W ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGES 938 AND 939 OF SAID PUBLIC RECORDS, 202.66 FEET; THENCE S 14°58'58" E ALONG THE WEST UNE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGES 938 AND 939 A DISTANCE OF 55.75 FEET; THENCE DUE SOUTH ALONG SAID WEST LINE 18.25 FEET; THENCE S 77°31'30" W, 100.57 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 1.7 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE TERMS OF THAT CERTAIN DECLARATION OF ACCESS EASEMENT AND COST SHARING AGREEMENT DATED OCTOBER 20, 2011 AND RECORDED IN O.R. BOOK 3512, PAGE 317 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCELS 4 AND 5 DESCRIBED HEREON ARE TOGETHER WITH AND SUBJECT TO A 20 FOOT INGRESS/EGRESS EASEMENT WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE RUN DUE EAST ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 786, PAGE 619 OF SAID PUBLIC RECORDS, 14.36 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED CENTERLINE; THENCE NORTH 20°04'50" EAST, 136.93 FEET; THENCE NORTH 08°52'34" EAST, 141.40 FEET TO POINT "A"; THENCE CONTINUE: NORTH 08°52'34" EAST, 156.96 FEET; THENCE NORTH 02°22'50" EAST, 70.22 FEET; THENCE NORTH 06°47'16" EAST, 231.56 FEET TO A POINT OF TERMINUS FOR THE NORTH SECTION OF THIS EASEMENT; THENCE RETURN TO AFOREDESCRIBED POINT "A" AND RUN NORTH 77°31'30" EAST, 312.19 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 777, PAGE 938 OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF TERMINUS FOR THE EAST SECTION OF THIS EASEMENT.

THE ABOVE DESCRIBED PARCEL FOUR AND PARCEL FIVE TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
(SURVEYOR'S DESCRIPTION):

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 5, RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE: 943 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 14°58'58" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL 5, A DISTANCE OF 203.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 5; THENCE NORTH 78°05'23" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL 5 AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AS PARCEL 4, RECORDED IN SAID OFFICIAL RECORDS BOOK 3541, PAGE 943 OF SAID PUBLIC RECORDS, A DISTANCE OF 390.73 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 4, THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE 1, SOUTH 06°47'16" WEST, 231.56 FEET; COURSE 2, SOUTH 02°22'50" WEST, 70.22 FEET; COURSE 3, SOUTH 08°52'34" WEST, 156.95 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4; THENCE NORTH 77°31'30" EAST, ALONG THE SOUTHERLY LINES OF SAID PARCELS 4 AND 5, A DISTANCE: OF 312.19 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 5; THENCE NORTHERLY AND EASTERLY ALONG THE: EASTERLY AND SOUTHERLY LINES OF SAID PARCEL 5, THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE 1, DUE NORTH, 18.25 FEET; COURSE 2, NORTH 14°58'58" WEST, 55.75 FEET; COURSE 3, NORTH 78°56'19" EAST, 202.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 20 FOOT INGRESS AND EGRESS EASEMENT AND DESCRIBED IN OFFICIAL RECORDS BOOK 1305, PAGE: 1761 AND OFFICIAL RECORDS BOOK 2319, PAGE 1028, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED LANDS:

SUBMERGED LAND PARCEL
(PER DEED OF RECORD):

BEING SITUATE IN THE NORTHEAST CORNER OF THE G. W. PERPALL GRANT, SECTION FORTY ONE (41), TOWNSHIP SEVEN (7) SOUTH, RANGE: THIRTY (30) EAST, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A DITCH AND THE MARGIN OF THE MARSH ON THE SOUTH SIDE OF GONZALO-MENDEZ CREEK, SO-CALLED, AND RUNNING THENCE EAST FIVE HUNDRED NINETY EIGHT (598) FEET TO AN IRON PIPE; THENCE NORTH THREE HUNDRED FIFTY FOUR (354) FEET TO A IRON PIPE; THENCE NORTH FIFTEEN (15) WEST TWO HUNDRED NINETY NINE: (299) FEET TO A POINT; THENCE: NORTH SEVENTY EIGHT (78) DEGREES WEST SIX HUNDRED TWENTY NINE (629) FEET TO A POST; THENCE SOUTH TWENTY-FOUR (24) DEGREES WEST TWO HUNDRED NINETY EIGHT (298) FEET; THENCE SOUTH TWENTY SEVEN (27) DEGREES EAST TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PARCELS, TO WIT:

BOOK 464, PAGE: 645, BOOK 1464, PAGE 1104, BOOK 1475, PAGE: 35, BOOK 1699, PAGE 1, BOOK 1710, PAGE: 227, BOOK 1938, PAGE 721, BOOK 2319, PAGE 1024, BOOK 3161, PAGE: 1167, BOOK 3518, PAGE: 1602, BOOK 3541, PAGE 908, BOOK 3541, PAGE: 918, BOOK 3541, PAGE 929, AND BOOK 3541, PAGE 939, ALL AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT ANY LANDS LYING WATERWARD OF THE MEAN HIGH WATER LINE OF THE GONZALO-MENDEZ CREEK AND SAN SEBASTIAN RIVER.

BEING MORE ACCURATELY DESCRIBED AS FOLLOWS:

SURVEYOR'S DESCRIPTION

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE: 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 5, RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 943 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°20'18" EAST, ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGES 938 AND 939 OF SAID PUBLIC RECORDS, A DISTANCE OF 236 FEET MORE OR LESS; THENCE NORTH 3°22'53" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 156 FEET MORE OR LESS; THENCE NORTH 75°73'57" WEST, A DISTANCE OF 287 FEET MORE OR LESS; THENCE SOUTH 87°38'57" WEST, A DISTANCE OF 122 FEET MORE OR LESS TO A POINT LYING ON THE NORTHERLY LINE OF SAID PARCEL 5; THENCE SOUTH 78°05'23" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 123.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 5; THENCE SOUTH 14°58'58" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 5, A DISTANCE OF 203.00 FEET TO THE POINT OF BEGINNING.

THE AFORESAID PARCEL CONTAINS 1.2 ACRES MORE OR LESS.

LESS AND EXCEPT ANY LANDS LYING WATERWARD OF THE MEAN HIGH WATER LINE OF THE GONZALO-MENDEZ CREEK AND SAN SEBASTIAN RIVER.

EXHIBIT "A" 2

(Annex Property Legal Descriptions)

A PORTION OF SECTION 19 AND THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, LESS AND EXCEPT THOSE LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE PURSUANT TO ORDINANCE NO. 2023-18, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5797, PAGE 1845 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ANNEX PARCEL 1 (ID 1348320000):

BEGIN AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 200.00 FEET TO THE NORTHERLY LINES OF LAST SAID LANDS; THENCE NORTHEASTERLY, ALONG SAID NORTHERLY LINES OF SAID LANDS, THE FOLLOWING TWO (2) COURSES: COURSE #1: NORTH 61°15'31" EAST, A DISTANCE OF 185.82 FEET; COURSE #2: NORTH 76°15'48" EAST, A DISTANCE OF 21.47 FEET; THENCE SOUTH 07°36'45" WEST, A DISTANCE OF 151.17 FEET; THENCE SOUTH 18°49'01" WEST, A DISTANCE OF 110.29 FEET; THENCE NORTH 88°44'11" EAST, A DISTANCE OF 199.49 FEET TO THE EASTERLY LINE OF SAID LANDS; THENCE SOUTH 10°23'18" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 20.26 FEET TO THE SOUTHERLY LINE OF SAID LANDS, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NIX BOAT YARD EXTENSION, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED; THENCE SOUTH 88°44'10" WEST, ALONG SAID SOUTHERLY LINE OF THOSE LANDS, AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 245.67 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 0.74 ACRES, MORE OR LESS.

AND,

A PORTION OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ANNEX PARCEL 2 (ID 1348320020):

COMMENCE AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS

OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 200.00 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE NORTH 25°21'48" WEST, A DISTANCE OF 328.76 FEET; THENCE NORTH 82°27'07" EAST, A DISTANCE OF 208.22 FEET; THENCE SOUTH 02°53'45" EAST, A DISTANCE OF 63.38 FEET; THENCE NORTH 82°49'34" EAST, A DISTANCE OF 116.43 FEET; THENCE SOUTH 01°07'03" WEST, A DISTANCE OF 30.75 FEET; THENCE SOUTH 07°36'44" WEST, A DISTANCE OF 156.95 FEET TO THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF SAID PUBLIC RECORDS; THENCE SOUTH 61°15'31" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 185.82 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 1.48 ACRES, MORE OR LESS.

AND,

A PORTION OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ANNEX PARCEL 3 (ID 1328320003):

COMMENCE AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, AND ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF SAID RECORDS, A DISTANCE OF 528.76 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE NORTH 25°21'48" WEST, A DISTANCE OF 10.01 FEET; THENCE NORTH 22°39'07" EAST, A DISTANCE OF 307.21 FEET; THENCE SOUTH 79°21'10" EAST, A DISTANCE OF 238.27 FEET; THENCE SOUTH 05°31'29" WEST, A DISTANCE OF 231.56 FEET; THENCE NORTH 01°07'03" EAST, A DISTANCE OF 87.61 FEET; THENCE SOUTH 85°50'24" WEST, A DISTANCE OF 125.03 FEET; THENCE SOUTH 02°53'45" WEST, A DISTANCE OF 69.32 FEET; THENCE SOUTH 82°27'07" WEST, A DISTANCE OF 208.22 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 1.45 ACRES, MORE OR LESS.

AND,

A PORTION OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3452, PAGE 139 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ANNEX PARCEL 4 (ID 1348200000):

COMMENCE AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, AND ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF SAID RECORDS, A DISTANCE OF 528.76 FEET; THENCE NORTH 82°27'07" EAST, A DISTANCE OF 208.22 FEET TO **THE POINT OF BEGINNING**; THENCE NORTH 02°53'45" WEST, A DISTANCE OF 69.32 FEET; THENCE NORTH 85°50'24" EAST, A DISTANCE OF 125.03 FEET; THENCE SOUTH 01°07'03" WEST, A DISTANCE OF 127.08 FEET; THENCE SOUTH 82°49'30" WEST, A DISTANCE OF 116.43 FEET; THENCE NORTH 02°53'45" WEST, A DISTANCE OF 63.38 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 0.34 ACRES, MORE OR LESS.

AND,

A PORTION OF THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THE SOUTH 25 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ANNEX PARCEL 5 (ID 1348330000):

COMMENCE AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF SAID PUBLIC RECORDS; THENCE NORTH 88° 44' 10" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 245.67 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862 OF SAID PUBLIC RECORDS AND **THE POINT OF BEGINNING**; THENCE CONTINUE NORTH 88° 44' 10" EAST, ALONG LAST SAID LINE, A DISTANCE OF 142.33 FEET, TO THE EAST LINE OF LAST SAID LANDS; THENCE NORTH 01°15'49" EAST ALONG LAST SAID LINE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 88°44'10" WEST, A DISTANCE OF 146.34 FEET, TO THE WEST LINE OF LAST SAID LANDS; THENCE SOUTH 10°22'12" WEST, ALONG LAST SAID LINE, A DISTANCE OF 25.31 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 0.08 ACRES, MORE OR LESS.

EXHIBIT "B" 1

(Graphic Depiction of Annex Property)

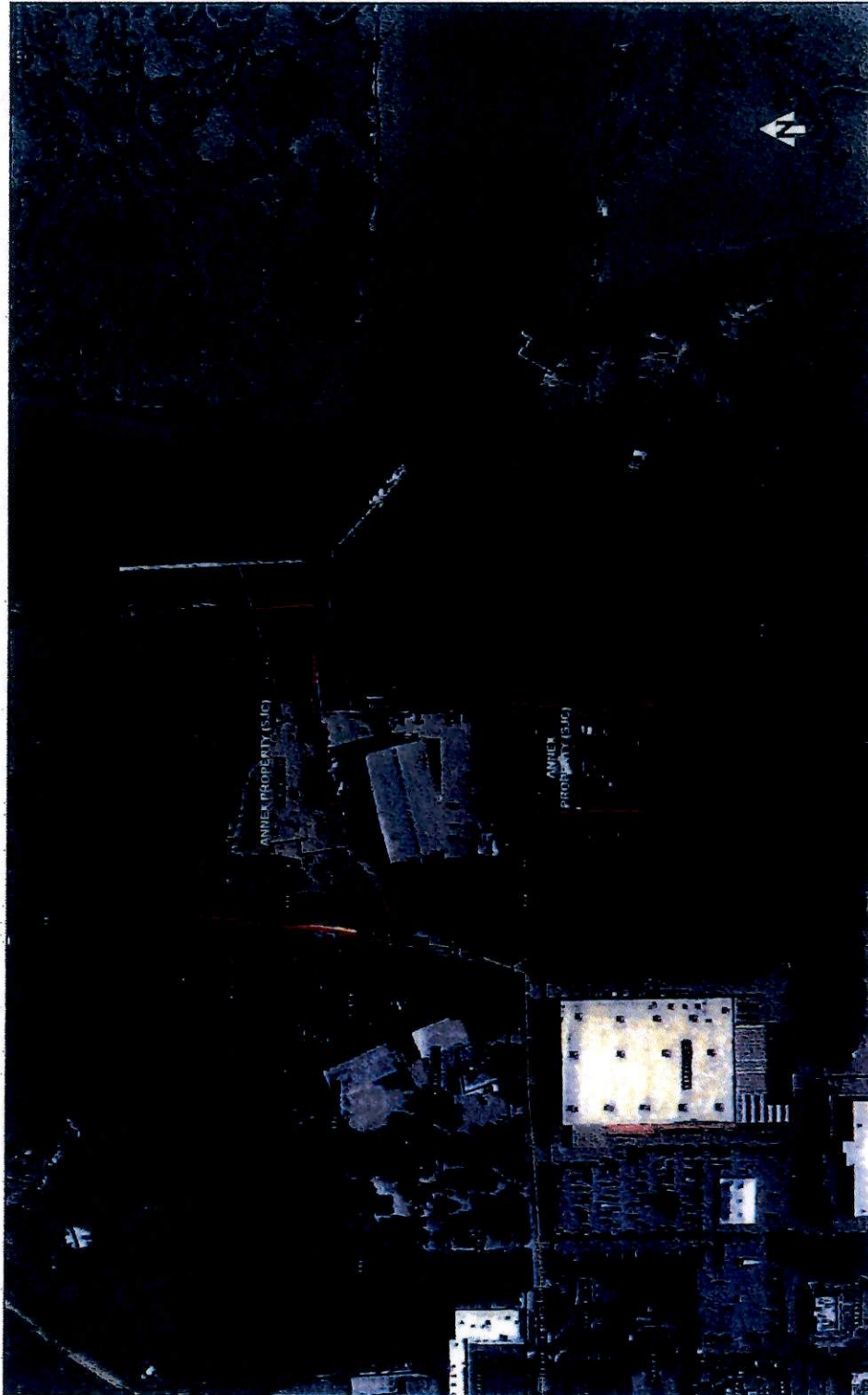
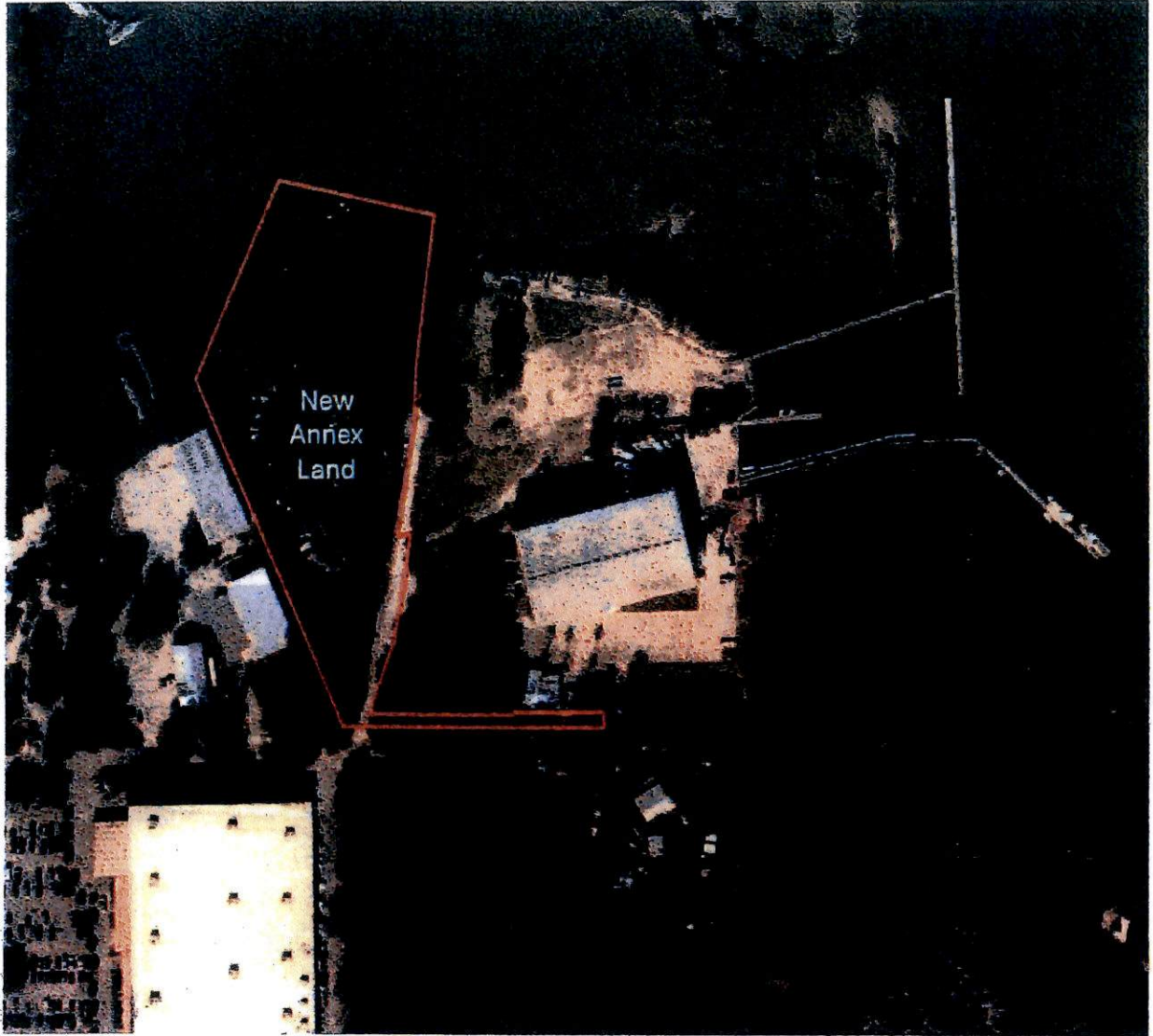


EXHIBIT "B" 2

(Graphic Depiction of Annex Property)



Business Impact Estimate

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

Proposed ordinance's title/reference:

Cat's Paw Marina annexation, entitlements and zoning of additional land currently in St. Johns County.

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

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

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the [City/Town/Village] hereby publishes the following information:

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

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Including, but not limited to the expansion of the working waterfront and facilities customary to this site (Cat's Paw Marina) for the benefit and purpose of public access, employment, use and enjoyment of the waterways in the City of St. Augustine and to have all current and future improvements within one jurisdiction.

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

(a) An estimate of direct compliance costs that businesses may reasonably incur;

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

(c) An estimate of the [City's/Town's/Village's] regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

While the total finite economic impacts, both direct and peripheral, are continuing to be assessed the initial potential revenue to the City of St. Augustine for the proposed approximate 6.29-acre Cat's Paw Marina annexation and expansion of commercial and industrial improvements is estimated to be a net increase of over \$200,000 in taxes, plus other mobility, fire, and permitting fees based on the comparison of pro-rata share as described and presented by the City in the previous 0.95-acre annexation adopted earlier in 2023.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

A good faith estimate of the direct and peripheral economic impacts (on-site and off-site) by the proposed annexation and expansion of the Cat's Paw Marina is likely no less than twenty (20) businesses that make up the marina operations (storage, maintenance, repair, fueling, etc.), fishing and recreational charters, boat rentals, restaurants and retail/shopping and service establishments, etc.

4. Additional information the governing body deems useful (if any):

[You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: [City/Town/Village] staff solicited comments from businesses in the [City/Town/Village] as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on [City/Town/Village] website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses). The owner/applicant will provide additional information as necessary. Initial preparation of this estimate included data from the most recent annexation matter and projections from the planning and design development efforts.

ORDINANCE NO. 2024-24

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 10.38 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST AND SOUTH OF THE EXISTING DEVELOPMENT REFERRED TO AS THE CAT'S PAW MARINA, NORTH AND EAST OF NIX BOATYARD ROAD, AND SOUTH AND WEST OF THE SAN SEBASTIAN RIVERINE ENVIRONMENT AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an owner of real property has presented to the City Commission of the City of St. Augustine, Florida a Petition(s) for Voluntary Annexation of property, described more particularly on Exhibits "A-1" and "A-2" attached hereto and made a part hereof, and depicted on the maps attached hereto and made a part hereof as Exhibits "B-1" and "B-2," and

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

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

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

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

**SEE EXHIBITS “A-1” and “A-2,” AND EXHIBITS
“B-1” and “B-2,” ATTACHED HERETO AND MADE
A PART HEREOF.**

Section 2. Amendment of Charter. Section 1.04 of the Charter Laws of the City of St. Augustine, Florida is hereby amended by the addition of a new subsection “(vvvv)” to read as described in Exhibits “A-1” and “A-2,” attached hereto and made a part hereof.

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

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

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

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

Section 7. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to s. 166.041(4), Florida Statutes.

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

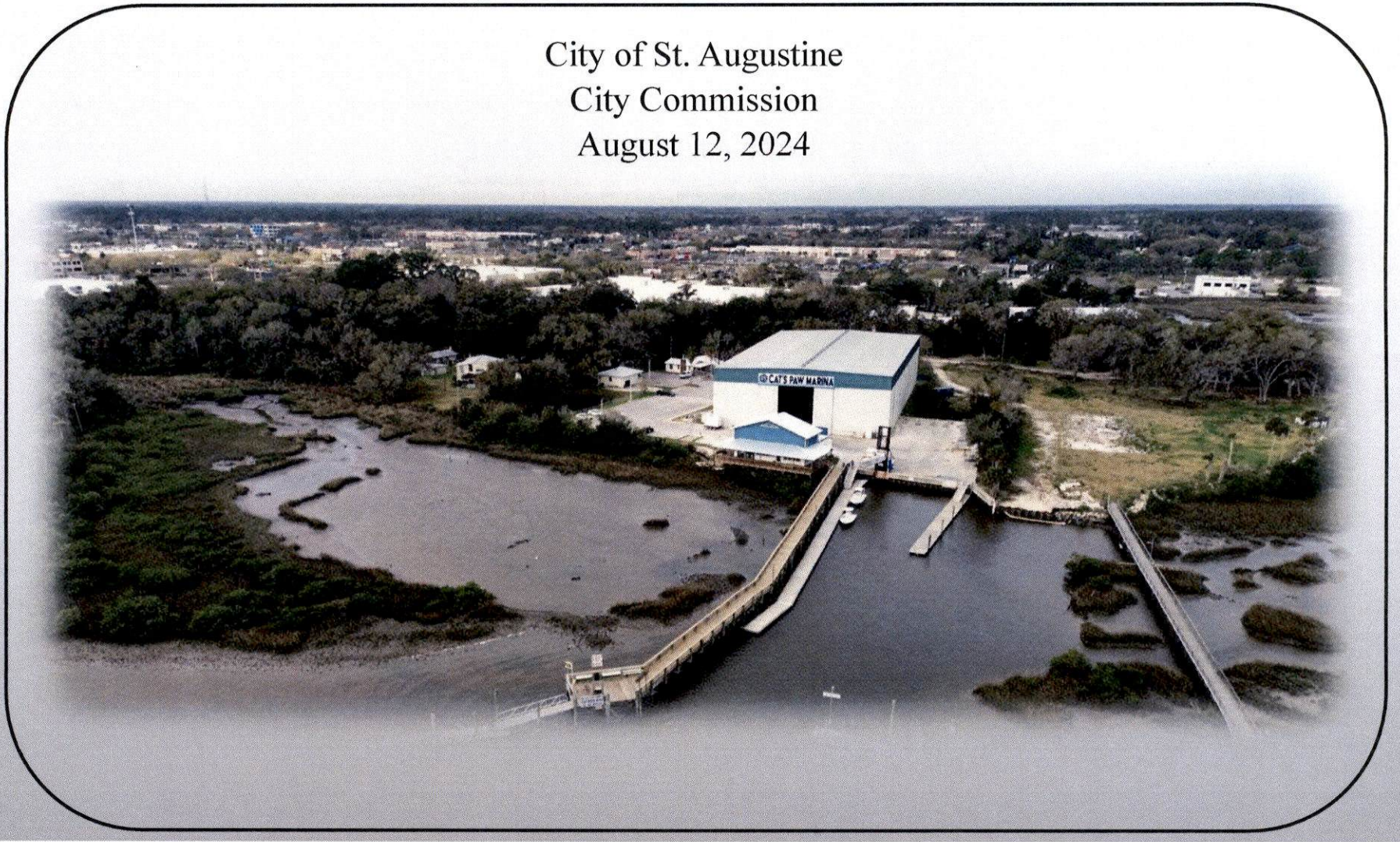
ATTEST:

Nancy Sikes-Kline, Mayor-
Commissioner

Darlene Galambos, City Clerk

(SEAL)

City of St. Augustine
City Commission
August 12, 2024



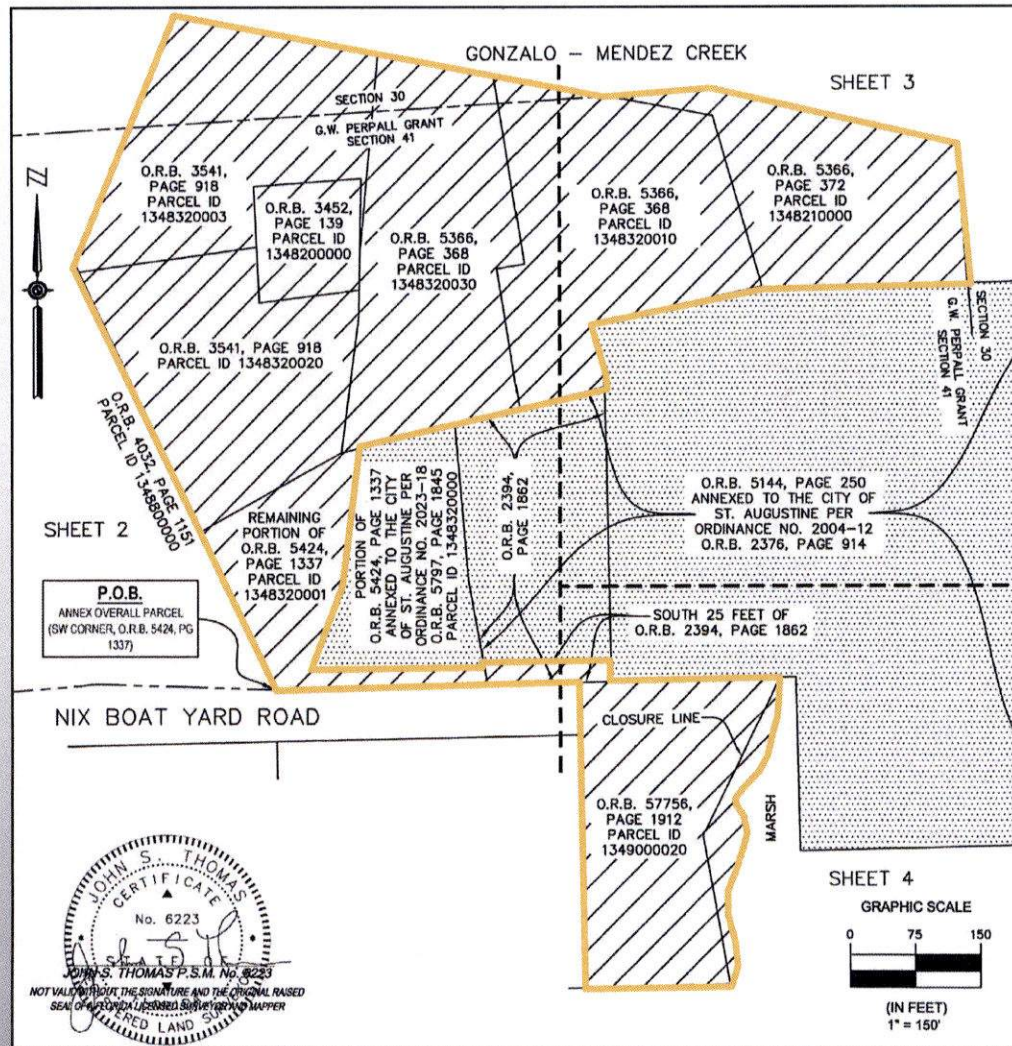
Request

- Expansion Request: Includes Annexation, Entitlements & Zoning
- Land Use/Zoning: MU to MI & OL (Land Use)
CHT/RMH/OR to PUD (Zoning)
- Past Adoptions: Ord. 2005-02, Ord. 2017-34, Ord. 2023-20
- Current Approvals: PZB (June 4) and City Commission (July 8)

Aerial Map



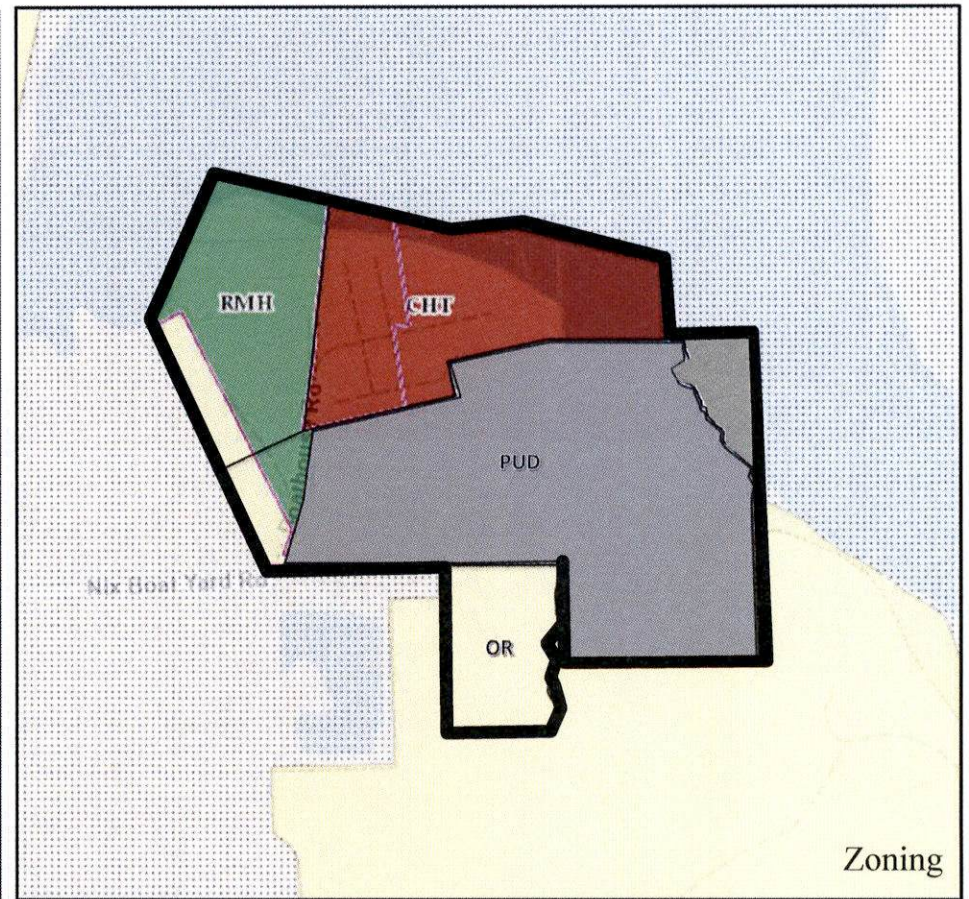
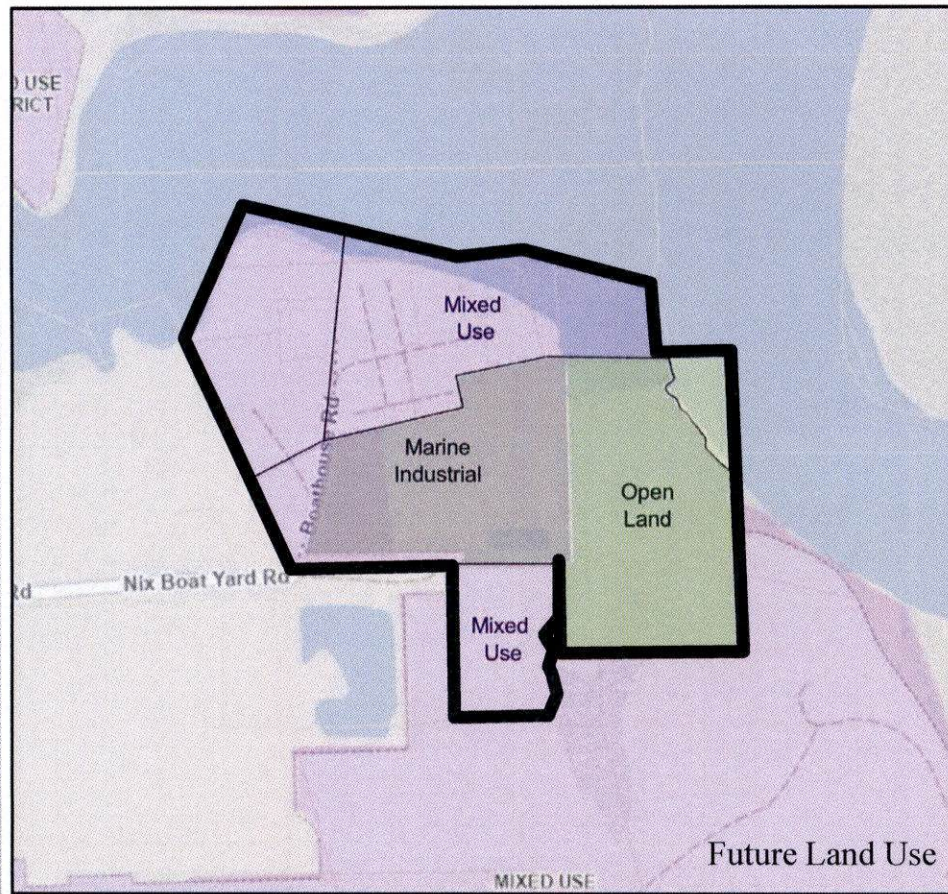
Boundary Survey



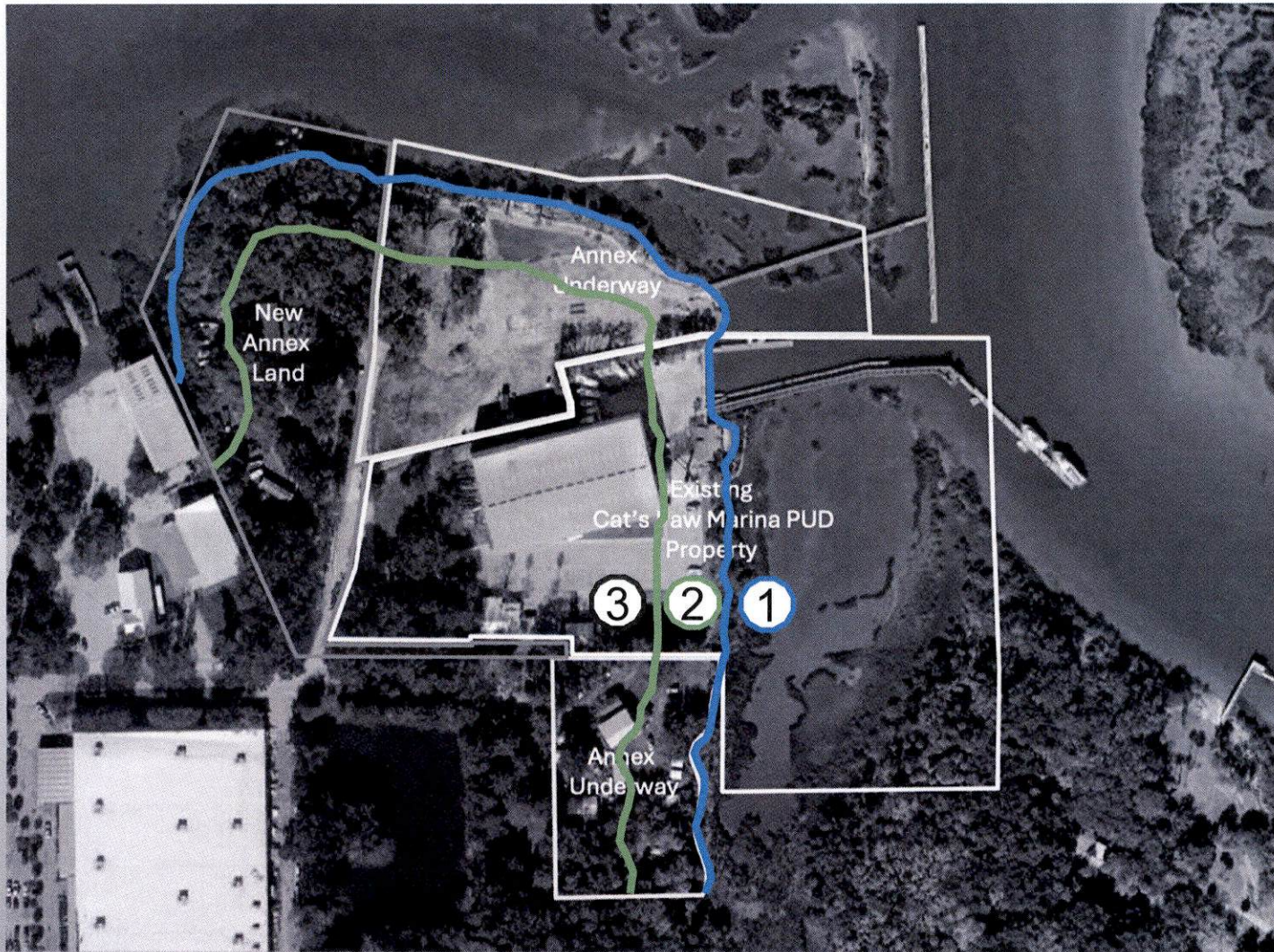
Aerial Vicinity Map



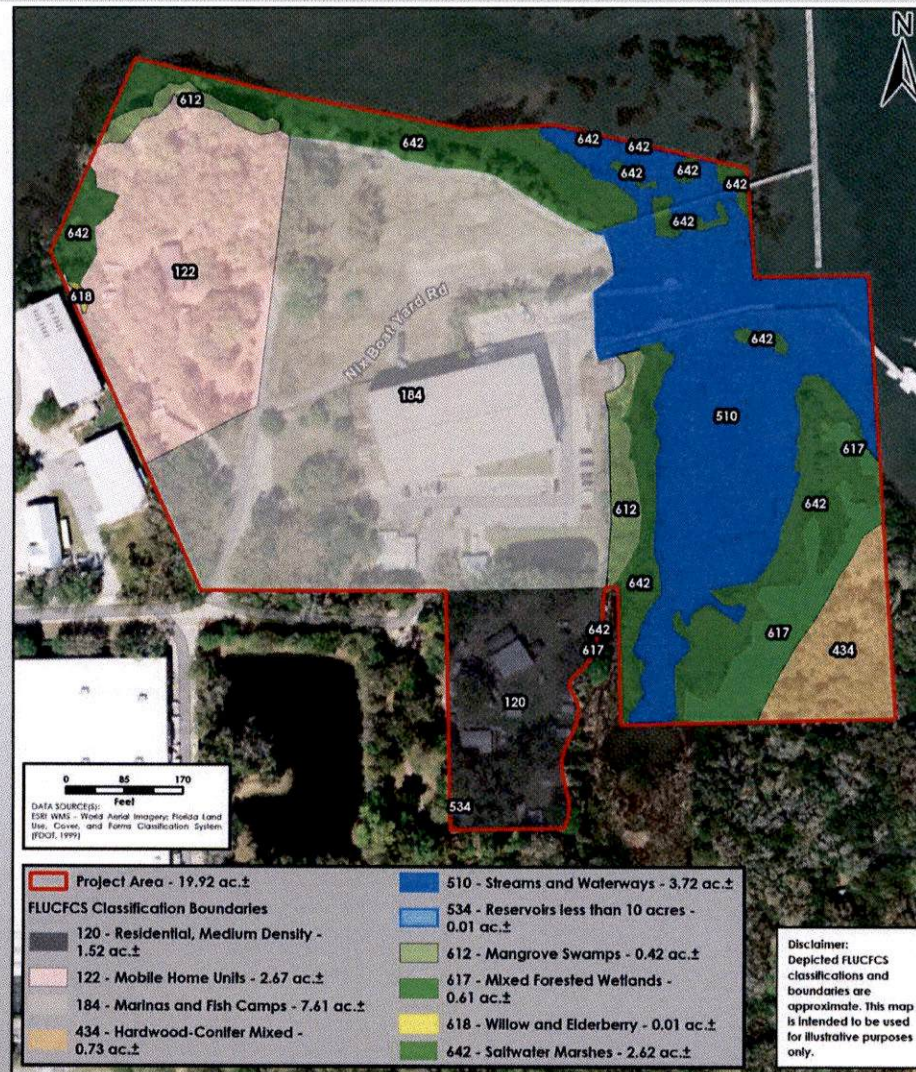
Land Use & Zoning Maps



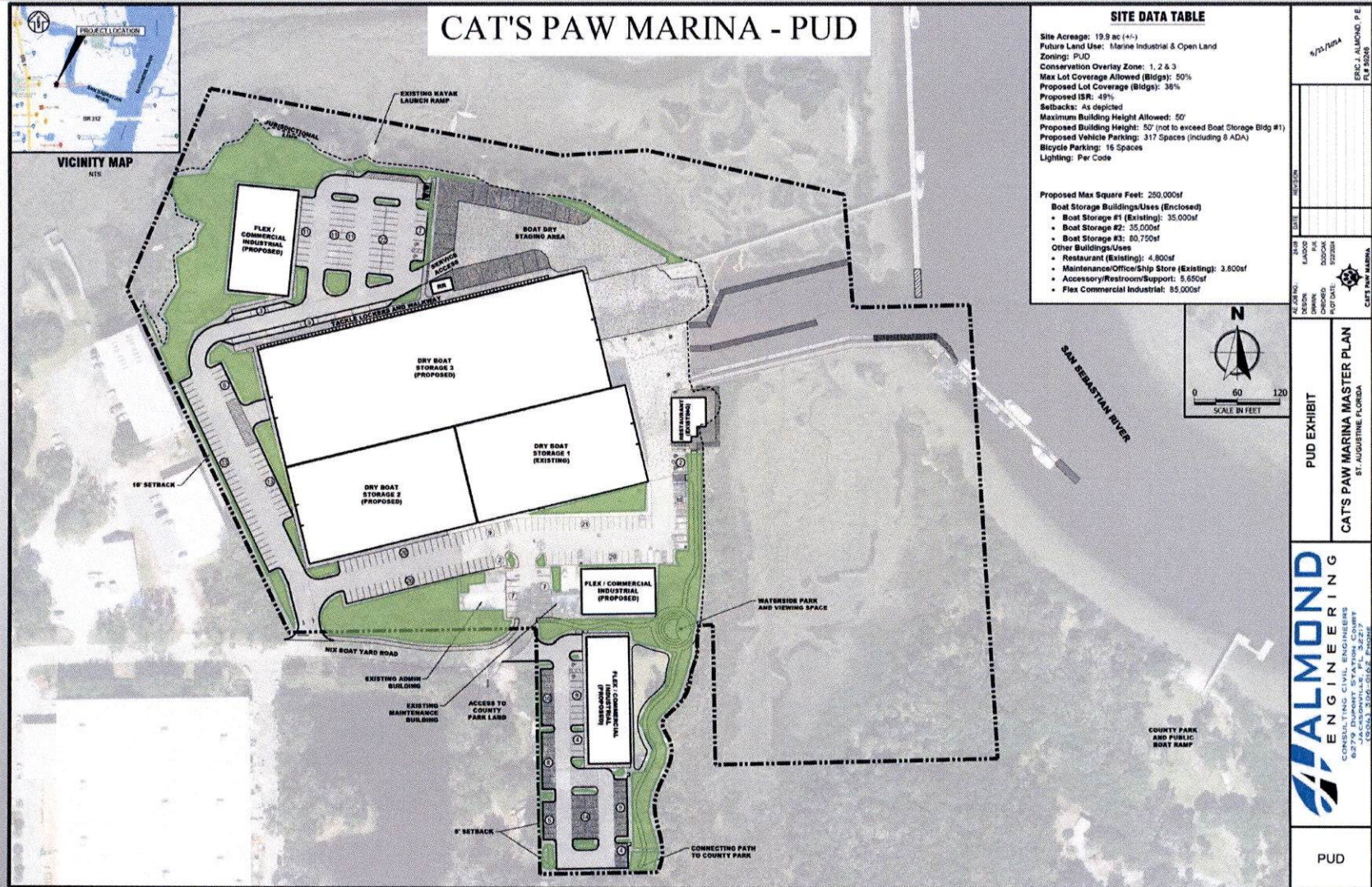
Conservation Zone Map



Land Cover Map



Master Plan & Site Data Table



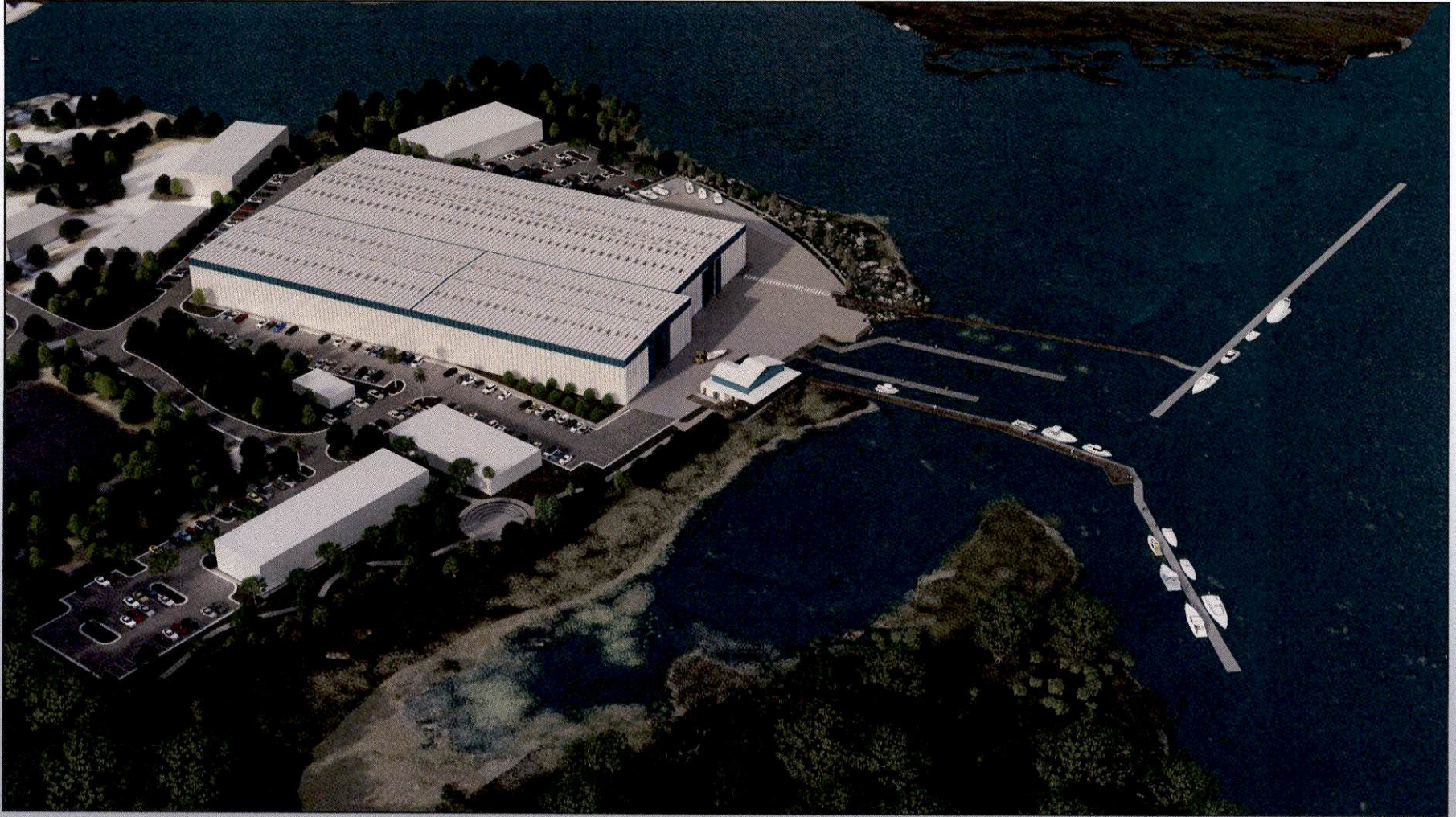
Landscape Plan



Architectural Perspectives



Architectural Perspectives



Architectural Perspectives



Summary of Clarified & Restated Items/Tasks

1. PUD limits the type, scale and intensity of uses compared to allowances in SJC, including height, ISR, lot coverage and tree mitigation.
2. PUD conservation overlay provides a surplus of 358.5 credits, as ratio of the 213.5 deficit for trees removed on site and the 572 credit for the trees preserved/replanted on site. This data is referenced as an enhanced exhibit table on the landscape plan.
3. PUD will connect to centralized water and sewer services, compared to the pre-PUD dilapidated uses that utilized wells and numerous septic systems and drain fields.
4. PUD limits the max ISR to 49% and max Lot Coverage to 38%, which is a reduction from the 75% and 50%, for each respectively. The ISR and Lot Coverage definitions in PUD are pursuant to City Code Article I, Section 28-2.

Summary of Clarified & Restated Items/Tasks

5. PUD limits max height of the highest building from 60' to 50', measured from 8.13' FFE/grade of the original boat storage building #1.
6. Pedestrian connectivity is planned throughout the PUD by way of paths and sidewalks that link parking lots, open spaces and buildings as depicted on the PUD site plan.
7. Scenic vistas in the PUD are enhanced with planned waterside park/viewing space, a visual corridor from Nix Boat Yard Road entry road, dedicated boardwalks and indigenous tree plantings along water's edge.
8. The PUD and expansion of uses will take place on existing previously developed upland areas as depicted on the PUD site plan with no wetland impacts.

Summary of Clarified & Restated Items/Tasks

9. PUD master stormwater system will be designed and engineered pursuant to LID standards.
10. The allowed uses in the PUD shall not include a clubhouse or place for certain special event uses as further described in the narrative text.
11. PUD site plan may be modified and processed administratively for approval by the City staff if the max development standards in PUD are not intensified or increased.
12. PUD shall adhere to the current adopted Cat's Paw Marina PUD Ordinance 2023-20 sound from music and hours of operation standards.
13. The anticipated date of completion for the PUD is no later than 12/31/2030.

Items included in PUD Narrative & Site Plan

SECTION 4

RESTRICTIONS AND GUIDELINES

The development will be constructed in an orderly manner and allowable uses will include Marine Industrial water related/water dependent and ancillary uses, structures, and amenities. This PUD shall not release the applicant, its successors, and assigns, of their obligation to comply with all Federal, State and local applicable laws and does not otherwise limit nor expand the authority of the City of St. Augustine to enforce such laws nor limit nor expand defenses available to the property owner.

The development standards described in this narrative PUD text and below shall be depicted on the Site Data Table as part of the PUD Site Plan Exhibit and approved by the City Commission:

1. Site Acreage: 19.9ac (+/-)
2. Future Land Use: Marine Industrial & Open Land

Page 3 of 23
City of St. Augustine PUD 20/24

3. Zoning: PUD
4. Conservation Overlay Zones: 1, 2 and 3
5. Minimum Lot Area: No minimum lot area or lot width is applicable.
6. Maximum Square Feet: 250,000sf
7. Maximum Lot Coverage (all buildings and structures, LDC Sec. 28-2): 38%
8. Maximum Impervious Surface Ratio (impervious divided by gross site, LDC Sec. 28-2): 49%
9. Minimum Yard Requirements: No minimum yard requirements are applicable.
10. Maximum Building Height: 50'
11. Setbacks: Provided as described and depicted on the PUD Site Plan.
12. Vehicle Parking: Provided as described and depicted on the PUD Site Plan (Total parking spaces may be adjusted on the PUD Site Plan to meet parking generation rates for current and future uses, as long as the Impervious Surface Ratio is not increased).
13. Lighting: Per Code.
14. Signage: Per Commercial Sign Zone 1.
15. Potable Water: Provided by City of St. Augustine via existing connections.
16. Fire Protection: Provided by City of St. Augustine via existing hydrant connections.
17. Sanitary Sewer: Provided by City of St. Augustine via existing connections.

SITE DATA TABLE

Site Acreage: 19.9 ac (+/-)
Future Land Use: Marine Industrial & Open Land
Zoning: PUD
Conservation Overlay Zone: 1, 2 & 3
Max Lot Coverage Allowed (Bldgs): 50%
Proposed Lot Coverage (Bldgs): 38%
Proposed ISR: 49%
Setbacks: As depicted
Maximum Building Height Allowed: 50'
Proposed Building Height: 50' (not to exceed Boat Storage Bldg #1)
Required Vehicle Parking: 298 Spaces (including 8 ADA)
Proposed Vehicle Parking: 314 Spaces (including 8 ADA)
Proposed Bicycle Parking: 16 Spaces
Lighting: Per Code

Proposed Max Square Feet: 250,000sf
Boat Storage Buildings/Uses (Enclosed)

- Enclosed Boat Storage #1 (Existing): 35,000sf
- Enclosed Boat Storage #2: 35,000sf
- Enclosed Boat Storage #3: 80,750sf

Other Buildings/Uses

- Restaurant (Existing): 4,800sf
- Maintenance/Office/Ship Store (Existing): 3,800sf
- Accessory/Restroom/Support: 5,650sf
- Flex Buildings and Future Development Area: 85,000sf

The allowed business activities and improvements described and depicted in this PUD shall not include a clubhouse or place for special event uses for the purpose of hosting weddings and functions related to weddings, galas, family reunions, ordinations, funeral receptions, conferences, trade shows, auctions, museum exhibits, fireworks displays and launches, temporary seasonal outdoor sales (such as fireworks, pumpkins, Christmas/holiday trees, flowers/plants/trees, animal petting zoo, fairs/circuses, expos, etc.), and similar events.

Items included in PUD Narrative & Site Plan

[illegible]

SECTION 5
CONSERVATION OVERLAY ZONE

The Property is in Conservation Overlay Zones 1, 2 and 3 as identified within the City of St. Augustine Code. Redevelopment of the Property will conform to all applicable regulations for development within these zones, including obtaining all relevant permits or as described and approved as part of this PUD. The City of St. Augustine Planning and Zoning Board (PZB) approved the

Page 6 of 23
Cat's Paw PUD 8/1/24

landscape and tree mitigation plan as part of the PUD on June 4, 2024, for a total of 358.5 credits related to the 213.5 deficit ratio for trees removed on site and the 572 credit ratio for the trees preserved and or replanted on site. The above referenced plan also approves the removal of eight (8) invasive Camphor species trees on site.

Included Addendum Exhibit



One Independent Drive
Suite 1200
Jacksonville, Florida 32202

P 904.301.1269
F 904.301.1279
www.drivemcafee.com

July 31, 2024

Ms. Amy McClure Skinner, AICP
Director, Planning and Building Department
City of St. Augustine
75 King Street, Lobby B
St. Augustine, Florida 32085

RE: ADDENDUM MEMORANDUM FOR CAT'S PAW MARINA PUD

Dear Amy,

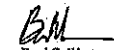
This memorandum provides a written response summary list of requested clarifications and conditions from the June 4, 2024 Planning and Zoning Board (PZB) hearing and the July 8, 2024 City Commission hearing. These items are also included in the PUD narrative text, site plan and landscape plan.

- 1) The PUD provides for expansion of customary waterfront uses into one jurisdiction, The City of Augustine.
- 2) The PUD limits the type, scale and intensity of uses compared to the allowances in the St. Johns County jurisdiction, including height, impervious surface ratio, lot coverage and tree mitigation.
- 3) The PUD tree preservation and mitigation plan provides a surplus of 358.5 credits as ratio of the 213.5 deficit for trees removed on site and the 572 credit for the trees preserved/replanted on site. This data is referenced as an enhanced exhibit table on the landscape plan.
- 4) The PUD will connect to contemporary centralized water and sewer services, compared to the pre-PUD dilapidated uses that utilized wells and numerous septic systems and drain fields.
- 5) The PUD limits the maximum Impervious Surface Ratio (ISR) to 49% and the maximum Lot Coverage to 38%, which is a reduction up to 75% and 50%, for each respectively. The ISR and Lot Coverage definitions as applied to this PUD are pursuant to City of St. Augustine Code Article I, Section 28-2.
- 6) The PUD limits the maximum height of the highest building from 60' to 50', measured from the 8.13' FFE/grade of the original boat storage building #1.
- 7) Pedestrian connectivity is planned throughout the PUD by way of paths and sidewalks that link proposed parking lots, open spaces and buildings as depicted on the PUD site plan and landscape plan.
- 8) Scenic vistas in the PUD are enhanced with planned waterside park/viewing space, a visual corridor from Nix Boat Yard Road entry road, dedicated boardwalks and indigenous tree plantings along water's edge.

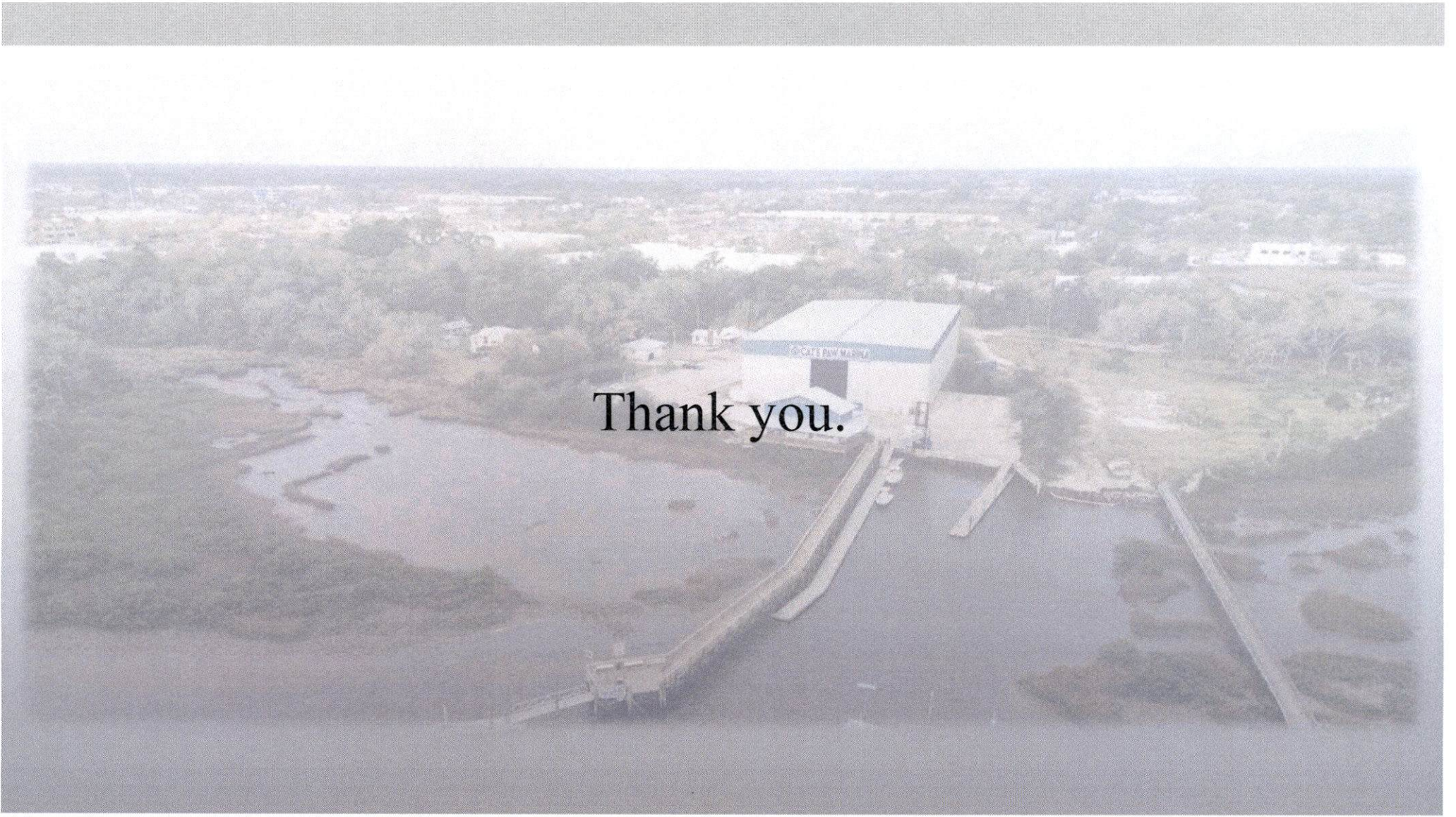
- 9) The PUD and expansion of uses will take place on existing previously developed upland areas as depicted on the PUD site plan with no wetland impacts. The areas over water are planned for docks and piers as generally depicted on the PUD site plan per their customary use.
- 10) The PUD master stormwater system will be designed and engineered pursuant to low impact development standards.
- 11) The allowed business activities and improvements described and depicted in the PUD shall not include a clubhouse or place for certain special event uses as further described in the narrative text.
- 12) The PUD site plan may be modified and processed administratively for approval by the City staff if the maximum development standards described in the PUD are not intensified or increased pursuant to final engineering, landscape and/or architectural permitting.
- 13) The proposed PUD shall adhere to the current approved and adopted Cat's Paw Marina PUD Ordinance 2023-20 sound from music and hours of operation standards.
- 14) The anticipated date of completion for the PUD is no later than December 31, 2030.

I attest to the above referenced items as described in this memorandum and the PUD exhibits as part of the approvals, including as presented and testified at the public hearings.

Sincerely,


Brad C. Wester
Vice President, Land Use
bwester@drivemcafee.com
904.294.3768

CC: Gayle Bulls Dixon
Eric Almond, PE

An aerial photograph of a marina. In the center, there is a white building with a blue roof and a sign that reads "CATE BLW MARINA". The building is situated on a peninsula or near a body of water. Several long, narrow piers or docks extend into the water from the building. The water is a dark, murky color. In the background, there is a dense line of trees and some distant buildings. The sky is overcast and grey. The text "Thank you." is superimposed in the center of the image.

Thank you.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: July 30, 2024

RE: **Ordinance 2024-25 – Amending the Future Land Use Designation of 10.38 acres of Annexed Property from St. Johns County Mixed Use District to City Marine Industrial at 199 and 200 Nix Boatyard Road– Second Reading and Public Hearing**

The property includes several parcels near the Cat's Paw Marina known as 199 and 200 Nix Boatyard Road which totals approximately 10.38 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its north, east and south boundaries. The current use of the property is vacant and residential.

The county's Future Land Use Map (FLUM) identifies Mixed Use District as the current land use category for the property. The owner has requested to change the land use to the City Marine Industrial land use category. An application to rezone the property to Planned Unit Development (PUD) to incorporate the annexed properties into the existing Cat's Paw Marina PUD, which is consistent with the proposed land use category, has also been submitted. The owner is proposing to expand the marina uses into these adjacent properties.

The Planning and Zoning Board (PZB) reviewed this application on June 4, 2024, and made a recommendation to amend the future land use of this property from the county designation to Marine Industrial. The City Commission passed this ordinance on first reading at their regularly scheduled meeting on July 8, 2024.

Attached you will find the Ordinance, and legal description(s), location maps, and the packet of information regarding this application and the compatible rezoning provided to the PZB. Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

Please place Ordinance 2024-25 on the City Commission agenda for second reading and public hearing. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department

ORDINANCE NO. 2024-25

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 10.38 ACRES OF PROPERTY LOCATED NORTH AND EAST OF NIX BOATYARD ROAD AS A PORTION OF THE G.W. PERPALL GRANT ADJACENT TO THE CAT'S PAW MARINA DEVELOPMENT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY MIXED USE DISTRICT TO A CITY DESIGNATION OF MARINE INDUSTRIAL; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that parcels of property containing approximately 10.38 acres of land, located north and east of Nix Boatyard Road as a portion of the G.W. Perpall Grant being more fully described herein, that the property's Future Land Use Map (FLUM) designation should be amended from St. Johns County Mixed-Use District to City Marine Industrial;

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 10.38 acres commonly known as a portion of the G.W. Perpall Grant, and identified on the Future Land Use Map (FLUM) of St. Johns County as Mixed-Use District, is hereby amended to the city classification of

Marine Industrial. This property is more fully described in the attached legal descriptions as Exhibits "A-1" and "A-2".

Section 2 Authorization. The City Planning and Building Director is hereby authorized and directed to amend the Future Land Use Map (FLUM) of the City's Comprehensive Plan for the City of St. Augustine, Florida to reflect the FLUM amendment of the above-described land.

Section 3 Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed. The remaining portions of said Comprehensive Plan for the City of St. Augustine, Florida and any associated ordinances which are not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 4 Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption or, if challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A" 1

(Annex Property Legal Descriptions)

Parcel ID 1349000020

A parcel of land situate within a portion of Lot 5 of the G.W. Perpall Grant, Section 41, Township 7 South, Range 30 East, as recorded in sheet 21, map of New Augustine dated June, 1918, in the public records of St. Johns County, Florida, and being a portion of that land conveyed to Bartola Genovar, as recorded in Deed Book 52, page 531, public records of St. Johns County, Florida, and more particularly described as follows: Commencing for a POINT OF BEGINNING at the Northeast corner of that certain property described in the Lease with Option to Purchase recorded in Official Records Book 548, at page 154-159 of the public records of St. Johns County, Florida; from said point of beginning thence run Easterly along the north line of said Lot 5 a distance of 220 feet more or less to a point on the West boundary of a marsh, and being the Northeast corner of the herein described parcel; thence meander Southerly along the West boundary of the marsh a distance of approximately 350 feet to a point, (which point is located exactly 350 feet from the nearest point on the north boundary line of said Lot 5), and being the Southeast corner of the herein described parcel; from said Southeast corner of the herein described parcel thence run Westerly and on a line parallel to and exactly 350 feet distant from the north boundary line of the herein described parcel a distance of 220 feet more or less to a point (which is the Southeast corner of the property described in Official Records Book 548, page 154-159), and being the Southwest corner of the herein described parcel; thence run northerly along the East boundary line of the property described in Official Records Book 548, page 154-159, a distance of 350 feet to the point of beginning and close.

TOGETHER WITH a perpetual and nonexclusive easement for ingress, egress and access contained in O.R. Book 1460, Page 1955, Public Records of St. Johns County, Florida.

SUBJECT TO a perpetual and nonexclusive easement reserved by EUGENIA Y. GENOVAR a/k/a EUGENIA YONKO GENOVAR, on behalf of herself, her heirs, successors and assigns, for vehicular and pedestrian use, for ingress, egress and access, over and across a strip of land thirty (30) feet in width, contiguous with and lying west of the west boundary of the marsh, described as follows: Commencing for a POINT OF BEGINNING of this easement at the southeast corner of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708, thence run west along the south boundary line of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708, a distance of thirty (30) feet to a point, thence run northerly on a line at all points thirty (30) feet distant from the meander line of the west boundary of the marsh a distance of approximately 350 feet to a point on the north boundary line of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708, which point is (30) feet distant from the northeast corner of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708; thence run easterly along the north boundary of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708, a distance of thirty (30) feet to a point, which point is the northeast corner of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708, thence run southerly and meander along west line of the marsh a distance of approximately 350 feet to the point of beginning of this easement.

Parcel ID 1348320030 and 1348320010 and 1348210000

PARCEL FOUR:

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK, 126, PAGE: 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N 24°05'59" W ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 121, PAGE 72 OF SAID PUBLIC RECORDS 200.00 FEET; THENCE N 62°31'18" E, 185.81 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE N 77°31' 30"E, 211.62 FEET; THENCE N 08°03' 12" W, 162.03 FEET; THENCE N 81°56'48" E, 32.33 FEET; THENCE N 08°03'12" W, 219.08 FEET; THENCE N 78°05'23" W, 133.61 FEET; THENCE S 06°47'16" W, 231.56 FEET; THENCE S 02°22'50" W, 70.22 FEET; THENCE S 08°52'34" W, 156.95 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 1.62 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE TERMS OF THAT CERTAIN DECLARATION OF ACCESS EASEMENT AND COST SHARING AGREEMENT DATED OCTOBER 20, 2011 AND RECORDED IN O.R. BOOK 3512, PAGE 317 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL FIVE:

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N 24°05'59" W ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 121, PAGE 72 OF SAID PUBLIC RECORDS 200.00 FEET; THENCE N 62°31'18" E, 185.81 FEET; THENCE N 77°31'30" E, 211.62 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE N 08°03'12" W, 162.03 FEET; THENCE N 81°56'4" E, 32.33 FEET; THEN N 08°03'12" W, 219.08 FEET; THENCE S 78°05'23" E, 257.11 FEET; THENCE S 14°58'58" E, 203.00 FEET; THENCE S 78°56'19" W ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGES 938 AND 939 OF SAID PUBLIC RECORDS, 202.66 FEET; THENCE S 14°58'58" E ALONG THE WEST UNE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGES 938 AND 939 A DISTANCE OF 55.75 FEET; THENCE DUE SOUTH ALONG SAID WEST LINE 18.25 FEET; THENCE S 77°31'30" W, 100.57 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 1.7 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE TERMS OF THAT CERTAIN DECLARATION OF ACCESS EASEMENT AND COST SHARING AGREEMENT DATED OCTOBER 20, 2011 AND RECORDED IN O.R. BOOK 3512, PAGE 317 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCELS 4 AND 5 DESCRIBED HEREON ARE TOGETHER WITH AND SUBJECT TO A 20 FOOT INGRESS/EGRESS EASEMENT WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE RUN DUE EAST ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 786, PAGE 619 OF SAID PUBLIC RECORDS, 14.36 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED CENTERLINE; THENCE NORTH 20°04'50" EAST, 136.93 FEET; THENCE NORTH 08°52'34" EAST, 141.40 FEET TO POINT "A"; THENCE CONTINUE NORTH 08°52'34" EAST, 156.96 FEET; THENCE NORTH 02°22'50" EAST, 70.22 FEET; THENCE NORTH 06°47'16" EAST, 231.56 FEET TO A POINT OF TERMINUS FOR THE NORTH SECTION OF THIS EASEMENT; THENCE RETURN TO AFOREDESCRIBED POINT "A" AND RUN NORTH 77°31'30" EAST, 312.19 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 777, PAGE 938 OF SAID PUBLIC RECORDS; SAID POINT BEING THE POINT OF TERMINUS FOR THE EAST SECTION OF THIS EASEMENT.

THE ABOVE DESCRIBED PARCEL FOUR AND PARCEL FIVE TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
(SURVEYOR'S DESCRIPTION):

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 5, RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE: 943 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 14°58'58" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL 5, A DISTANCE OF 203.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 5; THENCE NORTH 78°05'23" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL 5 AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AS PARCEL 4, RECORDED IN SAID OFFICIAL RECORDS BOOK 3541, PAGE 943 OF SAID PUBLIC RECORDS, A DISTANCE OF 390.73 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 4, THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE 1, SOUTH 06°47'16" WEST, 231.56 FEET; COURSE 2, SOUTH 02°22'50" WEST, 70.22 FEET; COURSE 3, SOUTH 08°52'34" WEST, 156.95 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4; THENCE NORTH 77°31'30" EAST, ALONG THE SOUTHERLY LINES OF SAID PARCELS 4 AND 5, A DISTANCE OF 312.19 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 5; THENCE NORTHERLY AND EASTERLY ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID PARCEL 5, THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE 1, DUE NORTH, 18.25 FEET; COURSE 2, NORTH 14°58'58" WEST, 55.75 FEET; COURSE 3, NORTH 78°56'19" EAST, 202.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 20 FOOT INGRESS AND EGRESS EASEMENT AND DESCRIBED IN OFFICIAL RECORDS BOOK 1305, PAGE: 1761 AND OFFICIAL RECORDS BOOK 2319, PAGE 1028, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED LANDS:

SUBMERGED LAND PARCEL
(PER DEED OF RECORD):

BEING SITUATE IN THE NORTHEAST CORNER OF THE G. W. PERPALL GRANT, SECTION FORTY ONE (41), TOWNSHIP SEVEN (7) SOUTH, RANGE: THIRTY (30) EAST, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A DITCH AND THE MARGIN OF THE MARSH ON THE SOUTH SIDE OF GONZALO-MENDEZ CREEK, SO-CALLED, AND RUNNING THENCE EAST FIVE HUNDRED NINETY EIGHT (598) FEET TO AN IRON PIPE; THENCE NORTH THREE HUNDRED FIFTY FOUR (354) FEET TO A IRON PIPE; THENCE NORTH FIFTEEN (15) WEST TWO HUNDRED NINETY NINE (299) FEET TO A POINT; THENCE: NORTH SEVENTY EIGHT (78) DEGREES WEST SIX HUNDRED TWENTY NINE (629) FEET TO A POST; THENCE SOUTH TWENTY-FOUR (24) DEGREES WEST TWO HUNDRED NINETY EIGHT (298) FEET; THENCE SOUTH TWENTY SEVEN (27) DEGREES EAST TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PARCELS, TO WIT:

BOOK 464, PAGE: 645, BOOK 1464, PAGE 1104, BOOK 1475, PAGE: 35, BOOK 1699, PAGE 1, BOOK 1710, PAGE: 227, BOOK 1938, PAGE 721, BOOK 2319, PAGE 1024, BOOK 3161, PAGE: 1167, BOOK 3518, PAGE: 1602, BOOK 3541, PAGE 908, BOOK 3541, PAGE: 918, BOOK 3541, PAGE 929, AND BOOK 3541, PAGE 939, ALL AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT ANY LANDS LYING WATERWARD OF THE MEAN HIGH WATER LINE OF THE GONZALO-MENDEZ CREEK AND SAN SEBASTIAN RIVER.

BEING MORE ACCURATELY DESCRIBED AS FOLLOWS:

SURVEYOR'S DESCRIPTION

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE: 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 5, RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 943 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $89^{\circ}20'18''$ EAST, ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGES 938 AND 939 OF SAID PUBLIC RECORDS, A DISTANCE OF 236 FEET MORE OR LESS; THENCE NORTH $3^{\circ}22'53''$ WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 156 FEET MORE OR LESS; THENCE NORTH $75^{\circ}73'57''$ WEST, A DISTANCE OF 287 FEET MORE OR LESS; THENCE SOUTH $87^{\circ}38'57''$ WEST, A DISTANCE OF 122 FEET MORE OR LESS TO A POINT LYING ON THE NORTHERLY LINE OF SAID PARCEL 5; THENCE SOUTH $78^{\circ}05'23''$ EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 123.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 5; THENCE SOUTH $14^{\circ}58'58''$ EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 5, A DISTANCE OF 203.00 FEET TO THE POINT OF BEGINNING.

THE AFORESAID PARCEL CONTAINS 1.2 ACRES MORE OR LESS.

LESS AND EXCEPT ANY LANDS LYING WATERWARD OF THE MEAN HIGH WATER LINE OF THE GONZALO-MENDEZ CREEK AND SAN SEBASTIAN RIVER.

EXHIBIT "A" 2

(Annex Property Legal Descriptions)

A PORTION OF SECTION 19 AND THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, LESS AND EXCEPT THOSE LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE PURSUANT TO ORDINANCE NO. 2023-18, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5797, PAGE 1845 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ANNEX PARCEL 1 (ID 1348320000):

BEGIN AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 200.00 FEET TO THE NORTHERLY LINES OF LAST SAID LANDS; THENCE NORTHEASTERLY, ALONG SAID NORTHERLY LINES OF SAID LANDS, THE FOLLOWING TWO (2) COURSES: COURSE #1: NORTH 61°15'31" EAST, A DISTANCE OF 185.82 FEET; COURSE #2: NORTH 76°15'48" EAST, A DISTANCE OF 21.47 FEET; THENCE SOUTH 07°36'45" WEST, A DISTANCE OF 151.17 FEET; THENCE SOUTH 18°49'01" WEST, A DISTANCE OF 110.29 FEET; THENCE NORTH 88°44'11" EAST, A DISTANCE OF 199.49 FEET TO THE EASTERLY LINE OF SAID LANDS; THENCE SOUTH 10°23'18" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 20.26 FEET TO THE SOUTHERLY LINE OF SAID LANDS, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NIX BOAT YARD EXTENSION, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED; THENCE SOUTH 88°44'10" WEST, ALONG SAID SOUTHERLY LINE OF THOSE LANDS, AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 245.67 FEET TO **THE POINT OF BEGINNING.**

CONTAINING 0.74 ACRES, MORE OR LESS.

AND,

A PORTION OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ANNEX PARCEL 2 (ID 1348320020):

COMMENCE AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS

OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 25°21'48" WEST, A DISTANCE OF 328.76 FEET; THENCE NORTH 82°27'07" EAST, A DISTANCE OF 208.22 FEET; THENCE SOUTH 02°53'45" EAST, A DISTANCE OF 63.38 FEET; THENCE NORTH 82°49'34" EAST, A DISTANCE OF 116.43 FEET; THENCE SOUTH 01°07'03" WEST, A DISTANCE OF 30.75 FEET; THENCE SOUTH 07°36'44" WEST, A DISTANCE OF 156.95 FEET TO THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF SAID PUBLIC RECORDS; THENCE SOUTH 61°15'31" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 185.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.48 ACRES, MORE OR LESS.

AND,

A PORTION OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ANNEX PARCEL 3 (ID 1328320003):

COMMENCE AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, AND ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF SAID RECORDS, A DISTANCE OF 528.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 25°21'48" WEST, A DISTANCE OF 10.01 FEET; THENCE NORTH 22°39'07" EAST, A DISTANCE OF 307.21 FEET; THENCE SOUTH 79°21'10" EAST, A DISTANCE OF 238.27 FEET; THENCE SOUTH 05°31'29" WEST, A DISTANCE OF 231.56 FEET; THENCE NORTH 01°07'03" EAST, A DISTANCE OF 87.61 FEET; THENCE SOUTH 85°50'24" WEST, A DISTANCE OF 125.03 FEET; THENCE SOUTH 02°53'45" WEST, A DISTANCE OF 69.32 FEET; THENCE SOUTH 82°27'07" WEST, A DISTANCE OF 208.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.45 ACRES, MORE OR LESS.

AND,

A PORTION OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3452, PAGE 139 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ANNEX PARCEL 4 (ID 1348200000):

COMMENCE AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, AND ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF SAID RECORDS, A DISTANCE OF 528.76 FEET; THENCE NORTH 82°27'07" EAST, A DISTANCE OF 208.22 FEET TO **THE POINT OF BEGINNING**; THENCE NORTH 02°53'45" WEST, A DISTANCE OF 69.32 FEET; THENCE NORTH 85°50'24" EAST, A DISTANCE OF 125.03 FEET; THENCE SOUTH 01°07'03" WEST, A DISTANCE OF 127.08 FEET; THENCE SOUTH 82°49'30" WEST, A DISTANCE OF 116.43 FEET; THENCE NORTH 02°53'45" WEST, A DISTANCE OF 63.38 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 0.34 ACRES, MORE OR LESS.

AND,

A PORTION OF THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THE SOUTH 25 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

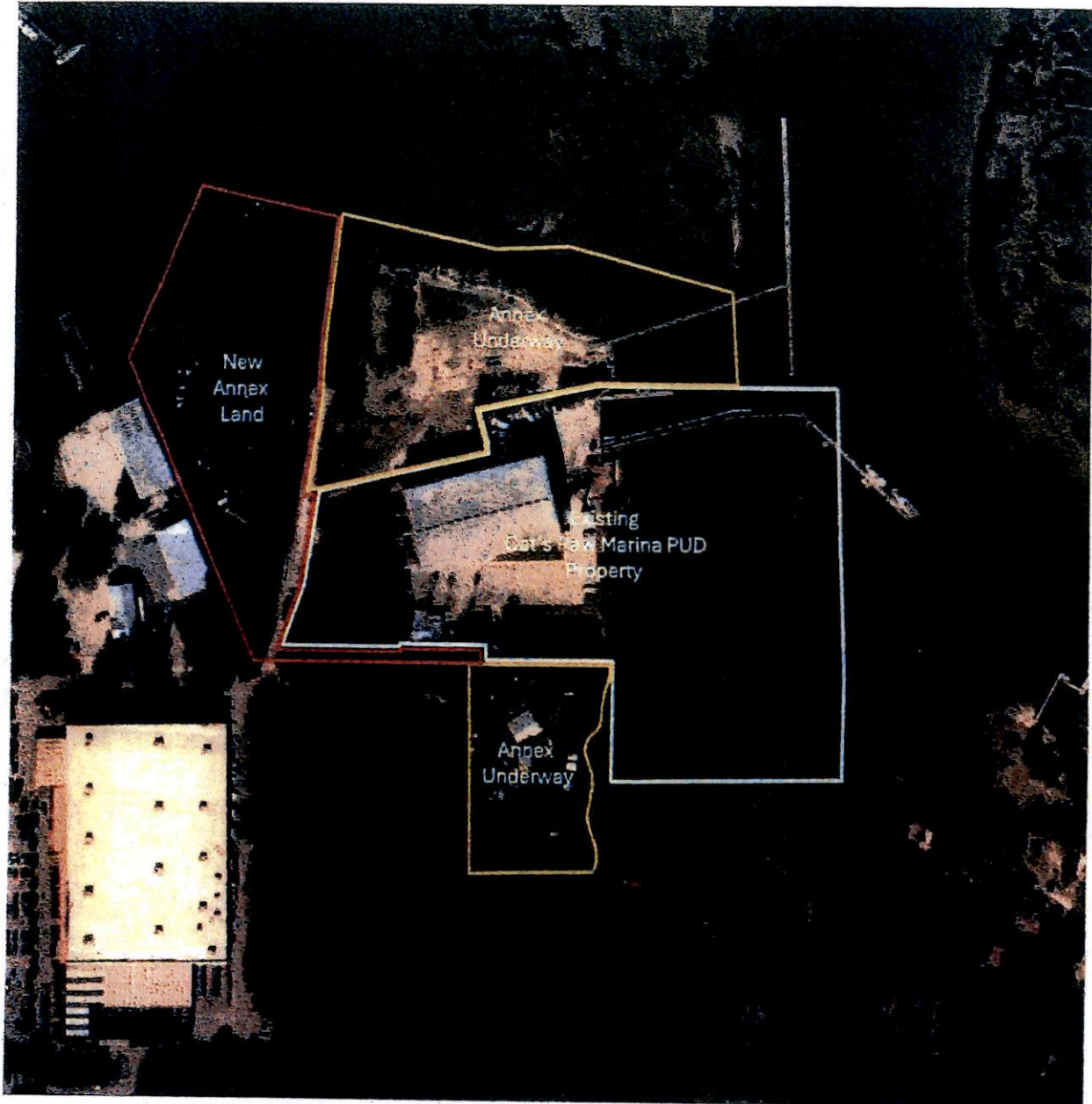
ANNEX PARCEL 5 (ID 1348330000):

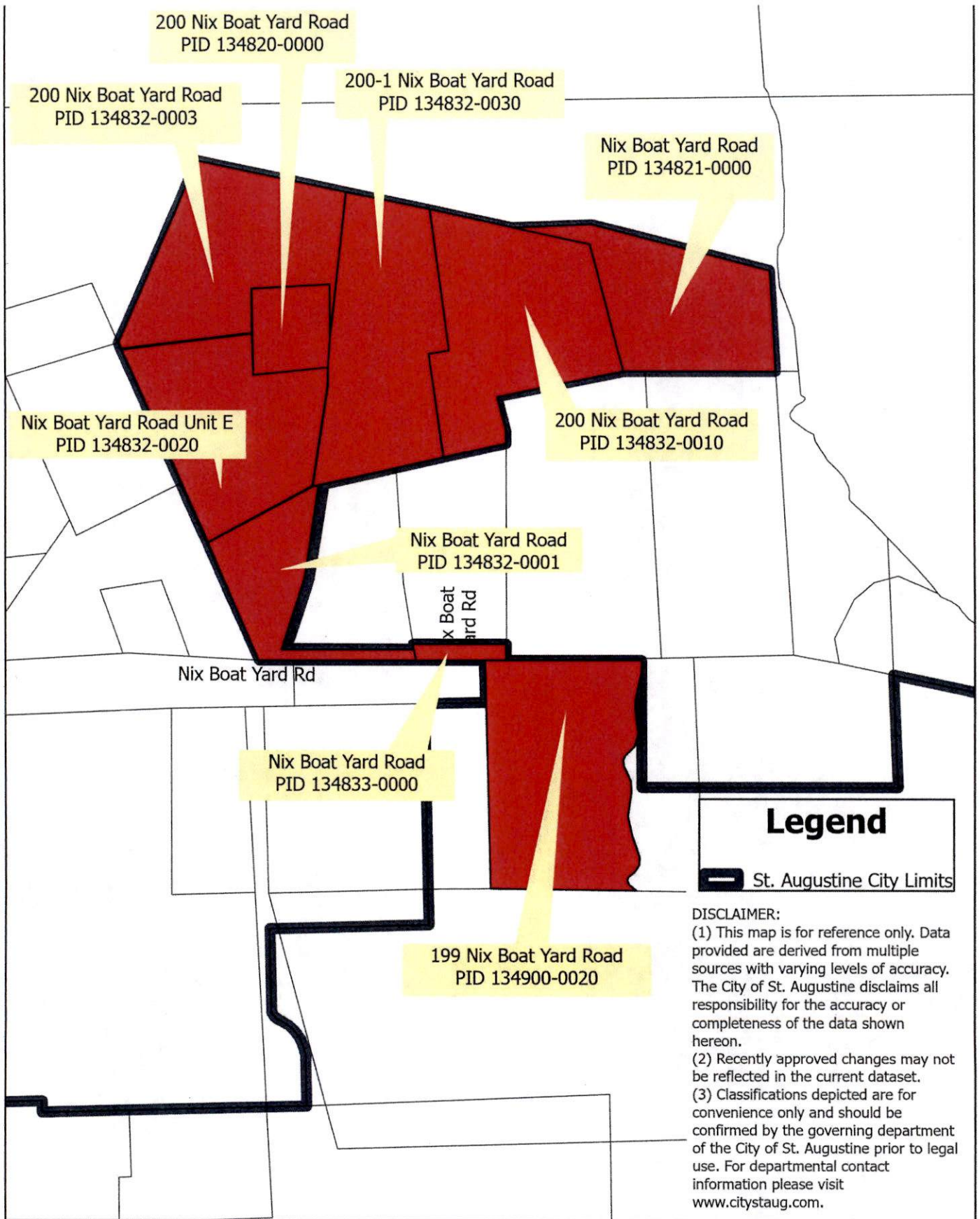
COMMENCE AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF SAID PUBLIC RECORDS; THENCE NORTH 88° 44' 10" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 245.67 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862 OF SAID PUBLIC RECORDS AND **THE POINT OF BEGINNING**; THENCE CONTINUE NORTH 88° 44' 10" EAST, ALONG LAST SAID LINE, A DISTANCE OF 142.33 FEET, TO THE EAST LINE OF LAST SAID LANDS; THENCE NORTH 01°15'49" EAST ALONG LAST SAID LINE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 88°44'10" WEST, A DISTANCE OF 146.34 FEET, TO THE WEST LINE OF LAST SAID LANDS; THENCE SOUTH 10°22'12" WEST, ALONG LAST SAID LINE, A DISTANCE OF 25.31 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 0.08 ACRES, MORE OR LESS.

