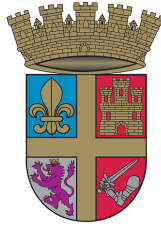


Amended



CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD

A G E N D A

TUESDAY, SEPTEMBER 3, 2024 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) July 2, 2024, Regular Meeting Minutes
 - b) August 6, 2024, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
 - a) PZB2024-0060
Alex Fisher - Applicant
c/o Fisher Enterprises
Garrett Morrell - Owner
c/o GRGP Rentals LLC
[115 Arricola Avenue](#)
To approve a variance request to increase the maximum lot coverage.
 - b) PZB2024-0063
Donald Poling Jr. - Applicant & Owner
[148 Cunningham Avenue](#)
To approve a variance request to reduce side and rear yard setback requirements and increase the maximum lot coverage.
 - c) PZB2024-0065
Frank O'Rourke - Applicant
c/o Gypsy Cab Company
828 & 830 Holdings LLC - Owner
[828 Anastasia Boulevard](#)
To approve a variance request to reduce the required off street parking requirements for a restaurant.

6. Use by Exception

a) PZB2024-0062

Andrea Brown - Applicant
c/o Ancient City Hideaways
Michael Wilcox - Owner
c/o Masa Properties LLC
[72 Abbott Street](#)

To approve one (1) off-site parking space within the Municipal Parking Garage.

7. Conservation Overlay Zone Development

a) PZB2024-0046

Continued from the
August 6, 2024,
Regular Meeting

James Pantling - Applicant & Owner
[81 Coquina Avenue](#)

To approve a request to construct a dock and boat lift within Conservation Overlay zones 1 & 2.

b) PZB2024-0053

Continued from the
August 6, 2024,
Regular Meeting

Hayden Whetstone - Applicant & Owner
[Pelican Reef Drive / PID 158573-0040](#)

To approve the construction of a new single-family home and retaining wall within Conservation Overlay Zones 2 & 3.

c) PZB2024-0055

Continued from the
August 6, 2024,
Regular Meeting

Kevin Marks - Applicant
c/o Shoreland Home Builders
Stephen & Lindsey Hutson - Owner
[Pelican Reef Drive / PID 158573-0020](#)

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

d) PZB2024-0058

Continued from the
August 6, 2024,
Regular Meeting

Joseph D Weed III - Applicant & Owner
[32 Mulberry Street](#)

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

e) PZB2024-0059

Ryan Carter - Applicant
c/o Carter Environmental Services
Richard L & Tracey Y Hardy - Owner
[117 Inlet Drive](#)

To approve the extension of an existing dock, construct a boat lift and add rip rap to shoreline within Conservation Overlay Zones 1 & 2.

f) PZB2024-0061

Ryan Carter - Applicant
c/o Carter Environmental Services
William Wolkoff - Owner
[Pelican Reef Drive / PID 158573-0130](#)

To approve a request to construct a bulkhead and dock within Conservation Overlay zones 1 & 2.

g) PZB2024-0064

Arthur Wells - Applicant
c/o AJ Wells Roofing and Construction
Arthur Wells - Owner
c/o First Coast Properties of Jacksonville, Inc.

[Arricola Avenue / PID 219010-0270](#)

To approve the removal of significant trees and tree canopy within
Conservation Overlay Zone 3.

8. Other Business

- a) Information and project schedule regarding the process to update the City's current 2014 Vision Plan.
- * b) Discussion and Recommendation regarding language to clarify review process for historic and regulated structures outside of historic preservation zoning districts.

9. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007 or 1-800-955-8771 (TDD).

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting July 2, 2024

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

1. Roll Call:

Charles Pappas, Chairperson
Christine Tucker, Vice- Chairperson
Mike Davis
Carl Blow
Matthew Shaffer
Ashleigh Barnes (Excused)

Absent

City Staff:

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

2. General Public hearings for Items Not on the Agenda

BJ Kalaidi 32 Avenida Menendez

3. Approval of Minutes

4. Modification and Approval of Agenda

Item 6.b was withdrawn by the applicant.

There was CONSENSUS with the Board to APPROVE the modified agenda

5. Variance

5. (a) 2024- 0047 – Mike Wagner c/o MJ Wagner Construction – Applicant
Dr. Tim Steflik – Owner 63 Lemon Street

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

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may either DENY the

application as submitted or CONTINUE the request to allow the applicant to provide:

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

The applicant was not present, the Board agreed to move the item to later in the agenda.

Mr. Davis made a MOTION to move item 5a to a spot in the agenda before item 7. Ms. Tucker SECONDED, and the MOTION PASSED with UNANIMOUS VOICE VOTE.

Item heard prior to Item 7.

Mike Wagner reviewed the application answering the staff questions in the staff report

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Jennifer and John Alexander spoke together and were opposed to the variance request. Ms. Alexander cited the criteria that was to be met for the variance to go forward.

Melinda Rakoncay said that garages typically did not have setbacks as they were storage for vehicles or other items. She felt that there was a reason for setbacks in these neighborhoods so that people could maintain their privacy. She felt that this would be used as a short-term rental. She asked the Board to deny this request.

BJ Kalaidi asked the Board to deny the variance stating that the quality of life would change for the neighbors in the area.

Public hearing was closed.

The Board discussed:

- Confirmed that nothing had changed because of the bill that passed the legislature related to short term rentals, which was vetoed by the governor
- The purpose of the building and the variance request
- Would not be removing the tree as noted on the plans

Tim Steflik was sworn in for the record. He advised the Board that the intent of the variance request was to turn the home into a short-term rental. He wanted to increase the size of the home to allow families to stay in the home.

Board discussion continues:

- The main building was a duplex already

- Currently building was a long-term rental and had not been registered as a short-term rental
- Did not see justification for the request
- There were other areas on the property where the owner could expand
- A tree survey would have to be provided as well as a parking plan
- Testimony from neighbors stated they were not comfortable with a two-story building
- A new curb cut would not be required
- Was this building a contributing building
- To make the garage into a living space the variance had to happen
- Nothing in the criteria to support the variance
- Criteria was not met to support the variance

MOTION

Mr. Shaffer MOVED that item number 2024-0047 at 63 Lemon Street that the variance be DENIED. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Shaffer, Pappas, Blow, Davis, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Conservation Overlay Zone Development

6. (a) 2024-0024 – Ryan Carter c/o Carter Environmental Services, Inc. – Applicant
Lyndsay Watts c/o Watts Up Enterprises II LLC – Owner
Avery Street & Avery Street/PID 109390-0000

To approve construction of a right of way extension and a new single-family home within Conservation Overlay Zones 2 & 3.

Prior to the staff report being presented, Ms. Daugherty reviewed some recent changes to the PZB staff report associated with

Conservation Overlay Zone Development requests. The changes were made with the goal of assisting the Board with evaluating Conservation Overlay Zone proposals, specifically focused on creating a means of comparison for the proposed development to the existing site conditions of an adjacent property.

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

Ex Parte Communication: presented

23 certified notices were sent, 1 was returned in favor, 5 returned opposed and 19 had comments.

Ryan Carter reviewed the application

Public hearing was opened.

Marta Hahn showed pictures of the area that would be affected by the proposed project. She questioned what the situation going forward was with Florida Avenue. She felt that this was not the time to build in coastal areas or marshes.

Debra Ingram was not in favor of the proposed development as flooding would continue to be a problem. She wanted the greenspace to remain untouched.

Maureen Long thought that the tree removal was premature. She spoke of the resiliency that older trees provided for the area. She stated that the home would be built entirely in the FEMA flood zone.

Grace Cheney expressed concern that the area from Theodore Street to Avery Street

looked like it was going to be developed as a whole and she wanted to see all the proposed development at one time.

Melinda Rakoncay said this was not an ordinary lot and it was identified as a wetland area. She felt that the staff report questioned some of the same things that the residents of the area were.

Haley Martenhaus felt that the new home would cause other homes in the area to be placed in a significantly higher risk of detrimental flood damage.

Daniel Pillen asked for clarification on the wetland permitting for the proposed house. He thought that waiting until the resiliency workshop was completed would give a better idea for the effects of the new home in the area.

Angelina Taylor spoke in opposition of the proposal due to the increase of the flooding in the area.

Victor Zimet made mention of the fact the storm water seems to be coming higher and higher each year and was concerned about his house being flooded.

Joseph Martenhaus said he was opposed to the project.

Laura Kaffel wanted to clarify if this project was related to the Theodore Street project.

BJ Kalaidi listed several concerns mentioned in the staff report.

Public hearing was closed.

Mr. Ryan presented his rebuttal; he confirmed that according to the St. Johns River Water Management District (SJRWMD) the land was considered uplands.

The Board discussed:

- Previously expressed concerns for development east of Florida Avenue
- There were several criteria that were not met in the application
- Flooding in the area was an issue
- Opposed to the development
- Millings already existed on Avery Street, so it was somewhat impervious
- Would have liked to see plans for the home
- The proposed home was not on pilings, which did not allow for water to drain properly
- Swales would show mitigation for the fill in the area
- Letter showed that there was no significant wildlife; however, it was from 2023
- Pier construction was an option for the applicant to consider
- Favored open pier construction for application to be considered
- Public works would have to review the project to determine if there was to be any changes to the stormwater and sewage
- Right of way on the east side of the property was Florida Avenue
- Understood the right of the owner to develop the property
- Not enough information provided to justify approval
- Stem wall and fill dirt were not a good choice for the property

Mr. Carter said, because of the board discussion, he would like to continue the application.

MOTION

Mr. Davis MOVED to CONTINUE application 2024-0024 to the August 6, 2024 meeting. The motion was SECONDED by Mr. Blow.

Mr. Shaffer stated that he was opposed to a continuation as the proposed piling construction would not have enough impact on his decision not to support the application.

Mr. Pappas advised that he wanted to see how the water was going to be held during a rain event.

VOTE ON MOTION:

AYES: Davis, Blow, Tucker, Pappas

NAYES: Shaffer

MOTION TO CONTINUE CARRIED 4/1

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

Continued from the June 4, 2024, Regular Meeting

Withdrawn by the applicant see item 4

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

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction to raise an existing seawall at 273 S Matanzas Boulevard / PID 221360-0000.

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

6. (c) 2024-0045 – Autumn Martinage c/o Matthews | DCCM. – Applicant
Giselle Thompson – Owner 101 Coquina Avenue

To approve a request to construct a masonry wall and fence within Conservation Overlay Zones 1 & 2.

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

Overlay Zone 1 and 2. This application is for the construction of a perimeter wall and fence with flood gates at 101 Coquina Avenue / PID 223390-0000.

Autumn Martinage reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Giselle Thompson, owner of the subject property, told the Board that she had experienced flooding four times in the last fifteen years.

James Pantling spoke of the actual height of the water in the area and supported the applicant.

Public hearing was closed.

The Board discussed:

- A masonry wall would work better and there were others in the neighborhood
- Connecting the different materials should not prove difficult
- The proposed wall was close to the home
- The problem started with the construction on the neighboring property
- Needed to allow the property owner to move forward so that the home would be protected
- Property to the south was a large city right of way
- Agreed the problem started at 99 Coquina
- Neighbors had to react to that problem
- Confirmed with the applicant that the water would be pumped out to the creek or onto the undeveloped neighboring property

- Status on the property to the north was the owner had decided not to build and the fill would stay on the property

Mr. Blow questioned if it would be prudent to hire a consultant to assist in finding solutions to this issue

Ms. Lopez advised that there were budgeted dollars for expert information

Amy Skinner said she had several discussions with Ms. Beach, the city's resiliency officer. She said there were several ongoing studies to address concerns. She referenced the criteria that staff had developed to assist the Board in the review of applications and highlighted a study of the impact that higher seawalls would have on neighboring properties.

Ms. Daugherty pointed out that there was no way at this time to make changes systemwide so they would have to approach changes incrementally along the shoreline.

Ms. Lopez summarized for the Board the point system and how it would allow for easier comparison, for applications.

Ms. Skinner confirmed that there were dollars available to hire an outside consultant.

Mr. Davis said he was sympathetic to the applicant; however, he was still very concerned about the impact on the adjacent neighbors.

Mr. Shaffer felt that each application should be dealt with separately.

MOTION

Mr. Shaffer MOVED to APPROVE application 2024-0045 at 101 Coquina Avenue. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Shaffer, Pappas, Blow, Tucker

NAYES: Davis
MOTION CARRIED 4/1

6. (d) 2024-0046 – James Pantling – Applicant & Owner 81 Coquina Avenue

To approve a request to construct a dock and boat lift within Conservation Overlay Zone 1 & 2.

Ms. Daugherty read the staff report and said Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1. This application is for the after-the-fact installation of a boatlift at 81 Coquina Avenue / PID 221410-0000.

Because the application is after-the-fact and is inconsistent with the requirements of Section 11-29 (c)(17) for boatlifts, staff recommends denial of the application.

James Pantling, prior to reviewing the application, asked for an explanation of the vista.

Ms. Lopez explained that the only vista protected was the public, not the private

Ex Parte Communication: none

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

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

The Board discussed:

- After the fact application was problematic
- The dock was not low profile
- No documentation showing that the dock was not higher than six feet above mean high water
- Previous discussions were to raise the allowed height to 8 feet
- Dock was permitted prior to the change in the code

- Needed more information to make a decision
- Code had been changed to raise the maximum height for docks from six to eight feet
- Code allowed for low profile, or no profile boat lifts
- Not a low-profile lift and that would have kept application from being approved
- Low profile lift should not exceed three feet above the dock level
- Structures were not allowed on the dock within the city limits
- Criteria seventeen stated all boat lifts shall be limited to a certain capacity and shall be low profile or no profile
- Needed to find that criteria number seventeen had been met.
- Needed to know the height of the dock

MOTION

Mr. Blow MOVED to CONTINUE application 2024-0046 to the August 6, 2024 meeting. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

AYES: Blow, Shaffer, Davis, Tucker, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (e) 2024-0048 – Peter Burkhardt c/o Jjmrn Properties LLC – Applicant & Owner 111 Inlet Drive

To approve a request to construct a bulkhead and retaining wall within Conservation Overlay Zones 1 & 2.

Ms. Daugherty read the staff report and said Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction of a vinyl bulkhead within eighteen (18) inches of an existing bulkhead and two (2) wing walls at 111 Inlet Drive / PID 213920-0070.

Peter Burkhardt and Rob Pollack of P&G Construction reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

Mr. Davis said that he did not have a plan that showed how the mitigation was going to be handled and there was no site plan detailing the drainage system.

Mr. Pollack explained the drainage system as proposed and explained that water would be dispersed from the middle of the property to the marsh and the street depending on what side of the home the water fell.

Mr. Blow confirmed that new construction was required to have a grading plan that showed there would be no new water on the adjoining private property.

- Wanted to verify the height requirements of the new bulkhead
- Water was being contained on the property and draining out to the wetland as clear water
- Drainage system collected water around the perimeter and directed the water to the marsh, and it was clear, not turbid

MOTION

Mr. Davis MOVED to APPROVE PZB2024-0048 at 111 Inlet Drive to construct a bulkhead and retaining wall within Conservation Overlay Zones 1&2 provided that the drainage plan presented was a part of the plan for the building permit and installed. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Davis, Blow, Shaffer, Tucker, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

6. (f) 2024-0049 – Amy Vo c/o Cedar Street Property, LLC – Applicant & Owner **121 Cedar Street & 133 Cedar Street**

To approve the removal of significant trees and tree canopy within Conservation Overlay Zone 3.

Mr. Fredriksson read the staff report and said Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3 at 121 and 133 Cedar Street.

Staff recommends that the Board CONTINUE this request to allow time for the applicant to accurately identify the trees on-site and accurately document each tree as either proposed for retention or removal.

Matt Lotte and Mike Donnell reviewed the application

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Melinda Rakoncey lamented the fact that the proposed development had no historical significance and she added that the trees being removed was regrettable.

BJ Kalaidi pointed out that there was insufficient parking and no sidewalks on Cedar Street. She felt that the quality of life should be taken into consideration when developers come into Lincolnville. She said that this should be denied or continued.

¹ Break 3:49 pm to 4:05 pm

Public hearing was closed.

Mr. Lotte provided his rebuttal, stating that the drainage plan had been approved and a permit issued by the SJRWMD, he added that the project met the city's public works criteria.

The Board discussed:

- After visiting the site, it appeared that there were trees that could be preserved
- The density of the property was being maximized
- Would like to see a plan with the proposed site improvements
- Most of the trees appeared to be in the center of the site
- Pervious area was in line with the city requirements, under seventy percent
- Landscape plan showed mitigation and, trees around the perimeter were being preserved
- Agreed that most of the trees were in poor condition
- Did not think that the development fit the area
- Wanted to know if tree number seven could be saved
- Trees were in the center of the property
- Grade had to be raised because of ERP requirements
- Fill would be approximately eighteen inches and would make it difficult for the trees to survive
- Twenty-six trees were being removed and twenty-eight trees were being preserved
- New trees to be planted numbered approximately 26
- Raise the caliper of the trees from two to four inch
- This was a lot of development for the property

MOTION

Mr. Shaffer MOVED to APPROVE item 2024-0049 at 121 Cedar Street and 133 Cedar Street with the modification that

the replacement Live-Oak trees be four inches in diameter. The motion was SECONDED by Ms. Tucker.

VOTE ON MOTION:

AYES: Shaffer, Tucker, Blow, Davis, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Rezoning

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

Continued from the June 4, 2024 Regular Meeting

Freemont Latimer and Mike Copenhagen

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

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

(1) No adverse effect finding.

a. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.

(2) Consistency with the Comprehensive Plan and PUD regulations finding.

a. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.

(3) Need and justification finding.

a. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses. As part of this public hearing the PZB may request additional information before making a recommendation to the City Commission.

Ellen Avery-Smith advised the Board that she would be covering the questions from the previous meeting in the interest of time. She highlighted parking and transit, bike share program, financial benefit to the city, minimization or removal of roof utilities, what the west side of the parking garage would look like.

Mike Copenhagen discussed the changes made to the plans in relation to the parking garage and the entrance paths to the property. He added information for the bike share. He talked about the elevations and the roof elevations. He told the Board that the visual of the Treasury building would be lost if the height of the building went above 30 feet.

Freemont Latimer highlighted the changes to the landscape plan.

The Board presented their Ex Parte Communication.

33 certified notices were sent, 3 were returned in favor, 1 was returned opposed and 2 had comments.

Public hearing was opened.

Leslee Keys described the historical uses of the Treasury Building and said that as proposed, the building would not be an asset. She stated that she was in opposition to the project.

Melinda Rakoncay told the Board that the 2013 PUD was crafted to allow the sale of alcohol and adding telecommunications to the roof area of the building. She said that this was not a modification, but a new PUD. She felt that the project was not a renovation but a repurposing.

Susan Phillips, President and CEO of the St. Johns County Visitors and Convention Bureau, said she supported the project as it would benefit the visitors that wanted to have an extended stay in the city, providing increased tax revenue for the city.

Sabine J. **(inaudible)**, 8 Cathedral Place spoke in favor of the project

Don Craven spoke in favor of the project, he felt that this type of project would elevate the kind of visitors that would come.

Daniel and Victoria Lege were in favor of the project. They felt that visitors avoided Charlotte Street because it was currently an eyesore.

Len Weeks spoke in favor of the project. He provided positive feedback for the applicant.

John Arbizanni, currently working on the project at 44 Avenida Menendez, was supportive of this project.

Erica Patel owned a boutique hotel on Charlotte Street and was fully in favor of the project.

BJ Kalaidi felt that this should be denied as she thought that the city should have done something about the issues on Charlotte Street.

Ms. Skinner paraphrased a letter from Isabelle Renaut who was with the St. Johns Chamber of Commerce. Her comments were in support of the project.

Public hearing was closed.

Ms. Avery-Smith restated that HARB never took formal action on the application.

The Board discussed:

Mr. Davis asked what was on the back of the building; the Treasury Street side of the building.