~~CONFIDENTIAL~~

(Graphic Depiction of Annex Properties and Existing Cat's Paw PUD Property)



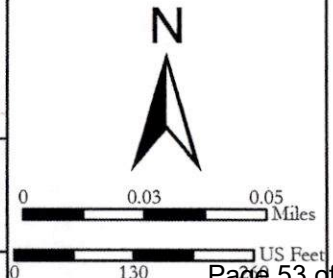


Voluntary Petition to Annex Into City of St. Augustine



2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Business Impact Estimate

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

Proposed ordinance's title/reference:

"Cat's Paw Marina" annexation, land use entitlements and PUD zoning of additional land into the City of St. Augustine from unincorporated St. Johns County.

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

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

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the [City/Town/Village] hereby publishes the following information:

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

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Including, but not limited to the expansion of the working waterfront and facilities customary to this site (Cat's Paw Marina) for the benefit and purpose of public use and access, employment, and general enjoyment of the waterfront and waterways in the City of St. Augustine, and to have all current and future improvements within one jurisdiction.

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

- (a) An estimate of direct compliance costs that businesses may reasonably incur;**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**

(c) An estimate of the [City's/Town's/Village's] regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

While the total finite economic impacts, both direct and indirect, are continuing to be assessed, the initial revenue to the City of St. Augustine for the approximate 19.92-acre Cat's Paw Marina, including the annexation of parcels and expansion of commercial and marine industrial improvements is estimated to be a net increase of over \$250,000 in taxes, plus other mobility, fire, and permitting fees based on the comparison of pro-rata share as described and presented by the City in the previous 0.90-acre annexation adopted in 2023.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

A good faith estimate of the direct and peripheral economic impacts (on-site and off-site) by the proposed annexation and expansion of the Cat's Paw Marina is likely no less than twenty (20) businesses that make up the marina operations (storage, maintenance, repair, fueling, etc.), fishing and recreational charters, boat rentals, restaurants and retail/shopping and service establishments, etc.

4. Additional information the governing body deems useful (if any):

[You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: [City/Town/Village] staff solicited comments from businesses in the [City/Town/Village] as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on [City/Town/Village] website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses].

The owner/applicant will provide additional information as necessary. Initial preparation of this estimate included data from the most recent annexation matter and projections from the planning and design development efforts.



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

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

Site & Background Information

Applicant:	Brad C. Wester c/o Driver McAfee Hawthorne & Diebenow, PLLC
Owner:	BDEP Land, LLC & Nix Boat Yard LLC



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

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

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

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

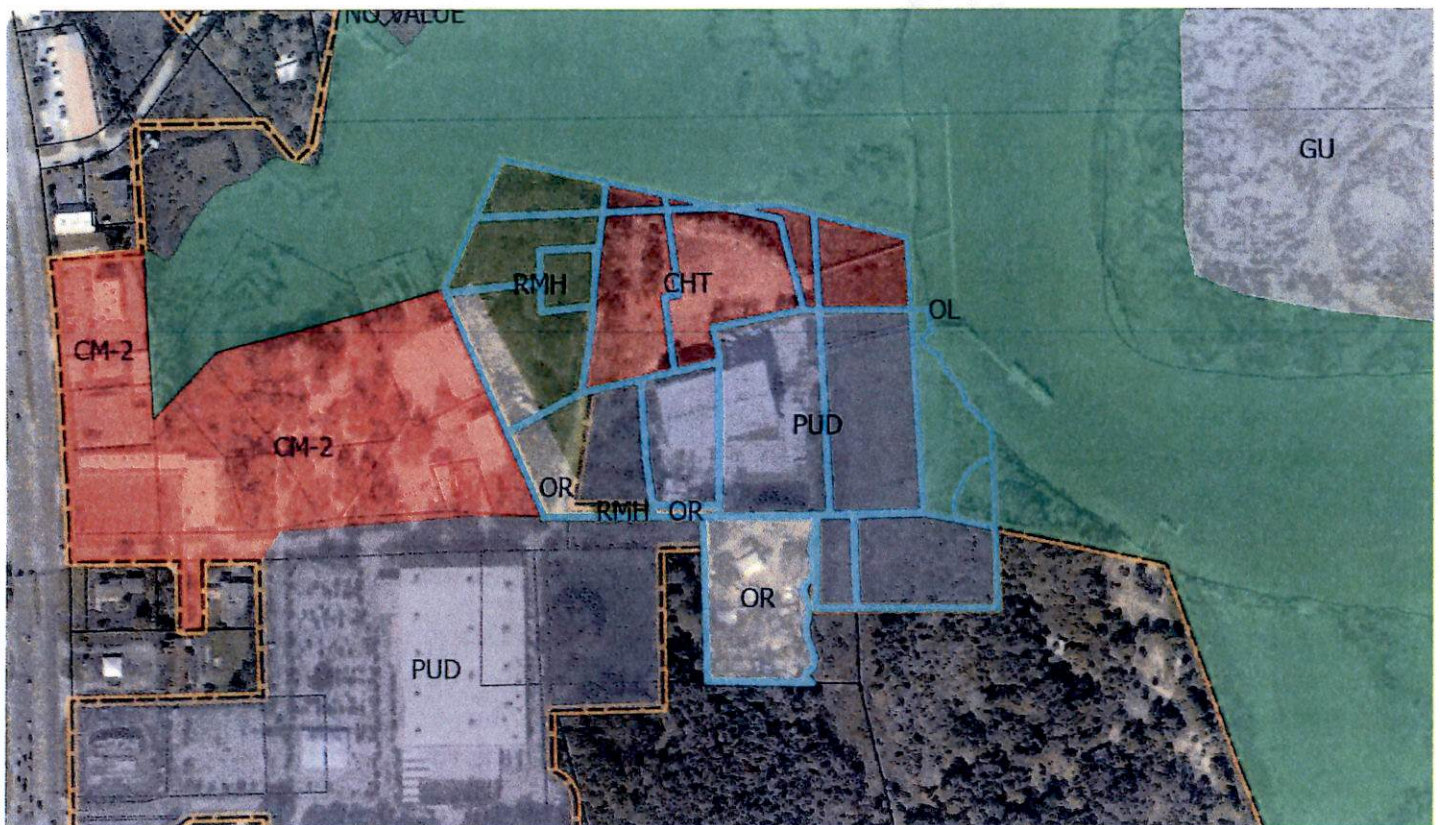


Figure 2. The City of St. Augustine's zoning map highlighting the subject properties.

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

Request Summary

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

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

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

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

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

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

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

Staff Analysis and Recommendation

Chapter 28 Planned Unit Development: PUD

As [indicated in the City's Code](#) of Ordinances, the PZB is required to review PUD proposals with at least two (2) public hearings given the scale and complicated nature of proposals. While this application had its first public hearing on March 5th, 2024, making June 4th the second public hearing, the PZB may consider additional public hearings due to the extent of the modification to the request since March 5th. The reason for holding PZB meetings is to discuss the merits of the application and [desired elements of the final PUD document](#).

Below are sections from Chapter 28 of the City's Code of Ordinances which relate to the requests made in this rezoning application. Staff analysis is included below and in bold.

Sec. 28-286. – Purpose and intent.

The purpose of the planned unit development (PUD) zoning district is to provide an option, and process for the provision of unique, individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow. The PUD process is a voluntary process initiated by an applicant to provide flexibility for their project, while at the same time providing an opportunity for the city planning and zoning board (PZB) and city commission to integrate potential benefits, limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The PUD process is designed to:

- (a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;
Request complies. The proposed development appears to be a more economically efficient use of land and does not skip over other lands reducing its contribution to urban sprawl.
- (b) Encourage a more compatible and harmonious development of contiguous lands;
Request complies. The proposed development now includes additional properties which allows the site plan to be designed in a more thoughtful manner.

- (c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;
Request complies. The applicant states that customer demand is the changing need that this proposal looks to address.
- (d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;
Request complies. Information to assess this proposed development has been provided by the applicant.
- (e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;
Request does not comply. While the applicant states that this proposal does adhere, documentation that clearly demonstrates the coordination of architectural styles, building forms, and building relationships has not been supplied.
- (f) Provide an environment of consistent character compatible with the surrounding areas; and,
Request complies. Commercial uses, including marinas and water related services, appears to be compatible with the surrounding areas.
- (g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.
Request may or may not comply. Evaluation of the proposed site plans to identify the need for additional limitations or requirements in excess of those included in other zoning districts will need to be done.

Sec. 28-287. – Defined.

A planned unit development (PUD) shall mean the zoning district for the development of a particular parcel of land under unified control which is planned and developed as a whole in a single or programmed series of operations and conditions, with uses and structures substantially related to the character of the entire development. A PUD, established pursuant to ordinance of the city commission, must also include an attached final development plan, and project narrative with specified development conditions and a program for the provision, maintenance and operation of all areas, improvements, facilities and necessary services for the common use of all occupants thereof. As a zoning district, the terms and conditions of a PUD shall be enforceable in the same manner as enforcement of all other city code provisions. All city rules, codes and regulations shall remain in full force and effect, and shall apply to the PUD unless a specific exemption, waiver or alternative condition is included in the approved PUD text and site development plan.

Request complies by providing the minimum required attachments.

Sec. 28-288. - Permissible uses.

Any use which is permitted by the comprehensive plan may be included and approved in a PUD. Those uses allowed may be allowed in a PUD, but must be specifically identified in the PUD development narrative text, and must be compatible with the property's identified comprehensive plan future land use designation. Such uses approved in conjunction with a PUD must provide a justification for the requested use and include defined development criteria in the PUD to mitigate any potential negative impacts of the uses. Additionally, certain desired benefits to the community must be outlined. The benefits to the community may include, but are not limited to those provided on-site, but benefits related to the proposed planned development off-site as well, such

as, public parking provisions, enhanced landscaping or street tree planting, architectural or historic preservation benefits, benefits of certain uses in certain areas and/or alternative transportation benefits, and maintenance, improvement or encouragement of public access to waterways, conservation areas and/or vistas and scenic opportunities.

Request complies. Information has been provided in the PUD text.

Sec. 28-289. - Procedures, application requirements and narrative PUD text.

- (1) *Application for rezoning to PUD.* Each application shall identify and address applicable criteria to its specific plan of development. An application for rezoning to PUD shall proceed in general as for other applications for rezoning of land; and, in addition to the information usually required for such applications, the following shall be required:

- (1) Plats, surveys, and metes and bounds description of the area within the PUD.

Request complies.

- (2) The name and address of the owner and, if applicable, evidence of the assignment of an agent who represents the owner.

Request complies.

- (3) Evidence of unified control of the entire area within the PUD with all owners within the area of same identified.

Request complies.

- (4) An agreement by all owners within the PUD which includes their commitment to:

- a. Proceed with the proposed development in accordance with the PUD ordinance and such conditions and safeguards as may be set by the city commission in such ordinance; and,

Request complies.

- b. Provide a written narrative PUD text that clearly identifies by corresponding numbered and lettered paragraphs responses to the following criteria:

1. Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property; and,

Included in the PUD text is documentation of compliance with numerous goals, policies, and objectives of the Comprehensive Plan. Staff analysis may be found above.

2. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts; and,
Not applicable to this request.

3. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception; and,
Request complies by providing the need and justification for the PUD rezoning in Section 8, which is found on page 11 of the 22-page PUD text. The request also complies with the requirement for identification of each proposed development condition that would otherwise not be allowed under the existing zoning.

4. Compliance with the purpose and intent and criteria in [section 28-286](#); and,
Request may or may not comply, staff analysis found above.
5. Compliance with [section 28-288](#) and justification for any zoning uses; and,
Request may or may not comply, staff analysis found above.
6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit; and,
Request complies. Information is included on page 10 in Section 6 of the PUD text.
7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement; and,
Request complies. Information is included on page 11 in Section 7 of the PUD text.
8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule; and,
While Section 6 of the PUD text does include the anticipated date for substantial completion of the project as 2028-2030, this request does not comply as a specific termination date has not been included in the PUD text.
9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted; and,
Request complies.
10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city; and
Request does not comply. Infrastructure impact analysis has not been provided, nor mitigation of potential impacts.
11. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.
Request may or may not comply. Information is included in the PUD text, a determination for the level of detail required will need to be made.

(2) *Materials to accompany applications.* An application for rezoning to PUD shall be accompanied by the following, in sufficient copies as deemed necessary by the planning and zoning board for referrals and recommendations. The planning and building department will maintain a checklist of materials to accompany an application to help clarify the submittal requirements:

- (1) Plans, maps, studies and reports, including an infrastructure impact analysis, as may reasonably be required by the city commission and the planning and zoning board in order to make the findings and determinations called for in the particular case. The infrastructure impact analysis shall include site specific design improvements related to traffic circulation, and the movement of pedestrians, bicycles, and vehicles on and off-site, and water, sewer, stormwater improvements, and public utility improvements and impacts.

Request does not comply. An infrastructure impact analysis has not been provided, additionally the Board requested information regarding the proposed development's impact to scenic vistas at the March 5th meeting which has also not been provided.

- (2) For proposed PUDs currently zoned HP-1, HP-2, HP-3, HP-4 and HP-5, a streetscape demonstrating the size and scale of the project in context with the adjacent properties and existing historic district development patterns. The streetscape shall include at a minimum the subject block and facing block to illustrate how the proposed project meets the scale of the surrounding context. This streetscape requirement is not mandatory for projects that create no visual impact to the exterior of an existing structure. Structural changes in roof lines, exterior facades and elevations and any exterior additions or reconfigurations may require a streetscape, as deemed necessary by staff or the historic architectural review board concurrent with project details.

Not applicable to this request.

- (3) Infill and redevelopment projects shall also be required to provide a streetscape analysis similar to that required in the historic districts as per (b) (2) above, as deemed necessary by staff to allow the PZB and/or HARB, for projects in the city's entry corridors, to evaluate the projects impact on the neighborhood or area, as a defined community in [section 28-289\(b\)](#) (9) and the projects ability to contribute to and enhance the existing streetscape.

Not applicable to this request as it is not located within an entry corridor.

- (4) A written PUD text narrative compliant with all parts of [sections 28-286](#) through [28-292](#), as applicable. Such PUD text narrative shall also include as an exhibit a final site development plan at an appropriate scale and consistent with the terms of the PUD text narrative, an introductory statement explaining the intended plan of development, clearly indicating where approval of the rezoning to PUD or PUD amendment will benefit the future occupants of the proposed development, will be compatible with the adjacent neighborhood, and will forward the goals, policies and objectives of the city in general, and including any specific benefits to the community as a whole. Such justification shall be based on the intent of the PUD, consistency with the Comprehensive Plan, and compliance with all requirements of rezoning to PUD or PUD amendment as found herein.

Request complies. A written PUD text narrative has been provided.

- (5) The final site development plan included at an appropriate scale supporting the above statement illustrating:

- a. The location, grouping and height of all uses and facilities.

Request complies with location and grouping of uses, information regarding specific height of structures has not been provided.

- b. In the case of residential development, the number of residential units, their location and number of stories.

Not applicable to this request.

- c. A multi-modal circulation system including any vehicular, public transit, pedestrian and bicycle access points, driveways, walkways or crosswalks, parking areas, transit shelters or bus stop loading areas, bicycle racks, and rights-of-way, streets or sidewalks to be dedicated in support of the infrastructure impact analysis.

Request does not comply. Without the provision of an infrastructure impact analysis, evidence of a multi-modal circulation system to accompany that analysis has also not been provided.

- d. A system of open space and recreational uses, with the acreage to be dedicated and that to be retained in common ownership.

Request complies, open space and recreational uses are shown on the Master Plan.

- e. A topographic map at an appropriate scale showing contour lines, including all existing buildings and wooded areas.

Request partially complies by providing a map of all existing buildings and wooded areas. A topographic map of the site has not been provided.

- f. An illustration, outline or discussion describing any community benefits incorporated into the planned development or provided off-site, such as, public parking, enhanced landscaping or street trees, public park facilities, architectural or historic resource benefits, the encouragement of beneficial uses or alternative forms of transportation, maintenance, improvement or encouraging public access to waterways, conservation areas and/or vistas and scenic opportunities.

Request complies. Information is included in the PUD text.

- g. Elevations, specific architectural elements, and contextual drawings, as deemed necessary by staff and the PZB and/or HARB to illustrate the details of the project, which may include a sun, shadow or shade study.

Request does not comply; architectural drawings have not been provided.

- h. Full signage and hardscape plans, as well as, landscape and tree preservation or replacement plans in sufficient detail to allow PZB to review and make a recommendation concerning the project.

Request complies. Documentation is included in the PUD text and a landscaping plan.

- i. The site plan must describe and show any buffers or setbacks required from any jurisdictional areas for review to include details for conservation overlay zone development, as well as, locations of any proposed docks or water features, and/or impacts to existing tree canopy areas.

Request may or may not comply based on submitted documentation.

- (6) Statements indicating how the problems of maintenance and ownership of common facilities will be resolved.

Although Section 7 of the PUD text provides details of ownership and maintenance, this request does not comply due to the omission of details regarding how potential problems of maintenance and ownership of common facilities will be resolved.

(7) A schedule of development, including the staging and phasing of:

- a. Areas to be developed, in order of priority;
- b. The construction of streets, utilities and other improvements necessary to serve the proposed development; and
- c. The dedication of land to public use, if any.

Request may or may not comply. The PUD text provides general information regarding schedule of development.

(8) Each of the above elements shall be listed as to their relative order of improvement with an estimated time schedule for their accomplishment. It is, among other things, the intent of this requirement that the schedule of development be such that a staged implementation of the PUD would not result in land use conditions which would establish a precedent for the use of adjoining undeveloped property for purposes other than that shown on the approved PUD.

(9) Developer neighborhood notice. At the time of filing a PUD or PUD amendment application, the applicant must submit to the city's planning department a copy of the developer neighborhood notice mailed to the Neighborhood Council of St. Augustine, Inc., or its successor, by regular U.S. mail at the current mailing address provided to the Florida Department of State, Division of Corporations, as made available on that agency's website. If the property is not included in a defined neighborhood area the boundaries of a "community" area will be defined as those properties within a five hundred-foot radius of the project boundaries to be notified by mail postmarked no less than fifteen (15) days prior to the first scheduled PZB meeting, and shall be notified individually by the same neighborhood notice process below. The developer neighborhood notice shall include the following information:

- a. The project name, property owner(s) and applicant(s); and
- b. The existing zoning and requested rezoning, the physical address or location of the project, and a brief description of the application request; and
- c. The developer's project coordinator contact information, including name, mailing address, telephone number and email address; and
- d. The following statement in prominent font:

"Please contact the developer's project coordinator directly if a courtesy neighborhood informational meeting is requested of the developer. The courtesy neighborhood informational meeting will be presented by the developer, not by City staff. It is not an official City meeting or hearing on the project application. The developer neighborhood notice is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing. The developer neighborhood notice is an additional, courtesy informational tool provided to the public to facilitate early, voluntary and direct communication between the City's neighborhoods or defined communities and PUD development applicants. This document was prepared by the developer and the City does not warrant its accuracy. The official complete application public record will be available for review after filing at the City of St. Augustine Planning and Building Department, 75 King Street, St. Augustine, Florida, during regular office hours."

- e. In addition to the developer neighborhood notice, the city planning and building department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the city's public information outreach initiative. Such additional courtesy information may be provided in person, by U.S. regular mail, electronic mail or posting on the city's website, as reasonably

practicable. This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.

(3) *Action by the planning and zoning board and the city commission.* Following the public hearing as required for all applications for rezoning, the planning and zoning board may recommend and the city commission may enact an ordinance establishing a PUD, including any special conditions related thereto, based upon findings that:

- (1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.
- (2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of [sections 28-286](#) through [28-292](#), as applicable.
- (3) Need and justification finding. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.
- (4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:
 - a. Permit a creative approach to the development of land; and
 - b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and
 - c. Provide for an efficient use of land; and
 - d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
 - e. Provide an environment of consistent character compatible with surrounding areas; and
 - f. Retain property values over the years.

(4) A PUD or PUD amendment shall first be reviewed by the planning and zoning board, followed by the historic and architectural review board if such review is required. The city commission may remand a PUD application for further review by its planning and zoning board or historic architectural review board, such review shall be limited to the scope of review as expressed by the city commission. The city commission may expressly limit the additional review to only one such agency, after which the PUD application shall be promptly scheduled for further action by the city commission. Nothing in these regulations is intended to remove the historic and architectural review board's reviewing authority after a property has been rezoned to PUD.

(5) *Deviations from ordinance creating PUD.* In order to facilitate minor adjustments to the plans approved as part of the ordinance creating a PUD, the city commission may approve changes in such plans, without the review and recommendation of the PZB, and without the adoption of an ordinance to modify the PUD ordinance, if as a result of such changes:

- (1) There are the same or fewer number of dwelling units and/or floor area;
- (2) The open space is in the same general location and in the same general amount, or a greater amount;

- (3) The buildings have the same or less number of stories and/or floor area; and
- (4) The roads and drives follow approximately the same course and have the same public or private rights therein.
- (6) Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to finalize any recommendations to the city commission. The PZB reserves the right to require only one (1) public hearing, if deemed appropriate by the PZB, the project may move straight to the city commission for rezoning.
- (7) Because of the nature of PUD's with regard to potential size and the level of detail required of projects, and unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a PUD rezoning within not more than sixty (60) days from the date of filing of the complete application. Any revisions or amendment to the PUD rezoning application must be submitted to the planning and building department at least fifteen (15) days prior to the scheduled meeting date. Notice of public hearing shall be made as provided in [section 28-59\(a\)](#) and (b).
- (8) *Expiration of time limits provided in ordinance creating a PUD.* If development actions required by the ordinance creating a PUD are not taken within the timeline established in the PUD from the date of approval by the city commission actions consistent with [section 28-289](#) (a)(4)b.8. shall be taken.

Sec. 28-290. - Implementation of a PUD.

- (a) *Development plan.* The final development plan, and project narrative shall be attached to the PUD ordinance as an exhibit and shall be the only development plan associated with the PUD unless and until an amendment to the PUD is pursued via amendment to the PUD ordinance or via minor amendment procedures.
- (b) *Record plats.* If the PUD ordinance requires the recording of record plats, such plats shall be submitted to the city commission for final approval.
- (c) *Approval of development plans.* The planning and building department shall review all development plans; and, if found in compliance with this Code, and the PUD ordinance shall approve same.
- (d) *Permits required.* All construction in the development of a PUD shall proceed only under applicable permits issued by the planning and building department; and no building permit, certificate or other document authorizing construction or occupancy within a PUD shall be issued, except in accordance with the approved PUD ordinance and all regulatory provisions in existence at the time of the permit except as otherwise exempted or waived in the PUD text.

Sec. 28-292. - Standards and criteria for redevelopment and infill PUD developments.

The following performance standards are intended for redevelopment and infill PUD developments. These projects typically involve property currently developed where the proposed PUD includes razing the existing development and building new or renovating the existing development to the extent that it is a redevelopment project which introduces new uses or combination of uses and a new design changing the character of the existing. Infill projects typically involve vacant property within an existing developed area where it is important for the proposed PUD to be compatible with the existing surrounding development. These standards and criteria are in addition to other PUD requirements outlined above.

- (1) *General development patterns.* Redevelopment and infill projects within the city shall take into consideration pedestrian-oriented design, the human scale and sense of place of the surrounding area, and shall respect existing development patterns and provide for compatibility, quality and integrity of the existing area and neighborhoods. They should provide a unique sense of place through architectural design and a mixture of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood. The PUD should be an addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.

Quality pedestrian-oriented design should result in walking being a practical and enjoyable mode of transportation. Factors such as adequate sidewalk widths and shading are some examples that contribute to quality design. Human scale design should strive to design spaces that prioritize people above everything else. Evaluation of this request for its contributions and added value to the area is also part of this requirement, specifically its sensitivity to the context of the open water and wetlands that are part of this site.

- (2) *Contributions to the existing community.* Redevelopment and infill projects shall also demonstrate consideration for the existing neighborhoods and street patterns within the city by describing the project's impact on existing community patterns, the environment, the economy, the transportation networks or circulation patterns as described in an infrastructure impact analysis, as well as, natural features, and vistas and scenic opportunities. The project narrative shall include a statement of how the PUD is consistent with the character, history, and cultural and natural features that help create a sense of place. The project shall be compatible by demonstrating appropriate design, massing, screening, and architectural techniques.

The applicant has provided an overview of this proposal's contributions to the existing community. Although additional information explaining its inevitable impacts, and potential mitigation measures, with adjacent transportation networks or circulation patterns may need to be provided.

- (3) *Redevelopment and infill PUD projects.* Additionally, redevelopment and infill projects shall include a description evaluating the existing building(s) condition, potential demolition issues, and the extent of renovation of the existing building(s), if applicable. A clear description of the site design evaluating existing issues, such as, access, driveways, parking, maneuverability, landscaping, including tree removal is also required if necessary. A description with detailed drawings that show the existing streetscape, and the new streetscape to demonstrate compatibility, proportion, form, and rhythm with the surrounding area is required. Details of colors, materials, and design themes may also be required, and compatibility with applicable Design Standards for Entry Corridors must be demonstrated.

This information has been provided by the applicant and is included in the Cat's Paw Marina PUD text and exhibits.

Chapter 11 Definitions & Chapter 11 Standards for Review

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are

determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect

and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required

when new development is proposed along an unaltered shoreline.

The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2

shall remain undeveloped except as provided in subsections (1)–(4) of this subsection.

If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

- (1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.
- (2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed stand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.
- (3) Dead, diseased, unsafe, or fallen trees may be removed.

- (4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts. The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

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

Section 5 of the PUD text includes the applicant's analysis of the proposed project against the City's seventeen criteria for Conservation Overlay Zone development. Staff has provided a summary of these responses which may be found below and in bold.

- (1) Site specific conditions.
 - a. **The applicant's response focuses largely on the development plan rather than the existing conditions of the sites included in this proposal.**
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
 - a. **The applicant states that the proposed development will adhere to the standards for development and will not impact any adjacent development. Their response also includes references to adhering to sound level limits from emanating music.**
- (3) Natural and proposed drainage patterns.
 - a. **The proposed development will employ an underground system for stormwater collection, conveyance and treatment which in turn allows for more of the site to be developed as opposed to the use of a traditional wet detention system.**
- (4) Effect of point and nonpoint discharge in the marine environment.
 - a. **Applicant's response does not provide specifics of point and nonpoint discharge and states "specifics of the stormwater management system will provide analysis of the point and non-point discharge and provide for protection of the marine environment."**
- (5) Proposed soil stabilization and erosion control methods.
 - a. **Applicant's response does not provide specifics of soil stabilization and erosion control methods and states it will be "provided within the engineering and construction plan documents required for local and State permitting."**
- (6) Impact on floodplain.
 - a. **The applicant references the stormwater management facilities that "will be able to eliminate the potential for off-site impacts to the neighboring community and environmentally sensitive areas, often associated with the increase in flood zone elevation requirements."**

- (7) Impact of development on vegetative and animal communities.
- a. **The applicant's response focuses mostly on the site being previously developed as justification for the proposal and does not mention potential mitigation or restoration outside of the general requirements for development.**
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- a. **The applicant's response does not appear to be proactive in preparing for the potential of these adverse impacts happening outside of meeting local, State, and Federal guidelines and regulations.**
- (9) Effect of shade on vegetation and shellfish.
- a. **The applicant states that "no construction is planned which would cause shading," while the PUD text allows for a maximum building height of fifty (50) feet.**
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- a. **The applicant states that the increased marine vessel traffic "should be minimal" and will adhere to relevant guidelines and regulations.**
- (11) Impact of development on shoreline by linear feet and percent of site.
- a. **The applicant's response does not include the impact of development on shoreline by linear feet. The response for the percentage of the site impacted by development is that the new enclosed boat storage building will be in the same general location and "should not significantly change any vistas or scenic opportunities customarily known based on the adjacent uses and buildings."**
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- a. **Applicant's response mirrors that of criteria number 11.**
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- a. **Details regarding criteria number 13 may be found on the submitted landscaping plans.**
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- a. **The applicant's response does not include specifics in regard to potential loss in acres and percent of site attributed to the proposed development.**
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- a. **Information provided is limited to the provision of an underground stormwater system for collection, conveyance and treatment, specifics on how it handles the impacts associated with a working waterfront are not provided.**
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- a. **The applicant's response is that the proposed development will have no impacts associated.**
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock

shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

a. There are no docks included in this request.

Conservation Overlay Zone 3 is comprised of uplands and urban/residential areas which are inland from Zones 1 and 2, and which require special environmental consideration. Zone 3 is comprised of those undeveloped areas considered to be special flood hazard areas and significant tree canopy areas.

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

- (1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:
 - a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
 - b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
 - d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a significant tree.
 - f. Impact upon the urban and natural environment, including:
 1. Ground and surface water stabilization.
 2. Water quality and aquifer recharge.
 3. Ecological impacts.
 4. Noise pollution.
 5. Air movement.
 6. Air quality.
 7. Wildlife habitat.
 - g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

Below is a list of significant trees proposed to be removed which staff believe may need additional information on the justification for their proposed removal.

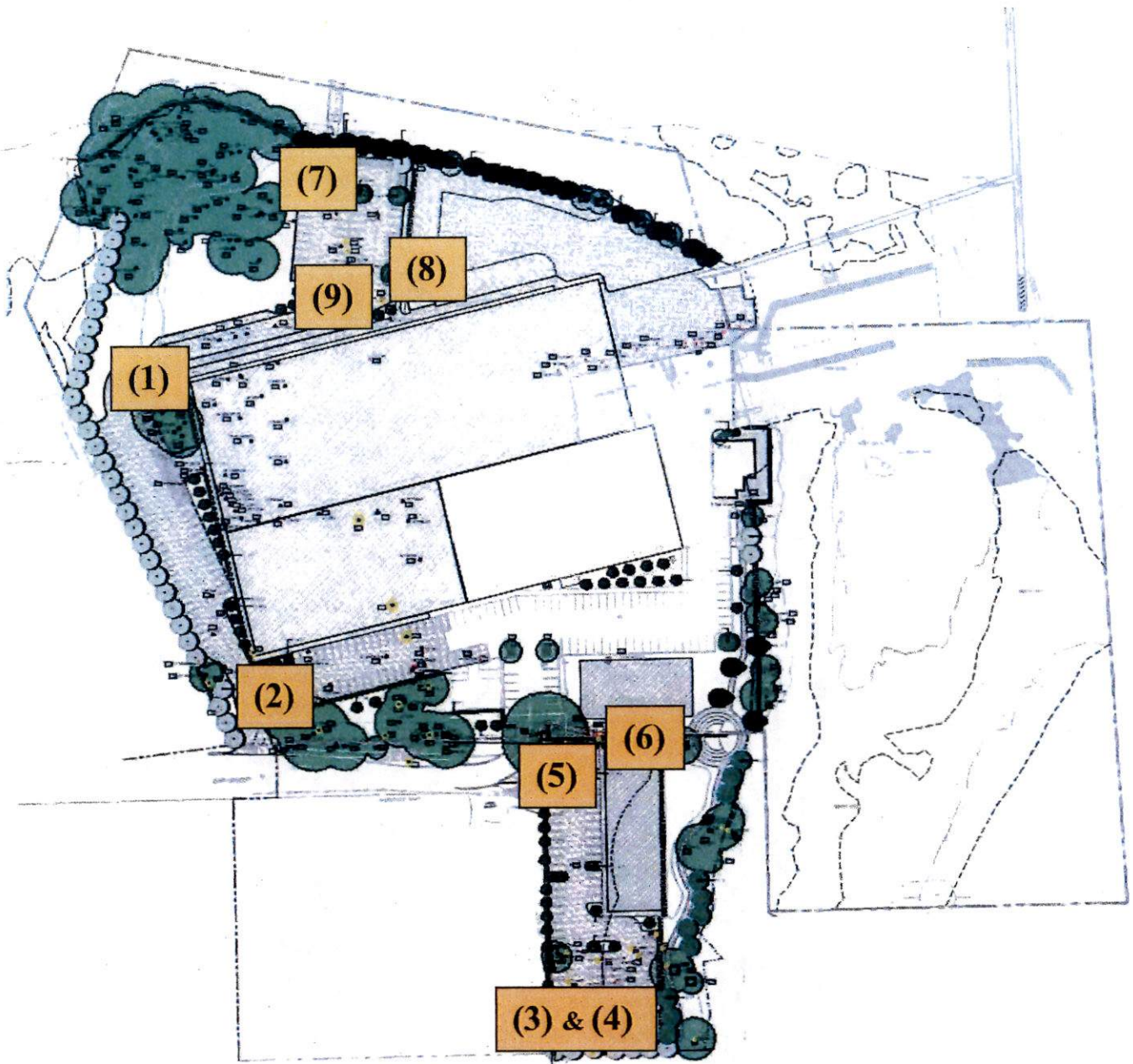


Figure 3. Screenshot of the Overall Presentation Plan included in the PUD text. Specific trees are listed below which correspond to the numbers included on this screenshot.

- (1) #63: not included in the arborist report.
- (2) #153, 154, 158, 160, and 162: all documented in the arborist report as "Appears Healthy."
- (3) #219, 220, 221, and 224: all documented in the arborist report as "Appears Healthy."
- (4) #211 and 214: both documented as "Appears Healthy."
- (5) #199 and potentially 200: both documented as "Appears Healthy."
- (6) # 184, 185, 186, 187, and 197: #197 is the only tree included in the arborist report and is documented as "Appears Healthy."

- (7) #126 and 127: are not included in the arborist report.
- (8) #21: documented as “Appears Healthy (Add-On Tree Not on Survey).”
- (9) #15 and 16: both documented as “Appears Healthy.”

Additional staff notes:

- 11.8 acres of developable land amounts to 514,008 square feet meaning the lot coverage is approximately 48.6%. The impervious surface ratio is significantly higher due to the inclusion of parking facilities, drive aisles, and boat staging area. An exact impervious surface ratio calculation has not been provided based on the amount of developable land and language referencing a maximum amount of impervious surfaces has not been included in the PUD text.

Requests made by the Board and included as conditions of final order from the March 5th PZB meeting:

- More details on tree removal/preservation.
- More details on trees within Conservation Overlay Zone 2.
- Provide lot coverage and impervious surface ratio calculations.
- More details regarding pedestrian connectivity.
- Height of building(s) from both grade and finished floor elevation
- Scenic vista analysis.
- Clarity on proposed building located in southern portion of the proposed development.
- Specific schedule of development deadline.

The Board is tasked with making recommendations to the city commission which shall show that the Board has studied and considered:

- (1) No adverse effect finding.
 - a. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.
- (2) Consistency with the Comprehensive Plan and PUD regulations finding.
 - a. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.
- (3) Need and justification finding.
 - a. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.

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



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



CITY OF
ST. AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

March 5, 2024

Brad C. Wester
c/o Driver McAfee Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202

Re: Conservation Overlay Zone Development, Comprehensive Plan Land Use Amendment and Rezoning – 199 Nix Boat Yard Road / PID 134900-0020 (County), 200 Nix Boat Yard Road / PID 134832-0010 (County), 200-1 Nix Boat Yard Road / PID 134832-0030 (County Nix Boat Yard Road / PID 134821-0000 (County), 200 Nix Boat Yard Road / PID 134832-0000 (City), 220-B Nix Boat Yard Road / PID 134830-0000 (City).

Dear Mr. Wester,

On Tuesday, March 5, 2024, the Planning and Zoning Board (PZB) met and discussed your request to amend the current land use of Mixed-Use District (County) to Marine Industrial (City), to rezone the approximately 1.8-acre property from Open Rural (OR) and the approximately 4.49 acres Commercial Highway Tourist (CHT) (County) to Planned Unit Development (PUD) (City), to approve construction within Conservation Overlay Zone 1, 2, & 3 all subject to a Voluntary Petition for Annexation and Pre-annexation Agreement. To amend the existing Cat's Paw Marina PUD, Ordinance No. 2023-20, at 200 and 220 Nix Boat Yard Road to include the above referenced proposals.

Specifically, based upon evidence presented, the PZB **continued** your application, as described in the attached copy of the executed order.

Please contact the Planning and Building Department at 904-825-1065 for any questions you may have regarding this matter.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|---|--|
| ☐ Appeal | ☐ Preliminary Subdivision Plat Approval |
| ☒ Conservation Overlay Zone Development | ☒ PUD Modification/Amendment |
| ☐ Use by Exception | ☒ Rezoning |
| ☐ Final Development Plan | ☐ Variance |
| ☒ Land Use Plan Amendment | ☐ Comprehensive Plan Amendment and Rezoning |

IN THE MATTER OF:

Case No.: 2024-0012
Applicant: Brad C. Wester c/o Driver McAfee Hawthorne & Diebenow, PLLC
Owner: BDEP Land, LLC & Nix Boat Yard LLC
Addresses: 199 Nix Boat Yard Road, 200 Nix Boat Yard Road, 200-1 Nix Boat Yard Road, Nix Boat Yard Road, 200 Nix Boat Yard Road, & 220-B Nix Boat Yard Road
Parcel Numbers: 134900-0020, 134832-0010, 134832-0030, 134821-0000, 134832-0000, & 134830-0000

RE: Conservation Overlay Zone Development, Comprehensive Plan Land Use Amendment, & Rezoning, pursuant to Sections 11-29 and 28-30, City of St. Augustine Code, To amend the current land use of Mixed-Use District (County) to Marine Industrial (City), to rezone the approximately 1.8-acre property from Open Rural (OR) and the approximately 4.49 acres Commercial Highway Tourist (CHT) (County) to Planned Unit Development (PUD) (City), to approve construction within Conservation Overlay Zone 1, 2, & 3 all subject to a Voluntary Petition for Annexation and Pre-annexation Agreement. To amend the existing Cat's Paw Marina PUD, Ordinance No. 2023-20, at 200 and 220 Nix Boat Yard Road to include the above referenced properties.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MARCH 5, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the March 5, 2024, Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject properties have a land use designation of Mixed-Use District (County) & Marine Industrial (City), and a zoning classification of Open Rural (OR) (County), Commercial Highway Tourist (CHT) (County), & Planned Unit Development (PUD) (City).
4. The above-described requests are subject to Sections 11-29 and 28-30 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action **MEETS** / ~~DOES NOT MEET~~ the requirements of Sections 11-29 and 28-30, City of St. Augustine Code, and **APPROVES** / **DENIES** / ~~CONTINUES~~ the Applicant's request to amend the current land use of Mixed-Use District (County) to Marine Industrial (City), to rezone the approximately 1.8-acre property from Open Rural (OR) and the approximately 4.49 acres Commercial Highway Tourist (CHT) (County) to Planned Unit Development (PUD) (City), to approve construction within Conservation Overlay Zone 1, 2, & 3 all subject to a Voluntary Petition for Annexation and Pre-annexation Agreement. To amend the existing Cat's Paw Marina PUD, Ordinance No. 2023-20, at 200 and 220 Nix Boat Yard Road to include the above referenced properties.

Subject to the following findings by the PZB:

- Need more details on tree removal / preservation, more details on trees within
- COZ 2, provide lot coverage and impervious surface ratio calculations, more detail
- regarding pedestrian connectivity, height of building from both grade and finished floor elevation, scenic vista analysis, clarity on proposed building to south, and a

Subject to the following conditions:

- specific Schedule of Development deadline.

• Continued to a date uncertain.

DONE AND ORDERED, at a public hearing on the 5th day of March, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

2024-0012

REQUEST APPROVED / DENIED / ~~CONTINUED~~

Sign Name

Charles Pappas

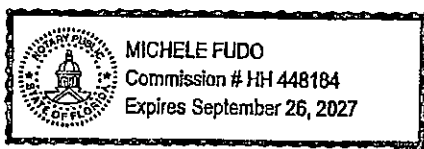
Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Charles Pappas who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 5th day of March, A.D., 2024.



Michele Fudo
Notary Public, State of Florida



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: _____ (plus advertising costs) Project Number: _____
Receipt Number: _____ Meeting Date: _____
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Brad Wester Contact Number: 904.294.3768
Business (if applicable): Driver McAfee Hawthorne & Diebenow, PLLC.
Address: 1 Independent Drive, Suite 1200 City: Jacksonville State: FL Zip: 32202
E-Mail Address: bwester@drivermcafee.com

2. NAME OF PROPERTY OWNER: See attached list. Contact Number: See attached list.
Business (if applicable): See attached list.
Address: See attached list. City: _____ State: _____ Zip: _____
E-Mail Address: See attached list.

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: See attached legal descriptions. Block: _____
Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: 200 Nix Boat Yard Road

5. SPECIFIC PROPOSED USE: Enclosed boat storage; marina support facilities & accessory uses; infrastructure & improvements.

6. ACTION REQUESTED:
☒ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☒ Land Use Plan Amendment
☐ Variance ☒ Rezoning
☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED:
*Revises current application Case #2024-0012 to include all new annex parcels as described:
1) Comp. Plan Amendment for new annex parcels from Mixed-Use (SJC) to Marine Ind.(COSA)
2) Companion PUD to modify existing Cat's Paw Marina PUD to include new annex parcels
3) Conservation Zone Development for new annex parcels

8. JUSTIFICATION FOR ACTION REQUESTED:
To be processed as part of petition for voluntary annexation and pre-annexation agreement.

04/18/2019

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

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

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

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

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

10. PREVIOUS 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.

Recent Case #2024-0012 and Past Approved Ordinance #2023-18; #2023-19 and #2023-20.

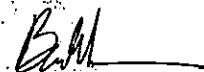
11. AGREEMENT:

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

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

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

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



Signature of Applicant

May 3, 2024

Date

See attached owner's authorization forms

Signature of Property Owner

Date

04/18/2019



Owner's Authorization For Agent

Brad Wester & Staci Rewis of
Driver McAfee Hawthorne & Diebenow, PLLC is/are hereby authorized TO ACT ON BEHALF
OF BDEP CAT'S PAW, LLC the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Annexation, Comprehensive Plan Amendment
Application number & Rezoning, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:
75 King Street, St. Augustine, FL 32085

BY: Gayle Bulls Dixon, Manager
Signature of Owner
Gayle Bulls Dixon
Print Name of Owner
415-407-3453
Telephone Number

State of Florida

County of Duval

Signed and sworn before me on this 30th day of January, 2023

By Gayle Bulls Dixon

Identification verified:

Oath sworn: X Yes No

Notary Signature: Carrie Anne Kissinger

My Commission expires: August 28, 2026





Owner's Authorization For Agent

Brad C. Wester of
Driver McAfee Hawthorne & Diebenow, PLLC is/are hereby authorized TO ACT ON BEHALF
OF Gayle Bulls Dixon of BDEP Land, LLC the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: "Cat's Paw Marina", and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located
at: 75 King Street, St. Augustine, FL 32085

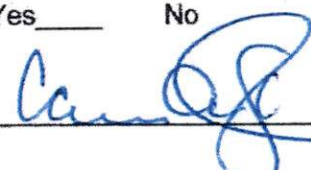
BY: 
Signature of Owner
Gayle Bulls Dixon
Print Name of Owner
415-407-3453
Telephone Number

State of Florida
County of Duval

Signed and sworn before me on this 18th day of January, 2024.
By Gayle Bulls Dixon

Identification verified:

Oath sworn: XX Yes No

Notary Signature: 

My Commission expires: August 28, 2026





ST AUGUSTINE
EST 1565

Owner's Authorization For Agent

Brad C. Wester of
Driver, McAfee, Hawthorne & Diebenow, PLLC,
is/are hereby authorized TO ACT ON BEHALF
OF 200 Nix Boat Yard, LLC., the owner(s) of those lands described within
☐ the attached application, or ☒ described within the previously filed
Application number: "Cat's Paw Marina", and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:
75 King Street, St. Augustine, FL.

BY: *Kevin Seelig*
Signature of Owner
Kevin Seelig
Print Name of Owner
(904) 599-5789
Telephone Number

State of FLORIDA

County of ST JOHNS

Signed and sworn before me on this 15th day of FEBRUARY, 2024

By KEVIN SEELIG

Identification verified:

Oath sworn: Yes ☒ No

Notary Signature: *Traci L. Goetz*

My Commission expires: March 21, 2025





Owner's Authorization For Agent

Brad Wester of Driver McAfee H is/are hereby authorized TO ACT ON BEHALF OF Paul Christopher Pellicer, the owner(s) of those lands described within

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

Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 75 King Street

BY: Paul Christopher Pellicer
Signature of Owner

Paul Christopher Pellicer
Print Name of Owner

904-667-4331
Telephone Number

State of FLORIDA

County of ST. JOHNS

Signed and sworn before me on this 12th day of April, 2024

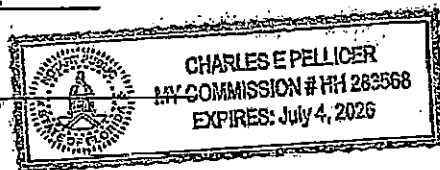
By: PAUL CHRISTOPHER PELLICER

Identification verified:

Oath sworn: Yes ☒ No ☐

Notary Signature: Charles E. Pellicer

My Commission expires: _____



it. Johns County, FL

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Apply for Exemptions

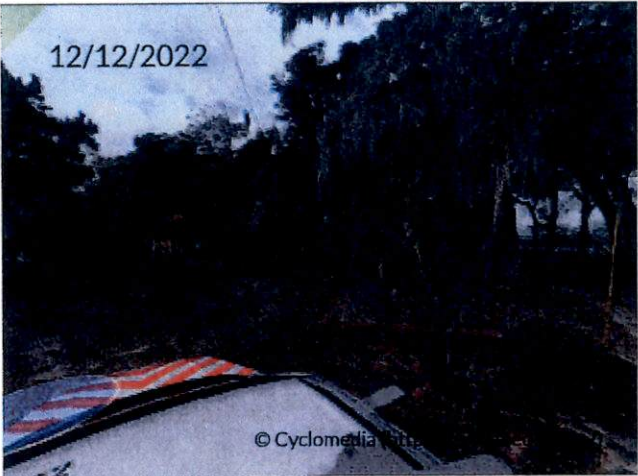
2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1348200000
Location Address	200 NIX BOAT YARD RD SAINT AUGUSTINE 32084-0000
Neighborhood	Perpall Grant (SF) (692)
Tax Description*	(1) PERPALL GRANT SUBD PT OF LOT 2 - .36AC HOMESITE REMAINS OR3518/1602(ORD DET HX RP) <i>*The Description above is not to be used on legal documents.</i>
Property Use	Single Family (0100)
Code	
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	0.360
Homestead	N

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Owner Information

Owner Name	Pellicer Paul C 100%
Mailing Address	200 F NIX BOAT YARD RD SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	\$50,014
Extra Features Value	\$432
Total Land Value	\$150,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$200,446
Total Deferred	\$93,554
Assessed Value	\$106,892
Total Exemptions	\$0
Taxable Value	\$106,892

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

Historical Assessment Information

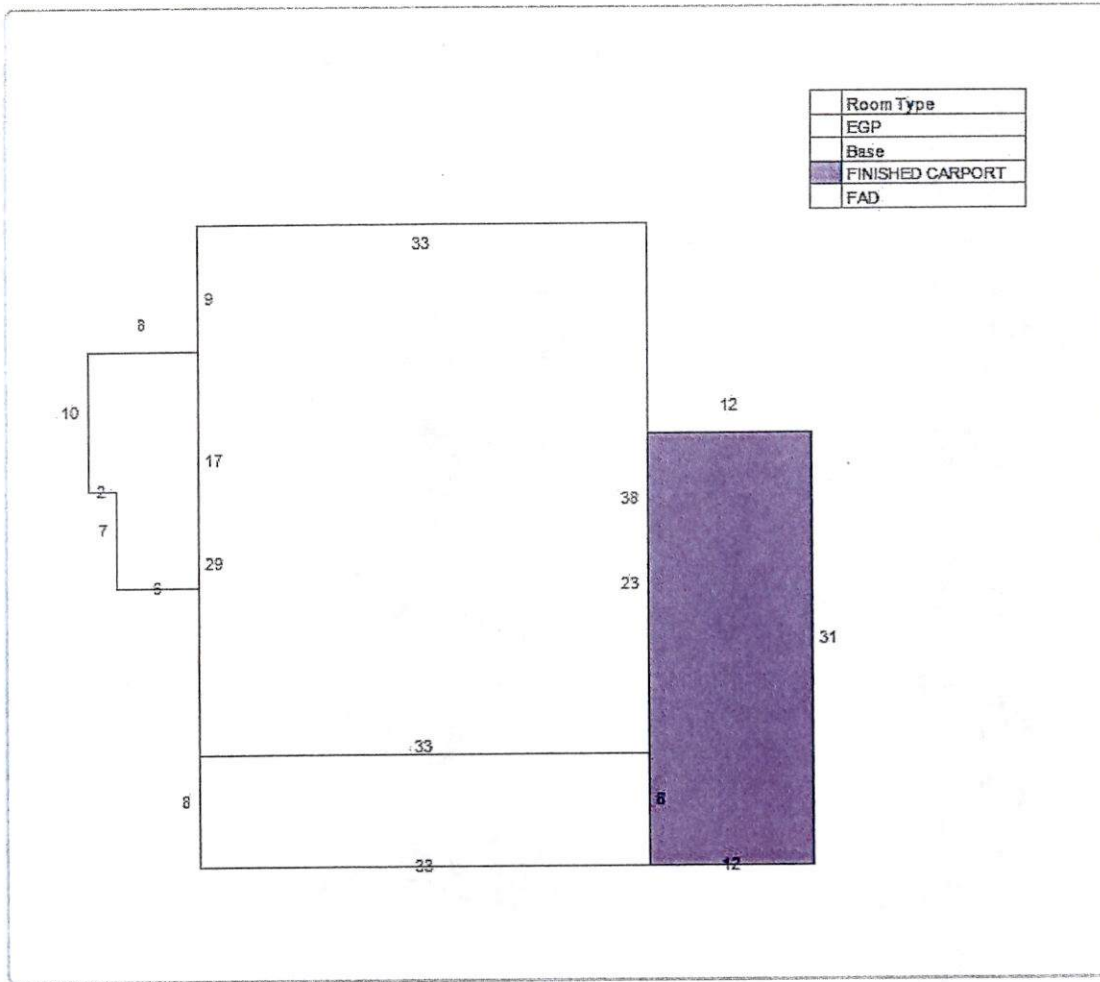
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$52,056	\$432	\$150,000	\$0	\$0	\$202,488	\$97,175	\$105,313	\$97,175
2022	\$44,921	\$504	\$46,782	\$0	\$0	\$92,207	\$88,341	\$3,866	\$88,341
2021	\$33,204	\$504	\$46,782	\$0	\$0	\$80,490	\$80,310	\$180	\$80,310
2020	\$33,896	\$504	\$46,782	\$0	\$0	\$81,182	\$73,009	\$8,173	\$73,009
2019	\$32,346	\$479	\$46,782	\$0	\$0	\$79,607	\$66,372	\$13,235	\$66,372
2018	\$33,614	\$479	\$46,782	\$0	\$0	\$80,875	\$60,338	\$20,537	\$60,338
2017	\$34,882	\$479	\$19,492	\$0	\$0	\$54,853	\$54,853	\$0	\$54,853
2016	\$32,861	\$479	\$19,492	\$0	\$0	\$52,832	\$52,832	\$0	\$52,832
2015	\$34,014	\$479	\$19,492	\$0	\$0	\$53,985	\$53,985	\$0	\$53,985
2014	\$32,555	\$479	\$19,492	\$0	\$0	\$52,526	\$52,526	\$0	\$52,526
2013	\$33,641	\$479	\$19,492	\$0	\$0	\$53,612	\$53,612	\$0	\$53,612

Building Information

Building	5	Roof Cover	Metal
Building Value	\$50,014	Roof Structure	Gable Hip
Year Built	1965	Interior Flooring	Pine Wood
Actual Area	2012	Interior Wall	Drywall
Conditioned Area	1376	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Aluminum Vinyl	Baths	

Description	Square Footage
BASE AREA	1254
ADDITION	122
FINISHED CARPORT	372
UNFINISHED ENCLOSED PORCH	264
Total SqFt	2012

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		432

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	116	130	1	UT	\$150,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/7/2011	7/6/2011	\$0.00	LETTERS OF ADMN	3452	139	U	I	PELLICER DOROTHEA L (DECD)	LETTERS OF ADMIN
1/25/2012	3/27/2011	\$0.00	ORDER DET HX REAL P	3518	1602	U	I	PELLICER DOROTHEA L (DEC'D)	PELLICER PAUL C
7/7/2011	3/27/2011	\$0.00	WILL	3452	119	U	I	PELLICER DOROTHEA L (DECD)	LAST WILL & TESTAMENT
	1/1/1977	\$0.00		324	261	U	I		PELLICER DOROTHEA L

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

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2022 TRIM Notice

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

Summary

Parcel ID	1348210000
Location	NIX BOAT YARD RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Perpall Grant on San Sebastian (CRKFR) (692.25)
Tax	(1-MARSH) PERPALL GRANT SUBD LOT 1 & ALL LOT 2 (EX PT IN OR464/645 & EX PARCELS 1 2
Description*	3 4 & 5 IN OR1220/642)(EX OR1475/35) (EX HOMESITE IN OR3518/908 & EX PTS IN OR3541/908 918 923 929 & 939) - MARSH LYING E OF PARCEL 5 REMAINS OR31/592 83/446 & 324/261 & 3452/119(WL) & 139(L/A) & 3684/1684(P/R) & 3684/1688(Q/C) & 3689/964(Q/C) & 5366/372(Q/C)
	*The Description above is not to be used on legal documents.
Property Use Code	Marshes, Wetlands, Waste Lands (9600)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	1.170
Homestead	N

No Image Available

Owner Information

Owner Name	200 Nix Boat Yard LLC 100%
Mailing Address	205 COMMERCIAL DR UNIT 2 SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$250
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$250
Total Deferred	\$0
Assessed Value	\$250
Total Exemptions	\$0
Taxable Value	\$250

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$0	\$250	\$0	\$0	\$250	\$250	\$0	\$250
2022	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2021	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2020	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2019	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2018	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2017	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2016	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2015	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2014	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500
2013	\$0	\$0	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Marshes & Tidal Lands	0	0	1	UT	\$250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/10/2021	9/3/2021	\$100.00	QUIT CLAIM DEED	366	372	U	V	PELLICER PATRICK A ETAL	200 NIX BOAT YARD LLC
2/20/2013	1/30/2013	\$100.00	QUIT CLAIM DEED	3689	964	U	V	BERNHARD JUDITH A, JONATHAN M PELLICER, PAUL C PELLICER	PELLICER PATRICK A
2/20/2013	1/30/2013	\$0.00	PERSONAL REP	3689	959	U	V	PELLICER DOROTHEA L ESTATE	BERNHARD JUDITH A ETAL
2/11/2013	1/30/2013	\$100.00	QUIT CLAIM DEED	3684	1688	U	V	BERNHARD JUDITH A, JONATHAN M PELLICER & PAUL C PELLICER	PELLICER PATRICK A
2/11/2013	1/30/2013	\$0.00	PERSONAL REP	3684	1684	U	V	PELLICER DOROTHEA L ESTATE BY PERS REP	BERNHARD JUDITH A, PELLICER PATRICK A, PELLICER JONATHAN M & PAUL C PELLICER
1/16/2013	1/15/2013	\$0.00	LETTERS OF ADMN	3673	899	U	V	PELLICER DOROTHEA L (DECD)	BERNHARD JUDITH A ET AL PERS REPS
7/7/2011	7/6/2011	\$0.00	LETTERS OF ADMN	3452	139	U	I	PELLICER DOROTHEA L (DECD)	LETTERS OF ADMIN
7/7/2011	3/27/2011	\$0.00	WILL	3452	119	U	I	PELLICER DOROTHEA L (DECD)	LAST WILL & TESTAMENT
	1/1/1977	\$0.00		324	261	U	I		PELLICER DOROTHEA L

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

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Summary

Parcel ID	1348300000	No Image Available
Location	220 A NIX BOAT YARD RD UNIT A	
Address	220 B NIX BOAT YARD RD UNIT B	
	SAINT AUGUSTINE 32084-0000	
Neighborhood	St. Augustine Shipyards (681.15)	
Tax Description*	(1-1) PERPALL GRANT SUB PT OF LOTS 1 2 5 & 11 OF SEC 41 & PT SEC30 LYING E OF NIX BOAT YARD RD TO MARSH LANDS OF CITY - ANNEXATION PARCEL OR5144/250	
	*The Description above is not to be used on legal documents.	
Property Use Code	Transit Terminals (2000)	
Subdivision	N/A	
Sec/Twp/Rng	41-7-30	
District	City of St Augustine (District 452)	
Millage Rate	18.872	
Acreage	8.390	
Homestead	N	

Owner Information

Owner Name	Bdep Cat's Paw LLC 100%
Mailing Address	4446-1A HENDRICKS AVE STE 120 JACKSONVILLE, FL 32207-0000

Map



Valuation Information

	2024
Building Value	\$2,262,121
Extra Features Value	\$376,934
Total Land Value	\$2,647,712
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$5,286,767
Total Deferred	\$413,976
Assessed Value	\$4,872,791
Total Exemptions	\$0
Taxable Value	\$4,872,791

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$2,310,290	\$396,383	\$2,647,712	\$0	\$0	\$5,354,385	\$4,429,810	\$924,575	\$4,429,810
2022	\$1,997,488	\$274,574	\$2,650,750	\$0	\$0	\$4,922,812	\$4,027,100	\$895,712	\$4,027,100
2021	\$1,453,298	\$224,724	\$617,516	\$0	\$0	\$3,661,000	\$3,661,000	\$0	\$3,661,000
2020	\$1,322,347	\$201,626	\$260,814	\$0	\$0	\$1,784,787	\$1,625,379	\$159,408	\$1,625,379
2019	\$1,166,491	\$190,477	\$260,814	\$0	\$0	\$1,617,782	\$1,477,617	\$140,165	\$1,477,617
2018	\$1,181,220	\$190,477	\$260,814	\$0	\$0	\$1,632,511	\$1,343,288	\$289,223	\$1,343,288
2017	\$742,981	\$166,419	\$311,771	\$0	\$0	\$1,221,171	\$1,221,171	\$0	\$1,221,171
2016	\$743,208	\$165,355	\$311,771	\$0	\$0	\$1,220,334	\$1,220,334	\$0	\$1,220,334
2015	\$751,308	\$165,355	\$311,771	\$0	\$0	\$1,228,434	\$1,228,434	\$0	\$1,228,434
2014	\$714,739	\$149,643	\$311,771	\$0	\$0	\$1,176,153	\$1,176,153	\$0	\$1,176,153
2013	\$722,364	\$152,651	\$311,771	\$0	\$0	\$1,186,786	\$1,186,786	\$0	\$1,186,786

Building Information

Building	1	Roof Cover	Modular Metal
Building Value	\$2,174,810	Roof Structure	Steel Frame
Year Built	2007	Interior Flooring	Concrete 6-8"
Actual Area	35060	Interior Wall	N/A
Conditioned Area	0	Heating Type	None
Use	Exceptional Storage	Air Conditioning	N/A
Style	06	Bedrooms	
Exterior Wall	Aluminum Vinyl	Baths	

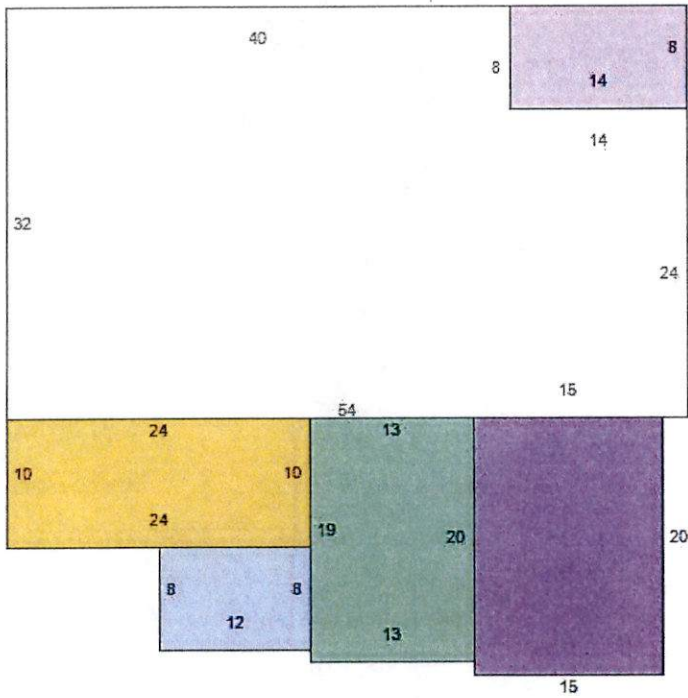
Description	Square Footage
WAREHOUSE	34860
FINISHED STORAGE/UTILITY	200
Total SqFt	35060

Building	2	Roof Cover	Metal
Building Value	\$87,311	Roof Structure	Wood Truss
Year Built	1950	Interior Flooring	Carpet, Wood Laminate
Actual Area	2611	Interior Wall	Drywall
Conditioned Area	1616	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Aluminum Vinyl	Baths	

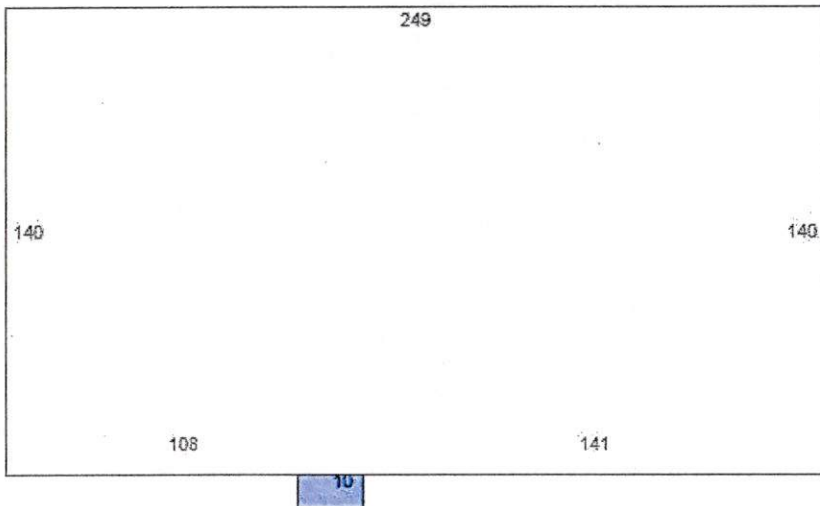
Description	Square Footage
FINISHED SCREEN PORCH	112
FINISHED CARPORT	300
UNFINISHED STORAGE/UTILITY	247
FINISHED DECK	96
BASE AREA	1616
FINISHED CANOPY	240
Total SqFt	2611

Sketch Information

Room Type
CCN
Base
DECK
UNFINISHED STORAGE
FINISHED CARPORT
FINISHED SCREEN PORCH



Room Type
WRH
FINISHED STORAGE



Extra Feature Information

Code Description	Status	Value
Bulkhead - Excellent (Mix)		27370
Metal Fence - 6' (COM)		5830
Metal Fence - 4' (COM)		2287
Concrete Paving - Under 8" (COM)		105850
Asphalt Paving (COM)		43562
Curb (COM)		6620
Handicap Ramp (COM)		2057
Garage - Average (Mix)		29295
Sprinkler Wet (COM)		57780
Hanger Door (COM)		3132
Hanger Door (COM)		6264
Boat Dock - Average (Mix)		86887

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Transit Terminals	0	0	189050	SF	\$2,646,700
Marshes & Tidal Lands	0	0	4.05	AC	\$1,012

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/6/2021	12/30/2020	\$6,000,000.00	WARRANTY DEED	5144	250	U	I	CAT'S PAW MARINA LLC	BDEP CAT'S PAW LLC
	12/19/2005	\$100.00	WARRANTY DEED	2611	1138	U	I	GENOVAR PHILIP B & JENSEN SONYA G	CAT'S PAW MARINA LLC
	3/14/2005	\$295,000.00	WARRANTY DEED	2394	1862	U	I	PELLICER JONATHAN M	JENSEN SONYA G & GENOVAR PHILIP B
	2/14/2005	\$100.00	ANNEXATION	2376	914	U	I	PELLICER JONATHAN M	CITY ANNEXATION ORD 2004-12
	2/17/2000	\$100.00	QUIT CLAIM DEED	1475	44	U	I	GRADY MINA M ETAL	GENOVAR PHILIP B
	2/17/2000	\$375,000.00	WARRANTY DEED	1475	40	U	I	GRADY MINA M ETAL	GENOVAR PHILIP B
	2/2/2000	\$100.00	QUIT CLAIM DEED	1475	35	U	I	PELLICER FAMILY IRREVOCABLE TRUST	GRADY MINA M & MELANCON PHILIP JIRENE C
	4/1/1988	\$0.00		786	619	U	I		GENOVAR PHILIP B
	3/1/1988	\$0.00		777	938	U	I		GRADY MINA M
	1/1/1980	\$0.00		464	645	U	I		

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

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Sales Questionnaire

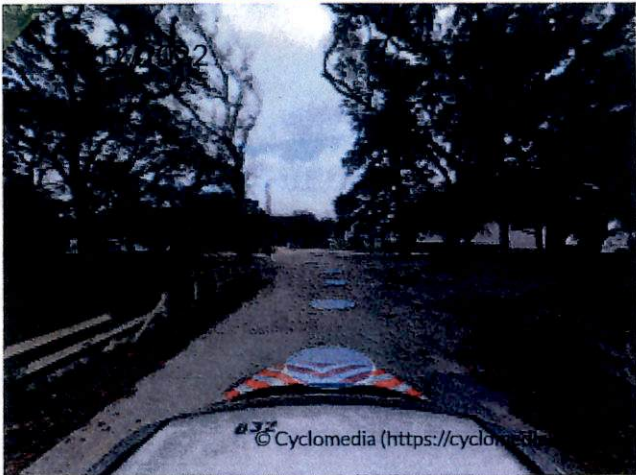
2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1348320000
Location	NIX BOAT YARD RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Nix Boatyard Rd (COM) (692.01)
Tax Description*	(1-2) PERPALL GRANT SUBD PT OF LOT 2 - DEED PARCEL 1 (EX E'LY PT IN OR1699/1 & 1710/227) (PT IN TAX DIST 452 PER COSA ANNEXATION ORD2023-18 & 2023-26) OR5424/1337
	*The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.880
Homestead	N

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Owner Information

Owner Name	Bdep Cat's Paw LLC 100%
Mailing Address	4230 ORTEGA BLVD JACKSONVILLE, FL 32210-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$536,662
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$536,662
Total Deferred	\$165,599
Assessed Value	\$371,063
Total Exemptions	\$0
Taxable Value	\$371,063

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$0	\$987,420	\$0	\$0	\$987,420	\$620,664	\$366,756	\$620,664
2022	\$10,833	\$42,000	\$564,240	\$0	\$0	\$617,073	\$617,073	\$0	\$617,073
2021	\$11,648	\$42,000	\$88,162	\$0	\$0	\$141,810	\$135,054	\$6,756	\$135,054
2020	\$12,283	\$42,000	\$88,162	\$0	\$0	\$142,445	\$122,776	\$19,669	\$122,776
2019	\$5,953	\$17,500	\$88,162	\$0	\$0	\$111,615	\$111,615	\$0	\$111,615
2018	\$6,169	\$17,500	\$88,162	\$0	\$0	\$111,831	\$111,831	\$0	\$111,831
2017	\$6,494	\$14,000	\$88,162	\$0	\$0	\$108,656	\$108,656	\$0	\$108,656
2016	\$4,330	\$14,000	\$88,162	\$0	\$0	\$106,492	\$106,492	\$0	\$106,492
2015	\$4,330	\$18,000	\$88,162	\$0	\$0	\$110,492	\$110,492	\$0	\$110,492
2014	\$4,381	\$18,000	\$88,162	\$0	\$0	\$110,543	\$110,543	\$0	\$110,543
2013	\$4,450	\$18,000	\$88,162	\$0	\$0	\$110,612	\$110,612	\$0	\$110,612

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	38333	SF	\$536,662

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/19/2021	11/4/2021	\$1,200,000.00	WARRANTY DEED	5424	1337	U	I	PELLICER JONATHAN MARK	BDEP CAT'S PAW LLC
3/28/2012	3/20/2012	\$0.00	TRUSTEES DEED	3541	912	U	I	BERNHARD JUDITH A ET AL	PELLICER JONATHAN MARK
3/28/2012	3/20/2012	\$0.00	PERSONAL REP	3541	908	U	I	BERNHARD JUDITH A ET AL	PELLICER JONATHAN MARK
	12/27/1999	\$100.00	WARRANTY DEED	1464	1104	U	I	PELLICER DOROTHEA L (ADDL 15% INT)	PELLICER FAMILY IRREVOCABLE TRUST
	12/30/1996	\$100.00	WARRANTY DEED	1220	642	U	I	PELLICER DOROTHEA L	PELLICER FAMILY IRREVOCABLE TRUST
	1/1/1977	\$0.00		324	261	U	I		PELLICER DOROTHEA L

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

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Summary

Parcel ID	1348320001
Location	NIX BOAT YARD RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Nix Boatyard Rd (COM) (692.01)
Tax Description*	(1-2A) PERPALL GRANT SUBD PT OF LOT 2 - DEED PARCEL 1 (EX E'LY PT IN OR1699/1 & 1710/227) (PT IN TAX DISTRICT 450) OR5424/1337 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	0.740
Homestead	N

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Owner Information

Owner Name	Bdep Cat's Paw LLC 100%
Mailing Address	4230 ORTEGA BLVD JACKSONVILLE, FL 32210-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$451,276
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$451,276
Total Deferred	\$139,609
Assessed Value	\$311,667
Total Exemptions	\$0
Taxable Value	\$311,667

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

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	32234	SF	\$451,276

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/19/2021	11/4/2021	\$1,200,000.00	WARRANTY DEED	5424	1337	U	I	PELLICER JONATHAN MARK	BDEP CAT'S PAW LLC
3/28/2012	3/20/2012	\$0.00	TRUSTEES DEED	3541	912	U	I	BERNHARD JUDITH A ET AL	PELLICER JONATHAN MARK
3/28/2012	3/20/2012	\$0.00	PERSONAL REP	3541	908	U	I	BERNHARD JUDITH A ET AL	PELLICER JONATHAN MARK
	12/27/1999	\$100.00	WARRANTY DEED	1464	1104	U	I	PELLICER DOROTHEA L (ADDL 15% INT)	PELLICER FAMILY IRREVOCABLE TRUST
	12/30/1996	\$100.00	WARRANTY DEED	1220	642	U	I	PELLICER DOROTHEA L	PELLICER FAMILY IRREVOCABLE TRUST
	1/1/1977	\$0.00		324	261	U	I		PELLICER DOROTHEA L

No data available for the following modules: 2023 TRIM Notice, 2022 TRIM Notice, Exemption Information, Historical Assessment Information, Building Information, Sketch Information, Extra Feature Information.