Mr. Copenhagen explained what people would see when they entered the lot on the Treasury Street side of the building.

Mr. Shaffer thought that this proposal had a lot to offer to the city and specifically to the area in question. He asked about the style of the pergola on the roof top of the building, as well as the phasing of the project.

Mr. Blow asked for clarification on the phasing. He said the PUD text now states that 2 phases have been combined to one and the total time for construction would be three years unless there was a need to extend due to a natural disaster.

Ms. Avery-Smith explained that the phasing changed from two to one, which would be ten years. She said that the construction, once commenced, would be completed within three years, allowing for an extension if there was a natural disaster or a shortage of materials.

Ms. Tucker had previously had concerns about the other businesses in the area during construction as well as parking. She said that her concerns had been alleviated with each presentation.

Ms. Lopez clarified again that the PZB reviews the PUD first and then it was sent to HARB.

Mr. Pappas trusted HARB to get the design right. He said the goal was to revisit history, but to also incorporate more contemporary things that bring character to the city. He said that the city started as a tourist destination with Henry Flagler, and he felt that this proposal continued to make this area better.

Mr. Blow said that based on the drawings that had been shown, he had no issue with the height of the building and parking was not required in HP districts. He spoke about the benefits to the community as it related to the upgrade to Charlotte Street. He provided language to be considered for the PUD text. He was concerned that inflation would be a problem going forward as the time frame could encompass decades.

Mr. Regan was sworn in for the record and explained that the plan had been based on today's dollars. He said it was not in the interest of the applicant to write a check today; however, he said that the city was ahead of the costs.

Ms. Avery-Smith said that section F on page fifteen could be revised to say that the funds would be paid within ninety days of the City Commission approval of the PUD, but leaving in the language that if the city did not spend the money within ten years of the payment, the developer would get their money back.

Mr. Davis pointed out that the timeline for the payment of the funds should be reviewed as there was a possibility that construction could not start on Charlotte because of construction delays with the building and the ten years could expire.

Mr. Blow asked for information on the size, ownership, and maintenance of the trash compactor.

Tony Blevins was sworn in for the record and he answered the question of the capacity of the trash compactor and told the Board that the city would own and maintain the compactor.

Ms. Lopez asked that any extension for the PUD be mirrored for the city when considering the repayment of the funds.
Shaffer

MOTION

Mr. Shaffer MOVED to RECOMMEND rezoning application 2024-0041 to include that Section 5 Item F of the PUD text be reviewed and determined between the applicant and City staff and have the Historic Architectural Review Board (HARB) review the rooftop pergola. The motion was SECONDED by Mr. Davis

VOTE ON MOTION:

AYES: Shaffer, Davis, Blow, Tucker, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Other Business

Mr. Davis wanted to work with staff to put together a community group and members of city staff to study the issue of building on Anastasia Island and how to deal with the flooding problem. He asked if there should be building regulations and a set of rules that must be adhered to in the future.

Mr. Blow asked if it would be worth hiring an outside source for the information.

Mr. Davis wanted to have consistency when looking at applications that involve that area. He wanted to deal with the construction methods when building in the areas that have a flooding problem.

There was consensus on the Board to make a recommendation to the City Commission to move this idea forward.

9. Adjournment

Having no further business, Mr. Pappas adjourned the meeting at 7:16 PM.²

Charles Pappas, Chairperson

² Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting August 6, 2024

The Planning and Zoning Board met in formal session Tuesday, August 6, 2024, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Charles Pappas, Chairperson and the following were present:

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

Absent Mike Davis (Excused)

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

2. General Public hearings for Items Not on the Agenda

3. Approval of Minutes

MOTION

Mr. Blow MOVED to APPROVE the June 4, 2024 minutes as presented. The motion was SECONDED by Christina Tucker and PASSED by UNANIMOUS VOICE VOTE.

4. Modification and Approval of Agenda

Mr. Fredriksson advised the Board that Amy Skinner would be presenting information regarding other business.

MOTION

Mr. Blow MOVED to APPROVE the agenda as modified. The motion was SECONDED by Mr. Pappas and PASSED by UNANIMOUS VOICE VOTE.

5. Variance

5. (a) PZB2024-0054 – William Dale Caswell & Olivia Ingram Caswell – Applicant & Owner 40 East Park Avenue

To approve a variance request to reduce the side and rear yard setback requirements, increase the guest house square footage limitation and increase the maximum lot coverage.

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29, staff finds that the Board can:

- **APPROVE** a variance request to reduce the rear and side yard minimum setback requirements to allow for the construction of a guesthouse as shown on the submitted site plan
- **APPROVE** a variance request to increase the maximum square footage of a guesthouse as shown above the

existing garage, with the condition that the required building permit application be made to include structural engineering plans, and

- **APPROVE** a variance request to increase the lot coverage to allow for a breezeway extension as shown on the submitted site plan at 40 E. Park Avenue / PID 152450-0000

William Caswell reviewed the application.

The Board presented their Ex Parte Communication.

15 certified notices were sent, 5 were returned in favor, 0 were returned opposed and 3 had comments.

Public hearing was opened.

Randy Rourke lived on Park Avenue and had reviewed the plans with the applicant. He said that the plans were well thought out and he was in support of the application.

Mr. Pappas summarized an email received that was not in favor of the application.

Public hearing was closed.

The Board discussed:

- This would be occupied space with a reduced setback, but did not appear to be an imposition to the neighbors
- Would this have to go before the HARB as it was a contributing building
- Only demolition had to go to HARB
- The plan used the existing footprint of the building
- Criteria was met
- There would be no kitchen, only a sink and a countertop
- Public response was in favor of the project
- Affordable housing for the elderly was scarce; aging in place was a good use of the property

- Variance stayed with the land
- Guest house was defined as a place for sleeping, sanitation, and cooking
- A full kitchen was not being installed and would not be allowed in RS-1
- Clarified for the record that the setbacks in RS-1 were twenty feet on the front and back of the building and fifteen feet on the sides
- Second floor occupied space
- Lot coverage was 28 percent as proposed

MOTION

Mr. Pappas MOVED to APPROVE application PZB2024-0054, a variance request for reduced side and rear yard setbacks and increased lot coverage. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

AYES: Pappas, Shaffer, Barnes, Blow, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (b) PZB2024-0056 – Sarah Ryan, Architect – Applicant
Eric A. Lee c/o DRL Management LLC – Owner 83 Saint Francis Street

To approve a variance request to reduce side and rear yard setback requirements and increase lot coverage.

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

Sarah Ryan reviewed the application. She explained that the wheelchair ramp was pushing them into the setback.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Donna Donahue spoke in favor of the application but had a concern with the ADA ramp and any potential for flooding as her property was significantly lower. She also asked that any construction vehicles be mindful of parking. She was in support of the project.

Public hearing was closed.

Ms. Ryan presented her rebuttal.

The Board discussed:

- Renovation and restoration of the house would be on piers
- Small non-conforming lot
- ADA ramp was necessary for wheelchair access
- The application met the four criteria
- Consistent with the comprehensive plan
- There was significant lot coverage
- Staff had presented numerous ways that the proposed changes would serve the public interest

MOTION

Mr. Shaffer MOVED to APPROVE variance request PZB2024-0056 at 83 Saint Francis Street to approve a variance request to reduce the side and rear setback requirements and to approve the variance request to increase the lot coverage. The motion was SECONDED by Ms. Tucker

VOTE ON MOTION:

AYES: Shaffer, Tucker, Barnes, Blow, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Use by Exception

6. (a) PZB2024-0052 – John Valdes c/o John Valdes and Associates – Applicant Rick Amos c/o Partners Team One LLC – Owner 26 Toques Place

To approve a use by exception request to allow an eight-unit inn.

Mr. Fredriksson read the staff report and said staff recommends that the Board APPROVE or APPROVE with conditions the use by exception request for an eight (8) unit inn at 26 Toques Place / PID 196660-0070.

John Valdes reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- Felt that the Inn was a good use of the building
- Not in favor of more traffic
- There were four parking spots on the site
- Property was adjacent to a city parking lot
- Hotel use was less intense than a restaurant or café
- HP-3 states that hotels, motels and inns were a use by exception
- Mr. Fredriksson read the list of allowable uses in the HP districts
- The application was consistent with the comprehensive plan

MOTION

Ms. Tucker MOVED to APPROVE Use by Exception PZB2024-0052 at 26 Toques Place to approve a use by exception request to allow an eight-unit inn. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

AYES: Tucker, Shaffer, Barnes, Blow, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Conservation Overlay Zone Development

7. (a) PZB2024-0046 – James Pantling – Applicant & Owner 81 Coquina Avenue
Continued from the July 2, 2024 Regular Meeting

Mr. Pappas suggested tabling the application to the end of the meeting after 7e. There was consensus with the Board to do so.

To approve a request to construct a dock and boat lift within Conservation Overlay Zones 1 & 2.

Ms. Daugherty read the staff report and said a review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1. This application is for the after the fact installation of a boatlift at 81 Coquina Avenue / PID 221410-0000.

Applicant failed to attend the meeting.

MOTION

Mr. Pappas MOVED to CONTINUE application PZB2024-0046 to the September 3, 2024 meeting. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

AYES: Pappas, Shaffer, Barnes, Blow, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) PZB2024-0053 – Hayden Whetstone – Applicant & Owner
Pelican Reef Drive/PID 158573-0040

Mr. Pappas noted the physical address as 223 Pelican Reef

To approve the construction of a new single-family home and retaining wall within Conservation Overlay Zones 2 & 3.

Item was heard prior to Item 8

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 and 2. This application is for the construction of a bulkhead, single family home, and the removal of significant trees at 223 Pelican Reef Drive / PID 158573-0040.

Because the application is inconsistent with Chapter 25 and the requirement for 10 Southern Red Cedar trees, staff recommends CONTINUATION for additional information or reconsideration or DENIAL of the application.

Hayden Whetstone reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed:

- Credits for tree removal would be met when the applicant added the ten Red Cedar Trees
- Wanted to see a plan that would show trees being removed
- Needed to provide a landscape plan
- House would be constructed on stem walls

- If the garage was moved to the right, trees 51 and 52, two cedars in good condition, would be saved and two trees in fair condition would be removed
- A landscape plan would show what the canopy would look like and help to see how the drainage plan would work
- No pool was being built on the property
- No circular driveway would be built
- The swales on the property were related to the water drainage
- There would be fill on the property that would destroy some of the trees that were slated for removal
- Overall, the application looked good; however, there were missing details
- Needed to show that the required ten cedar trees would be accommodated
- The board was comfortable with the retaining wall as presented
- There would be no rip rap
- The Board advised the applicant that there would need to be clarification for items three and six of the criteria, impact on the flood plan, as well as a landscape plan

MOTION

Mr. Shaffer MOVED to CONTINUE application PZB2024-0053 to the September 3, 2024 meeting. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Shaffer, Pappas, Barnes, Blow, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (c) PZB2024-0055 – Kevin Marks c/o Shoreland Home Builders – Applicant Stephen & Lindsey Hutson – Owner Pelican Reef Drive/ PID 158573-0020

Mr. Pappas noted the physical address as 209 Pelican Reef Drive

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

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 and 2. This application is for the removal of significant trees at 209 Pelican Reef Drive / PID 158573-0040.

Because the application is inconsistent with Chapter 25, staff recommends CONTINUATION for additional information or reconsideration or DENIAL of the application.

Kevin Marks reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

Steven Hutson, owner of the property, reviewed the arborist report and said that two of the cedar trees to be removed would be saved.

BJ Kalaidi thought that this application should be continued based on the staff report. She said that this always seemed to be the case in the Pelican Reef area. She felt that arborist information should be provided prior to the meeting so that decisions could be made.

Public hearing was closed.

The Board discussed:

- Application was not forthcoming with enough information
- Suggested that the applicant coordinate with staff so they would have all the information needed

- The application did not show positive tree credits
- Needed to see a more complete rendering of the tree removal to make it easier for the Board to decide
- Wanted to see a landscape plan as well
- A complete arborist report had not been provided
- A complete tree survey was needed
- Would not support the application without an arborist report
- The tree canopy needed more balance
- This was Pelican Reef and there was a requirement for ten Red Cedar trees
- Needed to see a site plan showing where the ten required cedar trees would be placed
- There would be fill on the property.
- No planned retaining wall

MOTION

Mr. Shaffer MOVED to CONTINUE application PZB2024-0055 to date certain September 3, 2024 to approve the construction of a new single-family home within Conservation Overlay Zones 2 & 3 at 209 Pelican Reef Drive. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Shaffer, Blow, Barnes, Tucker, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**7. (d) PZB2024-0057 – Ryan Carter c/o Carter Environmental Services, Inc. – Applicant
City of St. Augustine – Owner
399 Iberia Street**

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

Mr. Fredriksson read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation

Overlay Zones 1 and 2 along the eastern boundary of Eddie Vickers Park. This request is for the construction of a community dock that leads to an observation platform and floating kayak launch at 300 Iberia Street / PID 203500-0000

Ryan Carter and Jeremy Marquis reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- The plans had been changed and no significant trees were being removed
- Consistent with the policies set forth by the city code
- Storm water treatment would be on site
- No issue with the project
- FIND (Florida Inland Navigational District) had offered a grant previously for this project but it had not been used
- There was a new grant application being processed
- Suggested the reference to fishing pier as a use for the dock be removed

MOTION

Mr. Blow MOVED to APPROVE application PZB2024-0057 with the stipulation that the applicant, being the City of St. Augustine, would not allow any fishing on this facility and the words fishing pier be struck from all approval and that no significant trees would be removed. The motion was SECONDED by Ms. Barnes.

VOTE ON MOTION:

AYES: Blow, Barnes, Shaffer, Tucker, Pappas
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (e) PZB2024-0058 – Joseph D. Weed III
– Applicant & Owner
32 Mulberry Street

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

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1. This application is for the construction of a dock at 32 Mulberry Street / PID 195780-0000.

Joseph Weed reviewed the application

Ex Parte Communication: none

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

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

The Board discussed:

- Based on the presentation the application appeared to meet the criteria regarding size and relation to the neighbors
- Some of the information provided was not detailed enough
- The height of the dock was fine; however, the applicant could go as high as eight feet
- Recommended building a higher dock because of vegetation
- Normally there would be a survey showing the precise measurement and detail for the positioning of the proposed dock
- A scale survey should be provided

Mr. Blow thought that the applicant might need a permit from the DEP (Department of Environmental Protection). He was concerned that there could be problems if other residents had navigational issues in the creek. He wanted to know what would be needed to protect the city if there was a problem with egress to the creek. He asked the applicant if he had a DEP permit.

Mr. Weed told the Board that the size of the dock (less than 1000 Square feet) exempted him from needing a permit from the DEP, according to the website information.

Mr. Pappas was not comfortable without a letter from DEP stating the permit was not required, he also wanted to see a survey from an engineer.

Ms. Lopez reminded the Board that the city could not require state approval. She advised that there was other data that could be analyzed to determine if the seventeen criteria had been met.

Mr. Blow restated that he wanted to be sure that the city would be able to defend approving this application. He felt that a minimum would be to provide a hydrographic survey that showed the water depths.

Mr. Pappas advised the applicant that an official survey would be needed for approval.

MOTION

Mr. Pappas MOVED to CONTINUE application PZB2024-0058 to the September 3, 2024 meeting. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Pappas, Blow, Shaffer, Barnes, Tucker
NAYES: NONE
MOTION CARRIED UNANIMOUSLY¹

¹ Break 3:06pm – 3:20pm

Applicant was still not present for item 7a.
Please refer to item 7a; Motion to Continue

Charles Pappas, Chairperson

8. Other Business

Amy Skinner, Director of Planning and Building, provided an update to the Board for the Parking Code update that had been forwarded to the City Commission, she told the Board that the commission had tabled the action and Planning and Building was regrouping on the project as there were some significant concerns brought forth from the public.

Ms. Skinner continued and advised that the commission wanted to have an updated plan for 2014 vision statement, which had been ten years since the initial plan and been developed. There would be workshops in September and October for the public to have input for the vision plan.

Ms. Skinner addressed the concerns that had been presented at the previous meeting by Mr. Davis regarding flood prevention. She said that she had taken those concerns to the city commission, and they agreed that something needed to be drafted to address those concerns. She told the Board that the commission advised that since the PZB was the recommending body, they should be involved in the planning for those regulations.

Ms. Barnes confirmed that there would be no drafts until the public had had a chance to comment and have input.

9. Adjournment

Having no further business, Mr. Pappas adjourned the meeting at 4:05 P.M.²

² Transcribed by Michele Fudo



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
September 3, 2024	5.a.	PZB2024-0060
Request	Address	Parcel ID
Variance	115 Arricola Avenue	219410-0000

Site & Background Information

Applicant:	Alex Fisher c/o Fisher Enterprises
Owner:	Garrett Morrell c/o GRGP Rentals LLC
Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Medium Density
Zoning Designation:	Residential General One: RG-1
Acreage:	0.23
Neighborhood:	South Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a variance request to increase the maximum lot coverage from 35% to 36.5% for a conforming property with a [Residential General One: RG-1](#) zoning designation. An approval of this request would allow the addition of a gazebo over an existing paver pool deck.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Policy 1.2.1 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.	This proposal is inconsistent with the City's policy to limit building lot coverage.
Historic Preservation	N/A	

Conservation and Coastal Management	N/A	
Recreation and Open Space	N/A	
Transportation and Mobility	N/A	
Housing	N/A	
Infrastructure	N/A	

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

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

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

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The structure at 115 Arricola Avenue was constructed in 2024. According to St. Johns County Property Appraisers website the lot is 0.23 acres. The average size of the (10) nearby lots is 0.12 acres and the median is 0.11 acres. The minimum lot size for RG-1 is 0.13 acres. The property is comparable or larger in size for the surrounding area.
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant has stated that “no” the owner is not unable to make reasonable use of the affected property. It is unclear if the owner has explored alternative options such as decreasing the gazebo size.
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The disadvantage of the maximum lot coverage is not a condition created by the owner or applicant.
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
The granting of the variance does not appear to be contrary to public interest or affect the properties within the vicinity.

Staff Conclusion

After reviewing the application, it is unclear if alternative options have been explored for the construction of the Gazebo at 115 Arricola Avenue. The application does not meet all four variance criteria outlined in the City's Code of Ordinances.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board can **CONTINUE** until the applicant has explored other options that may reduce the lot coverage, **DENY** as variance criteria is not met, or **APPROVE** the variance request to the maximum lot coverage at 115 Arricola Ave / PID 219410-0000.