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2022 TRIM Notice

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Summary

Parcel ID	1348320003
Location Address	200 NIX BOAT YARD RD SAINT AUGUSTINE 32084-0000
Neighborhood	Mobile Home Park C (COM) (2802)
Tax Description*	(1-2X) PERPALL GRANT SUBD PT OF LOT 2 - DEED PARCEL 3 (EX .36AC HOMESITE) OR3541/918(P/R) & 3541/923 (TRUSTEES DEED) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Mobile Home Parks (2800)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	1.450
Homestead	Y

No Image Available

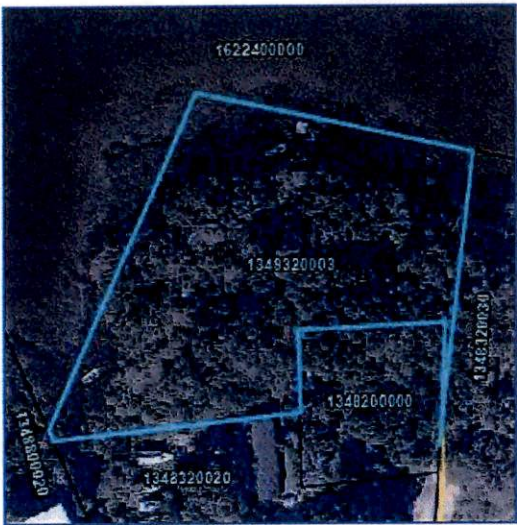
Owner Information

Owner Name	Pellicer Paul Christopher 100%
Mailing Address	200 F NIX BOAT YARD RD SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2024
Building Value	\$68,158
Extra Features Value	\$27,506
Total Land Value	\$757,368
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$853,032
Total Deferred	\$149,261
Assessed Value	\$703,771
Total Exemptions	\$50,000
Taxable Value	\$653,771

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$69,198	\$22,185	\$631,140	\$0	\$0	\$722,523	\$682,079	\$90,444	\$632,079
2022	\$54,629	\$17,139	\$631,140	\$0	\$0	\$702,908	\$201,988	\$500,920	\$201,988
2021	\$46,838	\$17,139	\$189,342	\$0	\$0	\$253,319	\$183,625	\$69,694	\$183,625
2020	\$48,764	\$17,139	\$189,342	\$0	\$0	\$255,245	\$166,932	\$88,313	\$166,932
2019	\$35,772	\$9,680	\$189,342	\$0	\$0	\$234,794	\$151,756	\$83,038	\$151,756
2018	\$37,033	\$9,680	\$189,342	\$0	\$0	\$236,055	\$137,960	\$98,095	\$137,960
2017	\$37,846	\$8,680	\$78,892	\$0	\$0	\$125,418	\$125,418	\$0	\$125,418
2016	\$31,170	\$7,668	\$78,892	\$0	\$0	\$117,730	\$117,730	\$0	\$117,730
2015	\$32,250	\$7,668	\$78,892	\$0	\$0	\$118,810	\$118,810	\$0	\$118,810
2014	\$31,626	\$7,668	\$78,892	\$0	\$0	\$118,186	\$118,186	\$0	\$118,186
2013	\$32,706	\$7,668	\$78,892	\$0	\$0	\$119,266	\$119,266	\$0	\$119,266

Building Information

Building	1	Roof Cover	Metal
Building Value	\$57,817	Roof Structure	Gable Hip
Year Built	1975	Interior Flooring	Carpet, Sheet Vinyl
Actual Area	1868	Interior Wall	Drywall
Conditioned Area	1496	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood	Baths	

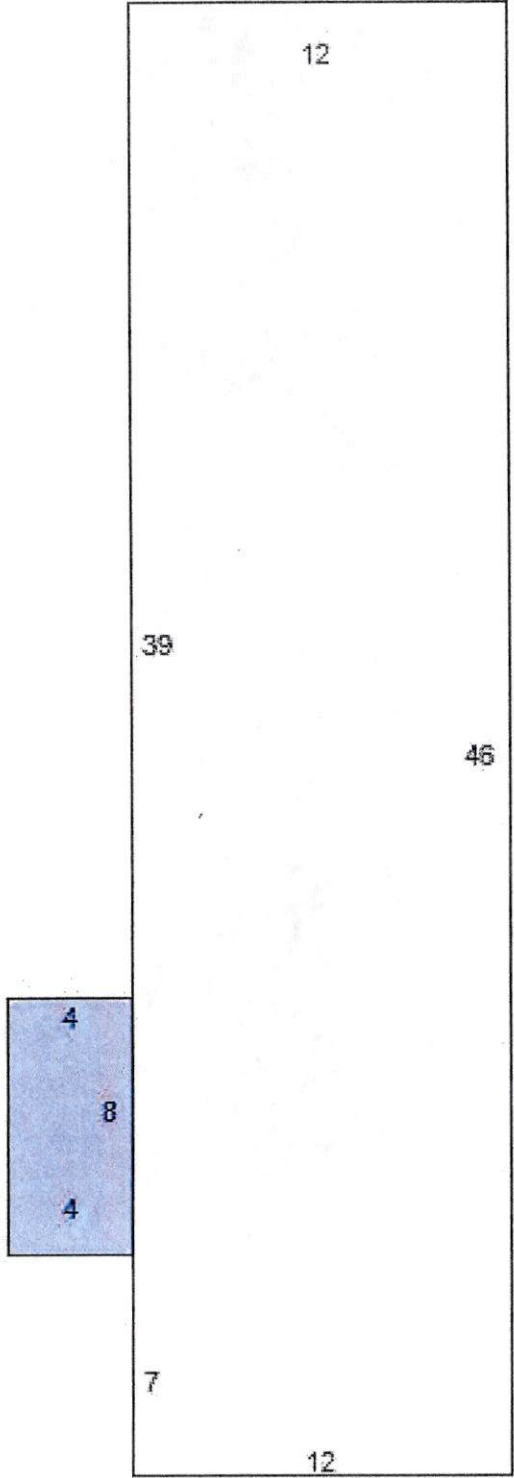
Description	Square Footage
BASE AREA	1496
UNFINISHED CANOPY	84
FINISHED STORAGE/UTILITY	160
FINISHED DECK	128
Total SqFt	1868

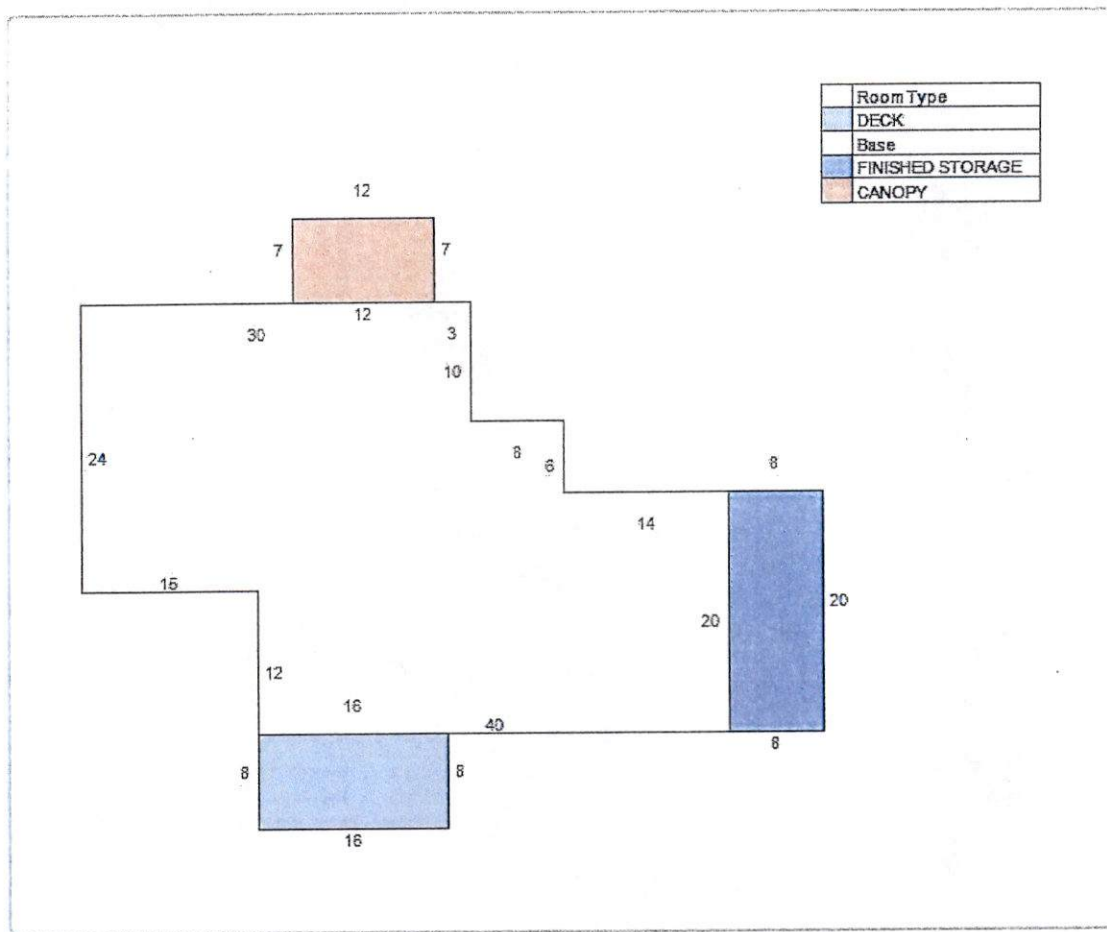
Building	2	Roof Cover	Metal
Building Value	\$10,341	Roof Structure	Gable Hip
Year Built	1972	Interior Flooring	Carpet, Sheet Vinyl
Actual Area	584	Interior Wall	Wood Paneling
Conditioned Area	552	Heating Type	Forced Air
Use	Single Wide Mobile Home	Air Conditioning	Window
Style	02	Bedrooms	0
Exterior Wall	Aluminum Vinyl (mobile)	Baths	

Description	Square Footage
BASE AREA	552
FINISHED DECK	32
Total SqFt	584

Sketch Information

	Room Type
	Base
	DECK





Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		3402
Wood Fence - 6' and Above (COM)		295
Deck (COM)		3587
Metal Fence - 4' (COM)		422
Mobile Home Hook-Up (COM)		19800

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mobile Home Parks	0	0	63114	SF	\$757,368

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/28/2012	3/20/2012	\$0.00	TRUSTEES DEED	3541	923	U	V	BERNHARD JUDITH A ET AL	PELLICER PAUL CHRISTOPHER
3/28/2012	3/20/2012	\$0.00	PERSONAL REP	3541	918	U	V	BERNHARD JUDITH A ET AL	PELLICER PAUL CHRISTOPHER

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Summary

Parcel ID	1348320010
Location Address	200 NIX BOAT YARD RD SAINT AUGUSTINE 32084-0000
Neighborhood	Nix Boatyard Rd (COM) (692.01)
Tax Description*	(1-2A) PERPALL GRANT SUBD PT OF LOT 2 DEED PARCEL 5 OR3541/939(P/R) & 3541/943(T/R) & 5366/365 & 368(Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	1.700
Homestead	N

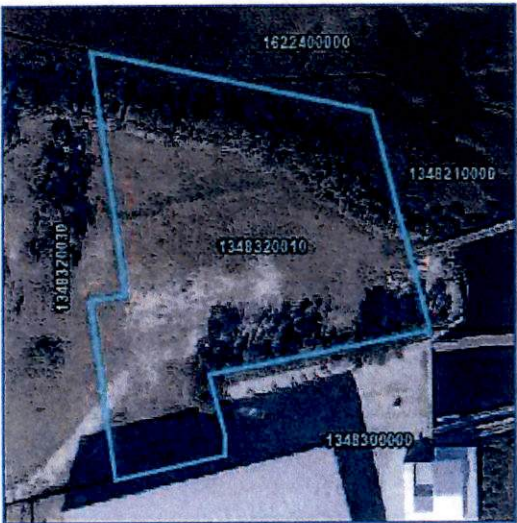
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Owner Information

Owner Name	200 Nix Boat Yard LLC 100%
Mailing Address	205 COMMERCIAL DR UNIT 2 SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$102,612
Total Land Value	\$1,034,180
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,136,792
Total Deferred	\$183,706
Assessed Value	\$953,086
Total Exemptions	\$0
Taxable Value	\$953,086

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$109,976	\$1,034,180	\$0	\$0	\$1,144,156	\$866,442	\$277,714	\$866,442
2022	\$0	\$48,975	\$738,700	\$0	\$0	\$787,675	\$787,675	\$0	\$787,675
2021	\$146,188	\$51,447	\$221,610	\$0	\$0	\$419,245	\$323,950	\$145,295	\$273,950
2020	\$151,105	\$58,454	\$221,610	\$0	\$0	\$431,169	\$301,169	\$180,000	\$251,169
2019	\$111,363	\$55,716	\$221,610	\$0	\$0	\$388,689	\$279,627	\$159,062	\$229,627
2018	\$96,835	\$61,628	\$221,610	\$0	\$0	\$380,073	\$260,232	\$169,841	\$210,232
2017	\$99,693	\$61,128	\$92,338	\$0	\$0	\$253,159	\$242,330	\$60,829	\$192,330
2016	\$103,187	\$33,329	\$92,338	\$0	\$0	\$228,854	\$228,854	\$50,000	\$178,854
2015	\$106,678	\$33,330	\$92,338	\$0	\$0	\$232,346	\$231,983	\$50,363	\$181,983
2014	\$102,343	\$29,740	\$92,338	\$0	\$0	\$224,421	\$224,421	\$50,000	\$174,421
2013	\$105,311	\$29,806	\$92,338	\$0	\$0	\$227,455	\$227,455	\$50,000	\$177,455

Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		35910
Boat Dock - Average (Mix)		58824
Concrete Paving - Under 8" (COM)		7878

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	73870	SF	\$1,034,180

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/10/2021	9/3/2021	\$100.00	QUIT CLAIM DEED	5366	368	U	I	PELLICER PATRICK ANTHONY ETAL	200 NIX BOAT YARD LLC
9/10/2021	9/3/2021	\$2,500,000.00	WARRANTY DEED	5366	365	U	I	PELLICER PATRICK ANTHONY ETAL	200 NIX BOAT YARD LLC
3/28/2012	3/20/2012	\$0.00	TRUSTEES DEED	3541	943	U	I	BERNHARD JUDITH A ET AL	PELLICER PATRICK ANTHONY
3/28/2012	3/20/2012	\$0.00	PERSONAL REP	3541	939	U	I	BERNHARD JUDITH A ET AL	PELLICER PATRICK ANTHONY
	10/13/2004	\$100.00	WARRANTY DEED	2319	1024	U	I	PELLICER DOROTHEA	BERNHARD JUDITH A ETAL CO-TRUSTEES
	4/10/2003	\$100.00	WARRANTY DEED	1938	721	U	I	PELLICER DOROTHEA L	BERNHARD JUDITH A ETAL CO-TRUSTEES

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

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Summary

Parcel ID	1348320020
Location Address	200 NIX BOAT YARD RD UNIT E SAINT AUGUSTINE 32084-0000
Neighborhood	Mobile Home Park C (COM) (2802)
Tax Description*	(1-2B) PERPALL GRANT SUBD PT OF LOT 2 LYING S OF HOMESTEAD DEED PARCEL 2 OR2319/1028 (TR/D) & 3541/918(P/R) <i>*The Description above is not to be used on legal documents.</i>
Property Use	Mobile Home Parks (2800)
Code	
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	1.480
Homestead	N

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Owner Information

Owner Name	Pellicer Paul Christopher 100%
Mailing Address	200 NIX BOAT YARD RD LOT F SAINT AUGUSTINE, FL 32084-6070

Map



Valuation Information

	2024
Building Value	\$21,297
Extra Features Value	\$29,700
Total Land Value	\$771,096
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$822,093
Total Deferred	\$634,580
Assessed Value	\$187,513
Total Exemptions	\$0
Taxable Value	\$187,513

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$21,297	\$22,800	\$642,580	\$0	\$0	\$686,677	\$170,466	\$516,211	\$170,466
2022	\$18,286	\$18,000	\$514,064	\$0	\$0	\$550,350	\$154,969	\$395,381	\$154,969
2021	\$18,661	\$18,000	\$192,774	\$0	\$0	\$229,435	\$140,881	\$88,554	\$140,881
2020	\$18,661	\$18,000	\$192,774	\$0	\$0	\$229,435	\$128,074	\$101,361	\$128,074
2019	\$9,902	\$7,500	\$192,774	\$0	\$0	\$210,176	\$116,431	\$93,745	\$116,431
2018	\$9,902	\$7,500	\$192,774	\$0	\$0	\$210,176	\$105,846	\$104,330	\$105,846
2017	\$9,902	\$6,000	\$80,322	\$0	\$0	\$96,224	\$96,224	\$0	\$96,224
2016	\$14,820	\$6,000	\$80,322	\$0	\$0	\$101,142	\$101,142	\$0	\$101,142
2015	\$14,820	\$6,000	\$80,322	\$0	\$0	\$101,142	\$101,142	\$0	\$101,142
2014	\$14,647	\$6,000	\$80,322	\$0	\$0	\$100,969	\$100,969	\$0	\$100,969
2013	\$14,637	\$6,000	\$80,322	\$0	\$0	\$100,959	\$100,959	\$0	\$100,959

Building Information

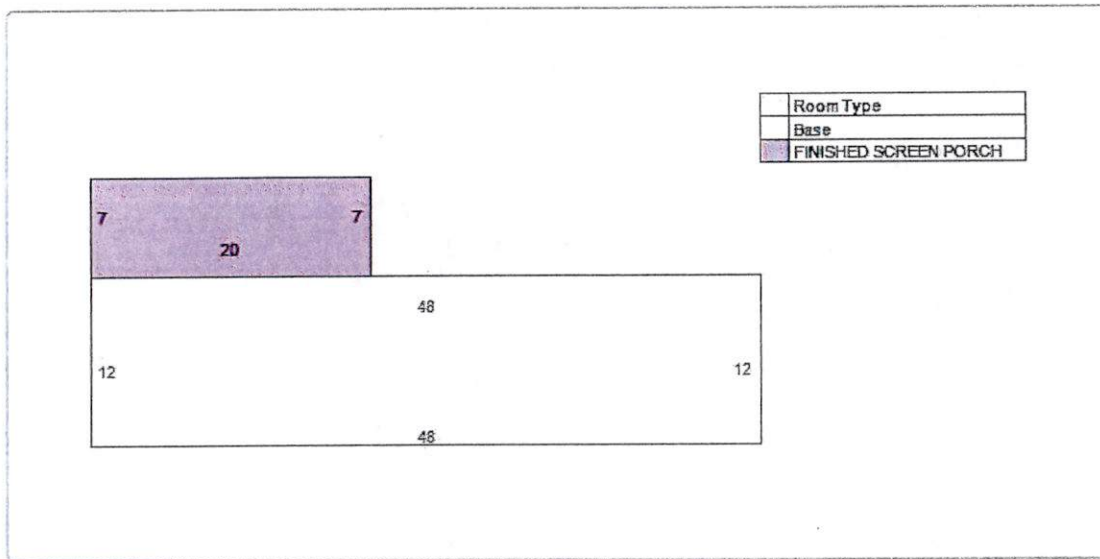
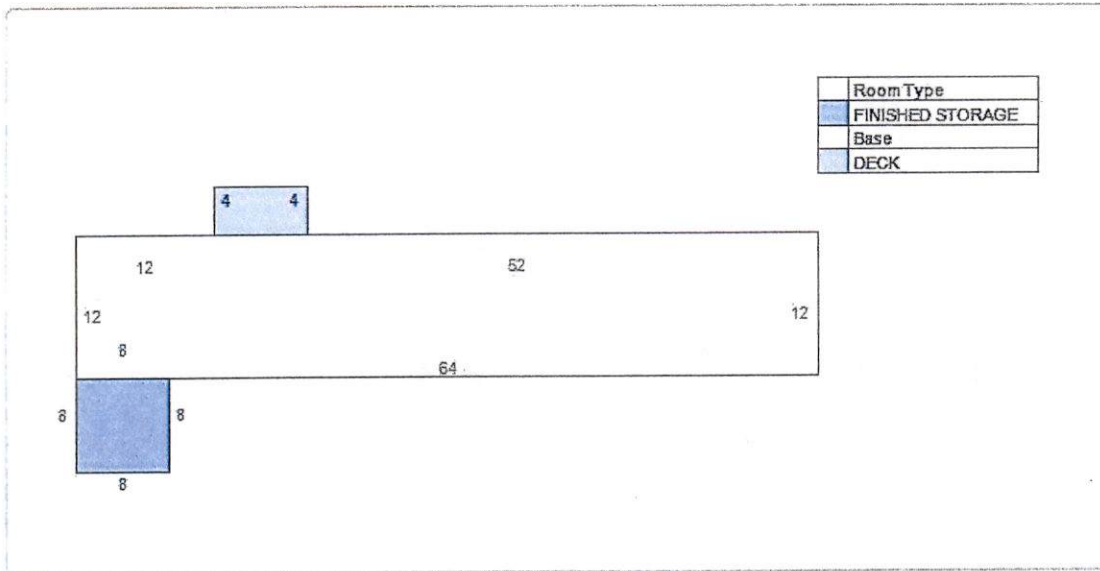
Building	1	Roof Cover	Metal
Building Value	\$12,239	Roof Structure	Gable Hip
Year Built	1968	Interior Flooring	Carpet, Sheet Vinyl
Actual Area	864	Interior Wall	Wood Paneling
Conditioned Area	768	Heating Type	Air Duct
Use	Single Wide Mobile Home	Air Conditioning	Central
Style	02	Bedrooms	0
Exterior Wall	Aluminum Vinyl (mobile)	Baths	

Description	Square Footage
BASE AREA	768
FINISHED DECK	32
FINISHED STORAGE/UTILITY	64
Total SqFt	864

Building	3	Roof Cover	Metal
Building Value	\$9,058	Roof Structure	Gable Hip
Year Built	1972	Interior Flooring	Carpet, Sheet Vinyl
Actual Area	716	Interior Wall	Wood Paneling
Conditioned Area	576	Heating Type	Forced Air
Use	Single Wide Mobile Home	Air Conditioning	Window
Style	02	Bedrooms	0
Exterior Wall	Aluminum Vinyl (mobile)	Baths	

Description	Square Footage
BASE AREA	576
FINISHED SCREEN PORCH	140
Total SqFt	716

Sketch Information



Extra Feature Information

Code Description	Status	Value
Mobile Home Hook-Up (COM)		29700

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mobile Home Parks	0	0	64258	SF	\$771,096

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/28/2012	3/20/2012	\$0.00	PERSONAL REP	3541	918	U	I	BERNHARD JUDITH A ET AL	PELLICER PAUL CHRISTOPHER
7/7/2011	7/6/2011	\$0.00	LETTERS OF ADMN	3452	139	U	I	PELLICER DOROTHEA L (DECD)	LETTERS ADMIN
	3/27/2011	\$0.00	WILL	3452	119	U	I	PELLICER DOROTHEA L (DECD)	LAST WILL & TESTAMENT
	10/13/2004	\$100.00	TRUSTEES DEED	2319	1028	U	I	BERNHARD JUDITH A ETAL CO-TRUSTEES	PELLICER PAUL CHRISTOPHER

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Summary

Parcel ID	1348320030
Location Address	200 1 NIX BOAT YARD RD 200 2 NIX BOAT YARD RD 200 3 NIX BOAT YARD RD 200 5 NIX BOAT YARD RD 200 D NIX BOAT YARD RD SAINT AUGUSTINE 32084-0000
Neighborhood	Nix Boatyard Rd (COM) (692.01)
Tax Description*	(1-2C)PERPALL GRANT SUBD PTS OF LOT 2 - DEED PARCEL 4 OR5366/362 & 368(Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	1.620
Homestead	N

No Image Available

Owner Information

Owner Name	200 Nix Boat Yard LLC 100%
Mailing Address	205 COMMERCIAL DR UNIT 2 SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$29,600
Total Land Value	\$987,938
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,017,538
Total Deferred	\$134,637
Assessed Value	\$882,901
Total Exemptions	\$0
Taxable Value	\$882,901

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$30,400	\$987,938	\$0	\$0	\$1,018,338	\$802,637	\$215,701	\$802,637
2022	\$0	\$24,000	\$705,670	\$0	\$0	\$729,670	\$729,670	\$0	\$729,670
2021	\$70,405	\$38,212	\$211,701	\$0	\$0	\$320,318	\$218,508	\$101,810	\$218,508
2020	\$74,169	\$38,212	\$211,701	\$0	\$0	\$324,082	\$198,644	\$125,438	\$198,644
2019	\$38,825	\$20,756	\$211,701	\$0	\$0	\$271,282	\$180,585	\$90,697	\$180,585
2018	\$40,236	\$20,756	\$211,701	\$0	\$0	\$272,693	\$164,168	\$108,525	\$164,168
2017	\$42,279	\$18,756	\$88,209	\$0	\$0	\$149,244	\$149,244	\$0	\$149,244
2016	\$33,268	\$18,756	\$88,209	\$0	\$0	\$140,233	\$140,233	\$0	\$140,233
2015	\$35,308	\$18,756	\$88,209	\$0	\$0	\$142,273	\$142,273	\$0	\$142,273
2014	\$34,958	\$18,756	\$88,209	\$0	\$0	\$141,923	\$141,923	\$0	\$141,923
2013	\$36,375	\$18,756	\$88,209	\$0	\$0	\$143,340	\$143,340	\$0	\$143,340

Extra Feature Information

Code Description	Status	Value
Mobile Home Hook-Up (COM)		29600

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	70567	SF	\$987,938

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/10/2021	9/3/2021	\$100.00	QUIT CLAIM DEED	<u>5366</u>	<u>368</u>	U	I	PELLICER PATRICK ANTHONY ETAL	200 NIX BOAT YARD LLC
9/10/2021	9/3/2021	\$1,200,000.00	WARRANTY DEED	<u>5366</u>	<u>362</u>	U	I	BERNHARD JUDITH ANN	200 NIX BOAT YARD LLC
3/28/2012	3/20/2012	\$0.00	TRUSTEES DEED	<u>3541</u>	<u>933</u>	U	I	BERNHARD JUDITH ANN ET AL	BERNHARD JUDITH ANN
3/28/2012	3/20/2012	\$0.00	PERSONAL REP	<u>3541</u>	<u>929</u>	U	I	BERNHARD JUDITH ET AL	BERNHARD JUDITH ANN
	10/21/2008	\$100.00	WARRANTY DEED	<u>3161</u>	<u>1167</u>	U	I	PELLICER DOROTHEA TRUSTEE	PELLICER FAMILY IRREV TRUST ETAL

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

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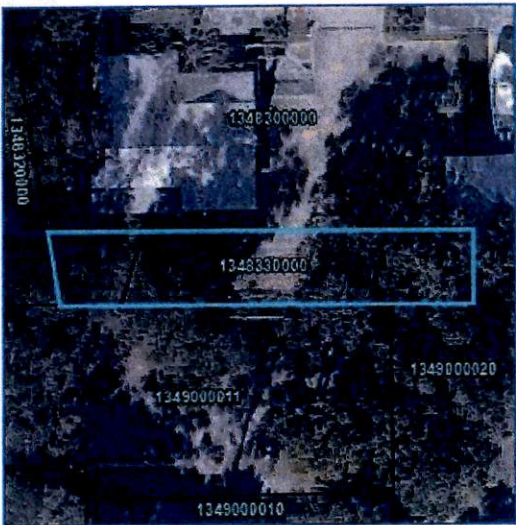
Summary

Parcel ID	1348330000	No Image Available
Location Address	NIX BOAT YARD RD SAINT AUGUSTINE 32084-0000	
Neighborhood	Nix Boatyard Rd (COM) (692.01)	
Tax Description*	(1-3) PERPALL GRANT SUBD PT OF LOT 2 - PT OF DEED PARCEL 1 (EX PT IN OR2611/1138) - S25FT REMAINS OR5144/250	
	*The Description above is not to be used on legal documents.	
Property Use	Vacant Commercial (1000)	
Code		
Subdivision	N/A	
Sec/Twp/Rng	41-7-30	
District	South Ponte Vedra & US 1 North Area (District 450)	
Millage Rate	12.7533	
Acreage	0.080	
Homestead	N	

Owner Information

Owner Name	Bdep Cat's Paw LLC 100%
Mailing Address	4446- 1A HENDRICKS AVE STE 120 JACKSONVILLE, FL 32207-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$50,512
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$50,512
Total Deferred	\$26,699
Assessed Value	\$23,813
Total Exemptions	\$0
Taxable Value	\$23,813

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$0	\$21,648	\$0	\$0	\$21,648	\$21,648	\$0	\$21,648
2022	\$0	\$0	\$21,648	\$0	\$0	\$21,648	\$20,836	\$812	\$20,836
2021	\$0	\$0	\$18,942	\$0	\$0	\$18,942	\$18,942	\$0	\$18,942
2020	\$0	\$0	\$9,922	\$0	\$0	\$9,922	\$9,922	\$0	\$9,922
2019	\$0	\$0	\$9,922	\$0	\$0	\$9,922	\$9,922	\$0	\$9,922
2018	\$0	\$0	\$9,922	\$0	\$0	\$9,922	\$9,922	\$0	\$9,922
2017	\$0	\$0	\$9,922	\$0	\$0	\$9,922	\$9,922	\$0	\$9,922
2016	\$0	\$0	\$9,922	\$0	\$0	\$9,922	\$9,922	\$0	\$9,922
2015	\$0	\$0	\$9,922	\$0	\$0	\$9,922	\$9,922	\$0	\$9,922
2014	\$0	\$0	\$9,922	\$0	\$0	\$9,922	\$9,922	\$0	\$9,922
2013	\$0	\$0	\$9,922	\$0	\$0	\$9,922	\$9,922	\$0	\$9,922

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	3608	SF	\$50,512

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/6/2021	12/30/2020	\$6,000,000.00	WARRANTY DEED	5144	250	Q	I	CAT'S PAW MARINA LLC	BDEP CAT'S PAW LLC
11/26/2019	10/30/2019	\$0.00	LETTERS OF ADMN	4838	1773	U	V	GENOVAR PHILIP B (DECD)	GENOVAR PHILIP B ESTATE
1/18/2018	1/18/2018	\$0.00	COURT ORDER	4492	512	U	I	GENOVAR PHILIP B (WARD)	PARSON MARK E (LIMITED GUARDIAN)
12/28/2005	12/19/2005	\$100.00	WARRANTY DEED	2611	1138	U	V	GENOVAR PHILIP B ET AL	CAT'S PAW MARINA LLC
	3/14/2005	\$295,000.00	WARRANTY DEED	2394	1862	U	I	PELLICER JONATHAN M	JENSEN SONYA G & GENOVAR PHILIP B
	1/18/2003	\$100.00	TRUSTEES DEED	1890	271	U	I	BERNHARD JUDITH A ETAL TRUSTEES	PELLICER JONATHAN M
	1/18/2002	\$100.00	WARRANTY DEED	1710	227	U	V	PELLICER DOROTHEA	BERNHARD JUDITH A ETAL TRUSTEES
	12/31/2001	\$100.00	WARRANTY DEED	1699	1	U	V	PELLICER DOROTHEA	BERNHARD JUDITH A ETAL TRUSTEES
	12/27/1999	\$100.00	WARRANTY DEED	1464	1104	U	I	PELLICER DOROTHEA L (ADDL 15% INT)	PELLICER FAMILY IRREVOCABLE TRUST
	12/30/1996	\$100.00	WARRANTY DEED	1220	642	U	I	PELLICER DOROTHEA L	PELLICER FAMILY IRREVOCABLE TRUST
	1/1/1977	\$0.00		324	261	U	I		PELLICER DOROTHEA L

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

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Sales Questionnaire Form

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

[Sales Questionnaire](#)

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Summary

Parcel ID	1349000020
Location Address	199 NIX BOAT YARD RD SAINT AUGUSTINE 32084-0000
Neighborhood	Perpall Grant (SF) (692)
Tax Description*	(4-2) PERPALL GRANT SUB PT OF LOT 5 - 220 X 350FT ON MARSH OR5756/1912 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.7533
Acreage	1.800
Homestead	N

No Image Available

Owner Information

Owner Name	Bdep Land LLC 100%
Mailing Address	4230 ORTEGA BLVD JACKSONVILLE, FL 32210-0000

Map



Valuation Information

	2024
Building Value	\$208,416
Extra Features Value	\$11,964
Total Land Value	\$1,000,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,220,380
Total Deferred	\$0
Assessed Value	\$1,220,380
Total Exemptions	\$0
Taxable Value	\$1,220,380

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$186,333	\$4,470	\$800,000	\$0	\$0	\$990,803	\$113,146	\$927,657	\$63,146
2022	\$126,400	\$4,316	\$80,640	\$0	\$0	\$211,356	\$109,850	\$151,506	\$59,850
2021	\$124,453	\$4,575	\$72,000	\$0	\$0	\$201,028	\$106,650	\$144,378	\$56,650
2020	\$125,841	\$4,864	\$72,000	\$0	\$0	\$202,705	\$105,178	\$147,527	\$55,178
2019	\$102,646	\$4,611	\$72,000	\$0	\$0	\$179,257	\$102,813	\$126,444	\$52,813
2018	\$104,160	\$4,953	\$72,000	\$0	\$0	\$181,113	\$100,896	\$130,217	\$50,896
2017	\$106,610	\$4,145	\$72,000	\$0	\$0	\$182,755	\$98,821	\$133,934	\$48,821
2016	\$108,124	\$4,424	\$72,000	\$0	\$0	\$184,548	\$96,788	\$137,760	\$46,788
2015	\$109,638	\$4,702	\$58,320	\$0	\$0	\$172,660	\$96,115	\$126,545	\$46,115
2014	\$104,613	\$4,983	\$58,320	\$0	\$0	\$167,916	\$95,352	\$122,564	\$45,352
2013	\$36,357	\$800	\$58,320	\$0	\$0	\$95,477	\$93,943	\$51,534	\$43,943

Building Information

Building	1	Roof Cover	Metal
Building Value	\$124,633	Roof Structure	Gable Hip
Year Built	1965	Interior Flooring	Carpet, Ceramic Tile
Actual Area	3459	Interior Wall	Drywall
Conditioned Area	2761	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Aluminum Vinyl, Concrete Stucco	Baths	

Description	Square Footage
BASE AREA	1314
FINISHED OPEN PORCH	76
FINISHED DECK	358
FINISHED UPPER STORY	1447
BALCONY	32
FINISHED DECK	204
FINISHED OPEN PORCH	28
Total SqFt	3459

Building	2	Roof Cover	Composite Shingle
Building Value	\$46,460	Roof Structure	Gable Hip
Year Built	1992	Interior Flooring	Carpet, Ceramic Tile
Actual Area	856	Interior Wall	Drywall
Conditioned Area	856	Heating Type	Air Duct
Use	Multi-Family less than 10 units	Air Conditioning	Central
Style	01	Bedrooms	1
Exterior Wall	Concrete Stucco	Baths	1

Description	Square Footage
BASE AREA	760
ADDITION	96
Total SqFt	856

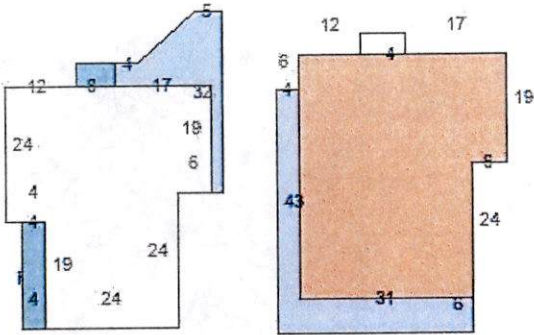
Building	3	Roof Cover	Composite Shingle
Building Value	\$37,323	Roof Structure	Gable Hip
Year Built	1992	Interior Flooring	Carpet, Ceramic Tile
Actual Area	714	Interior Wall	Drywall
Conditioned Area	714	Heating Type	Air Duct
Use	Multi-Family less than 10 units	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Aluminum Vinyl	Baths	0

Description
BASE AREA
Total SqFt

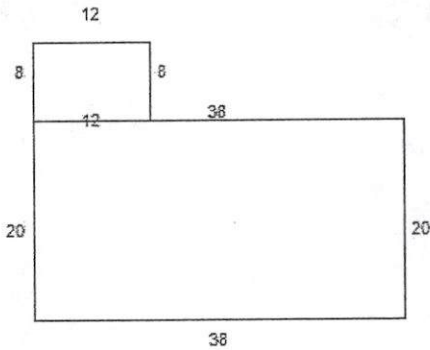
Square Footage
714
714

Sketch Information

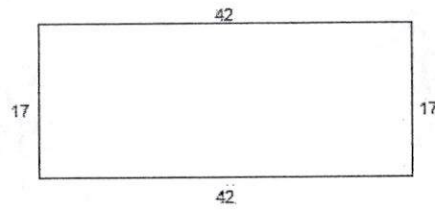
Room Type
BAL
FINISHED UPPER STORY
DECK
FINISHED OPEN PORCH
Base



Room Type
FAD
Base



Room Type
Base



Extra Feature Information

Code Description	Status	Value
Spa / Hot Tub (Mix)		5625
Pavilion - Good (Mix)		1918
Implement Shed		2546
Canopy (Mix)		1875

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	0	0	1	UT	\$1,000,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/12/2023	5/12/2023	\$1,512,500.00	WARRANTY DEED	<u>5756</u>	<u>1912</u>	Q	I	GENOVAR PHILIP ROGER	BDEP LAND LLC
	5/1/1987	\$0.00		<u>748</u>	<u>1708</u>	U	V		GENOVAR PHILIP ROGER

No data available for the following modules: Exemption Information.

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May 3, 2024

TRANSMITTAL VIA HAND DELIVERY

Ms. Amy McClure Skinner, AICP
Director, Planning and Building Department
City of St. Augustine
75 King Street, Lobby B
St. Augustine, Florida 32085

RE: Revised Cat's Paw Marina PZB Application and Exhibits

Dear Amy,

Please accept the enclosed revised PZB Application for the combined annex lands regarding the Comprehensive Plan, PUD Zoning and Conservation Zone to continue with Case 2024-12 as amended per this application in preparation for the June 4, 2024, PZB hearing date. This submittal will also be a follow up to the pending the May 13, 2024, Commission meeting decision on the most recent annex lands.

I will email you an electronic PDF copy of each today as well to include the following:

- 1) Cover letter,
- 2) PZB application,
- 3) Owner's authorization forms,
- 4) Legal descriptions and sketches,
- 5) Property ownership list,
- 6) PUD narrative text,
- 7) Comprehensive Plan land use statement,
- 8) PUD site master plan,
- 9) Environmental FLUCFCS map,
- 10) Zoning map,
- 11) Aerial map,
- 12) Landscape plan.

I look forward to working with you on this new phase of expansion and annexations. I'm available by phone or email anytime if you have any questions during the review of these documents.

Sincerely,

Brad C. Wester
bwester@drivermcafee.com
904.294.3768

CC: Gayle Bulls Dixon
Eric Almond, PE

EXHIBIT A
LEGAL DESCRIPTION

ANNEX PARCELS (PARCEL ID# 1348320001, 1348330000, 1349000020, 1348210000, 1348320010, 1348320030, 1348320020, 1328320003 AND 1348200000):

THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3689, PAGE 964, OFFICIAL RECORDS BOOK 3452, PAGE 139 OFFICIAL RECORDS BOOK 3541, PAGE 918, OFFICIAL RECORDS BOOK 3541, PAGE 933, OFFICIAL RECORDS BOOK 3541, PAGE 943, OFFICIAL RECORDS BOOK 5756, PAGE 1912, TOGETHER WITH THE SOUTH 25 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862, ALSO TOGETHER WITH THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337, LESS AND EXCEPT THOSE LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE PURSUANT TO ORDINANCE NO. 2023-18, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5797, PAGE 1845, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING IN THE SECTION 30 AND THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, AND ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF SAID RECORDS, A DISTANCE OF 538.77 FEET; THENCE NORTH 22°39'07" EAST CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 307.21 FEET, TO THE NORTH LINE OF LAST SAID LANDS; THENCE SOUTH 79°21'10" EAST, ALONG LAST SAID LINE AND ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5366, PAGE 368 A DISTANCE OF 507.07 FEET; THENCE EASTERLY, SOUTHERLY, AND WESTERLY ALONG THE NORTHERLY, EASTERLY, AND SOUTHERLY LINES OF LAST SAID LANDS RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; COURSE NO. 1: N86°28'17"E, A DISTANCE OF 121.12 FEET; COURSE NO. 2: S77°24'38"E, A DISTANCE OF 286.83 FEET; COURSE NO. 3: S04°33'33"E, A DISTANCE OF 159.60 FEET; COURSE NO. 4: S88°44'11"W, A DISTANCE OF 235.17 FEET; COURSE NO. 5: S78°20'12"W, A DISTANCE OF 203.32 FEET; COURSE NO. 6: S15°34'05"E, A DISTANCE OF 55.68 FEET; COURSE NO. 7: S01°15'49"E, A DISTANCE OF 18.37 FEET; COURSE NO. 8: S76°15'41"W, A DISTANCE OF 290.70 FEET, TO THE WEST LINE OF THOSE LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE PURSUANT TO ORDINANCE NO. 2023-18, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5797, PAGE 1845 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY AND EASTERLY ALONG WESTERLY AND SOUTHERLY LINES OF LAST SAID LANDS RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: S07°36'45"W, A DISTANCE OF 151.17 FEET; COURSE NO. 2: S18°49'01"W, A DISTANCE OF 110.29 FEET; COURSE NO. 3: N88°44'11"E, A DISTANCE OF 199.50 FEET, TO THE WEST LINE OF THE SOUTH 25 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862 OF SAID PUBLIC RECORDS; THENCE N10°23'18"W, ALONG LAST SAID

LINE, A DISTANCE OF 5.06 FEET, TO THE NORTH LINE OF SAID SOUTH 25 FEET OF LAST SAID LANDS ; THENCE N88°44'11"E, ALONG LAST SAID LINE, A DISTANCE OF 146.34 FEET, TO THE EAST LINE OF SAID SOUTH 25 FEET OF LAST SAID LANDS; THENCE S01°15'49"E, ALONG LAST SAID LINE, A DISTANCE OF 25.00 FEET, TO THE SOUTH LINE OF SAID LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE; THENCE N88°44'11"E, ALONG LAST SAID LANDS, A DISTANCE OF 194.13 FEET, TO A POINT ON THE WEST BOUNDARY OF A MARSH, AND BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5756, PAGE 1912 OF SAID PUBLIC RECORDS; THENCE MEANDER SOUTHERLY ALONG THE WEST BOUNDARY OF SAID MARSH A DISTANCE OF APPROXIMATELY 350 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE S88°52'27"W, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 166.82 FEET, TO THE WEST LINE OF LAST SAID LANDS; THENCE N01°04'05"W, ALONG LAST SAID LINE, A DISTANCE OF 349.85 FEET, TO THE NORTH RIGHT OF WAY LINE OF NIX BOAT YARD ROAD, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED; THENCE S88°44'10"W, ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 350.03 FEET, TO THE POINT OF BEGINNING.

AND,

EXISTING CAT'S PAW MARINA PUD PARCELS (PARCEL ID# 1348320000 AND 1348300000):

A PARCEL OF LAND SITUATED IN THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 25°21'48" WEST ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 121, PAGE 72 OF SAID PUBLIC RECORDS A DISTANCE OF 200.00 FEET; THENCE NORTH 61°15'29" EAST, A DISTANCE OF 185.81 FEET; THENCE NORTH 76°15'41" EAST, A DISTANCE OF 21.48 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 07°36'45" WEST, ALONG THE EASTERLY LINE OF A 30 FOOT INGRESS AND INGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3512, PAGE 317 OF SAID PUBLIC RECORDS, A DISTANCE OF 151.17 FEET; THENCE SOUTH 18°49'01" WEST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 110.29 FEET, TO A LINE 20 FEET NORTH OF AND PARALLEL TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN 5424, PAGE 1337 OF SAID PUBLIC RECORDS; THENCE NORTH 88°44'11" EAST, ALONG LAST SAID LINE, A DISTANCE OF 199.49 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1890, PAGE 271 OF SAID PUBLIC RECORDS; THENCE NORTH 10°23'18" WEST, ALONG LAST SAID LINE, A DISTANCE OF 100.76 FEET; THENCE NORTH 04°57'52" WEST, CONTINUING ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 178.34 FEET, TO THE NORTH LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337; THENCE SOUTH 76°15'41" WEST, ALONG LAST SAID LINE, A DISTANCE OF 113.49 FEET TO, THE POINT OF BEGINNING.

ORIGINAL PROPERTY (O.R. 5144 PG 250)

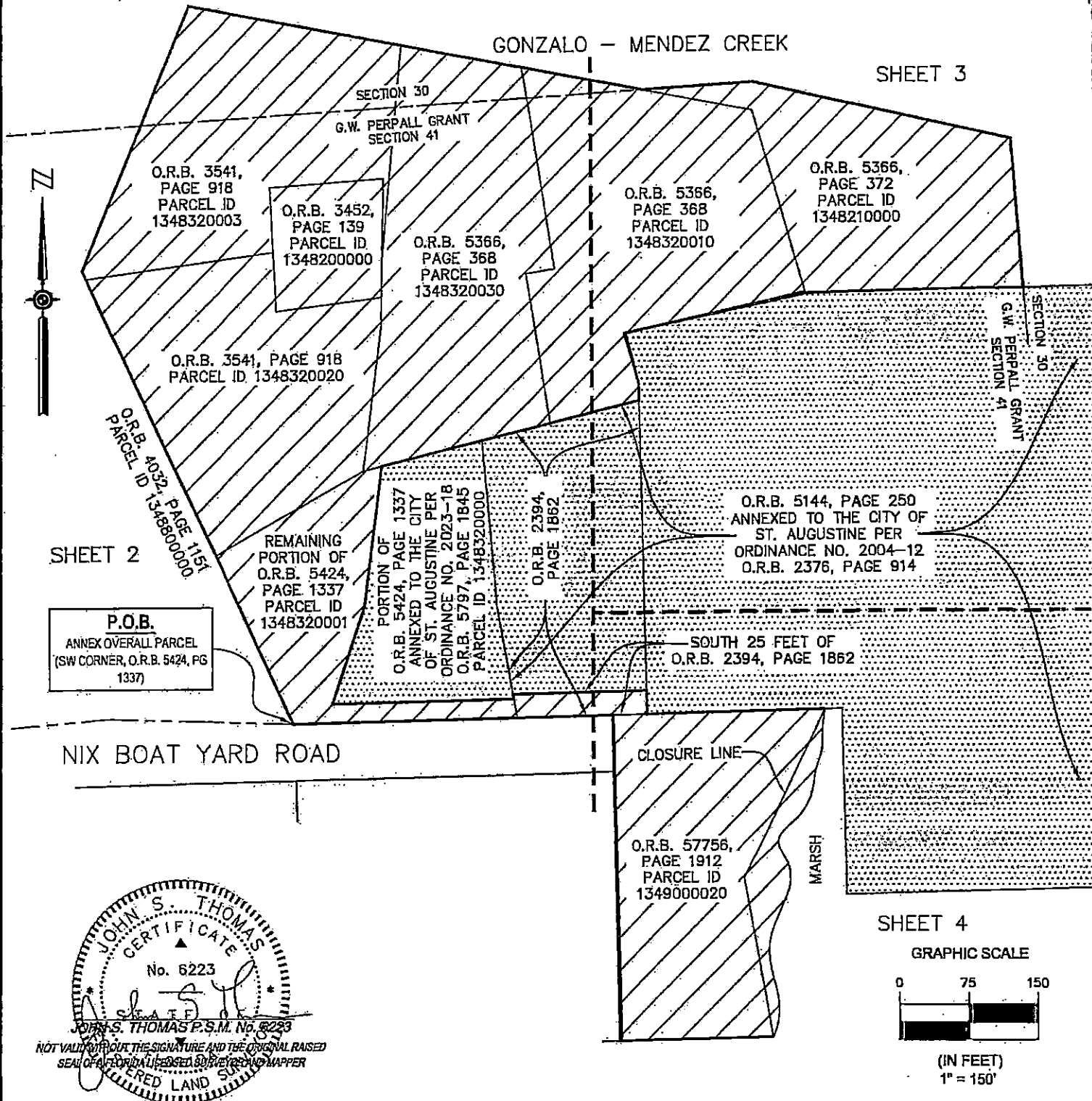
A PARCEL OF LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS 2394, PAGE 1862, OFFICIAL RECORDS 1475, PAGE 40, OFFICIAL RECORDS 1475, PAGE 44 AND OFFICIAL RECORDS BOOK 1890, PAGE 271, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTIONS 30 AND 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 40 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID LANDS ALSO THE SAME LANDS AS SURVEYED BY DEVINO & ASSOCIATES, DATED FEBRUARY 9, 2000 AND THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 44 AS RECORDED IN SAID PUBLIC RECORDS; THENCE NORTH 90°00'00" WEST, ALONG THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 40 OF SAID PUBLIC RECORDS, A DISTANCE OF 210.00 FEET TO THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862, AND THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 1475 PAGE 40 OF SAID PUBLIC RECORDS; THENCE CONTINUING NORTH 90°00'00" WEST ALONG THE SOUTHERLY LINE OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2394, PAGE 1862, A DISTANCE OF 37.00 FEET TO THE NORTHEASTERLY CORNER OF NIX BOAT YARD EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 619, OF SAID PUBLIC RECORDS; THENCE CONTINUING NORTH 90°00'00" WEST ALONG THE NORTHERLY LINE OF SAID NIX BOAT YARD EXTENSION AND ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 2394, PAGE 1862, A DISTANCE OF 105.35 FEET; THENCE NORTH 09°07'29" WEST, DEPARTING SAID NORTHERLY LINE OF SAID NIX BOAT YARD EXTENSION AND ALONG SAID EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1890, PAGE 271, A DISTANCE OF 121.02 FEET; THENCE NORTH 03°42'03" WEST CONTINUING ALONG SAID WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 1890, PAGE 271, A DISTANCE OF 178.35 FEET TO THE NORTHWEST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1890, PAGE 271; THENCE NORTH 77°31'30" EAST ALONG THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1890, PAGE 271, A DISTANCE OF 177.21 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1890, PAGE 271, SAID NORTHEASTERLY CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 40; THENCE NORTH 00°00'00" WEST ALONG SAID WESTERLY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 40, A DISTANCE OF 18.36 FEET; THENCE NORTH 14°18'16" WEST CONTINUING ALONG SAID WESTERLY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 40, A DISTANCE OF 55.68 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 40; THENCE NORTH 79°36'01" EAST ALONG THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 40, A DISTANCE OF 203.32 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 40, ALSO BEING THE NORTHWESTERLY CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 44 OF SAID PUBLIC RECORDS; THENCE NORTH 90°00'00" EAST, DEPARTING SAID EASTERLY LINE AND ALONG THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL

RECORDS 1475, PAGE 44, A DISTANCE OF 400 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF THE CHANNEL OF THE SAN SEBASTIAN RIVER, AS SHOWN ON MAP BY THE CORPS OF ENGINEERS, DATED FEBRUARY 1991, FILE NO. 10-35.891 AND THE NORTHEASTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 44; THENCE SOUTH 02°20'09" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 44 AND THE SOUTHERLY EXTENTIONS THEREOF, A DISTANCE OF 644 FEET MORE OR LESS; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 399 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 786, PAGE 620; THENCE NORTH 00°00'00" EAST, ALONG SAID EASTERLY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS 786, PAGE 620, A DISTANCE OF 199 FEET MORE OR LESS TO THE NORTHEASTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 786, PAGE 620 AND A POINT ON THE SOUTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 44; THENCE NORTH 89°59'54" WEST ALONG THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 786, PAGE 620 AND ALONG THE SOUTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 1475, PAGE 44, A DISTANCE OF 2.99 FEET TO THE POINT OF BEGINNING.

SKETCH AND DESCRIPTION OF:

THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3689, PAGE 964, OFFICIAL RECORDS BOOK 3452, PAGE 139 OFFICIAL RECORDS BOOK 3541, PAGE 918, OFFICIAL RECORDS BOOK 3541, PAGE 933, OFFICIAL RECORDS BOOK 3541, PAGE 943, OFFICIAL RECORDS BOOK 5756, PAGE 1912, , TOGETHER WITH THE SOUTH 25 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862, ALSO TOGETHER WITH THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337, LESS AND EXCEPT THOSE LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE PURSUANT TO ORDINANCE NO. 2023-18, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5797, PAGE 1845, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING IN SECTION 30 AND THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.



SEE SHEET 4 FOR NOTES AND LEGEND SEE SHEET 5 FOR LEGAL DESCRIPTION

JOB NUMBER: 1024088119
 DATE: 04/12/2024
 SCALE: 1"=150'
 SURVEYOR: J. THOMAS
 TECHNICIAN: D. TRABA
 DRAWING: D. TRABA
 TRACT ID: N/A
 PARTY CHIEF: N/A
 FIELD BOOKS: N/A



9440 Phillips Hwy, Suite 7,
 Jacksonville, Florida, 32256
 Ofc: 904.886.0071
 email: info@sam.biz

PROJECT: CATS PAW MARINA

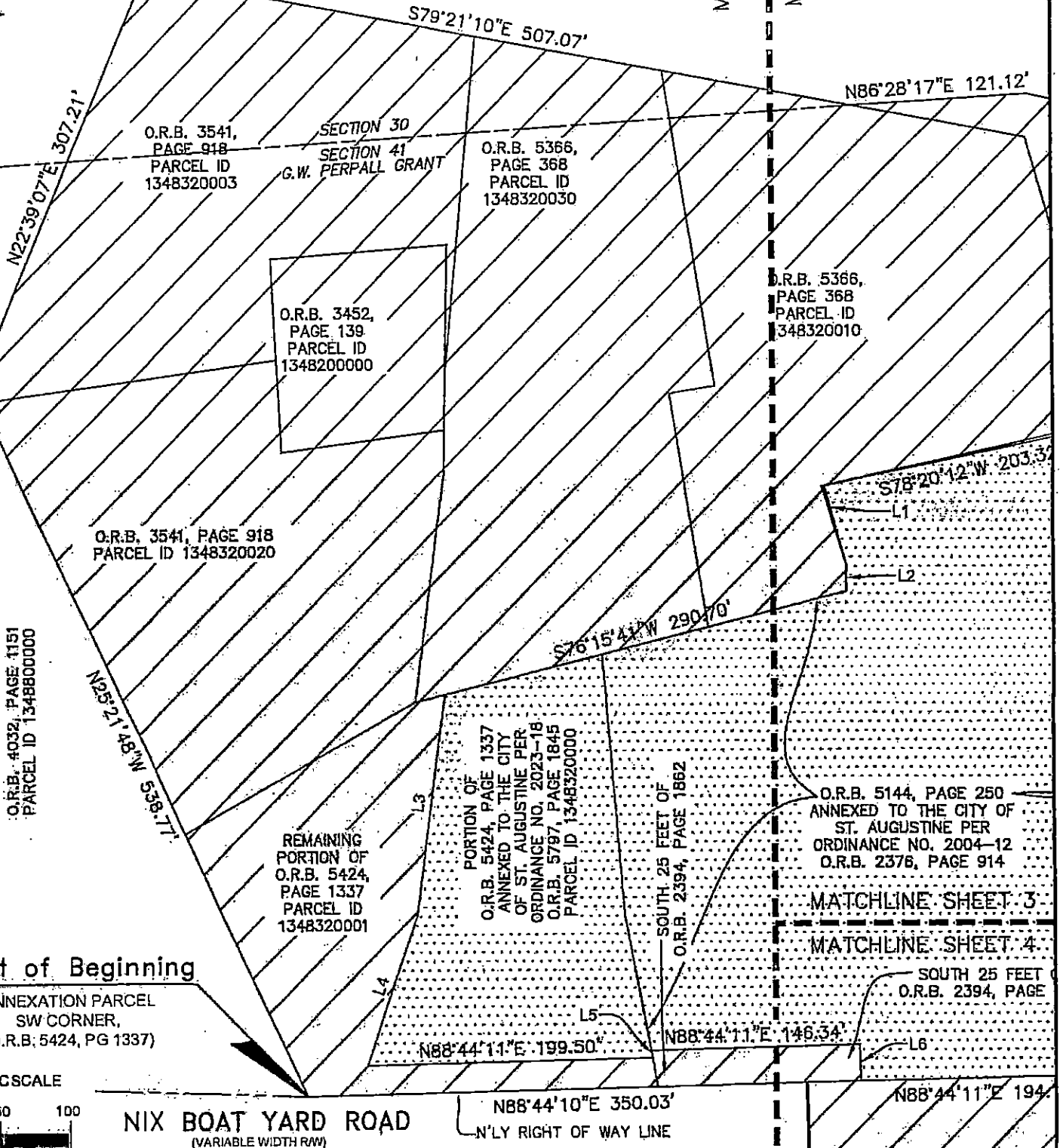


GONZALO - MENDEZ CREEK

LANDS OF THE CITY OF ST. AUGUSTINE
PER ORDINANCE 95-34 IN O.R.B. 1145, PG. 106

MATCHLINE
SHEET 2

MATCHLINE
SHEET 3



JOB NUMBER: 1024688119
DATE: 04/12/2024
SCALE: 1"=50'
SURVEYOR: J. THOMAS
TECHNICIAN: D. TRABA
DRAWING: D. TRABA
TRACT ID: N/A
PARTY/CLIENT: N/A
FIELD BOOKS: N/A



9440 Phillips Hwy, Suite 7,
Jacksonville, Florida, 32256
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email: Info@sam.biz

PROJECT: CATS PAW MARINA

MATCHLINE
SHEET 2

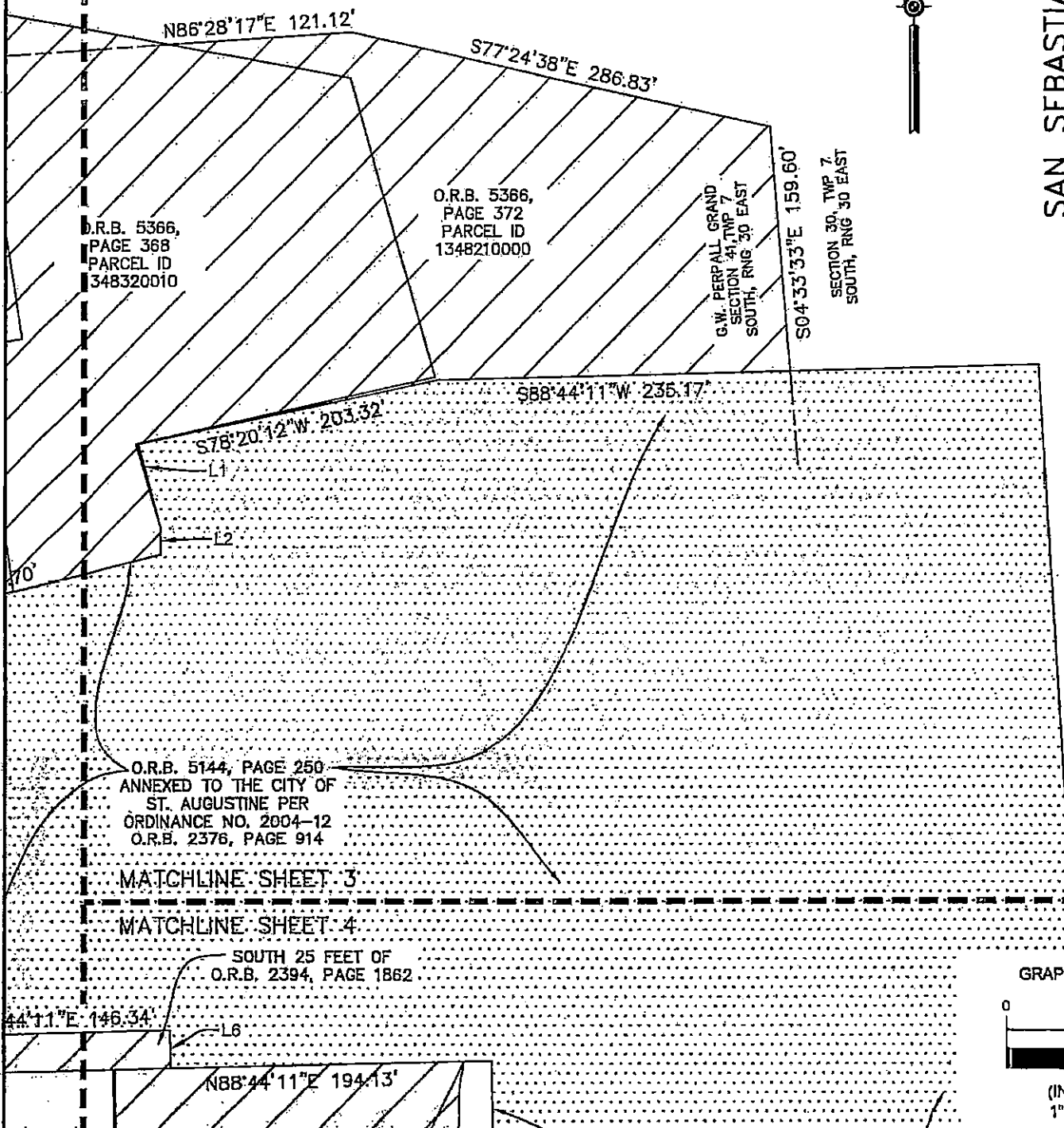
MATCHLINE
SHEET 3

GONZALO - MENDEZ CREEK

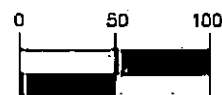
LANDS OF THE CITY OF ST. AUGUSTINE
PER ORDINANCE 95-34 IN O.R.B. 1145, PG. 106

SAN SEBASTIAN RIVER

LANDS OF THE CITY OF ST. AUGUSTINE
PER ORDINANCE 95-34 IN O.R.B. 1145, PG. 106



GRAPHIC SCALE



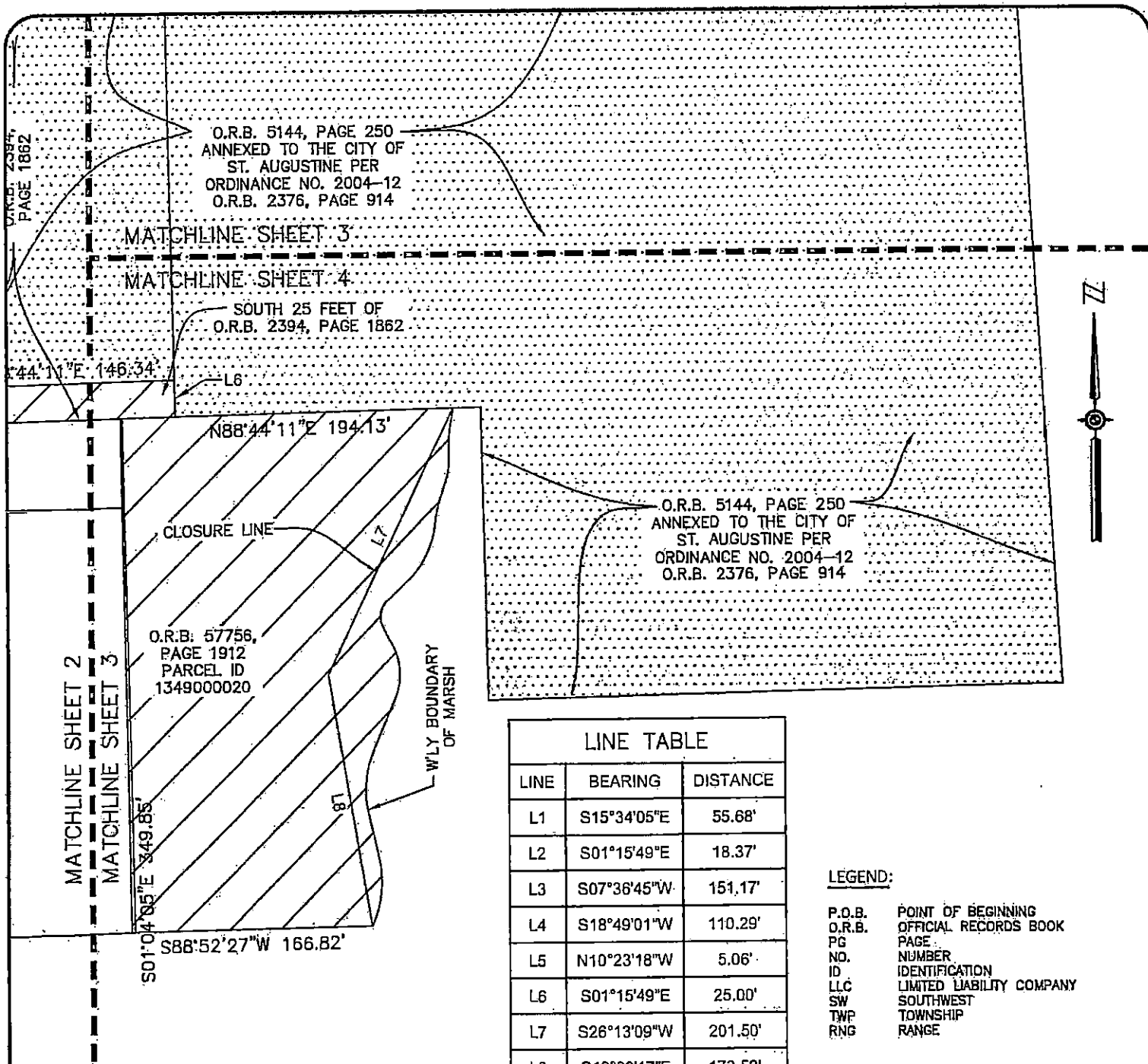
(IN FEET)
1" = 100'

JOB NUMBER: 102408B119
DATE: 04/12/2024
SCALE: N/A
SURVEYOR: J. THOMAS
TECHNICIAN: D. TRABA
DRAWING: D. TRABA
TRACT ID: N/A
PARTY CHIEF: N/A
FIELD BOOKS: N/A



9440 Phillips Hwy, Suite 7,
Jacksonville, Florida, 32256
Ofc: 904.886.0071
email: Info@sam.biz

PROJECT: CATS PAW MARINA



GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF NIX BOAT YARD, AS S88°44'10"W.
2. 3. THIS IS NOT A BOUNDARY SURVEY.
4. THE PURPOSE OF THIS SKETCH IS TO DEPICT PARCELS AS SPECIFIED BY THE CLIENT FOR ANNEXATION BY THE CITY OF ST. AUGUSTINE.
5. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

JOB NUMBER: 102408B119
DATE: 04/12/2024
SCALE: N/A
SURVEYOR: J. THOMAS
TECHNICIAN: D. TRABA
DRAWING: D. TRABA
TRACT: 10-N/A
PARTY CHIEF: N/A
FIELD BOOKS: N/A



9440 Phillips Hwy, Suite 7,
Jacksonville, Florida, 32256
Ofc: 904.886.0071
email: info@sam.blz

PROJECT: CATS PAW MARINA

SKETCH AND DESCRIPTION OF:

ANNEXATION PARCEL :

THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3689, PAGE 964, OFFICIAL RECORDS BOOK 3452, PAGE 139 OFFICIAL RECORDS BOOK 3541, PAGE 918, OFFICIAL RECORDS BOOK 3541, PAGE 933, OFFICIAL RECORDS BOOK 3541, PAGE 943, OFFICIAL RECORDS BOOK 5756, PAGE 1912, TOGETHER WITH THE SOUTH 25 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862, ALSO TOGETHER WITH THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337, LESS AND EXCEPT THOSE LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE PURSUANT TO ORDINANCE NO. 2023-18, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5797, PAGE 1845, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING IN THE SECTION 30 AND THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, AND ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF SAID RECORDS, A DISTANCE OF 538.77 FEET; THENCE NORTH 22°39'07" EAST CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 307.21 FEET, TO THE NORTH LINE OF LAST SAID LANDS; THENCE SOUTH 79°21'10" EAST, ALONG LAST SAID LINE AND ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5366, PAGE 368 A DISTANCE OF 507.07 FEET; THENCE EASTERLY, SOUTHERLY, AND WESTERLY ALONG THE NORTHERLY, EASTERLY, AND SOUTHERLY LINES OF LAST SAID LANDS RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; COURSE NO. 1: N86°28'17"E, A DISTANCE OF 121.12 FEET; COURSE NO. 2: S77°24'38"E, A DISTANCE OF 286.83 FEET; COURSE NO. 3: S04°33'33"E, A DISTANCE OF 159.60 FEET; COURSE NO. 4: S88°44'11"W, A DISTANCE OF 235.17 FEET; COURSE NO. 5: S78°20'12"W, A DISTANCE OF 203.32 FEET; COURSE NO. 6: S15°34'05"E, A DISTANCE OF 55.68 FEET; COURSE NO. 7: S01°15'49"E, A DISTANCE OF 18.37 FEET; COURSE NO. 8: S76°15'41"W, A DISTANCE OF 290.70 FEET, TO THE WEST LINE OF THOSE LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE PURSUANT TO ORDINANCE NO. 2023-18, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5797, PAGE 1845 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY AND EASTERLY ALONG WESTERLY AND SOUTHERLY LINES OF LAST SAID LANDS RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: S07°36'45"W, A DISTANCE OF 151.17 FEET; COURSE NO. 2: S18°49'01"W, A DISTANCE OF 110.29 FEET; COURSE NO. 3: N88°44'11"E, A DISTANCE OF 199.50 FEET, TO THE WEST LINE OF THE SOUTH 25 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862 OF SAID PUBLIC RECORDS; THENCE N10°23'18"W, ALONG LAST SAID LINE, A DISTANCE OF 5.06 FEET, TO THE NORTH LINE OF SAID SOUTH 25 FEET OF LAST SAID LANDS; THENCE N88°44'11"E, ALONG LAST SAID LINE, A DISTANCE OF 146.34 FEET, TO THE EAST LINE OF SAID SOUTH 25 FEET OF LAST SAID LANDS; THENCE S01°15'49"E, ALONG LAST SAID LINE, A DISTANCE OF 25.00 FEET, TO THE SOUTH LINE OF SAID LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE; THENCE N88°44'11"E, ALONG LAST SAID LANDS, A DISTANCE OF 194.13 FEET, TO A POINT ON THE WEST BOUNDARY OF A MARSH, AND BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5756, PAGE 1912 OF SAID PUBLIC RECORDS; THENCE MEANDER SOUTHERLY ALONG THE WEST BOUNDARY OF SAID MARSH A DISTANCE OF APPROXIMATELY 350 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE S88°52'27"W, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 166.82 FEET, TO THE WEST LINE OF LAST SAID LANDS; THENCE N01°04'05"W, ALONG LAST SAID LINE, A DISTANCE OF 349.85 FEET, TO THE NORTH RIGHT OF WAY LINE OF NIX BOAT YARD ROAD, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED; THENCE S88°44'10"W, ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 350.03 FEET, TO THE POINT OF BEGINNING

CONTAINING 10.1 ACRES, MORE OR LESS.

JOB NUMBER: 1024088119
DATE: 04/12/2024
SCALE: N/A
SURVEYOR: J. THOMAS
TECHNICIAN: D. TRABA
DRAWING: D. TRABA
TRACT: ID: N/A
PARTY CHIEF: N/A
FIELD BOOKS: N/A

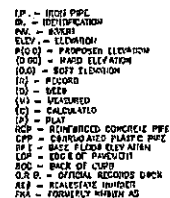


9440 Phillips Hwy, Suite 7,
Jacksonville, Florida, 32256
Ofc: 904.886.0071
email: Info@sam.biz

PROJECT: CATS PAW MARINA

A PO - RICE SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST,
ST. JOHN'S COUNTY, FLORIDA AS REQUESTED BY CLIENT

A PO - RICE SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST,
ST. JOHN'S COUNTY, FLORIDA AS REQUESTED BY CLIENT



1. THE SUBJECT WAS EMPLOYED THROUGH THE MIDDLE OF A WELL KNOWN AND REPUTED, THEREFORE THERE MAY BE ADDITIONAL REASON FOR THE RECORD FOR THE PERSON THAT MAY BE FOUND IN THE EMPLOYER PERSONAL RECORDS OF NUCOR GROUP, ALABAMA.

2. THERE IS A CERTAIN DISCREPANCY THAT AND DOES NOT POINT TO BE A SIGNIFICANT SURVEY

3. ALL NECESSARY INFORMATION FROM THE RECORDS BY CLERK FOR SECURITY BOARD OF BRANIFF-IRVING & ASSOC. - P.O. NUMBER 714-003 PAGES 09/12/70 IS

8. The proposed amendments to the rules of the Commission are intended to ensure that the Commission's rules are consistent with the provisions of the Act and to ensure that the Commission's rules are consistent with the provisions of the Act.

[illegible][illegible]130
133HS

CATSPAW MARINA
ST. JOHNS COUNTY, FLORIDA

100-443887-100

PROJECT: DOW AND MICHIGAN
DATE: 6-10-77
BY: JAMES W. HARRIS
FOR: THE STATE OF MICHIGAN
COUNTY: WASHTENAW

10707 Kennedy Ave. Ste. 500
Dallas, Texas 75243
Tel. 972-351-1111
Fax 972-351-1111
E-mail: info@bbs.com



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 07-18-2009 BY 60322 UCBAW/SJS

EXHIBIT B

PROPERTY OWNERSHIP LIST
Cat's Paw Marina Annex Lands

- 1) BDEP CAT'S PAW, LLC
Parcel ID Numbers
1348320001
1348330000
- 2) BDEP LAND, LLC
Parcel ID Number
1349000020
- 3) 200 NIX BOAT YARD, LLC
Parcel ID Numbers
1348210000
1348320010
1348320030
- 4) PAUL CHRISTOPHER PELLICER (PAUL C. PELLICER)
Parcel ID Numbers
1348320020
1328320003
1348200000



One Independent Drive
Suite 1200
Jacksonville, Florida 32202

P 904.301.1269
F 904.301.1279
www.drivermcafee.com

May 3, 2024

Ms. Amy McClure Skinner, AICP
Director, Planning and Building Department
City of St. Augustine
75 King Street, Lobby B
St. Augustine, Florida 32085

RE: Cat's Paw Land Use Plan Amendment from Mixed-Use (St. Johns County) to Marine Industrial (City of St. Augustine) for annex parcels.

Dear Amy,

This letter outlines the goals, objectives and policies that are consistent with the existing and proposed marina uses and Marine Industrial Future Land Use designation in the City of St. Augustine's Comprehensive Plan 2040 for the following annex parcels:

- BDEP CAT'S PAW, LLC
Parcel ID Numbers
1348320001
1348330000
- BDEP LAND, LLC
Parcel ID Number
1349000020
- 200 NIX BOAT YARD, LLC
Parcel ID Numbers
1348210000
1348320010
1348320030
- PAUL CHRISTOPHER PELLICER (PAUL C. PELLICER)
Parcel ID Numbers
1348320020
1328320003
1348200000

Future Land Use

Overall Goal: Ensure that the character, density, intensity, and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical, and economic environment to enhance the quality of life for all residents of the City of St. Augustine.

FLUE Goal 1 Natural Resources: Preserve and protect the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment.

FLUE Objective 1.1: The City shall coordinate future land uses with the appropriate topography and soil conditions to conserve, appropriately use and protect the land and resources.

FLUE Policy 1.1.1: The City shall use the latest version of the Flood Insurance Rate Maps (FIRM) promulgated by the Federal Emergency Management Agency (FEMA) to determine the location of the 1% or 100-year floodplain and flood prone areas in the City. The City shall provide specifications for regulating development and land use activities within these areas within the Land Development Code (LDC). These specifications will include Development within the FEMA 1% or 100-year flood hazard zone is to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps; Any development within a flood prone area should strive to maintain the natural topography and hydrology of the development site.

FLUE Policy 1.1.2: During the review of requests for plan amendments, topography, vegetation, wildlife habitat, flood hazard, the 1% or 100-year flood plain and soils for the areas to be amended should be considered as part of the plan amendment process.

FLUE Policy 1.1.6: Any development, including development within a flood prone area, will strive to maintain the natural topography and hydrology of the development site as much as possible and provide for drainage and stormwater management identified in the Infrastructure Element, open space requirements as addressed in the Recreation and Open Space Element, and safe and convenient on-site traffic flow, considering the needed vehicular parking as addressed in the Transportation and Mobility Element. Open space requirements will meet the LOS adopted in the Recreation and Open Space Element; On-site traffic will consider that adjacent properties provide interconnections to reduce requirements for road trips; and, Parking requirements shall be specified in terms of the number of parking spaces outlined in the land development code (LDC).

FLUE Policy 1.1.7: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the driveway permitting process increasing interconnection between adjacent developments and encouraging implementation of the City's mobility plan.

FLUE Policy 1.1.8: Development regulations shall encourage street, pedestrian and open space designs that discourage nonresidential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

FLUE Policy 1.1.9: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

FLUE Policy 1.1.10: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage levels of service, natural drainage patterns and soil conditions.

FLUE Policy 1.1.11: The developer/owner of any site shall be responsible for the on-site management of stormwater in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

FLUE Objective 1.2: The City of St. Augustine shall ensure the protection of natural resources through implementing the following policies, and the protection program outlined in the Conservation and Coastal Management Element.

FLUE Policy 1.2.1: The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required: Limitations on development density and intensity; Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site; Limitations on building coverage or impervious surface coverage; Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources; Minimize land use conflicts; Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and Reduce natural hazard risks to life and property.

FLUE Objective 2.1: The City shall coordinate future land uses with the availability of facilities and services.

FLUE Policy 2.1.1: As part of the City's permitting process, facilities and services shall meet the established level of service standards and shall be available to serve the impacts of development, or development orders and permits shall be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

FLUE Policy 2.1.3: The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.

FLUE Objective 2.2: Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate facilities and services.

FLUE Policy 2.2.1: The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as compact and contiguous developments within the City of St. Augustine.

FLUE Objective 3.2: The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable.

FLUE Policy 3.2.3: The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity.

FLUE Goal 5 Urban Sprawl: Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.

FLUE Policy 5.1.2: The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

FLUE Objective 6.6: Industrial Categories: The industrial category is established to provide sufficient land for existing and anticipated future industrial needs, including working waterfronts and requisite support services.

FLUE Policy 6.6.2 Marine Industrial: This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry and encourage the creation

and maintenance of working waterfronts within the City. Maximum lot coverage of 80%; maximum height restriction of 35 feet. Marine related uses approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet, and two (2) dwelling units per acre.

FLUE Goal 9: Economic Development Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

FLUE Policy 9.1.2: The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area. • This includes encouraging a mix of uses in the city to promote accessibility to a variety of uses. • This includes strengthening and diversifying the local economy. • This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of St. Augustine. • This includes the promotion of uses that are commercial or industrial that support, promote or are compatible with the urban character of the city.

Conservation and Coastal Management

CCM Policy 2.1.1: The City maintains three (3) Conservation Overlay Zones. The boundaries of the Conservation Overlay Zones shall be determined on a site-specific basis during site plan review of each development proposal. Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone. Conservation Overlay Zone 2 allows for all the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off street parking areas and residential and commercial development, providing that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 restricts uses and other development and performance standard requirements within this zone including tree canopy and tree removal governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations.

CCM Policy 2.1.2: The City shall continue to implement the adopted Comprehensive Plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and use to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. Development in Conservation Overlay Zone 3 must retain either: (1) at least twenty-five (25) percent of the trees on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh); or (2) fifty (50) percent of the trees on the site, unless approved via a public hearing.

CCM Policy 2.1.3: Development in Conservation Overlay Zones shall conform to all requirements of the Federal Emergency Management Agency (FEMA) relating to flood control and prevention. Finish floors must be constructed at or above the base flood elevation plus any defined freeboard established prior to a Certificate of Occupancy being issued for the structure, the City shall continue to require an

Elevation Certificate signed by a licensed engineer or surveyor certifying that the lowest floor of the structure has been constructed at or above the established base flood elevation plus any defined freeboard. The City shall continue to maintain three (3) conservation overlay zones: Conservation Overlay Zone 1 for the protection of habitat waterward of the most restrictive jurisdictional line; Conservation Overlay Zone 2 for the protection of natural habitat one hundred feet (100') landward of the most restrictive jurisdictional line; and Conservation Overlay Zone 3 for the protection of natural habitat beyond one hundred feet (100') landward of the most restrictive jurisdictional line. Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (1) Site specific conditions. (2) The relationship of the site to adjacent properties, bodies of water and surrounding conservation zones. (3) Natural and proposed drainage patterns. (4) Effect of point and nonpoint discharge in the marine environment. (5) Proposed soil stabilization and erosion control methods. (6) Impact on floodplain. (7) Impact of development on vegetative and animal communities. (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. (9) Effect of shade on vegetation and shellfish. (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. (11) Impact of development on shoreline by linear feet and percent of site. (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes. (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site. (15) Impact of development on water quality. (16) Impact of development on shellfish and on commercial and sport fish and waterfowl. (17) The City shall pursue no net loss in wetlands by both amount and type of community. (18) Require a wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species and protecting native vegetative communities from destruction by development activities.

CCM Objective 2.7: Permitted uses for shoreline and waterfront property will continue to give priority to water dependent uses and increase safe public access to Salt Run, the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The City Code will continue to allow water-dependent uses as permitted uses in all the zoning districts associated with land adjacent to the riverine environments.

CCM Policy 2.7.1: New marinas must meet all applicable requirements of state and federal permitting agencies, including the manatee protection guidelines established by the Department of Environmental Protection. In addition: 1. marinas should be located within one statute mile of passes or inlets; 2. marinas must be located in areas designated for such use by the Future Land Use Plan; 3. all marina basins shall be designated idle speed zones; 4. marinas must be constructed in naturally deep water to minimize dredging, and basins should be of sufficient depth to prevent stirring up of bottom sediments by boat propellers; 5. marinas should be constructed adjacent to upland high bluffs or in areas where the salt marsh has been subject to extensive past disturbance; 6. marina entrances should be located such that maximum tidal flushing and circulation occurs; 7. marina construction should include linear development, and docking space should be designed to minimize or avoid impacts on salt marsh or other native vegetation; and marinas should be served by municipal waste water systems and should have adequate solid waste collection facilities with frequent collection.

CCM Policy 2.7.2: The following performance standards shall apply to development of water dependent and water related uses: (1) compliance with all of the conditions of any regulatory agency permits required for the development; (2) compliance with any conditions established by the Planning and Zoning Board for development in a Conservation Overlay Zone discussed in this element; and (3) compliance with the Future Land Use Plan and all of the implementing development regulations contained in the City Code. Priorities for shoreline land uses and siting for water dependent and water-related uses are as established by the Future Land Use Plan and implemented by the City Code. Water-dependent and water-

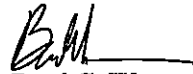
related uses shall continue to be permitted uses or permissible uses by exception in all of the zoning districts in the city.

CCM Policy 2.15.2: Development and redevelopment in the City will be consistent with or more stringent than the flood-resistant constructions in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R part 60.

Infrastructure Element

INFRA Objective 6.3: The City shall encourage the use of sustainable, low impact development (LID) strategies to address stormwater management for developments ranging from individual building sites to subdivisions to large, planned developments.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Wester', with a horizontal line extending to the right.

Brad C. Wester

bwester@drivermcafee.com

904.294.3768

PLANNED UNIT DEVELOPMENT (PUD) MODIFICATION
NARRATIVE PUD TEXT

May 3, 2024

Cat's Paw Marina
St. Augustine, Florida

Submitted on behalf of:
BDEP Cat's Paw, LLC,
BDEP Land, LLC,
200 Nix Boat Yard, LLC,
Paul Christopher Pellicer.

Authorized Agent:
Driver McAfee Hawthorne & Diebenow, PLLC.

SECTION 1
INTRODUCTION AND APPLICATION

This narrative Planned Unit Development (“PUD”) text is a modification to the original PUD (Ordinance 2005-02) and successive PUD modifications (Ordinance 2017-34 and Ordinance 2023-20), described as approximately 19.9 acres (+/-), which includes the approximate 10.1 acres (+/-) of new annex parcels to be added to the existing PUD, as further described in Exhibit “A” Legal Description (“Property”) and survey sketch. The Property ownership of each parcel is described, attached hereto as Exhibit “B”.

The Property, as depicted in the map and survey exhibits, abuts the existing Cat’s Paw Marina on the northern, western, and southern sides, and is currently zoned Commercial, Highway and Tourist (CHT), Residential Mobile Home (RMH), and Open Rural (OR). This PUD modification is companion to a Comprehensive Plan Amendment on the annex parcels that requests a change from the St. Johns County land use designation of Mixed-Use (MU) to the City of St. Augustine land use designation of Marine Industrial (MI) and Open Land (OL) to be consistent and compatible with the existing Cat’s Paw Marina.

The Applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the City Commission of the City of St. Augustine. The Applicant also agrees to comply with all conditions and safeguards established by the City Commission regarding said PUD.

Except to the extent that they conflict with this narrative PUD text and site plan approved pursuant to this PUD request on the Property, all building codes, zoning ordinances and other land use and development regulations of the City, including, without limitation, the Sign Ordinance and

Building Code, as may be amended from time to time, shall be applicable to this development. The provisions of this narrative PUD text and site plan shall take precedence over any contrary provision of the land use codes, zoning codes, and development regulations.

SECTION 2

PHYSICAL SITE CHARACTERISTICS

The northern Property is currently vacant and undeveloped since the removal of the dilapidated structures and mobile homes from the previous 'Pellicer Point Marina' uses. It is cleared and permitted for a new marina, retail/office space and boat storage facility pursuant to St. Johns County permits. The western Property and southern Property is currently occupied by various structures and mobile homes in disrepair, outdoor storage yards of old abandoned vehicles, boats, construction materials, furniture and equipment.

In accordance with the City of St. Augustine Comprehensive Plan Soils Map, and supported by the Soil Survey of St. Johns County, Florida prepared by the United States Department of Agriculture Soil Conservation Service, the site has Astitula fine sand, Casia fine sand, St. Johns fine sand, and Pellicer silty clay.

No historical or archeological resources are anticipated on the Property because of its condition being developed and used for many recent decades. The owner will follow all required local and State procedures regarding future redevelopment of the Property.

SECTION 3

INTENDED PLAN OF DEVELOPMENT

Cat's Paw Marina business activities and improvements include water dependent and water related type marina-based uses pursuant to the Marine Industrial and Open Land allowable uses for

this location, including, but not limited to sales, rentals and service/repair of marine vessels, motors, parts and equipment; marine dockage and mooring facilities; fueling facilities; enclosed storage, temporary outdoor dry staging for boat washing and service; trailer storage; a waterfront restaurant with indoor and outdoor seating and on-premise consumption of beer, wine and liquor; a marine related retail store for supplies and provisions; restroom/shower and tackle locker storage facilities; professional and administrative offices, parking and pedestrian sidewalks and paths, clubhouse and accessory structures/uses related to marine operations.

The PUD will include up to 250,000 square feet of buildings and uses as generally depicted on the PUD site plan and listed as follows:

Boat Storage Buildings/Uses

- 35,000 sf enclosed boat storage #1 (existing),
- 35,000 sf enclosed boat storage #2,
- 80,750 sf enclosed boat storage #3,

Other Buildings/Uses

- 4,800 sf restaurant (existing),
- 3,800 sf maintenance/office/ship store (existing),
- 5,650 sf accessory/restroom/support,
- 85,000 sf flex commercial/industrial and future development.

Additionally, accessory tackle lockers for patrons will be provided attached to boat storage building #3, new vehicle parking and access, drainage and utility infrastructure, sidewalks, and native landscaping and low impact design elements will complement the Cat's Paw Marina facilities. Square footage of future uses and buildings other than the boat storage buildings may be interchangeable per market demand and final architectural/engineering designs, if the overall total does not exceed the

approved amounts listed above.

SECTION 4

RESTRICTIONS AND GUIDELINES

The development will be constructed in an orderly manner and allowable uses will include Marine Industrial water related/water dependent and ancillary uses, structures, and amenities. This PUD shall not release the applicant, its successors, and assigns, of their obligation to comply with all Federal, State and local applicable laws and does not otherwise limit nor expand the authority of the City of St. Augustine to Enforce such laws nor limit nor expand defenses available to the property owner.

The following standards must be indicated on the site development plan as part of this PUD and approved by the City Commission:

1. Minimum Lot Area: No minimum lot area or lot width is applicable.
2. Maximum lot coverage: Fifty percent (50%).
3. Minimum yard requirements: No minimum yard requirements are applicable.
4. Maximum building height: Fifty feet (50').
5. Setbacks: Provided as described and depicted on the PUD site plan.
6. Vehicle Parking: Provided as described and depicted on the PUD site plan.
7. Signage: Per Code.
8. Potable Water: Provided by the City of St. Augustine via existing connections.
9. Fire Protection: Provided by City of St. Augustine via existing hydrant connections.
10. Sanitary Sewer: Provided by City of St. Augustine via existing connections.

SECTION 5

CONSERVATION OVERLAY ZONE

The Property is in Conservation Overlay Zones 1, 2 and 3 as identified within the City of St. Augustine Code. Redevelopment of the Property will conform to all applicable regulations for development within these zones, including obtaining all relevant permits or as described and approved as part of this PUD.

In accordance with the St. Augustine Code, these site improvements will have "no significant negative impact on adjacent natural systems by either individual or cumulative effect," will conform to the permitting requirements regarding water quality treatment provisions for the marshes and the vegetative communities contained therein, as well as eliminating harm to any animal, fish or shellfish life contained therein. Improvements within Conservation Overlay Zones 2 and 3 will not significantly change or block the Conservation Overlay Zone 1 vistas and scenic opportunities and placement of the buildings in the same general location as the previous building will protect the scenic attributes of Conservation Overlay Zones 2 and 3.

The PUD will comply with the criteria established for development in the Conservation Overlay Zones according to the following criteria:

1. Site Specific Conditions: The development plan, as depicted on the site plan, will provide for a new enclosed boat storage building, access, parking, and associated infrastructure. The site development standards will be updated in accordance with modern stormwater management standards in accordance with current regulations and best management practices. The site and building elevations will be in conformance with current FEMA flood zone standards.

2. The Site's Relationship to Adjacent Properties, Bodies of Water and Surrounding Conservation Overlay Zones: The development will be a water dependent and water related in conformance with the existing Marine Industrial land uses, and will be compatible with the character,

mass, and scale of the area, including the immediately adjacent commercial retail and industrial warehouse buildings nearby. All development will adhere to the standards for development within the Conservation Overlay Zones and will not impact any adjacent development within these zones. With respect to any sound that may carry on to adjacent property and across the waterway from emanating music associated with the restaurant, whether provided by fixed or mobile amplified sound reproduction devices and or speakers from live or recorded music, said music shall comply with sound level limits of 60 dBA for receiving residential land uses, 65 dBA for receiving commercial land uses and 75 dBA for receiving industrial land uses. Additionally, said music shall be limited to hours of operation of the restaurant, but no later than 9pm on weeknights and no later than 11pm on Fridays, Saturdays, and/or Holidays. All other sound or noise associated with the Cat's Paw Marina operations shall adhere to Article IV of the City of St. Augustine.

3. Natural and Proposed Drainage Patterns: Stormwater collection, conveyance and treatment will be provided by an underground system as part of the improvements and new development in the PUD. The system will provide a higher pollutant removal efficiency as compared to traditional wet detention systems; thus ultimately providing a cleaner stormwater effluent as compared to a wet detention pond. Site-specific engineering and construction details, engineering stormwater modeling and drainage calculations for the proposed dry detention facility will be provided within the engineering and construction plans to the City of St. Augustine and St. Johns River Water Management District. Adverse, detrimental, or negative water quality impacts on site or to adjacent waterways are not anticipated with this project.

4. Effect of Point and Non-point Discharge in the Marine Environment: Specifics of the stormwater management system will provide analysis of the point and non-point discharge and provide for protection of the marine environment.

5. Proposed Soil Stabilization and Erosion Control Measures: Details for soil suitability, geotechnical engineering and measures for construction will be provided within the engineering and construction plan documents required for local and State permitting.

6. Impact on Floodplain: Due to the proximity of the San Sebastian River, the Property is mostly within the AE designated flood zone as indicated by Flood Insurance Rate Map Panel 12109C0377J. The stormwater management facilities will be able to eliminate the potential for off-site impacts to the neighboring community and environmentally sensitive areas, often associated with the increase in flood zone elevation requirements.

7. Impact of Development on Vegetative and Animal Communities: The site has been previously developed and impacted for some time as a mobile home park, residential structures, boat storage and marina uses. All existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the proposed redevelopment of the annex Property.

8. Potential for Contamination Drainage, Storage of Pollutants and the Use of Poisonous Chemicals and Materials: The current development standards to be followed, as well as the new underground dry detention stormwater system will reduce the potential for contaminated runoff associated with drainage from the parking lot. The current and proposed uses will not provide for the use of poisonous chemicals or materials with any direct discharge or overland drainage flow to adjacent lands, waterways, or stormwater infrastructure. Any use chemicals or materials on the Property will adhere to strict standards applicable to use, cleanup, and disposal in keeping with local, State and Federal guidelines and regulations.

9. Effect of Shade on Vegetation and Shellfish: No construction is planned which would cause shading.

10. Effect of Boat Wake and Boat Traffic on Manatees, Vegetation, Shellfish and Wildlife, as well as Shoreline Erosion: The increase in marine vessel related traffic on the waterway will conform to the existing slips, channel and ramps and should be minimal and adhere to local, State and Federal guidelines and regulations.

11. Impact of Development on Vistas and Scenic Opportunities by Linear Feet, Height, Mass and Percent of Site: As previously stated, the redevelopment of the mobile home park with a new enclosed boat storage building is in the same general location and should not significantly change any vistas or scenic opportunities customarily known based on the adjacent uses and buildings. The building will adhere to the height and coverage limitations, which will be consistent with that allowable in the area.

12. Existing Amounts of Native Plants and Proposed Retention and Use of Native Plants for Landscape and Open Space Purposes: As the site has been developed for some time, no existing native plant materials exist. However, the applicant will use native plant and tree species within the overall landscape plan to reduce the irrigation requirements.

13. Impact of Development on Plant and Animal Habitat and Potential Loss in Acres and Percent of Site: All existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the proposed redevelopment of the annex Property.

14. Impact of Development on Water Quality: Stormwater collection, conveyance and treatment will be provided by an underground dry detention system as part of the improvements and new development in the PUD. The dry detention system will provide a higher pollutant removal efficiency as compared to traditional wet detention systems, thus ultimately providing a cleaner stormwater effluent as compared to a wet detention pond. Site-specific engineering and construction details, engineering stormwater

modeling and drainage calculations for the proposed dry detention facility will be provided within the engineering and construction plans to the City of St. Augustine and St. Johns River Water Management District. Adverse, detrimental, or negative water quality impacts on site or to adjacent waterways are not anticipated with this project.

15. Impact of Development on Shellfish and On Commercial Sport Fish and Waterfowl:

The PUD is located adjacent to Class III waters, which are deemed by the State for recreational use and do not support shellfish harvesting. The location of the project will have no impact on the navigational channel of the Intracoastal Waterway other than the use by boating traffic for access to the marina site. The site abutting the waterway is already developed and there will be no removal of any plant material that would offer or impact habitat for nesting waterfowl.

16. Pursuit of no net loss of wetlands by both amount and type of community: The proposed redevelopment area does not contain any wetlands therefore there is no net loss.

17. Wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species and protecting native vegetative communities from destruction by development activities: As previously stated, all existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the proposed redevelopment of the annex Property.

SECTION 6

SCHEDULE OF DEVELOPMENT

The Development of the project will commence immediately upon approvals and permits and will not require the dedication of land for public use. The anticipated date for substantial completion of the project for all improvements is between 2028-2030.

SECTION 7

OWNERSHIP AND MAINTENANCE

BDEP Land, LLC and or BDEP Cat's Paw, LLC and its successors and assigns will be the owner and master developer of the lands in the PUD after annexation of the parcels into the City of St. Augustine and reserves the right to create new business entities and partnerships, including joint-ventures, and the sale and or lease of land and or assets as deemed appropriate for the success and advancement of the business in keeping with the approved uses and standards of this PUD, as may be amended from time to time, for continuity of this unified master plan and the maintenance, upkeep and ownership of common facilities and infrastructure.

SECTION 8

SUMMARY AND CONCLUSION

BDEP Land, LLC applied for annexation of the annex portion of the Property into the City and requested a Future Land Use Map designation of Marine Industrial and Open Land, as well as companion PUD zoning, which modifies the existing PUD, Ordinance 2023-20. The proposed uses and development plan is consistent with the character and in harmony with customary use and history of the working waterfront and marina development in the area, as well as adjacent commercial/industrial uses and improvements. The annex Property and site plan represents an extension of an existing use but creates a more desirable environment by dramatically upgrading the Property as an economically productive and appropriate use with benefits to the City of St. Augustine and its residents.

This PUD request meets all the above listed City requirements and is consistent with the Comprehensive Plan as further described below.

Future Land Use

Overall Goal: Ensure that the character, density, intensity, and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment to enhance the quality of life for all residents of the City of St. Augustine.

FLUE Goal 1 Natural Resources: Preserve and protect the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment.

FLUE Objective 1.1: The City shall coordinate future land uses with the appropriate topography and soil conditions to conserve, appropriately use and protect the land and resources.

FLUE Policy 1.1.1: The City shall use the latest version of the Flood Insurance Rate Maps (FIRM) promulgated by the Federal Emergency Management Agency (FEMA) to determine the location of the 1% or 100-year floodplain and flood prone areas in the City. The City shall provide specifications for regulating development and land use activities within these areas within the Land Development Code (LDC). These specifications will include Development within the FEMA 1% or 100-year flood hazard zone is to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps; Any development within a flood prone area should strive to maintain the natural topography and hydrology of the development site.

FLUE Policy 1.1.2: During the review of requests for plan amendments, topography,

vegetation, wildlife habitat, flood hazard, the 1% or 100-year flood plain and soils for the areas to be amended should be considered as part of the plan amendment process.

FLUE Policy 1.1.6: Any development, including development within a flood prone area, will strive to maintain the natural topography and hydrology of the development site as much as possible and provide for drainage and stormwater management identified in the Infrastructure Element, open space requirements as addressed in the Recreation and Open Space Element, and safe and convenient on-site traffic flow, considering the needed vehicular parking as addressed in the Transportation and Mobility Element. Open space requirements will meet the LOS adopted in the Recreation and Open Space Element; On-site traffic will consider that adjacent properties provide interconnections to reduce requirements for road trips; and, Parking requirements shall be specified in terms of the number of parking spaces outlined in the land development code (LDC).

FLUE Policy 1.1.7: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the driveway permitting process increasing interconnection between adjacent developments and encouraging implementation of the City's mobility plan.

FLUE Policy 1.1.8: Development regulations shall encourage street, pedestrian and open space designs that discourage nonresidential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

FLUE Policy 1.1.9: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

FLUE Policy 1.1.10: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage levels of service, natural drainage patterns and soil conditions.

FLUE Policy 1.1.11: The developer/owner of any site shall be responsible for the on-site management of stormwater in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

FLUE Objective 1.2: The City of St. Augustine shall ensure the protection of natural resources through implementing the following policies, and the protection program outlined in the Conservation and Coastal Management Element.

FLUE Policy 1.2.1: The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required: Limitations on development density and intensity; Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site; Limitations on building coverage or impervious surface coverage; Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources; Minimize land use conflicts; Achieve flexibility, efficiency, and cost reduction in the provision of services and

infrastructure; and Reduce natural hazard risks to life and property.

FLUE Objective 2.1: The City shall coordinate future land uses with the availability of facilities and services.

FLUE Policy 2.1.1: As part of the City's permitting process, facilities and services shall meet the established level of service standards and shall be available to serve the impacts of development, or development orders and permits shall be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

FLUE Policy 2.1.3: The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.

FLUE Objective 2.2: Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate facilities and services.

FLUE Policy 2.2.1: The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as compact and contiguous developments within the City of St. Augustine.

FLUE Objective 3.2: The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining

land development codes that contain standards and procedures to encourage redevelopment where desirable.

FLUE Policy 3.2.3: The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity.

FLUE Goal 5 Urban Sprawl: Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.

FLUE Policy 5.1.2: The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

FLUE Objective 6.6: Industrial Categories: The industrial category is established to provide sufficient land for existing and anticipated future industrial needs, including working waterfronts and requisite support services.

FLUE Policy 6.6.2 Marine Industrial: This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry and encourage the creation and maintenance of working waterfronts within the City. Maximum lot coverage of 80%; maximum height restriction of 35 feet. Marine related uses

approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet, and two (2) dwelling units per acre.

FLUE Goal 9: Economic Development Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

FLUE Policy 9.1.2: The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area. This includes encouraging a mix of uses in the city to promote accessibility to a variety of uses. This includes strengthening and diversifying the local economy. This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of St. Augustine. This includes the promotion of uses that are commercial or industrial that support, promote or are compatible with the urban character of the city..

Conservation and Coastal Management

CCM Policy 2.1.1: The City maintains three (3) Conservation Overlay Zones. The boundaries of the Conservation Overlay Zones shall be determined on a site-specific basis during site plan review of each development proposal. Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone. Conservation Overlay Zone 2 allows for all the uses within

Zone 1, as well as specialized, scenic or linear parks and boardwalks, off street parking areas and residential and commercial development, providing that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 restricts uses and other development and performance standard requirements within this zone including tree canopy and tree removal governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations.

CCM Policy 2.1.2: The City shall continue to implement the adopted Comprehensive Plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and use to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. Development in Conservation Overlay Zone 3 must retain either: (1) at least twenty-five (25) percent of the trees on the site

and all healthy trees larger than twelve (12) inches diameter breast height (dbh); or (2) fifty (50) percent of the trees on the site, unless approved via a public hearing.

CCM Policy 2.1.3: Development in Conservation Overlay Zones shall conform to all requirements of the Federal Emergency Management Agency (FEMA) relating to flood control and prevention. Finish floors must be constructed at or above the base flood elevation plus any defined freeboard established prior to a Certificate of Occupancy being issued for the structure, the City shall continue to require an Elevation Certificate signed by a licensed engineer or surveyor certifying that the lowest floor of the structure has been constructed at or above the established base flood elevation plus any defined freeboard. The City shall continue to maintain three (3) conservation overlay zones: Conservation Overlay Zone 1 for the protection of habitat waterward of the most restrictive jurisdictional line; Conservation Overlay Zone 2 for the protection of natural habitat one hundred feet (100') landward of the most restrictive jurisdictional line; and Conservation Overlay Zone 3 for the protection of natural habitat beyond one hundred feet (100') landward of the most restrictive jurisdictional line. Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (1) Site specific conditions. (2) The relationship of the site to adjacent properties, bodies of water and surrounding conservation zones. (3) Natural and proposed drainage patterns. (4) Effect of point and nonpoint discharge in the marine environment. (5) Proposed soil stabilization and erosion control methods. (6) Impact on floodplain. (7) Impact of development on vegetative and animal communities. (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. (9) Effect of shade on vegetation and shellfish. (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. (11) Impact of development on shoreline by

linear feet and percent of site. (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes. (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site. (15) Impact of development on water quality. (16) Impact of development on shellfish and on commercial and sport fish and waterfowl. (17) The City shall pursue no net loss in wetlands by both amount and type of community. (18) Require a wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species and protecting native vegetative communities from destruction by development activities.

CCM Objective 2.7: Permitted uses for shoreline and waterfront property will continue to give priority to water dependent uses and increase safe public access to Salt Run, the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The City Code will continue to allow water-dependent uses as permitted uses in all the zoning districts associated with land adjacent to the riverine environments.

CCM Policy 2.7.1: New marinas must meet all applicable requirements of state and federal permitting agencies, including the manatee protection guidelines established by the Department of Environmental Protection. In addition: 1. marinas should be located within one statute mile of passes or inlets; 2. marinas must be located in areas designated for such use by the Future Land Use Plan; 3. all marina basins shall be designated idle speed zones; 4. marinas must be constructed in naturally deep water to minimize dredging, and basins should be of sufficient depth to prevent stirring up of bottom sediments by boat propellers; 5. marinas should be

constructed adjacent to upland high bluffs or in areas where the salt marsh has been subject to extensive past disturbance; 6. marina entrances should be located such that maximum tidal flushing and circulation occurs; 7. marina construction should include linear development, and docking space should be designed to minimize or avoid impacts on salt marsh or other native vegetation; and marinas should be served by municipal waste water systems and should have adequate solid waste collection facilities with frequent collection.

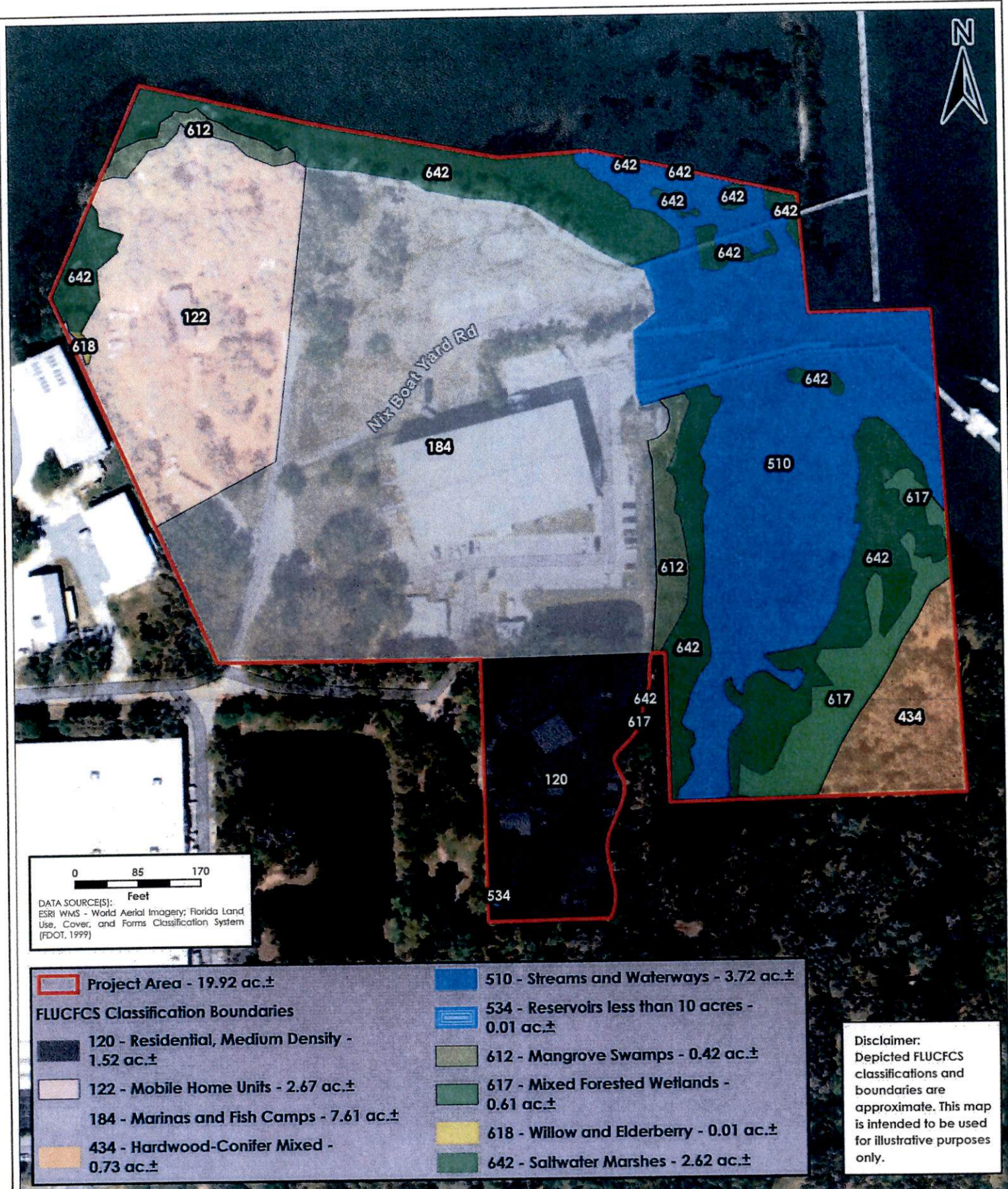
CCM Policy 2.7.2: The following performance standards shall apply to development of water dependent and water related uses: (1) compliance with all of the conditions of any regulatory agency permits required for the development; (2) compliance with any conditions established by the Planning and Zoning Board for development in a Conservation Overlay Zone discussed in this element; and (3) compliance with the Future Land Use Plan and all of the implementing development regulations contained in the City Code. Priorities for shoreline land uses and siting for water dependent and water-related uses are as established by the Future Land Use Plan and implemented by the City Code. Water-dependent and water-related uses shall continue to be permitted uses or permissible uses by exception in all of the zoning districts in the city.

CCM Policy 2.15.2: Development and redevelopment in the City will be consistent with or more stringent than the flood-resistant constructions in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R part 60.

Infrastructure Element

INFRA Objective 6.3: The City shall encourage the use of sustainable, low impact

development (LID) strategies to address stormwater management for developments ranging from individual building sites to subdivisions to large, planned development.



**SES Environmental
Resource Solutions LLC**

3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
(904) 285-1397 • www.ses-grp.com

FLUCFCS

Cat's Paw Marina
St. Augustine, St. Johns County, Florida

SES Project No: **1G001.8166.0002.50**

ERS Project No: **22049** Date: **Mar 2024**

Drawn By: **DF**

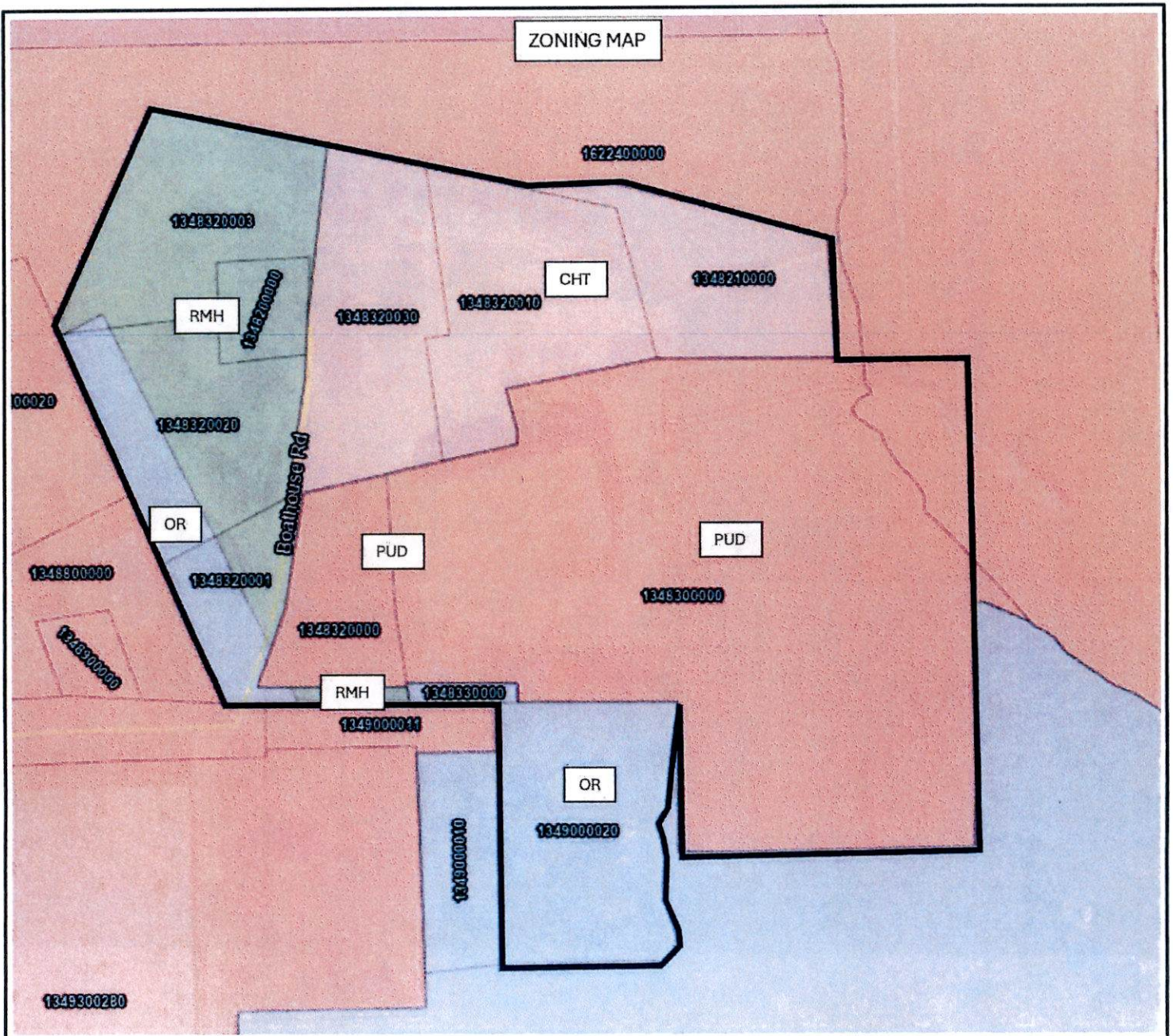
Reviewed By: **MS**

Approved By: **MS**

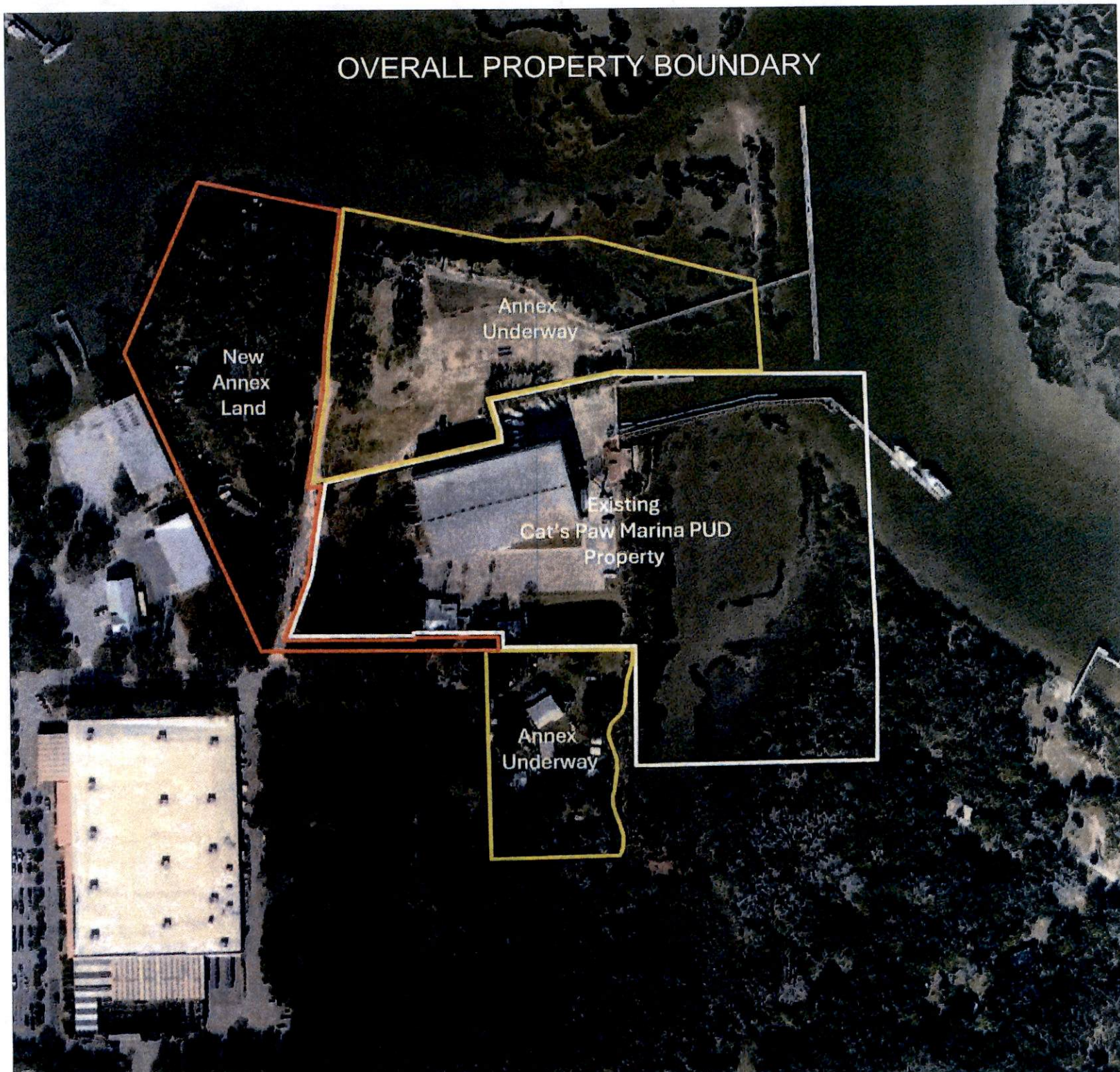
ZONING MAP

CAT'S PAW MARINA: CURRENT AND PROPOSED ANNEX PARCELS
May 3, 2024

PARCEL ID	ENTITY	JURISDICTION	ZONING
1348210000	200 NIX BOAT YARD LLC	St. Johns County	CHT
1348320010	200 NIX BOAT YARD LLC	St. Johns County	CHT
1348320030	200 NIX BOAT YARD LLC	St. Johns County	CHT
1348320003	PAUL CHRISTOPHER PELLICER	St. Johns County	RMH & OR
1348200000	PAUL CHRISTOPHER PELLICER	St. Johns County	RMH & OR
1348320020	PAUL CHRISTOPHER PELLICER	St. Johns County	RMH & OR
1348330000	BDEP CATS PAW, LLC	St. Johns County	OR
1349000020	BDEP LAND, LLC	St. Johns County	OR
1348300000	BDEP CATS PAW, LLC	City of St. Augustine	PUD
1348320001	BDEP CATS PAW, LLC	St. Johns County	RMH & OR
1348320000	BDEP CATS PAW, LLC	City of St. Augustine	PUD



OVERALL PROPERTY BOUNDARY

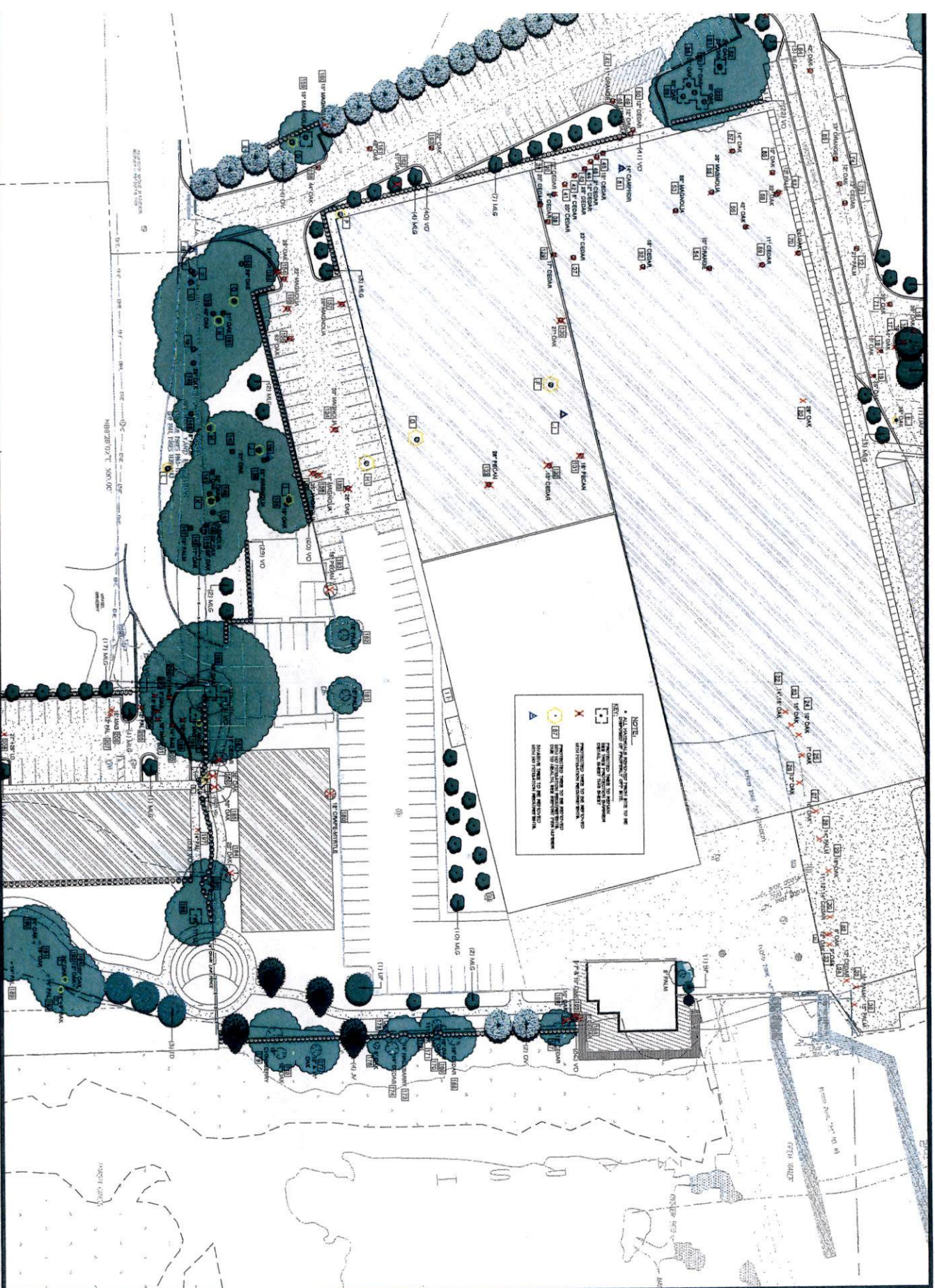




SHEET P-1 SHEET	SHEET TITLE OVERALL PRESENTATION PLAN	DATE : MAR. 3, 2024 PROJECT NO. : L8623-96 DESIGNED BY : KSR DRAWN BY : KSR CHECKED BY : KSR SCALE : 1" = 60'	REVISIONS : 1 2 3 4 5
	PROJECT NO. : L8623-96 DESIGNED BY : KSR DRAWN BY : KSR CHECKED BY : KSR		
	DATE : MAR. 3, 2024		

CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA





DATE: 11/11/11

PROJECT NO.: 1287238

DESIGNED BY: KSR

DRAWN BY: KSR

CHECKED BY: KSR

SCALE: 1" = 30'

REVISIONS:

NO.	DESCRIPTION
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PROJECT TITLE: CAT'S PAW MARINA

PRESENTATION PLAN

P-3

SHEET

CAT'S PAW MARINA

ST. AUGUSTINE, FLORIDA



A & K LAND PLANNING & DESIGN, INC.

11111 FLORIDA AVENUE, SUITE 100, ST. AUGUSTINE, FLORIDA 32080

TEL: 904.829.1111 FAX: 904.829.1112



A & K LAND PLANNING & DESIGN, INC.
11111 S. W. 11th St., Suite 100
Miami, FL 33155
(305) 555-1111
www.aandkllp.com

CAT'S PAW MARINA ST. AUGUSTINE, FLORIDA

REVISIONS:

NO.	DESCRIPTION
1	



DATE: May 3, 2024
PROJECT NO.: 2023.06
DESIGNED BY: KSR
DRAWN BY: KSR
CHECKED BY: KSR
SCALE: 1" = 30'

SHEET TITLE
PRESENTATION
PLAN

P-4
SHEET

NOTE:
* ALL MATERIALS REMOVED FROM SITE TO BE
DISPOSED OF PROPERLY OFF SITE.

KEY:
[Symbol] PROTECTED TREES TO REMAIN
SEE TREE PROTECTION BARRIER
DETAIL SHEET THIS SHEET
[Symbol] PROTECTED TREES TO BE REMOVED
WITH FILLIGATION REQUIREMENTS
[Symbol] PROTECTED TREES TO BE REMOVED
WITH NO FILLIGATION REQUIREMENTS
[Symbol] REMOVED TREES TO BE REPLACED
WITH NO FILLIGATION REQUIREMENTS

LANDSCAPE CALCULATIONS:	
TOTAL AREAS:	
ZONING:	PUD (CLASS M)
VIA PUBLIC AREA:	24,950 SF.
9% VIA RES. LANDSCAPE AREA:	2,245 SF.
LANDSCAPE AREA PROVIDED:	3,350 SF.
PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN	
VIA PUBLIC AREA	
INTERNAL LANDSCAPE:	
TREES 1,000 SF. + 0.75 SF. / 100 SF.	13
TREES REQUIRED:	13
TREES PROVIDED:	13
PERIMETER TREES/SHRUBS NORTH SIDE:	
N/A	28 LF.
TREES REQUIRED:	0
TREES PROVIDED:	0
PERIMETER TREES SOUTH SIDE:	
5 TREES 4 20' BURLS / 100 LF. (-10% NATIVE) (Type G)	144 LF.
TREES REQUIRED:	117 4 32 6
TREES PROVIDED:	117 4 32 6
PERIMETER TREES EAST SIDE:	
5 TREES 4 20' BURLS / 100 LF. (-10% NATIVE) (Type G)	330 LF.
TREES REQUIRED:	267 4 16 6
TREES PROVIDED:	267 4 16 6
PERIMETER TREES WEST SIDE:	
5 TREES 4 20' BURLS / 100 LF. (-10% NATIVE) (Type G)	300 LF.
TREES REQUIRED:	247 4 16 6
TREES PROVIDED:	247 4 16 6

Arborist Solutions LLC - Freedom Boat Parcel - Cats Paw - Almond

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Condemned Hazardous/Dangerous			
A	33	Live Oak	Extreme Decline - Massive Cavity from 6 ft to 10 ft - Hazardous/Dangerous
B	18	Live Oak	Extreme Decline - Falling Root System - Massive Cavity @ Base - Hazardous/Dangerous
C	15	Live Oak	Extreme Decline - Falling Root System - Massive Cavity @ Base - Hazardous/Dangerous
D	14/18/18	Live Oak	Extreme Decline - Dead/Dying Top - Falling Root System - Hazardous/Dangerous
E	36	Live Oak	Extreme Decline - Massive Cavity from 2 ft to 6 ft - Falling Root System - Hazardous/Dangerous
Total	152	Inches	

Arborist Solutions Tree Table - Cats Paw Marina - Almond Engineering

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Invasive Species			
I	12	Campylopus	Invasive
II	35	Campylopus	Invasive
III	8	Campylopus	Invasive
IV	11	Campylopus	Invasive
V	8	Campylopus	Invasive
VI	11	Campylopus	Invasive
VII	8	Campylopus	Invasive
VIII	10	Campylopus	Invasive
Total	104	Inches	

Arborist Solutions LLC - Freedom Boat Parcel - Cats Paw - Almond

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Appear Healthy			
1	13	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
2	13	Sabal Palm	Appears Healthy
3	13	Sabal Palm	Appears Healthy
4	12	Sabal Palm	Appears Healthy
5	12	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
6	18	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
7	18	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
8	18	Sabal Palm	Appears Healthy
9	18	Sabal Palm	Appears Healthy
10	20	Live Oak	Appears Healthy
11	20	Live Oak	Appears Healthy
12	31/18	Live Oak	Appears Healthy
13	14	Bim	Appears Healthy
14	26	Live Oak	Appears Healthy
15	16	Live Oak	Appears Healthy
16	19	Live Oak	Appears Healthy
17	14	Live Oak	Appears Healthy
18	15	Sabal Palm	Appears Healthy
19	25	Live Oak	Appears Healthy
20	26	Live Oak	Appears Healthy
21	54	Live Oak	Appears Healthy (Add-On Tree Not on Survey)
Total	495	Inches	

Gene Washington 904-610-1110 Certified Arborist - FL5623-A February 14, 2024

Arborist Solutions Tree Table - Cats Paw Marina - Almond Engineering

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Condemned Hazardous/Dangerous			
F	32	Campylopus	Dead - Hazardous/Dangerous (Invasive)
G	39	Live Oak	Extreme Decline - Massive Cavity from Ground to 8 ft - Hazardous/Dangerous
H	30	Magnolia	Extreme Decline - Dead Top - Massive Cavity from 4 ft to 10 ft - Hazardous/Dangerous
I	23	Live Oak	Extreme Decline - Missing Top @ 15 ft - Hazardous/Dangerous
J	25	Magnolia	Extreme Decline - Missing Top @ 15 ft - Hazardous/Dangerous
K	14	Magnolia	Extreme Decline - Missing Top @ 12 ft - Hazardous/Dangerous
L	16	Magnolia	Extreme Decline - Massive Cavity from Ground to 5 ft - Hazardous/Dangerous
M	40	Live Oak	Extreme Decline - Massive Cavity from Ground to 8 ft - Hazardous/Dangerous
N	28	Live Oak	Extreme Decline - Dead/Dying Top - Tip Click - Major Dead Limbs - Hazardous/Dangerous
O	12	Magnolia	Extreme Decline - Large Cavity in Crotch Union @ 8 ft - Hazardous/Dangerous
P	30	Live Oak	Extreme Decline - Massive Cavity from Ground to 6 ft - Hollow Under Root Flare - Hazardous/Dangerous
Q	52	Live Oak	Extreme Decline - 1 Side Dead - Large Cavity with Mushrooms @ 12 ft - Hazardous/Dangerous
Total	320	Inches	

Gene Washington 904-610-1130 Certified Arborist - FL5623-A June 30, 2022

Arborist Solutions Tree Table - Cats Paw Marina - Almond Engineering

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Appear Healthy			
129	17	Cedar	Appears Healthy
130	8/9/10	Live Oak	Appears Healthy
131	18	Persea	Appears Healthy
132	16	Cedar	Appears Healthy
133	16	Persea	Appears Healthy
134	30	Magnolia	Appears Healthy
135	26	Live Oak	Appears Healthy
136	18	Magnolia	Appears Healthy
137	16	Magnolia	Appears Healthy
138	18	Live Oak	Appears Healthy
139	22	Magnolia	Appears Healthy
140	17	Live Oak	Appears Healthy
141	18	Live Oak	Appears Healthy
142	22	Live Oak	Appears Healthy
143	17	Magnolia	Appears Healthy
144	30	Live Oak	Appears Healthy
145	17	Live Oak	Appears Healthy
146	28	Live Oak	Appears Healthy
147	18' 8" CT	Sabal Palm	Appears Healthy
148	18' 10" CT	Sabal Palm	Appears Healthy
149	15	Live Oak	Appears Healthy
150	15/25	Live Oak	Appears Healthy
151	21	Live Oak	Appears Healthy
152	26	Live Oak	Appears Healthy
153	24	Live Oak	Appears Healthy
154	28	Live Oak	Appears Healthy
155	22	Magnolia	Appears Healthy
156	89	Live Oak	Appears Healthy
157	18	Magnolia	Appears Healthy
158	20/24	Live Oak	Appears Healthy
159	18	Magnolia	Appears Healthy
160	15	Magnolia	Appears Healthy
161	23/25	Live Oak	Appears Healthy
162	23/28	Live Oak	Appears Healthy
163	32	Live Oak	Appears Healthy

Gene Washington 904-610-1110 Certified Arborist - FL5623-A June 30, 2022

Arborist Solutions LLC - Genovar - Cats Paw - Almond

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Condemned Hazardous/Dangerous			
R	9	Magnolia	Extreme Decline - Massive Cavity from 2 ft to 4 ft - Hazardous/Dangerous
S	30	Live Oak	Extreme Decline - >50% Dead - Dead Top - Covered in Vines - Hazardous/Dangerous
T	24	Live Oak	Extreme Decline - Falling Root System - Tip Dissect - Major Dead Limbs - Hazardous/Dangerous
U	14/9	Live Oak	Extreme Decline - Massive Cavity @ 10 ft - Falling Root System - Hazardous/Dangerous
V	27	Live Oak	Extreme Decline - Dead Top - Falling Root System - Hazardous/Dangerous
W	15	Magnolia	Extreme Decline - Uprooting - Hazardous/Dangerous
X	24	Bim	Extreme Decline - Massive Cavity from Ground to 4 ft - Hazardous/Dangerous
Y	18	Magnolia	Extreme Decline - Massive Cavity @ Base - Hollow under Root Flare - Hazardous/Dangerous
Z	14	Magnolia	Extreme Decline - Massive Cavity from Ground to 2 ft - Hazardous/Dangerous
AA	24	Live Oak	DEAD - Hazardous/Dangerous
BB	14	Live Oak	DEAD - Hazardous/Dangerous
CC	11	Magnolia	Extreme Decline - Massive Cavity from 4 ft to 5 ft - Hazardous/Dangerous
DD	16	Live Oak	Extreme Decline - Dead Top - Hazardous/Dangerous
EE	18	Live Oak	Extreme Decline - >50% Dead - Dead Top - Hazardous/Dangerous
FF	13	Magnolia	Extreme Decline - Massive Cavity from Ground to 2 ft - Hazardous/Dangerous
GG	15	Live Oak	Extreme Decline - Massive Cavity from 18 ft to 22 ft - Hazardous/Dangerous
HH	8	Cedar	Extreme Decline - Broken thru Fence - Massive Cavity from Ground to 3 ft - Hazardous/Dangerous
Total	803	Inches	

Gene Washington 904-610-1110 Certified Arborist - FL5623-A February 14, 2024

Arborist Solutions LLC - Genovar - Cats Paw - Almond

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Appear Healthy			
189	14	Sabal Palm	Appears Healthy
190	24	Live Oak	Appears Healthy
191	19	Live Oak	Appears Healthy
192	14	Sabal Palm	Appears Healthy
193	12	Live Oak	Appears Healthy
194	20	Live Oak	Appears Healthy
195	20/7	Live Oak	Appears Healthy
196	16	Live Oak	Appears Healthy
197	14	Sabal Palm	Appears Healthy
198	16	Magnolia	Appears Healthy
199	32	Live Oak	Appears Healthy
200	14	Magnolia	Appears Healthy
201	10	Magnolia	Appears Healthy
202	12	Magnolia	Appears Healthy
203	8	Magnolia	Appears Healthy
204	9	Magnolia	Appears Healthy
205	12	Sabal Palm	Appears Healthy
206	16	Magnolia	Appears Healthy
207	12	Sabal Palm	Appears Healthy
208	27/18	Live Oak	Appears Healthy
209	12/13	Live Oak	Appears Healthy
210	16	Live Oak	Appears Healthy
211	24	Live Oak	Appears Healthy
212	12	Magnolia	Appears Healthy
213	10	Magnolia	Appears Healthy
214	13	Bim	Appears Healthy
215	15	Magnolia	Appears Healthy
216	12	Sabal Palm	Appears Healthy
217	10	Magnolia	Appears Healthy
218	6	Magnolia	Appears Healthy
219	6	Magnolia	Appears Healthy
220	24	Live Oak	Appears Healthy
221	14	Magnolia	Appears Healthy
222	15	Live Oak	Appears Healthy
223	10	Magnolia	Appears Healthy
224	15	Live Oak	Appears Healthy
225	19	Live Oak	Appears Healthy
226	17	Live Oak	Appears Healthy
227	8	Magnolia	Appears Healthy
228	18	Live Oak	Appears Healthy
229	14	Sabal Palm	Appears Healthy
Total	674	Inches	

Gene Washington 904-610-1110 Certified Arborist - FL5623-A February 14, 2024



CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

REVISIONS	DATE	DESCRIPTION
1		
2		

DATE : May 3, 2024
PROJECT NO. : 1623-06
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : N.T.S.

SHEET TITLE
ARBORIST REPORT
DETAILS

P-5
SHEET

[illegible][illegible]

A cross-sectional diagram of a road structure. From top to bottom, the layers are:

- TOPSOIL AS SPECIFIED**: The uppermost layer, indicated by a dashed line.
- SOIL AND ROOT LAYER**: The layer below the topsoil.
- WICKED SAND**: A layer of sand with a wavy pattern, located below the soil and root layer.
- ROCKS 2-3" DIAMETER**: A layer of small rocks, indicated by a dashed line.
- ROAD GRADE**: The surface of the road, indicated by a dashed line.
- 1/2" TIEBARS**: A layer of horizontal bars, indicated by a dashed line.
- PAVEMENT**: The main road surface, indicated by a dashed line.
- PAVEMENT (OPTIONAL)**: An additional layer below the main pavement, indicated by a dashed line.
- UNDISTURBED SOIL**: The base layer, indicated by a dashed line.

 A **LANE AREA** is marked on the right side. A **NOTE** points to the bottom of the road structure, stating: "INSTALL SOIL SUCH ONLY TOP OF SOIL & ROOT LAYER IS LEVEL WITH TOP OF PAVEMENT".

[illegible]

1. MULCH ALL PLANTING BEDS WITH 3" ORGANIC MULCH.
2. ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODED WITH BAHIA SOD.
3. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
4. NO SUBSTITUTION WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
5. ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, BEGON INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
6. CONTRACTOR TO VERIFY ALL QUANTITIES.

[illegible]



One Independent Drive
Suite 1200
Jacksonville, Florida 32202

P 904.301.1269
F 904.301.1279
www.drivermcafee.com

May 6, 2024

TRANSMITTAL VIA EMAIL

Ms. Amy McClure Skinner, AICP, Director
Mr. Jacob Fredriksson, AICP, Planning Manager
Planning and Building Department
City of St. Augustine
75 King Street, Lobby B
St. Augustine, Florida 32085

RE: Cat's Paw Marina PUD Criteria Memorandum

Dear Amy and Jacob,

Please accept this memorandum to accompany and supplement the PZB Application documents, exhibits and text narrative, and that further clarifies, defines, and justifies the use of the City of St. Augustine Planned Unit Development (PUD) Zoning District for the Cat's Paw Marina expansion and redevelopment.

Sec. 28-286. - Purpose and intent.

The PUD process is designed to:

- (a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;

The Cat's Paw Marina revised PUD boundary, as provided in the PZB application, provides a logical expansion and more efficient extension of uses onto the immediately abutting and available properties for redevelopment and economic development of a continued working waterfront. No lands were bypassed or 'skipped over' in this proposal and this proposal is not sprawl, nor out of character with the urbanized area and customary uses. In fact, the lands are at the terminus of Nix Boat Yard Road with abutting lands already developed or publicly owned by the City and County, and the State-owned waterways that bound the development. The abutting properties were in a state of disrepair and blight as they weren't virgin lands, but previously developed and occupied, yet strewn with unkempt conditions, dilapidated structures, vehicles, boats, random parts, and equipment. The PUD is companion to an Annexation and Future Land Use Map Amendment request for

the above referenced properties to be included in one jurisdiction for a more unified development plan and efficient use of the land as an extension of the existing Cat's Paw Marina PUD circa 2005.

- (b) Encourage a more compatible and harmonious development of contiguous lands;

The expansion of the existing PUD on abutting lands allows for infrastructure and buildings to be designed as a more unified, un-congested manner as a compatible master plan with the current Cat's Paw Marina facilities and in harmony with the surrounding development. The current marina facilities are at capacity with no further room for expansion to meet demand. The abutting lands to be annexed into the City of St. Augustine are designed Mixed-Use by the St. Johns County Comprehensive Plan and allows for marina type uses and facilities. In fact, one of the abutting properties to be annexed has a 'shovel-ready' project fully permitted for boat storage and marine facilities specific to the previous owner's needs.

- (c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;

The expansion of the existing PUD allows for the customary working waterfront use to build new facilities to meet demand and consumer preference in the boating community that has grown since the inception of the original Cat's Paw Marina dry stack space, along with implementing new technologies and methodologies in providing stormwater treatment, infrastructure and services.

- (d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;

The dry stack storage of boats is more environmentally sound than storage as a wet marina with permanent slips and keeps up with demands in the boating industry as well as helps to reduce trailers on the local roadways.

- (e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;

The overall form, scale and mass of the buildings is compatible with the character of the surrounding commercial developments, as well as the relationship and function within the same for service to the current and proposed marine industry and recreation community. The architectural style of the dry stack storage buildings and the conventional buildings will be compatible with the styles existing in the area.

- (f) Provide an environment of consistent character compatible with the surrounding areas; and,

The type of development as a working waterfront marina with facilities is compatible with the character of the surrounding commercial developments and a customary use.

- (g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

The type of development is limited to a working waterfront marina with a mixture of appropriate uses commensurate with the Marine Industrial land use category as further described in the PUD and unique to the individual waterfront character and customary uses on site. The expansion of land and revised PUD allows for flexible and innovative strategies and options like low impact design to develop the site as a cohesive and unified master plan while preserving wetlands and sensitive coastal habitat.

Sec. 28-292. - Standards and criteria for redevelopment and infill PUD developments.

The following performance standards are intended for redevelopment and infill PUD developments. These projects typically involve property currently developed where the proposed PUD includes razing the existing development and building new or renovating the existing development to the extent that it is a redevelopment project which introduces new uses or combination of uses and a new design changing the character of the existing. Infill projects typically involve vacant property within an existing developed area where it is important for the proposed PUD to be compatible with the existing surrounding development. These standards and criteria are in addition to other PUD requirements outlined above.

- (1) *General development patterns.* Redevelopment and infill projects within the city shall take into consideration pedestrian-oriented design, the human scale and sense of place of the surrounding area, and shall respect existing development patterns and provide for compatibility, quality and integrity of the existing area and neighborhoods. They should provide a unique sense of place through architectural design and a mixture of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood. The PUD should be an addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.

The Cat's Paw Marina revised PUD boundary, as provided in the PZB application, provides a logical expansion and more efficient extension of uses onto the immediately abutting and available properties for redevelopment and economic development of a continued working waterfront. The abutting properties were in a state of disrepair and blight as they weren't virgin lands, but previously developed and occupied, yet strewn with unkempt conditions, dilapidated structures, vehicles, boats, random parts, and equipment.

The overall form, scale and mass of the buildings is compatible with the character of the surrounding commercial developments, as well as the relationship and function within the same for service to the current and proposed marine industry and recreation community. The architectural style of the dry stack storage buildings and the conventional buildings will be compatible with the styles existing in the area.

Pedestrian and human scale elements, pathways, connectivity, and orientation of infrastructure have been incorporated into the design to maintain a sense of place and to capitalize on the waterway vistas and access. The development also harmoniously interconnects to abutting properties by way of pedestrian linkages and roadways to capitalize on shared interest of uses as a blended community between parks, commercial shopping, restaurants and waterfront accessibility and enjoyment.

- (2) *Contributions to the existing community.* Redevelopment and infill projects shall also demonstrate consideration for the existing neighborhoods and street patterns within the city by describing the project's impact on existing community patterns, the environment, the economy, the transportation networks or circulation patterns as described in an infrastructure impact analysis, as well as, natural features, and vistas and scenic opportunities. The project narrative shall include a statement of how the PUD is consistent with the character, history, and cultural and natural features that help create a sense of place. The project shall be compatible by demonstrating appropriate design, massing, screening, and architectural techniques.

As previously stated, the overall form, scale and mass of the buildings is compatible with the character of the surrounding commercial developments, as well as the contribution, relationship and function within the same for service to the current and proposed marine industry and recreation community. The architectural style of the dry stack storage buildings and the conventional buildings will be compatible with the styles existing in the area and will be screened and complimented by existing trees and vegetation, as well as new landscaping.

Pedestrian and human scale elements, pathways, connectivity, and orientation of infrastructure have been incorporated into the design to maintain a sense of place and to capitalize on the waterway vistas and access. The development also harmoniously interconnects to abutting properties by way of pedestrian linkages and roadways to capitalize on shared interest of uses as a blended community between parks, commercial shopping, restaurants and waterfront accessibility, contribution, and enjoyment.

- (3) *Redevelopment and infill PUD projects.* Additionally, redevelopment and infill projects shall include a description evaluating the existing building(s) condition, potential demolition issues, and the extent of renovation of the existing building(s), if applicable. A clear description of the site design evaluating existing issues, such as, access, driveways, parking, maneuverability, landscaping, including tree removal is also required if necessary. A description with detailed drawings that show the existing streetscape, and

the new streetscape to demonstrate compatibility, proportion, form, and rhythm with the surrounding area is required. Details of colors, materials, and design themes may also be required, and compatibility with applicable Design Standards for Entry Corridors must be demonstrated.

The Cat's Paw Marina revised PUD boundary, as provided in the PZB application, provides a logical expansion and more efficient extension of uses onto the immediately abutting and available properties for redevelopment and economic development of a continued working waterfront. The abutting properties were in a state of disrepair and blight as they weren't virgin lands, but previously developed and occupied, yet strewn with unkempt conditions, dilapidated structures, vehicles, boats, random parts, and equipment.

The overall form, scale and mass of the buildings is compatible with the character of the surrounding commercial developments, as well as the relationship and function within the same for service to the current and proposed marine industry and recreation community. The architectural style of the dry stack storage buildings and the conventional buildings will be compatible with the styles existing in the area.

Pedestrian and human scale elements, pathways, connectivity, and orientation of infrastructure have been incorporated into the design to maintain a sense of place and to capitalize on the waterway vistas and access. The main entry roadway is designed to allow visual interest all the way to the waterfront between buildings and infrastructure to maintain a visual connection to the waterway and marsh.

The development also harmoniously interconnects to abutting properties by way of pedestrian linkages and roadways to capitalize on shared interest of uses as a blended community between parks, commercial shopping, restaurants and waterfront accessibility and enjoyment.

I look forward to working with you on this new phase of expansion and annexations. I'm available by phone or email anytime if you have any questions during the review of this memorandum.

Sincerely,



Brad C. Wester
bwester@drivermcafee.com
904.294.3768

CC: Gayle Bulls Dixon
Eric Almond, PE

All per LDC definitions that distinguish lot coverage is for net developable and ISR is for gross site.

From: Amy Skinner <askinner@citystaug.com>

Date: Wednesday, May 22, 2024 at 2:53 PM

To: Brad Wester <BWester@drivermcafee.com>, Jacob Fredriksson
<jfredriksson@citystaug.com>

Subject: RE: Cat's Paw

Brad,

Send in your plan so we can look at it.

Amy

From: Brad Wester <BWester@drivermcafee.com>

Sent: Wednesday, May 22, 2024 2:39 PM

Site Acreage: 19.9 ac (+/-)
Future Land Use: Marine Industrial & Open Land
Zoning: PUD
Conservation Overlay Zone: 1, 2 & 3
Max Lot Coverage Allowed (Bldgs): 50%
Proposed Lot Coverage (Bldgs): 38%
Proposed ISU: 48%
Setbacks: As depicted
Maximum Building Height Allowed: 50'
Proposed Building Height: 50' (not to exceed Boat Storage Bldg #1)
Proposed Vehicle Parking: 317 Spaces (including 8 ADA)
Bicycle Parking: 16 Spaces
Lighting: Per Code

* Flex Commercial Industrial: 85,000sf

ERIC J. ALMOND, P.E.
FL # 59246

NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100									
NO. 101	NO. 102	NO. 103	NO. 104	NO. 105	NO. 106	NO. 107	NO. 108	NO. 109	NO. 110	NO. 111	NO. 112	NO. 113	NO. 114	NO. 115	NO. 116	NO. 117	NO. 118	NO. 119	NO. 120	NO. 121	NO. 122	NO. 123	NO. 124	NO. 125	NO. 126	NO. 127	NO. 128	NO. 129	NO. 130	NO. 131	NO. 132	NO. 133	NO. 134	NO. 135	NO. 136	NO. 137	NO. 138	NO. 139	NO. 140	NO. 141	NO. 142	NO. 143	NO. 144	NO. 145	NO. 146	NO. 147	NO. 148	NO. 149	NO. 150	NO. 151	NO. 152	NO. 153	NO. 154	NO. 155	NO. 156	NO. 157	NO. 158	NO. 159	NO. 160	NO. 161	NO. 162	NO. 163	NO. 164	NO. 165	NO. 166	NO. 167	NO. 168	NO. 169	NO. 170	NO. 171	NO. 172	NO. 173	NO. 174	NO. 175	NO. 176	NO. 177	NO. 178	NO. 179	NO. 180	NO. 181	NO. 182	NO. 183	NO. 184	NO. 185	NO. 186	NO. 187	NO. 188	NO. 189	NO. 190	NO. 191	NO. 192	NO. 193	NO. 194	NO. 195	NO. 196	NO. 197	NO. 198	NO. 199	NO. 200

PUD EXHIBIT

CAT'S PAW MARINA MASTER PLAN
ST. AUGUSTINE, FLORIDA

ALMOND
ENGINEERING
CONSULTING CIVIL ENGINEERS
6279 DUPONT STATION COURT
JACKSONVILLE, FL 32217

PUD



CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA



REVISIONS :

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9	
10	



DATE : MAY 22, 2014
PROJECT NO. : L287356
DESIGNED BY : JSS
DRAWN BY : JSS
CHECKED BY : JSS
SCALE : 1" = 60'

SHEET TITLE
OVERALL
PRESENTATION
PLAN

P-1
SHEET



A & X LAND PLANNING & DESIGN, INC.
4401 HUNTERS TRAIL, SUITE 100, AUSTIN, TEXAS 78735
PHONE: (512) 441-1111
FAX: (512) 441-1112
WWW.AXLANDPLANNING.COM

CAT'S PAW MARINA ST. AUGUSTINE, FLORIDA

REVISIONS:



DATE: May 22, 2024
PROJECT NO.: 2023-06
DESIGNED BY: KSR
DRAWN BY: KSR
CHECKED BY: KSR
SCALE: 1" = 30'

SHEET TITLE
PRESENTATION
PLAN

P-2
SHEET

LANDSCAPE CALCULATIONS:

TOTAL AREAS:
ZONING: FUD (CLASS 6)
VIA PUBLIC AREA: 10,076 SF.
IN VIA REG. LANDSCAPE AREA: 9,094 SF.
LANDSCAPE AREA PROVIDED: 10,418 SF.

PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN
VIA PUBLIC AREA:
INTERNAL LANDSCAPE:
TREES / 100 SF = 9,094 SF / 100 SF:
TREES REQUIRED: 91
TREES PROVIDED: 91

PERIMETER TREES/SHRUBS NORTH SIDE: 76 LF.
5 TREES / 25 SHRUBS / 100 LF. (1-10% NATIVE) (Type G)
TREES REQUIRED: 36 T / 4 ITS 6
TREES PROVIDED: 36 T / 4 ITS 6

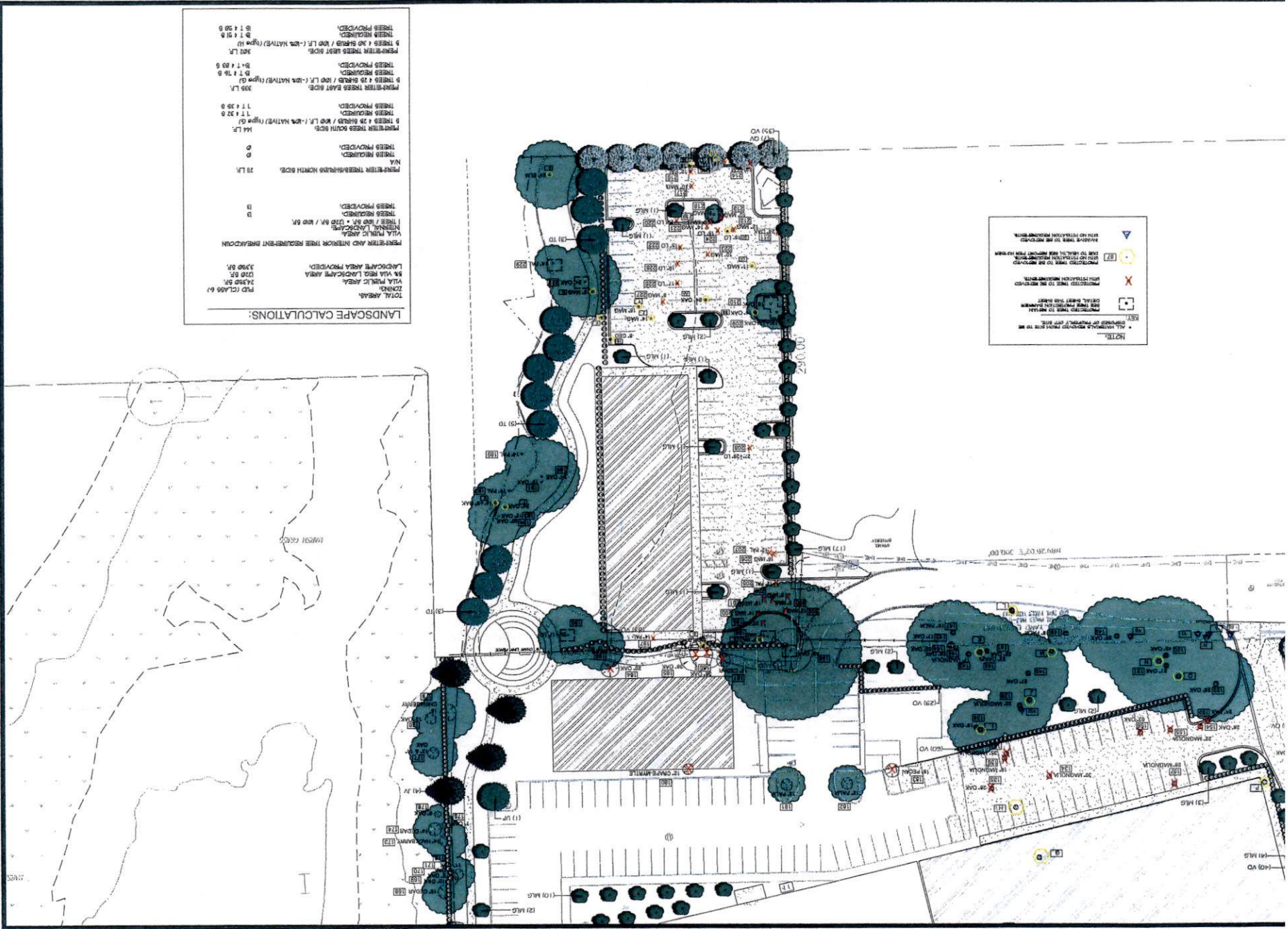
PERIMETER TREES SOUTH SIDE: 212 LF.
5 TREES / 25 SHRUBS / 100 LF. (1-10% NATIVE) (Type G)
TREES REQUIRED: 14 T / 4 ITS 6
TREES PROVIDED: 14 T / 4 ITS 6

PERIMETER TREES EAST SIDE: 292 LF.
5 TREES / 25 SHRUBS / 100 LF. (1-10% NATIVE) (Type G)
TREES REQUIRED: 17 T / 4 ITS 6
TREES PROVIDED: 17 T / 4 ITS 6

PERIMETER TREES WEST SIDE: 774 LF.
5 TREES / 25 SHRUBS / 100 LF. (1-10% NATIVE) (Type H)
TREES REQUIRED: 39 T / 4 ITS 6
TREES PROVIDED: 39 T / 4 ITS 6

NOTES:
* ALL MATERIALS REMOVED FROM SITE TO BE DISPOSED OF PROPERLY OFF SITE.
[Symbol] PROTECTED TREES TO REMAIN WITH TREE PROTECTION BARRIER DETAIL IN WEST TURN IN-EXIT
[Symbol] PROTECTED TREES TO BE REMOVED WITH MITIGATION REQUIREMENTS.
[Symbol] PROTECTED TREES TO BE REMOVED WITH NO MITIGATION REQUIREMENTS DUE TO HEALTH AND WELFARE FOR THE TRUCK
[Symbol] INVASIVE TREES TO BE REMOVED WITH NO MITIGATION REQUIREMENTS.





REVISIONS:

NO.	DESCRIPTION
1	
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DATE: MAY 22, 2024

PROJECT NO.: 2023-006

DESIGNED BY: J. K. KIRK

DRAWN BY: J. K. KIRK

CHECKED BY: J. K. KIRK

SCALE: 1" = 30'

SHEET TITLE: PRESENTATION PLAN

P-4

SHEET 1

CATS PAW MARINA

ST. AUGUSTINE, FLORIDA

A & K LAND PLANNING & DESIGN

INC.

400 NORTH TOWN SQUARE AVENUE, SUITE 100

ST. AUGUSTINE, FLORIDA 32080

TEL: 904.829.1111

WWW.A&KLANDPLANNING.COM

Arborist Solutions LLC - Freedom Boat Parcel - Cats Paw - Almond

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Condemned Hazardous/Dangerous			
A	33	Live Oak	Extreme Decline - Massive Cavity from 6 ft to 10 ft - Hazardous/Dangerous
B	18	Live Oak	Extreme Decline - Falling Root System - Massive Cavity @ Base - Hazardous/Dangerous
C	15	Live Oak	Extreme Decline - Falling Root System - Massive Cavity @ Base - Hazardous/Dangerous
D	14+18+18	Live Oak	Extreme Decline - Dead/Trying Top - Falling Root System - Hazardous/Dangerous
E	36	Live Oak	Extreme Decline - Massive Cavity from 2 ft to 6 ft - Falling Root System - Hazardous/Dangerous
Total	152	Inches	

Arborist Solutions Tree Table - Cats Paw Marina - Almond Engineering

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Invasive Species			
I	12	Camphor	Invasive
II	35	Camphor	Invasive
III	8	Camphor	Invasive
IV	11	Camphor	Invasive
V	5	Camphor	Invasive
VI	11	Camphor	Invasive
VII	8	Camphor	Invasive
VIII	10	Camphor	Invasive
Total	104	Inches	

Arborist Solutions LLC - Freedom Boat Parcel - Cats Paw - Almond

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Appear Healthy			
1	13	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
2	13	Sabal Palm	Appears Healthy
3	17	Sabal Palm	Appears Healthy
4	12	Sabal Palm	Appears Healthy
5	12	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
6	16	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
7	15	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
8	18	Sabal Palm	Appears Healthy
9	18	Sabal Palm	Appears Healthy
10	20	Live Oak	Appears Healthy
11	24	Live Oak	Appears Healthy
12	31+18	Live Oak	Appears Healthy
13	14	Elm	Appears Healthy
14	26	Live Oak	Appears Healthy
15	16	Live Oak	Appears Healthy
16	18	Live Oak	Appears Healthy
17	14	Live Oak	Appears Healthy
18	15	Sabal Palm	Appears Healthy
19	15	Live Oak	Appears Healthy
20	25	Live Oak	Appears Healthy
21	14	Live Oak	Appears Healthy (Add-On Tree Not on Survey)
Total	425	Inches	

Gene Washington 904-610-113 0 Certified Arborist - FL5623-A February 14, 2024

Arborist Solutions Tree Table - Cats Paw Marina - Almond Engineering

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Condemned Hazardous/Dangerous			
F	32	Camphor	Dead - Hazardous/Dangerous (Invasive)
G	39	Live Oak	Extreme Decline - Massive Cavity from Ground to 8 ft - Hazardous/Dangerous
H	30	Magnolia	Extreme Decline - Dead Top - Massive Cavity from 4 ft to 10 ft - Hazardous/Dangerous
I	23	Live Oak	Extreme Decline - Missing Top @ 15 ft - Hazardous/Dangerous
J	28	Magnolia	Extreme Decline - Missing Top @ 18 ft - Hazardous/Dangerous
K	14	Magnolia	Extreme Decline - Missing Top @ 12 ft - Hazardous/Dangerous
L	15	Magnolia	Extreme Decline - Massive Cavity from Ground to 5 ft - Hazardous/Dangerous
M	40	Live Oak	Extreme Decline - Massive Cavity from Ground to 8 ft - Hazardous/Dangerous
N	28	Live Oak	Extreme Decline - Dead/Trying Top - Tip Dieback - Major Lead Limbs - Hazardous/Dangerous
O	12	Magnolia	Extreme Decline - Large Cavity in Crown Union @ 8 ft - Hazardous/Dangerous
P	30	Hickory	Extreme Decline - Massive Cavity from Ground to 8 ft - Hollow Under Root Plate - Hazardous/Dangerous
Q	32	Live Oak	Extreme Decline - 1 Side Dead - Large Cavity with Mushrooms @ 12 ft - Hazardous/Dangerous
Total	320	Inches	

Gene Washington 904-610-1130 Certified Arborist - FL5623-A June 30, 2022

Arborist Solutions Tree Table - Cats Paw Marina - Almond Engineering

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Appear Healthy			
129	17	Cedar	Appears Healthy
130	8+10	Live Oak	Appears Healthy
131	15	Pecan	Appears Healthy
132	10	Cedar	Appears Healthy
133	26	Pecan	Appears Healthy
134	30	Magnolia	Appears Healthy
135	28	Live Oak	Appears Healthy
136	18	Magnolia	Appears Healthy
137	35	Magnolia	Appears Healthy
138	19	Live Oak	Appears Healthy
139	22	Magnolia	Appears Healthy
140	27	Live Oak	Appears Healthy
141	29	Live Oak	Appears Healthy
142	33	Live Oak	Appears Healthy
143	17	Magnolia	Appears Healthy
144	30	Live Oak	Appears Healthy
145	17	Live Oak	Appears Healthy
146	38	Live Oak	Appears Healthy
147	18" EC	Sabal Palm	Appears Healthy
148	18" EC	Sabal Palm	Appears Healthy
149	26	Live Oak	Appears Healthy
150	15+25	Live Oak	Appears Healthy
151	21	Live Oak	Appears Healthy
152	16	Live Oak	Appears Healthy
153	24	Live Oak	Appears Healthy
154	18	Live Oak	Appears Healthy
155	22	Magnolia	Appears Healthy
156	49	Live Oak	Appears Healthy
157	28	Magnolia	Appears Healthy
158	10+34	Live Oak	Appears Healthy
159	18	Magnolia	Appears Healthy
160	15	Magnolia	Appears Healthy
161	22+25	Live Oak	Appears Healthy
162	23+28	Live Oak	Appears Healthy
163	32	Live Oak	Appears Healthy
Total	671	Inches	

Gene Washington 904-610-113 0 Certified Arborist - FL5623-A June 30, 2022

Arborist Solutions LLC - Genovar - Cats Paw - Almond

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Condemned Hazardous/Dangerous			
R	9	Magnolia	Extreme Decline - Massive Cavity from 2 ft to 4 ft - Hazardous/Dangerous
S	30	Live Oak	Extreme Decline - 50% Dead - Dead Top - Covered in Vines - Hazardous/Dangerous
T	24	Live Oak	Extreme Decline - Falling Root System - Tip Dieback - Major Dead Limbs - Hazardous/Dangerous
U	14+8	Live Oak	Extreme Decline - Massive Cavity @ 10 ft - Falling Root System - Hazardous/Dangerous
V	27	Live Oak	Extreme Decline - Dead Top - Falling Root System - Hazardous/Dangerous
W	15	Magnolia	Extreme Decline - Uprooting - Hazardous/Dangerous
X	24	Elm	Extreme Decline - Massive Cavity from Ground to 4 ft - Hazardous/Dangerous
Y	18	Magnolia	Extreme Decline - Massive Cavity @ Base - Hollow under Root Plate - Hazardous/Dangerous
Z	14	Magnolia	Extreme Decline - Massive Cavity from Ground to 2 ft - Hazardous/Dangerous
AA	24	Live Oak	DEAD - Hazardous/Dangerous
BB	14	Live Oak	DEAD - Hazardous/Dangerous
CC	11	Magnolia	Extreme Decline - Massive Cavity from 4 ft to 5 ft - Hazardous/Dangerous
DD	16	Live Oak	Extreme Decline - Dead Top - Hazardous/Dangerous
EE	18	Live Oak	Extreme Decline - 50% Dead - Dead Top - Hazardous/Dangerous
FF	12	Magnolia	Extreme Decline - Massive Cavity from Ground to 2 ft - Hazardous/Dangerous
GG	15	Live Oak	Extreme Decline - Massive Cavity from 18 ft to 22 ft - Hazardous/Dangerous
HH	5	Cedar	Extreme Decline - Green thru Fence - Massive Cavity from Ground to 3 ft - Hazardous/Dangerous
Total	303	Inches	

Gene Washington 904-610-113 0 Certified Arborist - FL5623-A February 14, 2024

Arborist Solutions LLC - Genovar - Cats Paw - Almond

Diameter Tree #	Breast Height	Common Name	Comments / Notes
Protected Trees Appear Healthy			
169	14	Sabal Palm	Appears Healthy
170	24	Live Oak	Appears Healthy
181	19	Live Oak	Appears Healthy
192	14	Sabal Palm	Appears Healthy
193	12	Live Oak	Appears Healthy
194	20	Live Oak	Appears Healthy
195	20+7	Live Oak	Appears Healthy
196	16	Live Oak	Appears Healthy
197	14	Sabal Palm	Appears Healthy
198	16	Magnolia	Appears Healthy
199	32	Live Oak	Appears Healthy
200	14	Magnolia	Appears Healthy
201	10	Magnolia	Appears Healthy
202	12	Magnolia	Appears Healthy
203	8	Magnolia	Appears Healthy
204	9	Magnolia	Appears Healthy
205	12	Sabal Palm	Appears Healthy
206	16	Magnolia	Appears Healthy
207	12	Sabal Palm	Appears Healthy
208	27+29	Live Oak	Appears Healthy
209	11+12	Live Oak	Appears Healthy
210	16	Live Oak	Appears Healthy
211	28	Live Oak	Appears Healthy
212	12	Magnolia	Appears Healthy
213	10	Magnolia	Appears Healthy
214	13	Elm	Appears Healthy
215	15	Magnolia	Appears Healthy
216	12	Sabal Palm	Appears Healthy
217	10	Magnolia	Appears Healthy
218	6	Magnolia	Appears Healthy
219	6	Magnolia	Appears Healthy
220	23	Live Oak	Appears Healthy
221	14	Magnolia	Appears Healthy
222	15	Live Oak	Appears Healthy
223	10	Magnolia	Appears Healthy
224	15	Live Oak	Appears Healthy
225	19	Live Oak	Appears Healthy
226	17	Live Oak	Appears Healthy
227	8	Magnolia	Appears Healthy
228	24	Live Oak	Appears Healthy
229	18	Sabal Palm	Appears Healthy
Total	671	Inches	

Gene Washington 904-610-113 0 Certified Arborist - FL5623-A February 14, 2024



CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

REVISIONS:

DATE: May 22, 2024

PROJECT NO.: 28220-36

DESIGNED BY: KBR

DRAWN BY: KBR

CHECKED BY: KBR

SCALE: N/A

SHEET TITLE:

ARBORIST REPORT
DETAILS

P-5
SHEET

Notes and Specifications

At construction the landscape contractor shall be responsible for locating underground utilities and shall avoid damage to all utilities during the use of the work. The landscape contractor is responsible for replacing any all damage to utilities, structures, etc. which occurs as a result of the landscape construction.

In conditions detrimental to plant growth are encountered, such as rubble or other obstructions or conditions, notify owner's representative on planting.

Plants must be healthy, vigorous material, free of pests and diseases. Trees, palms, and shrubs shall be grown "Florida Fancy" per Gracia and orders for Nursery Plants (parts one and two), available through Florida I. of Agriculture and Consumer Services.

All material must be approved by the Landscape Architect before plant material is installed.

Changes to the plant material (size, type, etc.), irrigation or any other deviations to the plans must be approved by the Landscape Architect.

It is the change being implemented by the contractor. The contractor of provide written proof of authorization for any changes.

Plants to be field grown or container grown as indicated on plant list. re plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or a mixture acceptable to owner's rep. Do not remove container grown stock in containers until planting time. Protect roots of plant from drying or possible injury. Keep plant ball moist at all times.

Plants shall be triangular spaced.

An agronomist will test for all planting areas and tree pits prior excavation of tree pits. Tests shall be performed by an approved testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer and chemical fertilization application for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of test report to owner's rep. and landscape architect.

3 soil amendments as recommended by soil test in quantities necessary to bring pH mixture to pH range of between 5.5 and 6.0. Minerals used for pH correction all be commercially produced for this purpose.

Plants and planting areas must be completely mulched as specified with (3) inches of organic mulch. Provide 4" minimum clearance of mulch from all tree trunks and 8" minimum clearance from all tree trunks.

A landscape contractor is responsible for verifying all quantities shown on all plans, before pricing the work.

A planting shall be done in accordance with acceptable horticultural practices. It is to include proper planting mix, plant and tree pit preparation, grading, staking or guying, wrapping, spraying, fertilization, planting, and adequate maintenance throughout the required maintenance period.

A landscape contractor is responsible for fully maintaining all planting including but not limited to pruning, watering, fertilizing, cultivating, weeding, mowing, mulching, lightening and replacing of guys, resetting plants proper grade or upright position, restoration of plant security, and furnishing all applying such sprays as necessary to keep free of insects and diseases. The landscape contractor's responsibility for maintenance (exclusive of replacement) this (the guarantee period) shall terminate one year from the date of final acceptance by owner and landscape architect.

Trees, palms, shrubs and plant material shall be warranted for a period of one year after date of completion and acceptance of the entire project. Final acceptance of all landscaping under this contract shall constitute the beginning of the guarantee period. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the owner's representative, are in an unhealthy or slightly condition, and have lost their natural shape due to dead branches, or other issues due to the contractor's negligence. Furnish and plant replacements which comply with specifications shown and specified. Warrant all replacement plants for one year after installation. The cost of such replacement(s) is of the contractor's expense.

Plants are subject to approval by the owner's representative. Prior to planting, all trees and palms must be approved by the owner or owner's rep. standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.

The conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re-grading inspection, and such evidence will be the basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.

Planting beds to be treated with pre-emergent weed control prior to planting. Inspector is to check the site weekly to insure if plant material is healthy and well watered.

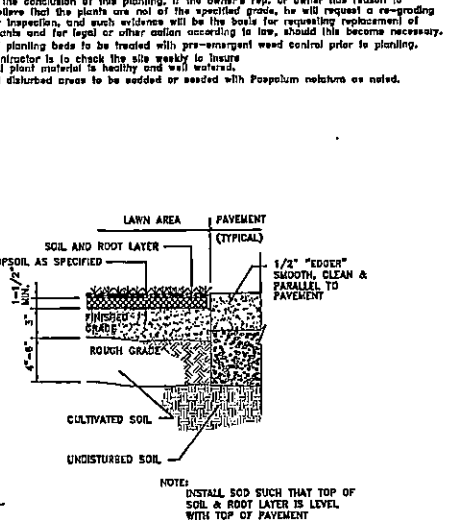
Disturbed areas to be sodded or seeded with Paspalum notatum as noted.

PLANT SCHEDULE CATS PAW

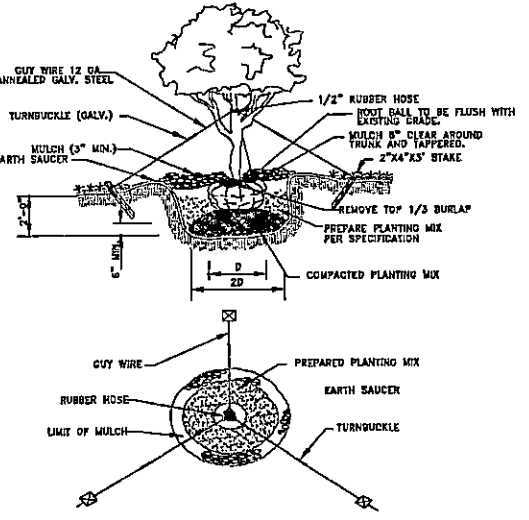
CODE	QTY	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS	% NATIVE	POINTS PROVIDED
TREES						
JV	25	Eastern Red Cedar / Juniperus virginiana	AS SHOWN	10' - 12' H. x 8'-6" SPD. 3" caliper. Standard, 8' c.l. minimum	100% native	40
PLS	65	Little Leaf Shrub / Southern Magnolia / Magnolia grandiflora 'Little Gem'	AS SHOWN	10' - 12' H. x 8'-6" SPD. 3" caliper. Standard, 8' c.l. minimum	44% native	130
QV	41	Southern Live Oak / Quercus virginiana	AS SHOWN	10' - 12' H. x 8'-6" SPD. 3" caliper. Standard, 8' c.l. minimum	100% native	82
SP	1	Cabbage Palmetto / Sabal palmetto	AS SHOWN	20' Clear Trunk, Hasegawated, Black, No Boole	100% native	1
TP	11	Bald Cypress / Taxodium distichum	AS SHOWN	10' - 12' H. x 8'-6" SPD. 3" caliper. Standard, 8' c.l. minimum	100% native	22
USF	1	Florida Saw / Unus americanus Florida	AS SHOWN	10' - 12' H. x 8'-6" SPD. 3" caliper. Standard, 8' c.l. minimum	100% native	2
UP	1	Prune Elm / Ulmus parvifolia Prune	AS SHOWN	10' - 12' H. x 8'-6" SPD. 3" caliper. Standard, 8' c.l. minimum	100% native	2
TOTAL	145				99% total native	287 points total
SHRUBS						
MS	210	Hot Hydrangea / Hydrangea coccinea	16" O.C.	24" H. x 24" SPD. minimum 1/2" c. diam	Native % = 100%	
VO	110	Shrub Holly / Viburnum / Viburnum coccineum 'Shrub Holly'	AS SHOWN	24" H. x 24" SPD. minimum 1/2" c. diam	Native % = 100%	

NOTES:

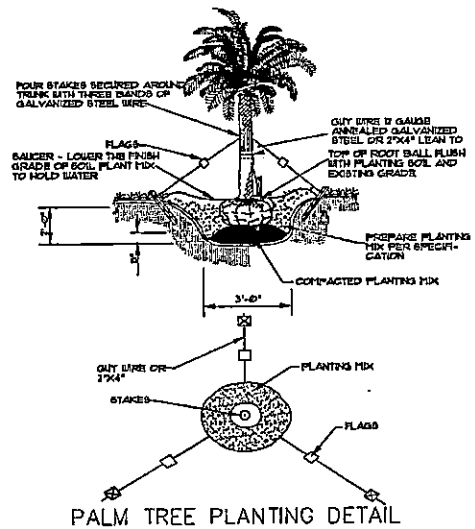
- MULCH ALL PLANTING BEDS WITH 3" ORGANIC MULCH.
- ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH BAHIA SOD.
- ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
- NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
- CONTRACTOR TO VERIFY ALL QUANTITIES



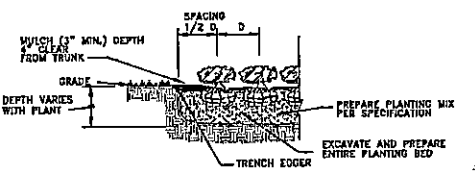
SOD DETAIL



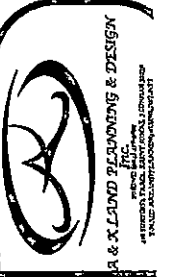
TREE PLANTING DETAIL



PALM TREE PLANTING DETAIL



SHRUB & GROUNDCOVER PLANTING DETAIL



CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

REVISIONS	
1	

DATE: May 21, 2024
PROJECT NO.: 2302236
DESIGNED BY: K&K
DRAWN BY: K&K
CHECKED BY: L&K
SCALE: N/A

SHEET TITLE
PLANTING DETAILS

P-7
SHEET

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: August 1, 2024

RE: **Ordinance 2024-26 – Amending the Zoning Designation of approximately 10.38 acres of Annexed Property from St. Johns County Residential Manufactured/Mobile Home (RMH), Commercial Highway Tourist (CHT) and Open Rural (OR) to City Planned Unit Development (PUD) at 199 and 200 Nix Boatyard Road– Second Reading and Public Hearing**

The properties at 199 and 200 Nix Boatyard Road total approximately 10.38 acres in size and are contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its north, east and south boundaries. The current use of the property is vacant and residential.

The county's Future Land Use Map (FLUM) identified Mixed Use District as the land use category for the property. The owner has requested to change the land use to the city category of Marine Industrial. This application is to rezone the property to city Planned Unit Development (PUD) to incorporate the annexed properties into the existing Cat's Paw Marina PUD, which is consistent with the proposed land use category. The owner is proposing to expand the marina uses into adjacent properties.

The Planning and Zoning Board (PZB) reviewed this application on June 4, 2024, and made a recommendation to amend the zoning of this property from the County categories to City PUD. On July 8, 2024, the City Commission passed this ordinance on First Reading.

However, the City Commission did discuss several questions and requested clarification on several issues. The attached Addendum Memorandum dated July 31, 2024, from the applicant's representative outlines their response including 14 points of note in an effort to address the City Commission concerns. This Addendum Memorandum is also included as an attachment to the PUD ordinance and text. It is included upfront in this packet information for ease in review. Additionally, a "redline" version of the PUD text is included upfront in this packet to specifically outline the changes made to the text since July 8th.

Attached you will find the Ordinance including the updated PUD language as well as attachments and exhibits, and legal descriptions. The packet of information provided to the PZB is included with the land use plan amendment material.

Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

Please place Ordinance 2024-26 on the City Commission agenda for second reading and public hearing. If you have any questions, please let me know.

A handwritten signature in black ink, appearing to read 'Amy M. Skinner', written over a horizontal line.

Amy McClure Skinner, AICP
Director
Planning and Building Department



One Independent Drive
Suite 1200
Jacksonville, Florida 32202

P 904.301.1269
F 904.301.1279
www.drivermcafee.com

July 31, 2024

Ms. Amy McClure Skinner, AICP
Director, Planning and Building Department
City of St. Augustine
75 King Street, Lobby B
St. Augustine, Florida 32085

RE: ADDENDUM MEMORANDUM FOR CAT'S PAW MARINA PUD

Dear Amy,

This memorandum provides a written response summary list of requested clarifications and conditions from the June 4, 2024 Planning and Zoning Board (PZB) hearing and the July 8, 2024 City Commission hearing. These items are also included in the PUD narrative text, site plan and landscape plan.

- 1) The PUD provides for expansion of customary waterfront uses into one jurisdiction, The City of Augustine.
- 2) The PUD limits the type, scale and intensity of uses compared to the allowances in the St. Johns County jurisdiction, including height, impervious surface ratio, lot coverage and tree mitigation.
- 3) The PUD tree preservation and mitigation plan provides a surplus of 358.5 credits as ratio of the 213.5 deficit for trees removed on site and the 572 credit for the trees preserved/replanted on site. This data is referenced as an enhanced exhibit table on the landscape plan.
- 4) The PUD will connect to contemporary centralized water and sewer services, compared to the pre-PUD dilapidated uses that utilized wells and numerous septic systems and drain fields.
- 5) The PUD limits the maximum Impervious Surface Ratio (ISR) to 49% and the maximum Lot Coverage to 38%, which is a reduction up to 75% and 50%, for each respectively. The ISR and Lot Coverage definitions as applied to this PUD are pursuant to City of St. Augustine Code Article I, Section 28-2.
- 6) The PUD limits the maximum height of the highest building from 60' to 50', measured from the 8.13' FFE/grade of the original boat storage building #1.
- 7) Pedestrian connectivity is planned throughout the PUD by way of paths and sidewalks that link proposed parking lots, open spaces and buildings as depicted on the PUD site plan and landscape plan.
- 8) Scenic vistas in the PUD are enhanced with planned waterside park/viewing space, a visual corridor from Nix Boat Yard Road entry road, dedicated boardwalks and indigenous tree plantings along water's edge.

- 9) The PUD and expansion of uses will take place on existing previously developed upland areas as depicted on the PUD site plan with no wetland impacts. The areas over water are planned for docks and piers as generally depicted on the PUD site plan per their customary use.
- 10) The PUD master stormwater system will be designed and engineered pursuant to low impact development standards.
- 11) The allowed business activities and improvements described and depicted in the PUD shall not include a clubhouse or place for certain special event uses as further described in the narrative text.
- 12) The PUD site plan may be modified and processed administratively for approval by the City staff if the maximum development standards described in the PUD are not intensified or increased pursuant to final engineering, landscape and or architectural permitting.
- 13) The proposed PUD shall adhere to the current approved and adopted Cat's Paw Marina PUD Ordinance 2023-20 sound from music and hours of operation standards.
- 14) The anticipated date of completion for the PUD is no later than December 31, 2030.

I attest to the above referenced items as described in this memorandum and the PUD exhibits as part of the approvals, including as presented and testified at the public hearings.

Sincerely,



Brad C. Wester
Vice President, Land Use
bwester@drivermcafee.com
904.294.3768

CC: Gayle Bulls Dixon
Eric Almond, PE

PLANNED UNIT DEVELOPMENT (PUD) MODIFICATION
NARRATIVE PUD TEXT

~~May 3~~ August 132, 2024

Cat's Paw Marina
St. Augustine, Florida

Submitted on behalf of:
BDEP Cat's Paw, LLC,
BDEP Land, LLC,
200 Nix Boat Yard, LLC,
Paul Christopher Pellicer.

Authorized Agent:
Driver McAfee Hawthorne & Diebenow, PLLC.

SECTION 1
INTRODUCTION AND APPLICATION

This narrative Planned Unit Development (“PUD”) text is a modification to the original PUD (Ordinance 2005-02) and successive PUD modifications (Ordinance 2017-34 and Ordinance 2023-20), described as approximately 19.9 acres (+/-), which includes the approximate 10.1 acres (+/-) of new annex parcels to be added to the existing PUD, as further described in Exhibit “A” Legal Description (“Property”) and survey sketch. The Property ownership of each parcel is described, attached hereto as Exhibit “B”.

The Property, as depicted in the map and survey exhibits, abuts the existing Cat’s Paw Marina on the northern, western, and southern sides, and is currently zoned Commercial, Highway and Tourist (CHT), Residential Mobile Home (RMH), and Open Rural (OR). This PUD modification is companion to a Comprehensive Plan Amendment on the annex parcels that requests a change from the St. Johns County land use designation of Mixed-Use (MU) to the City of St. Augustine land use designation of Marine Industrial (MI) and Open Land (OL) to be consistent and compatible with the existing Cat’s Paw Marina.

The Applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the City Commission of the City of St. Augustine. The Applicant also agrees to comply with all conditions and safeguards established by the City Commission regarding said PUD.

Except to the extent that they conflict with this narrative PUD text and site plan approved pursuant to this PUD request on the Property, all building codes, zoning ordinances and other land use and development regulations of the City, including, without limitation, the Sign Ordinance and

Building Code, as may be amended from time to time, shall be applicable to this development. The provisions of this narrative PUD text and site plan shall take precedence over any contrary provision of the land use codes, zoning codes, and development regulations. The adopted PUD site plan may be modified by the developer ~~administratively~~ pursuant to final engineering, landscape architecture, and or architectural design and permitting considerations ~~only~~ subject to adjustments and betterments to reduce impacts to trees and ~~the environment, improve traffic circulation, and parking circulation and~~ ~~for~~. The modified PUD site plan ~~shall~~ be processed administratively for approval by the City of St. Augustine staff if the maximum development standards described in this narrative PUD text and the PUD Site Data Table are not intensified or increased.

SECTION 2

PHYSICAL SITE CHARACTERISTICS

The northern Property is currently vacant and undeveloped since the removal of the dilapidated structures and mobile homes from the previous ‘Intracoastal/Pellicer Point Marina’ uses. It is cleared and permitted for a new marina, retail/office space and boat storage facility pursuant to St. Johns County permits. The western Property and southern Property is currently occupied by various structures and mobile homes in disrepair, outdoor storage yards of old abandoned vehicles, boats, construction materials, furniture and equipment.

In accordance with the City of St. Augustine Comprehensive Plan Soils Map, and supported by the Soil Survey of St. Johns County, Florida prepared by the United States Department of Agriculture Soil Conservation Service, the site has Astitula fine sand, Casia fine sand, St. Johns fine sand, and Pellicer silty clay.

No historical or archeological resources are anticipated on the Property because of its condition being developed and used for many recent decades. The owner will follow all required local and State

procedures regarding future redevelopment of the Property.

SECTION 3

INTENDED PLAN OF DEVELOPMENT

Cat's Paw Marina business activities and improvements include water dependent and water related type marina-based uses pursuant to the Marine Industrial and Open Land allowable uses for this location, including, but not limited to sales, rentals and service/repair of marine vessels, motors, parts and equipment; marine dockage ~~and transient boater and mooring~~ facilities; fueling facilities; enclosed storage, temporary outdoor dry staging for boat washing and service; trailer storage; ~~a~~ waterfront restaurant with indoor and outdoor seating and on-premise consumption of beer, wine and liquor; ~~a~~ marine related retail store for supplies and provisions; restroom/shower and tackle locker storage facilities; professional and administrative offices, parking and pedestrian sidewalks and paths, ~~clubhouse and~~ accessory structures/~~amenities and~~ uses related to marina ~~functions and~~ e-operations.