Attachments

1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report
9. Surveys
10. Impervious Surface Ratio Worksheet
11. Gazebo Plans

Staff Report prepared by:

Victoria Murphy
Planner I
Planning and Building Department

Attachment 1: Zoning Map



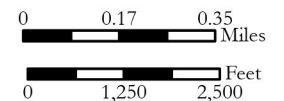
Zoning Map

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

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 2: Future Land Use Map



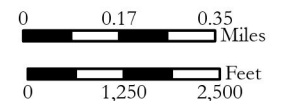
Future Land Use Map

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

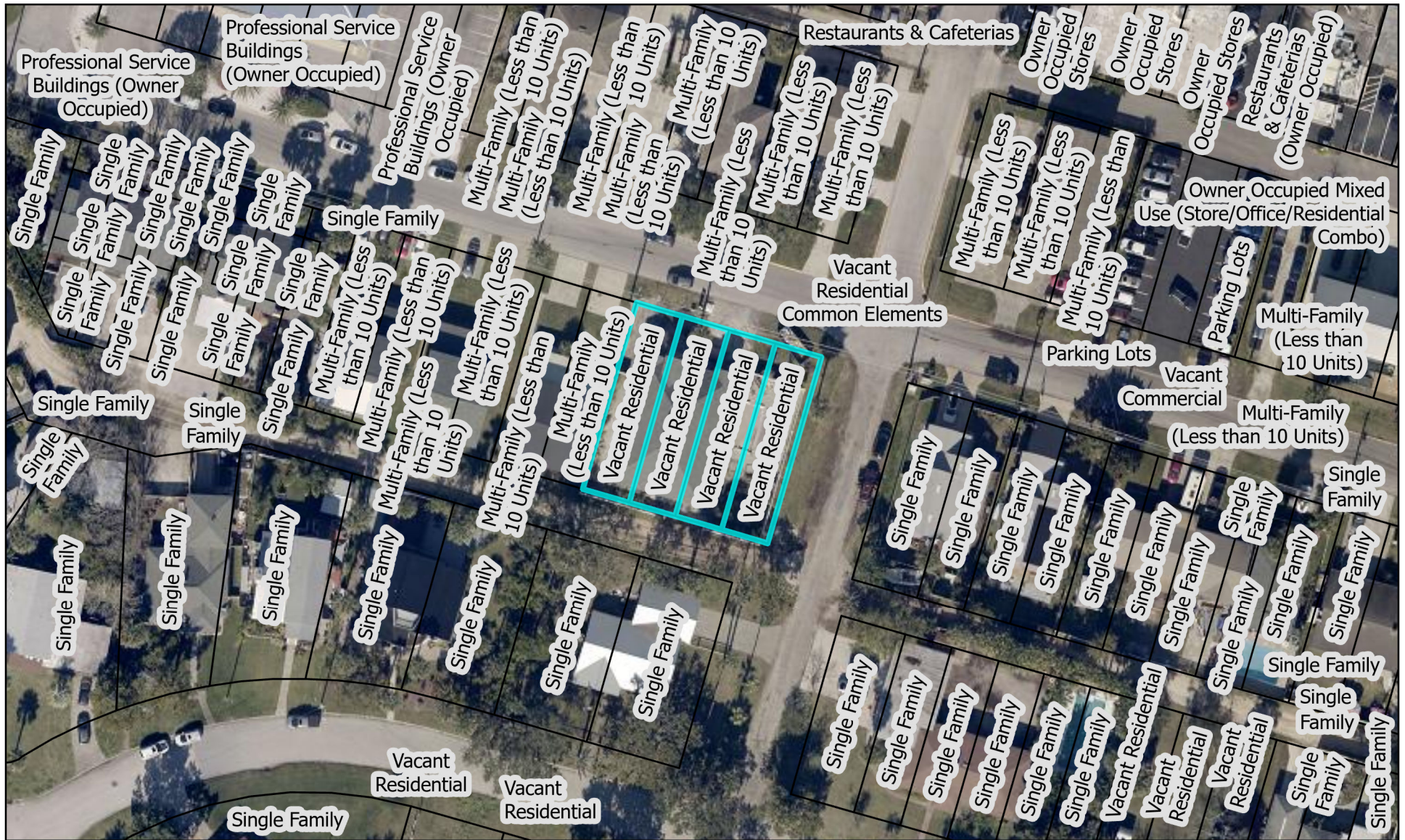
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 3: Adjacent Uses Map



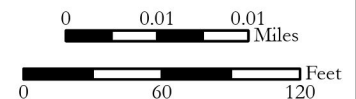
St. Johns County Property Appraiser Use Classification Map

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

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 4:
Aerial Site Photograph



Attachment 5:

Flood Map



Legend

Flood Zones FEMA
 AE
 VE

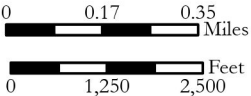


FEMA Flood Zone Map

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

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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6:

Elevation Map

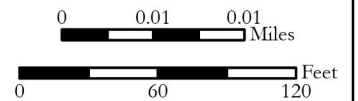


Elevation Map

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

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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:

Application

Attention

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

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

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

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

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

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

Conservation Overlay Zone Developments:

- Dock applications for **Conservation Overlay Zone 1** require complete submittal packages that include:
 - a. Survey locations of the proposed docks or modifications to existing docks;
 - b. Plans of the proposed dock or dock modifications;
 - c. Bathometric surveys showing water depths at mean high tide and mean low tide, relationship of the proposed dock to water features, marsh, bank lines, creeks, navigable channels, other site specific issues;
 - d. Aerials of existing conditions, and showing proposed docks and/or water features;
 - e. Details of any railings, features, lighting, dock boxes, fish stations, boat lifts or other items that potentially impact scenic vistas; and,
 - f. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development.

- Preserved tree removal and tree canopy issues related to development in **Conservation Overlay Zone 3** require complete submittal packages that include:
 - a. Tree surveys locating all trees on the site 3" diameter and greater;
 - b. Tree survey including the proposed site plan at an appropriate scale to evaluate the proposed development's impact on the trees, including specific trees and the tree canopy overall;
 - c. An arborist's report outlining the type, size, condition, and professional opinion of the impact of the development on the trees and the specific condition of any "preserved" trees;
 - d. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development; and,
 - e. A detailed analysis of the proposed tree removal per Chapter 25, known as the Landscape Code, to determine tree credits and debits, and landscaping requirements per the Landscape Code.

Planned Unit Development (PUD) Applications:

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

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

Subdivision Requirements:

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

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



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Alex Fisher Contact Number: 904-813-4765
Business (if applicable): Fisher Enterprises
Address: 214 Deltona Blvd City: St. Augustine State: FL Zip: 32086
E-Mail Address: fisher.enterprises.llc.fl@gmail.com

2. NAME OF PROPERTY OWNER: Garrett Morrell Contact Number: 312-961-6696
Business (if applicable): GRGP Rentals LLC
Address: 115 Arricola Ave City: St Augustine State: FL Zip: 32080
E-Mail Address: grgprentals@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 1 - 4 Block: 43
Subdivision: Davis Shores Parcel Number: 2194100000

4. PROJECT STREET ADDRESS: 115 Arricola Ave, St Augustine FL 32080

5. SPECIFIC PROPOSED USE: Gazebo

6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☒ Variance ☐ Rezoning
☐ Other: 961

7. DESCRIPTION OF ACTION REQUESTED: _____
Build gazebo on existing paved pool deck
The non-permeable surface will not be increased.

Lot coverage of $3414 + 240 / 1000 = 36.5\%$ exceeds maximum of 35% RG-1 zoning

8. JUSTIFICATION FOR ACTION REQUESTED: _____
To provide shade for pool users.
need 1.5% of additional lot coverage

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: House was rebuilt due to flooding, pool had covered porch before.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: No
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: No
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: will not affect public or neighborhood

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

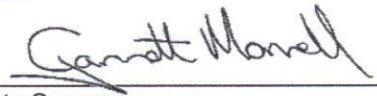
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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

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


Signature of Applicant

7/17/24
Date


Signature of Property Owner

7/1/2024
Date



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

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

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

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

Alex Fisher

Print name of applicant



Signature of applicant



Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

115 Arricola Ave, St Augustine FL 32080

Project Address: _____

Alex Fisher

Applicant's Name: _____

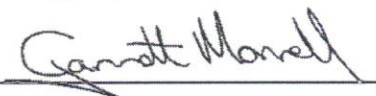
Garrett Morrell

Applicant's Signature: _____



Owner's Name: _____

Owner's Signature: _____





Owner's Authorization For Agent

ALEX FISHER is/are hereby authorized TO ACT ON BEHALF
OF GARRETT MORRELL, 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:

429 SKIPPING STONE LN, St Augustine FL 32080
115 ARRICOLA AVE

BY: [Signature]
Signature of Owner

GARRETT MORRELL
Print Name of Owner

312 961 6696
Telephone Number

State of ILLINOIS

County of DUPAGE

Signed and sworn before me on this 2nd day of JULY, 2024

By GARRETT MORRELL

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature:

[Signature]

My Commission expires:

may 17th, 2025



AS RECORDED IN MAP BOOK 3 PAGE 99 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA
CERTIFIED TO: DREAM FINDERS HOMES, LLC

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

ZORAYDA AVENUE
(60' RIGHT OF WAY)

PRO

ORDER NO. 216575-ENL Page 47 of 500 FILE 04115

IMPERVIOUS SURFACE RATIO WORKSHEET
(Method of Calculation)

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

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

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

Property Address 115 Arricola Ave

Lot Area 10,000 square feet

Impervious Surfaces:

1. Existing building(s) footprint 3414 sq.ft.
2. Existing concrete/paver patios, driveways, walkways, etc. 541 sq.ft.
3. Proposed roofed building(s) footprint 240 sq.ft.
4. Proposed concrete/paver patios, driveways, walkways, etc. sq.ft.

Total Impervious Surfaces 4195 sq.ft.

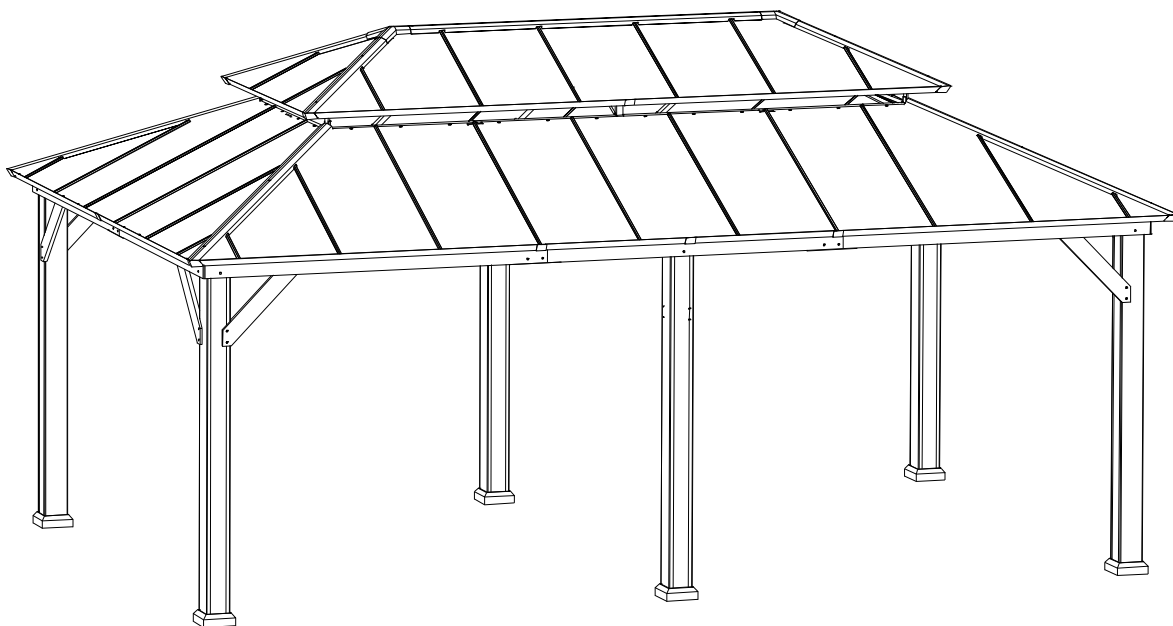
4195 divided by 10,000 = 0.41
Total Impervious Surface Lot Area Impervious Surface Ratio %

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

Date 6/13/24

12x20 Wood Gazebo/Gazebo en Bois

Item/Article #: A102032641



***Questions? Issues? Missing Part? Professional
Installation Service?***

Contact us at customer.care@sunjoygroup.com

***Questions? Problèmes? Pièce manquante?
Service d'installation professionnel? Contactez-
nous à customer.care@sunjoygroup.com***



A10203264124



Country of Origin: China
Pais d'origine: Chine

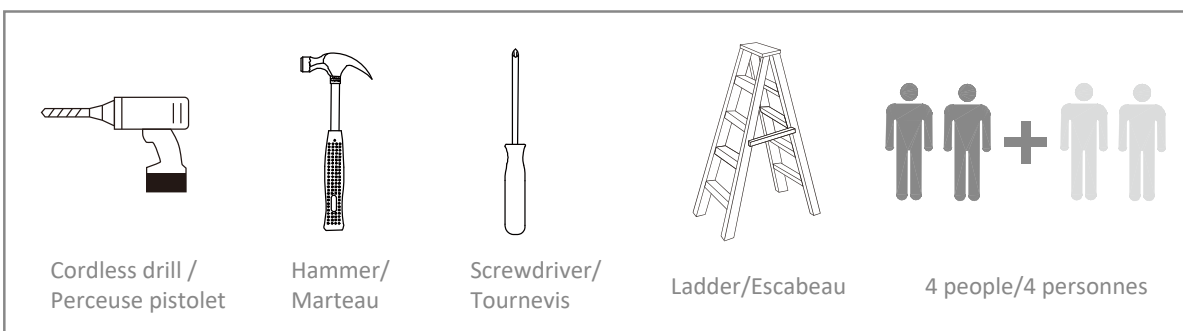
Production Number: 2024100756
Numéro de fabrication: 2024100756

Warnings:

- Any assembly or maintenance of the product must be carried out by adults only. We recommend at least 4 adults. / Tout montage ou entretien du produit doit être effectué uniquement par des adultes. Nous recommandons au moins 4 adultes.
- Please check your state and local regulations prior to purchasing. Some jurisdictions may require permits for installation and use. Some special procedures may be valid in your area. / Veuillez vérifier les réglementations nationales et locales avant d'acheter. Certaines juridictions peuvent exiger des permis pour l'installation et l'utilisation. Certaines procédures spéciales peuvent être valides dans votre région.
- Do not assemble the gazebo on sandy, muddy or loose soil, as stakes do not have enough anchorage in these types of soil. / Ne montez pas la tonnelle sur un sol sablonneux, boueux ou meuble, car les piquets n'ont pas assez d'ancrage dans ces types de sol.
- Install the gazebo on level ground. Stakes are provided to secure the gazebo to the ground. / Installez le belvédère sur un sol plat. Des piquets sont fournis pour fixer la tonnelle au sol.
- If you wish to secure the gazebo to a wood deck or concrete surface, use anchors suited to these surfaces (anchors not included). / Si vous souhaitez fixer le gazebo à une terrasse en bois ou à une surface en béton, utilisez des ancrages adaptés à ces surfaces (ancrages non inclus).
- Some parts may contain sharp edges. Wearing protective gloves is advised. / Certaines pièces peuvent contenir des bords tranchants. Portez des gants de protection si nécessaire.
- Keep children and pets away while setting up the gazebo. / Tenez les enfants et les animaux à l'écart de l'abri de jardin pendant son assemblage.
- Check all nuts and bolts periodically to ensure they are tightened. / Assurez-vous périodiquement que tous les écrous et boulons pour s'assurer que les ils sont serrés.
- Snow must be cleared off regularly during snowy days. Remove the snow at the roof top when it is thicker than 2 inches. In order to avoid damage, use a plastic snow rake to remove excessive snow and ice buildup from roof and keep away from falling debris. and removal of fallen debris. / La neige doit être déblayée régulièrement pendant les jours de neige. Enlevez la neige sur le toit lorsqu'elle est plus épaisse que 2 pouces. Afin d'éviter tout dommage, utilisez un râtelier à neige en plastique pour enlever l'accumulation excessive de neige et de glace sur le toit et éloignez-vous des chutes de débris. et l'enlèvement des débris tombés.
- This gazebo is intended for decorative and sunshade purposes only and is not designed to withstand harsh weather, including high winds, rain, and snow. / Cet abri de jardin est conçu uniquement pour des fins décoratives et de pare-soleil, et il n'est pas conçu pour résister aux intempéries, notamment les vents violents, la pluie et la neige.
- If any scratches in paint occur, please touch up to prevent rustin / En cas de rayures sur la peinture, veuillez les retoucher pour éviter la rouille.

Important:

- Please read and understand this manual before any assembly. Before beginning assembly of product, make sure all parts are present. Compare parts with packaging contents list.
 - When assembling wooden parts, do not overtorque the bolts to avoid splitting the wood. See image illustration.
 - Place all parts from the box in a cleared area and position them on the floor in front of you.
 - Remove all packing materials and place them back into the box. Do not dispose of the packing materials until assembly is complete.
 - Read each step carefully before beginning any assembly and make sure you understand each step. If you are missing a part, please email customer.care@sunjoygroup.com.
 - Needed for assembly: (The following tools are not included)
-
- Veuillez lire et bien comprendre ce guide avant de procéder à l'assemblage. Avant de procéder à l'assemblage du produit, assurez-vous que toutes les pièces sont présentes.
 - Lors de l'assemblage de pièces en bois, ne serrez pas trop les boulons afin d'éviter de fendre le bois.
 - Consultez l'illustration dans les schémas. Mettez toutes les pièces de la boîte dans une zone dégagée et positionnez-les sur le sol devant vous.
 - Retirez tous les matériels d'emballage et remettez-les dans la boîte. Ne les jetez pas avant d'avoir terminé l'assemblage.
 - Lisez chaque étape attentivement avant de commencer à assembler et assurez-vous de comprendre bien chaque étape. S'il vous manque des pièces, veuillez envoyer un email à customer.care@sunjoygroup.com.
 - Nécessaire pour l'assemblage : (les outils suivants ne sont pas inclus).

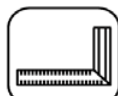


This identifies information that requires special attention. Improper assembly could lead to an unsafe or dangerous condition. / Cette icône identifie de l'information. Utilisez un niveau. Vérifiez avec un équerre. Serrez les boulons. Mesurer la distance.



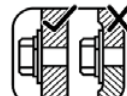
Use Level/Utilisez un niveau

Check that set or assembly is properly level before proceeding. / Vérifiez que l'assemblage est d'aplomb avant de procéder à la prochaine étape.



Square Assembly/Vérifiez avec un équerre

Check that assembly is square before tightening bolts. / Vérifiez que l'assemblage est carré avant de serrer les boulons.



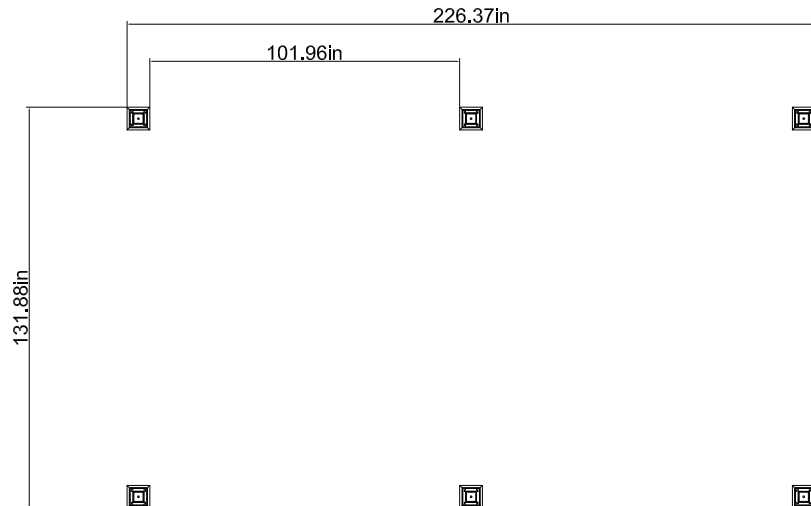
Tighten Bolts/Serrer les boulons

Do not overtorque mounting bolts. Over-tightening may cause the wood to crack creating splinters and other structural damage. / Ne serrez pas trop les boulons de fixation. Un serrage excessif peut provoquer des fissures dans le bois, créant des éclats de bois et d'autres dommages structurels.

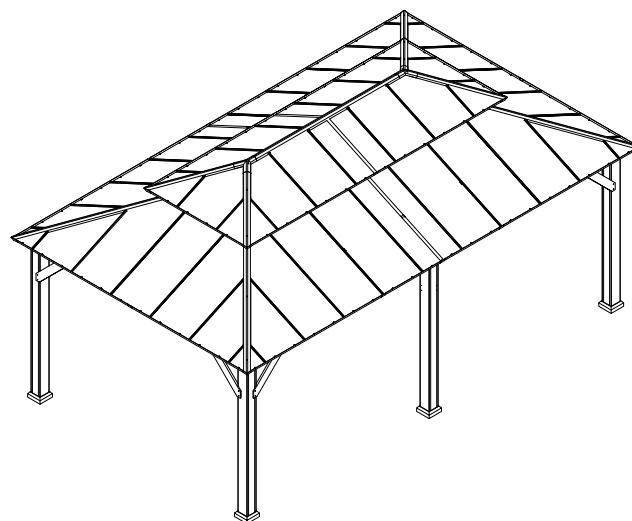
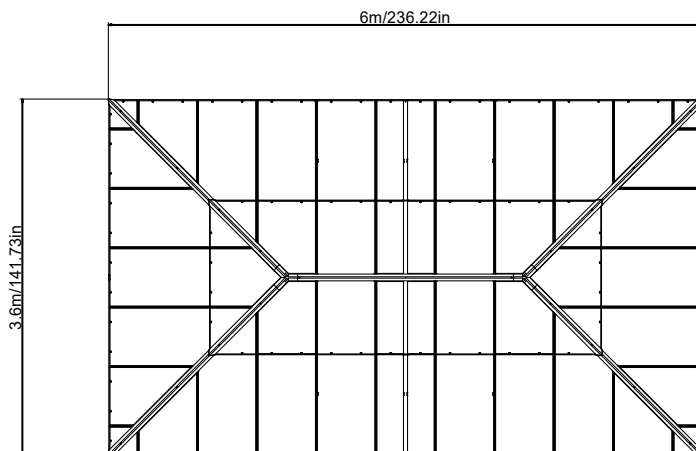
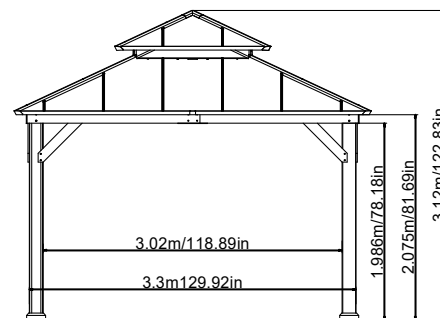
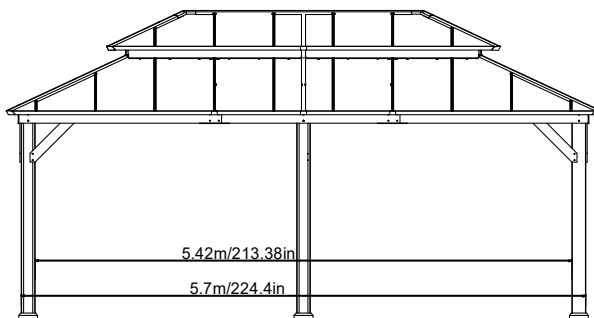


Measure Distance/Mesurer la distance

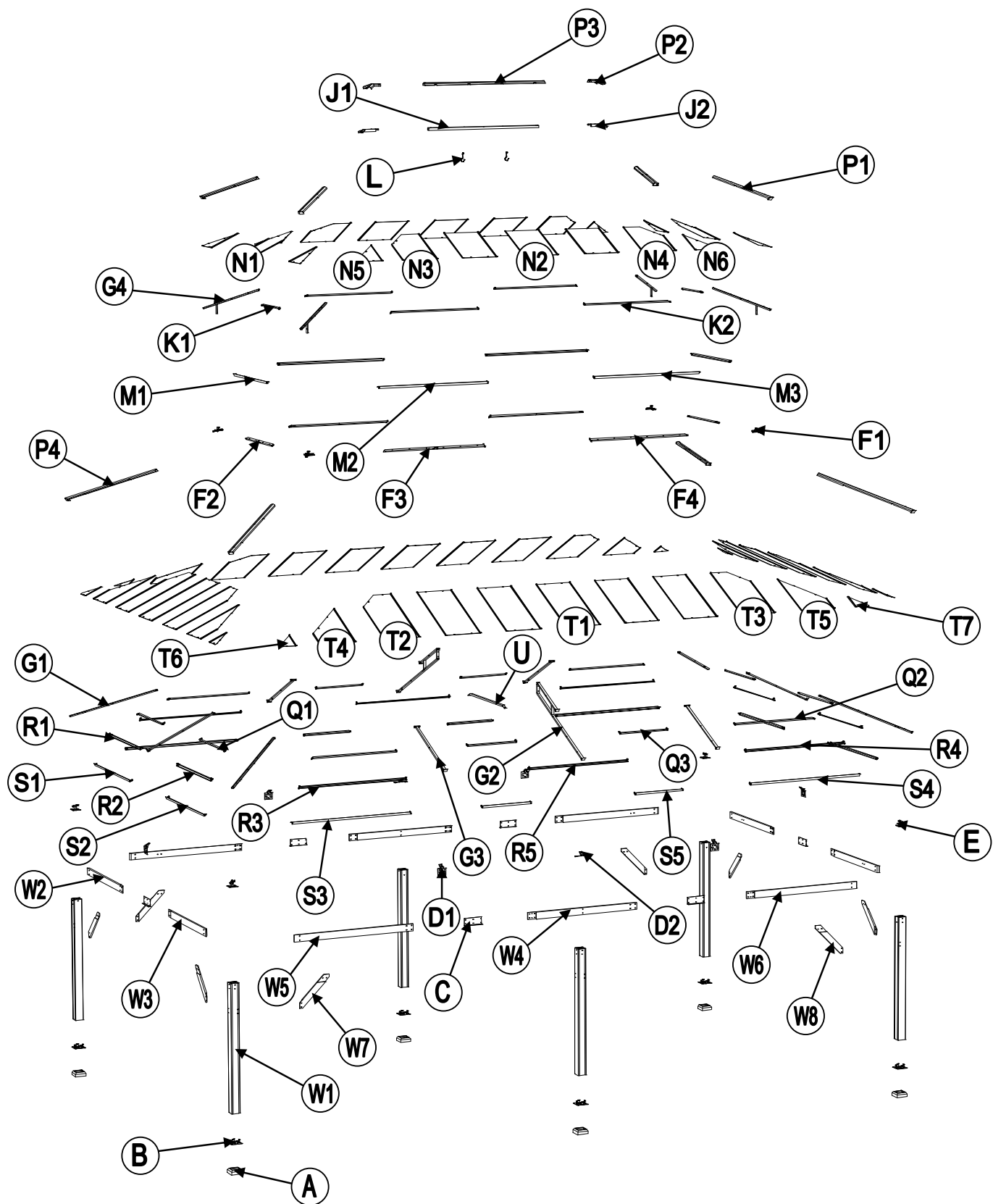
Installation blueprint/
Plan d'installation

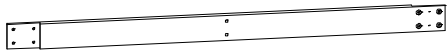
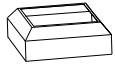
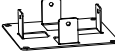
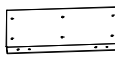
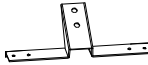


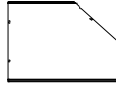
Product size effect
drawing/Dessin d'effet de
taille de produit

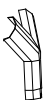
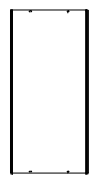
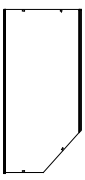


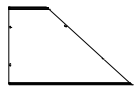
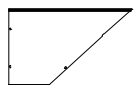
EXPLODED DRAWING/ DESSIN ÉCLATÉ

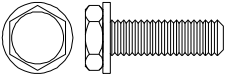
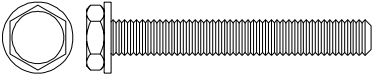
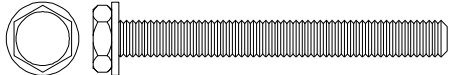
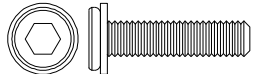
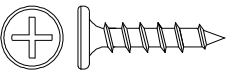
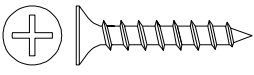


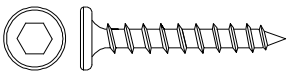
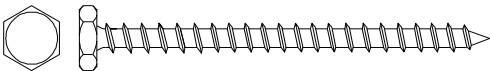
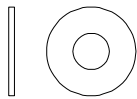
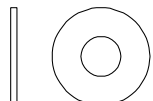
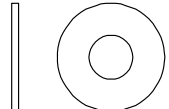
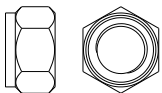
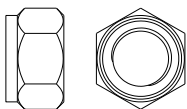
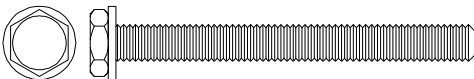
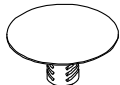
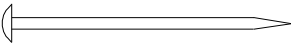
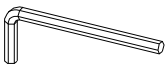
Parts List/Liste de Pièces				
Label/ Étiquette	Part Number/ Numéro de la Pièce	Description	Qty/ Quantité	Part Image/Numéro de la Pièce Diagramme
W1	P00020022701	Post/Poteau	6	
W2	P00040165002	Left Short Cross Beam/ Traverse Courte Gauche	2	
W3	P00040165102	Right Short Cross Beam/ Traverse Courte Droite	2	
W4	P00040165202	Middle Cross Beam/ Traverse Centrale	2	
W5	P00040165302	Left Long Cross Beam/ Traverse Longue Gauche	2	
W6	P00040165402	Right Long Cross Beam/ Traverse Longue Droite	2	
W7	P00500032002	Brace 1/Barre de Renfort 1	4	
W8	P00500032102	Brace 2/Barre de Renfort 2	4	
A	P00610026103	Base Cover/Barde de la base	6	
B	P00010025103	Post Base/Base du Poteau	6	
C	P00220042604	Cross Beam Cap/ Capuchon De la Traverse	6	
D1	P00050189704	Big Roof Middle Beam Connector/Connecteur de poutre centrale de grand toit	6	
D2	P00050209802	Middle Beam Connector 2/Connexion de la poutre centrale 2	2	
E	P00050187703	Rafter Connector/ Connexion du Chevron	4	
F1	P00050209702	Big Roof Corner Frame/ Cadre d'angle de grand toit	4	
F2	P00050209602	Big Roof Short Connector Tube/Tuyau de Connexion Court du Grand Toit	2	
F3	P00050209402	Big Roof Long Connector Tube 1/Tuyau de Connexion Long du Grand Toit 1	2	
F4	P00050209502	Big Roof Long Connector Tube 2/Tuyau de Connexion Long du Grand Toit 2	2	
G1	P00060288402	Big Roof Rafter/ Chevron du Grand Toit	4	

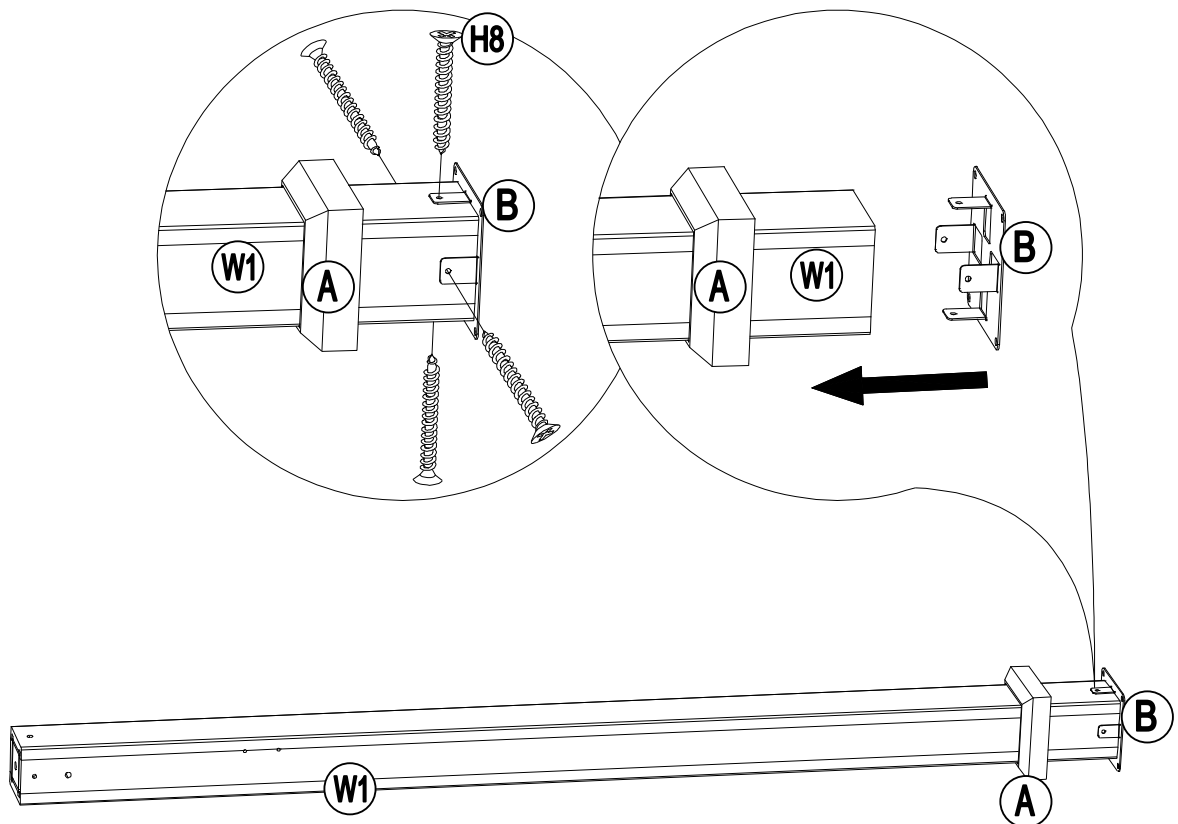
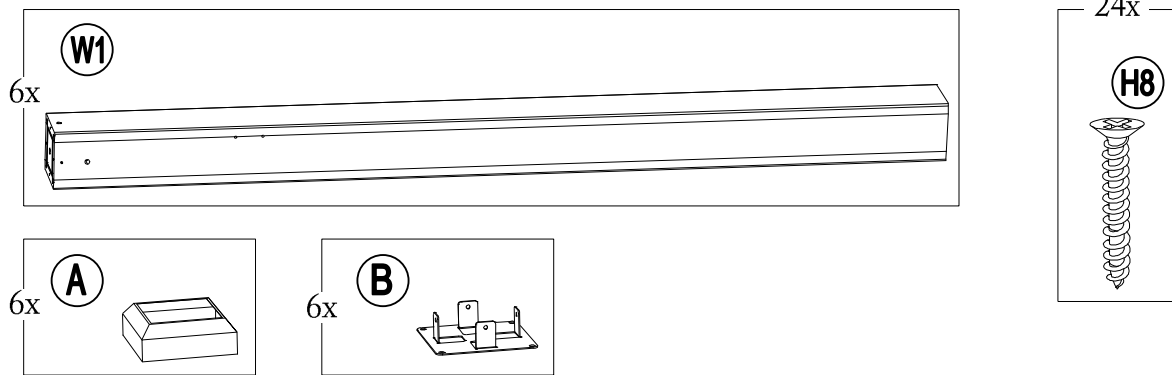
G2	P00060288602	Big Roof Middel Beam 2/Poutre Centrale du Grand toit	2	
G3	P00060288502	Big Roof Middel Beam 1/Poutre Centrale du Grand toit	6	
G4	P00060287802	Small Roof Rafter/ Plafond du Petit Toit	4	
J1	P00050209002	Small Roof Connector Tube 1/Tuyau Connecteur du Petit Toit 1	1	
J2	P00050209102	Small Roof Connector Tube 2/Tuyau Connecteur du Petit Toit 2	2	
K1	P00060288002	Small Roof Small Beam(Short Side)/Petite Poutre du Petit Toit(Côté Court)	2	
K2	P00060287902	Small Roof Small Beam(Long Side)/Petite Poutre du Petit Toit (Côté Long)	4	
L	P00580015401	Hook/Crochet	2	
M1	P00060288302	Small Roof Panel Flashing (Short Side)/Solin du Panneau du Petit Toit (Côté Court)	2	
M2	P00060288102	Small Roof Panel Flashing 1(Long Side)/Solin du Panneau du Petit Toit (Côté Long)	2	
M3	P00060288202	Small Roof Panel Flashing 2(Long Side)/Solin du Panneau du Petit Toit 2(Côté Long)	2	
N1	P00070137302	Small Roof Middle Roof Panel(Short Side)/Panneau de Toiture Central du Petit Toit(Côté Court)	2	
N2	P00070137002	Small Roof Middle Roof Panel(Long Side)/Panneau de Toiture Central du Petit Toit(Côté Long)	6	
N3	P00070137102	Small Roof Left Big Roof Panel(Long Side)/ Panneau Grand Gauche du Petit Toit (Côté Long)	2	
N4	P00070137202	Small Roof Right Big Roof Panel(Long Side)/ Panneau Grand Gauche du Petit Toit (Côté Long)	2	
N5	P00070137402	Small Roof Left Small Roof Panel/Panneau Petit Gauche du Petit Toit	4	
N6	P00070137502	Small Roof Right Small Roof Panel/Panneau Petit Droit du Petit Toit	4	
P1	P00080048602	Small Roof Rafter Cap/ Capuchon du Chevron du Petit Toit	4	

P2	P00090020802	Small Roof Cover 1/ Toiture du petit toit 1	2	
P3	P00090020902	Small Roof Cover 2/ Toiture du petit toit 2	1	
P4	P00080049002	Big Roof Rafter Cap/ Chevron du Grand Toit	4	
Q1	P00060288702	Big Roof Small Beam(Short Side)/Petite Poutre du Grand Toit (Côté Court)	4	
Q2	P00060288802	Big Roof Side Small Beam(Long Side)/Poutre Latérale Petite du Grand Toit(Côté Long)	4	
Q3	P00060288902	Big Roof Middle Small Beam (Long Side)/Poutre Centrale Petite du Grand Toit(Côté Long)	4	
R1	P00570055001	Left Mosquito Netting Rod(Short Side)/Tringle Gauche du Filet Moustiquaire (Côté Court)	2	
R2	P00570055101	Right Mosquito Netting Rod(Short Side)/Tringle Droite du Filet Moustiquaire (Côté Court)	2	
R3	P00570055203	Left Mosquito Netting Rod (Long Side)/Tringle Gauche du Filet Moustiquaire (Côté Long)	2	
R4	P00570055303	Right Mosquito Netting Rod (Long Side)/Tringle Droite du Filet Moustiquaire(Côté Long)	2	
R5	P00570040702	Big Roof Middle Mosquito Rod (Long Side)/Tringle Centrale du Filet Moustiquaire du Grand Toit (Côté Long)	2	
S1	P00060289002	Big Roof Panel Flashing 1(Short Side)/Solin du Panneau du Grand Toit (Côté Court)	2	
S2	P00060289102	Big Roof Panel Flashing 2(Short Side)/Solin du Panneau du Grand Toit 2(Côté Court)	2	
S3	P00060289202	Big Roof Panel Flashing 1(Long Side)/Solin du Panneau du Grand Toit 1 (Côté Long)	2	
S4	P00060289302	Big Roof Panel Flashing 2(Long Side)/Solin du Panneau du Grand Toit 2(Côté Long)	2	
S5	P00060289402	Big Roof Middle Panel Flashing(Long Side)/Solin du Panneau Central du Grand Toit (Côté Long)	4	
T1	P00070137602	Big Roof Middle Roof Panel /Panneau du Toit Central du Grand Toit	12	
T2	P00070137702	Big Roof Left Big Roof Panel /Panneau de Grande Toiture Gauche du Grand Toit	4	