The PUD will include up to 250,000 square feet of buildings and uses as generally depicted on the PUD site plan and listed as follows:

Boat Storage Buildings/Uses

- 35,000 sf enclosed boat storage #1 (existing),
- 35,000 sf enclosed boat storage #2,
- 80,750 sf enclosed boat storage #3,

Other Buildings/Uses

- 4,800 sf restaurant (existing),
- 3,800 sf maintenance/office/ship store (existing),
- 5,650 sf accessory/restroom/support,

- 85,000 sf flex commercial/industrial and future development.

Additionally, accessory tackle lockers for patrons will be provided attached to boat storage building #3, new vehicle parking and access, drainage and utility infrastructure, sidewalks, and native landscaping and low impact design elements will complement the Cat's Paw Marina facilities. Square footage of future uses and buildings other than the boat storage buildings may be interchangeable per market demand and final architectural/engineering designs, if the overall total does not exceed the approved amounts listed above.

The allowed business activities and improvements described and depicted in this PUD shall not include a clubhouse or place for special event uses for the purpose of hosting weddings and functions related to weddings, galas, family reunions, ordinations, funeral receptions, conferences, trade shows, auctions, museum exhibits, fireworks displays and launches, temporary seasonal outdoor sales (such as fireworks, pumpkins, Christmas/holiday trees, flowers/plants/trees, animal petting zoo, fairs/circuses, expos, etc.), and similar events.

SECTION 4

RESTRICTIONS AND GUIDELINES

The development will be constructed in an orderly manner and allowable uses will include Marine Industrial water related/water dependent and ancillary uses, structures, and amenities. This PUD shall not release the applicant, its successors, and assigns, of their obligation to comply with all Federal, State and local applicable laws and does not otherwise limit nor expand the authority of the City of St. Augustine to Enforce such laws nor limit nor expand defenses available to the property owner.

The following development standards described in this narrative PUD text and below must shall be indicated depicted on the site development plan as part of this PUD Site Data Table as part of the

PUD Site Plan Exhibit and approved by the City Commission:

1. Site Acreage: 19.9ac (+/-)
2. Future Land Use: Marine Industrial & Open Land
3. Zoning: PUD
4. Conservation Overlay Zones: 1, 2 and 3
5. Minimum Lot Area: -No minimum lot area or lot width is applicable.
0. Maximum Square Feet: 250,000sf.
0. Maximum lot ~~Lot coverage~~Coverage (by Bldgs): Fifty percent (50~~38~~%).
6.
7. Maximum Lot Coverage (by ~~Bldgs~~all buildings and structures, LDC Sec. 28-2): -38%
0. Maximum Impervious Surface Ratio (impervious divided by gross site, LDC Sec. 28-2):
49%
8.
0. Minimum ~~yard~~Yard requirementsRequirements: -No minimum yard requirements are applicable.
9.
1. Maximum ~~building~~Building heightHeight: Fifty feet (50')~~50'~~
2. Setbacks: -Provided as described and depicted on the PUD ~~S~~ite ~~P~~lan.
3. Vehicle Parking: -Provided as described and depicted on the PUD ~~S~~ite ~~P~~lan (Total parking spaces may be adjusted on the PUD Site Plan to meet parking generation rates for current and future uses, as long as the Impervious Surface Ratio is not increased).~~27~~
Spaces (including 8 ADA).mpervious surface ratio is not increased)
12.
4. Lighting: Per Code.
5. Signage: Per Commercial Sign Zone 1Code.
6. Potable Water: -Provided by ~~the~~City of St. Augustine via existing connections.

7.16. Fire Protection: Provided by City of St. Augustine via existing hydrant connections.

Sanitary Sewer: Provided by City of St. Augustine via existing connections.-

17.

SECTION 5

CONSERVATION OVERLAY ZONE

The Property is in Conservation Overlay Zones 1, 2 and 3 as identified within the City of St. Augustine Code. Redevelopment of the Property will conform to all applicable regulations for development within these zones, including obtaining all relevant permits or as described and approved as part of this PUD. The City of St. Augustine Planning and Zoning Board (PZB) approved the landscape and tree mitigation plan as part of the PUD on June 4, 2024, for a total of 358.5 credits related to the 213.5 deficit ratio for trees removed on site and the 572 credit ratio for the trees preserved and or replanted on site. The above referenced plan also approves the removal of eight (8) invasive Camphor species trees on site. -

In accordance with the St. Augustine Code, these site improvements will have "no significant negative impact on adjacent natural systems by either individual or cumulative effect," will conform to the permitting requirements regarding water quality treatment provisions for the marshes and the vegetative communities contained therein, as well as eliminating harm to any animal, fish or shellfish life contained therein. Improvements within Conservation Overlay Zones 2 and 3 will not significantly change or block the Conservation Overlay Zone 1 vistas and scenic opportunities and placement of the buildings in the same general location as the previous building will protect the scenic attributes of Conservation Overlay Zones 2 and 3.

The PUD will comply with the criteria established for development in the Conservation Overlay Zones according to the following criteria:

1. Site Specific Conditions: The development plan, as depicted on the site plan, will provide for ~~a~~-new enclosed boat storage buildings, access, pedestrian way-finding, parking, and associated infrastructure. The site development standards will be updated in accordance with modern stormwater management standards in accordance with current regulations and best management practices. The site and building elevations will be in conformance with current FEMA flood zone standards.

2. The Site's Relationship to Adjacent Properties, Bodies of Water and Surrounding Conservation Overlay Zones: The development will be a water dependent and water related in conformance with the existing Marine Industrial land uses, and will be compatible with the character, mass, and scale of the area, including the immediately adjacent commercial retail and industrial warehouse buildings nearby. All development will adhere to the standards for development within the Conservation Overlay Zones and will not impact any adjacent development within these zones. With respect to any sound that may carry on to adjacent property and across the waterway from emanating music associated with the restaurant, whether provided by fixed or mobile amplified sound reproduction devices and or speakers from live or recorded music, said music shall comply with sound level limits of 60 dBA for receiving residential land uses, 65 dBA for receiving commercial land uses and 75 dBA for receiving industrial land uses. Additionally, said music shall be limited to hours of operation of the restaurant, but no later than 9pm on weeknights and no later than 11pm on Fridays, Saturdays, and/or Holidays. All other sound or noise associated with the Cat's Paw Marina operations shall adhere to Article IV of the City of St. Augustine.

3. Natural and Proposed Drainage Patterns: Stormwater collection, conveyance and treatment will be provided by an underground system as part of the improvements and new development in the PUD. The system will provide a higher pollutant removal efficiency as compared to traditional wet

detention systems, thus ultimately providing a cleaner stormwater effluent as compared to a wet detention pond. Site-specific engineering and construction details, engineering stormwater modeling and drainage calculations for the proposed dry detention facility will be provided within the engineering and construction plans to the City of St. Augustine and St. Johns River Water Management District. Adverse, detrimental, or negative water quality impacts on site or to adjacent waterways are not anticipated with this project.

4. Effect of Point and Non-point Discharge in the Marine Environment: Specifics of the stormwater management system will provide analysis of the point and non-point discharge and provide for protection of the marine environment.

5. Proposed Soil Stabilization and Erosion Control Measures: Details for soil suitability, geotechnical engineering and measures for construction will be provided within the engineering and construction plan documents required for local and State permitting.

6. Impact on Floodplain: Due to the proximity of the San Sebastian River, the Property is mostly within the AE designated flood zone as indicated by Flood Insurance Rate Map Panel 12109C0377J. The stormwater management facilities will be able to eliminate the potential for off-site impacts to the neighboring community and environmentally sensitive areas, often associated with the increase in flood zone elevation requirements.

7. Impact of Development on Vegetative and Animal Communities: The site has been previously developed and impacted for some time as a mobile home park, residential structures, ~~boat~~ storage and marina uses. All existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the proposed redevelopment of the annex Property and PUD.

8. Potential for Contamination Drainage, Storage of Pollutants and the Use of

Poisonous Chemicals and Materials: The current development standards to be followed, as well as the new underground dry detention stormwater system will reduce the potential for contaminated runoff associated with drainage from the parking lot. The current and proposed uses will not provide for the use of poisonous chemicals or materials with any direct discharge or overland drainage flow to adjacent lands, waterways, or stormwater infrastructure. Any use chemicals or materials on the Property will adhere to strict standards applicable to use, cleanup, and disposal in keeping with local, State and Federal guidelines and regulations.

9. Effect of Shade on Vegetation and Shellfish: No construction is planned which would cause shading.

10. Effect of Boat Wake and Boat Traffic on Manatees, Vegetation, Shellfish and Wildlife, as well as Shoreline Erosion: The increase in marine vessel related traffic on the waterway will conform to the existing slips, channel and ramps and should be minimal and adhere to local, State and Federal guidelines and regulations.

11. Impact of Development on Vistas and Scenic Opportunities by Linear Feet, Height, Mass and Percent of Site: As previously stated, the redevelopment of the mobile home park with a new enclosed boat storage building is in the same general location and should not significantly change any vistas or scenic opportunities customarily known based on the adjacent uses and buildings. The building will adhere to the height and coverage limitations, which will be consistent with that allowable in the area. Vistas and scenic opportunities are programmed as part of the PUD and depicted on the site plan to enhance and activate the waterfront spaces in keeping with the water related and water dependent uses.

12. Existing Amounts of Native Plants and Proposed Retention and Use of Native Plants for Landscape and Open Space Purposes: As the site has been developed for some time, ~~no~~

existing native plant materials and certain invasive species exist on site. However, the~~pursuant to the approved applicant will use native plant and tree species within the overall~~ landscape plan to reduce the irrigation requirements in keeping with low impact development design.

13. Impact of Development on Plant and Animal Habitat and Potential Loss in Acres and Percent of Site: All existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the proposed redevelopment of the annex Property.

14. Impact of Development on Water Quality: Stormwater collection, conveyance and treatment will be provided by an underground dry detention system as part of the improvements and new development in the PUD. The dry detention system will provide a higher pollutant removal efficiency as compared to traditional wet detention systems, thus ultimately providing a cleaner stormwater effluent as compared to a wet detention pond. Site-specific engineering and construction details, engineering stormwater modeling and drainage calculations for the proposed dry detention facility will be provided within the engineering and construction plans to the City of St. Augustine and St. Johns River Water Management District. Adverse, detrimental, or negative water quality impacts on site or to adjacent waterways are not anticipated with this project.

15. Impact of Development on Shellfish and On Commercial Sport Fish and Waterfowl: The PUD is located adjacent to Class III waters, which are deemed by the State for recreational use and do not support shellfish harvesting. The location of the project will have no impact on the navigational channel of the Intracoastal Waterway other than the use by boating traffic for access to the marina site. The site abutting the waterway is already developed and there will be no removal of any plant material that would offer or impact habitat for nesting waterfowl.

16. Pursuit of no net loss of wetlands by both amount and type of community: The

proposed redevelopment area does not contain any wetlands therefore there is no net loss.

17. Wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species and protecting native vegetative communities from destruction by development activities: As previously stated, all existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the proposed redevelopment of the annex Property.

SECTION 6

SCHEDULE OF DEVELOPMENT

The Development of the project will commence immediately upon approvals and permits and will not require the dedication of land for public use. The anticipated date for substantial completion of the project for all improvements is ~~between~~ December 31, 2030~~2028-2030~~.

SECTION 7

OWNERSHIP AND MAINTENANCE

BDEP Land, LLC and or BDEP Cat's Paw, LLC and its successors and assigns will be the owner and master developer of the lands in the PUD after annexation of the parcels into the City of St. Augustine and reserves the right to create new business entities and partnerships, including joint-ventures, and the sale and or lease of land and or assets as deemed appropriate for the success and advancement of the business in keeping with the approved uses and standards of this PUD, as may be amended from time to time, for continuity of this unified master plan and the maintenance, upkeep and ownership of common facilities and infrastructure.

SECTION 8

SUMMARY AND CONCLUSION

BDEP Land, LLC applied for annexation of the annex portion of the Property into the City and requested a Future Land Use Map designation of Marine Industrial and Open Land, as well as companion PUD zoning, which modifies the existing PUD, Ordinance 2023-20. The proposed uses and development plan is consistent with the character and in harmony with customary use and history of the working waterfront and marina development in the area, as well as adjacent commercial/industrial uses and improvements. The annex Property and site plan represents an extension of an existing use but creates a more desirable environment by dramatically upgrading the Property as an economically productive and appropriate use with benefits to the City of St. Augustine and its residents.

This PUD request meets all the above listed City requirements and is consistent with the Comprehensive Plan as further described below.

Future Land Use

Overall Goal: Ensure that the character, density, intensity, and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment to enhance the quality of life for all residents of the City of St. Augustine.

FLUE Goal 1 Natural Resources: Preserve and protect the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment.

FLUE Objective 1.1: The City shall coordinate future land uses with the appropriate topography and soil conditions to conserve, appropriately use and protect the land and

resources.

FLUE Policy 1.1.1: The City shall use the latest version of the Flood Insurance Rate Maps (FIRM) promulgated by the Federal Emergency Management Agency (FEMA) to determine the location of the 1% or 100-year floodplain and flood prone areas in the City. The City shall provide specifications for regulating development and land use activities within these areas within the Land Development Code (LDC). These specifications will include Development within the FEMA 1% or 100-year flood hazard zone is to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps; Any development within a flood prone area should strive to maintain the natural topography and hydrology of the development site.

FLUE Policy 1.1.2: During the review of requests for plan amendments, topography, vegetation, wildlife habitat, flood hazard, the 1% or 100-year flood plain and soils for the areas to be amended should be considered as part of the plan amendment process.

FLUE Policy 1.1.6: Any development, including development within a flood prone area, will strive to maintain the natural topography and hydrology of the development site as much as possible and provide for drainage and stormwater management identified in the Infrastructure Element, open space requirements as addressed in the Recreation and Open Space Element, and safe and convenient on-site traffic flow, considering the needed vehicular parking as addressed in the Transportation and Mobility Element. Open space requirements will meet the LOS adopted in the Recreation and Open Space Element; On-site traffic will consider that adjacent properties provide interconnections to reduce requirements for road trips; and, Parking

requirements shall be specified in terms of the number of parking spaces outlined in the land development code (LDC).

FLUE Policy 1.1.7: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the driveway permitting process increasing interconnection between adjacent developments and encouraging implementation of the City's mobility plan.

FLUE Policy 1.1.8: Development regulations shall encourage street, pedestrian and open space designs that discourage nonresidential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

FLUE Policy 1.1.9: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

FLUE Policy 1.1.10: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage levels of service, natural drainage patterns and soil conditions.

FLUE Policy 1.1.11: The developer/owner of any site shall be responsible for the on-site management of stormwater in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

FLUE Objective 1.2: The City of St. Augustine shall ensure the protection of natural resources through implementing the following policies, and the protection program outlined in the Conservation and Coastal Management Element.

FLUE Policy 1.2.1: The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required: Limitations on development density and intensity; Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site; Limitations on building coverage or impervious surface coverage; Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources; Minimize land use conflicts; Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and Reduce natural hazard risks to life and property.

FLUE Objective 2.1: The City shall coordinate future land uses with the availability of facilities and services.

FLUE Policy 2.1.1: As part of the City's permitting process, facilities and services shall meet the established level of service standards and shall be available to serve the impacts of development, or development orders and permits shall be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

FLUE Policy 2.1.3: The City shall encourage the development of undeveloped pockets and

enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.

FLUE Objective 2.2: Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate facilities and services.

FLUE Policy 2.2.1: The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as compact and contiguous developments within the City of St. Augustine.

FLUE Objective 3.2: The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable.

FLUE Policy 3.2.3: The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity.

FLUE Goal 5 Urban Sprawl: Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.

FLUE Policy 5.1.2: The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

FLUE Objective 6.6: Industrial Categories: The industrial category is established to provide sufficient land for existing and anticipated future industrial needs, including working waterfronts and requisite support services.

FLUE Policy 6.6.2 Marine Industrial: This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry and encourage the creation and maintenance of working waterfronts within the City. Maximum lot coverage of 80%; maximum height restriction of 35 feet. Marine related uses approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet, and two (2) dwelling units per acre.

FLUE Goal 9: Economic Development Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

FLUE Policy 9.1.2: The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area. This includes encouraging a mix of uses in the city to promote accessibility to a variety of uses. This includes strengthening and

diversifying the local economy. This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of St. Augustine. This includes the promotion of uses that are commercial or industrial that support, promote or are compatible with the urban character of the city.

Conservation and Coastal Management

CCM Policy 2.1.1: The City maintains three (3) Conservation Overlay Zones. The boundaries of the Conservation Overlay Zones shall be determined on a site-specific basis during site plan review of each development proposal. Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone. Conservation Overlay Zone 2 allows for all the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off street parking areas and residential and commercial development, providing that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 restricts uses and other development and performance standard requirements within this zone including tree canopy and tree removal governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations.

CCM Policy 2.1.2: The City shall continue to implement the adopted Comprehensive Plan by including all land development regulations governing the use of land in the City Code. All

applications for development shall be subject to site plan review by the City. Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and use to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. Development in Conservation Overlay Zone 3 must retain either: (1) at least twenty-five (25) percent of the trees on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh); or (2) fifty (50) percent of the trees on the site, unless approved via a public hearing.

CCM Policy 2.1.3: Development in Conservation Overlay Zones shall conform to all requirements of the Federal Emergency Management Agency (FEMA) relating to flood control and prevention. Finish floors must be constructed at or above the base flood elevation plus any defined freeboard established prior to a Certificate of Occupancy being issued for the structure, the City shall continue to require an Elevation Certificate signed by a licensed engineer or surveyor certifying that the lowest floor of the structure has been constructed at or above the established base flood elevation plus any defined freeboard. The City shall continue to maintain three (3) conservation overlay zones: Conservation Overlay Zone 1 for the protection of habitat

waterward of the most restrictive jurisdictional line; Conservation Overlay Zone 2 for the protection of natural habitat one hundred feet (100') landward of the most restrictive jurisdictional line; and Conservation Overlay Zone 3 for the protection of natural habitat beyond one hundred feet (100') landward of the most restrictive jurisdictional line. Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (1) Site specific conditions. (2) The relationship of the site to adjacent properties, bodies of water and surrounding conservation zones. (3) Natural and proposed drainage patterns. (4) Effect of point and nonpoint discharge in the marine environment. (5) Proposed soil stabilization and erosion control methods. (6) Impact on floodplain. (7) Impact of development on vegetative and animal communities. (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. (9) Effect of shade on vegetation and shellfish. (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. (11) Impact of development on shoreline by linear feet and percent of site. (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes. (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site. (15) Impact of development on water quality. (16) Impact of development on shellfish and on commercial and sport fish and waterfowl. (17) The City shall pursue no net loss in wetlands by both amount and type of community. (18) Require a wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species and protecting native vegetative communities from destruction by development activities.

CCM Objective 2.7: Permitted uses for shoreline and waterfront property will continue to give priority to water dependent uses and increase safe public access to Salt Run, the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The City Code will continue to allow water-dependent uses as permitted uses in all the zoning districts associated with land adjacent to the riverine environments.

CCM Policy 2.7.1: New marinas must meet all applicable requirements of state and federal permitting agencies, including the manatee protection guidelines established by the Department of Environmental Protection. In addition: 1. marinas should be located within one statute mile of passes or inlets; 2. marinas must be located in areas designated for such use by the Future Land Use Plan; 3. all marina basins shall be designated idle speed zones; 4. marinas must be constructed in naturally deep water to minimize dredging, and basins should be of sufficient depth to prevent stirring up of bottom sediments by boat propellers; 5. marinas should be constructed adjacent to upland high bluffs or in areas where the salt marsh has been subject to extensive past disturbance; 6. marina entrances should be located such that maximum tidal flushing and circulation occurs; 7. marina construction should include linear development, and docking space should be designed to minimize or avoid impacts on salt marsh or other native vegetation; and marinas should be served by municipal waste water systems and should have adequate solid waste collection facilities with frequent collection.

CCM Policy 2.7.2: The following performance standards shall apply to development of water dependent and water related uses: (1) compliance with all of the conditions of any regulatory agency permits required for the development; (2) compliance with any conditions established by the Planning and Zoning Board for development in a Conservation Overlay Zone discussed

in this element; and (3) compliance with the Future Land Use Plan and all of the implementing development regulations contained in the City Code. Priorities for shoreline land uses and siting for water dependent and water-related uses are as established by the Future Land Use Plan and implemented by the City Code. Water-dependent and water-related uses shall continue to be permitted uses or permissible uses by exception in all of the zoning districts in the city.

CCM Policy 2.15.2: Development and redevelopment in the City will be consistent with or more stringent than the flood-resistant constructions in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R part 60.

Infrastructure Element

INFRA Objective 6.3: The City shall encourage the use of sustainable, low impact development (LID) strategies to address stormwater management for developments ranging from individual building sites to subdivisions to large, planned development.

Business Impact Estimate

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

Proposed ordinance's title/reference:

"Cat's Paw Marina" annexation, land use entitlements and PUD zoning of additional land into the City of St. Augustine from unincorporated St. Johns County.

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

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

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the [City/Town/Village] hereby publishes the following information:

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

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Including, but not limited to the expansion of the working waterfront and facilities customary to this site (Cat's Paw Marina) for the benefit and purpose of public use and access, employment, and general enjoyment of the waterfront and waterways in the City of St. Augustine, and to have all current and future improvements within one jurisdiction.

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

(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

(c) An estimate of the [City's/Town's/Village's] regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

While the total finite economic impacts, both direct and indirect, are continuing to be assessed, the initial revenue to the City of St. Augustine for the approximate 19.92-acre Cat's Paw Marina, including the annexation of parcels and expansion of commercial and marine industrial improvements is estimated to be a net increase of over \$250,000 in taxes, plus other mobility, fire, and permitting fees based on the comparison of pro-rata share as described and presented by the City in the previous 0.90-acre annexation adopted in 2023.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

A good faith estimate of the direct and peripheral economic impacts (on-site and off-site) by the proposed annexation and expansion of the Cat's Paw Marina is likely no less than twenty (20) businesses that make up the marina operations (storage, maintenance, repair, fueling, etc.), fishing and recreational charters, boat rentals, restaurants and retail/shopping and service establishments, etc.

4. Additional information the governing body deems useful (if any):

[You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: [City/Town/Village] staff solicited comments from businesses in the [City/Town/Village] as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on [City/Town/Village] website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses].

The owner/applicant will provide additional information as necessary. Initial preparation of this estimate included data from the most recent annexation matter and projections from the planning and design development efforts.

ORDINANCE NO. 2024-26

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 10.38 ACRES OF PROPERTY LOCATED NORTH AND EAST OF NIX BOATYARD ROAD AS A PORTION OF THE G.W. PERPALL GRANT ADJACENT TO THE CAT'S PAW MARINA DEVELOPMENT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATIONS OF ST. JOHNS COUNTY RESIDENTIAL MANUFACTURED/MOBILE HOME (RMH), COMMERCIAL HIGHWAY TOURIST (CHT) AND OPEN RURAL (OR) TO THE CITY CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD); THIS INCLUDES THE AMENDING AND RECONSTITUTING OF THE EXISTING CAT'S PAW MARINA PUD INCORPORATING THE PROPERTY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the attached legal description(s) as containing approximately 10.38 acres of land, located north and east of Nix Boatyard Road as a portion of the G.W. Perpall Grant being more fully described herein, should be rezoned. This also includes the amending and reconstituting of the existing Cat's Paw Marina PUD incorporating the property by the attached narrative;

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

Section 1. The following described property, containing approximately 10.38 acres of land, located north and east of Nix Boatyard Road as a portion of the G.W. Perpall Grant within the City of St. Augustine, and identified by the attached legal

description(s), is hereby rezoned from the classifications of St. Johns County Residential, Manufactured/Mobile Home (RMH), Commercial Highway Tourist (CHT) and Open Rural (OR) to the City of St. Augustine classification of Planned Unit Development (PUD), this includes the amending and reconstituting of the existing Cat's Paw Marina PUD.

Section 2. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezoning of the above-described land.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed. Nothing herein is intended to vest this PUD from amendments to the city's municipal code or comprehensive plan, as may be enacted from time to time.

Section 4 Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2024-25 or, if Ordinance No. 2024-25 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A" 1

(Annex Property Legal Descriptions)

Parcel ID 1349000020

A parcel of land situate within a portion of Lot 5 of the G.W. Perpall Grant, Section 41, Township 7 South, Range 30 East, as recorded in sheet 21, map of New Augustine dated June, 1918, in the public records of St. Johns County, Florida, and being a portion of that land conveyed to Bartola Genovar, as recorded in Deed Book 52, page 531, public records of St. Johns County, Florida, and more particularly described as follows: Commencing for a POINT OF BEGINNING at the Northeast corner of that certain property described in the Lease with Option to Purchase recorded in Official Records Book 548, at page 154-159 of the public records of St. Johns County, Florida; from said point of beginning thence run Easterly along the north line of said Lot 5 a distance of 220 feet more or less to a point on the West boundary of a marsh, and being the Northeast corner of the herein described parcel; thence meander Southerly along the West boundary of the marsh a distance of approximately 350 feet to a point, (which point is located exactly 350 feet from the nearest point on the north boundary line of said Lot 5), and being the Southeast corner of the herein described parcel; from said Southeast corner of the herein described parcel thence run Westerly and on a line parallel to and exactly 350 feet distant from the north boundary line of the herein described parcel a distance of 220 feet more or less to a point (which is the Southeast corner of the property described in Official Records Book 548, page 154-159), and being the Southwest corner of the herein described parcel; thence run northerly along the East boundary line of the property described in Official Records Book 548, page 154-159, a distance of 350 feet to the point of beginning and close.

TOGETHER WITH a perpetual and nonexclusive easement for ingress, egress and access contained in O.R. Book 1460, Page 1955, Public Records of St. Johns County, Florida.

SUBJECT TO a perpetual and nonexclusive easement reserved by EUGENIA Y. GENOVAR a/k/a EUGENIA YONKO GENOVAR, on behalf of herself, her heirs, successors and assigns, for vehicular and pedestrian use, for ingress, egress and access, over and across a strip of land thirty (30) feet in width, contiguous with and lying west of the west boundary of the marsh, described as follows: Commencing for a POINT OF BEGINNING of this easement at the southeast corner of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708, thence run west along the south boundary line of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708, a distance of thirty (30) feet to a point, thence run northerly on a line at all points thirty (30) feet distant from the meander line of the west boundary of the marsh a distance of approximately 350 feet to a point on the north boundary line of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708, which point is (30) feet distant from the northeast corner of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708; thence run easterly along the north boundary of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708, a distance of thirty (30) feet to a point, which point is the northeast corner of the parcel described in Exhibit "A" of the deed recorded in O.R. Book 748, Page 1708, thence run southerly and meander along west line of the marsh a distance of approximately 350 feet to the point of beginning of this easement.

Parcel ID 1348320030 and 1348320010 and 1348210000

PARCEL FOUR:

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK, 126, PAGE: 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N 24°05'59" W ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 121, PAGE 72 OF SAID PUBLIC RECORDS 200.00 FEET; THENCE N 62°31'18" E, 185.81 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE N 77°31'30"E, 211.62 FEET; THENCE N 08°03'12" W, 162.03 FEET; THENCE N 81°56'48" E, 32.33 FEET; THENCE N 08°03'12" W, 219.08 FEET; THENCE N 78°05'23" W, 133.61 FEET; THENCE S 06°47'16" W, 231.56 FEET; THENCE S 02°22'50" W, 70.22 FEET; THENCE S 08°52'34" W, 156.95 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 1.62 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE TERMS OF THAT CERTAIN DECLARATION OF ACCESS EASEMENT AND COST SHARING AGREEMENT DATED OCTOBER 20, 2011 AND RECORDED IN O.R. BOOK 3512, PAGE 317 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL FIVE:

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N 24°05'59" W ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 121, PAGE 72 OF SAID PUBLIC RECORDS 200.00 FEET; THENCE N 62°31'18" E, 185.81 FEET; THENCE N 77°31'30" E, 211.62 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE N 08°03'12" W, 162.03 FEET; THENCE N 81°56'4" E, 32.33 FEET; THEN N 08°03'12" W, 219.08 FEET; THENCE S 78°05'23" E, 257.11 FEET; THENCE S 14°58'58" E, 203.00 FEET; THENCE S 78°56'19" W ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGES 938 AND 939 OF SAID PUBLIC RECORDS, 202.66 FEET; THENCE S 14°58'58" E ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGES 938 AND 939 A DISTANCE OF 55.75 FEET; THENCE DUE SOUTH ALONG SAID WEST LINE 18.25 FEET; THENCE S 77°31'30" W, 100.57 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 1.7 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE TERMS OF THAT CERTAIN DECLARATION OF ACCESS EASEMENT AND COST SHARING AGREEMENT DATED OCTOBER 20, 2011 AND RECORDED IN O.R. BOOK 3512, PAGE 317 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCELS 4 AND 5 DESCRIBED HEREON ARE TOGETHER WITH AND SUBJECT TO A 20 FOOT INGRESS/EGRESS EASEMENT WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE RUN DUE EAST ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 786, PAGE 619 OF SAID PUBLIC RECORDS, 14.36 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED CENTERLINE; THENCE NORTH 20°04'50" EAST, 136.93 FEET; THENCE NORTH 08°52'34" EAST, 141.40 FEET TO POINT "A"; THENCE CONTINUE: NORTH 08°52'34" EAST, 156.96 FEET; THENCE NORTH 02°22'50" EAST, 70.22 FEET; THENCE NORTH 06°47'16" EAST, 231.56 FEET TO A POINT OF TERMINUS FOR THE NORTH SECTION OF THIS EASEMENT; THENCE RETURN TO AFOREDESCRIBED POINT "A" AND RUN NORTH 77°31'30" EAST, 312.19 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 777, PAGE 938 OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF TERMINUS FOR THE EAST SECTION OF THIS EASEMENT.

THE ABOVE DESCRIBED PARCEL FOUR AND PARCEL FIVE TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
(SURVEYOR'S DESCRIPTION):

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 5, RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE: 943 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 14°58'58" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL 5, A DISTANCE OF 203.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 5; THENCE NORTH 78°05'23" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL 5 AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AS PARCEL 4, RECORDED IN SAID OFFICIAL RECORDS BOOK 3541, PAGE 943 OF SAID PUBLIC RECORDS, A DISTANCE OF 390.73 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 4, THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE 1, SOUTH 06°47'16" WEST, 231.56 FEET; COURSE 2, SOUTH 02°22'50" WEST, 70.22 FEET; COURSE 3, SOUTH 08°52'34" WEST, 156.95 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4; THENCE NORTH 77°31'30" EAST, ALONG THE SOUTHERLY LINES OF SAID PARCELS 4 AND 5, A DISTANCE: OF 312.19 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 5; THENCE NORTHERLY AND EASTERLY ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID PARCEL 5, THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE 1, DUE NORTH, 18.25 FEET; COURSE 2, NORTH 14°58'58" WEST, 55.75 FEET; COURSE 3, NORTH 78°56'19" EAST, 202.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 20 FOOT INGRESS AND EGRESS EASEMENT AND DESCRIBED IN OFFICIAL RECORDS BOOK 1305, PAGE: 1761 AND OFFICIAL RECORDS BOOK 2319, PAGE 1028, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED LANDS:

SUBMERGED LAND PARCEL
(PER DEED OF RECORD):

BEING SITUATE IN THE NORTHEAST CORNER OF THE G. W. PERPALL GRANT, SECTION FORTY ONE (41), TOWNSHIP SEVEN (7) SOUTH, RANGE: THIRTY (30) EAST, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A DITCH AND THE MARGIN OF THE MARSH ON THE SOUTH SIDE OF GONZALO-MENDEZ CREEK, SO-CALLED, AND RUNNING THENCE EAST FIVE HUNDRED NINETY EIGHT (598) FEET TO AN IRON PIPE; THENCE NORTH THREE HUNDRED FIFTY FOUR (354) FEET TO A IRON PIPE; THENCE NORTH FIFTEEN (15) WEST TWO HUNDRED NINETY NINE: (299) FEET TO A POINT; THENCE: NORTH SEVENTY EIGHT (78) DEGREES WEST SIX HUNDRED TWENTY NINE (629) FEET TO A POST; THENCE SOUTH TWENTY-FOUR (24) DEGREES WEST TWO HUNDRED NINETY EIGHT (298) FEET; THENCE SOUTH TWENTY SEVEN (27) DEGREES EAST TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PARCELS, TO WIT:

BOOK 464, PAGE: 645, BOOK 1464, PAGE 1104, BOOK 1475, PAGE: 35, BOOK 1699, PAGE 1, BOOK 1710, PAGE: 227, BOOK 1938, PAGE 721, BOOK 2319, PAGE 1024, BOOK 3161, PAGE: 1167, BOOK 3518, PAGE: 1602, BOOK 3541, PAGE 908, BOOK 3541, PAGE: 918, BOOK 3541, PAGE 929, AND BOOK 3541, PAGE 939, ALL AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT ANY LANDS LYING WATERWARD OF THE MEAN HIGH WATER LINE OF THE GONZALO-MENDEZ CREEK AND SAN SEBASTIAN RIVER.

BEING MORE ACCURATELY DESCRIBED AS FOLLOWS:

SURVEYOR'S DESCRIPTION

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE: 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 5, RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 943 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°20'18" EAST, ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGES 938 AND 939 OF SAID PUBLIC RECORDS, A DISTANCE OF 236 FEET MORE OR LESS; THENCE NORTH 3°22'53" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 156 FEET MORE OR LESS; THENCE NORTH 75°73'57" WEST, A DISTANCE OF 287 FEET MORE OR LESS; THENCE SOUTH 87°38'57" WEST, A DISTANCE OF 122 FEET MORE OR LESS TO A POINT LYING ON THE NORTHERLY LINE OF SAID PARCEL 5; THENCE SOUTH 78°05'23" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 123.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 5; THENCE SOUTH 14°58'58" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 5, A DISTANCE OF 203.00 FEET TO THE POINT OF BEGINNING.

THE AFORESAID PARCEL CONTAINS 1.2 ACRES MORE OR LESS.

LESS AND EXCEPT ANY LANDS LYING WATERWARD OF THE MEAN HIGH WATER LINE OF THE GONZALO-MENDEZ CREEK AND SAN SEBASTIAN RIVER.

EXHIBIT "A" 2

(Annex Property Legal Descriptions)

A PORTION OF SECTION 19 AND THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, LESS AND EXCEPT THOSE LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE PURSUANT TO ORDINANCE NO. 2023-18, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5797, PAGE 1845 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ANNEX PARCEL 1 (ID 1348320000):

BEGIN AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 200.00 FEET TO THE NORTHERLY LINES OF LAST SAID LANDS; THENCE NORTHEASTERLY, ALONG SAID NORTHERLY LINES OF SAID LANDS, THE FOLLOWING TWO (2) COURSES: COURSE #1: NORTH 61°15'31" EAST, A DISTANCE OF 185.82 FEET; COURSE #2: NORTH 76°15'48" EAST, A DISTANCE OF 21.47 FEET; THENCE SOUTH 07°36'45" WEST, A DISTANCE OF 151.17 FEET; THENCE SOUTH 18°49'01" WEST, A DISTANCE OF 110.29 FEET; THENCE NORTH 88°44'11" EAST, A DISTANCE OF 199.49 FEET TO THE EASTERLY LINE OF SAID LANDS; THENCE SOUTH 10°23'18" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 20.26 FEET TO THE SOUTHERLY LINE OF SAID LANDS, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NIX BOAT YARD EXTENSION, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED; THENCE SOUTH 88°44'10" WEST, ALONG SAID SOUTHERLY LINE OF THOSE LANDS, AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 245.67 FEET TO **THE POINT OF BEGINNING.**

CONTAINING 0.74 ACRES, MORE OR LESS.

AND,

A PORTION OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ANNEX PARCEL 2 (ID 1348320020):

COMMENCE AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS

OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 25°21'48" WEST, A DISTANCE OF 328.76 FEET; THENCE NORTH 82°27'07" EAST, A DISTANCE OF 208.22 FEET; THENCE SOUTH 02°53'45" EAST, A DISTANCE OF 63.38 FEET; THENCE NORTH 82°49'34" EAST, A DISTANCE OF 116.43 FEET; THENCE SOUTH 01°07'03" WEST, A DISTANCE OF 30.75 FEET; THENCE SOUTH 07°36'44" WEST, A DISTANCE OF 156.95 FEET TO THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF SAID PUBLIC RECORDS; THENCE SOUTH 61°15'31" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 185.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.48 ACRES, MORE OR LESS.

AND,

A PORTION OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ANNEX PARCEL 3 (ID 1328320003):

COMMENCE AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, AND ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF SAID RECORDS, A DISTANCE OF 528.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 25°21'48" WEST, A DISTANCE OF 10.01 FEET; THENCE NORTH 22°39'07" EAST, A DISTANCE OF 307.21 FEET; THENCE SOUTH 79°21'10" EAST, A DISTANCE OF 238.27 FEET; THENCE SOUTH 05°31'29" WEST, A DISTANCE OF 231.56 FEET; THENCE NORTH 01°07'03" EAST, A DISTANCE OF 87.61 FEET; THENCE SOUTH 85°50'24" WEST, A DISTANCE OF 125.03 FEET; THENCE SOUTH 02°53'45" WEST, A DISTANCE OF 69.32 FEET; THENCE SOUTH 82°27'07" WEST, A DISTANCE OF 208.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.45 ACRES, MORE OR LESS.

AND,

A PORTION OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3452, PAGE 139 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ANNEX PARCEL 4 (ID 1348200000):

COMMENCE AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, AND ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF SAID RECORDS, A DISTANCE OF 528.76 FEET; THENCE NORTH 82°27'07" EAST, A DISTANCE OF 208.22 FEET TO **THE POINT OF BEGINNING**; THENCE NORTH 02°53'45" WEST, A DISTANCE OF 69.32 FEET; THENCE NORTH 85°50'24" EAST, A DISTANCE OF 125.03 FEET; THENCE SOUTH 01°07'03" WEST, A DISTANCE OF 127.08 FEET; THENCE SOUTH 82°49'30" WEST, A DISTANCE OF 116.43 FEET; THENCE NORTH 02°53'45" WEST, A DISTANCE OF 63.38 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 0.34 ACRES, MORE OR LESS.

AND,

A PORTION OF THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THE SOUTH 25 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ANNEX PARCEL 5 (ID 1348330000):

COMMENCE AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF SAID PUBLIC RECORDS; THENCE NORTH 88° 44' 10" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 245.67 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862 OF SAID PUBLIC RECORDS AND **THE POINT OF BEGINNING**; THENCE CONTINUE NORTH 88° 44' 10" EAST, ALONG LAST SAID LINE, A DISTANCE OF 142.33 FEET, TO THE EAST LINE OF LAST SAID LANDS; THENCE NORTH 01°15'49" EAST ALONG LAST SAID LINE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 88°44'10" WEST, A DISTANCE OF 146.34 FEET, TO THE WEST LINE OF LAST SAID LANDS; THENCE SOUTH 10°22'12" WEST, ALONG LAST SAID LINE, A DISTANCE OF 25.31 FEET, TO **THE POINT OF BEGINNING**.

CONTAINING 0.08 ACRES, MORE OR LESS.

SKETCH AND DESCRIPTION OF:

THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3689, PAGE 964, OFFICIAL RECORDS BOOK 3452, PAGE 139 OFFICIAL RECORDS BOOK 3541, PAGE 918, OFFICIAL RECORDS BOOK 3541, PAGE 933, OFFICIAL RECORDS BOOK 3541, PAGE 943, OFFICIAL RECORDS BOOK 5756, PAGE 1912, , TOGETHER WITH THE SOUTH 25 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862, ALSO TOGETHER WITH THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337, LESS AND EXCEPT THOSE LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE PURSUANT TO ORDINANCE NO. 2023-18, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5797, PAGE 1845 , ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING IN SECTION 30 AND THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.

GONZALO - MENDEZ CREEK

SHEET 3



O.R.B. 3541,
PAGE 918
PARCEL ID
1348320003

O.R.B. 3452,
PAGE 139
PARCEL ID
1348200000

O.R.B. 5366,
PAGE 368
PARCEL ID
1348320030

O.R.B. 5366,
PAGE 368
PARCEL ID
1348320010

O.R.B. 5366,
PAGE 372
PARCEL ID
1348210000

O.R.B. 3541, PAGE 918
PARCEL ID 1348320020

O.R.B. 4032, PAGE 1151
PARCEL ID 1348600000

SHEET 2

REMAINING
PORTION OF
O.R.B. 5424,
PAGE 1337
PARCEL ID
1348320001

PORTION OF
O.R.B. 5424, PAGE 1337
ANNEXED TO THE CITY
OF ST. AUGUSTINE PER
ORDINANCE NO. 2023-18
O.R.B. 5797, PAGE 1845
PARCEL ID 1348320000

O.R.B. 2394,
PAGE 1862

O.R.B. 5144, PAGE 250
ANNEXED TO THE CITY OF
ST. AUGUSTINE PER
ORDINANCE NO. 2004-12
O.R.B. 2376, PAGE 914

SOUTH 25 FEET OF
O.R.B. 2394, PAGE 1862

P.O.B.

ANNEX OVERALL PARCEL
(SW CORNER, O.R.B. 5424, PG.
1337)

NIX BOAT YARD ROAD

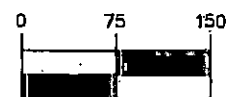
CLOSURE LINE

O.R.B. 57756,
PAGE 1912
PARCEL ID
1349000020

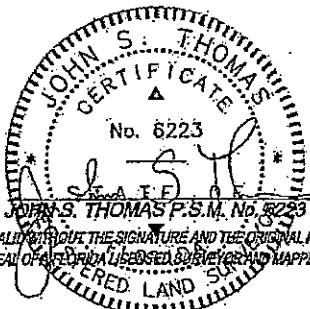
MARSH

SHEET 4

GRAPHIC SCALE



(IN FEET)
1" = 150'



SEE SHEET 4 FOR NOTES AND LEGEND SEE SHEET 5 FOR LEGAL DESCRIPTION

JOB NUMBER: 1024088119

DATE: 04/12/2024

SCALE: 1" = 150'

SURVEYOR: J. THOMAS

TECHNICIAN: D. TRABA

DRAWING: D. TRABA

TRACT ID: N/A

PARTY CHIEF: N/A

FIELD NOTES: N/A



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Jacksonville, Florida, 32256
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email: info@sam.biz

PROJECT: CATS PAW MARINA

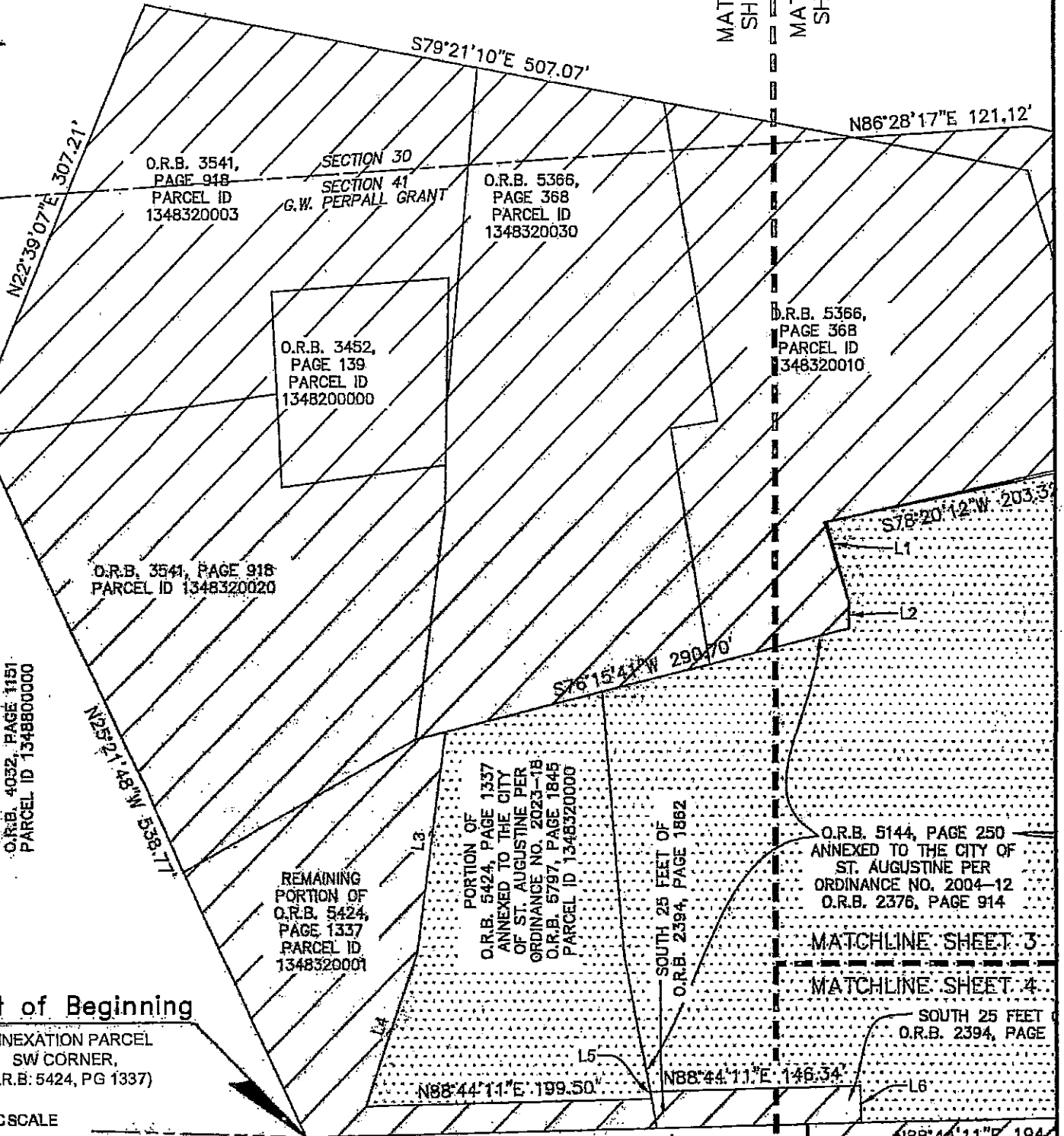


GONZALO - MENDEZ CREEK

LANDS OF THE CITY OF ST. AUGUSTINE
PER ORDINANCE 95-34 IN O.R.B. 1145, PG. 106.

MATCHLINE
SHEET 2

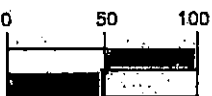
MATCHLINE
SHEET 3



Point of Beginning

ANNEXATION PARCEL
SW CORNER,
(O.R.B. 5424, PG 1337)

GRAPHIC SCALE



(IN FEET)
1" = 100'

NIX BOAT YARD ROAD
(VARIABLE WIDTH R/W)

N88°44'10"E 350.03'
N'LY RIGHT OF WAY LINE

CLOSURE LINE

JOB NUMBER: 1024088119
DATE: 04/12/2024
SCALE: 1"=50'
SURVEYOR: J. THOMAS
TECHNICIAN: D. TRABA
DRAWING: D. TRABA
TRACT ID: N/A
PARTY CHIEF: N/A
FIELD BOOK: N/A

SAM™

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PROJECT: CATS PAW MARINA

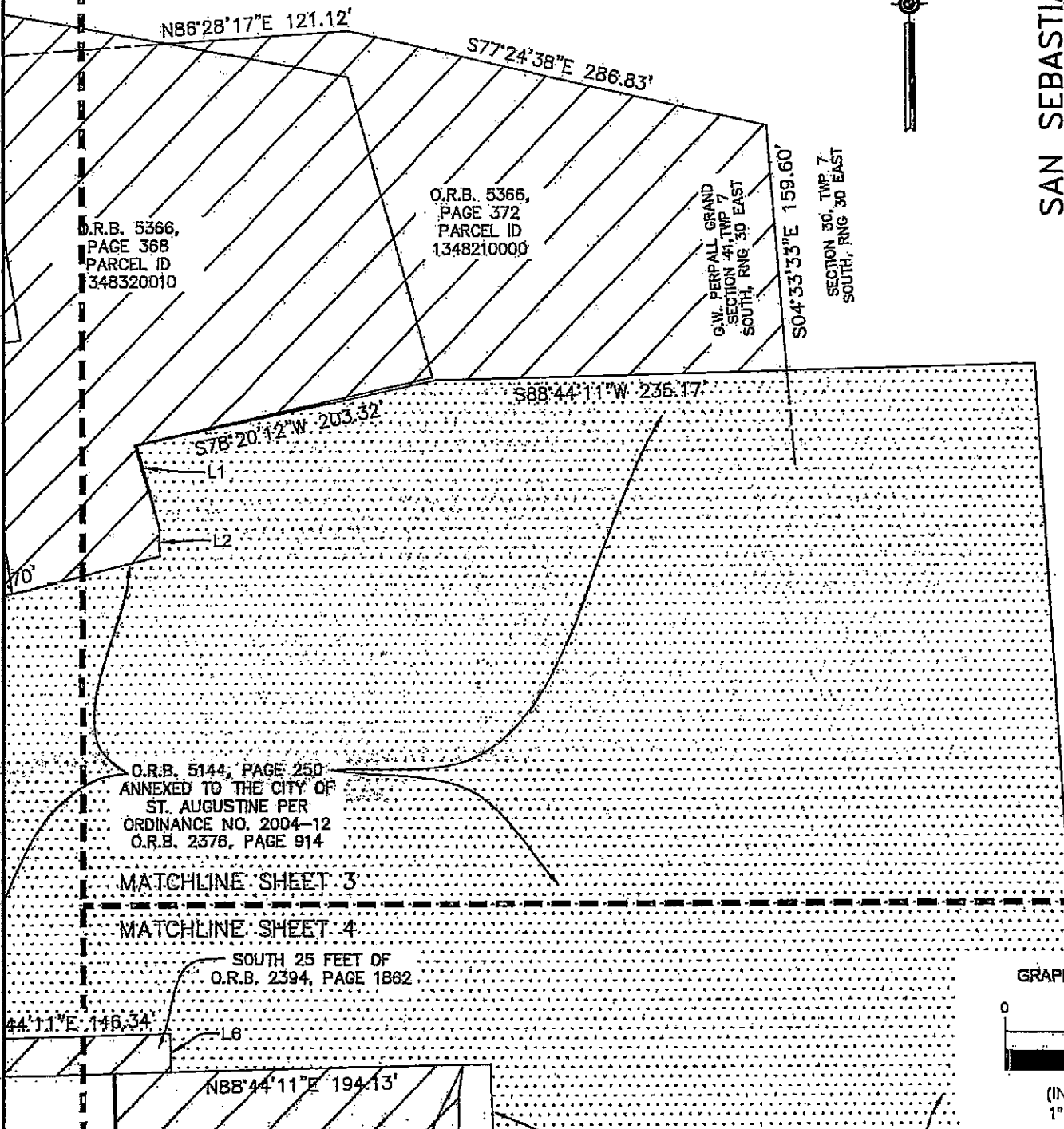
MATCHLINE
SHEET 2

MATCHLINE
SHEET 3

GONZALO - MENDEZ CREEK

LANDS OF THE CITY OF ST. AUGUSTINE
PER ORDINANCE 95-34 IN O.R.B. 1145, PG. 106

SAN SEBASTIAN RIVER
LANDS OF THE CITY OF ST. AUGUSTINE
PER ORDINANCE 95-34 IN O.R.B. 1145, PG. 106



GRAPHIC SCALE



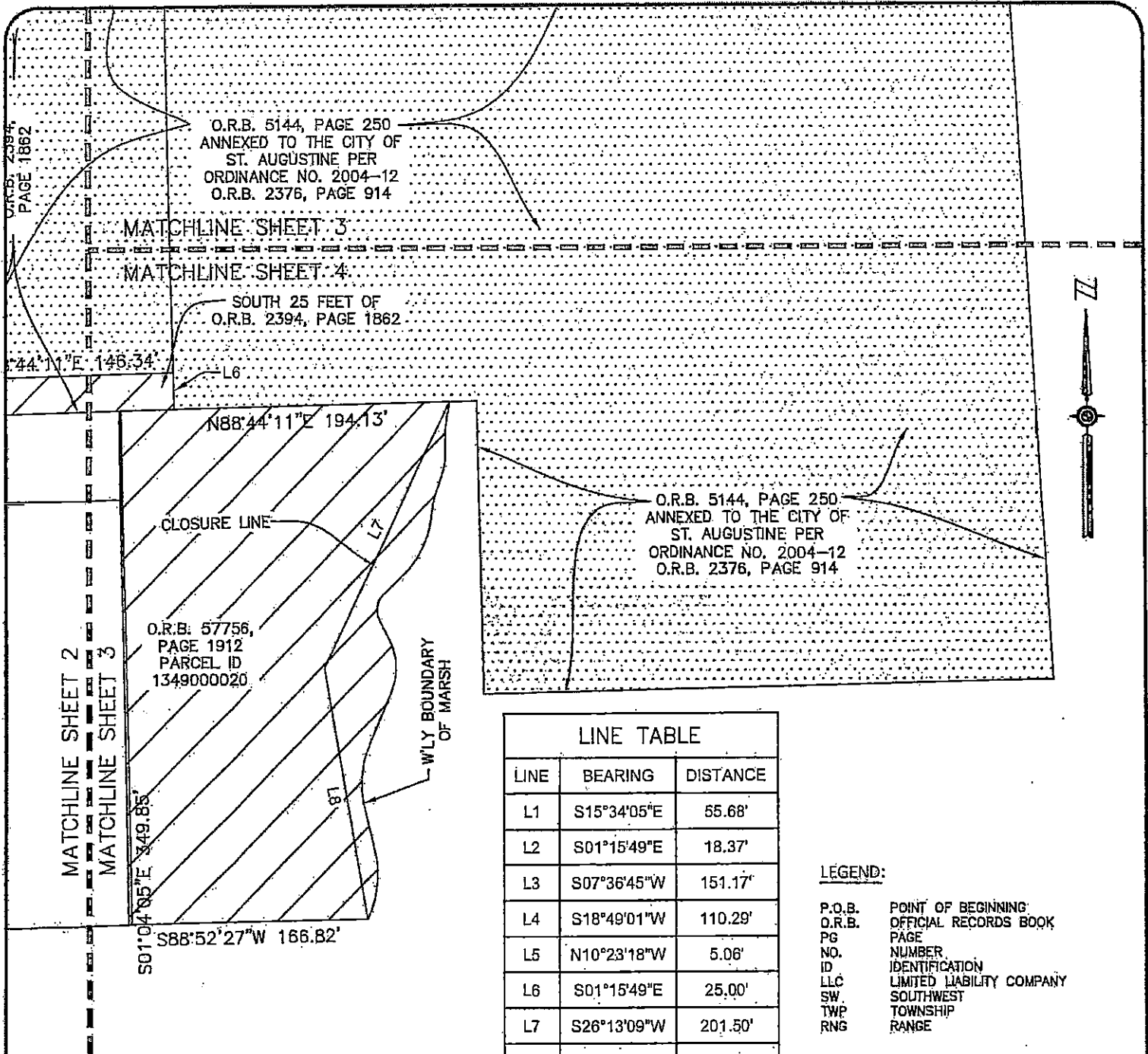
(IN FEET)
1" = 100'

JOB NUMBER: 1024088119
DATE: 04/12/2024
SCALE: N/A
SURVEYOR: J. THOMAS
TECHNICIAN: D. TRABA
DRAWING: D. TRABA
TRACT: ID: N/A
PARTY: CHIEF: N/A
FILE: BROOKS: N/A



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PROJECT: CATS PAW MARINA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S15°34'05"E	55.68'
L2	S01°15'49"E	18.37'
L3	S07°36'45"W	151.17'
L4	S18°49'01"W	110.29'
L5	N10°23'18"W	5.06'
L6	S01°15'49"E	25.00'
L7	S26°13'09"W	201.50'
L8	S10°03'17"E	173.52'

LEGEND:

P.O.B. POINT OF BEGINNING
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 NO. NUMBER
 ID IDENTIFICATION
 LLC LIMITED LIABILITY COMPANY
 SW. SOUTHWEST
 TWP. TOWNSHIP
 RNG. RANGE

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF NIX BOAT YARD, AS S88°44'10"W.
2. 3. THIS IS NOT A BOUNDARY SURVEY.
4. THE PURPOSE OF THIS SKETCH IS TO DEPICT PARCELS AS SPECIFIED BY THE CLIENT FOR ANNEXATION BY THE CITY OF ST. AUGUSTINE.
5. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

GRAPHIC SCALE



(IN FEET)
 1" = 100'

JOB NUMBER: 1024088119

DATE: 04/12/2024

SCALE: N/A

SURVEYOR: J. THOMAS

TECHNICIAN: D. TRABA

DRAWING: D. TRABA

TRACT ID: N/A

PARTY CHIEF: N/A

FIELD BOOKS: N/A



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 Jacksonville, Florida, 32256
 Ofc: 904.886.0071
 email: info@sam.biz

PROJECT: CATS PAW MARINA

SKETCH AND DESCRIPTION OF:

ANNEXATION PARCEL :

THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3689, PAGE 964, OFFICIAL RECORDS BOOK 3452, PAGE 139 OFFICIAL RECORDS BOOK 3541, PAGE 918, OFFICIAL RECORDS BOOK 3541, PAGE 933, OFFICIAL RECORDS BOOK 3541, PAGE 943, OFFICIAL RECORDS BOOK 5756, PAGE 1912, TOGETHER WITH THE SOUTH 25 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862, ALSO TOGETHER WITH THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337, LESS AND EXCEPT THOSE LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE PURSUANT TO ORDINANCE NO. 2023-18, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5797, PAGE 1845, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING IN THE SECTION 30 AND THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5424, PAGE 1337 OF THE PUBLIC RECORDS OF SAID JOHNS COUNTY; THENCE NORTH 25°21'48" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, AND ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3541, PAGE 918 OF SAID RECORDS, A DISTANCE OF 538.77 FEET; THENCE NORTH 22°39'07" EAST CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 307.21 FEET, TO THE NORTH LINE OF LAST SAID LANDS; THENCE SOUTH 79°21'10" EAST, ALONG LAST SAID LINE AND ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5366, PAGE 368 A DISTANCE OF 507.07 FEET; THENCE EASTERLY, SOUTHERLY, AND WESTERLY ALONG THE NORTHERLY, EASTERLY, AND SOUTHERLY LINES OF LAST SAID LANDS RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; COURSE NO. 1: N86°28'17"E, A DISTANCE OF 121.12 FEET; COURSE NO. 2: S77°24'38"E, A DISTANCE OF 286.83 FEET; COURSE NO. 3: S04°33'33"E, A DISTANCE OF 159.60 FEET; COURSE NO. 4: S88°44'11"W, A DISTANCE OF 235.17 FEET; COURSE NO. 5: S78°20'12"W, A DISTANCE OF 203.32 FEET; COURSE NO. 6: S15°34'05"E, A DISTANCE OF 55.68 FEET; COURSE NO. 7: S01°15'49"E, A DISTANCE OF 18.37 FEET; COURSE NO. 8: S76°15'41"W, A DISTANCE OF 290.70 FEET, TO THE WEST LINE OF THOSE LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE PURSUANT TO ORDINANCE NO. 2023-18, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5797, PAGE 1845 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY AND EASTERLY ALONG WESTERLY AND SOUTHERLY LINES OF LAST SAID LANDS RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: S07°36'45"W, A DISTANCE OF 151.17 FEET; COURSE NO. 2: S18°49'01"W, A DISTANCE OF 110.29 FEET; COURSE NO. 3: N88°44'11"E, A DISTANCE OF 199.50 FEET, TO THE WEST LINE OF THE SOUTH 25 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 1862 OF SAID PUBLIC RECORDS; THENCE N10°23'18"W, ALONG LAST SAID LINE, A DISTANCE OF 5.06 FEET, TO THE NORTH LINE OF SAID SOUTH 25 FEET OF LAST SAID LANDS; THENCE N88°44'11"E, ALONG LAST SAID LINE, A DISTANCE OF 146.34 FEET, TO THE EAST LINE OF SAID SOUTH 25 FEET OF LAST SAID LANDS; THENCE S01°15'49"E, ALONG LAST SAID LINE, A DISTANCE OF 25.00 FEET, TO THE SOUTH LINE OF SAID LANDS ANNEXED INTO THE CITY OF ST. AUGUSTINE; THENCE N88°44'11"E, ALONG LAST SAID LANDS, A DISTANCE OF 194.13 FEET, TO A POINT ON THE WEST BOUNDARY OF A MARSH, AND BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5756, PAGE 1912 OF SAID PUBLIC RECORDS; THENCE MEANDER SOUTHERLY ALONG THE WEST BOUNDARY OF SAID MARSH A DISTANCE OF APPROXIMATELY 350 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE S88°52'27"W, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 166.82 FEET, TO THE WEST LINE OF LAST SAID LANDS; THENCE N01°04'05"W, ALONG LAST SAID LINE, A DISTANCE OF 349.86 FEET, TO THE NORTH RIGHT OF WAY LINE OF NIX BOAT YARD ROAD, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED; THENCE S88°44'10"W, ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 350.03 FEET, TO THE POINT OF BEGINNING

CONTAINING 10.1 ACRES, MORE OR LESS.

JOB NUMBER: 1024088119

DATE: 04/12/2024

SCALE: N/A

SURVEYOR: J. THOMAS

TECHNICIAN: D. TRABA

DRAWING: D. TRABA

TRACT: ID: N/A

PARTY CHIEF: N/A



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Ofc: 904.886.0071
email: info@sam.biz

PROJECT: CATS. PAW MARINA

EXHIBIT B

PROPERTY OWNERSHIP LIST
Cat's Paw Marina Annex Lands

- 1) BDEP CAT'S PAW, LLC
Parcel ID Numbers
1348320001
1348330000
- 2) BDEP LAND, LLC
Parcel ID Number
1349000020
- 3) 200 NIX BOAT YARD, LLC
Parcel ID Numbers
1348210000
1348320010
1348320030
- 4) PAUL CHRISTOPHER PELLICER (PAUL C. PELLICER)
Parcel ID Numbers
1348320020
1328320003
1348200000

PLANNED UNIT DEVELOPMENT (PUD) MODIFICATION
NARRATIVE PUD TEXT

August 1, 2024

Cat's Paw Marina
St. Augustine, Florida

Submitted on behalf of:
BDEP Cat's Paw, LLC,
BDEP Land, LLC,
200 Nix Boat Yard, LLC,
Paul Christopher Pellicer.

Authorized Agent:
Driver McAfee Hawthorne & Diebenow, PLLC.

SECTION 1
INTRODUCTION AND APPLICATION

This narrative Planned Unit Development (“PUD”) text is a modification to the original PUD (Ordinance 2005-02) and successive PUD modifications (Ordinance 2017-34 and Ordinance 2023-20), described as approximately 19.9 acres (+/-), which includes the approximate 10.1 acres (+/-) of new annex parcels to be added to the existing PUD, as further described in Exhibit “A” Legal Description (“Property”) and survey sketch. The Property ownership of each parcel is described, attached hereto as Exhibit “B”.

The Property, as depicted in the map and survey exhibits, abuts the existing Cat’s Paw Marina on the northern, western, and southern sides, and is currently zoned Commercial, Highway and Tourist (CHT), Residential Mobile Home (RMH), and Open Rural (OR). This PUD modification is companion to a Comprehensive Plan Amendment on the annex parcels that requests a change from the St. Johns County land use designation of Mixed-Use (MU) to the City of St. Augustine land use designation of Marine Industrial (MI) and Open Land (OL) to be consistent and compatible with the existing Cat’s Paw Marina.

The Applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the City Commission of the City of St. Augustine. The Applicant also agrees to comply with all conditions and safeguards established by the City Commission regarding said PUD.

Except to the extent that they conflict with this narrative PUD text and site plan approved pursuant to this PUD request on the Property, all building codes, zoning ordinances and other land use and development regulations of the City, including, without limitation, the Sign Ordinance and

Building Code, as may be amended from time to time, shall be applicable to this development. The provisions of this narrative PUD text and site plan shall take precedence over any contrary provision of the land use codes, zoning codes, and development regulations. The adopted PUD site plan may be modified by the developer pursuant to final engineering, landscape architecture, and or architectural design and permitting considerations subject to adjustments and betterments to reduce impacts to trees and the environment. The modified PUD site plan shall be processed administratively for approval by the City of St. Augustine staff if the maximum development standards described in this narrative PUD text and the PUD Site Data Table are not intensified or increased.

SECTION 2

PHYSICAL SITE CHARACTERISTICS

The northern Property is currently vacant and undeveloped since the removal of the dilapidated structures and mobile homes from the previous 'Intracoastal/Pellicer Point Marina' uses. It is cleared and permitted for a new marina, retail/office space and boat storage facility pursuant to St. Johns County permits. The western Property and southern Property is currently occupied by various structures and mobile homes in disrepair, outdoor storage yards of old abandoned vehicles, boats, construction materials, furniture and equipment.

In accordance with the City of St. Augustine Comprehensive Plan Soils Map, and supported by the Soil Survey of St. Johns County, Florida prepared by the United States Department of Agriculture Soil Conservation Service, the site has Astitula fine sand, Casia fine sand, St. Johns fine sand, and Pellicer silty clay.

No historical or archeological resources are anticipated on the Property because of its condition being developed and used for many recent decades. The owner will follow all required local and State procedures regarding future redevelopment of the Property.

SECTION 3

INTENDED PLAN OF DEVELOPMENT

Cat's Paw Marina business activities and improvements include water dependent and water related type marina-based uses pursuant to the Marine Industrial and Open Land allowable uses for this location, including, but not limited to sales, rentals and service/repair of marine vessels, motors, parts and equipment; marine dockage and transient boater facilities; fueling facilities; enclosed storage, temporary outdoor dry staging for boat washing and service; trailer storage; waterfront restaurant with indoor and outdoor seating and on-premise consumption of beer, wine and liquor; marine related retail store for supplies and provisions; restroom/shower and tackle locker storage facilities; professional and administrative offices, parking and pedestrian sidewalks and paths, accessory structures/amenities and uses related to marina functions and operations.

The PUD will include up to 250,000 square feet of buildings and uses as generally depicted on the PUD site plan and listed as follows:

Boat Storage Buildings/Uses

- 35,000 sf enclosed boat storage #1 (existing),
- 35,000 sf enclosed boat storage #2,
- 80,750 sf enclosed boat storage #3,

Other Buildings/Uses

- 4,800 sf restaurant (existing),
- 3,800 sf maintenance/office/ship store (existing),
- 5,650 sf accessory/restroom/support,
- 85,000 sf flex commercial/industrial and future development.

Additionally, accessory tackle lockers for patrons will be provided attached to boat storage building #3, new vehicle parking and access, drainage and utility infrastructure, sidewalks, and native landscaping and low impact design elements will complement the Cat's Paw Marina facilities. Square footage of future uses and buildings other than the boat storage buildings may be interchangeable per market demand and final architectural/engineering designs, if the overall total does not exceed the approved amounts listed above.

The allowed business activities and improvements described and depicted in this PUD shall not include a clubhouse or place for special event uses for the purpose of hosting weddings and functions related to weddings, galas, family reunions, ordinations, funeral receptions, conferences, trade shows, auctions, museum exhibits, fireworks displays and launches, temporary seasonal outdoor sales (such as fireworks, pumpkins, Christmas/holiday trees, flowers/plants/trees, animal petting zoo, fairs/circuses, expos, etc.), and similar events.

SECTION 4

RESTRICTIONS AND GUIDELINES

The development will be constructed in an orderly manner and allowable uses will include Marine Industrial water related/water dependent and ancillary uses, structures, and amenities. This PUD shall not release the applicant, its successors, and assigns, of their obligation to comply with all Federal, State and local applicable laws and does not otherwise limit nor expand the authority of the City of St. Augustine to Enforce such laws nor limit nor expand defenses available to the property owner.

The development standards described in this narrative PUD text and below shall be depicted on the Site Data Table as part of the PUD Site Plan Exhibit and approved by the City Commission:

1. Site Acreage: 19.9ac (+/-)
2. Future Land Use: Marine Industrial & Open Land

3. Zoning: PUD
4. Conservation Overlay Zones: 1, 2 and 3
5. Minimum Lot Area: No minimum lot area or lot width is applicable.
6. Maximum Square Feet: 250,000sf.
7. Maximum Lot Coverage (all buildings and structures, LDC Sec. 28-2): 38%
8. Maximum Impervious Surface Ratio (impervious divided by gross site, LDC Sec. 28-2): 49%
9. Minimum Yard Requirements: No minimum yard requirements are applicable.
10. Maximum Building Height: 50'
11. Setbacks: Provided as described and depicted on the PUD Site Plan.
12. Vehicle Parking: Provided as described and depicted on the PUD Site Plan (Total parking spaces may be adjusted on the PUD Site Plan to meet parking generation rates for current and future uses, as long as the Impervious Surface Ratio is not increased).
13. Lighting: Per Code.
14. Signage: Per Commercial Sign Zone 1.
15. Potable Water: Provided by City of St. Augustine via existing connections.
16. Fire Protection: Provided by City of St. Augustine via existing hydrant connections.
17. Sanitary Sewer: Provided by City of St. Augustine via existing connections.

SECTION 5

CONSERVATION OVERLAY ZONE

The Property is in Conservation Overlay Zones 1, 2 and 3 as identified within the City of St. Augustine Code. Redevelopment of the Property will conform to all applicable regulations for development within these zones, including obtaining all relevant permits or as described and approved as part of this PUD. The City of St. Augustine Planning and Zoning Board (PZB) approved the

landscape and tree mitigation plan as part of the PUD on June 4, 2024, for a total of 358.5 credits related to the 213.5 deficit ratio for trees removed on site and the 572 credit ratio for the trees preserved and or replanted on site. The above referenced plan also approves the removal of eight (8) invasive Camphor species trees on site.

In accordance with the St. Augustine Code, these site improvements will have "no significant negative impact on adjacent natural systems by either individual or cumulative effect," will conform to the permitting requirements regarding water quality treatment provisions for the marshes and the vegetative communities contained therein, as well as eliminating harm to any animal, fish or shellfish life contained therein. Improvements within Conservation Overlay Zones 2 and 3 will not significantly change or block the Conservation Overlay Zone 1 vistas and scenic opportunities and placement of the buildings in the same general location as the previous building will protect the scenic attributes of Conservation Overlay Zones 2 and 3.

The PUD will comply with the criteria established for development in the Conservation Overlay Zones according to the following criteria:

1. Site Specific Conditions: The development plan, as depicted on the site plan, will provide for new enclosed boat storage buildings, access, pedestrian way-finding, parking, and associated infrastructure. The site development standards will be updated in accordance with modern stormwater management standards in accordance with current regulations and best management practices. The site and building elevations will be in conformance with current FEMA flood zone standards.

2. The Site's Relationship to Adjacent Properties, Bodies of Water and Surrounding Conservation Overlay Zones: The development will be a water dependent and water related in conformance with the existing Marine Industrial land uses, and will be compatible with the character,

mass, and scale of the area, including the immediately adjacent commercial retail and industrial warehouse buildings nearby. All development will adhere to the standards for development within the Conservation Overlay Zones and will not impact any adjacent development within these zones. With respect to any sound that may carry on to adjacent property and across the waterway from emanating music associated with the restaurant, whether provided by fixed or mobile amplified sound reproduction devices and or speakers from live or recorded music, said music shall comply with sound level limits of 60 dBA for receiving residential land uses, 65 dBA for receiving commercial land uses and 75 dBA for receiving industrial land uses. Additionally, said music shall be limited to hours of operation of the restaurant, but no later than 9pm on weeknights and no later than 11pm on Fridays, Saturdays, and/or Holidays. All other sound or noise associated with the Cat's Paw Marina operations shall adhere to Article IV of the City of St. Augustine.

3. Natural and Proposed Drainage Patterns: Stormwater collection, conveyance and treatment will be provided by an underground system as part of the improvements and new development in the PUD. The system will provide a higher pollutant removal efficiency as compared to traditional wet detention systems, thus ultimately providing a cleaner stormwater effluent as compared to a wet detention pond. Site-specific engineering and construction details, engineering stormwater modeling and drainage calculations for the proposed dry detention facility will be provided within the engineering and construction plans to the City of St. Augustine and St. Johns River Water Management District. Adverse, detrimental, or negative water quality impacts on site or to adjacent waterways are not anticipated with this project.

4. Effect of Point and Non-point Discharge in the Marine Environment: Specifics of the stormwater management system will provide analysis of the point and non-point discharge and provide for protection of the marine environment.

5. Proposed Soil Stabilization and Erosion Control Measures: Details for soil suitability, geotechnical engineering and measures for construction will be provided within the engineering and construction plan documents required for local and State permitting.

6. Impact on Floodplain: Due to the proximity of the San Sebastian River, the Property is mostly within the AE designated flood zone as indicated by Flood Insurance Rate Map Panel 12109C0377J. The stormwater management facilities will be able to eliminate the potential for off-site impacts to the neighboring community and environmentally sensitive areas, often associated with the increase in flood zone elevation requirements.

7. Impact of Development on Vegetative and Animal Communities: The site has been previously developed and impacted for some time as a mobile home park, residential structures, boat storage and marina uses. All existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the proposed redevelopment of the annex Property and PUD.

8. Potential for Contamination Drainage, Storage of Pollutants and the Use of Poisonous Chemicals and Materials: The current development standards to be followed, as well as the new underground dry detention stormwater system will reduce the potential for contaminated runoff associated with drainage from the parking lot. The current and proposed uses will not provide for the use of poisonous chemicals or materials with any direct discharge or overland drainage flow to adjacent lands, waterways, or stormwater infrastructure. Any use chemicals or materials on the Property will adhere to strict standards applicable to use, cleanup, and disposal in keeping with local, State and Federal guidelines and regulations.

9. Effect of Shade on Vegetation and Shellfish: No construction is planned which would cause shading.

10. Effect of Boat Wake and Boat Traffic on Manatees, Vegetation, Shellfish and Wildlife, as well as Shoreline Erosion: The increase in marine vessel related traffic on the waterway will conform to the existing slips, channel and ramps and should be minimal and adhere to local, State and Federal guidelines and regulations.

11. Impact of Development on Vistas and Scenic Opportunities by Linear Feet, Height, Mass and Percent of Site: As previously stated, the redevelopment of the mobile home park with a new enclosed boat storage building is in the same general location and should not significantly change any vistas or scenic opportunities customarily known based on the adjacent uses and buildings. The building will adhere to the height and coverage limitations, which will be consistent with that allowable in the area. Vistas and scenic opportunities are programmed as part of the PUD and depicted on the site plan to enhance and activate the waterfront spaces in keeping with the water related and water dependent uses.

12. Existing Amounts of Native Plants and Proposed Retention and Use of Native Plants for Landscape and Open Space Purposes: As the site has been developed for some time, existing native plant materials and certain invasive species exist on site. pursuant to the approved landscape plan to reduce the irrigation requirements in keeping with low impact development design.

13. Impact of Development on Plant and Animal Habitat and Potential Loss in Acres and Percent of Site: All existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the proposed redevelopment of the annex Property.

14. Impact of Development on Water Quality: Stormwater collection, conveyance and treatment will be provided by an underground dry detention system as part of the improvements and new development in the PUD. The dry detention system will provide a higher pollutant removal efficiency as

compared to traditional wet detention systems, thus ultimately providing a cleaner stormwater effluent as compared to a wet detention pond. Site-specific engineering and construction details, engineering stormwater modeling and drainage calculations for the proposed dry detention facility will be provided within the engineering and construction plans to the City of St. Augustine and St. Johns River Water Management District. Adverse, detrimental, or negative water quality impacts on site or to adjacent waterways are not anticipated with this project.

15. Impact of Development on Shellfish and On Commercial Sport Fish and Waterfowl:

The PUD is located adjacent to Class III waters, which are deemed by the State for recreational use and do not support shellfish harvesting. The location of the project will have no impact on the navigational channel of the Intracoastal Waterway other than the use by boating traffic for access to the marina site. The site abutting the waterway is already developed and there will be no removal of any plant material that would offer or impact habitat for nesting waterfowl.

16. Pursuit of no net loss of wetlands by both amount and type of community: The

proposed redevelopment area does not contain any wetlands therefore there is no net loss.

17. Wildlife habitat survey for large developments for the purpose of restricting activities

known to adversely affect the survival of endangered and threatened species and protecting native vegetative communities from destruction by development activities: As previously stated, all existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the proposed redevelopment of the annex Property.

SECTION 6

SCHEDULE OF DEVELOPMENT

The Development of the project will commence immediately upon approvals and permits

and will not require the dedication of land for public use. The anticipated date for substantial completion of the project for all improvements is December 31, 2030.

SECTION 7

OWNERSHIP AND MAINTENANCE

BDEP Land, LLC and or BDEP Cat's Paw, LLC and its successors and assigns will be the owner and master developer of the lands in the PUD after annexation of the parcels into the City of St. Augustine and reserves the right to create new business entities and partnerships, including joint-ventures, and the sale and or lease of land and or assets as deemed appropriate for the success and advancement of the business in keeping with the approved uses and standards of this PUD, as may be amended from time to time, for continuity of this unified master plan and the maintenance, upkeep and ownership of common facilities and infrastructure.

SECTION 8

SUMMARY AND CONCLUSION

BDEP Land, LLC applied for annexation of the annex portion of the Property into the City and requested a Future Land Use Map designation of Marine Industrial and Open Land, as well as companion PUD zoning, which modifies the existing PUD, Ordinance 2023-20. The proposed uses and development plan is consistent with the character and in harmony with customary use and history of the working waterfront and marina development in the area, as well as adjacent commercial/industrial uses and improvements. The annex Property and site plan represents an extension of an existing use but creates a more desirable environment by dramatically upgrading the Property as an economically productive and appropriate use with benefits to the City of St. Augustine and its residents.

This PUD request meets all the above listed City requirements and is consistent with the Comprehensive Plan as further described below.

Future Land Use

Overall Goal: Ensure that the character, density, intensity, and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment to enhance the quality of life for all residents of the City of St. Augustine.

FLUE Goal 1 Natural Resources: Preserve and protect the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment.

FLUE Objective 1.1: The City shall coordinate future land uses with the appropriate topography and soil conditions to conserve, appropriately use and protect the land and resources.

FLUE Policy 1.1.1: The City shall use the latest version of the Flood Insurance Rate Maps (FIRM) promulgated by the Federal Emergency Management Agency (FEMA) to determine the location of the 1% or 100-year floodplain and flood prone areas in the City. The City shall provide specifications for regulating development and land use activities within these areas within the Land Development Code (LDC). These specifications will include Development within the FEMA 1% or 100-year flood hazard zone is to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps; Any development within a flood prone area should strive to maintain the natural topography and hydrology of the development site.

FLUE Policy 1.1.2: During the review of requests for plan amendments, topography, vegetation, wildlife habitat, flood hazard, the 1% or 100-year flood plain and soils for the areas to be amended should be considered as part of the plan amendment process.

FLUE Policy 1.1.6: Any development, including development within a flood prone area, will strive to maintain the natural topography and hydrology of the development site as much as possible and provide for drainage and stormwater management identified in the Infrastructure Element, open space requirements as addressed in the Recreation and Open Space Element, and safe and convenient on-site traffic flow, considering the needed vehicular parking as addressed in the Transportation and Mobility Element. Open space requirements will meet the LOS adopted in the Recreation and Open Space Element; On-site traffic will consider that adjacent properties provide interconnections to reduce requirements for road trips; and, Parking requirements shall be specified in terms of the number of parking spaces outlined in the land development code (LDC).

FLUE Policy 1.1.7: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the driveway permitting process increasing interconnection between adjacent developments and encouraging implementation of the City's mobility plan.

FLUE Policy 1.1.8: Development regulations shall encourage street, pedestrian and open space designs that discourage nonresidential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential

areas.

FLUE Policy 1.1.9: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

FLUE Policy 1.1.10: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage levels of service, natural drainage patterns and soil conditions.

FLUE Policy 1.1.11: The developer/owner of any site shall be responsible for the on-site management of stormwater in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

FLUE Objective 1.2: The City of St. Augustine shall ensure the protection of natural resources through implementing the following policies, and the protection program outlined in the Conservation and Coastal Management Element.

FLUE Policy 1.2.1: The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required: Limitations on development density and intensity; Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site; Limitations on building coverage or impervious surface coverage; Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; Evaluation of proposed plan amendments to ensure

that they do not contribute to urban sprawl and fail to protect natural resources; Minimize land use conflicts; Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and Reduce natural hazard risks to life and property.

FLUE Objective 2.1: The City shall coordinate future land uses with the availability of facilities and services.

FLUE Policy 2.1.1: As part of the City's permitting process, facilities and services shall meet the established level of service standards and shall be available to serve the impacts of development, or development orders and permits shall be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

FLUE Policy 2.1.3: The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.

FLUE Objective 2.2: Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate facilities and services.

FLUE Policy 2.2.1: The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as compact and contiguous developments within the City of St. Augustine.

FLUE Objective 3.2: The City shall encourage redevelopment and renewal of areas that are

exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable.

FLUE Policy 3.2.3: The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity.

FLUE Goal 5 Urban Sprawl: Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.

FLUE Policy 5.1.2: The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

FLUE Objective 6.6: Industrial Categories: The industrial category is established to provide sufficient land for existing and anticipated future industrial needs, including working waterfronts and requisite support services.

FLUE Policy 6.6.2 Marine Industrial: This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina

industry and encourage the creation and maintenance of working waterfronts within the City. Maximum lot coverage of 80%; maximum height restriction of 35 feet. Marine related uses approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet, and two (2) dwelling units per acre.

FLUE Goal 9: Economic Development Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

FLUE Policy 9.1.2: The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area. This includes encouraging a mix of uses in the city to promote accessibility to a variety of uses. This includes strengthening and diversifying the local economy. This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of St. Augustine. This includes the promotion of uses that are commercial or industrial that support, promote or are compatible with the urban character of the city.

Conservation and Coastal Management

CCM Policy 2.1.1: The City maintains three (3) Conservation Overlay Zones. The boundaries of the Conservation Overlay Zones shall be determined on a site-specific basis during site plan review of each development proposal. Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and

other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone. Conservation Overlay Zone 2 allows for all the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off street parking areas and residential and commercial development, providing that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 restricts uses and other development and performance standard requirements within this zone including tree canopy and tree removal governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations.

CCM Policy 2.1.2: The City shall continue to implement the adopted Comprehensive Plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and use to avoid alteration of surface water hydrology which would increase the flood hazard potential and to

minimize the impact on existing trees and native vegetation. Development in Conservation Overlay Zone 3 must retain either: (1) at least twenty-five (25) percent of the trees on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh); or (2) fifty (50) percent of the trees on the site, unless approved via a public hearing.

CCM Policy 2.1.3: Development in Conservation Overlay Zones shall conform to all requirements of the Federal Emergency Management Agency (FEMA) relating to flood control and prevention. Finish floors must be constructed at or above the base flood elevation plus any defined freeboard established prior to a Certificate of Occupancy being issued for the structure, the City shall continue to require an Elevation Certificate signed by a licensed engineer or surveyor certifying that the lowest floor of the structure has been constructed at or above the established base flood elevation plus any defined freeboard. The City shall continue to maintain three (3) conservation overlay zones: Conservation Overlay Zone 1 for the protection of habitat waterward of the most restrictive jurisdictional line; Conservation Overlay Zone 2 for the protection of natural habitat one hundred feet (100') landward of the most restrictive jurisdictional line; and Conservation Overlay Zone 3 for the protection of natural habitat beyond one hundred feet (100') landward of the most restrictive jurisdictional line. Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (1) Site specific conditions. (2) The relationship of the site to adjacent properties, bodies of water and surrounding conservation zones. (3) Natural and proposed drainage patterns. (4) Effect of point and nonpoint discharge in the marine environment. (5) Proposed soil stabilization and erosion control methods. (6) Impact on floodplain. (7) Impact of development on vegetative and animal communities. (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. (9) Effect of shade on

vegetation and shellfish. (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. (11) Impact of development on shoreline by linear feet and percent of site. (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes. (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site. (15) Impact of development on water quality. (16) Impact of development on shellfish and on commercial and sport fish and waterfowl. (17) The City shall pursue no net loss in wetlands by both amount and type of community. (18) Require a wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species and protecting native vegetative communities from destruction by development activities.

CCM Objective 2.7: Permitted uses for shoreline and waterfront property will continue to give priority to water dependent uses and increase safe public access to Salt Run, the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The City Code will continue to allow water-dependent uses as permitted uses in all the zoning districts associated with land adjacent to the riverine environments.

CCM Policy 2.7.1: New marinas must meet all applicable requirements of state and federal permitting agencies, including the manatee protection guidelines established by the Department of Environmental Protection. In addition: 1. marinas should be located within one statute mile of passes or inlets; 2. marinas must be located in areas designated for such use by the Future Land Use Plan; 3. all marina basins shall be designated idle speed zones; 4. marinas must be

constructed in naturally deep water to minimize dredging, and basins should be of sufficient depth to prevent stirring up of bottom sediments by boat propellers; 5. marinas should be constructed adjacent to upland high bluffs or in areas where the salt marsh has been subject to extensive past disturbance; 6. marina entrances should be located such that maximum tidal flushing and circulation occurs; 7. marina construction should include linear development, and docking space should be designed to minimize or avoid impacts on salt marsh or other native vegetation; and marinas should be served by municipal waste water systems and should have adequate solid waste collection facilities with frequent collection.

CCM Policy 2.7.2: The following performance standards shall apply to development of water dependent and water related uses: (1) compliance with all of the conditions of any regulatory agency permits required for the development; (2) compliance with any conditions established by the Planning and Zoning Board for development in a Conservation Overlay Zone discussed in this element; and (3) compliance with the Future Land Use Plan and all of the implementing development regulations contained in the City Code. Priorities for shoreline land uses and siting for water dependent and water-related uses are as established by the Future Land Use Plan and implemented by the City Code. Water-dependent and water-related uses shall continue to be permitted uses or permissible uses by exception in all of the zoning districts in the city.