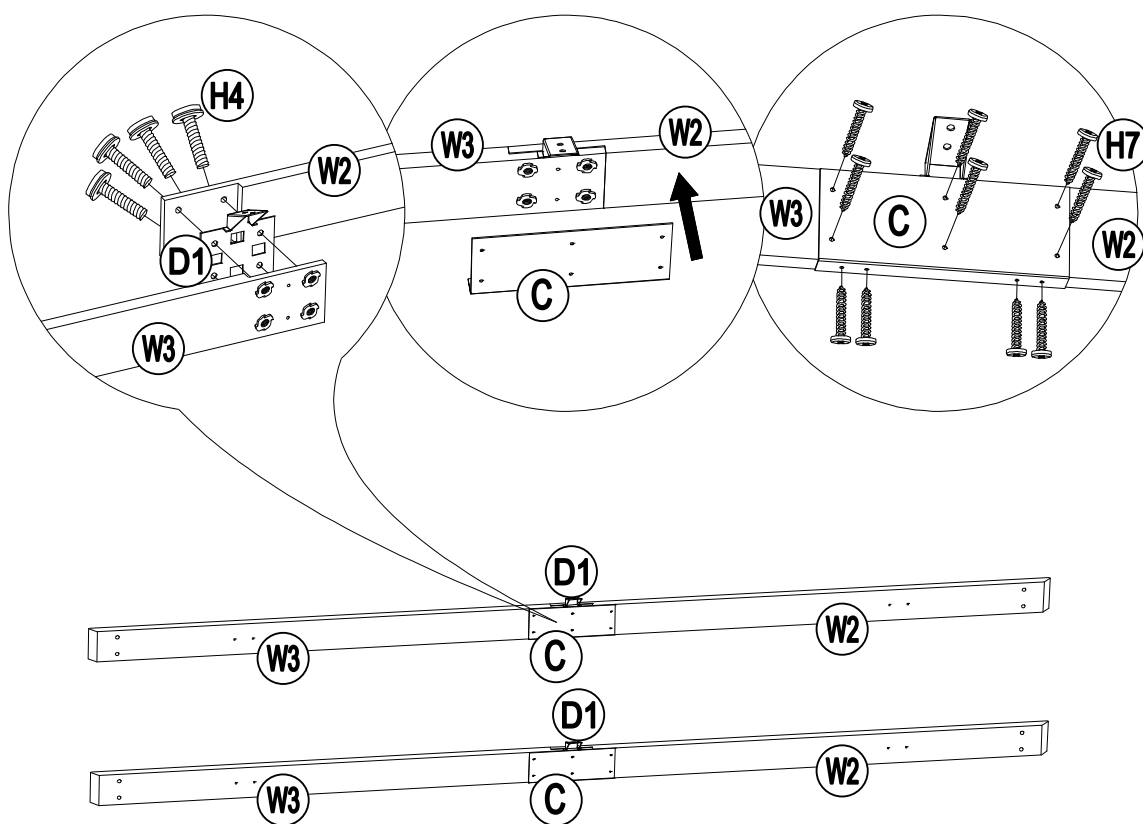
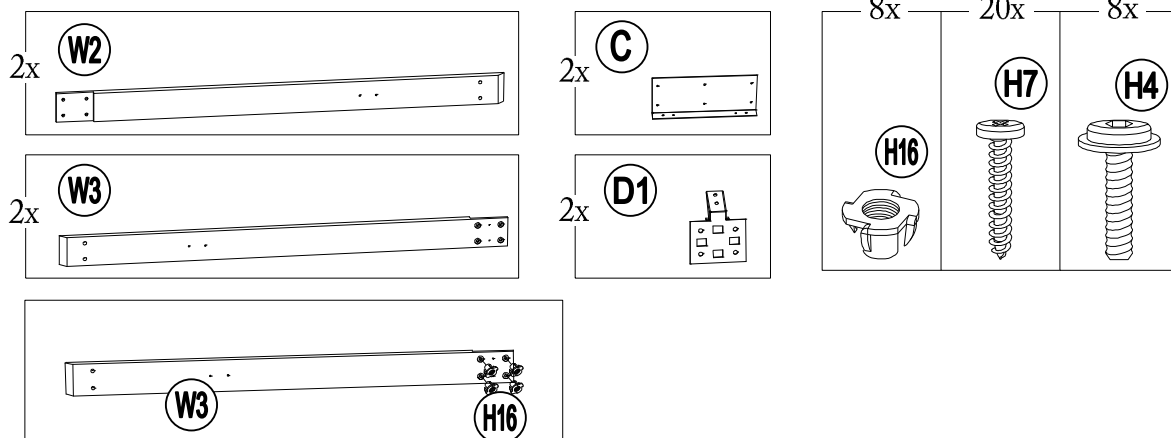
T3	P00070137802	Big Roof Right Big Roof Panel /Panneau de Grande Toiture Droit du Grand Toit	4	
T4	P00070137902	Big Roof Left Middle Roof Panel /Panneau de Toiture Central Gauche du Grand Toit	4	
T5	P00070138002	Big Roof Right Middle Roof Panel/Panneau de Toiture Central Droit du Grand Toit	4	
T6	P00070138102	Big Roof Left Small Roof Panel/Panneau de Petite Toiture Gauche du Grand Toit	4	
T7	P00070138202	Big Roof Right Small Roof Panel/Panneau de Toiture Petit Droit du Grand Toit	4	
U	P00500085701	Support Bar 3/Barre de Support 3	1	

Hardware Pack/Pack Quincaillerie					
Label/ Étiquette	Part Number/ Numéro de la Pièce	Description	Qty/ Quantité	Add	Part Image/Numéro de la Pièce Diagramme
H1	H100010047	Bolt M6*20/ Boulon M6*20	302	16	
H2	H100010059	Bolt M6*45/ Boulon M6*45	16	1	
H3	H100010051	Bolt M6*55/ Boulon M6*55	2	1	
H4	H100010054	Bolt M8*30/ Boulon M8*30	24	2	
H6	H100010165	Bolt M10*185/ Boulon M10*185	10	1	
H7	H030080005	Screw ST4.8*25/ Vis ST4.8*25	60	3	
H8	H030050058	Screw ST4.8*30/ Vis ST4.8*30	64	4	

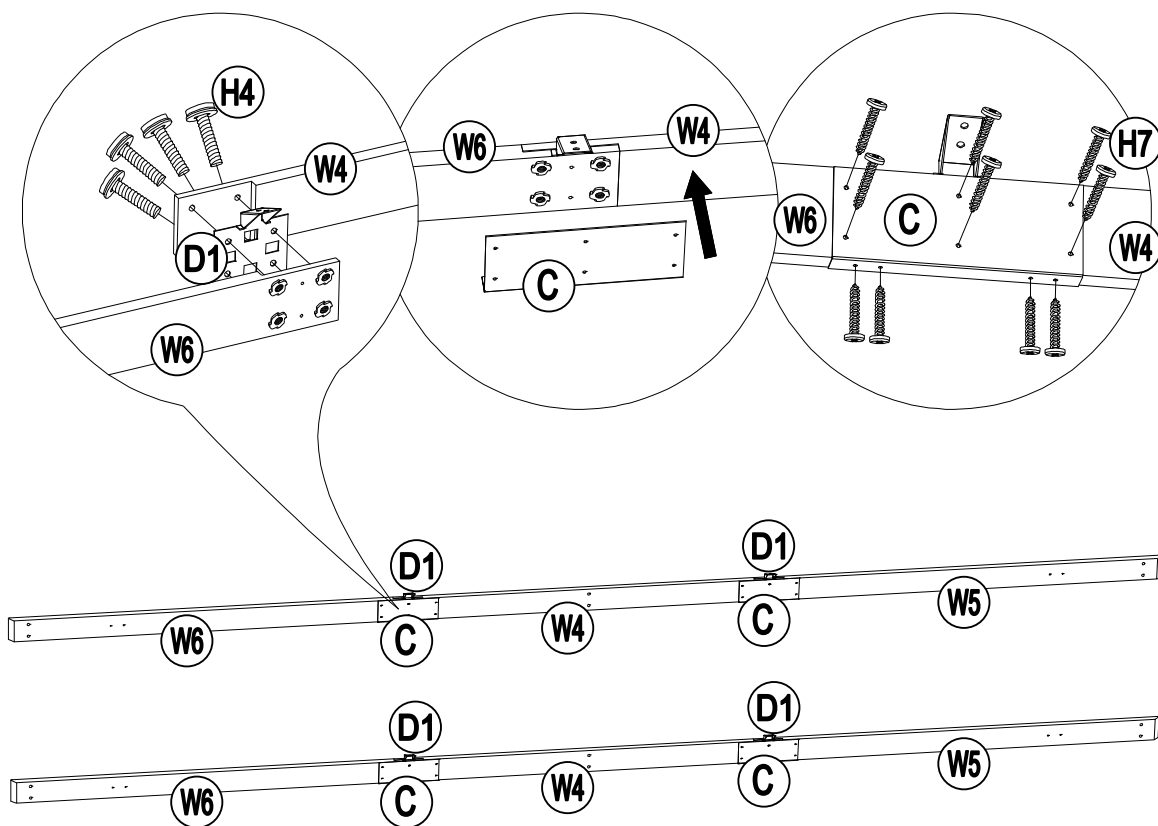
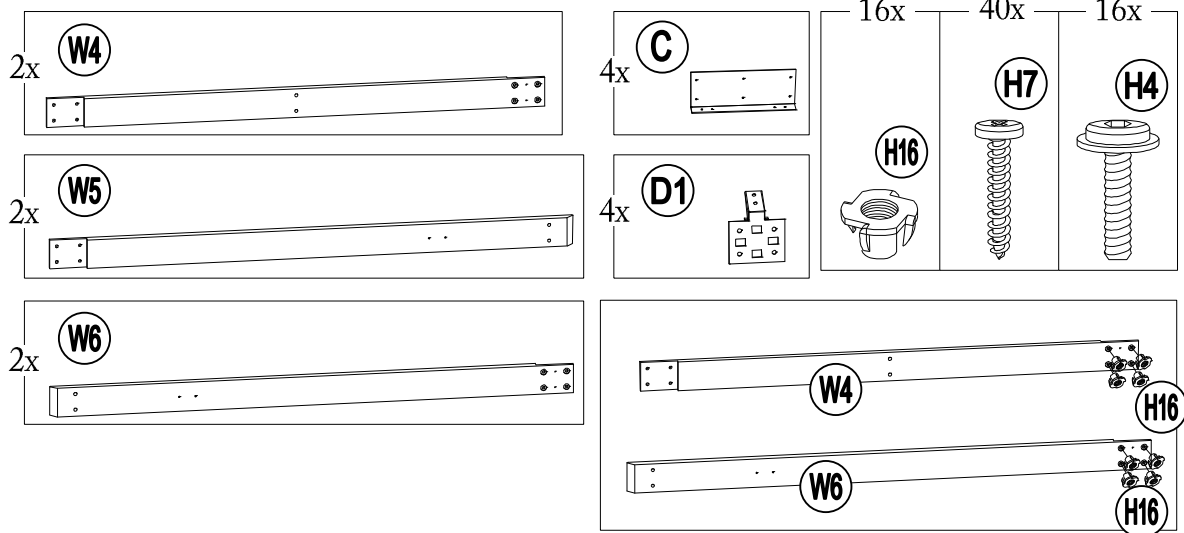
H9	H030030013	Screw ST8*35/ Vis ST8*35	32	2	
H10	H030010031	Screw ST9.5*80/Vis ST9.5*80	10	1	
H11	H050030001	Flat washer M6/Rondelle Plate M6	2	1	
H12	H050080007	Flat washer M8/Rondelle Plate M8	32	2	
H13	H050080008	Flat washer M10/Rondelle Plate M10	20	1	
H14	H040070002	Nut M6/ Écrou M6	2	1	
H15	H040050026	Nut M10/ Écrou M10	10	1	
H16	H040090004	T-Nut M8*8/ T-Nut M8*8	24	2	
H17	H090990002	M3 Drill	2	0	
H18	H100010073	Bolt M6*60/ Boulon M6*60	4	1	
HH1	H050050018	M6 Rubber Washer/Rondelle en Caoutchouc M6	20	1	
HH2	H990010010	Black Plastic Buckle/Boucle en plastiquenoir	32	2	
HS	H070010003	Stake $\Phi 8*180$ / Piquet $\Phi 8*180$	12	0	
HW1	H090010017	Wrench M6/ Clé M6	2	0	
HW2	H090030005	Allen Wrench M8 /Clé Allen M8	1	0	
HW3	H090010015	Wrench M10/ Clé M10	2	0	

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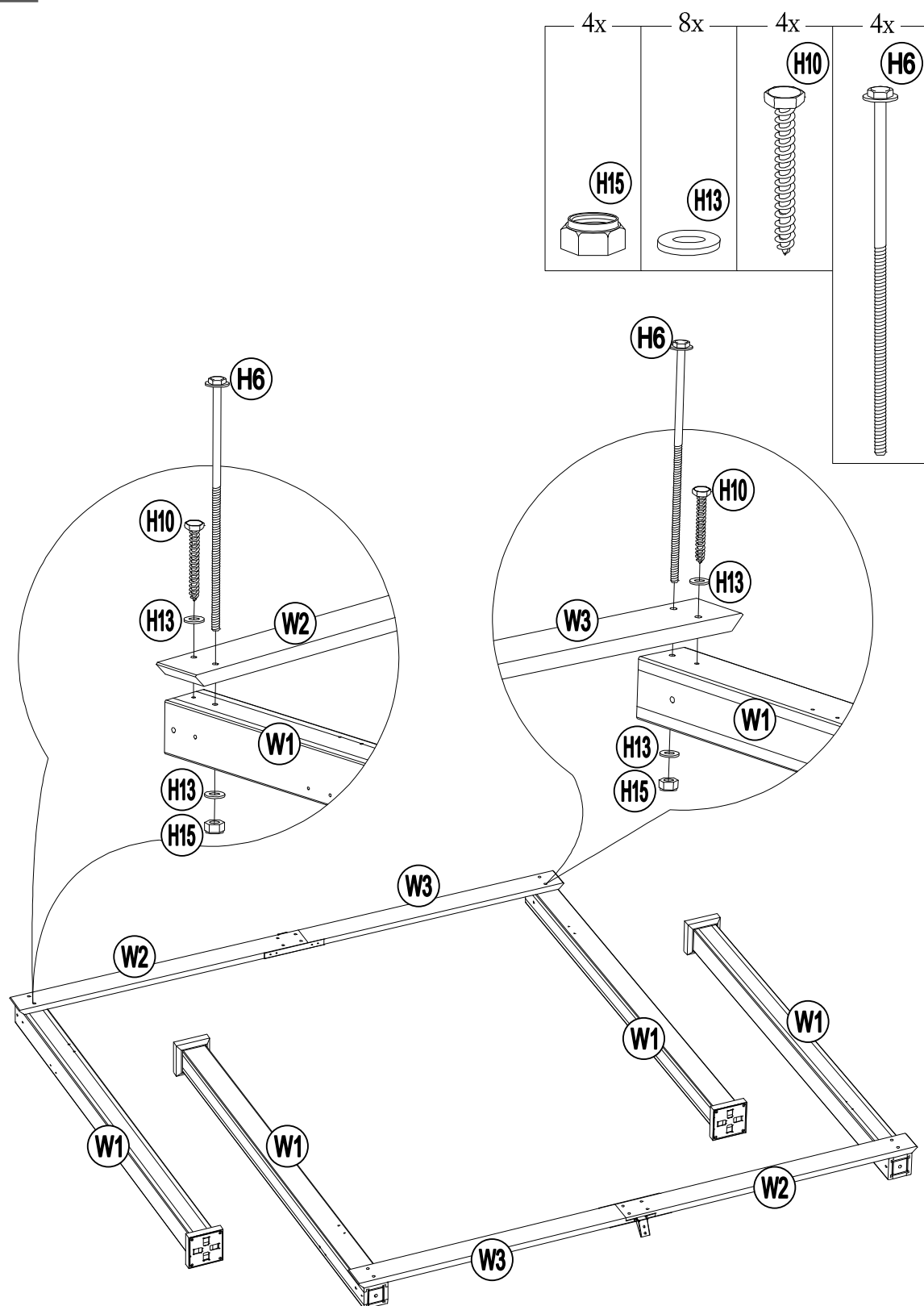
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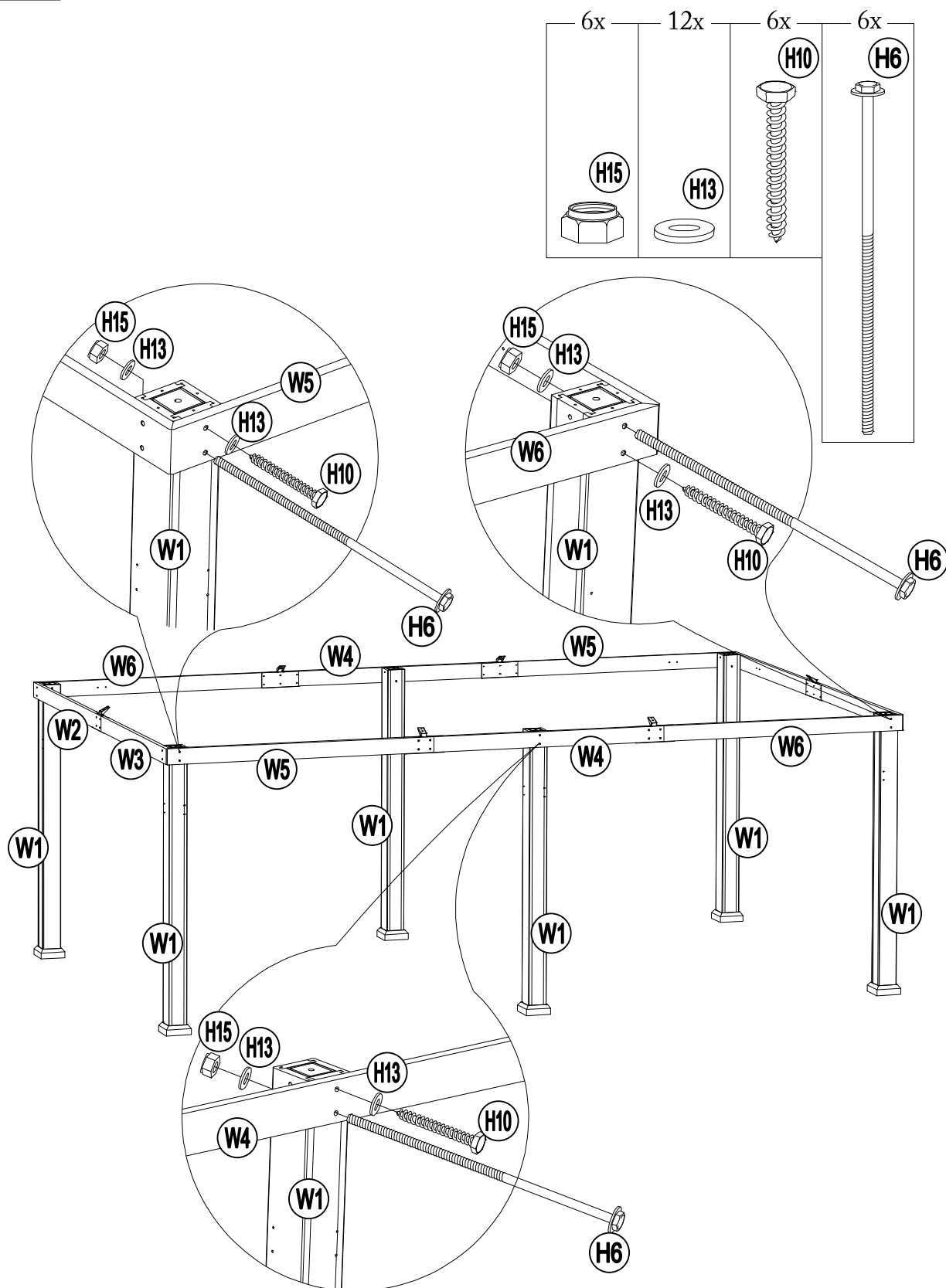
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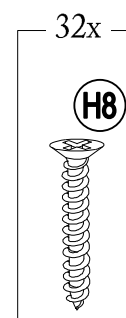
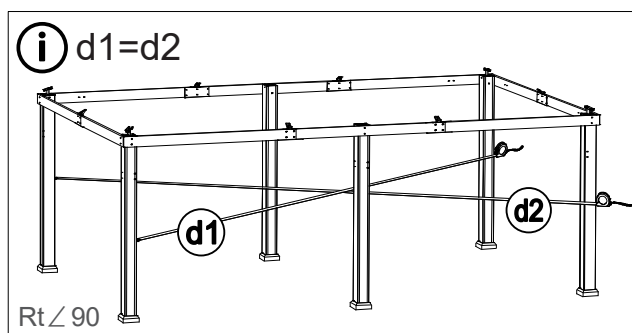
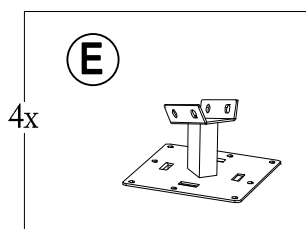
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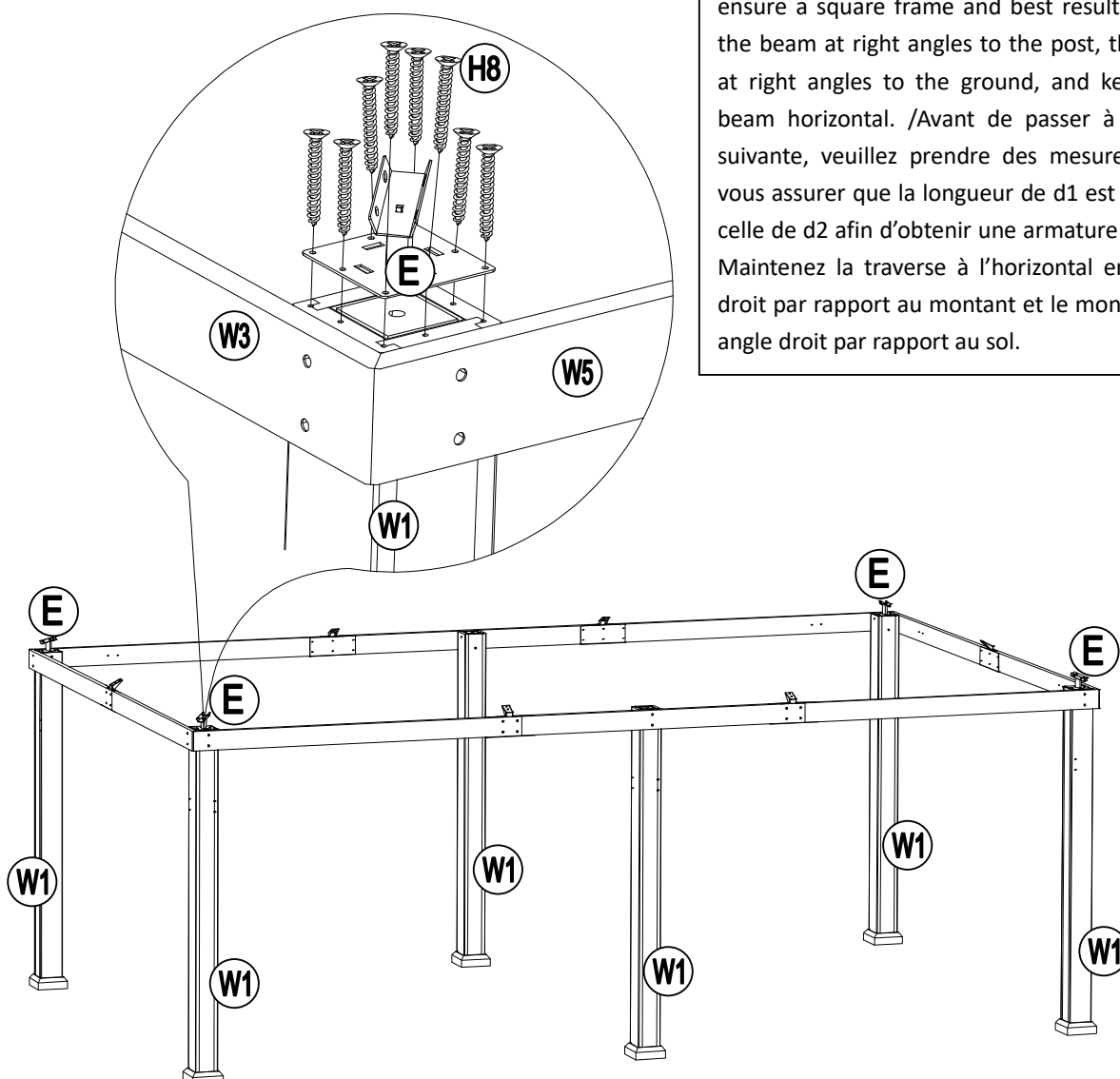
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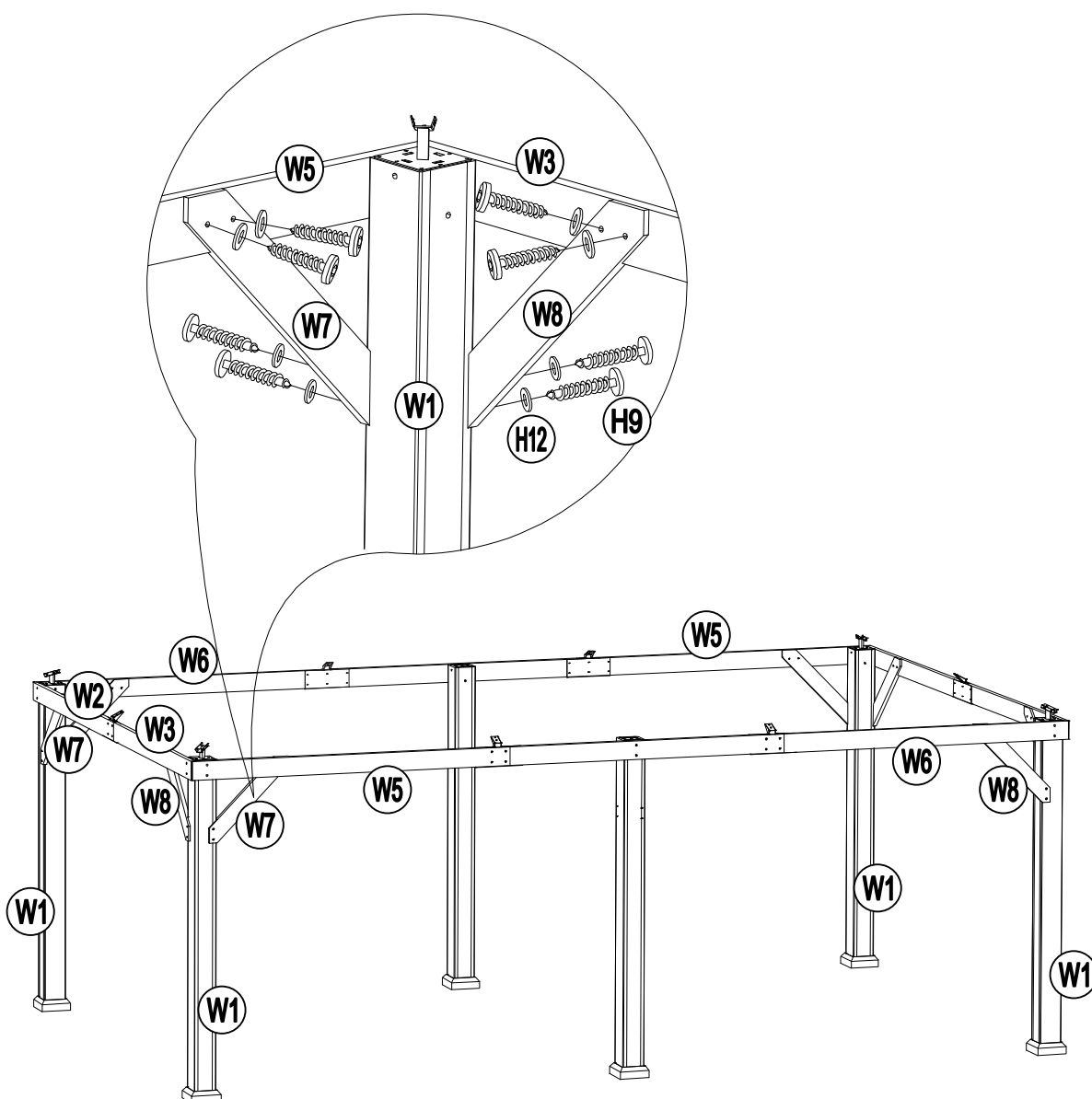
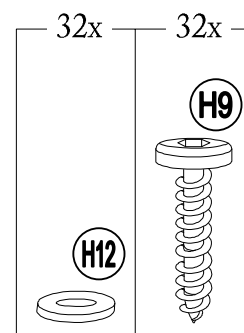
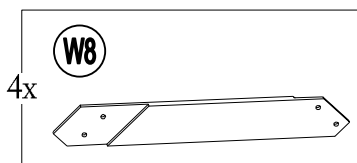
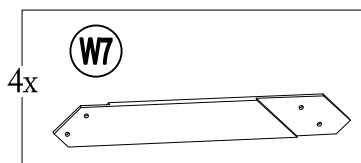
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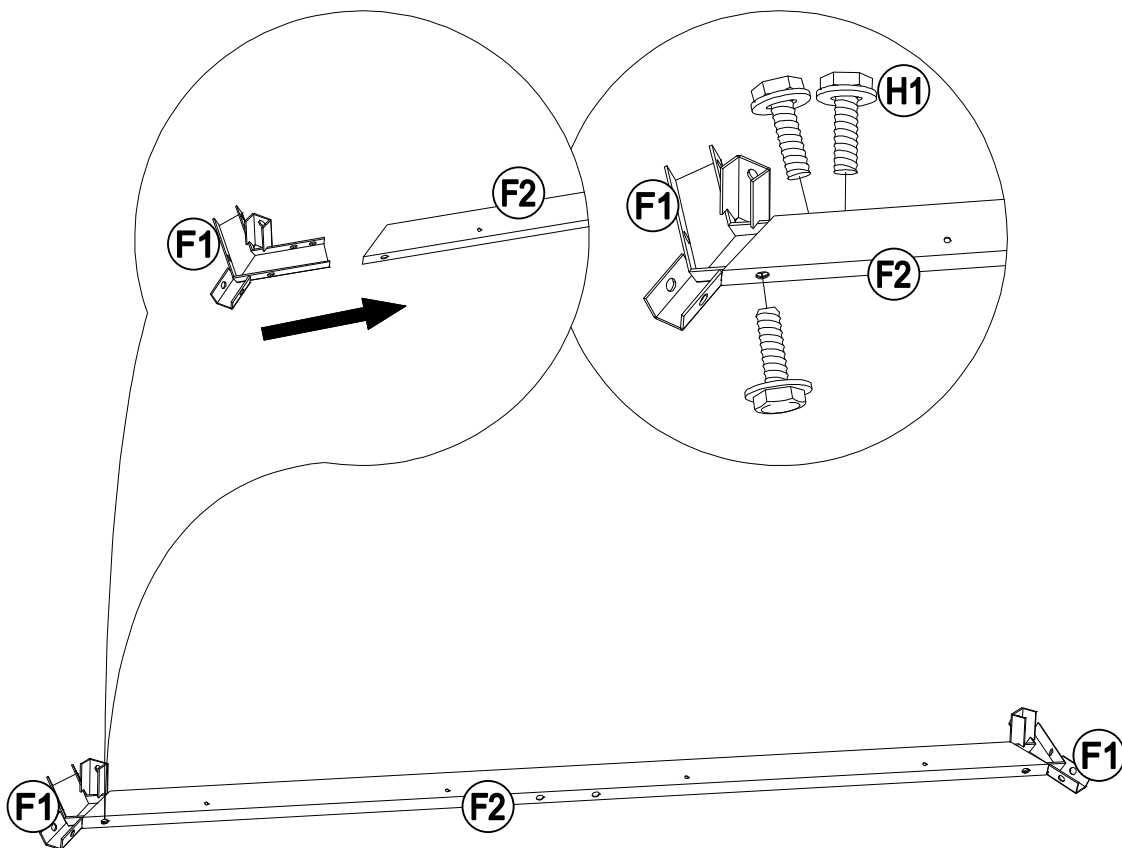
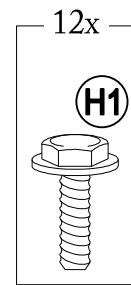
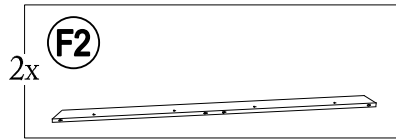
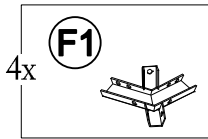


Please measure to make sure the length of d1 is equal to d2 before moving to next step to ensure a square frame and best results. Keep the beam at right angles to the post, the post at right angles to the ground, and keep the beam horizontal. /Avant de passer à l'étape suivante, veuillez prendre des mesures pour vous assurer que la longueur de d1 est égale à celle de d2 afin d'obtenir une armature carrée. Maintenez la traverse à l'horizontal en angle droit par rapport au montant et le montant en angle droit par rapport au sol.



7



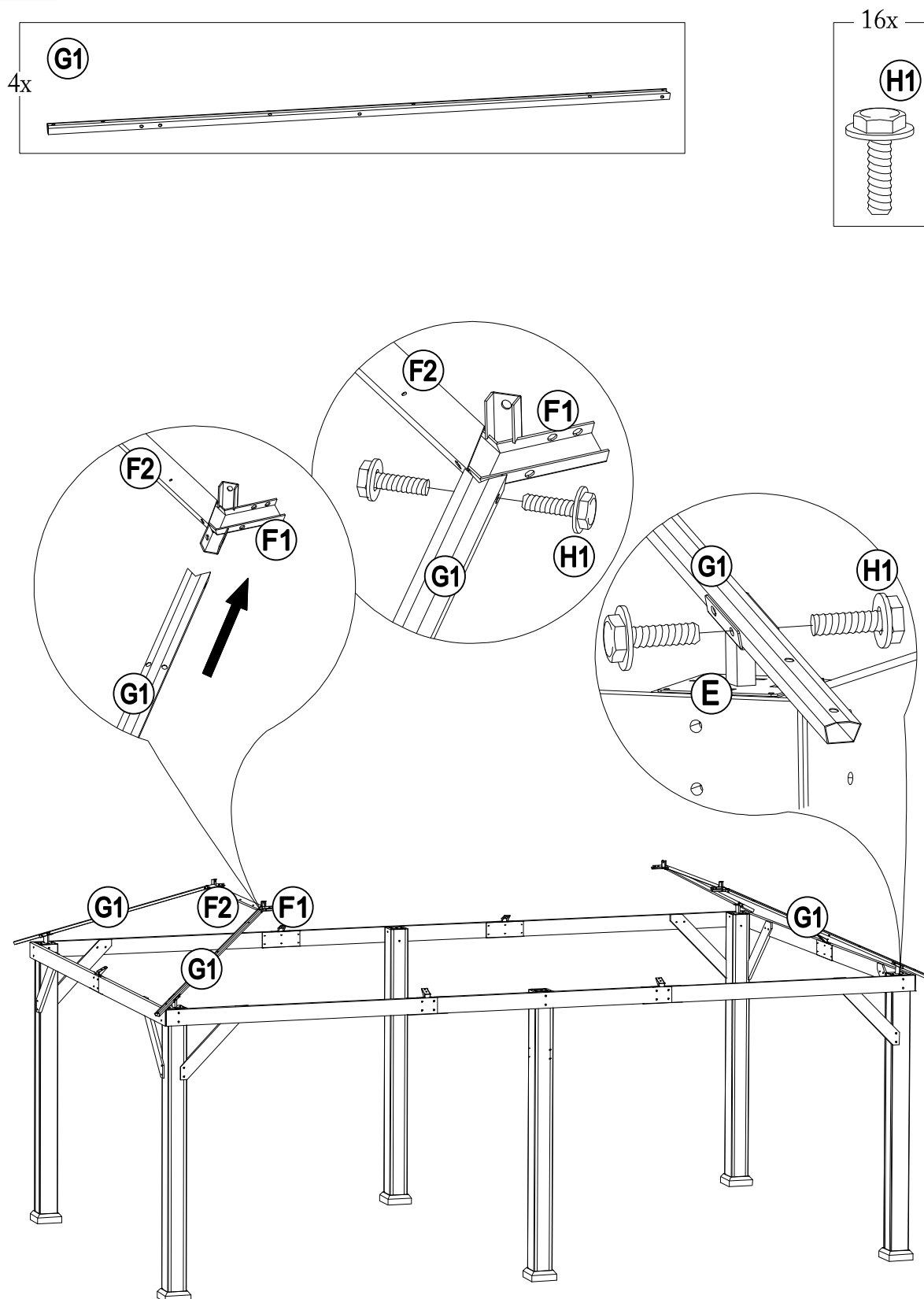
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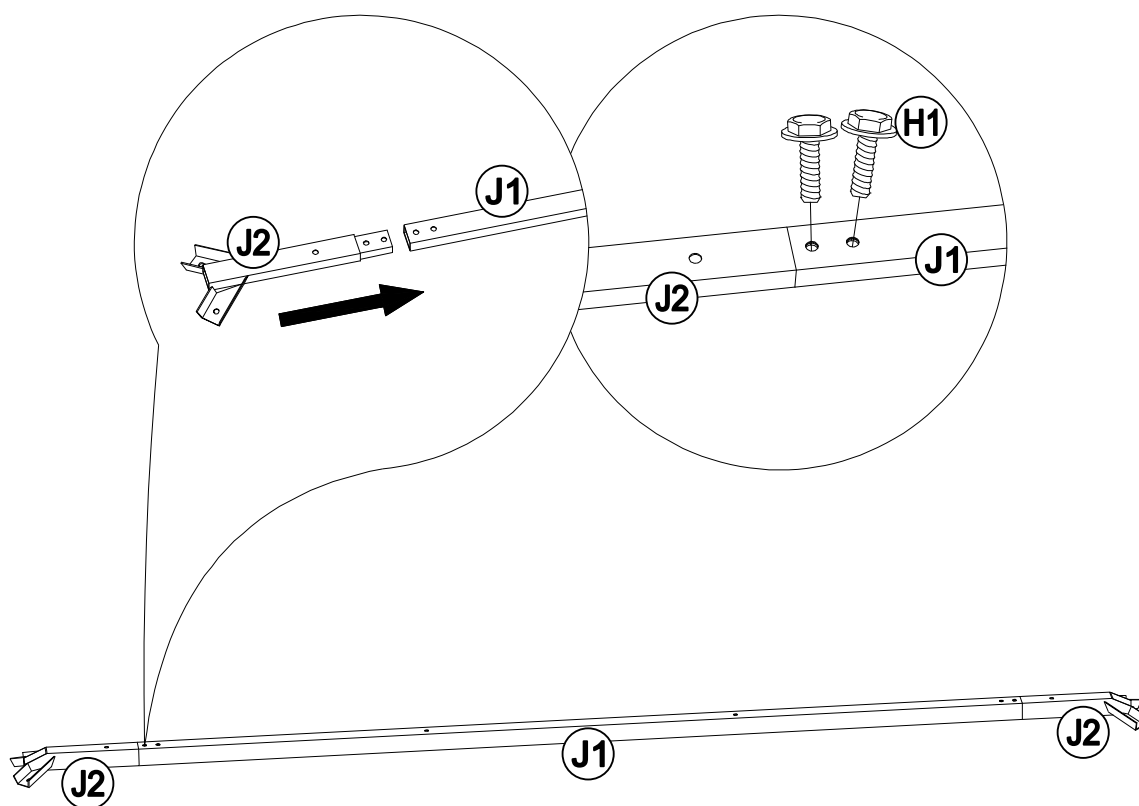
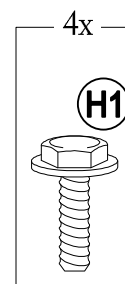
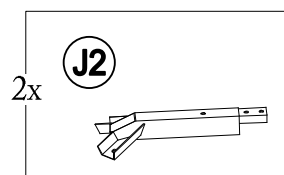
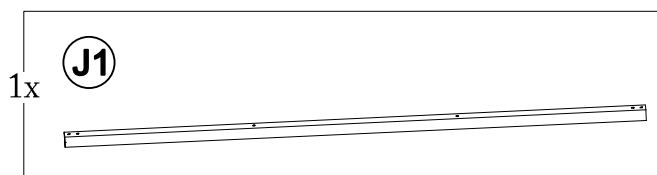
Note: When assembling this step, two people are required to hold the short tube of the large top frame (F2) to prevent deformation of the top frame.