CCM Policy 2.15.2: Development and redevelopment in the City will be consistent with or more stringent than the flood-resistant constructions in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R part 60.

Infrastructure Element

INFRA Objective 6.3: The City shall encourage the use of sustainable, low impact development (LID) strategies to address stormwater management for developments ranging from individual building sites to subdivisions to large, planned development.



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May 3, 2024

Ms. Amy McClure Skinner, AICP
Director, Planning and Building Department
City of St. Augustine
75 King Street, Lobby B
St. Augustine, Florida 32085

**RE: Cat's Paw Land Use Plan Amendment from Mixed-Use (St. Johns County) to
Marine Industrial (City of St. Augustine) for annex parcels.**

Dear Amy,

This letter outlines the goals, objectives and policies that are consistent with the existing and proposed marina uses and Marine Industrial Future Land Use designation in the City of St. Augustine's Comprehensive Plan 2040 for the following annex parcels:

- BDEP CAT'S PAW, LLC
Parcel ID Numbers
1348320001
1348330000
- BDEP LAND, LLC
Parcel ID Number
1349000020
- 200 NIX BOAT YARD, LLC
Parcel ID Numbers
1348210000
1348320010
1348320030
- PAUL CHRISTOPHER PELLICER (PAUL C. PELLICER)
Parcel ID Numbers
1348320020
1328320003
1348200000

Future Land Use

Overall Goal: Ensure that the character, density, intensity, and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical, and economic environment to enhance the quality of life for all residents of the City of St. Augustine.

FLUE Goal 1 Natural Resources: Preserve and protect the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment.

FLUE Objective 1.1: The City shall coordinate future land uses with the appropriate topography and soil conditions to conserve, appropriately use and protect the land and resources.

FLUE Policy 1.1.1: The City shall use the latest version of the Flood Insurance Rate Maps (FIRM) promulgated by the Federal Emergency Management Agency (FEMA) to determine the location of the 1% or 100-year floodplain and flood prone areas in the City. The City shall provide specifications for regulating development and land use activities within these areas within the Land Development Code (LDC). These specifications will include Development within the FEMA 1% or 100-year flood hazard zone is to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps; Any development within a flood prone area should strive to maintain the natural topography and hydrology of the development site.

FLUE Policy 1.1.2: During the review of requests for plan amendments, topography, vegetation, wildlife habitat, flood hazard, the 1% or 100-year flood plain and soils for the areas to be amended should be considered as part of the plan amendment process.

FLUE Policy 1.1.6: Any development, including development within a flood prone area, will strive to maintain the natural topography and hydrology of the development site as much as possible and provide for drainage and stormwater management identified in the Infrastructure Element, open space requirements as addressed in the Recreation and Open Space Element, and safe and convenient on-site traffic flow, considering the needed vehicular parking as addressed in the Transportation and Mobility Element. Open space requirements will meet the LOS adopted in the Recreation and Open Space Element; On-site traffic will consider that adjacent properties provide interconnections to reduce requirements for road trips; and, Parking requirements shall be specified in terms of the number of parking spaces outlined in the land development code (LDC).

FLUE Policy 1.1.7: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the driveway permitting process increasing interconnection between adjacent developments and encouraging implementation of the City's mobility plan.

FLUE Policy 1.1.8: Development regulations shall encourage street, pedestrian and open space designs that discourage nonresidential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

FLUE Policy 1.1.9: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

FLUE Policy 1.1.10: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage levels of service, natural drainage patterns and soil conditions.

FLUE Policy 1.1.11: The developer/owner of any site shall be responsible for the on-site management of stormwater in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

FLUE Objective 1.2: The City of St. Augustine shall ensure the protection of natural resources through implementing the following policies, and the protection program outlined in the Conservation and Coastal Management Element.

FLUE Policy 1.2.1: The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required: Limitations on development density and intensity; Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site; Limitations on building coverage or impervious surface coverage; Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources; Minimize land use conflicts; Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and Reduce natural hazard risks to life and property.

FLUE Objective 2.1: The City shall coordinate future land uses with the availability of facilities and services.

FLUE Policy 2.1.1: As part of the City's permitting process, facilities and services shall meet the established level of service standards and shall be available to serve the impacts of development, or development orders and permits shall be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

FLUE Policy 2.1.3: The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.

FLUE Objective 2.2: Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate facilities and services.

FLUE Policy 2.2.1: The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as compact and contiguous developments within the City of St. Augustine.

FLUE Objective 3.2: The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable.

FLUE Policy 3.2.3: The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity.

FLUE Goal 5 Urban Sprawl: Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.

FLUE Policy 5.1.2: The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

FLUE Objective 6.6: Industrial Categories: The industrial category is established to provide sufficient land for existing and anticipated future industrial needs, including working waterfronts and requisite support services.

FLUE Policy 6.6.2 Marine Industrial: This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry and encourage the creation

and maintenance of working waterfronts within the City. Maximum lot coverage of 80%; maximum height restriction of 35 feet. Marine related uses approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet, and two (2) dwelling units per acre.

FLUE Goal 9: Economic Development Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

FLUE Policy 9.1.2: The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area. • This includes encouraging a mix of uses in the city to promote accessibility to a variety of uses. • This includes strengthening and diversifying the local economy. • This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of St. Augustine. • This includes the promotion of uses that are commercial or industrial that support, promote or are compatible with the urban character of the city.

Conservation and Coastal Management

CCM Policy 2.1.1: The City maintains three (3) Conservation Overlay Zones. The boundaries of the Conservation Overlay Zones shall be determined on a site-specific basis during site plan review of each development proposal. Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone. Conservation Overlay Zone 2 allows for all the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off street parking areas and residential and commercial development, providing that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 restricts uses and other development and performance standard requirements within this zone including tree canopy and tree removal governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations.

CCM Policy 2.1.2: The City shall continue to implement the adopted Comprehensive Plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and use to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. Development in Conservation Overlay Zone 3 must retain either: (1) at least twenty-five (25) percent of the trees on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh); or (2) fifty (50) percent of the trees on the site, unless approved via a public hearing.

CCM Policy 2.1.3: Development in Conservation Overlay Zones shall conform to all requirements of the Federal Emergency Management Agency (FEMA) relating to flood control and prevention. Finish floors must be constructed at or above the base flood elevation plus any defined freeboard established prior to a Certificate of Occupancy being issued for the structure, the City shall continue to require an

Elevation Certificate signed by a licensed engineer or surveyor certifying that the lowest floor of the structure has been constructed at or above the established base flood elevation plus any defined freeboard. The City shall continue to maintain three (3) conservation overlay zones: Conservation Overlay Zone 1 for the protection of habitat waterward of the most restrictive jurisdictional line; Conservation Overlay Zone 2 for the protection of natural habitat one hundred feet (100') landward of the most restrictive jurisdictional line; and Conservation Overlay Zone 3 for the protection of natural habitat beyond one hundred feet (100') landward of the most restrictive jurisdictional line. Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (1) Site specific conditions. (2) The relationship of the site to adjacent properties, bodies of water and surrounding conservation zones. (3) Natural and proposed drainage patterns. (4) Effect of point and nonpoint discharge in the marine environment. (5) Proposed soil stabilization and erosion control methods. (6) Impact on floodplain. (7) Impact of development on vegetative and animal communities. (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. (9) Effect of shade on vegetation and shellfish. (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. (11) Impact of development on shoreline by linear feet and percent of site. (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes. (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site. (15) Impact of development on water quality. (16) Impact of development on shellfish and on commercial and sport fish and waterfowl. (17) The City shall pursue no net loss in wetlands by both amount and type of community. (18) Require a wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species and protecting native vegetative communities from destruction by development activities.

CCM Objective 2.7: Permitted uses for shoreline and waterfront property will continue to give priority to water dependent uses and increase safe public access to Salt Run, the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The City Code will continue to allow water-dependent uses as permitted uses in all the zoning districts associated with land adjacent to the riverine environments.

CCM Policy 2.7.1: New marinas must meet all applicable requirements of state and federal permitting agencies, including the manatee protection guidelines established by the Department of Environmental Protection. In addition: 1. marinas should be located within one statute mile of passes or inlets; 2. marinas must be located in areas designated for such use by the Future Land Use Plan; 3. all marina basins shall be designated idle speed zones; 4. marinas must be constructed in naturally deep water to minimize dredging, and basins should be of sufficient depth to prevent stirring up of bottom sediments by boat propellers; 5. marinas should be constructed adjacent to upland high bluffs or in areas where the salt marsh has been subject to extensive past disturbance; 6. marina entrances should be located such that maximum tidal flushing and circulation occurs; 7. marina construction should include linear development, and docking space should be designed to minimize or avoid impacts on salt marsh or other native vegetation; and marinas should be served by municipal waste water systems and should have adequate solid waste collection facilities with frequent collection.

CCM Policy 2.7.2: The following performance standards shall apply to development of water dependent and water related uses: (1) compliance with all of the conditions of any regulatory agency permits required for the development; (2) compliance with any conditions established by the Planning and Zoning Board for development in a Conservation Overlay Zone discussed in this element; and (3) compliance with the Future Land Use Plan and all of the implementing development regulations contained in the City Code. Priorities for shoreline land uses and siting for water dependent and water-related uses are as established by the Future Land Use Plan and implemented by the City Code. Water-dependent and water-

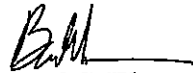
related uses shall continue to be permitted uses or permissible uses by exception in all of the zoning districts in the city.

CCM Policy 2.15.2: Development and redevelopment in the City will be consistent with or more stringent than the flood-resistant constructions in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R part 60.

Infrastructure Element

INFRA Objective 6.3: The City shall encourage the use of sustainable, low impact development (LID) strategies to address stormwater management for developments ranging from individual building sites to subdivisions to large, planned developments.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Wester', with a horizontal line underneath.

Brad C. Wester

bwester@drivermcafee.com

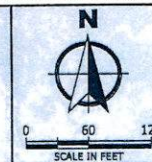
904.294.3768

CAT'S PAW MARINA - PUD

SITE DATA TABLE

Site Acreage: 19.9 ac (+/-)
Future Land Use: MI & OL
Zoning: PUD
Conservation Overlay Zone: 1, 2 & 3
Maximum Lot Coverage: 50%
Building Setbacks: As depicted
Maximum Building Height: 50'
Vehicle Parking: 297 Spaces (8 ADA)
Bicycle Parking: 16 Spaces
Lighting: Per Code

Total Square Feet: 250,000sf
Boat Storage Buildings/Uses
 • Enclosed Boat Storage #1 (Existing): 35,000sf
 • Enclosed Boat Storage #2: 35,000sf
 • Enclosed Boat Storage #3: 80,750sf
Other Buildings/Uses
 • Restaurant (Existing): 4,800sf
 • Maintenance/Office/Ship Store (Existing): 3,800sf
 • Accessory/Restroom/Support: 5,650sf
 • Flex Buildings and Future Development Area: 85,000sf



9/12/2021

ERIC J. ALMOND, P.E.
FL# 59245

[illegible]

JOB NO.: 28-08
 DESIGN: EJA000
 APPR: PJK
 CHECKED: GDDCAK
 DT DATE: 5/2/2024

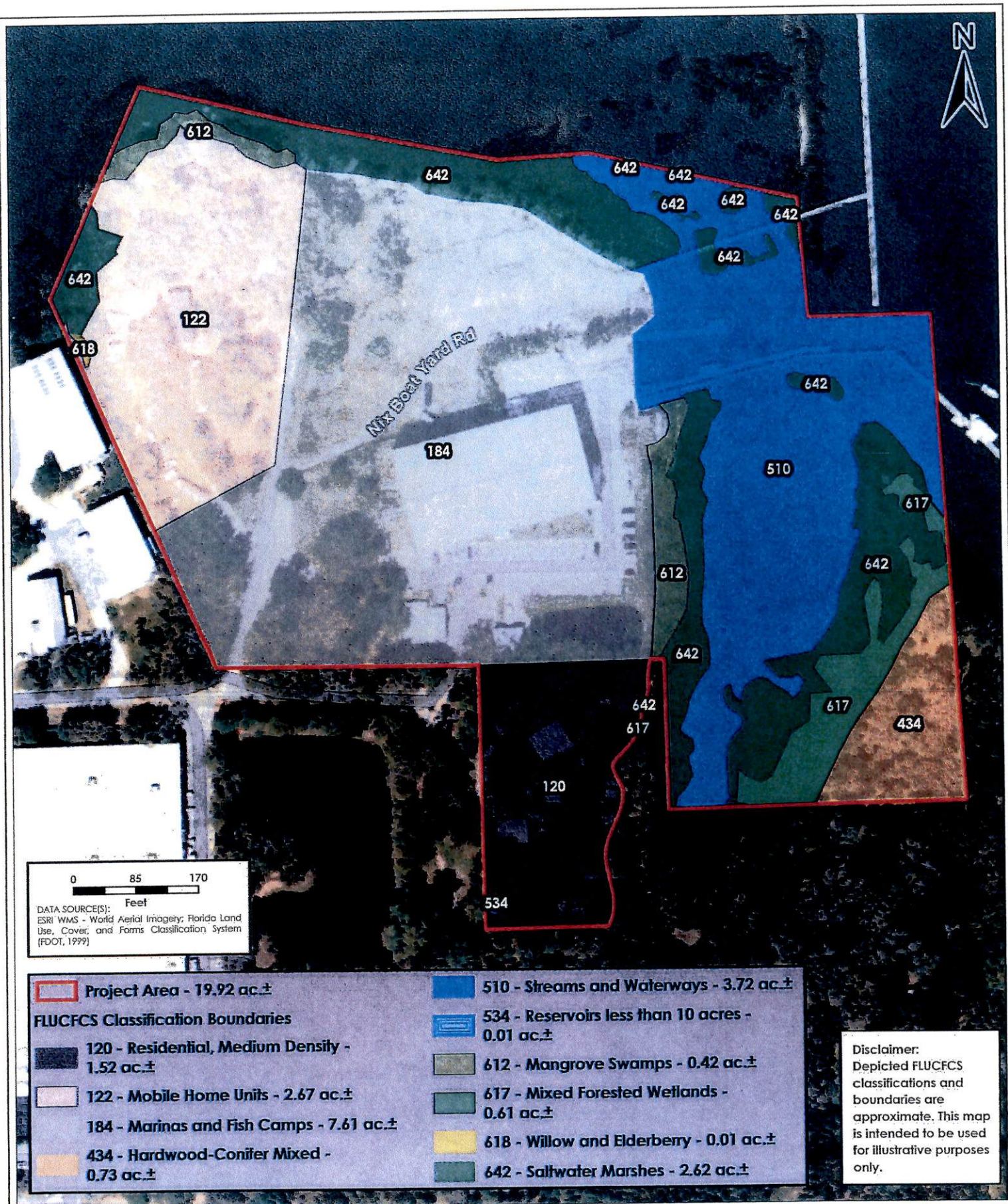

 CAT'S PAW MARINA

PUD EXHIBIT

CAT'S PAW MARINA MASTER PLAN
ST. AUGUSTINE, FLORIDA

ALMOND
ENGINEERING
CONSULTING CIVIL ENGINEERS
6279 DUPONT STATION COURT
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

PUD



**SES Environmental
Resource Solutions LLC**

3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
(904) 285-1397 • www.ses-ard.com

FLUCFCS

Cat's Paw Marina

St. Augustine, St. Johns County, Florida

SES Project No: 1G001.8166.0002.50

ERS Project No: 22049 Date: Mar 2024

Drawn By: DF

Reviewed By: MS

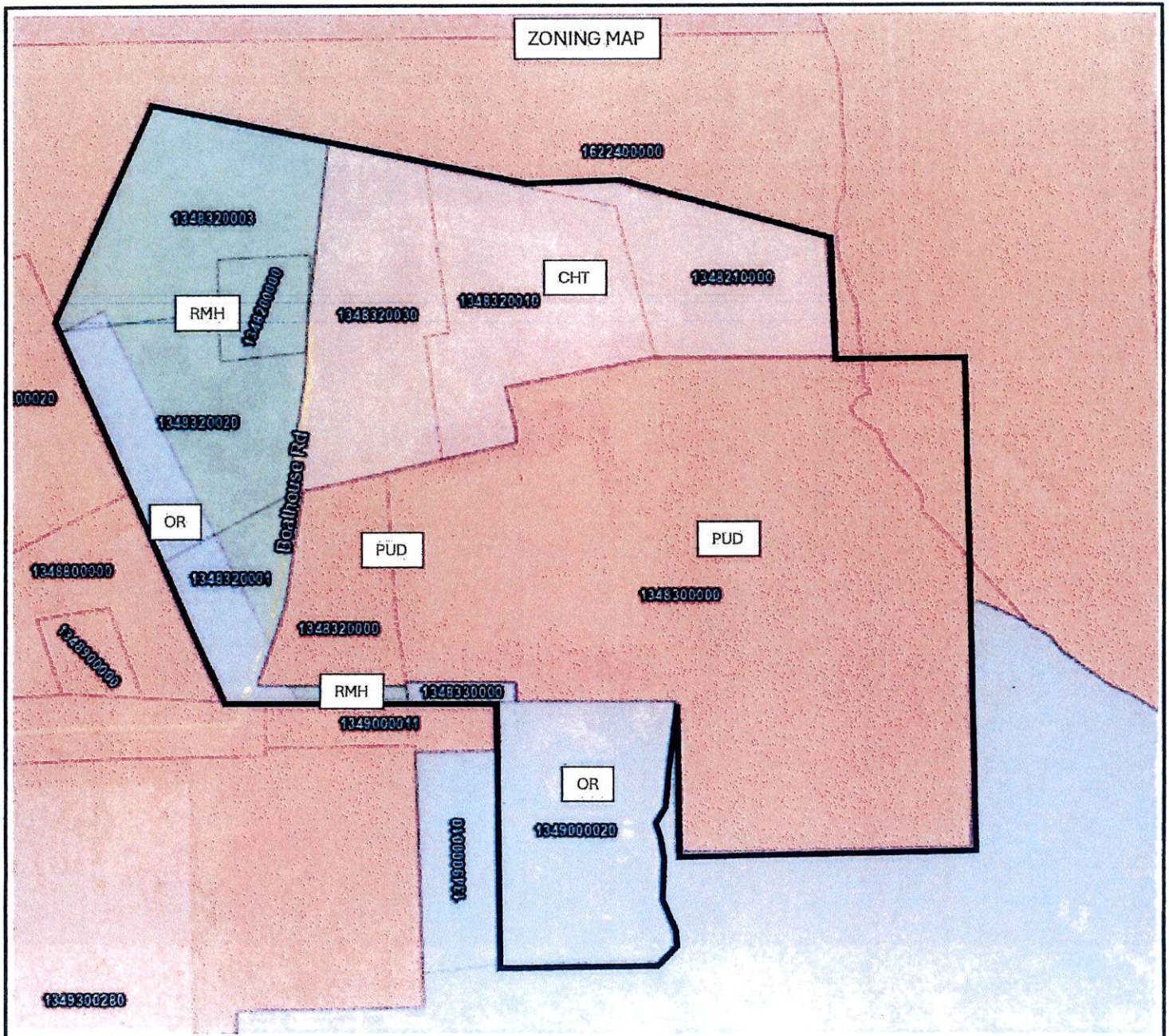
Approved By: Page 259 of 399

ZONING MAP

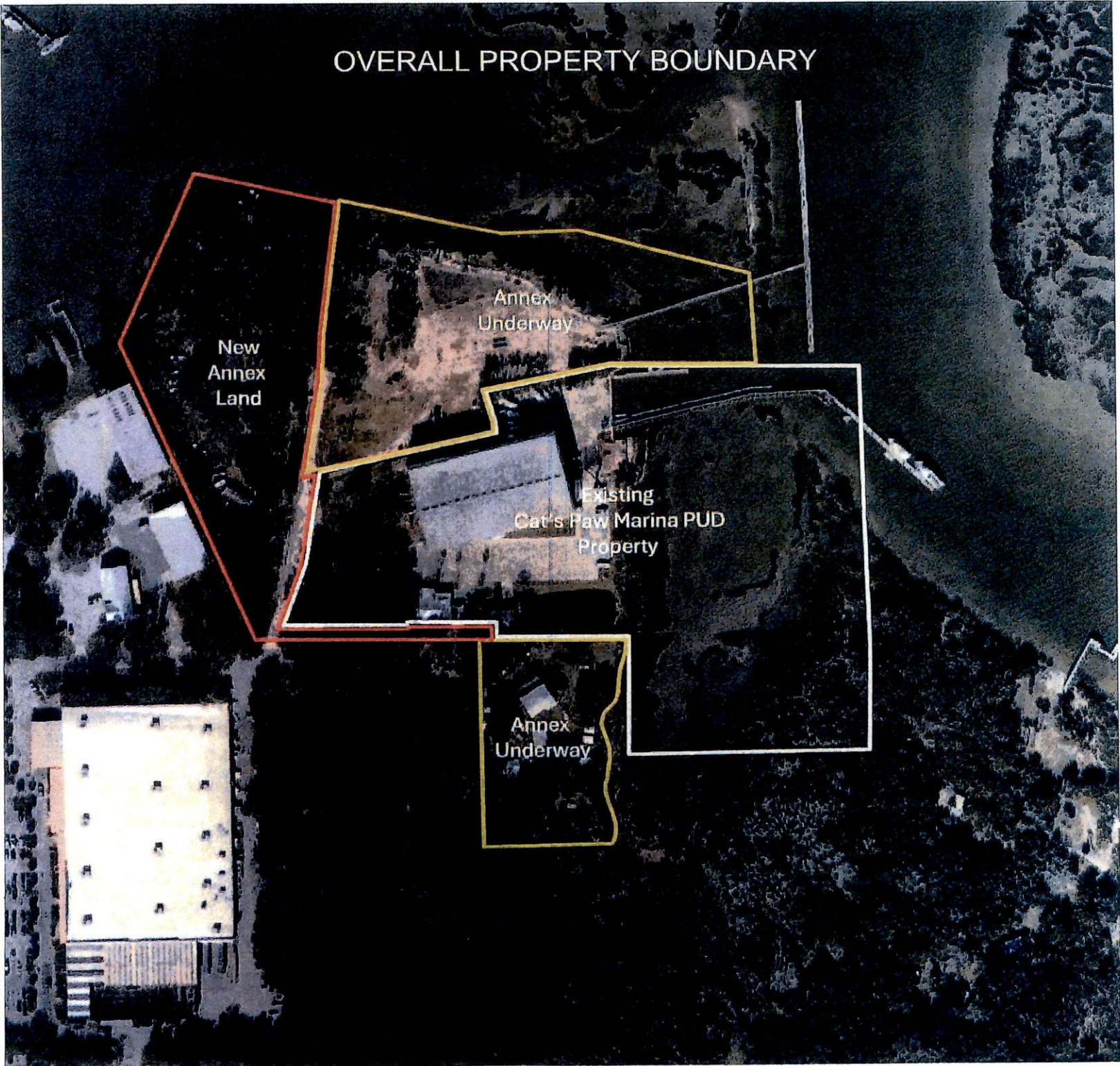
CAT'S PAW MARINA: CURRENT AND PROPOSED ANNEX PARCELS

May 3, 2024

PARCEL ID	ENTITY	JURISDICTION	ZONING
1348210000	200 NIX BOAT YARD LLC	St. Johns County	CHT
1348320010	200 NIX BOAT YARD LLC	St. Johns County	CHT
1348320030	200 NIX BOAT YARD LLC	St. Johns County	CHT
1348320003	PAUL CHRISTOPHER PELLICER	St. Johns County	RMH & OR
1348200000	PAUL CHRISTOPHER PELLICER	St. Johns County	RMH & OR
1348320020	PAUL CHRISTOPHER PELLICER	St. Johns County	RMH & OR
1348330000	BDEP CATS PAW, LLC	St. Johns County	OR
1349000020	BDEP LAND, LLC	St. Johns County	OR
1348300000	BDEP CATS PAW, LLC	City of St. Augustine	PUD
1348320001	BDEP CATS PAW, LLC	St. Johns County	RMH & OR
1348320000	BDEP CATS PAW, LLC	City of St. Augustine	PUD



OVERALL PROPERTY BOUNDARY





One Independent Drive
Suite 1200
Jacksonville, Florida 32202

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www.drivermcafee.com

May 6, 2024

TRANSMITTAL VIA EMAIL

Ms. Amy McClure Skinner, AICP, Director
Mr. Jacob Fredriksson, AICP, Planning Manager
Planning and Building Department
City of St. Augustine
75 King Street, Lobby B
St. Augustine, Florida 32085

RE: Cat's Paw Marina PUD Criteria Memorandum

Dear Amy and Jacob,

Please accept this memorandum to accompany and supplement the PZB Application documents, exhibits and text narrative, and that further clarifies, defines, and justifies the use of the City of St. Augustine Planned Unit Development (PUD) Zoning District for the Cat's Paw Marina expansion and redevelopment.

Sec. 28-286. - Purpose and intent.

The PUD process is designed to:

- (a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;

The Cat's Paw Marina revised PUD boundary, as provided in the PZB application, provides a logical expansion and more efficient extension of uses onto the immediately abutting and available properties for redevelopment and economic development of a continued working waterfront. No lands were bypassed or 'skipped over' in this proposal and this proposal is not sprawl, nor out of character with the urbanized area and customary uses. In fact, the lands are at the terminus of Nix Boat Yard Road with abutting lands already developed or publicly owned by the City and County, and the State-owned waterways that bound the development. The abutting properties were in a state of disrepair and blight as they weren't virgin lands, but previously developed and occupied, yet strewn with unkempt conditions, dilapidated structures, vehicles, boats, random parts, and equipment. The PUD is companion to an Annexation and Future Land Use Map Amendment request for

the above referenced properties to be included in one jurisdiction for a more unified development plan and efficient use of the land as an extension of the existing Cat's Paw Marina PUD circa 2005.

- (b) Encourage a more compatible and harmonious development of contiguous lands;

The expansion of the existing PUD on abutting lands allows for infrastructure and buildings to be designed as a more unified, un-congested manner as a compatible master plan with the current Cat's Paw Marina facilities and in harmony with the surrounding development. The current marina facilities are at capacity with no further room for expansion to meet demand. The abutting lands to be annexed into the City of St. Augustine are designed Mixed-Use by the St. Johns County Comprehensive Plan and allows for marina type uses and facilities. In fact, one of the abutting properties to be annexed has a 'shovel-ready' project fully permitted for boat storage and marine facilities specific to the previous owner's needs.

- (c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;

The expansion of the existing PUD allows for the customary working waterfront use to build new facilities to meet demand and consumer preference in the boating community that has grown since the inception of the original Cat's Paw Marina dry stack space, along with implementing new technologies and methodologies in providing stormwater treatment, infrastructure and services.

- (d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;

The dry stack storage of boats is more environmentally sound than storage as a wet marina with permanent slips and keeps up with demands in the boating industry as well as helps to reduce trailers on the local roadways.

- (e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;

The overall form, scale and mass of the buildings is compatible with the character of the surrounding commercial developments, as well as the relationship and function within the same for service to the current and proposed marine industry and recreation community. The architectural style of the dry stack storage buildings and the conventional buildings will be compatible with the styles existing in the area.

- (f) Provide an environment of consistent character compatible with the surrounding areas; and,

The type of development as a working waterfront marina with facilities is compatible with the character of the surrounding commercial developments and a customary use.

- (g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

The type of development is limited to a working waterfront marina with a mixture of appropriate uses commensurate with the Marine Industrial land use category as further described in the PUD and unique to the individual waterfront character and customary uses on site. The expansion of land and revised PUD allows for flexible and innovative strategies and options like low impact design to develop the site as a cohesive and unified master plan while preserving wetlands and sensitive coastal habitat.

Sec. 28-292. - Standards and criteria for redevelopment and infill PUD developments.

The following performance standards are intended for redevelopment and infill PUD developments. These projects typically involve property currently developed where the proposed PUD includes razing the existing development and building new or renovating the existing development to the extent that it is a redevelopment project which introduces new uses or combination of uses and a new design changing the character of the existing. Infill projects typically involve vacant property within an existing developed area where it is important for the proposed PUD to be compatible with the existing surrounding development. These standards and criteria are in addition to other PUD requirements outlined above.

- (1) *General development patterns.* Redevelopment and infill projects within the city shall take into consideration pedestrian-oriented design, the human scale and sense of place of the surrounding area, and shall respect existing development patterns and provide for compatibility, quality and integrity of the existing area and neighborhoods. They should provide a unique sense of place through architectural design and a mixture of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood. The PUD should be an addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.

The Cat's Paw Marina revised PUD boundary, as provided in the PZB application, provides a logical expansion and more efficient extension of uses onto the immediately abutting and available properties for redevelopment and economic development of a continued working waterfront. The abutting properties were in a state of disrepair and blight as they weren't virgin lands, but previously developed and occupied, yet strewn with unkempt conditions, dilapidated structures, vehicles, boats, random parts, and equipment.

The overall form, scale and mass of the buildings is compatible with the character of the surrounding commercial developments, as well as the relationship and function within the same for service to the current and proposed marine industry and recreation community. The architectural style of the dry stack storage buildings and the conventional buildings will be compatible with the styles existing in the area.

Pedestrian and human scale elements, pathways, connectivity, and orientation of infrastructure have been incorporated into the design to maintain a sense of place and to capitalize on the waterway vistas and access. The development also harmoniously interconnects to abutting properties by way of pedestrian linkages and roadways to capitalize on shared interest of uses as a blended community between parks, commercial shopping, restaurants and waterfront accessibility and enjoyment.

- (2) *Contributions to the existing community.* Redevelopment and infill projects shall also demonstrate consideration for the existing neighborhoods and street patterns within the city by describing the project's impact on existing community patterns, the environment, the economy, the transportation networks or circulation patterns as described in an infrastructure impact analysis, as well as, natural features, and vistas and scenic opportunities. The project narrative shall include a statement of how the PUD is consistent with the character, history, and cultural and natural features that help create a sense of place. The project shall be compatible by demonstrating appropriate design, massing, screening, and architectural techniques.

As previously stated, the overall form, scale and mass of the buildings is compatible with the character of the surrounding commercial developments, as well as the contribution, relationship and function within the same for service to the current and proposed marine industry and recreation community. The architectural style of the dry stack storage buildings and the conventional buildings will be compatible with the styles existing in the area and will be screened and complimented by existing trees and vegetation, as well as new landscaping.

Pedestrian and human scale elements, pathways, connectivity, and orientation of infrastructure have been incorporated into the design to maintain a sense of place and to capitalize on the waterway vistas and access. The development also harmoniously interconnects to abutting properties by way of pedestrian linkages and roadways to capitalize on shared interest of uses as a blended community between parks, commercial shopping, restaurants and waterfront accessibility, contribution, and enjoyment.

- (3) *Redevelopment and infill PUD projects.* Additionally, redevelopment and infill projects shall include a description evaluating the existing building(s) condition, potential demolition issues, and the extent of renovation of the existing building(s), if applicable. A clear description of the site design evaluating existing issues, such as, access, driveways, parking, maneuverability, landscaping, including tree removal is also required if necessary. A description with detailed drawings that show the existing streetscape, and

the new streetscape to demonstrate compatibility, proportion, form, and rhythm with the surrounding area is required. Details of colors, materials, and design themes may also be required, and compatibility with applicable Design Standards for Entry Corridors must be demonstrated.

The Cat's Paw Marina revised PUD boundary, as provided in the PZB application, provides a logical expansion and more efficient extension of uses onto the immediately abutting and available properties for redevelopment and economic development of a continued working waterfront. The abutting properties were in a state of disrepair and blight as they weren't virgin lands, but previously developed and occupied, yet strewn with unkempt conditions, dilapidated structures, vehicles, boats, random parts, and equipment.

The overall form, scale and mass of the buildings is compatible with the character of the surrounding commercial developments, as well as the relationship and function within the same for service to the current and proposed marine industry and recreation community. The architectural style of the dry stack storage buildings and the conventional buildings will be compatible with the styles existing in the area.

Pedestrian and human scale elements, pathways, connectivity, and orientation of infrastructure have been incorporated into the design to maintain a sense of place and to capitalize on the waterway vistas and access. The main entry roadway is designed to allow visual interest all the way to the waterfront between buildings and infrastructure to maintain a visual connection to the waterway and marsh.

The development also harmoniously interconnects to abutting properties by way of pedestrian linkages and roadways to capitalize on shared interest of uses as a blended community between parks, commercial shopping, restaurants and waterfront accessibility and enjoyment.

I look forward to working with you on this new phase of expansion and annexations. I'm available by phone or email anytime if you have any questions during the review of this memorandum.

Sincerely,



Brad C. Wester
bwester@drivermcafee.com
904.294.3768

CC: Gayle Bulls Dixon
Eric Almond, PE



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Jacksonville, Florida 32202

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www.drivermcafee.com

July 31, 2024

Ms. Amy McClure Skinner, AICP
Director, Planning and Building Department
City of St. Augustine
75 King Street, Lobby B
St. Augustine, Florida 32085

RE: ADDENDUM MEMORANDUM FOR CAT'S PAW MARINA PUD

Dear Amy,

This memorandum provides a written response summary list of requested clarifications and conditions from the June 4, 2024 Planning and Zoning Board (PZB) hearing and the July 8, 2024 City Commission hearing. These items are also included in the PUD narrative text, site plan and landscape plan.

- 1) The PUD provides for expansion of customary waterfront uses into one jurisdiction, The City of Augustine.
- 2) The PUD limits the type, scale and intensity of uses compared to the allowances in the St. Johns County jurisdiction, including height, impervious surface ratio, lot coverage and tree mitigation.
- 3) The PUD tree preservation and mitigation plan provides a surplus of 358.5 credits as ratio of the 213.5 deficit for trees removed on site and the 572 credit for the trees preserved/replanted on site. This data is referenced as an enhanced exhibit table on the landscape plan.
- 4) The PUD will connect to contemporary centralized water and sewer services, compared to the pre-PUD dilapidated uses that utilized wells and numerous septic systems and drain fields.
- 5) The PUD limits the maximum Impervious Surface Ratio (ISR) to 49% and the maximum Lot Coverage to 38%, which is a reduction up to 75% and 50%, for each respectively. The ISR and Lot Coverage definitions as applied to this PUD are pursuant to City of St. Augustine Code Article I, Section 28-2.
- 6) The PUD limits the maximum height of the highest building from 60' to 50', measured from the 8.13' FFE/grade of the original boat storage building #1.
- 7) Pedestrian connectivity is planned throughout the PUD by way of paths and sidewalks that link proposed parking lots, open spaces and buildings as depicted on the PUD site plan and landscape plan.
- 8) Scenic vistas in the PUD are enhanced with planned waterside park/viewing space, a visual corridor from Nix Boat Yard Road entry road, dedicated boardwalks and indigenous tree plantings along water's edge.

- 9) The PUD and expansion of uses will take place on existing previously developed upland areas as depicted on the PUD site plan with no wetland impacts. The areas over water are planned for docks and piers as generally depicted on the PUD site plan per their customary use.
- 10) The PUD master stormwater system will be designed and engineered pursuant to low impact development standards.
- 11) The allowed business activities and improvements described and depicted in the PUD shall not include a clubhouse or place for certain special event uses as further described in the narrative text.
- 12) The PUD site plan may be modified and processed administratively for approval by the City staff if the maximum development standards described in the PUD are not intensified or increased pursuant to final engineering, landscape and or architectural permitting.
- 13) The proposed PUD shall adhere to the current approved and adopted Cat's Paw Marina PUD Ordinance 2023-20 sound from music and hours of operation standards.
- 14) The anticipated date of completion for the PUD is no later than December 31, 2030.

I attest to the above referenced items as described in this memorandum and the PUD exhibits as part of the approvals, including as presented and testified at the public hearings.

Sincerely,



Brad C. Wester
Vice President, Land Use
bwester@drivermcafee.com
904.294.3768

CC: Gayle Bulls Dixon
Eric Almond, PE

P:\AE Projects\2024\24-03 Cat's Paw PUD - Amendment\Drawings\ASSET\24-03 CAT'S PAW PUD - CONCEPT MASTER SITE PLAN.dwg
Printed: May 22, 2024 - 4:12pm, By: planmike

CAT'S PAW MARINA - PUD

SITE DATA TABLE

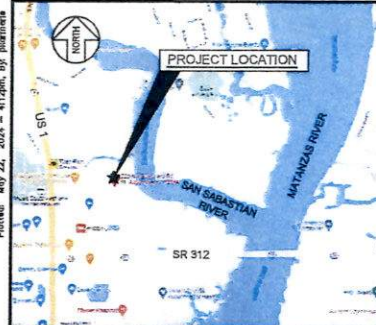
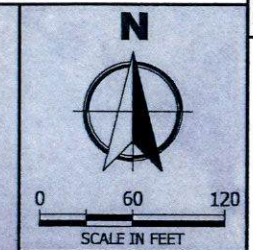
Site Acreage: 19.9 ac (+/-)
Future Land Use: Marine Industrial & Open Land
Zoning: PUD
Conservation Overlay Zone: 1, 2 & 3
Max Lot Coverage Allowed (Bldgs): 50%
Proposed Lot Coverage (Bldgs): 38%
Proposed ISR: 49%
Setbacks: As depicted
Maximum Building Height Allowed: 50'
Proposed Building Height: 50' (not to exceed Boat Storage Bldg #1)
Proposed Vehicle Parking: 317 Spaces (including 8 ADA)
Bicycle Parking: 16 Spaces
Lighting: Per Code

Proposed Max Square Feet: 250,000sf
Boat Storage Buildings/Uses (Enclosed)
• Boat Storage #1 (Existing): 35,000sf
• Boat Storage #2: 35,000sf
• Boat Storage #3: 80,750sf
Other Buildings/Uses
• Restaurant (Existing): 4,800sf
• Maintenance/Office/Ship Store (Existing): 3,800sf
• Accessory/Restroom/Support: 5,650sf
• Flex Commercial Industrial: 85,000sf

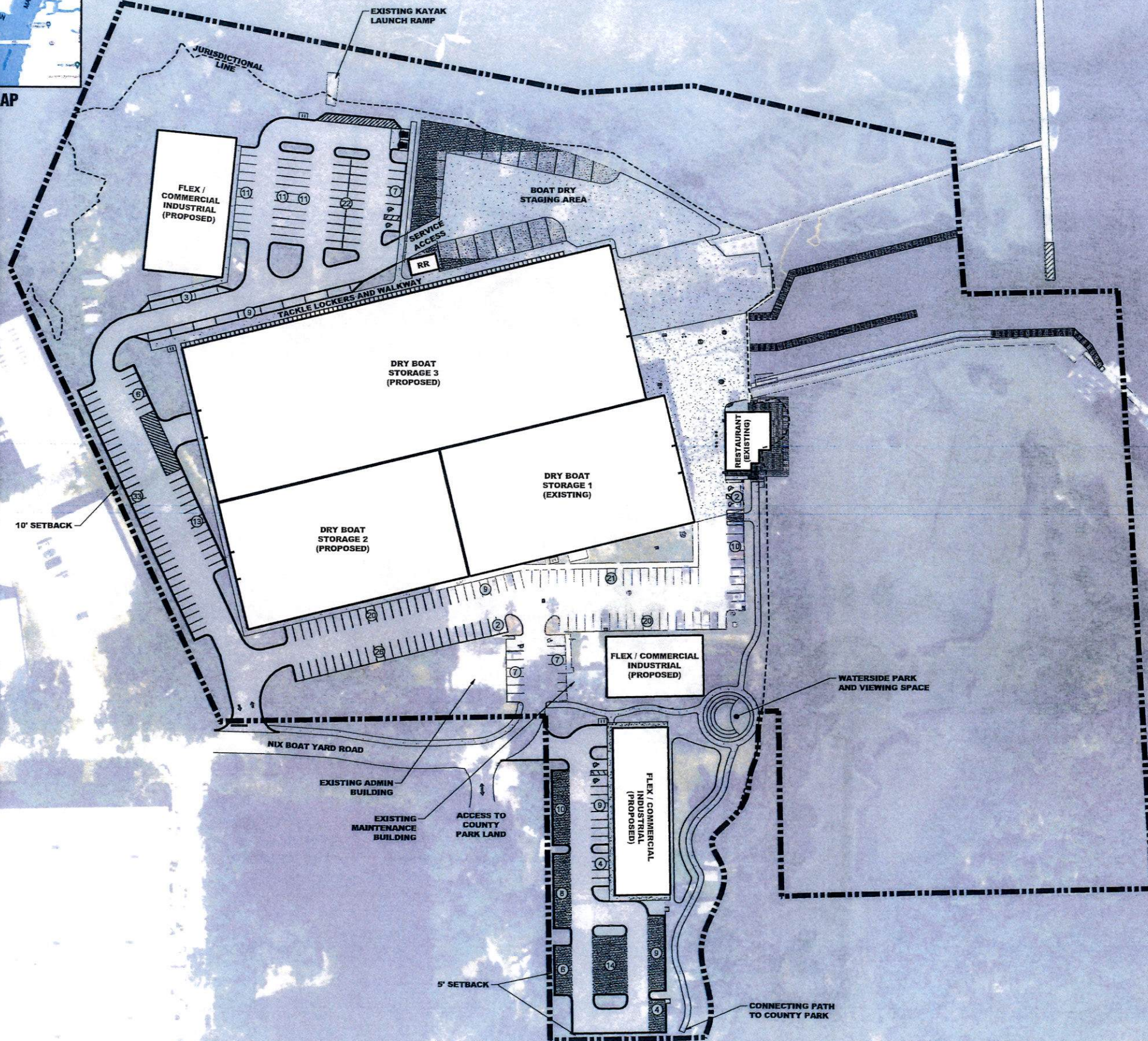
DATE	REVISION
5/12/2024	
24-03	ELJ/DOO
DESIGN:	PJK
DRAWN:	DOD/CAK
CHECKED:	5/22/2024
PLT DATE:	

ERIC J. ALMOND, P.E.
FL# 58246

CAT'S PAW MARINA



VICINITY MAP
NTS



PUD EXHIBIT

CAT'S PAW MARINA MASTER PLAN
ST. AUGUSTINE, FLORIDA

ALMOND
ENGINEERING
CONSULTING CIVIL ENGINEERS
6279 DUPONT STATION COURT
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

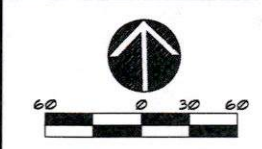
PUD



CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

REVISIONS :

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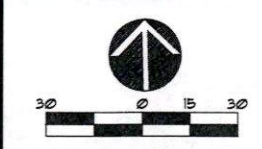
DATE : July 31 2024
 PROJECT NO. : 2023.36
 DESIGNED BY : KSR
 DRAWN BY : KSR
 CHECKED BY : KSR
 SCALE : 1" = 60'

SHEET TITLE
**OVERALL
 PRESENTATION
 PLAN**

CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

REVISIONS :

1	
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DATE : July 31 2024
PROJECT NO. : 2023.96
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 30'

SHEET TITLE
PRESENTATION PLAN

LANDSCAPE CALCULATIONS:

TOTAL AREA:	
ZONING:	FUD (CLASS 6)
VIA PUBLIC AREA:	10,076 SF.
5% VIA REQ. LANDSCAPE AREA	503.8 SF.
LANDSCAPE AREA PROVIDED:	13,471 SF.

PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN

VIA PUBLIC AREA:	
INTERNAL LANDSCAPE:	
1 TREE / 100 SF. = 503.8 SF. / 100 SF.	
TREES REQUIRED:	51
TREES PROVIDED:	51

PERIMETER TREES/SHRUBS NORTH SIDE: 716 LF.
5 TREES & 25 SHRUB / 100 LF. (-10% NATIVE) (type G)
TREES REQUIRED: 36 T & 179 S
TREES PROVIDED: 36 T & 207 S

PERIMETER TREES SOUTH SIDE: 272 LF.
5 TREES & 25 SHRUB / 100 LF. (-10% NATIVE) (type G)
TREES REQUIRED: 14 T & 68 S
TREES PROVIDED: 14 T & 89 S

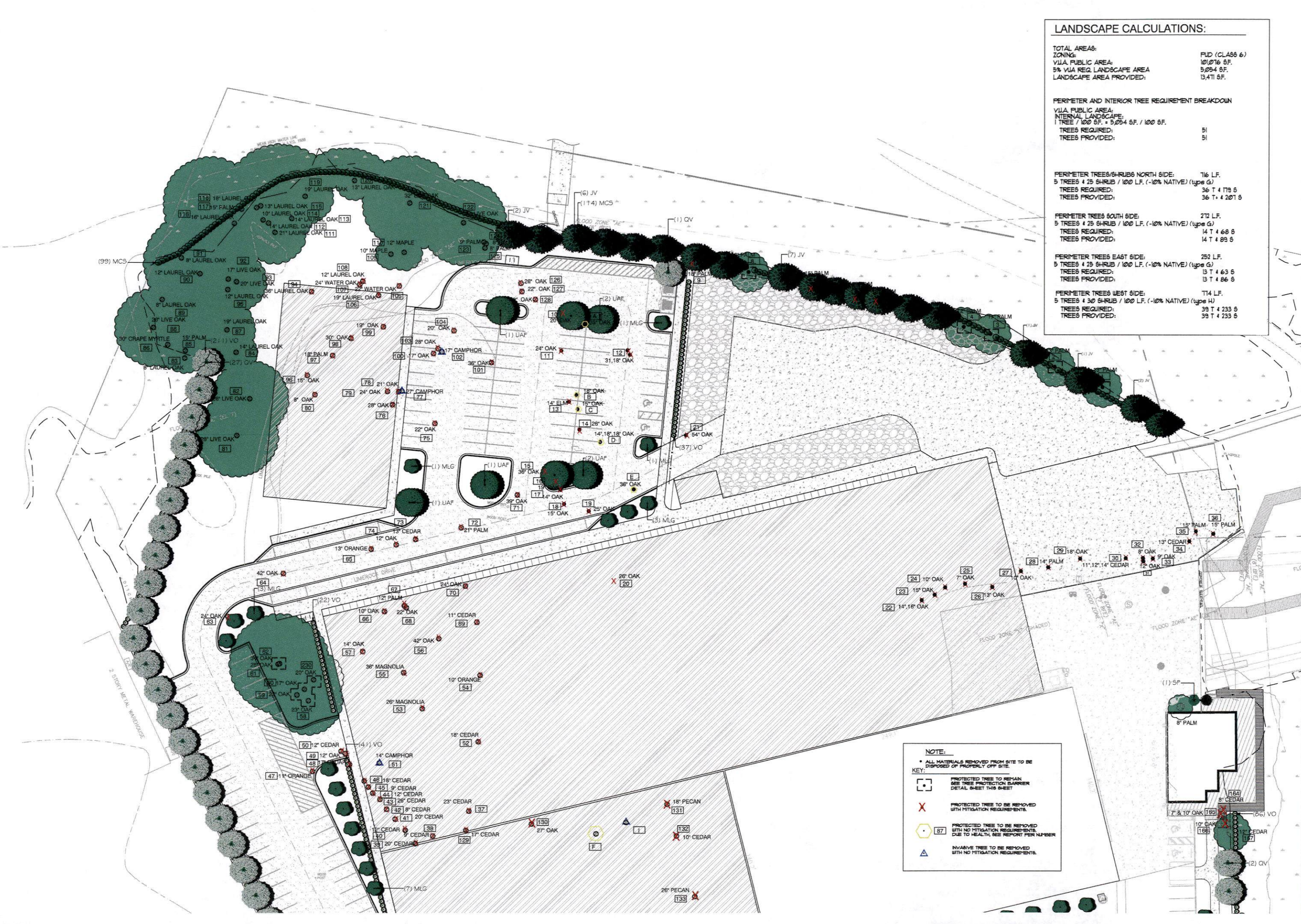
PERIMETER TREES EAST SIDE: 252 LF.
5 TREES & 25 SHRUB / 100 LF. (-10% NATIVE) (type G)
TREES REQUIRED: 13 T & 63 S
TREES PROVIDED: 13 T & 86 S

PERIMETER TREES WEST SIDE: 714 LF.
5 TREES & 25 SHRUB / 100 LF. (-10% NATIVE) (type H)
TREES REQUIRED: 39 T & 233 S
TREES PROVIDED: 39 T & 233 S

NOTE:
* ALL MATERIALS REMOVED FROM SITE TO BE DISPOSED OF PROPERLY OFF SITE.

KEY:

- PROTECTED TREE TO REMAIN SEE TREE PROTECTION BARRIER DETAIL SHEET THIS SHEET
- PROTECTED TREE TO BE REMOVED WITH MITIGATION REQUIREMENTS.
- PROTECTED TREE TO BE REMOVED WITH NO MITIGATION REQUIREMENTS. DUE TO HEALTH, SEE REPORT PER NUMBER
- INVASIVE TREE TO BE REMOVED WITH NO MITIGATION REQUIREMENTS.

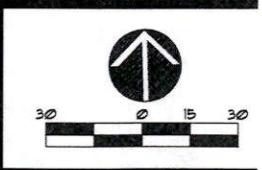




A & K LAND PLANNING & DESIGN, Inc.
416 TORTUNE TRAIL, SAINT JOHNS, FLORIDA 32090
TEL: 904.241.1111 FAX: 904.241.1112
WWW.A&KLANDPLANNING.COM

CAT'S PAW MARINA ST. AUGUSTINE, FLORIDA

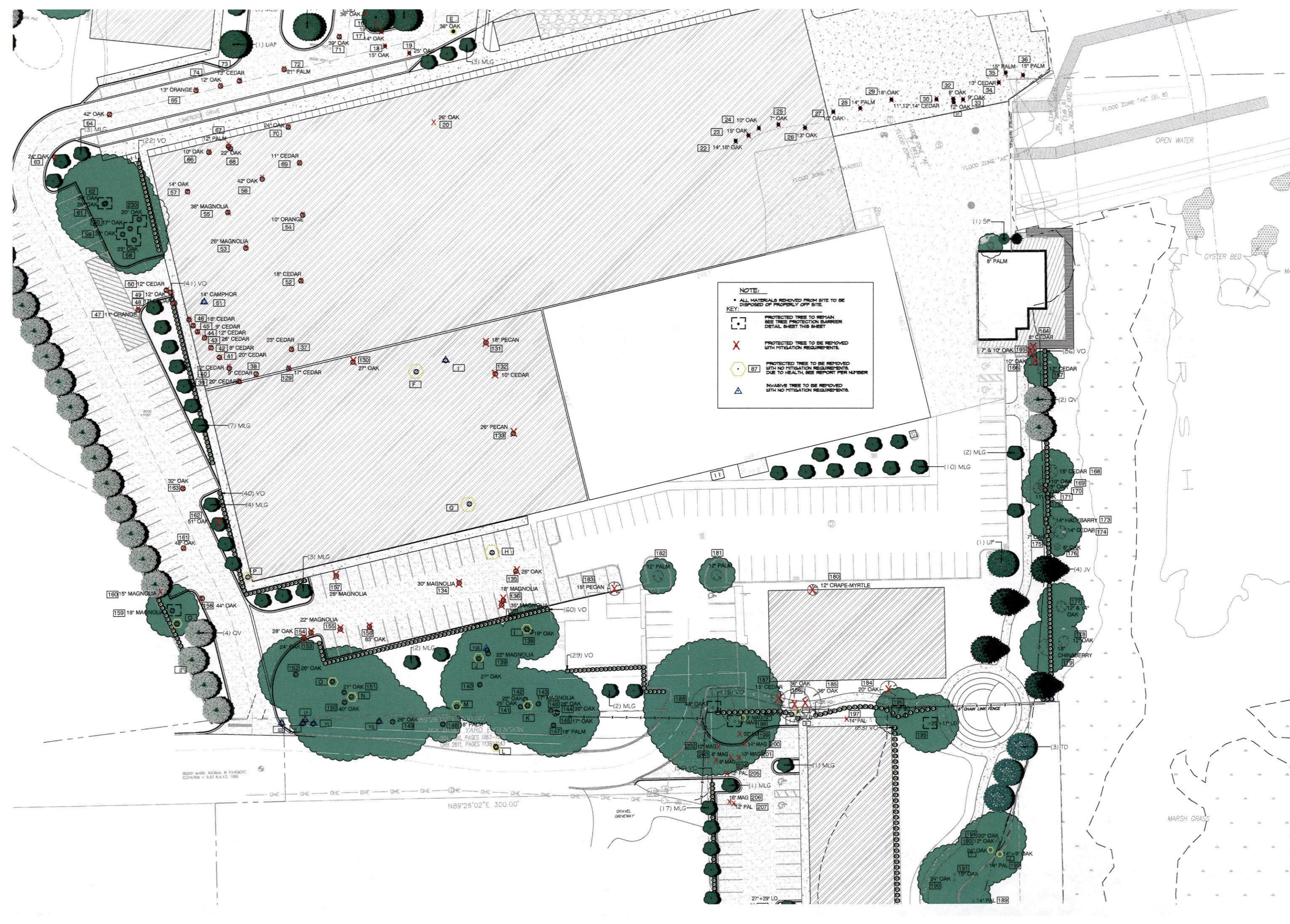
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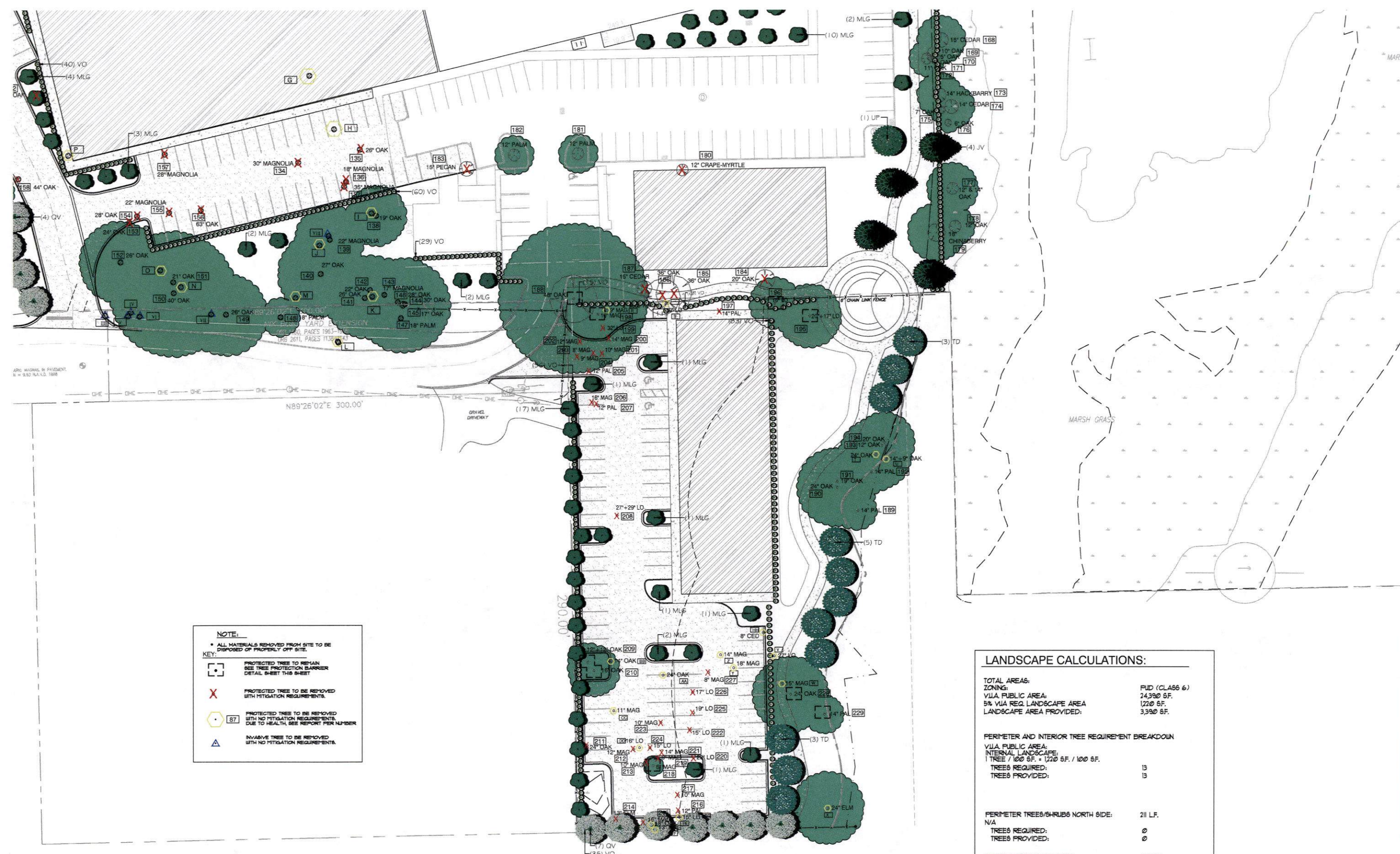


DATE : July 31 2024
PROJECT NO. : 2023.96
DESIGNED BY : KGR
DRAWN BY : KGR
CHECKED BY : KGR
SCALE : 1" = 30'

SHEET TITLE
PRESENTATION
PLAN

P-3
SHEET
Page 272 of 399





NOTE:
• ALL MATERIALS REMOVED FROM SITE TO BE DISPOSED OF PROPERLY OFF SITE.

KEY:

- PROTECTED TREE TO REMAIN. SEE TREE PROTECTION BANNER DETAIL SHEET THIS SHEET.
- PROTECTED TREE TO BE REMOVED WITH MITIGATION REQUIREMENTS.
- PROTECTED TREE TO BE REMOVED WITH NO MITIGATION REQUIREMENTS. DUE TO HEALTH, SEE REPORT FOR NUMBER.
- INVASIVE TREE TO BE REMOVED WITH NO MITIGATION REQUIREMENTS.

LANDSCAPE CALCULATIONS:	
TOTAL AREAS:	
ZONING:	FUD (CLASS 6)
VILLA PUBLIC AREA:	24,390 SF.
5% VILLA REQ. LANDSCAPE AREA	1,220 SF.
LANDSCAPE AREA PROVIDED:	3,390 SF.
PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN	
VILLA PUBLIC AREA:	
INTERNAL LANDSCAPE:	
1 TREE / 100 SF. = 1,220 SF. / 100 SF.	
TREES REQUIRED:	13
TREES PROVIDED:	13
PERIMETER TREES/SHRUBS NORTH SIDE:	
N/A	211 LF.
TREES REQUIRED:	0
TREES PROVIDED:	0
PERIMETER TREES SOUTH SIDE:	
5 TREES + 25 SHRUB / 100 LF. (-10% NATIVE) (type G)	144 LF.
TREES REQUIRED:	1 T + 32 S
TREES PROVIDED:	1 T + 35 S
PERIMETER TREES EAST SIDE:	
5 TREES + 25 SHRUB / 100 LF. (-10% NATIVE) (type G)	335 LF.
TREES REQUIRED:	15 T + 16 S
TREES PROVIDED:	15 T + 23 S
PERIMETER TREES WEST SIDE:	
5 TREES + 30 SHRUB / 100 LF. (-10% NATIVE) (type H)	302 LF.
TREES REQUIRED:	15 T + 31 S
TREES PROVIDED:	15 T + 38 S

CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

REVISIONS :

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DATE : July 31 2024

PROJECT NO. : 2023.96

DESIGNED BY : KSR

DRAWN BY : KSR

CHECKED BY : KSR

SCALE : 1" = 30'

SHEET TITLE

PRESENTATION PLAN

P-4
SHEET

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Arborist Solutions LLC - Freedom Boat Parcel - Cats Paw - Almond

Diameter	Breast	Common	
Tree #	Height	Name	Comments / Notes
Protected Trees Condemned Hazardous/Dangerous			
A	33	Live Oak	Extreme Decline - Massive Cavity from 6 ft to 10 ft - Hazardous/Dangerous
B	18	Live Oak	Extreme Decline - Failing Root System - Massive Cavity @Base - Hazardous/Dangerous
C	15	Live Oak	Extreme Decline - Failing Root System - Massive Cavity @Base - Hazardous/Dangerous
D	14+18+18	Live Oak	Extreme Decline - Dead/Dying Top - Failing Root System - Hazardous/Dangerous
E	36	Live Oak	Extreme Decline - Massive Cavity from 2 ft to 6 ft - Failing Rooty System - Hazardous/Dangerous
Total	152 inches		

Arborist Solutions Tree Table - Cats Paw Marina - Almond Engineering

Diameter	Breast	Common	
Tree #	Height	Name	Comments / Notes
Protected Trees Condemned Hazardous/Dangerous			
F	32	Camphor	Dead - Hazardous/Dangerous (Invasive)
G	39	Live Oak	Extreme Decline - Massive Cavity from Ground to 6 ft - Hazardous/Dangerous
H	30	Magnolia	Extreme Decline - Dead Top - Massive Cavity from 4 ft to 10 ft - Hazardous/Dangerous
I	23	Live Oak	Extreme Decline - Missing Top @ 15 ft - Hazardous/Dangerous
J	25	Magnolia	Extreme Decline - Missing Top @ 18 ft - Hazardous/Dangerous
K	14	Magnolia	Extreme Decline - Missing Top @ 12 ft - Hazardous/Dangerous
L	15	Magnolia	Extreme Decline - Massive Cavity from Gound to 5 ft - Hazardous/Dangerous
M	40	Live Oak	Extreme Decline - Massive Cavity from Gound to 8 ft - Hazardous/Dangerous
N	28	Live Oak	Extreme Decline - Dead/Dying Top - Tip Dieback - Major Dead Limbs - Hazardous/Dangerous
O	12	Magnolia	Extreme Decline - Large Cavity in CoDom Union @ 6 ft - Hazardous/Dangerous
P	30	Hickory	Extreme Decline - Massive Cavity from Ground to 6 ft - Hollow Under Root Flare - Hazardous/Dangerous
Q	32	Live Oak	Extreme Decline - 1 Side Dead - Large Cavity with Mushrooms @ 12 ft - Hazardous/Dangerous
Total	320 inches		

Gene Washington 904-610-1130 Certified Arborist - FL5623-A June 30, 2022

Arborist Solutions LLC - Genovar - Cats Paw - Almond

Diameter	Breast	Common	
Tree #	Height	Name	Comments / Notes
Protected Trees Condemned Hazardous/Dangerous			
R	9	Magnolia	Extreme Decline - Massive Cavit from 2 ft to 4 ft - Hazardous/Dangerous
S	30	Live Oak	Extreme Decline - >50% Dead - Dead Top - Covered in Vines -Hazardous/Dangerous
T	24	Live Oak	Extreme Decline - Failing Root System - Tip Dieback - Major Dead Limbs - Hazardous/Dangerous
U	14+9	Live Oak	Extreme Decline - Massive Cavity @ 10 ft - Failing Root System - Hazardous/Dangerous
V	27	Live Oak	Extreme Decline - Dead Top - Failing Root System - Hazardous/Dangerous
W	15	Magnolia	Extreme Decline - Uprooting - Hazardous/Dangerous
X	24	Elm	Extreme Decline - Massive Cavity from Ground to 4 ft - Hazardous/Dangerous
Y	18	Magnolia	Extreme Decline - Massive Cavity @ Base - Hollow under Root Flare - Hazardous/Dangerous
Z	14	Magnolia	Extreme Decline - Massive Cavity from Ground to 2 ft - Hazardous/Dangerous
AA	24	Live Oak	DEAD - Hazardous/Dangerous
BB	14	Live Oak	DEAD - Hazardous/Dangerous
CC	11	Magnolia	Extreme Decline - Massive Cavity from 4 ft to 5 ft - Hazardous/Dangerous
DD	16	Live Oak	Extreme Decline - Dead Top - Hazardous/Dangerous
EE	18	Live Oak	Extreme Decline - >50% Dead - Dead Top - Hazardous/Dangerous
FF	13	Magnolia	Extreme Decline - Massive Cavity from Ground to 2 ft - Hazardous/Dangerous
GG	15	Live Oak	Extreme Decline - Massive Cavity from 18 ft to 22 ft - Hazardous/Dangerous
HH	8	Cedar	Extreme Decline - Grown thru Fence - Massive Cavity from Ground to 3 ft - Hazardous/Dangerous
Total	303 inches		

Gene Washington 904-610-113 0 Certified Arborist - FL5623-A February 14, 2024

Arborist Solutions LLC - Genovar - Cats Paw - Almond

Diameter	Breast	Common	
Tree #	Height	Name	Comments / Notes
Protected Trees Appear Healthy			
189	14	Sabal Palm	Appears Healthy
190	24	Live Oak	Appears Healthy
191	19	Live Oak	Appears Healthy
192	14	Sabal Palm	Appears Healthy
193	12	Live Oak	Appears Healthy
194	20	Live Oak	Appears Healthy
195	20+7	Live Oak	Appears Healthy
196	16	Live Oak	Appears Healthy
197	14	Sabal Palm	Appears Healthy
198	16	Magnolia	Appears Healthy
199	32	Live Oak	Appears Healthy
200	14	Magnolia	Appears Healthy
201	10	Magnolia	Appears Healthy
202	12	Magnolia	Appears Healthy
203	8	Magnolia	Appears Healthy
204	9	Magnolia	Appears Healthy
205	12	Sabal Palm	Appears Healthy
206	16	Magnolia	Appears Healthy
207	12	Sabal Palm	Appears Healthy
208	27+29	Live Oak	Appears Healthy
209	12+12	Live Oak	Appears Healthy
210	16	Live Oak	Appears Healthy
211	24	Live Oak	Appears Healthy
212	12	Magnolia	Appears Healthy
213	10	Magnolia	Appears Healthy
214	13	Elm	Appears Healthy
215	15	Magnolia	Appears Healthy
216	12	Sabal Palm	Appears Healthy
217	10	Magnolia	Appears Healthy
218	6	Magnolia	Appears Healthy
219	6	Magnolia	Appears Healthy
220	23	Live Oak	Appears Healthy
221	14	Magnolia	Appears Healthy
222	15	Live Oak	Appears Healthy
223	10	Magnolia	Appears Healthy
224	15	Live Oak	Appears Healthy
225	19	Live Oak	Appears Healthy
226	17	Live Oak	Appears Healthy
227	8	Magnolia	Appears Healthy
228	24	Live Oak	Appears Healthy
229	14	Sabal Palm	Appears Healthy
Total	674 inches		

Gene Washington 904-610-113 0 Certified Arborist - FL5623-A February 14, 2024

Arborist Solutions Tree Table - Cats Paw Marina - Almond Engineering

Diameter	Breast	Common	
Tree #	Height	Name	Comments / Notes
Invasive Species			
I	12	Camphor	Invasive
II	35	Camphor	Invasive
III	8	Camphor	Invasive
IV	11	Camphor	Invasive
V	8	Camphor	Invasive
VI	11	Camphor	Invasive
VII	9	Camphor	Invasive
VIII	10	Camphor	Invasive
Total	104 inches		

Arborist Solutions LLC - Freedom Boat Parcel - Cats Paw - Almond

Diameter	Breast	Common	
Tree #	Height	Name	Comments / Notes
Protected Trees Appear Healthy			
1	13	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
2	13	Sabal Palm	Appears Healthy
3	17	Sabal Palm	Appears Healthy
4	12	Sabal Palm	Appears Healthy
5	12	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
6	16	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
7	15	Sabal Palm	Appears Healthy (Add-On Tree Not on Survey)
8	18	Sabal Palm	Appears Healthy
9	18	Sabal Palm	Appears Healthy
10	20	Live Oak	Appears Healthy
11	24	Live Oak	Appears Healthy
12	31+18	Live Oak	Appears Healthy
13	14	Elm	Appears Healthy
14	26	Live Oak	Appears Healthy
15	36	Live Oak	Appears Healthy
16	19	Live Oak	Appears Healthy
17	14	Live Oak	Appears Healthy
18	15	Sabal Palm	Appears Healthy
19	25	Live Oak	Appears Healthy
20	26	Laurel Oak	Appears Healthy
21	54	Live Oak	Appears Healthy (Add-On Tree Not on Survey)
Total	456 inches		

Gene Washington 904-610-113 0 Certified Arborist - FL5623-A February 14, 2024

Arborist Solutions Tree Table - Cats Paw Marina - Almond Engineering

Diameter	Breast	Common	
Tree #	Height	Name	Comments / Notes
Protected Trees Appear Healthy			
129	17	Cedar	Appears Healthy
130	8+9+10	Live Oak	Appears Healthy
131	18	Pecan	Appears Healthy
132	10	Cedar	
133	26	Pecan	Appears Healthy
134	30	Magnolia	Appears Healthy
135	26	Live Oak	Appears Healthy
136	18	Magnolia	Appears Healthy
137	35	Magnolia	Appears Healthy
138	19	Live Oak	Appears Healthy
139	22	Magnolia	Appears Healthy
140	27	Live Oak	Appears Healthy
141	25	Live Oak	Appears Healthy
142	22	Live Oak	Appears Healthy
143	17	Magnolia	Appears Healthy
144	30	Live Oak	Appears Healthy
145	17	Live Oak	Appears Healthy
146	28	Live Oak	Appears Healthy
147	18" 8'CT	Sabal Palm	Appears Healthy
148	18" 10'CT	Sabal Palm	Appears Healthy
149	26	Live Oak	Appears Healthy
150	15+25	Live Oak	Appears Healthy
151	21	Live Oak	Appears Healthy
152	26	Live Oak	Appears Healthy
153	24	Live Oak	Appears Healthy
154	28	Live Oak	Appears Healthy
155	22	Magnolia	Appears Healthy
156	63	Live Oak	Appears Healthy
157	28	Magnolia	Appears Healthy
158	20+24	Live Oak	Appears Healthy
159	18	Magnolia	Appears Healthy
160	15	Magnolia	Appears Healthy
161	23+25	Live Oak	Appears Healthy
162	23+28	Live Oak	Appears Healthy
163	32	Live Oak	Appears Healthy
Total			

Gene Washington 904-610-113 0 Certified Arborist - FL5623-A June 30, 2022



CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

REVISIONS :

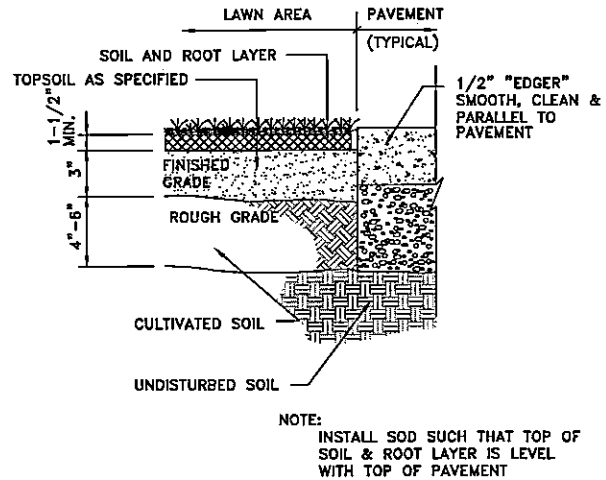
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PROJECT NO. : 2023.96
DESIGNED BY : KGR
DRAWN BY : KGR
CHECKED BY : KGR
SCALE : N.T.S.

SHEET TITLE
ARBORIST REPORT
DETAILS

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SHEET
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General Notes and Specifications

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

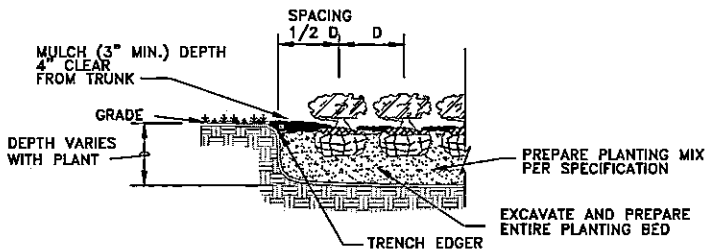
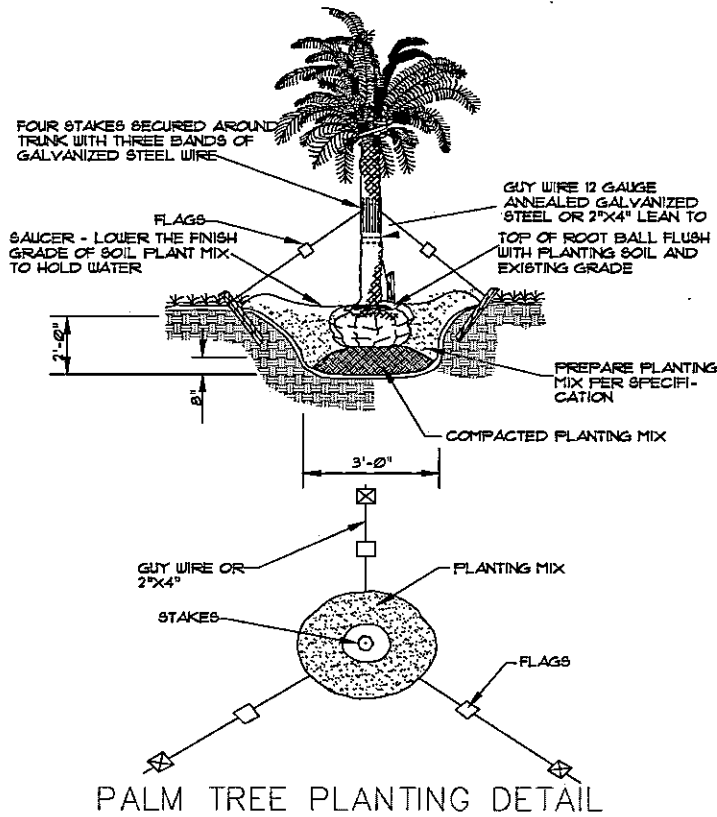
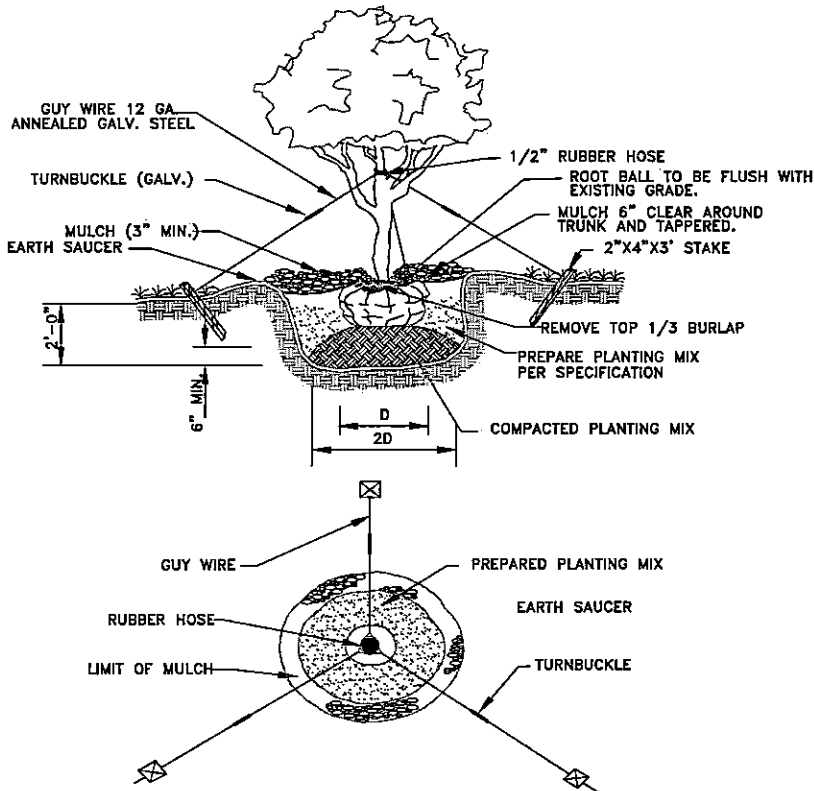
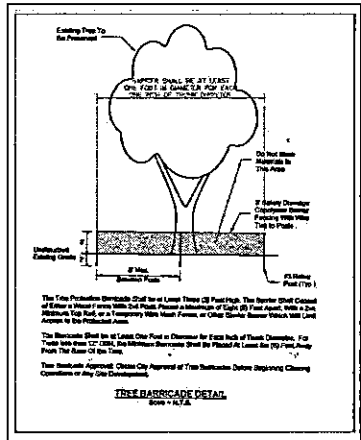


SOD DETAIL

PLANT SCHEDULE CATS PAW						
CODE	QTY	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS	% NATIVE	POINTS PROVIDED
TREES						
JV	23	Eastern Red Cedar / <i>Juniperus virginiana</i>	AS SHOWN	10' - 12' Ht. x 5'-6' spd, 2" caliper, standard, 5' c.t. minimum	15% native	46
MLG	65	Little Gem Dwarf Southern Magnolia / <i>Magnolia grandiflora</i> 'Little Gem'	AS SHOWN	10' - 12' Ht. x 5'-6' spd, 2" caliper, standard, 5' c.t. minimum	44% native	130
QV	41	Southern Live Oak / <i>Quercus virginiana</i>	AS SHOWN	10' - 12' Ht. x 5'-6' spd, 2" caliper, standard, 5' c.t. minimum	28% native	82
SP	1	Cabbage Palmetto / <i>Sabal palmetto</i>	AS SHOWN	20' Clear Trunk, Regenerated, Slick No Boots	1% native	1
TD	11	Bald Cypress / <i>Taxodium distichum</i>	AS SHOWN	10' - 12' Ht. x 5'-6' spd, 2" caliper, standard, 5' c.t. minimum	1% native	22
UAF	7	Florida Elm / <i>Ulmus americana floridana</i>	AS SHOWN	10' - 12' Ht. x 5'-6' spd, 2" caliper, standard, 5' c.t. minimum	5% native	14
UP	1	Drake Elm / <i>Ulmus parvifolia</i> 'Drake'	AS SHOWN	10' - 12' Ht. x 5'-6' spd, 2" caliper, standard, 5' c.t. minimum	0% native	2
TOTAL CODE	149	COMMON / BOTANICAL NAME	SPACING		93% total native	297 points total
SHRUBS						
MCS	213	Wax Myrtle / <i>Myrica cerifera</i>	36" O.C.	36" ht. x 24" spd. minimum full & dense	Native % = 100%	
VO	778	Dwarf Naiter's Viburnum / <i>Viburnum coccineum</i> 'Dwarf Naiter's'	AS SHOWN	36" ht. x 24" spd. minimum full & dense	Native % = 100%	

NOTES:

- MULCH ALL PLANTING BEDS WITH 3" ORGANIC MULCH.
- ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH BAHIA SOD.
- ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
- NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
- CONTRACTOR TO VERIFY ALL QUANTITIES



CAT'S PAW MARINA
ST. AUGUSTINE, FLORIDA

REVISIONS :

DATE : July 31 2024
PROJECT NO. : 2023.96
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : N.T.S.

SHEET TITLE

PLANTING
DETAILS

P-7
SHEET

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: July 23, 2024

RE: **ORDINANCE 2024-27: FLOODPLAIN MANAGEMENT REGULATIONS**

Enclosed please find Ordinance 2024-27 amending regulations relating to floodplain management for market valuation and foundation design flood loads.

The City previously adopted a local technical amendment to the Florida Building Code and this ordinance reformats that amendment as part of the updated floodplain management regulations.

Please place Ordinance 2024-27 on the regular City Commission agenda for second reading on August 12, 2024.

Thank you.

/s/ Richard Schauland, Jr.

R. "Buddy" Schauland, Jr., CBO, CFM,
Building Official

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk *(with original)*

Agenda Title:

Ordinance 2024-27 amends regulations relating to floodplain management for market valuation and foundation design flood loads.

ORDINANCE NO. 2024-27

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 8 OF THE CODE OF THE CITY OF ST. AUGUSTINE; REPEALING SECTION 8-117; AMENDING SECTIONS 8-419 AND 8-460; AND CREATING SECTION 8-466 TO CONFORM TO FLORIDA BUILDING CODE REQUIREMENTS FOR FLOODPLAIN MANAGEMENT REGULATIONS AND MARKET VALUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 553, Florida Statutes, allows for local administrative and technical amendments to the *Florida Building Code* that provide for more stringent requirements than those specified in the City Code and allows adoption of local administrative and local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives; and

WHEREAS, the City of St. Augustine previously adopted a local technical amendment to the Florida Building Code and is reformatting that amendment as part of the floodplain management regulations; and

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

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

Section 1. Repealing Chapter 8, Article II, Section 8-117. Chapter 8, Article II, Section 8-117 of the Code of the City of St. Augustine is hereby repealed in its entirety, as follows:

~~"Sec. 8-117. -- Amendments of the Florida Building Code, residential.~~

~~(a) The Florida Building Code, Residential, 7th Edition (2020), and all subsequent amendments and revisions, is adopted and incorporated by reference as the residential building code for the city.~~

~~(b) R322.2.3.1 Foundation requirements. In addition to the requirements of this section:~~

~~Construction documents shall include documentation that is prepared and sealed by a registered design professional that the design and methods of construction resist flood loads and meet the requirements of this section."~~

Section 2. Amending Chapter 8, Article V, Division 3, Sections 8-419. Chapter 8, Article V, Division 3, Section 8-419 of the Code of the City of St. Augustine is hereby amended, as follows:

"Sec. 8-419. - Substantial improvement and substantial damage determinations.

For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the floodplain administrator, in coordination with the building official, shall:

- (1) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
- (2) Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;
- (3) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; ~~the determination requires evaluation of previous permits issued for improvements and repairs as specified in the definition of "substantial improvement";~~ and
- (4) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the Florida Building Code and this article is required."

Section 3. Amending Chapter 8, Article V, Division 9, Sections 8-460. Chapter 8, Article V, Division 9, Section 8-460 of the Code of the City of St. Augustine is hereby amended, as follows:

"Sec. 8-460. - Definitions.

(...)

Market value. The value of buildings and structures, excluding the land and other improvements on the parcel. Market value is the actual cash value (like-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) determined by a qualified independent appraiser, or tax assessment value established by the St. Johns County Property Appraiser ~~plus ten (10) percent.~~ adjusted to approximate market value by a factor provided by the St. Johns County Property Appraiser. Appraisals by qualified independent appraisers shall not use the "income capitalization approach," which based value on the use of the property and not on the structure.

(...)"

Section 4. Creating Chapter 8, Article V, Division 10, Sections 8-466. Chapter 8, Article V, Division 10, Section 8-466 of the Code of the City of St. Augustine is hereby created, as follows:

"Sec. 8-466. - Florida Building Code, technical amendment.

Construction documents for one- and two-family dwellings in flood hazard areas shall include documentation, prepared and sealed by a registered design professional, that the foundation design accounts for site-specific flood loads."

Section 5. Inclusion in Code. The City Commission intends that the provisions of this Ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this Ordinance may be re-numbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 6. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. Severance of Invalid Provisions. In the event that any section, subsection, sentence, clause, phrase, word, term or provision of this Ordinance shall be held by a court of competent jurisdiction to be partially or wholly invalid, unconstitutional or unenforceable or involved for any reason whatsoever, any such invalidity, unconstitutionality, illegality, or unenforceability shall not affect any of the other or remaining terms, provisions, clauses, sentences, or sections of this Ordinance, and this Ordinance shall be read and/or applied as if the invalid, unconstitutional, illegal, or unenforceable section, subsection, sentence, clause, phrase, word, term or provision did not exist.

Section 8. Effective Date. This Ordinance shall become effective ten (10) days after passage, pursuant to § 166.041(5), Florida Statutes.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: August 1, 2024

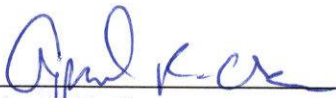
RE: **ORDINANCE 2024-28: AMENDMENT TO RELEASE OF BALLOONS**

Please find enclosed Ordinance 2024-28 regarding the amendment to the City's Littering provision that serves to repeal the balloon release provision found in Section 22-2(b) of the City's code.

In 2021, the City passed Ordinance 2021-14 prohibiting the intentional release of certain balloons within city limits. Recently, Governor DeSantis signed into law HB 321 which amended Florida Littering Law and established regulations that prohibit the release of balloons. Consequently, because the amended state litter law regulates the release of balloons, it renders our balloon release provision obsolete.

Please place Ordinance 2024-28 on the regular City Commission agenda for first reading on August 12, 2024.

Thank you.



April R. Owen
Assistant City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk (with original)

Agenda Title:

Ordinance 2024-28 amends littering regulations related to balloon releases.

ORDINANCE NO. 2024-28

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 22 OF THE CITY CODE TO CONFORM TO STATE LAW; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on August 9, 2021, the City passed ordinance 2021-14 prohibiting the intentional release of any helium or lighter-than-air gas filled balloons into the air within the city limits; and

WHEREAS, on June 25, 2024, Governor DeSantis signed into law HB 321 which amended Florida Litter Law establishing regulations that prohibit the release of certain balloons; and

WHEREAS, the amended Florida Litter Law now regulates the entire issue of balloon releases, thereby rendering Section 22-2(b) of the City code obsolete; and

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

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

Section 1. Amending Chapter 22, Article I, Section 22-2. Chapter 22, Article I, Section 22-2 of the Code of the City of St. Augustine is hereby amended, as follows:

Sec. 22-2. - Littering.

(a) It shall be unlawful for any person to throw, place, deposit or allow to fall or drain into or on any street, lane or alley, or the sidewalks of any street or lane, or the public places of the city, the peel, rind or covering of any fruit, vegetable or melon, or any garbage, trash, offal, wastepaper, dodger, printed circular, litter sweepings, crustacea or mollusks, including drainage therefrom, or waste of any kind, or to leave thereon or therein an unreasonable time any sink, barrel, box or receptacle for garbage, slop water or waste of any kind, liquid or solid.