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9

Conseil: Quand vous assemblez cette étape, il vous faudra deux personnes pour tenir le tuyau court de la structure du grand toit (F2) pour éviter de déformer la structure du toit.

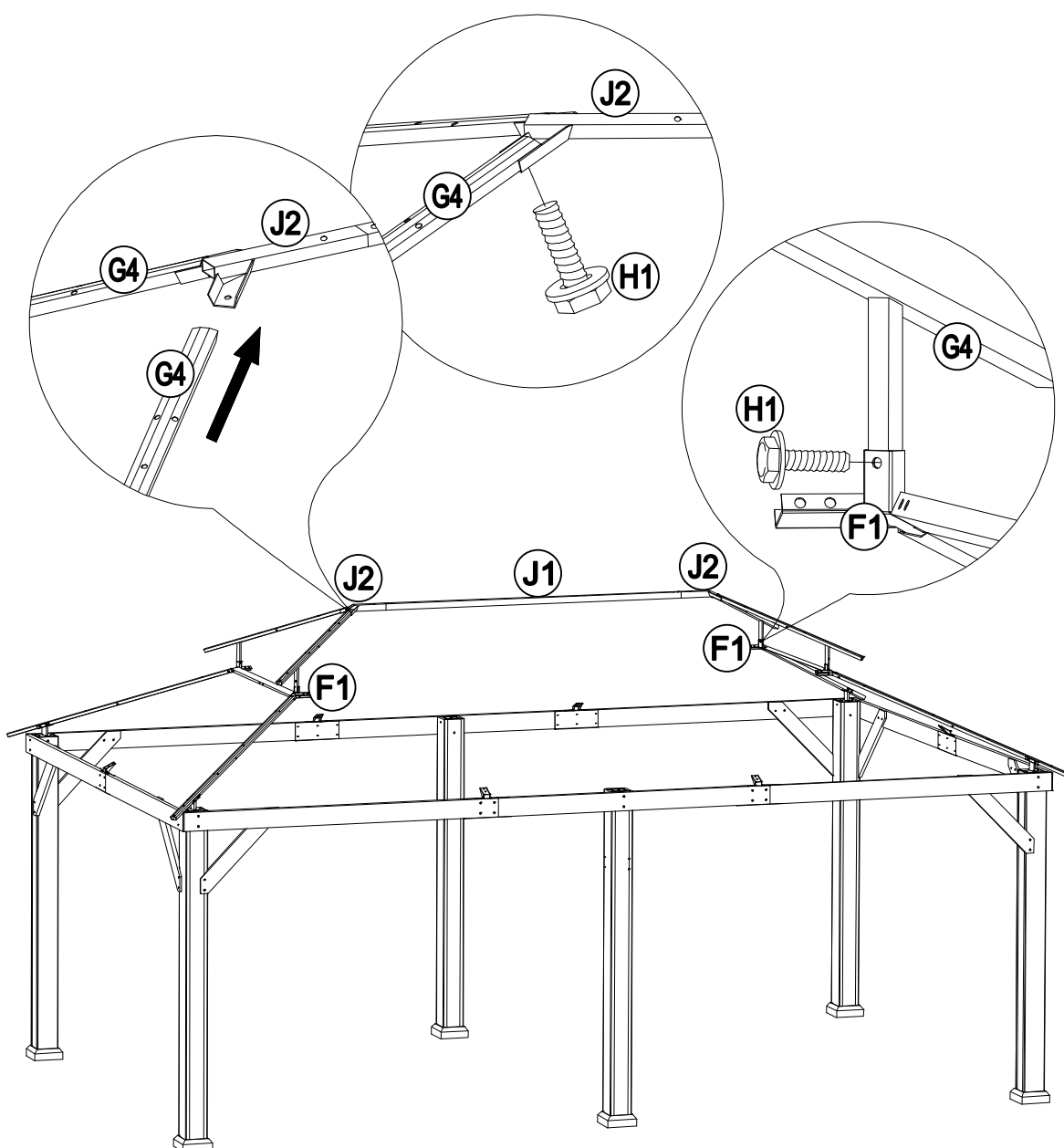
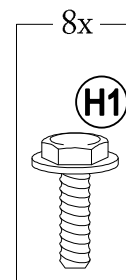
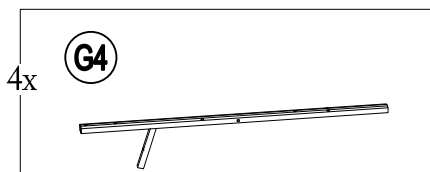


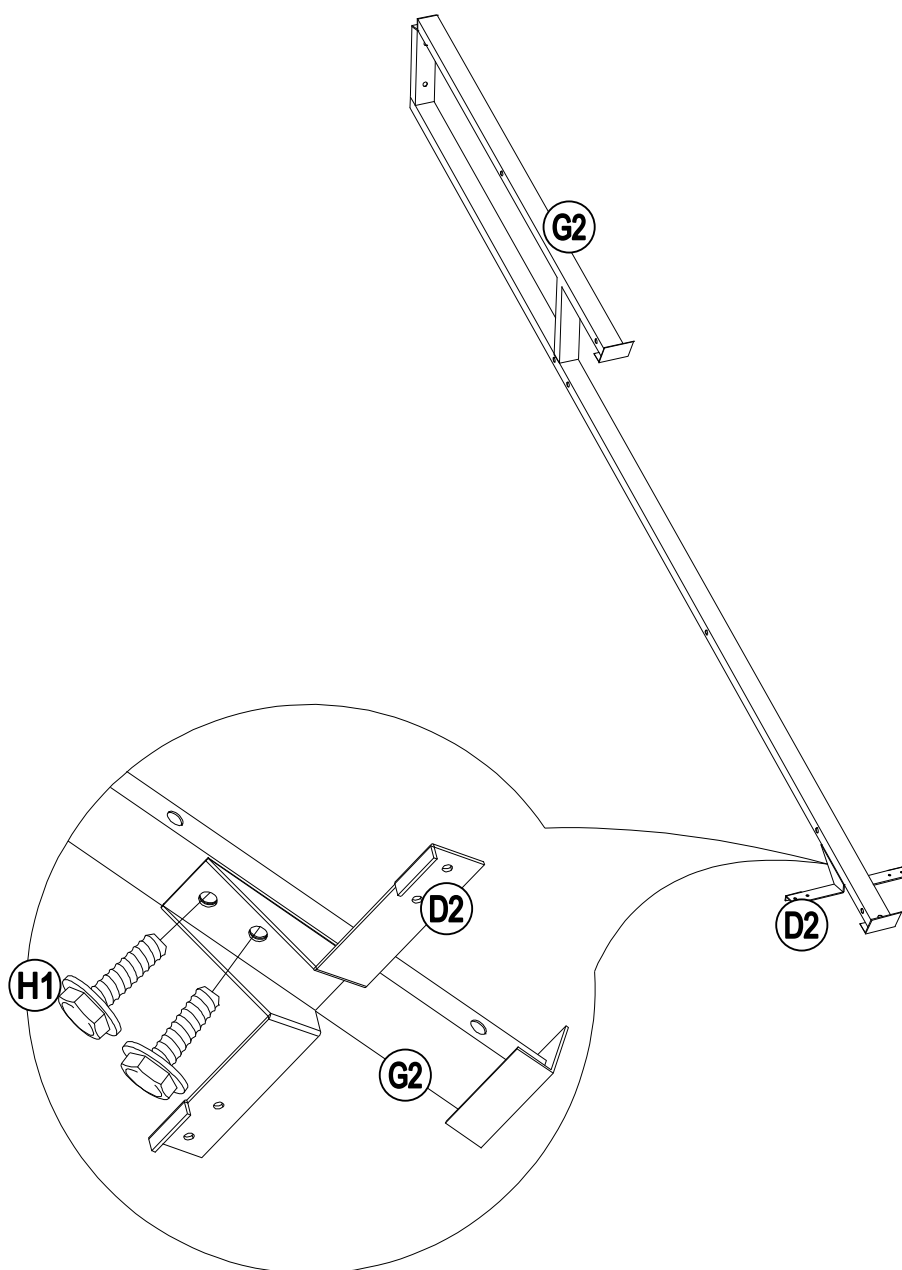
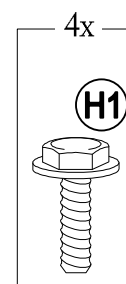
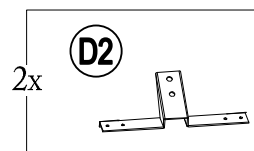
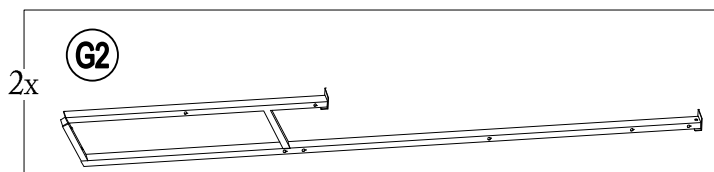
10

11

Note: When assembling this step, two people are required to hold the short tube of the large top frame (F2) to prevent deformation of the top frame.

Conseil: Quand vous assemblez cette étape, il vous faudra deux personnes pour tenir le tuyau court de la structure du grand toit (F2) pour éviter de déformer la structure du toit.



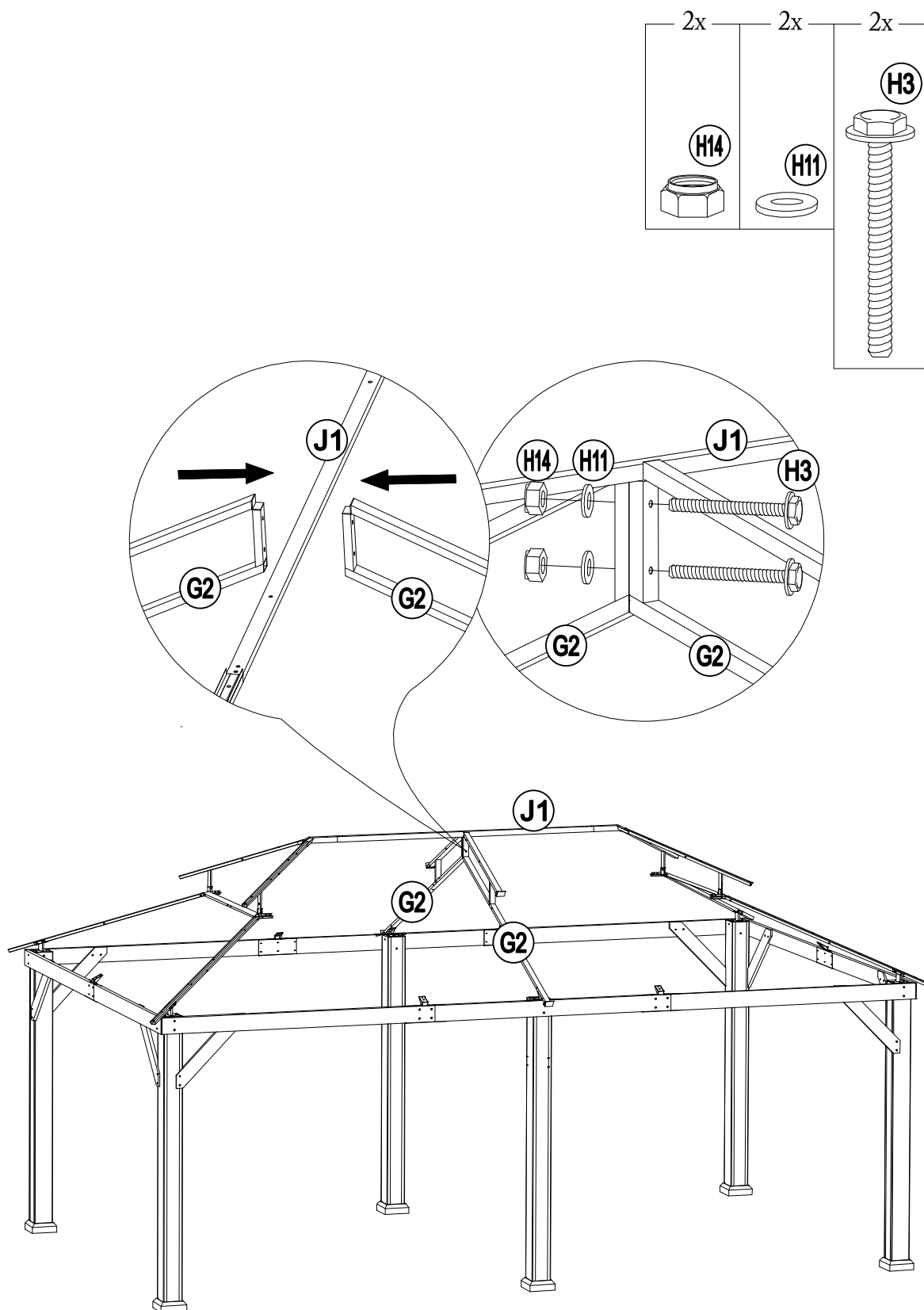
12

Note: When assembling this step, two people are required to hold the short tube of the large top frame (F2) to prevent deformation of the top frame.

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13

Conseil: Quand vous assemblez cette étape, il vous faudra deux personnes pour tenir le tuyau court de la structure du grand toit (F2) pour éviter de déformer la structure du toit.

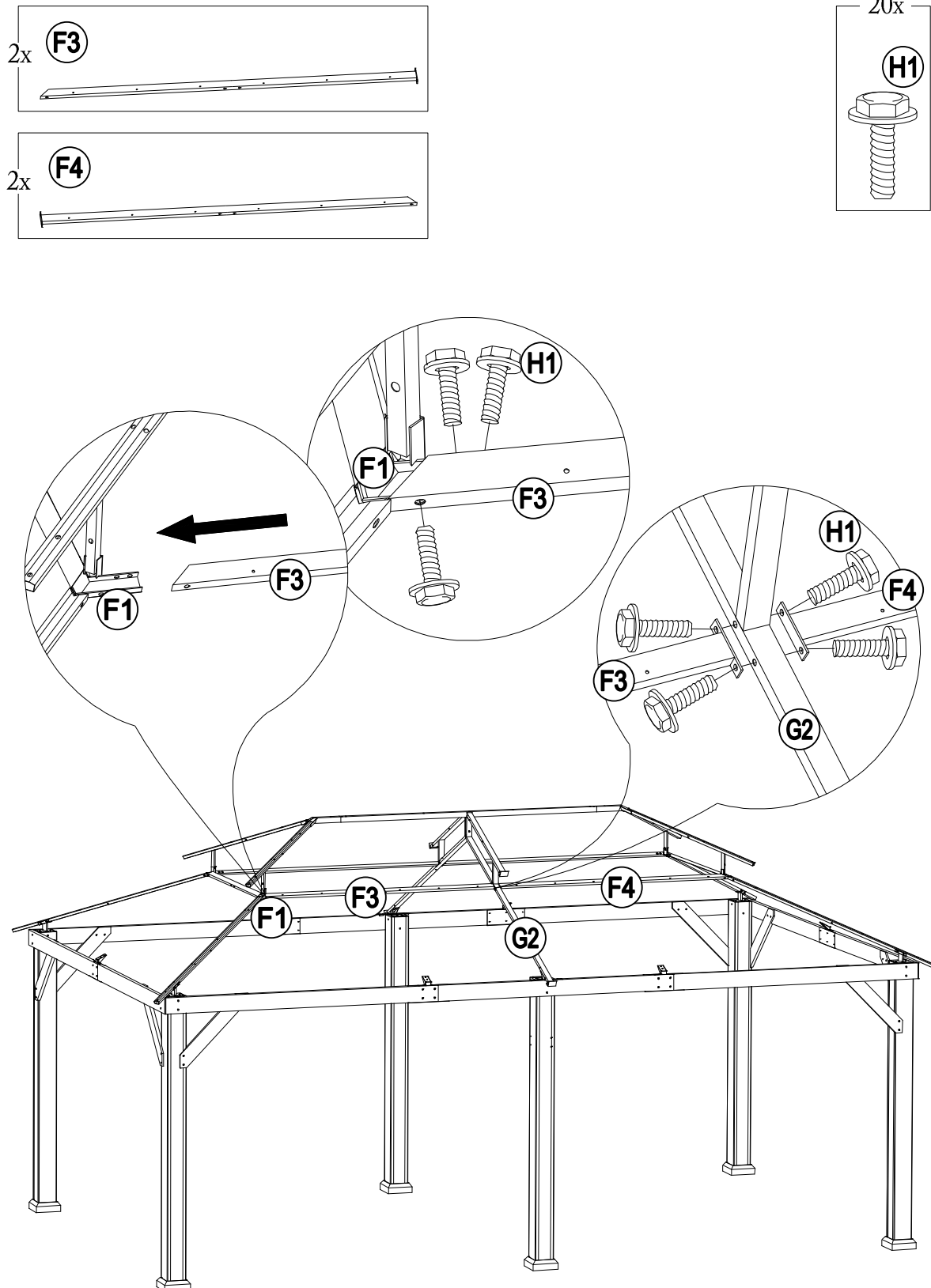


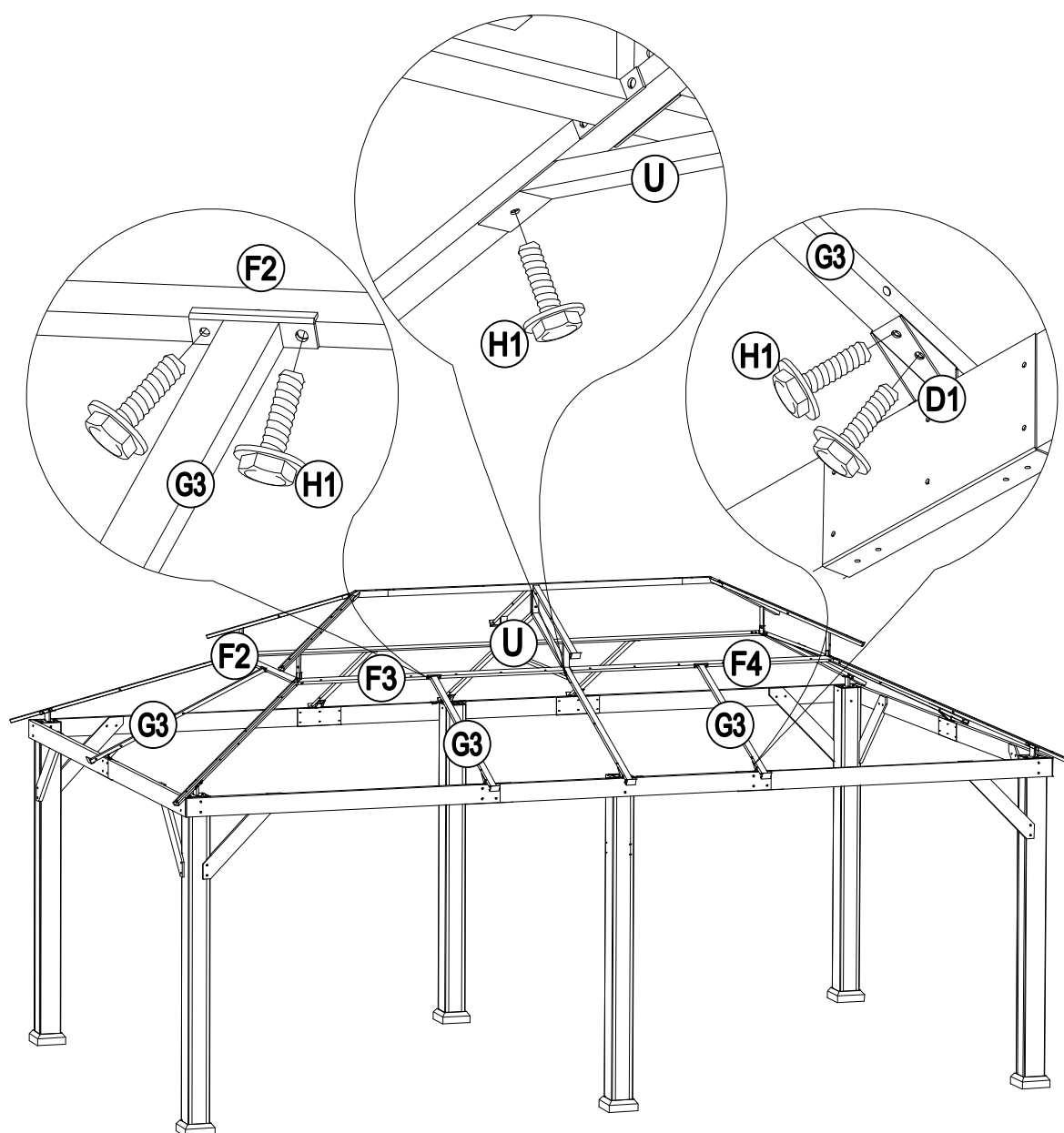
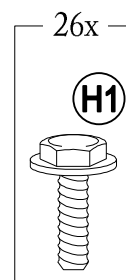
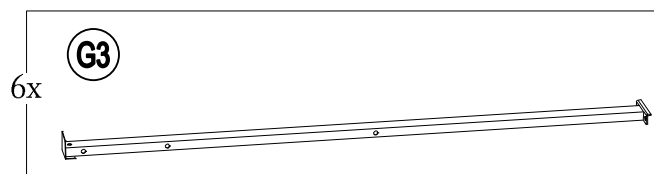
Note: When assembling this step, two people are required to hold the short tube of the large top frame (F2) to prevent deformation of the top frame.