~~(b) It shall be unlawful for any person, group, or corporation to intentionally release any helium or lighter-than-air gas filled balloons into the air within the city limits except for:~~

~~1) Balloons released by a person on behalf of an educational institution, governmental agency or pursuant to a governmental contract for scientific or meteorological purposes.~~

(eb) Offenses under this section shall be punishable as a civil infraction with a penalty of no more than one hundred dollars (\$100.00) per violation.

Section 2. Inclusion in Code. The City Commission intends that the amendments to this Ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this Ordinance may be re-numbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 3. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Severance of Invalid Provisions. In the event that any section, subsection, sentence, clause, phrase, word, term or provision of this Ordinance shall be held by a court of competent jurisdiction to be partially or wholly invalid, unconstitutional or unenforceable or involved for any reason whatsoever, any such invalidity, unconstitutionality, illegality, or unenforceability shall not affect any of the other or remaining terms, provisions, clauses, sentences, or sections of this Ordinance, and this Ordinance shall be read and/or applied as if the invalid, unconstitutional, illegal, or unenforceable section, subsection, sentence, clause, phrase, word, term or provision did not exist.

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

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: August 1st, 2024

RE: Resolution No. 2024-25

Please place on the Regular Agenda for the August 12th, 2024, Commission Meeting, Resolution No. 2024-25. This resolution increases Water and Sewer rates by the Consumer Price Index, (CPI) of 3%.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Meredith Breidenstein', is written over a horizontal line.

Meredith Breidenstein
Assistant City Manager

RESOLUTION 2024-25

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA MADE PURSUANT TO THE AUTHORITY OF CHAPTER 26, ARTICLE III OF THE CODE OF THE CITY OF ST. AUGUSTINE; INCREASING WATER AND SEWER RATES BY THE CONSUMER PRICE INDEX; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of St. Augustine owns and operates the City of St. Augustine water and wastewater system ("Utility") whose operations are supported entirely by the revenues collected from the customers of the Utility; and

WHEREAS, the Utility was financed, in part, through the issuance of revenue bonds which the covenants made by the City of St. Augustine in conjunction with the issuance of the revenue bonds require the City of St. Augustine, among other things, to collect revenues for its Utility which are sufficient to operate in an efficient and economical manner; to make such the necessary expenditures for equipment and for renewals, repairs, and replacements as may be proper for the operation thereof; make all required deposits to the funds and accounts established in support of the issuance of the revenue bonds; and to otherwise maintain the financial integrity of the Utility financial accounts; and

WHEREAS, Chapter 26, Article III of the Code of the City of St. Augustine authorizes the adoption of water and sewer rates; and

WHEREAS, pursuant to the provisions of Florida Statute 180.13(2), the City Commission sets just and equitable rates, fees and charges for services furnished by the Utility; and

WHEREAS, the City Commission finds, after study and review, that establishing a defined schedule of rates, fees and charges allows the City to recover the costs to the City associated with serving the various classes of consumers and properties and meets the regulatory and fiscal obligations of the Utility and further finds that

establishing a defined schedule of rates, fees and charges allows the City to recover associated costs to the City; and

WHEREAS, the City Commission has enacted Ordinance 2012-13 which provides that the City Commission, from time to time, may establish by resolution such rates, fees and charges pertaining to the Utility as shall be necessary to meet the City's obligations relating to the operation of the Utility and to comply with the requirements of regulatory agencies related to the operation of the Utility and to meet all other obligations of the City related to the Utility; and

WHEREAS, the City Commission desires to continue to maintain fair, just, equitable and appropriate rates, fees and charges consistent with industry standards, while promoting water conservation; and

WHEREAS, the City Commission finds that it is necessary, desirable and fiscally prudent for the utility to adopt this Resolution to amend rates pursuant to the City of St. Augustine Water and Wastewater Ordinance as codified in Article III, Chapter 26 of the Code of Ordinances of the City of St. Augustine and finds that the schedule of rates is adequate to meet the stated goals of the City of St. Augustine and to maintain compliance with the rate covenants adopted in connection with the issuance of the Utility revenue bonds; and

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

SECTION 1. The schedule of fees described in Exhibit "A," Schedule of Utility Fees, attached hereto and incorporated herein, are hereby adopted by the City of St. Augustine.

SECTION 2. The Resolution shall take effect immediately upon adoption; provided, however, that the effective date of the various rates and fee charges shall become effective

PASSED IN REGULAR SESSION of the City Commission of the City of St. Augustine, Florida this 12th day of August, 2024.

Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

Darlene Galambos, City Clerk

(SEAL)

Exhibit A
FY 2025 Utility Rates and Fees

Residential WATER Rate Schedule – Inside City					
	Monthly Base Rate (By Fiscal Year)				
Water Availability	2021	2022	2023	2024	2025
Base Rate, All Meter Sizes	\$14.69	\$14.69	\$15.28	\$15.95	\$16.43
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal
	Monthly Consumption Rate Schedule (per gallon used, divided by 1,000)				
Water Flow Consumption Blocks	2021	2022	2023	2024	2025
Block 1 – 101 to 3,000 gal	\$2.94	\$3.09	\$3.21	\$3.35	\$3.46
Block 2 – 3,001 to 10,000 gal	\$6.56	\$6.94	\$7.22	\$7.54	\$7.76
Block 3 – 10,001 to 20,000 gal	\$8.66	\$9.16	\$9.53	\$9.95	\$10.24
Block 4 – 20,001 to 30,000 gal	\$10.43	\$11.21	\$11.66	\$12.17	\$12.54
Block 5 – Over 30,000 gal	\$13.12	\$14.43	\$15.01	\$15.67	\$16.14

Residential WASTEWATER Rate Schedule – Inside City					
	Monthly Base Rate (By Fiscal Year)				
Wastewater Availability	2021	2022	2023	2024	2025
Base Rate, All Meter Sizes	\$15.11	\$15.99	\$16.63	\$17.36	\$17.88
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal
	Monthly Consumption Rate Schedule (per gallon used, divided by 1,000)				
	2021	2022	2023	2024	2025
Block 1 – 101 to 3,000 gal	\$6.89	\$7.29	\$7.58	\$7.92	\$8.15
Block 2 – 3,001 to 10,000 gal *	\$6.89	\$7.29	\$7.58	\$7.92	\$8.15
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal

Residential WATER Rate Schedule – Outside City					
	Monthly Base Rate (By Fiscal Year)				
Water Availability	2021	2022	2023	2024	2025
Base Rate, All Meter Sizes	\$17.63	\$17.63	\$18.18	\$18.82	\$19.22
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal
	Monthly Consumption Rate Schedule (per gallon used, divided by 1,000)				
Water Flow Consumption Blocks	2021	2022	2023	2024	2025
Block 1 – 101 to 3,000 gal	\$3.53	\$3.71	\$3.82	\$3.96	\$4.04
Block 2 – 3,001 to 10,000 gal	\$7.87	\$8.33	\$8.59	\$8.89	\$9.08
Block 3 – 10,001 to 20,000 gal	\$10.39	\$10.99	\$11.34	\$11.74	\$11.99
Block 4 – 20,001 to 30,000 gal	\$12.52	\$13.46	\$13.87	\$14.36	\$14.67
Block 5 – Over 30,000 gal	\$15.74	\$17.31	\$17.86	\$18.49	\$18.88

Residential WASTEWATER Rate Schedule – Outside City					
	Monthly Base Rate (By Fiscal Year)				
Wastewater Availability	2021	2022	2023	2024	2025
Base Rate, All Meter Sizes	\$18.13	\$19.18	\$19.79	\$20.49	\$20.92
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal
	Monthly Consumption Rate Schedule (per gallon used, divided by 1,000)				
	2021	2022	2023	2024	2025
Block 1 – 101 to 3,000 gal	\$8.27	\$8.75	\$9.02	\$9.34	\$9.54
Block 2 – 3,001 to 10,000 gal *	\$8.27	\$8.75	\$9.02	\$9.34	\$9.54

* Residential Wastewater Capped at 10,000 gallons

Exhibit A
FY 2025 Utility Rates and Fees

Commercial / General Use / Multi-Family / Irrigation WATER Rate Schedule – Inside City					
	Monthly Base Rate (By Fiscal Year)				
Water Availability	2021	2022	2023	2024	2025
Base Rate – All Meter Sizes	-----	-----	-----	-----	-----
Base Rate Meter Sizes					
5/8 or 3/4 inch	\$14.69	\$15.54	\$16.16	\$16.87	\$17.38
1-inch	\$24.48	\$25.90	\$26.94	\$28.12	\$28.96
1 ½ inch	\$48.96	\$51.80	\$53.87	\$56.24	\$57.93
2-inch	\$78.33	\$82.87	\$86.19	\$89.98	\$92.68
3-inch	\$146.88	\$155.40	\$161.62	\$168.73	\$173.79
4-inch	\$244.80	\$259.00	\$269.36	\$281.21	\$289.65
6-inch	\$489.59	\$517.99	\$538.71	\$562.41	\$579.28
8-inch	\$783.35	\$828.78	\$861.94	\$899.86	\$926.86
10-inch	\$1,126.07	\$1,191.38	\$1,239.04	\$1,293.55	\$1,332.36
	Monthly Consumption Rate Schedule (per gallon used, divided by 1,000)				
Water Flow Consumption Blocks	2021	2022	2023	2024	2025
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal
Block 1 – 101 to 3,000 gal	\$6.56	\$6.94	\$7.22	\$7.54	\$7.76
Block 2 – 3,001 to 10,000 All Usage	\$6.56	\$6.94	\$7.22	\$7.54	\$7.76

Commercial / General Use / Multi-Family / Irrigation WASTEWATER Rate Schedule – Inside City					
	Monthly Base Rate (By Fiscal Year)				
Sewer Availability	2021	2022	2023	2024	2025
Base Rate – All Meter Sizes	-----	-----	-----	-----	-----
Base Rate Meter Sizes					
5/8 or 3/4 inch	\$15.11	\$15.99	\$16.63	\$17.36	\$17.88
1-inch	\$25.18	\$26.64	\$27.71	\$28.92	\$29.79
1 ½ inch	\$50.37	\$53.29	\$55.42	\$57.86	\$59.60
2-inch	\$80.59	\$85.26	\$88.67	\$92.57	\$95.35
3-inch	\$151.10	\$159.86	\$166.25	\$173.57	\$178.78
4-inch	\$251.84	\$266.45	\$277.11	\$289.30	\$297.98
6-inch	\$503.67	\$532.88	\$554.20	\$578.58	\$595.94
8-inch	\$805.87	\$852.61	\$886.71	\$925.73	\$953.50
10-inch	\$1,158.44	\$1,225.63	\$1,274.66	\$1,330.74	\$1,370.66
	Monthly Consumption Rate Schedule (per gallon used, divided by 1,000)				
Sewer Flow Consumption Blocks	2021	2022	2023	2024	2025
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal
Block 1 – 0 to 3,000 gal	\$8.27	\$8.75	\$9.10	\$9.50	\$9.79
Block 2 – 3,001 to 10,000 All Usage	\$8.27	\$8.75	\$9.10	\$9.50	\$9.79

Exhibit A
FY 2025 Utility Rates and Fees

Commercial / General Use / Multi-Family / Irrigation WATER Rate Schedule – Outside City					
	Monthly Base Rate (By Fiscal Year)				
Water Availability	2021	2022	2023	2024	2025
Base Rate – All Meter Sizes	-----	-----	-----	-----	-----
Base Rate Meter Sizes					
5/8 or 3/4 inch	\$17.63	\$18.65	\$19.23	\$19.91	\$20.34
1-inch	\$29.38	\$31.08	\$32.05	\$33.18	\$33.89
1 ½ inch	\$58.75	\$62.16	\$64.11	\$66.37	\$67.78
2-inch	\$94.00	\$99.45	\$102.56	\$106.18	\$108.44
3-inch	\$176.26	\$186.48	\$192.32	\$199.10	\$203.33
4-inch	\$293.76	\$310.80	\$320.54	\$331.83	\$338.89
6-inch	\$587.51	\$621.59	\$641.06	\$663.64	\$677.76
8-inch	\$940.02	\$994.54	\$1,025.70	\$1,061.84	\$1,084.42
10-inch	\$1,351.28	\$1,429.65	\$1,474.45	\$1,526.39	\$1,558.86
	Monthly Consumption Rate Schedule (per gallon used, divided by 1,000)				
Water Flow Consumption Blocks	2021	2022	2023	2024	2025
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal
Block 1 – 101 to 3,000 gal	\$7.87	\$8.33	\$8.59	\$8.89	\$9.08
Block 2 – 3,001 to 10,000 All Usage	\$7.87	\$8.33	\$8.59	\$8.89	\$9.08

Commercial / General Use / Multi-Family / Irrigation WASTEWATER Rate Schedule – Outside City					
	Monthly Base Rate (By Fiscal Year)				
Sewer Availability	2021	2022	2023	2024	2025
Base Rate – All Meter Sizes	-----	-----	-----	-----	-----
Base Rate Meter Sizes					
5/8 or 3/4 inch	\$18.13	\$19.18	\$19.79	\$20.49	\$20.92
1-inch	\$30.22	\$31.97	\$32.97	\$34.13	\$34.86
1 ½ inch	\$60.44	\$63.95	\$65.95	\$68.27	\$69.73
2-inch	\$96.71	\$102.32	\$105.52	\$109.23	\$111.56
3-inch	\$181.32	\$191.84	\$197.84	\$204.81	\$209.17
4-inch	\$302.21	\$319.74	\$329.76	\$341.37	\$348.64
6-inch	\$604.40	\$639.46	\$659.49	\$682.72	\$697.25
8-inch	\$967.04	\$1,023.13	\$1,055.19	\$1,092.36	\$1,115.60
10-inch	\$1,390.13	\$1,470.76	\$1,516.84	\$1,570.27	\$1,603.67
	Monthly Consumption Rate Schedule (per gallon used, divided by 1,000)				
Sewer Flow Consumption Blocks	2021	2022	2023	2024	2025
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal
Block 1 – 101 to 3,000 gal	\$9.92	\$10.50	\$10.83	\$11.21	\$11.45
Block 2 – 3,001 to 10,000 All Usage	\$9.92	\$10.50	\$10.83	\$11.21	\$11.45

Exhibit A
FY 2025 Utility Rates and Fees

Fire Hydrants	
Water Only – Minimum Charge per Hydrant	
Private Fire Hydrants	\$8.00

Backflow Preventers	\$/Month /Device
Monthly Surcharge (CCEC) per device	\$1.87

Deposits	
Residential Service	\$129.00
Hydrant Meter	\$284.00

Service Charges	
Monthly Service Charge for accounts that are temporarily disconnected	\$6.00
Turn on water	\$30.00
Turn off water	\$30.00
Install and Remove Hydrant Meter (paid in advance)	\$60.00
Commercial accounts on the turn off list for non-payment	\$18.00
Meter re-read at customer's request:	
If no reading error is discovered	\$16.00
If reading error is discovered	No Charge
Test of meter accuracy at customer's request:	
If meter two (2) inches or smaller is found to be producing no customer overcharge	\$114.00
If meter larger than two (2) inches is found to be producing no customer overcharge	\$222.00
If any meter is found to be producing a customer overcharge	No Charge
Meter tampering	\$105.00 plus repair costs
Any service call outside of normal working hours	\$83.00
Plugging, disconnecting or illegally connecting sewer service	\$200 plus repair costs
Fire Hydrant flow test	\$114.00

WATER Services – Tap and Meter – by Utility	Inside City	Outside
3/4"	\$745.72	\$886.83
1"	\$1,115.49	\$1,326.64
2"	\$3,728.60	\$4,436.21
Extensions and special installations	Actual (*)	Actual (*)

WATER Services – Meter Only – by Utility	Inside City	Outside City
3/4"	\$434.66	\$517.06
1"	\$590.19	\$701.43
2"	\$1,491.44	\$1,774.69
3" (**)	Actual (*)	Actual (*)
4" or larger	Actual (*)	Actual (*)

WATER Services – by Contractor	Inside City	Outside City
3/4" (Tap Fee)	\$132.87	\$157.59
1" (Tap Fee)	\$264.71	\$314.15
2" (Tap Fee)	\$394.49	\$468.65
3" (**) (Tap Fee)	\$621.09	\$738.51
4" (Tap Fee)	\$821.94	\$977.47
6" (Tap Fee)	\$1,024.85	\$1,219.52
8" or larger (Tap Fee)	\$1,282.35	\$1,525.43

Exhibit A
FY 2025 Utility Rates and Fees

SEWER Taps with Cleanouts or Valves – by Utility	Inside City	Outside City
Gravity tap (Existing Lateral)	\$394.49	\$469.68
Gravity tap (Install shallow lateral – less than 5 feet deep)	\$1,315.31	\$1,565.60
Gravity tap (Install deep lateral – greater than 5 feet deep)	\$1,863.27	\$2,283.81
Gravity service (Extensions and special installations)	Actual (*)	Actual (*)
2" Force Main tap	\$1,863.27	\$2,283.81
LPSS Connection with Station (Residential Only)	\$8,000.00	\$8,000.00

SEWER Taps with Cleanouts or Valves – by Contractor	Inside City	Inside City
Gravity tap	\$371.83	\$442.90
Force Main tap	\$621.09	\$739.54

*Actual In-House (Parts, Labor, Material), plus any required consultant/contractor costs, plus 25%

**3" Taps on City Mains are prohibited. 3" Meters & Backflow Devices are allowed. Customer may choose to install a 4' Tap, then reduce to 3' meter or 3" backflow device.

INSPECTION Fees for Work by Contractor	Inside City	Outside City
Per each water main tap/connection/meter box, or each sewer main tap/connection, installed by the developer	\$273.98	\$325.48
Per each fire hydrant or fire protection water service, installed by the developer	\$273.98	\$325.48
Per each sewer manhole, installed by the developer	\$273.98	\$325.48
Per each pump station, installed by the developer	\$932.15	\$1,108.28
Per 500 feet (or fraction thereof) of new water main or new sewer main constructed by the developer	\$273.98	\$325.48

Right-of-Way RESTORATION Fees for Work by Utility	Inside City	Outside City
Per tap or service installed by the Utility (no road cut required)	571.65	679.80
Per tap or service installed by the Utility (open road cut required, or jack & bore, or directional drill)	1,142.27	1,359.60
Per 100 feet (or fraction thereof) of utility extension installed by the Utility	571.65	679.80

Miscellaneous	Inside City	Outside City
Fee for Utility to reset, repair or replace damaged facilities or equipment	Actual (*)	Actual (*)
Other Agency Permits, as required, obtained by Utility	284.28	337.84

FLOW BASED FEES	Effective January 1, 2016	
	Service Area-wide	
Per GPD (gallons per day) of Flow based on Listed Uses in City Code Chapter 26	\$/GPD	Fee for 1 Residential ERC (Equivalent Residential Connection)
Water	\$8.44	\$2,532.00
Sewer	\$9.00	\$1,890.00

Northwest Area Forcemain Surcharge (Applies to all SEWER connections within Northwest Area Surcharge Zones)	Effective January 1, 2016	
	Service Area-wide	
Per GPD (gallons per day) of Flow based on Listed Uses in City Code Chapter 26	\$/GPD	Fee for 1 Residential ERC (Equivalent Residential Connection)
Sewer	\$5.52	\$1,159.20

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: August 1st, 2024

RE: Resolution No. 2024-26

Please place on the Regular Agenda for the August 12th, 2024, Commission Meeting, Resolution No. 2024-26. This resolution increases Stormwater Management Utility rates by the Consumer Price Index, (CPI) of 3%.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Meredith Breidenstein", is written over a horizontal line.

Meredith Breidenstein
Assistant City Manager

RESOLUTION 2024-26

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA MADE PURSUANT TO THE AUTHORITY OF SECTION 29-5 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR AND ADOPTING A SCHEDULE OF STORMWATER MANAGEMENT UTILITY FEES AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine finds that the Stormwater Management Utility provides a vital enterprise necessary for the operation, maintenance, and improvements of the City's stormwater management system; and

WHEREAS, the City of St. Augustine prepared and adopted the 2013 Stormwater Master Plan identifying near and long-term priorities requiring necessary resources to accomplish critical and necessary infrastructure improvements for the benefit of the citizens of St. Augustine; and

WHEREAS, the Stormwater Management Utility rates require amendment to accomplish said critical and necessary improvements identified in the stormwater master plan and require further amendment to address technology and financial requirements in the rate structure.

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

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

SECTION I. The foregoing recitals are incorporated herein by reference and made a part of this Resolution.

SECTION II. The City Commission approves the stormwater management utility fee to be applied to residential and nonresidential properties for fiscal year 2024-2025 to be calculated at ten dollars and fifty-six cents per month for each SFU (\$10.56/month x SFU). The monthly fee in subsequent years will reflect this 2024-2025 rate adjustment, unless otherwise adopted by resolution.

SECTION III. The fees shall become effective October 1, 2024.

PASSED IN REGULAR SESSION of the City Commission of the City of St.
Augustine, Florida this _____ day of August 2024.

Nancy Sikes-Kline
Mayor-Commissioner

ATTEST:

Darlene Galambos
City Clerk

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: August 1st, 2024

RE: Resolution No. 2024-27

Please place on the Regular Agenda for the August 12th, 2024, Commission Meeting, Resolution No. 2024-27. This resolution increases Solid Waste Rates and Fees, by the Consumer Price Index, (CPI) of 3%.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Meredith Breidenstein", with a long horizontal flourish extending to the right.

Meredith Breidenstein
Assistant City Manager

RESOLUTION 2024-27

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA MADE PURSUANT TO THE AUTHORITY OF SECTION 30-10 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR AND ADOPTING A SCHEDULE OF SOLID WASTE RATES AND MISCELLANEOUS FEES AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of St. Augustine provides solid waste services for residential and commercial properties, including recycling, bulk collections, and yard waste; and

WHEREAS, the City of St. Augustine operates the solid waste fund as an enterprise; and

WHEREAS, the City Commission of the City of St. Augustine by ordinance previously has established the rates, fees and charges pertaining to the Utility; and

WHEREAS, pursuant to the provisions of applicable law, the City Commission sets rates, fees and charges for services furnished by the Solid Waste; and

WHEREAS, the City Commission finds after analysis of the operation, a defined amount of the fees and charges are necessary for the City to recover the costs of the City associated with serving the city with its solid waste collection and disposal costs that meets the regulatory and fiscal obligations of the Solid Waste Fund and further finds that fees and charges are necessary to recover costs of the City associated with this operation; and

WHEREAS, the City Commission has enacted Ordinance 2017-31 which provides that the City Commission, from time to time, may establish by resolution such rates as shall be necessary to meet the City's obligations relating to the Solid Waste operation and to meet all other obligations of the City related to Solid Waste; and

WHEREAS, the City Commission desires to continue to maintain fair, just, equitable and appropriate rates, fees and charges;

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

SECTION I. The foregoing recitals are incorporated herein by reference and made a part of this Resolution.

SECTION II. The fees described in Exhibit "A," Schedule of Solid Waste Rates and Fees, attached hereto and incorporated herein, are hereby adopted by the City of St. Augustine.

SECTION III. The fees shall become effective October 1, 2024.

PASSED IN REGULAR SESSION of the City Commission of the City of St. Augustine, Florida this _____ day of August 2024.

Nancy Sikes-Kline
Mayor-Commissioner

ATTEST:

Darlene Galambos
City Clerk

Exhibit A

City of St. Augustine, Solid Waste Rates

FY 2025

Residential Services

Cart Services -

rates established include base collection rate plus base residential disposal rate per month

Base Collection Rate		\$	9.81		\$	10.10
Base Residential Disposal Rate	Existing	\$	18.55	Proposed 2025	\$	19.11
Total Fee Residential Cart	Total Existing	\$	28.65	<u>Total proposed</u>	\$	<u>29.21</u>

Residential Dumpster

Construction and Demolition Debris	Existing	\$146.00	Proposed 2025	\$150
Monthly Rental Fee*	Existing	\$104.00	Proposed 2025	\$107
Bulky Yard Debris *	Existing	\$75	<u>Proposed 2025</u>	<u>\$78</u>

* Rental fee applied if dumpster has not been serviced within 30 days

Charge for additional yard debris over the 4-yard threshold allowed by code.

Cart Fee

Residential Customer Cart Service	\$130 per New Residential Service Established (1)
Commercial Customer Cart Service	\$70/cart (1)
Cart Swap Feet	\$ 30 per Customer requested change-out

1. Fee includes one (1), 65-gallon household trash can and one (1), 65-gallon recycling can.

Home Occupation Services -

for licensed commercial enterprise located within the owner's place of residence that uses cart services

Home Occupied Office *	Existing	\$68.95	<u>Proposed 2025</u>	<u>\$71.02</u>
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* Commercial Cart Fee - 1 service per week

Exhibit A

City of St. Augustine, Solid Waste Rates

FY 2025

Commercial Services

Cart Services -

rates established include base collection rate plus base commercial disposal rate per month

Base Collection Rate		\$	9.81		\$	10.10
Commercial Disposal Rate	Existing	\$	5.98	Proposed 2025	\$	6.16
Total Fee Commercial Cart	Total Existing	\$	16.08	<u>Total Proposed</u>	<u>\$</u>	<u>16.26</u>

Monthly Rates Commercial Cart Service

# of Carts	Weekly Collection Frequency				
	2	3	4	5	6
1	\$ 71.01	\$ 116.17	\$ 154.88	\$ 193.58	\$ 232.33
2	\$ 88.02	\$ 144.04	\$ 192.07	\$ 201.36	\$ 210.65
3	\$ 114.62	\$ 171.93	\$ 229.25	\$ 247.83	\$ 343.87
4	\$ 133.20	\$ 199.80	\$ 266.42	\$ 333.03	\$ 399.63
5	\$ 151.80	\$ 227.69	\$ 303.59	\$ 379.49	\$ 455.39
6	\$ 170.38	\$ 255.56	\$ 340.77	\$ 425.95	\$ 511.14
7	\$ 188.97	\$ 283.47	\$ 377.95	\$ 472.42	\$ 566.91
8	\$ 207.57	\$ 311.34	\$ 415.10	\$ 518.88	\$ 622.66
9	\$ 226.15	\$ 339.22	\$ 452.28	\$ 565.36	\$ 678.43
10	\$ 244.74	\$ 367.10	\$ 489.46	\$ 611.83	\$ 734.18
11	\$ 263.32	\$ 394.97	\$ 526.64	\$ 658.30	\$ 789.96
12	\$ 281.91	\$ 422.86	\$ 563.81	\$ 704.76	\$ 845.72

Monthly Rates Commercial Dumpster Service

Size	Weekly Collection Frequency						
	1	2	3	4	5	6	7
2	\$ 117.12	\$ 201.45	\$ 302.05	\$ 402.76	\$ 501.78	\$ 604.22	\$ 704.94
4	\$ 201.45	\$ 402.76	\$ 604.22	\$ 805.67	\$ 1,007.12	\$ 1,208.57	\$ 1,410.01
6	\$ 302.05	\$ 604.22	\$ 906.39	\$ 1,208.57	\$ 1,510.74	\$ 1,812.91	\$ 2,114.41
8	\$ 402.76	\$ 805.67	\$ 1,208.57	\$ 1,611.46	\$ 2,014.35	\$ 2,417.11	\$ 2,819.86

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: July 25, 2024

RE: Agenda Item for August 12, 2024 City Commission Meeting;
Resolution 2024-28 Traffic Signal Maintenance and Compensation
Agreement for FY 2025 between the FDOT and COSA

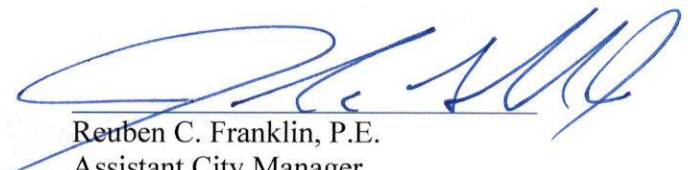
The FDOT and COSA Mobility Division request City Commission consideration of the proposed resolution authorizing the annual renewal of the Traffic Signal Maintenance and Compensation Agreement, Exhibit A, between the FDOT and COSA for Fiscal Year 2025.

The City of St. Augustine, as the maintaining agency, will continue to be responsible for the maintenance and continuous operation of the traffic signal systems at the locations listed within the Agreement's Exhibit A, attached with Resolution 2024-28.

The FDOT agrees to pay an annual compensation amount based on the Department's fiscal year for the maintenance and continuous operation of the traffic signal systems listed in Exhibit A.

Attached, please find the proposed Resolution 2024-28 and amended Exhibit A for Fiscal Year 2025; and please let me know of any questions or concerns.

Sincerely,



Reuben C. Franklin, P.E.
Assistant City Manager

Resolution 2024-28 and Amendment to Exhibit A

cc:

D. Galambos, City Clerk
I. Lopez, City Attorney
M. Breidenstein, Assistant City Manager

RESOLUTION 2024-28

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, AUTHORIZING THE EXECUTION OF THE ANNUAL AMENDMENT OF EXHIBIT "A" FOR FY 2025 OF THE TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE CITY OF ST. AUGUSTINE DATED AUGUST 25, 2015.

WHEREAS, The City of St. Augustine deems it in the public interest to maintain certain traffic signals and control beacons of the State Highway System within the corporate limits of the City and to enter into the attached annual Amendment to Exhibit "A" for FDOT FY 2025 (July 2024- June 2025) per the original Agreement dated August 25, 2015 with the Florida Department of Transportation (FDOT) for the maintenance of those traffic signals and control beacons and the compensation of the City for providing such maintenance; and

WHEREAS, the City Attorney for the City of St. Augustine has approved the annual Amendment to Exhibit "A" of the Traffic Signal Maintenance and Compensation Agreement as to form, content, and legal sufficiency; and

WHEREAS, the City Commission of the City of St. Augustine designates an authorized representative to execute said Amendment, and its counterparts as described in Exhibit "A".

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

Section 1. That the City of St. Augustine concurs in and hereby adopts and ratifies the provisions of Amendment to Exhibit "A" to the original Agreement dated August 25, 2015, with the Florida Department of Transportation for the maintenance of certain traffic signals and control beacons and compensation for said maintenance as described in said Amendment. A copy of the Amendment for FDOT FY2025 is attached hereto and incorporated herein as Exhibit "A."

Section 2. That the City Commission of the City of St. Augustine hereby authorizes the City Manager and City Clerk to execute Amendment to Exhibit "A" for FDOT FY2025, and subsequent annual Amendments to Exhibit "A", to the Agreement dated August 25, 2015, and transmit same to the Florida Department of Transportation.

PASSED in Regular Session, of the City Commission of the City of St. Augustine,
Florida, this ____ day of August 2024.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**AMENDMENT TO THE TRAFFIC SIGNAL MAINTENANCE
AND COMPENSATION AGREEMENT**

750-010-24a
TRAFFIC OPERATIONS
04/23
Page 1 of 1

CONTRACT NO. ARV63
FINANCIAL PROJECT NO. 41353418809
F.E.I.D. NO. F596000420013
AMENDMENT NO. _____

THIS AMENDMENT TO THE TRAFFIC SIGNAL AND MAINTENANCE AGREEMENT ("Amendment") is made and entered into on this _____ day of _____, by and between the STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION ("Department"), an agency of the State of Florida, and City of St Augustine, ("Maintaining Agency").

RECITALS

WHEREAS, the Department and the Maintaining Agency on _____ entered into a Traffic Signal Maintenance and Compensation Agreement ("Agreement").

WHEREAS, the Parties have agreed to modify the Agreement on the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the mutual covenants in this Amendment, the Agreement is amended as follows:

1. Exhibit A is amended, superseded and replaced in its entirety with the new Exhibit A that is attached to this Amendment.

IN WITNESS WHEREOF, the undersigned parties have executed this Amendment on the day, month and year set forth above.

City of St Augustine, Florida
(Maintaining Agency)

**STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION**

By: _____
(Authorized Signature)

By: _____
(Authorized Signature)

Print/Type Name: _____

Print/Type Name: _____

Title: _____

Title: _____

Legal Review: _____

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

750-010-22
 TRAFFIC OPERATIONS
 04/23
 Exhibit A Page 1 of 4

EXHIBIT A
Reimbursement for Maintenance and Operation FY 2025

<u>CITY OF ST. AUGUSTINE</u>																		
Intersection Location	Traffic Signals (TS)	Traffic Signal - Interconnected & monitored (IMTS)	Intersection Control Beacon (ICB)	Pedestrian Flashing Beacon (PFB)	Emergency Fire Dept. Signal (FDS)	Speed Activated Warning Display (SAWD)	Illuminated Street Name Signs (ISNS)	Blank Out Sign (BOS)	Traffic Warning Beacon (TWB)	Probe Data Detection System (PDDS)	Uninterruptible Power Supplies (UPS)	Connected Automated Vehicle Devices (CAVD)	Pedestrian Hybrid Beacon (PHB)	Arterial Dynamic Message Sign (ADMS)	Passive Pedestrian Detection (PPD)	Traffic Monitoring Camera (TrMC)	In-Roadway Warning Lights (IRWL)	Compensation Amount (using Unit Rates from Exhibit B)
SR A1A at ZORAYDA AVE.							\$403.00	\$864			\$127		\$2,722.00					\$4,116
SR207 at CR 5A (OLD DIXIE HWY.)		\$5,720									\$127							\$5,847
SR312 at MIZELL RD.		\$5,720																\$5,720
SR312 at PLANTATION ISLAND DR./ANTIGUA		\$5,720					\$403.00											\$6,123
SR5, (US1) at SR207		\$5,720					\$403.00				\$127							\$6,250
SR5, (US1) at SR5A, (ALT US1)		\$5,720									\$127							\$5,847
SR5, (US1) at CASTILLO DR.		\$5,720									\$127							\$5,847
SR5, (US1) at SAN CARLOS AVENUE		\$5,720					\$403.00				\$127							\$6,250
SR5, (US1) at SR16		\$5,720									\$127							\$5,847
SR5, (US1) at RAMBLA ST./WINN-DIXIE	\$4,024										\$127							\$4,151

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

750-010-22
 TRAFFIC OPERATIONS
 04/23
 Exhibit A Page 2 of 4

EXHIBIT A
Reimbursement for Maintenance and Operation FY 2025

CITY OF ST. AUGUSTINE																		
Intersection Location	Traffic Signals (TS)	Traffic Signal - Interconnected & monitored (IMTS)	Intersection Control Beacon (ICB)	Pedestrian Flashing Beacon (PFB)	Emergency Fire Dept. Signal (FDS)	Speed Activated Warning Display (SAWD)	Illuminated Street Name Signs (ISNS)	Blank Out Sign (BOS)	Traffic Warning Beacon (TWB)	Probe Data Detection System (PDSS)	Uninterruptible Power Supplies (UPS)	Connected Automated Vehicle Devices (CAVD)	Pedestrian Hybrid Beacon (PHB)	Arterial Dynamic Message Sign (ADMS)	Passive Pedestrian Detection (PPD)	Traffic Monitoring Camera (TrMC)	In-Roadway Warning Lights (IRWL)	Compensation Amount (using Unit Rates from Exhibit B)
SR5, (US1) at CITY OF ST. AUGUSTINE FIRE STATION					\$1,362													\$1,362
SR5A, (ALT US1) at MID BLOCK FSDB/MACARIS ST.	\$4,024																	\$4,024
SR5A, (ALT US1) at AVENIDA/MENENDEZ/BRG. OF LIONS		\$5,720									\$127							\$5,847
SR5A, (ALT US1) at FT. ALLEY MID BLOCK		\$5,720									\$127							\$5,847
SR5A, (ALT US1) at CASTILLO DR./SAN MARCO		\$5,720																\$5,720
SR5A, (ALT US1) at SRA1A, MAY ST.		\$5,720					\$403.00				\$127							\$6,250
SR5A, (ALT US1) at MIDBLOCK HAWK													\$2,722.00					\$2,722
SR5A, (ALT US1) at N. OF BRIDGE OF LIONS				\$780														\$780
SR5A, (ALT US1) at HYPOLITA ST.				\$780														\$780
SR5A, (ALT US1) at LOCUST ST.				\$780														\$780

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

750-010-22
 TRAFFIC OPERATIONS
 04/23
 Exhibit A Page 3 of 4

EXHIBIT A
Reimbursement for Maintenance and Operation FY 2025

CITY OF ST. AUGUSTINE																		
Intersection Location	Traffic Signals (TS)	Traffic Signal - Interconnected & monitored (IMTS)	Intersection Control Beacon (ICB)	Pedestrian Flashing Beacon (PFB)	Emergency Fire Dept. Signal (FDS)	Speed Activated Warning Display (SAWD)	Illuminated Street Name Signs (ISNS)	Blank Out Sign (BOS)	Traffic Warning Beacon (TWB)	Probe Data Detection System (PDSS)	Uninterruptible Power Supplies (UPS)	Connected Automated Vehicle Devices (CAVD)	Pedestrian Hybrid Beacon (PHB)	Arterial Dynamic Message Sign (ADMS)	Passive Pedestrian Detection (PPD)	Traffic Monitoring Camera (TrMC)	In-Roadway Warning Lights (IRWL)	Compensation Amount (using Unit Rates from Exhibit B)
SR5A, (ALT US1) at OLD MISSION AVE.				\$780														\$780
SR5A, (ALT US1) at MID BLOCK PEDESTRIAN (FORT)		\$5,720									\$127							\$5,847
SR5A, (ALT US1) at WILLIAMS ST.				\$780														\$780
SR5A, (ALT US1) at SAN CARLOS AVENUE		\$5,720					\$403.00											\$6,123
SRA1A at EDMINSTER AVE. MID BLOCK	\$4,024										\$127							\$4,151
SRA1A at MATANZAS BLVD.	\$4,024										\$127							\$4,151
SRA1A, ANASTASIA BLVD. at R. B. HUNT ELEM. SCHOOL				\$780														\$780
Total Lump Sum Amount*																		\$112,722.00

* Amount paid shall be the Total Lump Sum (minus any retainage or forfeiture).

750-010-22
TRAFFIC OPERATIONS
04/23
Exhibit A Page 4 of 4

I certify that the above Traffic Signals and Devices will be maintained and operated in accordance with the requirements of the Traffic Signal Maintenance and Compensation Agreement. For satisfactory completion of all services detailed in this Agreement for this time period, the Department will pay the Maintaining Agency a Total Lump Sum (minus any retainage or forfeiture) of \$112,722.00

District Traffic Operations Engineer Date

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: July 31, 2024

RE: Staff Report: Spanish Street Pedestrian Pilot Project Summary

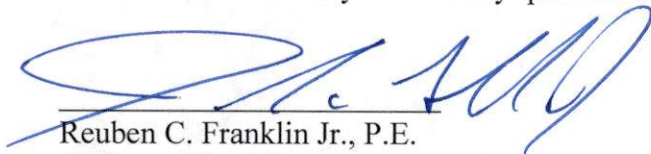
Residents that live on Spanish St requested the city to look at traffic pattern alternatives to reduce the amount of vehicular traffic on the section of Spanish St between Cuna St and Orange St. The City Commission approved a pilot project that began on April 12, 2024, and has been in effect for over 90 days.

The pilot project included the following changes:

- Spanish St is one way north from Treasury St to Cuna St.
- Cuna St is one way west from Spanish St to Cordova St.
- Tolomato Ln is one way west from Spanish St to Cordova St.
- Trucks will enter Tolomato Lot to access Spanish St and turn left on Spanish St to get to the loading zone and then exist via Tolomato Ln.
- Residents and businesses that have parking along Spanish St will access their parking through the Tolomato Lot and exit via Tolomato Ln.
- Spanish St is pedestrian only from Tolomato Ln to Orange St.
- Spanish St is pedestrian and local traffic only between Cuna St and the Tolomato Lot driveway access. Local traffic only means residents and businesses will be able to drive to their house or parking lot in this section.

Staff plans to present the commission with findings of the pilot project and seek input on whether to make the changes permanent. The attached presentation provides information on existing and proposed traffic changes for the City Commission's consideration. The City Commission can choose to return Spanish St back to existing conditions or make the pilot project changes permanent.

Please let me know if you have any questions.



Reuben C. Franklin Jr., P.E.
Assistant City Manager

cc: Attachments: Spanish Street Traffic and Pedestrian Pilot Project Presentation
Spanish Street Traffic Study



City of St. Augustine

Spanish Street Traffic and Pedestrian Pilot Project

City Commission
August 12, 2024

Agenda

- Existing Conditions Overview
- Pilot Project Overview
- Traffic Study Results
- Next Steps / Q&A



Existing Conditions

- Spanish St is one way north from Treasury St to Orange St
- Cuna St is one way east from Cordova St to Spanish St
- Tolomato Ln is one way west from Spanish St to Cordova St





Pilot Project Overview

- Spanish St is one way north from Treasury St to Cuna St
- Cuna St is one way west from Spanish St to Cordova St
- Tolomato Ln is one way west from Spanish St to Cordova St
- Trucks will enter Tolomato Lot to access Spanish St and turn left on Spanish St to get to the loading zone and then exist via Tolomato Ln
- Residents and businesses that have parking along Spanish St will access their parking through the Tolomato Lot and exit via Tolomato Ln
- Spanish St is pedestrian only from Tolomato Ln to Orange St
- Spanish St is pedestrian and local traffic only between Cuna St and the Tolomato Lot driveway access. Local traffic only means residents and businesses will be able to drive to their house or parking lot in this section.



Spanish St – Pilot Project

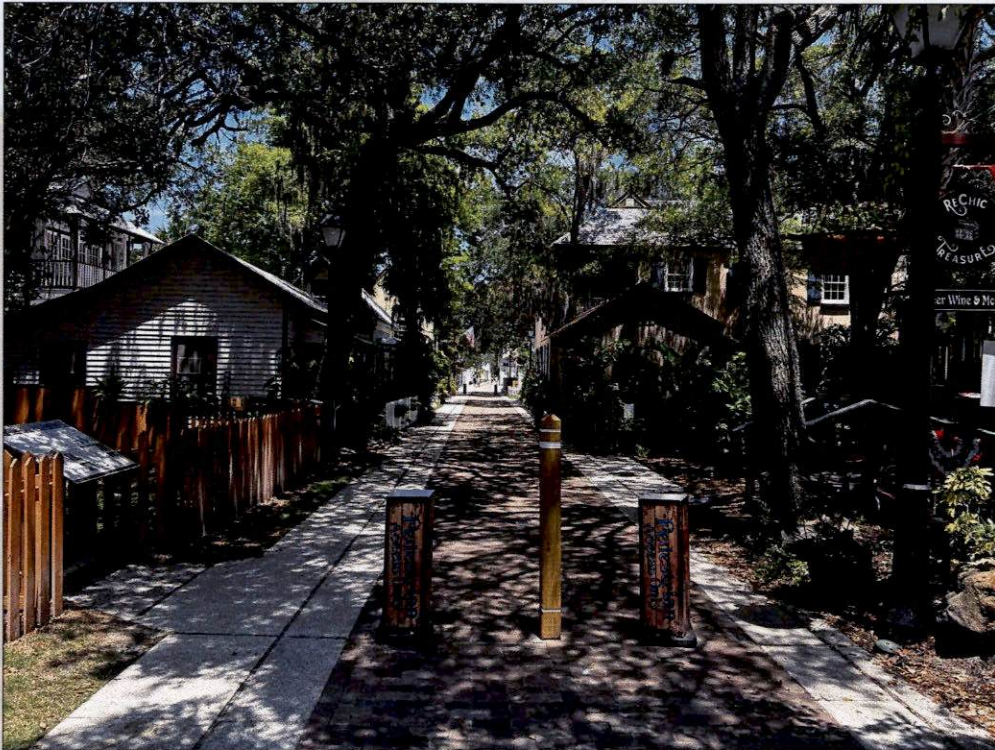


New signage at Cordova St and Tolomato Lot



New signage at Spanish St and Tolomato Lot

Spanish St – Pilot Project

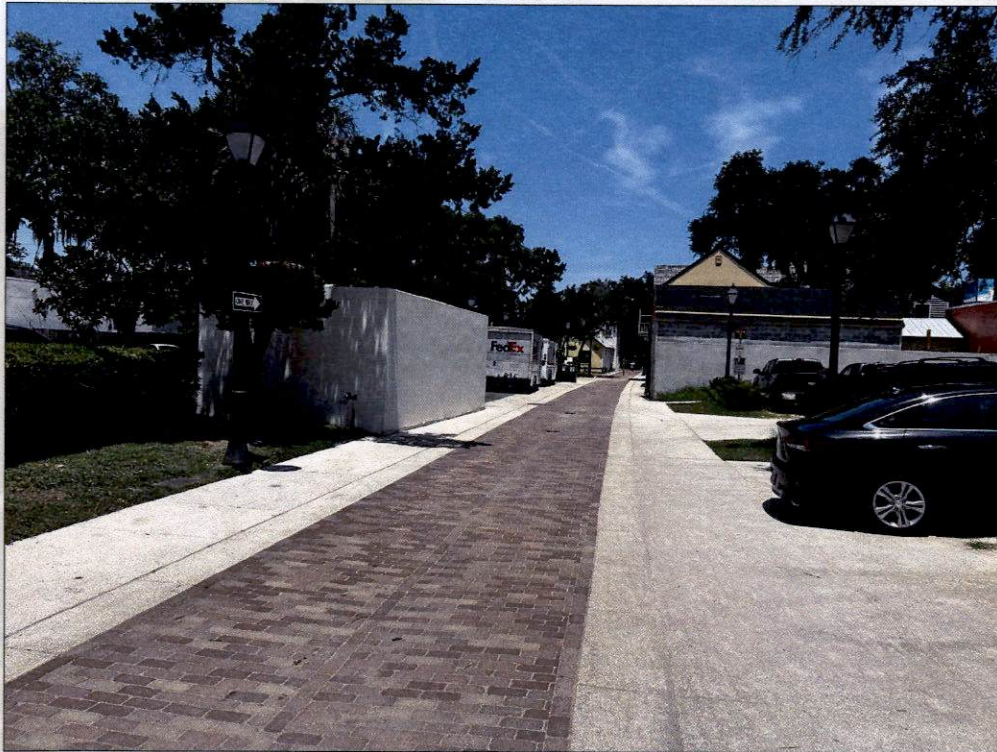


Looking north from Cuna St



Looking north on Spanish St

Spanish St – Pilot Project



Looking north on Spanish St near Tolomato Lot exit



Looking south on Spanish St near the commercial loading zone

Spanish St – Pilot Project



Looking north on Spanish St at Tolomato Ln intersection



Looking north on Spanish St at Orange St

Spanish St Traffic Study Results

Executive Summary

Spanish Street between Hypolita and Cuna Streets:

Average Daily Traffic (ADT)	588 VPD
Peak Hour Traffic	59 VPH
85th Percentile Speed	13 MPH
Pedestrians / Hour	163 PPH
Pedestrians / Day	2,296 PPD

Spanish Street between Cuna and Orange Streets:

Average Daily Traffic (ADT)	105 VPD
Peak Hour Traffic	10 VPH
85th Percentile Speed	12 MPH
Pedestrians / Hour	57 PPH
Pedestrians / Day	798 PPD



Next Steps...

1. Return Spanish St to existing conditions.
2. Make the pilot project permanent.
 - ☐ Amend Code of Ordinances Sec 24-13 One-way streets

Q & A

Spanish Street Traffic Study

July 30, 2024

Executive Summary

Spanish Street between Hypolita and Cuna Streets:

Average Daily Traffic (ADT)	588 VPD
Peak Hour Traffic	59 VPH
85th Percentile Speed	13 MPH
Pedestrians / Hour	163 PPH
Pedestrians / Day	2,296 PPD

Spanish Street between Cuna and Orange Streets:

Average Daily Traffic (ADT)	105 VPD
Peak Hour Traffic	10 VPH
85th Percentile Speed	12 MPH
Pedestrians / Hour	57 PPH
Pedestrians / Day	798 PPD

Spanish Street between Hypolita and Cuna Streets

	<u>Northbound</u>	<u>Southbound</u>	<u>Combined</u>
Avg. Daily Traffic (ADT)	558 VPD	30 VPD	588 VPD
ADT (Weekday)	520 VPD	33 VPD	553 VPD
ADT (Weekend)	614 VPD	25 VPD	639 VPD
85% Speed	13 MPH	13 MPH	13 MPH
Peak Hour (Weekday)	52 Veh @ 5:00PM	---	
Peak Hour (Weekend)	61 Veh @ 11:00AM	---	
Peak Hour (Average)	---	---	59 VPH
Pedestrians / Hour	104 PPH	59 PPH	163 PPH
Pedestrians / Day	1,463 PPD	833 PPD	2,296 PPD

Spanish Street between Cuna and Orange Streets

	<u>Northbound</u>	<u>Southbound</u>	<u>Combined</u>
Avg. Daily Traffic (ADT)	97 VPD	8 VPD	105 VPD
ADT (Weekday)	98 VPD	8 VPD	106 VPD
ADT (Weekend)	94 VPD	9 VPD	103 VPD
85% Speed	12 MPH	13 MPH	12 MPH
Peak Hour (Weekday)	12 Veh @ 12noon	---	
Peak Hour (Weekend)	11 Veh @ 5:00PM	---	
Peak Hour (Average)	---	---	10 VPH
Pedestrians / Hour	26 PPH	30 PPH	56 PPH
Pedestrians / Day	371 PPD	427 PPD	798 PPD

Spanish Street at Hypolita Street

Tuesday, July 16, 2024

Traffic Counts --All Vehicles:

Time	Spanish St.			Spanish St.			Hypolita St.			Hypolita St.		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1:00PM	1	9	0	0	0	0	0	0	0	0	17	2
1:15PM	2	2	0	0	0	0	0	0	0	0	18	3
1:30PM	4	4	0	0	0	1	0	0	0	0	30	1
1:45PM	2	5	0	0	0	0	0	0	0	0	13	3
Hourly Total	9	20	0	0	0	1	0	0	0	0	78	9
2:00PM	5	9	0	0	0	1	0	0	0	0	16	2
2:15PM	7	8	0	0	0	0	0	0	0	0	14	4
2:30PM	3	8	0	0	0	0	0	0	0	0	19	3
2:45PM	2	5	0	0	0	1	0	0	0	0	16	2
Hourly Total	17	30	0	0	0	2	0	0	0	0	65	11
2-Hr. Total	26	50	0	0	0	3	0	0	0	0	143	20

Spanish Street at Hypolita Street

Tuesday, July 16, 2024

Pedestrian Counts

Time	Spanish St.			Spanish St.			Hypolita St.			Hypolita St.		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1:00PM	0	0	3	2	5	5	6	13	2	16	20	3
1:15PM	0	6	11	6	2	0	8	22	0	1	23	5
1:30PM	2	8	15	8	6	4	6	7	1	7	10	14
1:45PM	2	7	3	9	6	0	8	18	6	15	18	23
Hourly Total	4	21	32	25	19	9	28	60	9	39	71	45
2:00PM	4	6	12	3	3	6	15	25	2	6	6	5
2:15PM	0	5	11	0	0	1	2	17	4	8	25	12
2:30PM	5	6	9	8	3	8	18	14	6	4	10	17
2:45PM	0	12	8	0	4	7	5	22	3	9	27	12
Hourly Total	9	29	40	11	10	22	40	78	15	27	68	46
2-Hr. Total	13	50	72	36	29	31	68	138	24	66	139	91

Spanish Street at Cuna Street

Tuesday, July 16, 2024

Traffic Counts - All Vehicles

Time	Spanish St.			Spanish St.			Cuna St.			Cuna St.		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1:00PM	12	0	4	0	0	0	0	0	0	0	1	0
1:15PM	4	0	0	0	0	0	0	0	0	0	2	0
1:30PM	3	0	0	0	0	0	0	0	0	0	1	0
1:45PM	6	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	25	0	4	0	0	0	0	0	0	0	4	0
2:00PM	6	0	2	0	0	0	0	0	0	0	0	0
2:15PM	14	0	1	0	0	0	0	0	0	0	2	0
2:30PM	9	0	2	0	0	0	0	0	0	0	1	0
2:45PM	5	0	2	0	0	0	0	0	0	0	0	0
Hourly Total	34	0	7	0	0	0	0	0	0	0	3	0
2-Hr. Total	59	0	11	0	0	0	0	0	0	0	7	0

Spanish Street at Cuna Street

Tuesday, July 16, 2024

Pedestrian Counts

Time	Spanish St.			Spanish St.			Hypolita St.			Hypolita St.		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1:00PM	1	12	0	0	9	0	0	6	0	0	7	0
1:15PM	0	7	0	0	8	0	0	14	0	0	2	0
1:30PM	0	21	0	0	11	0	0	11	0	0	6	0
1:45PM	0	19	0	0	11	0	0	19	0	0	2	0
Hourly Total	1	59	0	0	39	0	0	50	0	0	17	0
2:00PM	0	11	0	0	12	0	0	25	0	0	7	0
2:15PM	0	16	0	0	13	0	0	18	0	0	12	0
2:30PM	0	20	0	0	15	0	0	30	0	0	7	0
2:45PM	0	15	0	0	13	0	0	13	0	0	8	0
Hourly Total	0	62	0	0	53	0	0	86	0	0	34	0
2-Hr. Total	1	121	0	0	92	0	0	136	0	0	51	0

Spanish Street at Tolomato Lot at #21 Spanish Street

Tuesday, July 17, 2024

WES

Traffic Counts - All Vehicles

Time	Spanish St.			Spanish St.			Tolomato Lot			Tolomato Lot		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1:00PM	0	0	0	0	0	0	0	0	0	0	1	0
1:15PM	0	0	0	0	0	0	4	0	3	0	2	0
1:30PM	0	0	0	0	0	0	1	2	0	0	0	0
1:45PM	0	0	0	0	0	0	3	1	0	0	0	0
Hourly Total	0	0	0	0	0	0	8	3	3	0	3	0
2:00PM	0	0	0	0	0	0	2	2	0	0	1	0
2:15PM	0	0	0	0	0	0	2	0	0	0	0	0
2:30PM	0	0	0	0	0	0	1	1	1	0	1	0
2:45PM	0	0	0	0	0	0	3	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	8	3	1	0	2	0
2-Hr. Total	0	0	0	0	0	0	16	6	4	0	5	0

Spanish Street at Tolomato Lot at #21 Spanish Street

Tuesday, July 17, 2024

WEDS

Pedestrian Counts

Time	Spanish St.			Spanish St.			Tolomato Lot			Tolomato Lot		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1:00PM	0	6	0	0	5	0	0	1	0	0	1	0
1:15PM	0	5	0	0	15	0	0	0	0	0	6	0
1:30PM	0	8	0	0	6	0	0	3	0	0	2	0
1:45PM	0	11	0	0	12	0	0	9	0	0	1	0
Hourly Total	0	30	0	0	38	0	0	13	0	0	10	0
2:00PM	0	7	0	0	8	0	0	2	0	0	0	0
2:15PM	0	4	0	0	1	0	0	2	0	0	5	0
2:30PM	0	3	0	0	2	0	0	0	0	0	1	0
2:45PM	0	9	0	0	12	0	0	1	0	0	7	0
Hourly Total	0	23	0	0	23	0	0	5	0	0	13	0
2-Hr. Total	0	53	0	0	61	0	0	18	0	0	23	0

City of St. Augustine

Mobility Division
P.O. Box 210
St. Augustine, FL 32085-0210
904-209-4211

Page 1

Site Code: Spanish Street
Behind Columbia Restaurant
Speed Limit Not Posted
Station ID: Lane 1 Northbound
Date Start: 13-Jul-24
Date End: 18-Jul-24

Northbound

Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace	Number
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999		Speed	in Pace
07/13/24	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1-10	6
01:00	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	6-15	5
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
04:00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	2	15-24	1
05:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
06:00	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	6-15	3
07:00	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	*	4
08:00	11	1	0	0	0	0	0	0	0	0	0	0	0	0	12	6-15	7
09:00	28	1	0	0	0	0	0	0	0	0	0	0	0	0	29	1-10	19
10:00	40	1	0	0	0	0	0	0	0	0	0	0	0	0	41	1-10	27
11:00	59	2	0	0	0	0	0	0	0	0	0	0	0	0	61	6-15	39
12 PM	43	1	0	0	0	0	0	0	0	0	0	0	0	0	44	1-10	29
13:00	36	1	0	0	0	0	0	0	0	0	0	0	0	0	37	1-10	24
14:00	36	0	0	0	0	0	0	0	0	0	0	0	0	0	36	1-10	24
15:00	54	0	0	0	0	0	0	0	0	0	0	0	0	0	54	1-10	36
16:00	53	1	1	0	0	0	0	0	0	0	0	0	0	0	55	6-15	35
17:00	40	0	0	0	0	0	0	0	0	0	0	0	0	0	40	1-10	27
18:00	55	0	1	0	0	0	0	0	0	0	0	0	0	0	56	1-10	37
19:00	45	1	0	0	0	0	0	0	0	0	0	0	0	0	46	1-10	30
20:00	32	0	0	0	0	0	0	0	0	0	0	0	0	0	32	6-15	21
21:00	36	4	1	0	0	0	0	0	0	0	0	0	0	0	41	1-10	24
22:00	22	1	0	0	0	0	0	0	0	0	0	0	0	0	23	1-10	15
23:00	23	0	0	0	0	0	0	0	0	0	0	0	0	0	23	6-15	15
Total	647	15	3	0	0	0	0	0	0	0	0	0	0	0	665		
Percent	97.3%	2.3%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	11:00	11:00													11:00		
Vol.	59	2													61		
PM Peak	18:00	21:00	16:00												18:00		
Vol.	55	4	1												56		

City of St. Augustine

Mobility Division
P.O. Box 210
St. Augustine, FL 32085-0210
904-209-4211

Page 2

Site Code: Spanish Street
Behind Columbia Restaurant
Speed Limit Not Posted
Station ID: Lane 1 Northbound
Date Start: 13-Jul-24
Date End: 18-Jul-24

Northbound

Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace	Number
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999		Speed	In Pace
07/14/24	16	0	0	0	0	0	0	0	0	0	0	0	0	0	16	1-10	11
01:00	5	1	0	0	0	0	0	0	0	0	0	0	0	0	6	8-17	3
02:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
05:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
06:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
07:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
08:00	12	2	0	0	0	0	0	0	0	0	0	0	0	0	14	6-15	8
09:00	17	1	0	0	0	0	0	0	0	0	0	0	0	0	18	6-15	11
10:00	33	0	0	0	0	0	0	0	0	0	0	0	0	0	33	1-10	22
11:00	60	0	0	0	0	0	0	0	0	0	0	0	0	0	60	1-10	40
12 PM	48	1	0	0	0	0	0	0	0	0	0	0	0	0	49	1-10	32
13:00	41	2	0	0	0	0	0	0	0	0	0	0	0	0	43	6-15	27
14:00	42	0	0	0	0	0	0	0	0	0	0	0	0	0	42	6-15	28
15:00	36	0	0	0	0	0	0	0	0	0	0	0	0	0	36	1-10	24
16:00	40	0	0	0	0	0	0	0	0	0	0	0	0	0	40	1-10	27
17:00	42	0	0	0	0	0	0	0	0	0	0	0	0	0	42	6-15	28
18:00	55	1	0	0	0	0	0	0	0	0	0	0	0	0	56	1-10	37
19:00	43	0	0	0	0	0	0	0	0	0	0	0	0	0	43	1-10	29
20:00	15	0	0	0	0	0	0	0	0	0	0	0	0	0	15	1-10	10
21:00	21	0	0	0	0	0	0	0	0	0	0	0	0	0	21	6-15	14
22:00	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	1-10	8
23:00	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	1-10	7
Total	555	8	1	0	0	0	0	0	0	0	0	0	0	0	564		
Percent	98.4%	1.4%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	11:00	08:00	04:00													11:00	
Vol.	60	2	1													60	
PM Peak	18:00	13:00														18:00	
Vol.	55	2														56	

City of St. Augustine

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Page 3

Site Code: Spanish Street
Behind Columbia Restaurant
Speed Limit Not Posted
Station ID: Lane 1 Northbound
Date Start: 13-Jul-24
Date End: 18-Jul-24

Northbound																
Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999	Speed	Number
mon 07/15/24	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10 3
01:00	7	1	0	0	0	0	0	0	0	0	0	0	0	0	8	1-10 5
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	- -
03:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	- 1
04:00	2	1	0	0	0	0	0	0	0	0	0	0	0	0	3	9-18 2
05:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17 1
06:00	5	0	1	0	0	0	0	0	0	0	0	0	0	0	6	7-16 3
07:00	13	1	0	0	0	0	0	0	0	0	0	0	0	0	14	1-10 9
08:00	15	2	0	0	0	0	0	0	0	0	0	0	0	0	17	6-15 10
09:00	19	1	0	0	0	0	0	0	0	0	0	0	0	0	20	1-10 13
10:00	28	2	0	0	0	0	0	0	0	0	0	0	0	0	30	1-10 19
11:00	39	1	0	0	0	0	0	0	0	0	0	0	0	0	40	1-10 26
12 PM	34	0	0	0	0	0	0	0	0	0	0	0	0	0	34	1-10 23
13:00	26	3	1	0	0	0	0	0	0	0	0	0	0	0	30	6-15 17
14:00	32	0	0	0	0	0	0	0	0	0	0	0	0	0	32	6-15 21
15:00	32	1	0	0	0	0	0	0	0	0	0	0	0	0	33	6-15 21
16:00	37	0	0	0	0	0	0	0	0	0	0	0	0	0	37	1-10 25
17:00	34	1	0	0	0	0	0	0	0	0	0	0	0	0	35	1-10 23
18:00	50	1	0	0	0	0	0	0	0	0	0	0	0	0	51	6-15 33
19:00	36	1	0	0	0	0	0	0	0	0	0	0	0	0	37	1-10 24
20:00	19	0	0	0	0	0	0	0	0	0	0	0	0	0	19	1-10 13
21:00	19	1	0	0	0	0	0	0	0	0	0	0	0	0	20	1-10 13
22:00	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1-10 5
23:00	10	3	0	0	0	0	0	0	0	0	0	0	0	0	13	1-10 7
Total	471	20	2	0	0	0	0	0	0	0	0	0	0	0	493	
Percent	95.5%	4.1%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
AM Peak	11:00	08:00	06:00												11:00	
Vol.	39	2	1												40	
PM Peak	18:00	13:00	13:00												18:00	
Vol.	50	3	1												51	

City of St. Augustine

Mobility Division

P.O. Box 210

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Site Code: Spanish Street
Behind Columbia Restaurant
Speed Limit Not Posted
Station ID: Lane 1 Northbound
Date Start: 13-Jul-24
Date End: 18-Jul-24

Northbound

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
Tues 07:16/24	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
01:00	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	*	4
02:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	9-18	1
05:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
06:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
07:00	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	6-15	9
08:00	13	1	0	0	0	0	0	0	0	0	0	0	0	0	14	1-10	9
09:00	22	1	0	0	0	0	0	0	0	0	0	0	0	0	23	1-10	15
10:00	28	0	0	0	0	0	0	0	0	0	0	0	0	0	28	1-10	19
11:00	36	0	0	0	0	0	0	0	0	0	0	0	0	0	36	1-10	24
12:PM	27	0	0	0	0	0	0	0	0	0	0	0	0	0	27	1-10	18
13:00	26	0	0	0	0	0	0	0	0	0	0	0	0	0	26	6-15	17
14:00	31	1	0	0	0	0	0	0	0	0	0	0	0	0	32	1-10	21
15:00	32	0	0	0	0	0	0	0	0	0	0	0	0	0	32	6-15	21
16:00	43	0	0	0	0	0	0	0	0	0	0	0	0	0	43	1-10	29
17:00	52	0	0	0	0	0	0	0	0	0	0	0	0	0	52	1-10	35
18:00	41	0	0	0	0	0	0	0	0	0	0	0	0	0	41	6-15	27
19:00	31	2	0	0	0	0	0	0	0	0	0	0	0	0	33	1-10	21
20:00	26	0	0	0	0	0	0	0	0	0	0	0	0	0	26	6-15	17
21:00	27	2	1	0	0	0	0	0	0	0	0	0	0	0	30	1-10	18
22:00	26	1	0	0	0	0	0	0	0	0	0	0	0	0	27	6-15	17
23:00	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	6-15	9
Total	503	9	1	0	0	0	0	0	0	0	0	0	0	0	513		
Percent	98.1%	1.8%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	11:00	04:00													11:00		
Vol.	36	1													36		
PM Peak	17:00	19:00	21:00												17:00		
Vol.	52	2	1												52		

City of St. Augustine

Mobility Division
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Site Code: Spanish Street
Behind Columbia Restaurant
Speed Limit Not Posted
Station ID: Lane 1 Northbound
Date Start: 13-Jul-24
Date End: 18-Jul-24

Northbound																
Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999	Speed	Number
07/17/24	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	6-15
01:00	2	1	0	0	0	0	0	0	0	0	0	0	0	0	3	9-18
02:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17
03:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*
04:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	9-18
05:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*
06:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*
07:00	15	0	0	0	0	0	0	0	0	0	0	0	0	0	15	1-10
08:00	17	1	0	0	0	0	0	0	0	0	0	0	0	0	18	6-15
09:00	17	0	0	0	0	0	0	0	0	0	0	0	0	0	17	6-15
10:00	33	0	0	0	0	0	0	0	0	0	0	0	0	0	33	1-10
11:00	45	1	0	0	0	0	0	0	0	0	0	0	0	0	46	1-10
12 PM	50	2	0	0	0	0	0	0	0	0	0	0	0	0	52	6-15
13:00	28	1	0	0	0	0	0	0	0	0	0	0	0	0	29	1-10
14:00	36	0	0	0	0	0	0	0	0	0	0	0	0	0	36	1-10
15:00	38	4	0	0	0	0	0	0	0	0	0	0	0	0	42	6-15
16:00	51	4	0	0	0	0	0	0	0	0	0	0	0	0	55	1-10
17:00	42	0	0	0	0	0	0	0	0	0	0	0	0	0	42	6-15
18:00	43	0	0	0	0	0	0	0	0	0	0	0	0	0	43	1-10
19:00	28	0	0	0	0	0	0	0	0	0	0	0	0	0	28	1-10
20:00	29	1	0	0	0	0	0	0	0	0	0	0	0	0	30	6-15
21:00	19	0	0	0	0	0	0	0	0	0	0	0	0	0	19	1-10
22:00	17	0	0	0	0	0	0	0	0	0	0	0	0	0	17	6-15
23:00	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	1-10
Total	538	16	0	0	0	0	0	0	0	0	0	0	0	0	554	
Percent	97.1%	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	11:00	01:00														11:00
Vol.	45	1														46
PM Peak	16:00	15:00														16:00
Vol.	51	4														55
Total	2714	68	7	0	0	0	0	0	0	0	0	0	0	0	2789	
Percent	97.3%	2.4%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

15th Percentile : 2 MPH
50th Percentile : 7 MPH
85th Percentile : 13 MPH
95th Percentile : 14 MPH

Stats
10 MPH Pace Speed : 6-15 MPH
Number in Pace : 1809
Percent in Pace : 64.9%
Number of Vehicles > 55 MPH : 0
Percent of Vehicles > 55 MPH : 0.0%
Mean Speed(Average) : 8 MPH

City of St. Augustine

Mobility Division
P.O. Box 210
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Site Code: Spanish Street
Behind Columbia Restaurant
Speed Limit Not Posted
Station ID: Lane 1 Northbound
Date Start: 13-Jul-24
Date End: 18-Jul-24

Southbound																
Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999	Speed	Number
WED 07/17/24	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	6-15
01:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
05:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
07:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*
08:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*
09:00	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	*
10:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17
11:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17
12 PM	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10
13:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17
14:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*
15:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10
16:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
19:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*
20:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*
21:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	9-18
22:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
Total	37	1	0	0	0	0	0	0	0	0	0	0	0	0	38	
Percent	97.4%	2.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
AM Peak	09:00															09:00
Vol.	6															6
PM Peak	12:00	21:00														12:00
Vol.	4	1														4
Total	142	4	2	0	0	0	0	0	0	0	0	0	0	0	148	
Percent	95.9%	2.7%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
15th Percentile : 2 MPH																
50th Percentile : 7 MPH																
85th Percentile : 13 MPH																
95th Percentile : 14 MPH																
Stats	10 MPH Pace Speed : 1-10 MPH															
	Number in Pace : 95															
	Percent in Pace : 64.2%															
	Number of Vehicles > 55 MPH : 0															
	Percent of Vehicles > 55 MPH : 0.0%															
	Mean Speed(Average) : 8 MPH															

City of St. Augustine

Mobility Division
P.O. Box 210
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Site Code: Spanish Street
Behind Columbia Restaurant
Speed Limit Not Posted
Station ID: Lane 1 Northbound
Date Start: 13-Jul-24
Date End: 18-Jul-24

Southbound

Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace	Number
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999		Speed	in Pace
07/13/24	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
01:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
07:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
08:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
09:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
10:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
11:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
12 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
13:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
14:00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	2	15-24	1
15:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
16:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
18:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
19:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
21:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
22:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
23:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
Total	22	1	0	0	0	0	0	0	0	0	0	0	0	0	23		
Percent	95.7%	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	10:00														10:00		
Vol.	3														3		
PM Peak	13:00	14:00													13:00		
Vol.	2	1													2		

City of St. Augustine

Mobility Division

P.O. Box 210

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Site Code: Spanish Street
Behind Columbia Restaurant
Speed Limit Not Posted
Station ID: Lane 1 Northbound
Date Start: 13-Jul-24
Date End: 18-Jul-24

Southbound

Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76		Pace	Number
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999	Total	Speed	in Pace
07/14/24	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
01:00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	2	15-24	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
07:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
08:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
09:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
11:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
12 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
14:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
15:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
16:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
17:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
18:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
20:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
21:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10	3
22:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10	3
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
Total	26	1	0	0	0	0	0	0	0	0	0	0	0	0	27		
Percent	96.3%	3.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	00:00	01:00													00:00		
Vol.	2	1													2		
PM Peak	21:00														21:00		
Vol.	4														4		

City of St. Augustine

Mobility Division
P.O. Box 210
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Site Code: Spanish Street
Behind Columbia Restaurant
Speed Limit Not Posted
Station ID: Lane 1 Northbound
Date Start: 13-Jul-24
Date End: 18-Jul-24

Southbound

Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace	Number
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999		Speed	in Pace
07/15/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
05:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
08:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
09:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
10:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
12 PM	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
13:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
15:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
16:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
18:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
20:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
21:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10	3
22:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
Total	25	0	0	0	0	0	0	0	0	0	0	0	0	0	25		
Percent	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	05:00														05:00		
Vol.	2														2		
PM Peak	21:00														21:00		
Vol.	4														4		

City of St. Augustine

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Site Code: Spanish Street
Behind Columbia Restaurant
Speed Limit Not Posted
Station ID: Lane 1 Northbound
Date Start: 13-Jul-24
Date End: 18-Jul-24

Southbound

Start Time	1	16	21	26	31	36	41	46	51	56	61	66	71	76	999	Total	Pace Speed	Number in Pace
Tues 07/16/24	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	4	*	2
01:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
02:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
07:00	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1-10	5
08:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
09:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
10:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
11:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
12 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
13:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
14:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
16:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
17:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
19:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
20:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
21:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
22:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
Total	32	1	2	0	0	0	0	0	0	0	0	0	0	0	0	35		
Percent	91.4%	2.9%	5.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	07:00	00:00	11:00													07:00		
Vol.	7	1	1													7		
PM Peak	16:00		12:00													16:00		
Vol.	3		1													3		

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Site Code: Spanish.Street.North
21.Spanish.Street
Speed.Limit.Not.Posted
Station ID: Lane.1.Northbound
Date Start: 22-Jul-24
Date End: 29-Jul-24

Northbound																
Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999	Speed	Number in Pace
07/22/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
06:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10 3
07:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10 3
08:00	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1-10 5
09:00	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	1-10 8
10:00	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	*
11:00	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	6-15 5
12 PM	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	1-10 9
13:00	7	1	0	0	0	0	0	0	0	0	0	0	0	0	8	1-10 5
14:00	9	1	0	0	0	0	0	0	0	0	0	0	0	0	10	6-15 6
15:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*
16:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10 3
17:00	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1-10 5
18:00	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	*
19:00	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	6-15 3
20:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10 3
21:00	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1-10 5
22:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
Total	107	2	0	0	0	0	0	0	0	0	0	0	0	0	109	
Percent	98.2%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
AM Peak	09:00														09:00	
Vol.	12														12	
PM Peak	12:00	13:00													12:00	
Vol.	13	1													13	

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Site Code: Spanish.Street.North
21.Spanish.Street
Speed.Limit.Not.Posted
Station ID: Lane.1.Northbound
Date Start: 22-Jul-24
Date End: 29-Jul-24

Northbound		1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace	Number
Start Time		15	20	25	30	35	40	45	50	55	60	65	70	75	999		Speed	in Pace
Tues	07/23/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	01:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	06:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
	07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	08:00	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	6-15	5
	09:00	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	6-15	3
	10:00	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	1-10	9
	11:00	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	1-10	8
	12 PM	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	1-10	9
	13:00	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1-10	5
	14:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
	15:00	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	1-10	8
	16:00	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1-10	5
	17:00	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	1-10	7
	18:00	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1-10	5
	19:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
	20:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
	21:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	23:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
Total		108	0	0	0	0	0	0	0	0	0	0	0	0	0	108		
Percent		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak		10:00														10:00		
Vol.		13														13		
PM Peak		12:00														12:00		
Vol.		13														13		

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Site Code: Spanish.Street.North
21.Spanish.Street
Speed.Limit.Not.Posted
Station ID: Lane.1.Northbound
Date Start: 22-Jul-24
Date End: 29-Jul-24

Northbound																
Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999	Speed	Number
WED 07/24/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
05:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*
06:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17
07:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*
08:00	8	1	0	0	0	0	0	0	0	0	0	0	0	0	9	6-15
09:00	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	6-15
10:00	9	1	0	0	0	0	0	0	0	0	0	0	0	0	10	6-15
11:00	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1-10
12 PM	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1-10
13:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10
14:00	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	6-15
15:00	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	*
16:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10
17:00	9	1	0	0	0	0	0	0	0	0	0	0	0	0	10	6-15
18:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*
19:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*
20:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10
21:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*
22:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
Total	86	3	0	0	0	0	0	0	0	0	0	0	0	0	89	
Percent	96.6%	3.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
AM Peak	10:00	08:00													10:00	
Vol.	9	1													10	
PM Peak	17:00	17:00													17:00	
Vol.	9	1													10	

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Site Code: Spanish.Street.North
21.Spanish.Street
Speed.Limit.Not.Posted
Station ID: Lane.1.Northbound
Date Start: 22-Jul-24
Date End: 29-Jul-24

Northbound

Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace	Number
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999		Speed	in Pace
Thur 07/25/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
07:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
08:00	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1-10	6
09:00	9	2	0	0	0	0	0	0	0	0	0	0	0	0	11	6-15	6
10:00	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1-10	5
11:00	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1-10	5
12 PM	11	0	0	0	0	0	0	0	0	0	0	0	0	0	11	6-15	7
13:00	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	6-15	5
14:00	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	6-15	3
15:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
16:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
17:00	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	6-15	3
18:00	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1-10	6
19:00	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	*	4
20:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
21:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
22:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
Total	88	2	0	0	0	0	0	0	0	0	0	0	0	0	90		
Percent	97.8%	2.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	08:00	09:00													09:00		
Vol.	9	2													11		
PM Peak	12:00														12:00		
Vol.	11														11		

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Site Code: Spanish.Street.North
21.Spanish.Street
Speed.Limit.Not.Posted
Station ID: Lane.1.Northbound
Date Start: 22-Jul-24
Date End: 29-Jul-24

Northbound																	
Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace	Number
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999		Speed	in Pace
07/26/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
07:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
08:00	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	6-15	3
09:00	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	6-15	3
10:00	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	1-10	7
11:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10	3
12 PM	15	0	0	0	0	0	0	0	0	0	0	0	0	0	15	1-10	10
13:00	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1-10	5
14:00	11	0	0	0	0	0	0	0	0	0	0	0	0	0	11	6-15	7
15:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10	3
16:00	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	6-15	3
17:00	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	6-15	3
18:00	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	6-15	3
19:00	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	*	4
20:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10	3
21:00	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	6-15	3
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
23:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
Total	96	0	0	0	0	0	0	0	0	0	0	0	0	0	96		
Percent	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	10:00														10:00		
Vol.	10														10		
PM Peak	12:00														12:00		
Vol.	15														15		

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Site Code: Spanish.Street.North
21.Spanish.Street
Speed.Limit.Not.Posted
Station ID: Lane.1.Northbound
Date Start: 22-Jul-24
Date End: 29-Jul-24

Northbound

Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace	Number
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999		Speed	in Pace
07/27/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
02:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
07:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10	3
08:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
09:00	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1-10	5
10:00	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1-10	6
11:00	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1-10	5
12 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
13:00	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1-10	6
14:00	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	1-10	7
15:00	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	6-15	5
16:00	5	1	0	0	0	0	0	0	0	0	0	0	0	0	6	8-17	3
17:00	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	*	4
18:00	11	0	0	0	0	0	0	0	0	0	0	0	0	0	11	6-15	7
19:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
20:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
21:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
22:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
23:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
Total	94	1	0	0	0	0	0	0	0	0	0	0	0	0	95		
Percent	98.9%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	10:00														10:00		
Vol.	9														9		
PM Peak	18:00	16:00													18:00		
Vol.	11	1													11		

City of St. Augustine

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Site Code: Spanish.Street.North

21.Spanish.Street

Speed.Limit.Not.Posted

Station ID: Lane.1.Northbound

Date Start: 22-Jul-24

Date End: 29-Jul-24

Northbound

Sun

Start Time	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace Speed	Number in Pace
	15	20	25	30	35	40	45	50	55	60	65	70	75	999			
07/28/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	2	0	1	0	0	0	0	0	0	0	0	0	0	0	3	8-17	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
07:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
08:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
09:00	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	1-10	7
10:00	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	1-10	9
11:00	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	*	4
12 PM	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10	3
13:00	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	*	4
14:00	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	6-15	3
15:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10	3
16:00	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1-10	5
17:00	11	0	0	0	0	0	0	0	0	0	0	0	0	0	11	6-15	7
18:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1-10	3
19:00	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	6-15	5
20:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
21:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
22:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
Total	93	0	1	0	0	0	0	0	0	0	0	0	0	0	94		
Percent	98.9%	0.0%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	10:00		01:00												10:00		
Vol.	13		1												13		
PM Peak	17:00														17:00		
Vol.	11														11		
Total	672	8	1	0	0	0	0	0	0	0	0	0	0	0	681		
Percent	98.7%	1.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			

15th Percentile : 2 MPH
 50th Percentile : 7 MPH
 85th Percentile : 12 MPH
 95th Percentile : 14 MPH

Stats 10 MPH Pace Speed : 6-15 MPH
 Number in Pace : 448
 Percent in Pace : 65.8%
 Number of Vehicles > 55 MPH : 0
 Percent of Vehicles > 55 MPH : 0.0%
 Mean Speed(Average) : 8 MPH

City of St. Augustine

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Site Code: Spanish.Street.North
21.Spanish.Street
Speed Limit:Not Posted
Station ID: Lane.1.Northbound
Date Start: 22-Jul-24
Date End: 29-Jul-24

Southbound																	Pace Speed	Number in Pace
Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total			
mon 07/22/24	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
12 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
13:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
14:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
17:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
18:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
19:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
Total	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8		
Percent	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	00:00															00:00		
Vol.	1															1		
PM Peak	13:00															13:00		
Vol.	2															2		

City of St. Augustine

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Site Code: Spanish.Street.North
21.Spanish.Street
Speed.Limit.Not.Posted
Station ID: Lane.1.Northbound
Date Start: 22-Jul-24
Date End: 29-Jul-24

Southbound		1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace	Number
Start Time		15	20	25	30	35	40	45	50	55	60	65	70	75	999		Speed	in Pace
Tues	07/23/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	09:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	10:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	11:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	12 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	13:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	14:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	15:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	18:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	20:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
Total		7	0	0	0	0	0	0	0	0	0	0	0	0	0	7		
Percent		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak		10:00															10:00	
Vol.		1															1	
PM Peak		13:00															13:00	
Vol.		1															1	

City of St. Augustine

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Site Code: Spanish.Street.North
21.Spanish.Street
Speed.Limit.Not.Posted
Station ID: Lane.1.Northbound
Date Start: 22-Jul-24
Date End: 29-Jul-24

Southbound																
Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999		Speed
WSD 07/24/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
12 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
19:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
22:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	9-18
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
Total	3	1	0	0	0	0	0	0	0	0	0	0	0	0	4	
Percent	75.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
AM Peak																
Vol.																
PM Peak	19:00	22:00													19:00	
Vol.	2	1													2	

City of St. Augustine

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Site Code: Spanish.Street.North
21.Spanish.Street
Speed.Limit.Not.Posted
Station ID: Lane.1.Northbound
Date Start: 22-Jul-24
Date End: 29-Jul-24

Southbound		1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace	Number
Start		15	20	25	30	35	40	45	50	55	60	65	70	75	999		Speed	in Pace
Thur	07/25/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	08:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	09:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	10:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	12 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	15:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	16:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	17:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	19:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	20:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	21:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
	22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
	Total	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9		
	Percent	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
	AM Peak	08:00														08:00		
	Vol.	1														1		
	PM Peak	15:00														15:00		
	Vol.	1														1		

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Site Code: Spanish.Street.North
21.Spanish.Street
Speed.Limit.Not.Posted
Station ID: Lane.1.Northbound
Date Start: 22-Jul-24
Date End: 29-Jul-24

Southbound

Fr:

Start Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999	Total	Pace Speed	Number in Pace
07/26/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
12 PM	1	1	0	0	0	0	0	0	0	0	0	0	0	0	2	15-24	1
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
14:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
15:00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	2	15-24	1
16:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
18:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
19:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
Total	9	2	0	0	0	0	0	0	0	0	0	0	0	0	11		
Percent	81.8%	18.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak Vol.																	
PM Peak Vol.	18:00	12:00													18:00		
	3	1													3		

City of St. Augustine

Mobility Division

P.O. Box 210

St. Augustine, FL 32085-0210

904-209-4211

Page 13

Site Code: Spanish.Street.North

21.Spanish.Street

Speed.Limit.Not.Posted

Station ID: Lane.1.Northbound

Date Start: 22-Jul-24

Date End: 29-Jul-24

Southbound

Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace	Number
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999		Speed	in Pace
5 AT 07/27/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
12 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
13:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
15:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
16:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
17:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	*	2
18:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
20:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
22:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
23:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
Total	11	0	0	0	0	0	0	0	0	0	0	0	0	0	11		
Percent	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak																	
Vol.																	
PM Peak	17:00														17:00		
Vol.	3														3		

City of St. Augustine

Mobility Division
P.O. Box 210
St. Augustine, FL 32085-0210
904-209-4211

Page 14

Site Code: Spanish.Street.North
21.Spanish.Street
Speed.Limit.Not.Posted
Station ID: Lane.1.Northbound
Date Start: 22-Jul-24
Date End: 29-Jul-24

Southbound																
Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999	Speed	Number
SUN 07/28/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
10:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
11:00	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	2
12 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
17:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
19:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*
Total	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	
Percent	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
AM Peak	11:00														11:00	
Vol.	3														3	
PM Peak	12:00														12:00	
Vol.	1														1	
Total	54	3	0	0	0	0	0	0	0	0	0	0	0	0	57	
Percent	94.7%	5.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
15th Percentile : 2 MPH 50th Percentile : 7 MPH 85th Percentile : 13 MPH 95th Percentile : 15 MPH																

Stats
 10 MPH Pace Speed : 6-15 MPH
 Number in Pace : 36
 Percent in Pace : 63.2%
 Number of Vehicles > 55 MPH : 0
 Percent of Vehicles > 55 MPH : 0.0%
 Mean Speed(Average) : 9 MPH

CITY OF ST. AUGUSTINE

City Commission Special Budget Meeting Monday, July 8, 2024

The City Commission met in formal session Monday, July 8, 2024, at 3:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Mayor/City Commissioner
Roxanne Horvath, Vice Mayor/City Commissioner
Barbara Blonder, City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Nicole Hall, Deputy Finance Director
Stephen Slaughter, Director, Public Works & Utilities
Jamie D. Perkins,
Jennifer Michaux, Police Chief
Elyse Wiemann, Recording Secretary

2. General Public Comments

(None)

3. REVIEW OF CITY REVENUES

3.A. FY 2025 Revenue Manual Review. (M. Breidenstein, Assistant City Manager)

Meredith Breidenstein, Assistant City Manager presented the FY 2025 Revenue Manual. She noted the mileage rate was 7.5 mills and had been the same consistently over the past ten years. She said a consensus was needed to understand if there were any changes to the proposed revenues as they were trying to anticipate the budget. She noted the different franchise fees and the ones that had a slight increase.

Commissioner Blonder said there were more than two sightseeing franchises within the City, and there were only two that the City collected a fee from, the Red Train and Old Town Trolley. She felt there were many more in the City that could be regulated for the safety of their passengers and revenue. She said it was unfair that only two franchise vehicles were charged a fee while the others were not.

Commissioner Horvath said she understood that was something the City was working on.

David Birchim City Manager replied that was correct. He said a new vehicle for hire ordinance was being updated. He pointed out that the Horse Carriages paid a small franchise fee.

Commissioner Horvath asked what the time limit was for franchise fees to be changed.

Ms. Breidenstein said their interpretation was that it could be raised every three years, and if raised no sooner than every three years, there could be an increase.

Mr. Birchim clarified that if the fee was not increased this year, it could be raised next year. He said there had to be a period of three years between the times when raised.

Mayor Sikes-Kline asked when it was last increased.

Ms. Breidenstein replied that it was last raised in 2018 to four percent and had a maximum of five percent.

Mr. Birchim advised it could be raised either this year or next year but was at the will of the Commission.

Ms. Breidenstein said the goal was to capture all the different services that were offered and make sure the City Code reflected each and note if each type of service was charged a fee. She said the Carriage Franchises were under a different section labeled "animals".

Mayor Sikes-Kline reiterated the question was should they discuss how to approach the franchise agreement. She said the cap under the agreement or ordinance was five percent. She asked how the percentage cap was set.

Ms. Breidenstein replied she thought it was set by the ordinance but could do more research and provide that information at a later date. She said that was not a part of the franchises but the City Ordinance.

Reuben Franklin, Assistance City Manager, noted they were actively reviewing the franchise ordinance and it was currently in legal review. He said

changes would be brought forward and the thoughts were to make increases to the rates during that process. He said they were reviewing all the different vehicles in operation, had discussions with stakeholders, and spoke to everyone with a business license. He said the proposal would be to have a two-tiered franchise ordinance that included the smaller businesses with at least eight passengers, and if any part of their business model provided a tour, they would be a franchise. He said that way there was a clear distinction between tours and public transportation. He said once cleared by legal, stakeholders would be informed, and a workshop would be held. He said they were hoping to hold off increasing fees until after that process.

Commissioner Springfield asked if it was possible to leave it how it was and before the budget process ended, present the new fees to have the increased revenues in this fiscal year.

Mr. Franklin replied that it was possible, but he was unsure how long it would take to review the changes with the stakeholders. He said they wanted to inform them before presenting it to the Commission.

Mr. Birchim said the fees could be raised at any time, it would just increase the revenue assumptions positively.

Commissioner Springfield said it was important to know what the revenue would be from the smaller businesses before increasing the fee.

Mr. Birchim agreed.

Commissioner Garriss asked if this ordinance would include pedicabs and rickshaw.

Mr. Franklin said those were not included as they were listed under bicycles in the

ordinance. He said it would include electric golf carts.

Commissioner Garris noted that since there was no fee associated with those businesses currently, the City revenue would increase no matter the increase in fees.

Mr. Franklin replied that was correct. He said there would be a revenue share for the smaller franchises which would be for Commission consideration.

There was consensus to take staff's recommendation and hold off on any discussion about raising the franchise fee for the existing franchisees until the new ordinance was presented.

Commissioner Blonder asked if the first and second reading would take place before the budget cycle next year.

Mr. Franklin replied in the affirmative.

Ms. Breidenstein continued her presentation.

Mayor Sikes-Kline said regarding the local option gas tax, there had been discussions at the state level about those decreasing over time. She said there were also discussions on how to make up for the loss of revenue in the future due to declining fuel sales and more efficient vehicles. She said this needed to be monitored for the future.

Ms. Breidenstein said for future planning that could be updated and adjusted.

Ms. Breidenstein noted all building permits and fees collected had to be spent to enforce the building code and helped pay for staff and software used for permitting. She said right now, more was spent than received but as the cost decreased the cost that was spent may have to be offset by the General fund and other revenue sources.

Ms. Breidenstein said the special event fees collected were to help recover costs. She said the fee associated with the rentals of Francis Field, the courtyard, and the gazabo had stayed the same; however, usage had increased since COVID. She said there were opportunities to raise the fees, but only to the point of recovering the administrative and maintenance cost. She said the costliest venue to rent was Francis Field, but associated cost for police, solid waste, or other services was passed to the client.

Commissioner Blonder said they had requested a review of the fees associated with Francis Field and asked for a status update.

Mr. Birchim said the process had started but was stalled. He said they could provide a recommendation soon to the Commission. He noted the importance of understanding the fees were a recovery of the City's internal expenses and no profit was made off the special event rentals. He said if the internal expenses were not being met, the fees could be increased.

Commissioner Springfield asked if this included the cost to maintain yearly.

Ms. Breidenstein said it did; however, she received a quote from our Events Coordinator regarding sod, which was increasing.

Commissioner Garris said with her experience, she thought Francis Field should be updated quarterly to help keep the field in pristine condition even if that meant increasing the fees.

Ms. Breidenstein replied that a future plan for continued maintenance at a higher level could be reviewed specifically for Francis Field and be presented at a later date.

Mayor Sikes-Kline agreed, adding that she received feedback from users that it needed to be maintained. She said she

wanted to know the future plans for the restrooms, and a monument sign to mark the field, as that was discussed in the past.

Ms. Breidenstein noted the Fire Assessment fee helped offset the cost of the department. She said they were not recommending a fee increase this year, as it had been raised in 2024 to \$0.0776 for residential and \$0.1391 for non-residential per assessable square foot. She said this would offset the fire department operating budget this year.

Commissioner Garris asked if there was a recommendation for the short-term rentals, as rental rates were high.

Ms. Breidenstein replied that she was recommending a three percent increase.

Mayor Sikes-Kline stated she was in support of the three percent increase because the cost could be justified. She said the short-term rental bill had been vetoed by the governor and cautioned against anything higher.

Ms. Breidenstein said any changes that required a resolution or ordinance update would be presented to the Commission before the budget process, but this was to assist staff with balancing the budget. She asked for clarification on the Ad Valorem Tax rate.

There was consensus to keep the Ad Valorem Tax rate at 7.5% Mills.

Commissioner Springfield said increased revenue would be obtained and this would help with homelessness, Historic Preservation, and the environment. He said this would allow the City to build funds for those purposes. He said last year the City operated on \$33.8 Million and \$20.8 million was from ad valorem taxes, less than 50% of that was from residents and the rest was from businesses. He said it was an even split, he said this was only for

a small section of the budget and fire and rescue.

Ms. Breidenstein reiterated that the sightseeing vehicles would be reviewed and an ordinance would be presented at a later date. She said regarding special event fees, an analysis focusing on Francis Field would be done and presented to the Commission. She noted the Fire Assessment fee would not be increased; however, questioned if it was recommended for next year. She said the Rents and Royalties, Utilities, Stormwater, Sewer, Solid Waste, and the Short- Term Rental were at three percent CPI was recommended.

There was consensus to take staff's recommendation to increase the CPI 3% for the Rents and Royalties, Utilities, Stormwater, Sewer, Solid Waste, and the Short- Term Rental.

Ms. Breidenstein said there would not be an increase in parking at this time as they were reviewing the changes that had taken place in 2024 regarding Mobility and revenues.

Commissioner Garris stated that the maintenance of Francis Field was important as it could increase the amount of revenue collected. She said once the Sign Out Loud Event took place it would need to be renovated. She asked if Ms. Breidenstein could provide estimates on what it would take and have the new figures included in the budget. She said that cost should also be determined by how much each event would be charged to ensure the City would not take a loss.

Ms. Breidenstein replied she would get with the appropriate staff to gather the cost estimates to understand what should be done to maintain the field.

Mayor Sikes-Kline thought it was negotiated with Sing Out Loud that once

the event took place, they would re-sod the field. She asked for that to be checked.

Mr. Birchim said that would be done and if it were part of the contract, he would notify the Commission.

Mayor Sikes-Kline said overall, she wanted to see the field maintained to a higher standard than what it was currently.

Mayor Sikes-Kline asked if the outside City water and sewer rates would be adjusted to 18%.

Ms. Breidenstein said for outside water and sewer only, it would be three percent CPI but a one percent decrease to the outside surcharge.

4. ITEMS BY CITY MANAGER

(None)

5. ITEMS BY MAYOR AND COMMISSIONERS

(None)

6. Adjournment

There being no further business, the meeting was adjourned at 3:45 P.M.¹

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

¹ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, July 8, 2024

The City Commission met in formal session Monday, July 8, 2024, at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Mayor/City Commissioner
Roxanne Horvath, Vice Mayor/City Commissioner
Barbara Blonder, City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jamie D. Perkins, Neighborhood Services & Community Redevelopment
Agency Manager
Nicole Hall, Deputy Finance Director
Jennifer Michaux, Police Chief
Elyse Wiemann, Recording Secretary

Mayor Sikes-Kline read the rules of decorum.

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Mayor Sikes-Kline requested a moment of silence, and Commissioner Horvath led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

MOTION

Mayor Sikes-Kline MOVED to approve the Regular Agenda. The motion was SECONDED by Commissioner Horvath

and APPROVED BY UNANIMOUS VOICE VOTE.

3. Special Presentations, Recognitions and Proclamations

(None)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members (or member) of the public:

- Robin Thomas
- BJ Kalaidi

5. Consent Agenda

David Birchim, City Manager, read the Consent Agenda.

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING: NONE

CA.3. Reminder of Upcoming Meetings:

- JULY 22, 2024, 5:00pm, Regular City Commission Meeting
- AUGUST 12, 2024, 5:00PM, Regular City Commission Meeting
- AUGUST 22, 2024, 9:00AM, Special City Commission Meeting -Budget Workshop
- AUGUST 23, 2024, 9:00AM, Special City Commission Meeting-Budget Workshop (if necessary)
- AUGUST 26, 2024, 5:00PM, Regular City Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

- JUNE 10, 2024-Regular City Commission Meeting

CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S): NONE.

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.

CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED:

Proclamation 2024-26: Proclaims October 7-13, 2024, as Florida Climate Week in the City of St. Augustine. (N. Sikes-Kline, Mayor)

Certificate of Recognition for Myrtis Louise Hall Mason. (C. Garris, Commissioner)

CA.8. Advancement of nomination for selection of Mr. William "Bill" Dudley as recipient of the 2024 Order of La Florida Award. (N. Sikes-Kline, Mayor)

CA.9. Advancement of nomination for selection of Pastor Laverne March as recipient of the 2024 Order of La Florida Award. (C. Garris, Commissioner)

End consent

5.A. Additions, deletions or modifications to Consent Agenda

(None)

5.B. Approval of Consent Agenda

MOTION

Commissioner Horvath MOVED to approve the Consent Agenda. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNANIMOUS VOICE VOTE.

6. Appeals

(None)

7. General Public Presentations, Items of Great Public Importance, and Other Items Requiring Public Hearings

7.A. General Public Presentations

7.A.1. "Light the World" Giving Machine Presentation and Vendor Contract. (C. Sakryd, Director General Services)

David Birchim City Manager reviewed the "Light the World" giving machine vendor contract. He said the location of the machines would not interfere with the first amendment zone. He introduced Gail Pennell

Gail Pennell, representative for the Church of Latter-Day Saints said the Giving Machine was used to raise money for non-profits. She said they chose non-profits throughout the surrounding counties, and the Homeless Coalition in St. Johns County. She said in 2022 St. Augustine and the surrounding areas raised around \$51,000 in five days. She said there would be a total of sixteen days and they hoped to help make a difference for many of the smaller non-profits.

Commissioner Horvath thought the concept was fantastic.

Ms. Pennell said it was an idea created in 2017 by several college students.

Commissioner Springfield questioned if cash was involved or if it was only credit cards.

Ms. Pennell replied it was all credit cards and the non-profits received 100% of the donations and the church paid the credit card fees.

MOTION

Mayor Sikes-Kline MOVED to APPROVE the vendor contract. The motion was SECONDED by Commissioner Horvath.

VOTE ON MOTION:

AYES: Sikes-Kline, Horvath, Garris, Springfield, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.A.1. Ordinance 2024-23: Creates section 11-2 for Florida-Friendly Fertilizer Use on Urban Landscapes and adopts the FDEP Model Ordinance. (A. Owen, Assistant City Attorney)

April Owens, Assistant City Attorney, presented Ordinance 2024-23.

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

Commissioner Blonder thanked Ms. Owens for assembling the ordinance as it could address water quality issues. She noted this ordinance was modeled after the Florida Department of Environmental Protection language. She asked staff to outreach to the Matanzas Riverkeeper and the Guana Tolomato Matanzas National Estuarine (GTM) Research Reserve as they could help with the educational piece. She asked for clarification about the \$100 fine and the special magistrate.

Ms. Owens said if the ordinance was violated, a fee would be assessed to the individual and it could be heard before the county or the special magistrate as a non-criminal citation.

Commissioner Blonder said it would be more of an opportunity for education if the fine was not too cumbersome. She asked how the commercial entities would be notified about the new ordinance.

Ms. Owens replied the ordinance was not a new concept as St. Johns County had one similar that required the same certification and now it would apply to the City. She said this would be required before receiving a business license from the Planning and Building Department.

Mayor Sikes-Kline said new ordinances similar in the past were difficult to enforce; however, since there was an educational program planned could the fines be delayed.

Ms. Owens noted there was a ninety-day waiting period for the certification. She said the citation could have a warning first then the fine.

Ms. Lopez noted the implementation of the ordinance could be changed from ten days to ninety days.

Mayor Sikes-Kline felt ninety-days would provide more efficient time to educate the community.

There was consensus to change the effective date of the ordinance from ten days to ninety days.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2024-23 on second reading with the modification to a ninety-day effective date rather than ten days. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2024-23

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA CREATING CHAPTER 11, ARTICLE I, SECTION 11-2 RELATING TO REGULATION OF FERTILIZER; ADOPTING THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S MODEL ORDINANCE FOR FLORIDA-FRIENDLY FERTILIZER USE FOR URBAN LANDSCAPES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Blonder, Horvath, Garris, Springfield, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

8.B.1. Ordinance 2024-24: Annexes nine (9) parcels of land adjacent to the Cat's Paw Marina on Nix Boatyard Road. (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director reviewed the three Ordinance and provided maps of the property.

Brad Wester, representative for Cat's Paw Marina provided a brief overview of the proposed annexations.

Board discussion:

- Questioned if the water in the northwest corner of the addition was navigable
- Did not want there to be a request for docks in the future in that particular area
- Questioned if the vegetation along the edge was riprap or would it be a seawall
- Proposed boat barn would not exceed the height of the existing boat barn
- Questioned if there was any other property that could be annexed in this location

Mr. Wester replied the northwest corner was only accessible by kayaks, canoes, and paddle boards. He said the area was marsh and extra docking space was not in the plans. He said they had a submerged land agreement with the City because it was not needed with the Department of Environmental Protection (DEP). He said they wanted the existing boat ramp to stay for the public to access the water for kayaks, paddle boards, and canoes. He said it was riprap and there was no intent to have a bulkhead or any hard infrastructure in that location. He said they had planned to add trees to the area. He stated there was no other property that could be annexed; this provided more space and connectivity.

Commissioner Blonder stated she liked the concepts; however, felt there were many questions left unanswered. She identified a chart specifically to trees and questioned if it had been reconciled. She questioned if tree number 63 was included in the arborist report, and there were eight more trees identified with no direct response.

Mr. Wester said the details were provided at the Planning and Zoning Board (PZB) meeting in June. He said some of the trees noted by staff were not in the arborist report due to having a surplus of trees being added back to the property. He said they left everything as it was as if it was a full tree.

Commissioner Blonder asked for that to be specifically written in the application. She said staff had requested the calculations of the impervious to pervious ratios, the number had been provided; however, there was no explanation as to how it was determined. She said as a Planned Unit Development (PUD) all the particulars should be included before approved.

Mr. Wester said the lot coverage ratios were included in a data chart on the site plan which was supplied to staff and should have been included in the packet. He noted it was approved by PZB, and all their questions had been answered.

Commissioner Blonder asked for all the questions and answers to be provided.

Ms. Skinner said the data table was provided.

Commissioner Blonder said she saw the outcome on the data table but did not see how the calculations were determined.

Mr. Wester said the calculations were determined by Computer Aided Design (CAD) which provided the surface ratios and building coverages. He said those were added to the revised submittal and heard at the June PZB meeting. He noted the lot coverage was at 38%, the

impervious surface ratio was 49% and that was done by an engineering calculation in CAD, including the details on the trees and the mitigation ratios.

Commissioner Blonder reiterated she wanted a clear direct path to the concerns and answers to those concerns. She said she was unsure if all the concerns of staff and PZB had been addressed.

Mr. Wester replied they would not have been approved if they were not addressed. He said all items were addressed and were in the documents as exhibits and plans and/or summarized in the presentation.

Commissioner Blonder noted the presentation was not in the packet and she was unsure if it would be part of the PUD or permanent record. She said she wanted this presentation as an addendum or as part of the PUD text. She asked for the graphics to be specifically titled.

Mr. Wester said all the exhibits were referenced in the PUD text. He said the PUD plan was more of a concept to show what the yield, square footage, and developments rights would be. He said the tree impacts were exact, but the PUD was a concept plan and there could be slight changes to the parking lot or access point to the parking lot or the building itself, it just could not change the square footage that was approved. He said they had developed ways to save more trees onsite.

Ms. Lopez added if that was the intent she suggested making that explicit in the PUD text. She said any change to the PUD was a change that would have to be approved. She said any potential changes should be added to the text.

Ms. Lopez noted the items' location on the agenda and noted it was an administrative error and a public hearing was not required.

Mayor Sikes-Kline asked if staff was comfortable with the changes requested and made, and if those changes were able

to be made between the first and second reading.

Ms. Skinner replied in the affirmative.

Mayor Sikes-Kline asked if the conditions regarding the restaurant, operational hours, and amplified music were in the PUD text.

Mr. Wester replied in the affirmative.

Mayor Sikes-Kline asked if clubhouse and accessory uses related to marina operations or if that had been in the text for its entirety. She asked for more explanation regarding the clubhouse.

Mr. Wester replied that it had been in the PUD text. He said a clubhouse was a gathering spot that offered amenities to those traveling by boat and the overall marina. He said they were not asking for anything that was not allowed in the zoning category and this was more for the boaters.

Mayor Sikes-Kline asked what the definition of clubhouse was in the City code.

Mr. Birchim noted the clubhouse was not defined but it defined special events venues and if that was not included in the PUD as an allowable use, then it was not allowed.

Ms. Lopez asked Mr. Wester to clarify exactly what the clubhouse would be used for to have a clear vision.

Mr. Wester said they did not want to limit patrons to only the dry stack storage and there could be space to rent for an event.

Mayor Sikes-Kline said she would specifically exclude special events and just have the core business onsite, which was providing services to the boaters. She asked for clarification regarding the 85,000 square feet of flex commercial industrial and what the vision was.

Mr. Wester replied they were at 38% lot coverage for the building, which could be expanded. He said it could be accessory uses around the facilities, such as offices, marina repair technician or even another restaurant. He said anything that was commercial industrial.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2024-24 on first reading and moved to second reading. The motion was SECONDED by Mayor Sikes-Kline.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2024-24

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 10.38 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST AND SOUTH OF THE EXISTING DEVELOPMENT REFERRED TO AS THE CAT'S PAW MARINA, NORTH AND EAST OF NIX BOATYARD ROAD, AND SOUTH AND WEST OF THE SAN SEBASTIAN RIVERINE ENVIRONMENT AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Horvath, Sikes-Kline, Garris,
Springfield, Blonder
NAYES: NONE
MOTION APPROVED UNANIMOUSLY

8.B.2. Ordinance 2024-25:
Amends the future land use designation
of 10.38 acres of annexed property at
199 and 200 Nix Boatyard Road. (A.
Skinner, Director Planning and
Building)

Amy Skinner, the Planning and Building
Director reviewed the Ordinance.

MOTION

**Commissioner Horvath MOVED to pass
Ordinance 2024-25 on first reading and
moved to second reading. The motion
was SECONDED by Commissioner
Springfield.**

Isabelle Lopez, City Attorney, read the
Ordinance.

ORDINANCE NO. 2024-25

AN ORDINANCE OF THE CITY OF ST.
AUGUSTINE, FLORIDA AMENDING THE
FUTURE LAND USE MAP (FLUM)
DESIGNATION OF APPROXIMATELY
10.38 ACRES OF PROPERTY LOCATED
NORTH AND EAST OF NIX BOATYARD
ROAD AS A PORTION OF THE G.W.
PERPALL GRANT ADJACENT TO THE
CAT'S PAW MARINA DEVELOPMENT IN
THE CITY OF ST. AUGUSTINE, AS
MORE PARTICULARLY DESCRIBED
HEREINAFTER, FROM ITS CURRENT
DESIGNATION OF ST. JOHNS COUNTY
MIXED USE DISTRICT TO A CITY
DESIGNATION OF MARINE
INDUSTRIAL; PROVIDING FOR REPEAL
OF CONFLICTING ORDINANCES;
PROVIDING FOR SEVERANCE OF
INVALID PROVISIONS; AND PROVIDING
AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Horvath, Springfield, Garris,
Blonder, Sikes-Kline
NAYES: NONE
MOTION APPROVED UNANIMOUSLY

8.B.3. Ordinance 2024-26: Amends the
zoning designation of 10.38 acres of
annexed property at 199 and 200 Nix
Boatyard Road. (A. Skinner, Director
Planning and Building)

Amy Skinner, Planning and Building
Director reviewed the Ordinance

MOTION

**Commissioner Horvath MOVED to pass
Ordinance 2024-26 on first reading and
moved to second reading. The motion
was SECONDED by Mayor Sikes-Kline.**

Isabelle Lopez, City Attorney, read the
Ordinance.

ORDINANCE NO. 2024-26

AN ORDINANCE OF THE CITY OF ST.
AUGUSTINE, FLORIDA REZONING
APPROXIMATELY 10.38 ACRES OF
PROPERTY LOCATED NORTH AND
EAST OF NIX BOATYARD ROAD AS A
PORTION OF THE G.W. PERPALL
GRANT ADJACENT TO THE CAT'S PAW
MARINA DEVELOPMENT IN THE CITY
OF ST. AUGUSTINE, AS MORE
PARTICULARLY DESCRIBED
HEREINAFTER, FROM ITS CURRENT
CLASSIFICATIONS OF ST. JOHNS
COUNTY RESIDENTIAL
MANUFACTURED/MOBILE HOME
(RMH), COMMERCIAL HIGHWAY
TOURIST (CHT) AND OPEN RURAL (OR)
TO THE CITY CLASSIFICATION OF
PLANNED UNIT DEVELOPMENT (PUD);
THIS INCLUDES THE AMENDING AND
RECONSTITUTING OF THE EXISTING
CAT'S PAW MARINA PUD
INCORPORATING THE PROPERTY;
PROVIDING FOR REPEAL OF
CONFLICTING ORDINANCES;
PROVIDING FOR SEVERANCE OF

INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Horvath, Sikes-Kline, Garris, Springfield, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

8.C. Resolutions – Public Hearing (only if required by law)

(None)

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

(None)

9.B. Resolutions

(None)

10. Staff Reports and Presentations

10.A. Annual Comprehensive Financial Report (ACFR). (M. Breidenstein, Assistant City Manager)

Meredith Breidenstein, Assistant City Manager, noted the Annual Comprehensive Financial Report (ACFR) had been approved by the Audit Committee. She introduced Gary Huggett, from Master, Smith and Wisby, P.A., who was present to provide the report

Gary Huggett, Master, Smith, and Wisby, P.A. discussed and reviewed the letter which highlighted the significant audit findings and ACFR.

MOTION

Mayor Sikes-Kline MOVED to ACCEPT the ACFR, and the letter provided. The motion was SECONDED by Commissioner Blonder.

VOTE ON MOTION:

AYES: Sikes-Kline, Blonder, Garris, Springfield, Horvath

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

11. ITEMS BY CITY ATTORNEY

Mayor Sikes-Kline noted she spoke to Ms. Lopez regarding the ruling on City of Grants Pass v. Johnson Supreme Court ruling. She asked if any of the Commissioners had questions.

Commissioner Blonder said the City Attorney had been corresponding clearly and did not have any questions.

12. ITEMS BY CITY CLERK

(None)

13. ITEMS BY CITY MANAGER

David Birchim City Manager provided a brief update on 11 Bridge Street. He said staff learned a lot and advised the procedure had been approved for demolition of historic properties. He said, moving forward, staff would be present during the demolition, adjacent residents would be notified prior to a demolition taking place, and any salvaged building materials would be separated to help save them after demolition. He said staff would also review the Building Condition Assessment Survey. He said this survey was completed every five years to rank every structure in the City and they were scored from one to four, with one being the best condition and four being dilapidated. He said in 2019, the survey was conducted and thirty-three were scored a four. He said those would be reviewed to see which still existed, which had been rehabilitated, and those that were not the property owners would be contacted. He said if the home was in the Lincolnville neighborhood information regarding the Fix-It-Up Program would be provided and those in West City would be informed that a Community Redevelopment Agency (CRA)

was being established and a similar program could help rehabilitate their homes. He noted for the properties not within a CRA, property owners would be contacted and informed about the Historic Preservation Property Tax Exemption Program, and investor-owned properties would have Code Enforcement identify if there were any violations of the International Property Maintenance Code. He said during the next legislative session, they would work diligently to try and increase fines for unpermitted demolition of historic properties. He said in the past session, they came very close but to no avail. He stated those property owners who rehabilitated their homes would be recognized and acknowledged for saving their structures for future generations.

Commissioner Blonder felt this topic should be discussed at the next Historic Architectural Review Board (HARB) meeting and thought HARB would provide more recommendations that should be presented to the Commission.

Mr. Birchim said there were many discussions regarding the Historic Preservation Master Plan and incorporating those changes into the Certificate of Demolition process. He said that was for individuals following the HARB demolition process. He said his focus was on properties that could possibly be demoed through the Emergency Demolition process like 11 Bridge Street.

Mayor Sikes-Kline thought this was the beginning of these types of discussions and felt this was the time for action.

Mr. Birchim advised there was a category of demolition that was exempt from HARB, which were not emergency demolition permits, based on the 2022 State Law that pertained to homes that were flooded and whose based flood elevation was below the finish floor elevation. He said these properties were not required to go through the HARB process; however, staff documented those structures extensively

as if they were going through the HARB process.

Mayor Sikes-Kline questioned if the City had authority over the control of the replacement structure.

Ms. Lopez replied in the affirmative.

Commissioner Horvath asked if education was provided to homeowners about raising the structure before demolishing the structure.

Mr. Birchim said there was a process that was followed with demolition, which started with the Building Official who provided options, then transferred to the Historic Preservation office for documentation, and finally the permit process.

14. Items by Mayor and Commissioners

Commissioner Garris said the Florida Museum of Black History was supposed to come to St. Augustine, on the Federal property that Florida Memorial owned. She said her concern was getting people to the site. She said prior to approval, she spoke to David Chatterton, General Manager of Old Town Trolley Tours of St. Augustine, about having the STAR circulator stopping at the museum and he advised it was not his decision but was a City decision as the STAR was owned by the City. She said hopefully this could be considered in the future. She stated she spoke to Chief Avilés about the new Fire Department location who was not getting positive feedback about it being located at the Skate Park. She said Chief Avilés suggested adding a new Fire Station to the northern part of town, and she agreed. She added that he was an instrumental part of St. Augustine. She extended her condolences to the Gardner family on the passing of Ms. Sally Gardner.

Commissioner Horvath advised on Tuesday, July 9th there would be a Public Art Meeting where the three finalists would present their proposals.

Commissioner Springfield expressed his appreciation for how clean the City was the morning after the July 4th celebration. He said the information on the screen for the public was appreciated and suggested providing more information during public comment would be beneficial to speakers. He extended his appreciation to the Finance Department regarding the audit and any other employee that assisted with the monitoring of City funds.

Commissioner Blonder expressed her discomfort about some of the state legislative policies that were adopted regarding managing heat for employees. She said after speaking with the City Manager and the City Attorney, they were able to create their own policies to protect the employees from the heat. She said this was a duty and a responsibility and was humane as this could also help productivity as heat was a killer. She asked for a policy to be created that could be used as a model for other businesses.

15. Adjournment

There being no further business, the meeting was adjourned at 7:22 P.M.¹

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

¹ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, July 22, 2024

The City Commission met in formal session Monday, July 22, 2024, at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Mayor/City Commissioner
Roxanne Horvath, Vice Mayor/City Commissioner
Barbara Blonder, City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner

Absent: Roxanne Horvath, excused

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Corey Sakryd, Director, General Services
Barbara Moore, General Services Group Manager
Amy Skinner, Director, Planning and Building Department
Stephen Slaughter, Director, Public Works and Utilities
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Elyse Wiemann, Recording Secretary

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Mayor Sikes-Kline requested a moment of silence and Commissioner Blonder led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

MOTION

Mayor Sikes-Kline **MOVED** to approve the Regular Agenda. The motion was **SECONDED** by Commissioner Springfield and **APPROVED BY UNANIMOUS VOICE VOTE.**

3. Special Presentations, Recognitions and Proclamations

(None)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Lauren Giber
- John Valdes
- BJ Kalaidi

5. Consent Agenda

David Birchim, City Manager, read the Consent Agenda.

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON DATE: August 12, 2024

- Ordinance 2024-24: Annexes nine (9) parcels of land adjacent to the Cat's Paw Marina on Nix Boatyard Road.

- Ordinance 2024-25: Amends the future land use designation of 10.38 acres of annexed property at 199 and 200 Nix Boatyard Road.

- Ordinance 2024-26: Amends the zoning designation of 10.38 acres of annexed property at 199 and 200 Nix Boatyard Road.

CA.3. Reminder of Upcoming Meetings:

- AUGUST 12, 2024, 5:00PM, Regular City Commission Meeting

- AUGUST 22, 2024, 9:00AM, Special City Commission Meeting-Budget Workshop

- AUGUST 23, 2024, 9:00AM, Special City Commission Meeting-Budget Workshop (if necessary)

- AUGUST 26, 2024, 5:00PM, Regular City Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

- JUNE 24, 2024-Regular City Commission Meeting

CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):

- 1089 West 15th Street-John McElroy III and Sandra Barbour

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF

APPRECIATION/RECOGNITION.

(COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.

CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED:

Certificate of Recognition for Ms. Johnnie Mae Van's One Hundredth Birthday. (C. Garris, Commissioner)

CA.8. Quarterly Report: 3rd Quarter FY 2023-2024. (I. Lopez, City Attorney)

CA.9. Edward Byrne Memorial Justice Assistance Grant (JAG) application. (J. Michaux, Chief of Police)

CA.10. Authorizes execution of the annual Nights of Lights operating agreements between the City of St. Augustine and Old Town Trolley Tours. (C. Sakryd, Director General Services)

CA.11. Savannah Sweets and Florida Cracker Cafe Lease Approval. (B. Moore, General Services Group Manager)

End Consent Agenda

5.A. Additions, deletions or modifications to Consent Agenda

(None)

5.B. Approval of Consent Agenda

MOTION

Commissioner Springfield MOVED to approve the Consent Agenda. The motion was SECONDED by Commissioner Blonder and APPROVED BY UNANIMOUS VOICE VOTE.

6. Appeals

(None)

7. General Public Presentations, Items of Great Public Importance, and Other Items Requiring Public Hearings

7.A. General Public Presentations

(None)

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

(None)

8.B. Ordinances – First Reading (only if required by law)

(None)

8.C. Resolutions – Public Hearing (only if required by law)

(None)

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2024-27: Amends regulations relating to floodplain management. (R. Schauland, Building Official)

Richard Schauland, the Building Official reviewed the Ordinance.

Mayor Sikes-Kline said she liked the technical amendment and thought this would help bring clarity for citizens.

Commissioner Springfield asked if the property appraiser had a standard factor or if it was done per property.

Mr. Schauland replied that there was a factor that was assessed per property and location. He said it could be specific to a property or a group of properties assessed,

and it could be used for three months. He said after speaking with the property appraiser's office, a factor was not generally available; however, it was set on the first day of January for taxes. He said from January until July every property was reassessed, and by July 1st their website had the updated adjusted market value, which would be codified in October.

Mayor Sikes-Kline asked if this would provide more flexibility in the City code.

Mr. Schauland replied in the affirmative.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2024-27 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE No. 2024-27

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE FLORIDA, AMENDING CHAPTER 8 OF THE CODE OF THE CITY OF ST. AUGUSTINE; REPEALING SECTION 8-117; AMENDING SECTION 8-149 AND 8-460; AND CREATING SECTION 8-466 TO CONFORM TO FLORIDA BUILDING CODE REQUIREMENTS FOR FLOODPLAIN MANAGEMENT REGULATIONS AND MARKET VALUE; PROVIDING FOR SERVERABILITY PROVIDING INCLUSUON IN THE CODE OF ST AUGUSTINE; AND PROVIDING AND EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Blonder, Springfield, Garris, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

9.B.1. Resolution 2024-23: Proposed millage rate for Fiscal Year 2024-2025. (M. Breidenstein, Assistant City Manager)

Meredith Breidenstein, Assistant City Manager reviewed the Resolution.

Mayor Sikes-Kline said this Resolution set the millage rate at 7.5%, and if the Commission chose to reduce the rate, they could do so in the future.

Ms. Breidenstein said the rate could be lowered; although, at the revenue workshop meeting, there was consensus to keep the rate at 7.5%. She advised it could be lowered but if increased, there were many statutory requirements.

MOTION

Commissioner Springfield **MOVED** to pass Resolution 2024-23. The motion was **SECONDED** by Mayor Sikes-Kline.

VOTE ON MOTION:

AYES: Springfield, Sikes-Kline, Garris, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B.2. Resolution 2024-24: Grants and ad valorem tax exemption for a historic property located at 115 Bridge Street and provides an effective date. (J. Courtney, Historic Preservation Officer)

Julie Courtney Historic Preservation Officer reviewed the Resolution.

Commissioner Garris said she thought the house looked amazing.

Mayor Sikes-Kline stated the ad valorem tax exemption program was an important incentive the City used to encourage owners to preserve their homes. She said the program was not widely used but it was

a ten-year tax abatement, the maximum the state would allow. She expressed her thanks to the Griffin family and John Valdes for their work on the home. She thanked staff for their hard work and dedication to the project and noted that rehabilitation standards were extremely high to receive this incentive.

Commissioner Springfield congratulated the Griffin's on such a beautiful building. He pointed out that the tax abatement would only be applied to the original structure and not the additions.

Commissioner Blonder noted the timing considering the recent demolitions that had taken place in the City. She said this type of program should be highlighted because it was a wonderful program.

MOTION

Commissioner Springfield **MOVED** to pass Resolution 2024-24. The motion was **SECONDED** by Mayor Sike-Kline.

VOTE ON MOTION:

AYES: Springfield, Sikes-Kline, Garris, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

10. Staff Reports and Presentations

10.A. Florida Department of State-Division of Historical Resources Grant Update. (B. Moore, General Services Group Manager)

Barbara Moore General Services Group Manager reviewed the Florida Department of State-Division of Historical Resources. She provided an update on the five projects in the City which were:

- Painting the Pena Peck House
- Repair/ Replace the Roof of the Pena Peck House
- Visitors Information Center Wood Floor Replacement

- Window Replacement in the Lightner Building/City Hall
- Waterproofing Exterior of the Lightner Building/City Hall

Commissioner Garris said she was very pleased that these items were being fixed and thanked Ms. Moore for her hard work.

Mayor Sikes-Kline thanked Paul Renner, Cindy Stevenson and Travis Hudson for assisting in obtaining the grant. She said it was disheartening to know the entire building could not be waterproof at this time. She said more grants would be applied to help preserve the building.

Commissioner Garris thanked the Mayor Sikes-Kline and David Birchim, City Manager for making many trips to Tallahassee seeking the funds to help with the different projects.

10.B. 2024 Conservation Program-Nominated Properties Ranking Presentation. (R. Franklin, Assistant City Manager)

Reuben Franklin Assistant City Manager presented the 2024 Conservation Program nominated properties and their ranking. He said the two properties nominated were Fredman, 0.96 acres and the Sobenes Desme, 2.47 acres. He said the appraisals for both properties were underway.

Mayor Sikes-Kline asked if the next step in the process was to obtain the appraisals and asked how the Commission wanted to proceed.

David Birchim, City Manager, replied that properties were purchased through a Resolution. He said the final appraisals of the properties would be provided and then the Commission could choose which property to purchase. He said this was the beginning of the program so the process was being fine-tuned. He asked if there was anything else the Commission recommended before making a decision.

Commissioner Blonder expressed her excitement with the program. She said she thought the program was moving swiftly and effectively. She asked if the funds budgeted were not spent in this budget cycle, could the funds be moved to the following year. She further asked if there was another funding source that could be used for the lower ranked property.

Mr. Birchim replied if the funds were not used, they could be rolled over to the following year. He said there were other funds potentially that could be used for the lower ranked property. He said since it had a stormwater component or drainage ditch, the utility fund could be used.

Commissioner Blonder advised she was reluctant to support the use of funds from the Conservation Program with a property that ranked so low, and she did not want to set a precedent. She said if there were other funding options, she wanted to explore that as the drainage ditch was important to the area.

Mr. Birchim stated in the past other properties had been purchased to relieve flooding and drainage problems and to provide open space in neighborhoods. He said purchasing this property for the dual purpose of drainage and open space would be consistent with past purchases.

Commissioner Springfield asked if the conservation application process was open currently.

Mr. Franklin replied that the application process for properties was not open but would be in the coming fiscal year.

Commissioner Springfield said it was important to keep all options open. He asked if landowners were being contacted and informed of this opportunity.

Mr. Birchim said they were in touch with landowners. He said he thought a timeline could be provided for when properties

would be ranked then reviewed by the Commission, which he would develop that with staff.

Commissioner Garris said she was pleased to know another fund could be used to purchase the Fredman property at 0 Christopher Street. She noted this could also be used as a back way to get into a City yard, as there was a fence on the corner, and thought this was a good addition.

Mr. Franklin noted it was strategic property from a stormwater perspective, as it gained access to the ditch that ran along the Fleet Maintenance area and the City's compound. He said using the stormwater fund or the utility fund could be better suited.

Mayor Sikes-Kline said there was nothing for the Commission to compare against since this was the beginning of the program. She said she was satisfied with a score of forty-nine rather than twenty-nine. She said as the program progressed there may need to be a baseline for applications.

10.C. Building for Flood Prevention Citizen Group. (A. Skinner, Director Planning and Building)

Amy Skinner, Director of Planning and Building, said during the Planning and Zoning Board (PZB) meeting, the Board discussed the difficulty of recent applications in relation to bulkheads, retaining walls, bringing in fill, and subsequent building permit applications for construction in low lying areas. She said applications were reviewed on a case-by-case basis with valuable input from staff. She said PZB recommended creating a citizen board to help establish rules and regulations related to building for flood prevention or work with a consultant and staff. She asked the Commission if they wanted to form a citizen group to work with the consultant or work with the existing PZB as the land planning agency and hold

workshops hosted by PZB to gain valuable information from citizens, the consultant, and staff to develop a path forward.

Commissioner Blonder questioned the reason as to why this was brought up by PZB.

Ms. Skinner replied this had been brought up by PZB because they were concerned with a combination of things, from storms to other projects that could impact the conservation overlay zones.

Mayor Sikes-Kline supported the concepts and thought PZB could hold a workshop with the public to let everyone have an equal say or a joint workshop with the Historic Architectural Review Board (HARB). She said PZB had the most expertise. She said she could support a task force as it would dissolve after the goal was achieved.

Commissioner Springfield agreed that option two was best. He said it would allow PZB to make a recommendation. He said it would be good to have HARB attend as they would be able to provide a different perspective.

Commissioner Garris said she was in support of option two even though she felt there would not be a lot of public participation. She said the City should be very proactive when advertising to make sure the public was aware.

Commissioner Blonder felt option two was the best and thought the consultant from WSP should be included as they had a lot of expertise.

MOTION

Mayor Sikes-Kline MOVED to support option two, work with the existing PZB as the land planning agency for the city to hold open workshops hosted by PZB to work with interested citizens, the consultant, and staff to develop a path

forward and any suggested amendments to the land development code. The motion was SECONDED by Commissioner Blonder and APPROVED BY UNANIMOUS VOICE VOTE.

10.D. Abbot Tract National Register Historic District nomination update. (J. Courtney, Historic Preservation Officer)

Julie Courtney Historic Preservation Officer provided a brief update about the Abbot Tract National Register Historic District nomination.

Mayor Sikes-Kline thought it was a good time to update the districts.

Ms. Courtney said Abbot Tract was the first district to be updated and advised Model Land Company and Lincolnville were also being worked on. She said Abbot Tract was the easiest as the boundary nor the period of significance were not being expanded.

Commissioner Blonder asked if it would be helpful if the Commission made a formal statement of support.

Ms. Courtney agreed.

Mayor Sikes-Kline advised a letter of support would be provided. She said she would be traveling and would be unable to attend the virtual meeting on August 8, 2024.

Ms. Courtney noted the meeting would be virtual, and she and the consultants would be attending.

10.E. Mid-Year Update for 100th Anniversary Celebration of Sister City Relationship with Avilés, Spain. (M. Wissel, Communications Director)

Melissa Wissel Communications Director provided a brief update for the 100th Anniversary Celebrate with Aviles, Spain the City of St. Augustine's Sister City. She

reviewed the schedule of events in Avilés, Spain and the events taking place in St. Augustine in September.

Mayor Sikes-Kline questioned the size of the painting that would be sent to Avilés, Spain and thanked Commissioner Springfield for collecting the funds.

Commissioner Springfield said the painting was three meters or nine feet by two meters or six feet.

Mayor Sikes-Kline thanked Ms. Wissel for her hard work as there were a lot of moving parts and a lot of people involved. She said the community had been engaged especially in the businesses and tourism sectors.

Ms. Wissel said the reason for such a large delegation was to keep a historic record, and these trips helped to keep the spark of inspiration between the two cities.

Commissioner Garris thanked Commissioner Springfield for his presentation for the Rotary Club. She said he provided a vast amount of information about the upcoming 100th anniversary and the history of Spain.

10.F. Education and Outreach Communications Campaign for Florida-Friendly Fertilizer Use on Urban Landscapes. (M. Wissel, Communications Director)

Melissa Wissel Communications Director provided an update regarding the education and outreach to the public on the Fertilizers Uses on Urban Landscapes.

Commission Blonder asked if they were working with Glabra Skipp Deputy Director Environmental Compliance.

Ms. Wissel responded in the affirmative and said she helped develop the website content.

Commissioner Blonder felt this was more of an opportunity for education and outreach rather than citations.

10.G. City Heat Safety Related Policies. (S. Slaughter, Director Utilities and Public Works)

Stephen Slaughter Utilities and Public Works Director discussed the new policy regarding heat safety. He said the City was committed to implementing the latest industry standards and best management practices to help mitigate heat stress. He said over the past ten years there had been a total of four incidents in the City and none this year.

Commissioner Garris asked how this would be managed for Solid Waste and Streets and Ground crews.

Mr. Slaughter replied that the Solid Waste workers should communicate with their drivers, and they were encouraged to take necessary heat breaks in the vehicle or under a shade tree. He said for Streets and Grounds, workers had air-conditioned vehicles, sunshade hats, moisture wicking clothing, necessary breaks, and water coolers available.

Commissioner Blonder was pleased that there were not many documented cases of heat stress. She said being mindful and proactive was key.

Commissioner Springfield said he hoped there was a lot of training, and the culture was encouraging of breaks.

Mr. Slaughter said supervisors informed the workers when the day would be very hot, and the workers were encouraged to communicate.

Mayor Sikes-Kline asked Mr. Slaughter to convey their 'thanks' on these very hot days during the summer.

11. ITEMS BY CITY ATTORNEY

11.A. Final 2024 Legislative Session Update-For information only. (A. Owen, Assistant City Attorney)

No presentation made, provided by the City Attorney's Office for information purposes.

Commissioner Garris said during public comment, a citizen mentioned the homeless and asked if Ms. Lopez could provide more information regarding the homeless legislation.

Ms. Lopez said the ruling of the Grants Pass case would not affect the City. She said it was a recent United States Supreme Court case that noted local governments could enforce their ordinances against public camping even if there were no shelter beds available in the community. She said the City ordinance required shelter beds to be available in order to enforce the no camping ordinance.

Commissioner Blonder noted House Bill 321, Release of Balloons, and said there was a City balloon ordinance recently passed. She said, in the summary, there was a notation 'action required: Section 22-2 of the City code should be repealed' as the bill covered the same release of balloons as the ordinance. She asked what the process was to repeal that ordinance.

Ms. Lopez replied that it would be an ordinance before the commission repealing the local ordinance because it was not preempted by a state statute.

Commissioner Blonder requested that to be done.

12. ITEMS BY CITY CLERK

12.A. Notification of two (2) upcoming term expirations-Planning & Zoning Board (PZB). (D. Galambos, City Clerk)

Darlene Galambos City Clerk notified the Commission of two upcoming Planning and Zoning Board term expirations. She said both members were eligible for reappointment. She said applications for the vacant position were being accepted. She said in total there were three positions to fill for the PZB.

12.B. Notification of two (2) upcoming term expirations-Board of Trustees, St. Augustine Police Officers' Retirement System. (D. Galambos, City Clerk)

Darlene Galambos City Clerk notified the Commission of two upcoming term expirations for the Board of Trustees for the Police Officers' Retirement System, which both members were eligible to reapply; however, the positions would be advertised as required.

12.C. Request for One (1) appointment to the St. Augustine Audit Review Committee. (D. Galambos, City Clerk)

Darlene Galambos, City Clerk requested the appointment of Dominic Scine to the Audit Committee. She said he was a former member and qualified to serve on the board.

Motion

Mayor Sikes-Kline MOVED to appoint Dominic Scine to the Audit Committee. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNANIMOUS VOICE VOTE.

13. ITEMS BY CITY MANAGER

David Birchim City Manager said he wanted to follow up on the request from Commissioner Garris about the concerns about the City's Human Resources Department and work force practices specifically related to discrimination complaints from employees. He said there was an impartial investigation completed

by an employment lawyer Avery McKnight from Allen, Norton and Blue. He said Mr. McKnight had extensive experience reviewing these types of matters. He said the final report was submitted on May 2, 2024, and the recommendations were as follows:

- City should appoint a separate Equal Employment Opportunity (EEO) officer, rather than have the Human Resource Director as the EEO
- Update the definitions of discrimination including protected classes by law
- Clarify the policy that the City prohibits discrimination from any employee and from any person(s) representing or doing business on behalf of the City to include elected officials, appointed officials and board members, vendors and volunteers
- Should incorporate a clearer concise complaint and investigation procedure to address complaints
- Address how harassment or complaints against the City Manager or City Commissioner would be addressed
- City Employees should be provided with the City's discrimination and harassment policy annually
- Manager and Supervisors should receive training related to the discrimination policies and procedures at least every two years

Mr. Birchim stated in response to the recommendations, the City was requesting a Deputy Director for Human Resources to fulfill the role of the EEO. He said the definitions had been updated and completed. He said the recommended complaint process had been incorporated as recommended, changes to address if a City Manager or Commissioner had a complaint against them had been addressed. He said city employees were provided the discrimination and harassment policy as a refresher and supervisors and managers were receiving training about said policies. He stated Mr. McKnight had reviewed the complaints that

had been filed against the City since 2017 and the general allegations against City employees and found no evidence of a pattern or practice of treating employees differently in hiring, promoting, discipline, or termination based on their race or age. He said Mr. McKnight found no evidence of unlawful or racial employment practices. He said Mr. McKnight recommended continuing with a diverse workforce and the City was working towards this goal. He said this exercise was not easy, but the outcome was positive and resulted in meaningful changes and improvements to the organization.

Commissioner Springfield said he spoke with Mr. McKnight several times and felt he was very well informed. He felt the lack of evidence did not mean people were innocent; however, it was not at a level where it could be identified as systemic and an individual problem. He stated the culture was the responsibility of those who lead the staff to promote this would not be tolerated. He agreed that hiring an EEO was a requirement, and that person should have specific training to conduct training and surveys to evaluate the climate of culture of the organization.

Commissioner Blonder thought this was a good reminder.

Mayor Sikes-Kline said the recommendation for an EEO was welcomed. She agreed that the culture of the City was important and understood it took time to change the culture.

Commissioner Garris thanked her fellow commissioners for proceeding with the investigation. She said this was the first time the results had been provided to the public. She stated she spoke with Mr. McKnight extensively but was concerned that he did not speak with anyone who had filed a complaint, he did not meet with any of the Commissioners, nor did he publicly recount his findings. She asked the

commission to be mindful of their responsibilities as representatives.

Mr. Birchim requested from the state for a five-million-dollar appropriation for the septic to sewer conversion; however, it was vetoed by the governor. He said instead the City applied for a grant in the amount of \$6.4 million dollar grant for the water quality improvement at Lee and Irving Streets gravity sewer and water main improvements, which would cover converting septic to sewer for 136 existing homes and sewer would be available for fifty-one vacant lots in West Augustine.

Commissioner Blonder thanked the City Manager and staff for following through with the commitment, as this was much needed in the neighborhood.

14. Items by Mayor and Commissioners

Mayor Sikes-Kline requested that the maps on the desk of the City limits be updated to include the CRA's. She said the governor vetoed the special grant program for Culture and Arts, which was unexpected. She said the Cultural Council was funded through the Tourist Development Council (TDC) through the Arts, Culture, and Heritage grant program. She said a recommendation was sent to the Board of County Commissioner (BOCC) to fully fund the request list from the arts, culture, and heritage organizations in the county. She said she hoped the BOCC would consider the request from the TDC.

15. Adjournment

There being no further business, the meeting was adjourned at 7:16 P.M.¹

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

DRAFT

¹ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

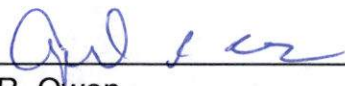
DATE: July 24, 2024

RE: **ORDER RELEASING CODE ENFORCEMENT LIEN: 111 ZORATOA AVENUE**

Please find enclosed an Order Releasing Lien for 111 Zoratoa Avenue, owned by James A. Philcox. This release reflects the previously outstanding Code Enforcement lien levied against this property. The outstanding balance of \$5,000.00 has been paid in full.

Please place the Order Releasing Lien on the consent agenda for consideration and execution at the August 12, 2024, City Commission meeting.

Should you have any questions or comments, please do not hesitate to contact me. Thank you.



April R. Owen
Assistant City Attorney

/s/
Attachment

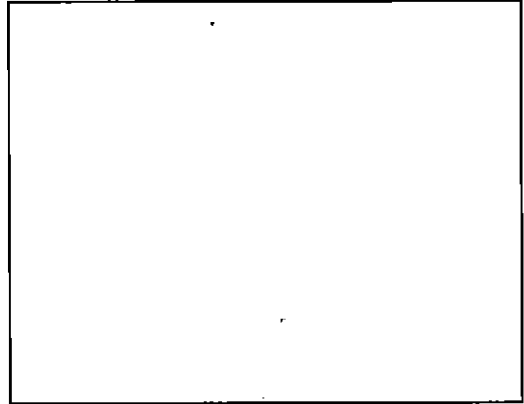
xc: Meredith Breidenstein, Assistant City Manager
Reuben Frankline, Assistant City Manager
Isabelle C. Lopez, City Attorney
Darlene Galambos, City Clerk (*with original*)

Agenda Title:

Order releasing the Code Enforcement lien levied against 111 Zoratoa Avenue as paid in full.

BEFORE THE
SPECIAL MAGISTRATE
OF THE CITY OF ST. AUGUSTINE, FLORIDA

ORDER RELEASING LIEN
CEAAB CASE NO. 2021-0219



IN THE MATTER OF: **JAMES A. PHILCOX**
 111 ZORATOA AVENUE
 ST. AUGUSTINE, FLORIDA 32080

VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
 CITY CODE, CHAPTER 19, SECTION 19-4

LIEN FILED AGAINST: **JAMES A. PHILCOX**

VIOLATION SITE: **111 ZORATOA AVENUE, ST. AUGUSTINE, FLORIDA 32080**

LEGAL DESCRIPTION: **3-99 DAVIS SHORE LOTS 4 & 5 BLK 45 OR1270/1495 &**
 3932/788(F/J)

PARCEL NUMBER: **219660-0000**

.....
ORDER

THIS MATTER having come to be heard before the Code Enforcement, Adjustments and Appeals Board of the City of St. Augustine, and this Board having entered the following Order:

➤ **ORDER IMPOSING PENTALTIES AND LIEN**

- Dated April 12, 2022
- Recorded in O.R. Book 5539, Page 1574 on April 19, 2022

And the Board, being fully advised in the premises, hereby finds:

➤ **THE ABOVE REFERENCED LIEN HAS BEEN PAID IN FULL.**

THEREFORE, it is hereby ordered that the lien against the property, as established in the Order referenced herein, is hereby released.

IN WITNESS WHEREOF, this Order Releasing Lien has been duly signed and executed by the Lienor, this _____ day of _____, 2024.

**CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation**

ATTEST:

By: _____
Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(S E A L)

.....

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **NANCY SIKES-KLINE**, by means of [] physical presence or [] online notarization, who is personally known to me, who is the person who executed the foregoing instrument and who acknowledged before me that she executed the same for the uses and purposes therein expressed.

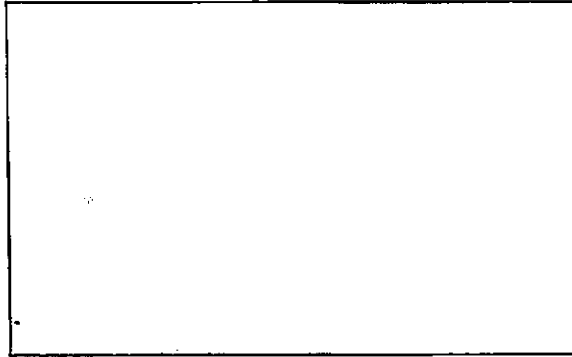
WITNESS my hand and official seal, this _____ day of _____, 2024.

Notary Public, State of Florida

(S E A L)

BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS & APPEALS BOARD
OF THE
CITY OF ST. AUGUSTINE, FLORIDA

**ORDER
IMPOSING PENALTIES AND
LIEN
CEAAB CASE NO. 2021-0219**



IN THE MATTER OF:

JAMES A. PHILCOX
111 ZORATOA AVENUE
ST. AUGUSTINE, FL 32080
(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
Violation:
City Code, Chapter 19, Section 19-4

ORDER

THIS MATTER originally came before the Board for public hearing on **October 12, 2021** after due notice to the Respondent(s), at which time the Board heard testimony under oath and received evidence. The Board issued findings of fact, conclusions of laws, and an oral order reduced to writing and furnished to the Respondent(s) to take corrective action by time certain, as more specifically set forth in that order. On November 9, 2021, this Board conducted a compliance hearing and determined that the Board's order of October 12, 2021, had not been complied with.

Based on the evidence and testimony presented at the **March 8, 2022** hearing, the Board finds that the required corrective action **has** been taken as ordered which constitutes compliance with the City Code, Chapter 19, Section 19-4.

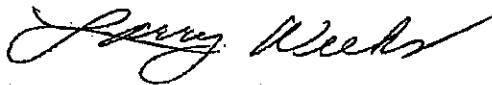
The Board's previous order set forth a compliance date of ten (10) days from the date of the "Order", and a fine of \$250 for each day the violation continues beyond the referenced compliance date. On November 9, 2021, the Board found the property in violation and moved to continue the existing order of a fine in the amount of \$250 per day until the property is brought into compliance. On **March 8, 2022**, the Board issued an "Order Imposing a Fine" in the amount of **\$5000.00**, and allowed the Respondent thirty (30) days from the date of the "Order" to pay the fine in full, in the amount of **\$5,000.00**.

IT IS HEREBY ORDERED that the above described fine in the amount of **\$5000.00** is hereby pending against the Respondent(s) for the violation that existed upon the following described property, situated in St. Augustine, Florida, to wit:

Violation Site: 111 Zoratoa Avenue
Legal Description: 3-99 DAVIS SHORES LOTS 4 & 5 BLK 45 OR1270/1495
& 3932/788(F/J)
Parcel Number: 2196600000

THIS ORDER SHALL BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO SECTIONS 162.08 AND 162.09, FLORIDA STATUTES. FURTHER INFORMATION ON THIS MATTER MAY BE OBTAINED BY CONTACTING THE BUILDING AND CODE ENFORCEMENT DIVISION, P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210, (904) 825-1066.

DONE AND ORDERED, at a public hearing on the 12TH day of APRIL, 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

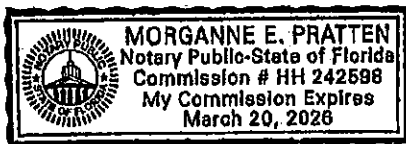


LARRY WEEKS, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Larry Weeks, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

Witness my hand and official seal, this 18 day of APRIL, A.D., 2022.


Notary Public, State of Florida

*City of St. Augustine
City Commission*

Certificate of Recognition

In Acknowledgement of and

Presented In Honor to

Dr. Dorothy Headley Israel, Ph.D.

In celebration of

Your One Hundredth birthday!

Congratulations on attaining this important milestone in your life!

You have ten decades of memories constituting a life well lived.

On this special day, September 22, 2024, the City of St. Augustine wishes you a happy birthday and sends our deepest appreciation for your years of dedicated service and leadership in our community.



Nancy Sikes-Kline, Mayor

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: July 31, 2024

RE: Consent Agenda Item
Authorization to join *Payment Card Interchange Fee and Merchant Discount Antitrust Litigation*

Please place on the Consent Agenda for the August 12, 2024 Commission Meeting, an Engagement Agreement and Authority to Represent from 46-59, LLC. This firm will handle our claim submission process and will be entitled to a 25% fee of any settlement that the City receives.

Feel free to contact me with any questions.

Sincerely,



Meredith Breidenstein
Assistant City Manager

Attachment

ENGAGEMENT AGREEMENT

This Engagement Agreement ("Agreement") is entered into by City of St. Augustine ("Client") and 46-59, LLC ("Counsel") (together, the "Parties").

1. Scope of Representation

Client may be a class member entitled to a payment in a settled class action lawsuit styled: In re Payment Card Interchange Fee and Merchant Discount Antitrust Litigation, MDL No. 1720 (MDK) (JO), currently pending in the United States District Court for the Eastern District of New York ("Action"). The Action concerns excessive fees charged to businesses for accepting Visa and Mastercard cards in violation of antitrust laws.

To obtain a payment from the settlement, class members must submit valid timely and complete written claim submissions ("Claims") to the court-assigned settlement administrator, Epiq Class Action & Claims Solutions, Inc. ("Settlement Administrator"). Client understands the Settlement Administrator and Class Counsel are available at no cost to Client to assist during the Claims-filing period. The Claim forms were made available for submission by prospective class members in December 2023. Failure to submit a valid Claim by August 30, 2024 will result in class members releasing their Claims without receiving payment in return. By this Agreement, Client engages Counsel to serve as Client's counsel, agent, and representative in the submission of Client's Claim on Client's behalf.

2. Attorneys' Fees and Payment to Client.

In consideration for representing Client and providing the services outlined in section 4 below, Client agrees to pay Counsel an attorneys' fee of twenty five percent (25%) of Client's gross dollar recovery from the settlement. If there is no recovery, Client shall not be responsible for the payment of any attorneys' fees, costs, and/or expenses, and will owe Counsel nothing.

3. Investigation/Counsel Termination.

Following Client's engagement of Counsel, Counsel will investigate and confirm Client is a class member eligible for payment from the settlement. If Counsel determines Client is not a class member, or if Counsel otherwise chooses not to submit a Claim for Client, Counsel may, at any time, terminate this Agreement and withdraw from representing Client. In the event of withdrawal termination, Counsel will provide email notice to Client.

4. Scope of Engagement / Claim Submission / Authority to Represent.

Client has retained Counsel to handle the Claims submission process on its behalf acknowledging there is significant value to Client to have Counsel represent it in this capacity. Client acknowledges that, although there is no requirement that class members retain a lawyer to file Claims on their behalf and that it may file the Claims itself, Client nevertheless has selected and engaged Counsel to file Client's Claim and to represent Client's interest in this Action.

Notwithstanding, Client grants Counsel with full and complete authority to communicate with the Settlement Administrator on Client's behalf and to make any and all decisions on Client's behalf related to Client's status as a class member and in connection with Client's Claim. Counsel shall serve as the sole representative for Client in connection with the Action and in dealing with the Settlement Administrator for the entirety of the Claim process; receive from the Settlement Administrator Client's Claim form; prepare, complete, and submit Client's Claim to the Settlement Administrator; communicate as necessary with the Settlement Administrator or Class Counsel about Client, Client's Claim, and the Claim process; respond to any follow-up requests from the Settlement Administrator for additional information or documentation necessary to prove a valid Claim; and endorse Client's signature on any document needed to present the Claim.

5. Client's Payment.

Client acknowledges Client's payment will be a pro rata share of the remaining money in the settlement fund after payment of Class Counsel's attorneys' fees and costs, Settlement Administration costs, service awards to the Action's class representatives, and payments allocated to those class members who opted-out of the settlement. It is not possible to know the amount of Client's payment until all Valid Claims for all class members are submitted. It is the intention of the Parties to have the Settlement Administrator pay Client directly for its share of the settlement proceeds (after deduction for attorneys' fees) and to pay Counsel directly for its attorneys' fees. Client agrees this Agreement shall serve as an instruction to the Settlement Administrator to make payments in that fashion. However, in the event the Settlement Administrator pays Counsel for the full amount of Client's settlement and the payment is in the form of a check in Client's name, Client gives Counsel power of attorney to endorse Client's name on the check and authorizes Counsel to deposit the check in Counsel's Trust Account, for Counsel to retain its attorneys' fees, and to issue Client's payment to Client. Lastly, in the event a check or electronic payment for the full amount of the settlement, including Counsel's attorneys' fees, is sent directly to Client from the Settlement Administrator, Client agrees to within three (3) days deliver Counsel its full attorneys' fees by check or wire transfer.

6. Obligation for Payment of Attorneys' Fees if Client Terminates. If Client terminates

this Agreement for any reason after three (3) days from the date it was signed by Client, and termination is before submission of Client's Claim to the Settlement Administrator, and the Claim is later approved, Counsel shall be entitled to be paid two hundred dollars (\$200.00) per hour for services rendered prior to the date of termination. If Client terminates this Agreement for any reason after three (3) days from the date it was signed by Client, and termination is after the submission of Client's Claim to the Settlement Administrator, and the Claim is later approved, Counsel shall be entitled to payment of the entire twenty five percent (25%) contingent attorneys' fees. In either termination event described in this paragraph 6, Client shall, at Counsel's request, inform the Settlement Administrator of Counsel's entitlement to payment and direct the Settlement Administrator to issue payment of the attorneys' fees and costs owed directly to Counsel. 46-59, LLC also has the right to notify the Settlement Administrator of 46-59, LLC's right to fees.

7. Tax Advice Excluded.

Counsel's representation of Client does not include any tax-related advice, including, but not limited to, advice relating to the effect of submitting the Claim in the Action or the taxability of Client's losses or the amount of Client's payment hereunder.

8. Association of Additional Counsel.

Counsel shall have the option to associate with additional lawyers or law firms. If Counsel does so, Counsel will inform Client in writing of any attorneys' fees split(s) with such associated lawyers or law firms. Client will not have to pay any additional attorneys' fees should Counsel associate with additional counsel. Counsel may retain the services of one or more vendors to provide services as needed to process the Claim. The fees and expenses of the vendor(s) will be paid by the Counsel at no addition charge to the Client.

9. Duties of Client.

Client agrees to cooperate fully with Counsel during the course of representation, to advise Counsel fully of all pertinent matters, and to provide truthful and accurate information to the best of Client's knowledge. Client agrees to keep Counsel informed of the Client's mailing address, email address, and telephone number(s) at all times. Client agrees to take appropriate precautions to protect attorney work product and attorney-client communications. Client agrees to be available, upon Counsel's request, for meetings, telephone calls, or other events as Counsel or the Settlement

Administrator deems necessary. If required by the Settlement Administrator, Client agrees to provide a sworn statement under penalty of perjury to support the Claim.

10. Client's Representations and Acknowledgments.

Client represents that the rights to the proceeds of the Claim have not been sold, assigned, or conveyed to any other person or entity, and that the individual signing this Agreement for Client has the authority to execute and bind Client to the obligations hereunder. Likewise, in the event the Client is a dissolved entity, the individual signing this Agreement for Client acknowledges the signor is the rightful and lawful successor in interest to the entity entitled to receive the payment under the settlement and that no other party has claimed or is claiming entitlement to some or all of the payment. Client also represents that is not a debtor in any current bankruptcy nor is it a party to any franchise agreement. Client acknowledges it has not submitted a Claim on its own behalf in this Action, Client will not submit a Claim on its own behalf in this Action absent acknowledging to the Settlement Administrator that Client is represented by Counsel, and that Client has not signed an agreement with any other party, lawyer or non-lawyer, to represent Client in the filing of a Claim in this Action. Lastly, Client acknowledges that Counsel is providing value in this matter by using their experience and knowledge in class actions to ensure Client's Claim is properly submitted and to ensure that Client's Claim is filed correctly and timely. Client has access to ask Counsel any questions about the Action, the settlement, the Claims process, to supplement the Claim with additional documentation and information in the event Client or Counsel dispute the amount of the settlement offer, to advise, and to otherwise have the questions answered to the best of Counsel's ability. Further, Client is aware that by working with Counsel it is certain to have its Claim submitted when typically in claims-made settlements in class actions, on average only 2- 7% of class members submit claims.

11. Confidentiality.

The Parties agree to keep the terms of this Agreement confidential between each other, with the following exceptions: the Parties may share the Agreement with the Settlement Administrator, Class Counsel, and/or the Court, if so ordered; and Client consents to the disclosure of limited, nonprivileged information by Counsel to third parties, including settlement information such as settlement offers, discussions, and negotiations.

12. Other Services.

Counsel is only representing Client to submit Client's Claim in the Action, and for no other purpose.

13. Additional Information.

More information about the Action and the settlement may be found at the settlement website: <https://www.paymentcardsettlement.com/en>.

14. Total Agreement.

This Agreement represents the total agreement between Client and Counsel regarding attorneys' fees and litigation expenses and other terms involving representation of Client by Counsel. Any modifications, additions, or other changes to this Agreement shall be made only in writing and signed by Client and Counsel.

15. Governing Law.

This Agreement shall be governed by the laws of the State of Missouri, without regard to its conflict-of-laws principles. If any term of this Agreement is held invalid or unenforceable, the remainder of the Agreement not so held shall remain in effect.

16. Dispute Resolution; Jury Trial Waiver.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES

Any dispute arising directly or indirectly from this Fee Agreement, in connection thereto, or any services performed thereunder which the parties are unable to amicably resolve, shall be submitted to binding arbitration before a single arbitrator in Kansas City, Missouri. The arbitration hearing shall be held virtually and shall be administered by the American Arbitration Association pursuant to its Consumer Rules. Client and Counsel shall share equally in the costs of the arbitration, unless the arbitrator enters a ruling otherwise reallocating the Parties' division of those costs. Judgment on any arbitral award may be entered in any court of competent jurisdiction. This clause shall not preclude Parties from seeking provisional remedies in aid of arbitration from a court of appropriate jurisdiction located in Jackson County, Missouri. Client and Counsel agree that Missouri law applies in the determination and adjudication of the Parties' rights, responsibilities, and obligations in any such dispute. Client may wish to consult another attorney to evaluate the arbitration requirement in this contract. An arbitration proceeding is a way to resolve a dispute without use of the court system. By entering into this Agreement that requires arbitration as the way to resolve certain disputes, Client waives the right to go to court to resolve those disputes by a judge or jury. CLIENT WAIVES ANY RIGHT TO A JURY TRIAL. These are important rights that should not be given up without careful consideration and consultation with another attorney about these rights.

THE PARTIES HERETO AGREE TO BE BOUND BY THE AGREEMENT AS OF THE DATE
BELOW.

“CLIENT”

City of St. Augustine

By: _____
Meredith Breidenstein - Asst. City Manager

Date: _____

“COUNSEL”
46-59, LLC

Date: _____

Counsel’s mailing address: 46-59,LLC, 4741 Central Street, #700, Kansas City, Mo 64112

AUTHORITY TO REPRESENT

On behalf of City of St. Augustine, Taxpayer Identification Number 59-6000420 ("Client"), I, Meredith Breidenstein Asst. City Manager, hereby authorize 46-59, LLC ("Counsel"), to act as my attorney, representative, and agent in connection with all my rights as a potential class member entitled to a settlement payment in the action styled In re Payment Card Interchange Fee and Merchant Discount Antitrust Litigation, MDL No. 1720 (MDK) (JO), currently pending in the United States District Court for the Eastern District of New York ("Action").

Client hereby instructs the Settlement Administrator, Epiq Class Action & Claims Solutions, Inc. ("Epiq"), to send Client's Claim form directly to Counsel as Counsel will submit the required Claim and/or information on Client's behalf. Counsel has Client's full authority and consent to file Client's Claim and to communicate with Epiq on Client's behalf, including the filing of additional information and documentation through the entire Claims process. Epiq shall share any information about Client's Claim with Counsel that Counsel requests. Counsel shall have the full authority of the Client to accept the sum to be paid by the settlement administrator based on the criteria used by the settlement administrator for claims.

Client acknowledges that, although there is no requirement that class members retain a lawyer to file Claims on their behalf and that it may file the Claims itself, Client nevertheless has selected and engaged Counsel to file Client's Claim and to represent Client's interest in this Action.

Counsel shall be paid twenty five percent (25%) of the gross amount due Client for Client's Claim. Counsel's twenty-five percent (25%) payment shall be sent by Epiq directly to Counsel, and Client's share of the payment (the remaining seventy five percent (75%)) shall be sent by Epiq directly to Client. Client acknowledges that Counsel represents other clients in connection with the submission of Claims in this Action.

All Communication regarding Client's Claim should be directed to Counsel.

46-59, LLC
Richard F. Lombardo
Leland Shurin
4741 Central Street #700
Kansas City, Mo 64112
877-575-5576
claimsprocessing@46-59.com

"Client"

City of St. Augustine

By _____
Meredith Breidenstein, Asst. City Manager

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: July 31, 2024

RE: Consent Agenda Item
State Revolving Fund Amendment 1 to Loan Agreement DW550410

Please place on the Consent Agenda for the August 12, 2024 Commission Meeting, an amendment to the City's State Revolving Fund (SRF) Loan. The amount of this loan was \$9,403,394 and was spent on improvements to the City's Utility. Now that all funds have been spent, this amendment adjusts the amount of the semi-annual payments now due on December 15 and June 15 of each year from \$274,502.00 to \$276,306.62. The attached amendment needs to be signed by the Mayor, City Clerk and City Attorney.

Feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, reading "Meredith Breidenstein", with a long horizontal flourish extending to the right.

Meredith Breidenstein
Assistant City Manager

Attachment

**STATE REVOLVING FUND
AMENDMENT 1 TO LOAN AGREEMENT DW550410
CITY OF ST. AUGUSTINE**

This amendment is executed by the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (Department) and the CITY OF ST. AUGUSTINE, FLORIDA, (Project Sponsor) existing as a local governmental entity under the laws of the State of Florida. Collectively, the Department and the Project Sponsor shall be referred to as "Parties" or individually as "Party".

The Department and the Project Sponsor entered into a State Revolving Fund Loan Agreement, Number DW550410, authorizing a Loan amount of \$9,403,394, excluding Capitalized Interest; and

The Semiannual Loan Payment amount and Project costs need adjustment to reflect actual costs; and

Certain provisions of the Agreement need to be revised.

The Parties hereto agree as follows:

1. The total amount awarded is \$9,403,394.
2. The Loan Service Fee is \$188,068. The fee represents two percent of the Loan amount excluding Capitalized Interest; that is, two percent of \$9,403,394.
3. The total amount of the Loan is \$9,625,555.02. This consists of \$9,403,394.00 disbursed to the Project Sponsor, plus accrued Capitalized Interest of \$34,093.02 and service fee charges of \$188,068.00.
4. The total amount remaining to repay, which amount accounts for the Department's receipt of 11 Semiannual Loan Payments is \$7,083,175.39, consisting of unpaid principal of the Loan of \$6,895,107.39 and an unpaid service fee charge of \$188,068.00.
5. The Semiannual Loan Payment amount, adjusted to account for repayments received to date, is hereby revised and shall be in the amount of \$276,306.62. Such payments shall be received by the Department on December 15, 2024, and semiannually thereafter on June 15 and December 15 of each year until all amounts due hereunder have been fully paid.
6. Project Costs are revised as follows:

The Project Sponsor and the Department acknowledge that changes in Project costs may occur as a result of an audit. Unless this Agreement is amended subsequent to an audit, the following Project disbursements shall be final.

CATEGORY	PROJECT COSTS (\$)
Administrative Allowance	46,646.00
Engineering Allowance	108,868.00
Construction and Demolition	8,685,254.00
Technical Services During Construction	562,626.00
SUBTOTAL (Total Disbursed)	9,403,394.00
Capitalized Interest	34,093.02
TOTAL (Loan Principal Amount)	9,437,487.02

7. All other terms and provisions of the Loan Agreement shall remain in effect.

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This Amendment 1 to Loan Agreement DW550410 may be executed in two or more counterparts, any of which shall be regarded as an original and all of which constitute but one and the same instrument.

IN WITNESS WHEREOF, the Department has caused this amendment to the Loan Agreement to be executed on its behalf by the Secretary or Designee and the Project Sponsor has caused this amendment to be executed on its behalf by its Authorized Representative and by its affixed seal. The effective date of this amendment shall be as set forth below by the Department.

for
CITY OF ST. AUGUSTINE

Mayor

Attest:

Approved as to form and legal sufficiency:

City Clerk
SEAL

City Attorney

for
STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Secretary or Designee

Date

**Florida State Revolving Fund
Amortization Schedule Report**

**Sponsor: St. Augustine
Funding Number: DW-550410**

Loan Number	Payment #	Payment	Date	Rate	Principal	Interest	GAA Fees	Service Fee	SF Int	Total to Pay
DW-550410	1	\$274,502.00	Jun 15, 2019	1.240 %	\$241,052.43	\$33,449.57				\$9,426,420.24
	2	\$274,502.00	Dec 15, 2019	1.240 %	\$233,457.43	\$41,044.57				\$9,192,962.81
	3	\$274,502.00	Jun 15, 2020	1.240 %	\$230,651.28	\$43,850.72				\$8,962,311.53
	4	\$274,502.00	Dec 15, 2020	1.240 %	\$232,081.32	\$42,420.68				\$8,730,230.21
	5	\$274,502.00	Jun 15, 2021	1.240 %	\$230,946.55	\$43,555.45				\$8,499,283.66
	6	\$274,502.00	Dec 15, 2021	1.240 %	\$230,642.95	\$43,859.05				\$8,268,640.71
	7	\$274,502.00	Jun 15, 2022	1.240 %	\$232,072.94	\$42,429.06				\$8,036,567.77
	8	\$274,502.00	Dec 15, 2022	1.240 %	\$225,760.42	\$48,741.58				\$7,810,807.35
	9	\$274,502.00	Jun 15, 2023	1.240 %	\$227,160.13	\$47,341.87				\$7,583,647.22
	10	\$274,502.00	Dec 15, 2023	1.240 %	\$228,568.53	\$45,933.47				\$7,355,078.69
	11	\$274,502.00	Jun 15, 2024	1.240 %	\$229,985.65	\$44,516.35				\$7,125,093.04
	12	\$276,306.62	Dec 15, 2024	1.240 %	\$42,897.02	\$44,175.58		\$188,068.00	\$1,166.02	\$7,082,196.02
	13	\$276,306.62	Jun 15, 2025	1.240 %	\$232,397.00	\$43,909.62	\$0.00	\$0.00	\$0.00	\$6,849,799.02
	14	\$276,306.62	Dec 15, 2025	1.240 %	\$233,837.87	\$42,468.75	\$0.00	\$0.00	\$0.00	\$6,615,961.15
	15	\$276,306.62	Jun 15, 2026	1.240 %	\$235,287.66	\$41,018.96	\$0.00	\$0.00	\$0.00	\$6,380,673.49
	16	\$276,306.62	Dec 15, 2026	1.240 %	\$236,746.44	\$39,560.18	\$0.00	\$0.00	\$0.00	\$6,143,927.05
	17	\$276,306.62	Jun 15, 2027	1.240 %	\$238,214.27	\$38,092.35	\$0.00	\$0.00	\$0.00	\$5,905,712.78
	18	\$276,306.62	Dec 15, 2027	1.240 %	\$239,691.20	\$36,615.42	\$0.00	\$0.00	\$0.00	\$5,666,021.58
	19	\$276,306.62	Jun 15, 2028	1.240 %	\$241,177.29	\$35,129.33	\$0.00	\$0.00	\$0.00	\$5,424,844.29
	20	\$276,306.62	Dec 15, 2028	1.240 %	\$242,672.59	\$33,634.03	\$0.00	\$0.00	\$0.00	\$5,182,171.70
	21	\$276,306.62	Jun 15, 2029	1.240 %	\$244,177.16	\$32,129.46	\$0.00	\$0.00	\$0.00	\$4,937,994.54
	22	\$276,306.62	Dec 15, 2029	1.240 %	\$245,691.05	\$30,615.57	\$0.00	\$0.00	\$0.00	\$4,692,303.49
	23	\$276,306.62	Jun 15, 2030	1.240 %	\$247,214.34	\$29,092.28	\$0.00	\$0.00	\$0.00	\$4,445,089.15
	24	\$276,306.62	Dec 15, 2030	1.240 %	\$248,747.07	\$27,559.55	\$0.00	\$0.00	\$0.00	\$4,196,342.08
	25	\$276,306.62	Jun 15, 2031	1.240 %	\$250,289.30	\$26,017.32	\$0.00	\$0.00	\$0.00	\$3,946,052.78

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**Florida State Revolving Fund
Amortization Schedule Report**

**Sponsor: St. Augustine
Funding Number: DW-550410**

Loan Number	Payment #	Payment	Date	Rate	Principal	Interest	GAA Fees	Service Fee	SF Int	Total to Pay
DW-550410	26	\$276,306.62	Dec 15, 2031	1.240 %	\$251,841.09	\$24,465.53	\$0.00	\$0.00	\$0.00	\$3,694,211.69
	27	\$276,306.62	Jun 15, 2032	1.240 %	\$253,402.51	\$22,904.11	\$0.00	\$0.00	\$0.00	\$3,440,809.18
	28	\$276,306.62	Dec 15, 2032	1.240 %	\$254,973.60	\$21,333.02	\$0.00	\$0.00	\$0.00	\$3,185,835.58
	29	\$276,306.62	Jun 15, 2033	1.240 %	\$256,554.44	\$19,752.18	\$0.00	\$0.00	\$0.00	\$2,929,281.14
	30	\$276,306.62	Dec 15, 2033	1.240 %	\$258,145.08	\$18,161.54	\$0.00	\$0.00	\$0.00	\$2,671,136.06
	31	\$276,306.62	Jun 15, 2034	1.240 %	\$259,745.58	\$16,561.04	\$0.00	\$0.00	\$0.00	\$2,411,390.48
	32	\$276,306.62	Dec 15, 2034	1.240 %	\$261,356.00	\$14,950.62	\$0.00	\$0.00	\$0.00	\$2,150,034.48
	33	\$276,306.62	Jun 15, 2035	1.240 %	\$262,976.41	\$13,330.21	\$0.00	\$0.00	\$0.00	\$1,887,058.07
	34	\$276,306.62	Dec 15, 2035	1.240 %	\$264,606.86	\$11,699.76	\$0.00	\$0.00	\$0.00	\$1,622,451.21
	35	\$276,306.62	Jun 15, 2036	1.240 %	\$266,247.42	\$10,059.20	\$0.00	\$0.00	\$0.00	\$1,356,203.79
	36	\$276,306.62	Dec 15, 2036	1.240 %	\$267,898.16	\$8,408.46	\$0.00	\$0.00	\$0.00	\$1,088,305.63
	37	\$276,306.62	Jun 15, 2037	1.240 %	\$269,559.13	\$6,747.49	\$0.00	\$0.00	\$0.00	\$818,746.50
	38	\$276,306.62	Dec 15, 2037	1.240 %	\$271,230.39	\$5,076.23	\$0.00	\$0.00	\$0.00	\$547,516.11
	39	\$276,306.62	Jun 15, 2038	1.240 %	\$272,912.02	\$3,394.60	\$0.00	\$0.00	\$0.00	\$274,604.09
	40	\$276,306.64	Dec 15, 2038	1.240 %	\$274,604.09	\$1,702.55	\$0.00	\$0.00	\$0.00	\$0.00
DW-550410 Totals					\$9,667,472.67	\$1,175,707.31	\$0.00	\$188,068.00	\$1,166.02	

Combined								
Date	Payment #	Payment	Principal	Interest	GAA Fees	Service Fee	SF Int	Left To Pay
6/15/2019	1	\$274,502.00	\$241,052.43	\$33,449.57				\$9,426,420.24
12/15/2019	2	\$274,502.00	\$233,457.43	\$41,044.57				\$9,192,962.81
6/15/2020	3	\$274,502.00	\$230,651.28	\$43,850.72				\$8,962,311.53
12/15/2020	4	\$274,502.00	\$232,081.32	\$42,420.68				\$8,730,230.21
6/15/2021	5	\$274,502.00	\$230,946.55	\$43,555.45				\$8,499,283.66

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**Florida State Revolving Fund
Amortization Schedule Report**

**Sponsor: St. Augustine
Funding Number: DW-550410**

Combined								
Date	Payment #	Payment	Principal	Interest	GAA Fees	Service Fee	SF Int	Left To Pay
12/15/2021	6	\$274,502.00	\$230,642.95	\$43,859.05				\$8,268,640.71
6/15/2022	7	\$274,502.00	\$232,072.94	\$42,429.06				\$8,036,567.77
12/15/2022	8	\$274,502.00	\$225,760.42	\$48,741.58				\$7,810,807.35
6/15/2023	9	\$274,502.00	\$227,160.13	\$47,341.87				\$7,583,647.22
12/15/2023	10	\$274,502.00	\$228,568.53	\$45,933.47				\$7,355,078.69
6/15/2024	11	\$274,502.00	\$229,985.65	\$44,516.35				\$7,125,093.04
12/15/2024	12	\$276,306.62	\$42,897.02	\$44,175.58		\$188,068.00	\$1,166.02	\$7,082,196.02
6/15/2025	13	\$276,306.62	\$232,397.00	\$43,909.62	\$0.00	\$0.00	\$0.00	\$6,849,799.02
12/15/2025	14	\$276,306.62	\$233,837.87	\$42,468.75	\$0.00	\$0.00	\$0.00	\$6,615,961.15
6/15/2026	15	\$276,306.62	\$235,287.66	\$41,018.96	\$0.00	\$0.00	\$0.00	\$6,380,673.49
12/15/2026	16	\$276,306.62	\$236,746.44	\$39,560.18	\$0.00	\$0.00	\$0.00	\$6,143,927.05
6/15/2027	17	\$276,306.62	\$238,214.27	\$38,092.35	\$0.00	\$0.00	\$0.00	\$5,905,712.78
12/15/2027	18	\$276,306.62	\$239,691.20	\$36,615.42	\$0.00	\$0.00	\$0.00	\$5,666,021.58
6/15/2028	19	\$276,306.62	\$241,177.29	\$35,129.33	\$0.00	\$0.00	\$0.00	\$5,424,844.29
12/15/2028	20	\$276,306.62	\$242,672.59	\$33,634.03	\$0.00	\$0.00	\$0.00	\$5,182,171.70
6/15/2029	21	\$276,306.62	\$244,177.16	\$32,129.46	\$0.00	\$0.00	\$0.00	\$4,937,994.54
12/15/2029	22	\$276,306.62	\$245,691.05	\$30,615.57	\$0.00	\$0.00	\$0.00	\$4,692,303.49
6/15/2030	23	\$276,306.62	\$247,214.34	\$29,092.28	\$0.00	\$0.00	\$0.00	\$4,445,089.15

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**Florida State Revolving Fund
Amortization Schedule Report**

**Sponsor: St. Augustine
Funding Number: DW-550410**

Combined								
Date	Payment #	Payment	Principal	Interest	GAA Fees	Service Fee	SF Int	Left To Pay
12/15/2030	24	\$276,306.62	\$248,747.07	\$27,559.55	\$0.00	\$0.00	\$0.00	\$4,196,342.08
6/15/2031	25	\$276,306.62	\$250,289.30	\$26,017.32	\$0.00	\$0.00	\$0.00	\$3,946,052.78
12/15/2031	26	\$276,306.62	\$251,841.09	\$24,465.53	\$0.00	\$0.00	\$0.00	\$3,694,211.69
6/15/2032	27	\$276,306.62	\$253,402.51	\$22,904.11	\$0.00	\$0.00	\$0.00	\$3,440,809.18
12/15/2032	28	\$276,306.62	\$254,973.60	\$21,333.02	\$0.00	\$0.00	\$0.00	\$3,185,835.58
6/15/2033	29	\$276,306.62	\$256,554.44	\$19,752.18	\$0.00	\$0.00	\$0.00	\$2,929,281.14
12/15/2033	30	\$276,306.62	\$258,145.08	\$18,161.54	\$0.00	\$0.00	\$0.00	\$2,671,136.06
6/15/2034	31	\$276,306.62	\$259,745.58	\$16,561.04	\$0.00	\$0.00	\$0.00	\$2,411,390.48
12/15/2034	32	\$276,306.62	\$261,356.00	\$14,950.62	\$0.00	\$0.00	\$0.00	\$2,150,034.48
6/15/2035	33	\$276,306.62	\$262,976.41	\$13,330.21	\$0.00	\$0.00	\$0.00	\$1,887,058.07
12/15/2035	34	\$276,306.62	\$264,606.86	\$11,699.76	\$0.00	\$0.00	\$0.00	\$1,622,451.21
6/15/2036	35	\$276,306.62	\$266,247.42	\$10,059.20	\$0.00	\$0.00	\$0.00	\$1,356,203.79
12/15/2036	36	\$276,306.62	\$267,898.16	\$8,408.46	\$0.00	\$0.00	\$0.00	\$1,088,305.63
6/15/2037	37	\$276,306.62	\$269,559.13	\$6,747.49	\$0.00	\$0.00	\$0.00	\$818,746.50
12/15/2037	38	\$276,306.62	\$271,230.39	\$5,076.23	\$0.00	\$0.00	\$0.00	\$547,516.11
6/15/2038	39	\$276,306.62	\$272,912.02	\$3,394.60	\$0.00	\$0.00	\$0.00	\$274,604.09
12/15/2038	40	\$276,306.64	\$274,604.09	\$1,702.55	\$0.00	\$0.00	\$0.00	\$0.00
Total		\$11,032,414.00	\$9,667,472.67	\$1,175,707.31	\$0.00	\$188,068.00	\$1,166.02	

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