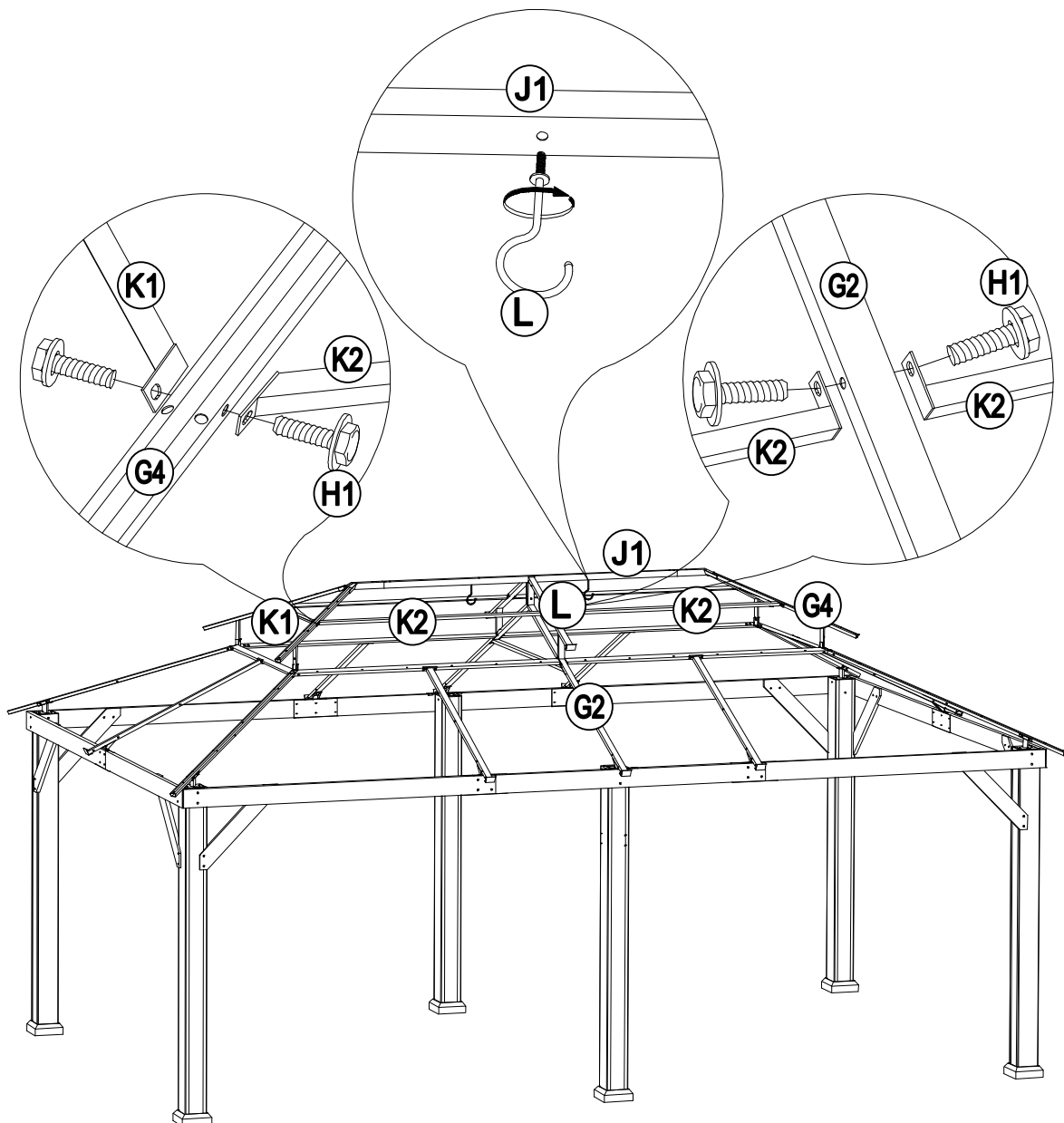
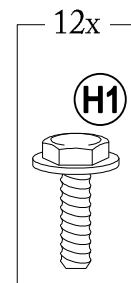
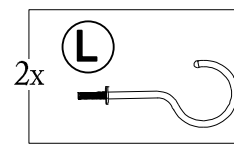
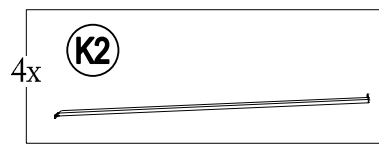
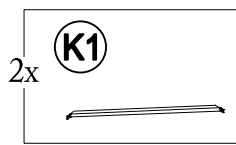
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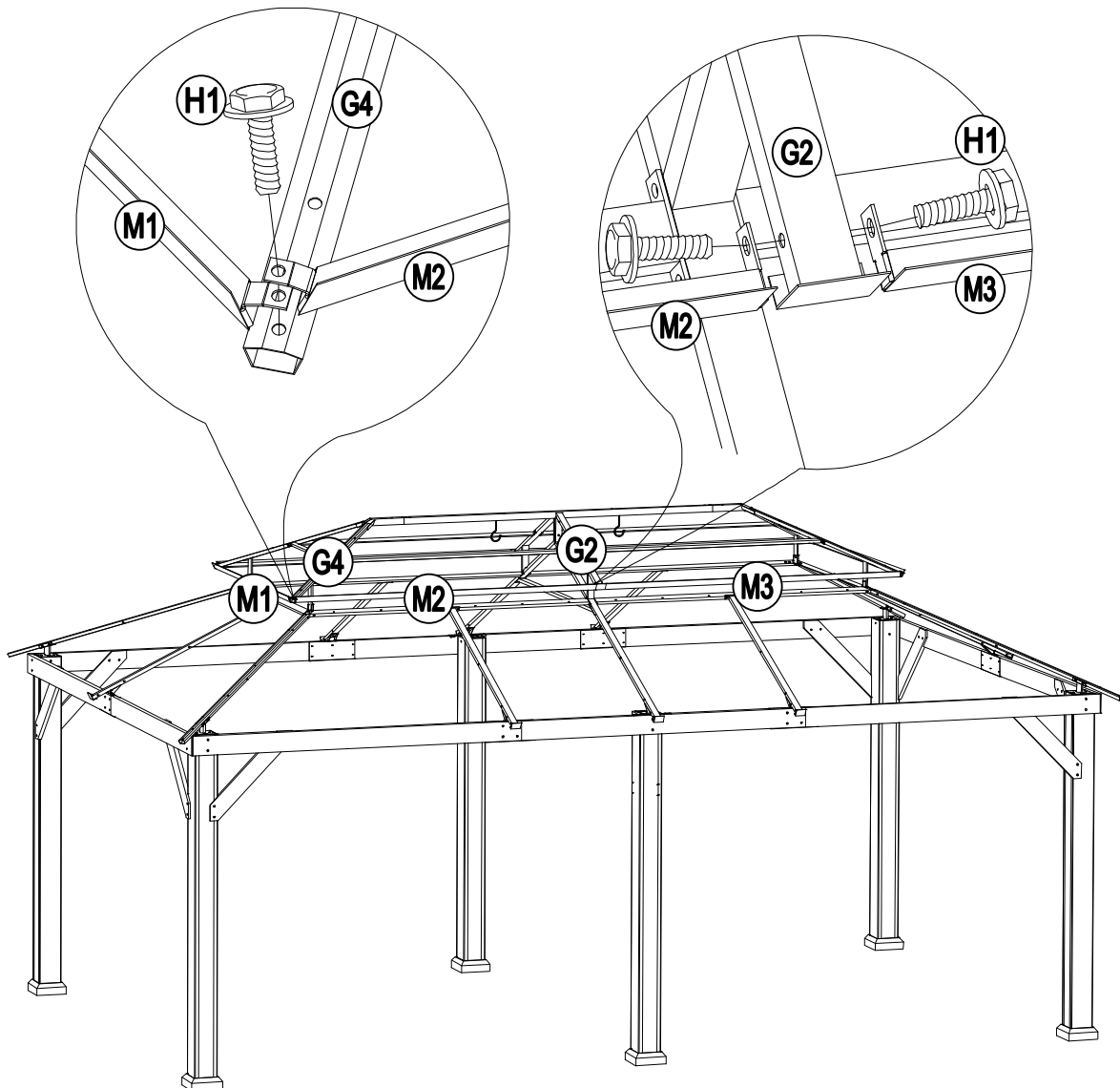
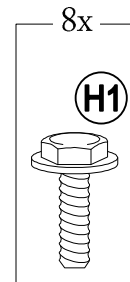
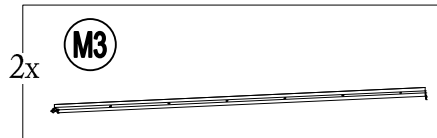
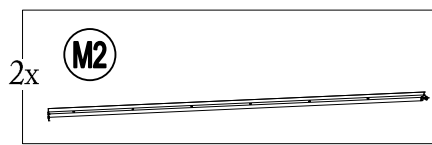
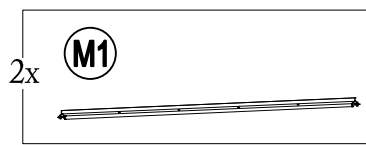
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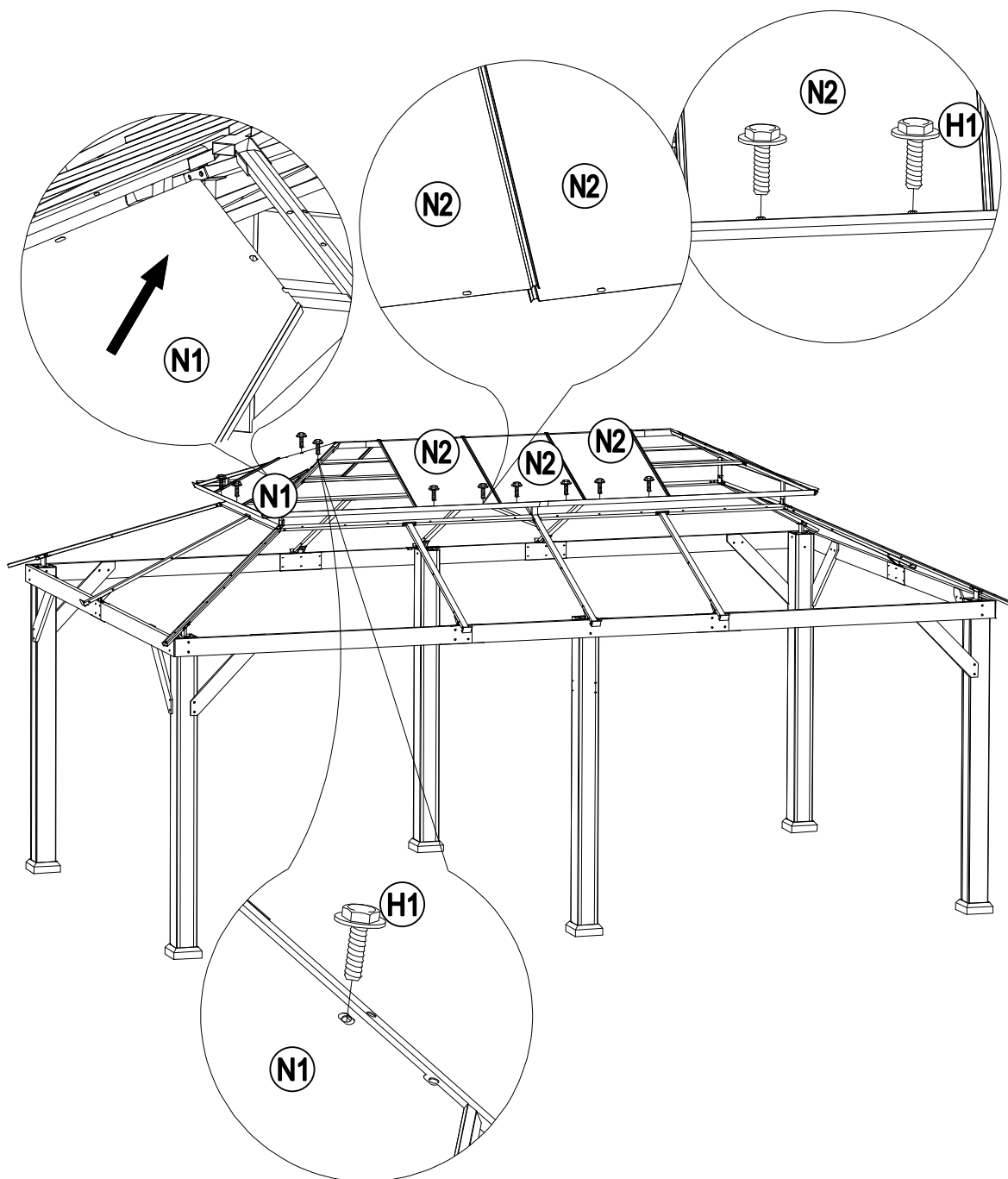
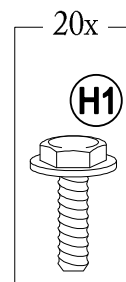
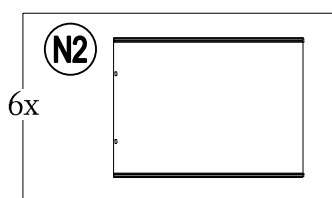
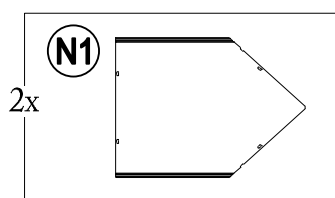
Conseil: Quand vous assemblez cette étape, il vous faudra deux personnes pour tenir le tuyau court de la structure du grand toit (F2) pour éviter de déformer la structure du toit.

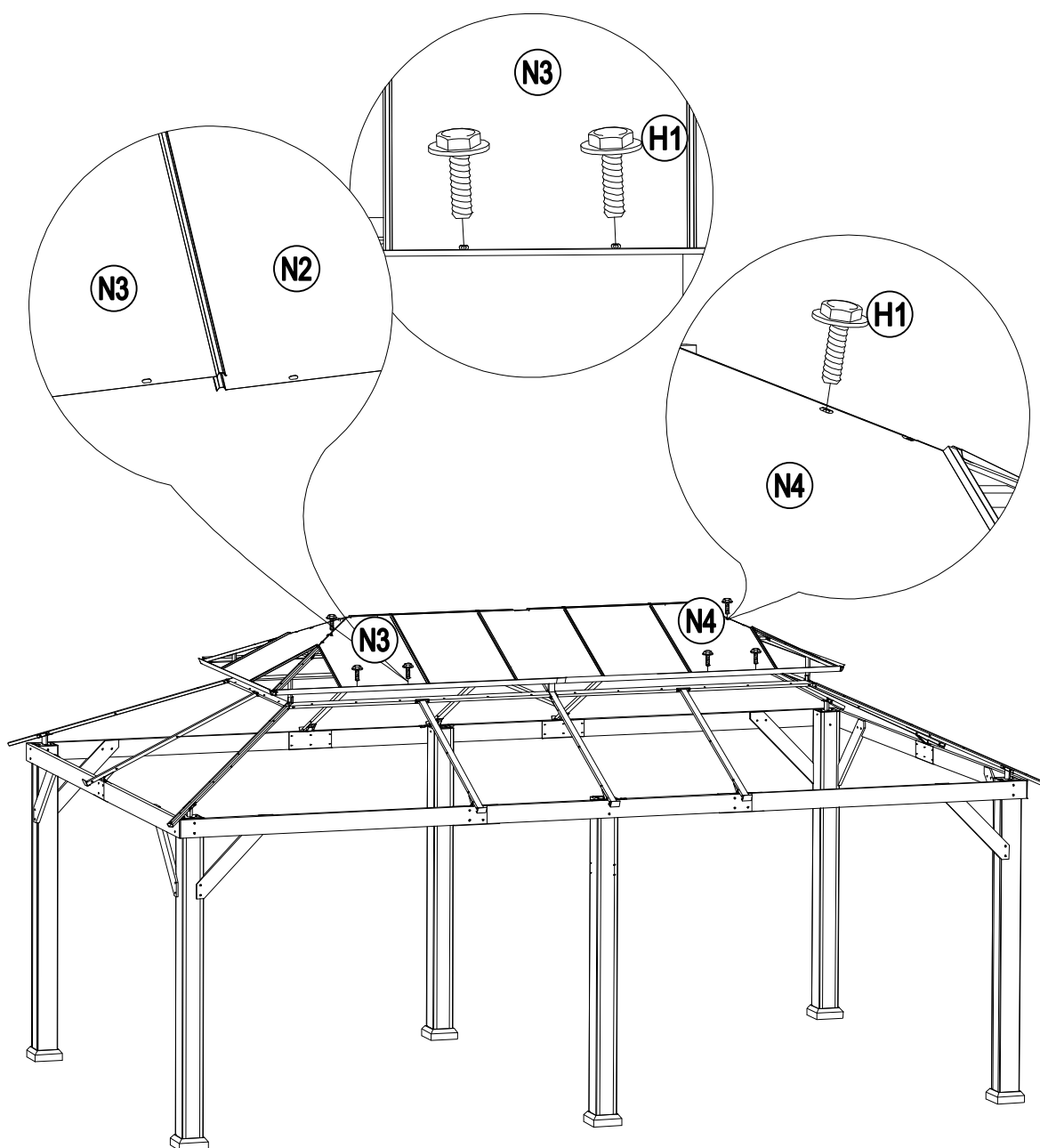
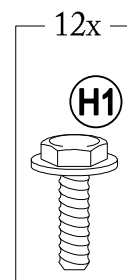
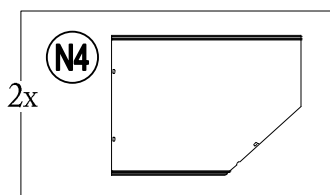
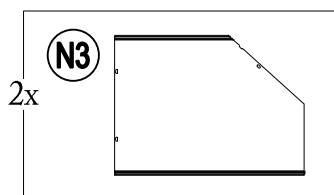


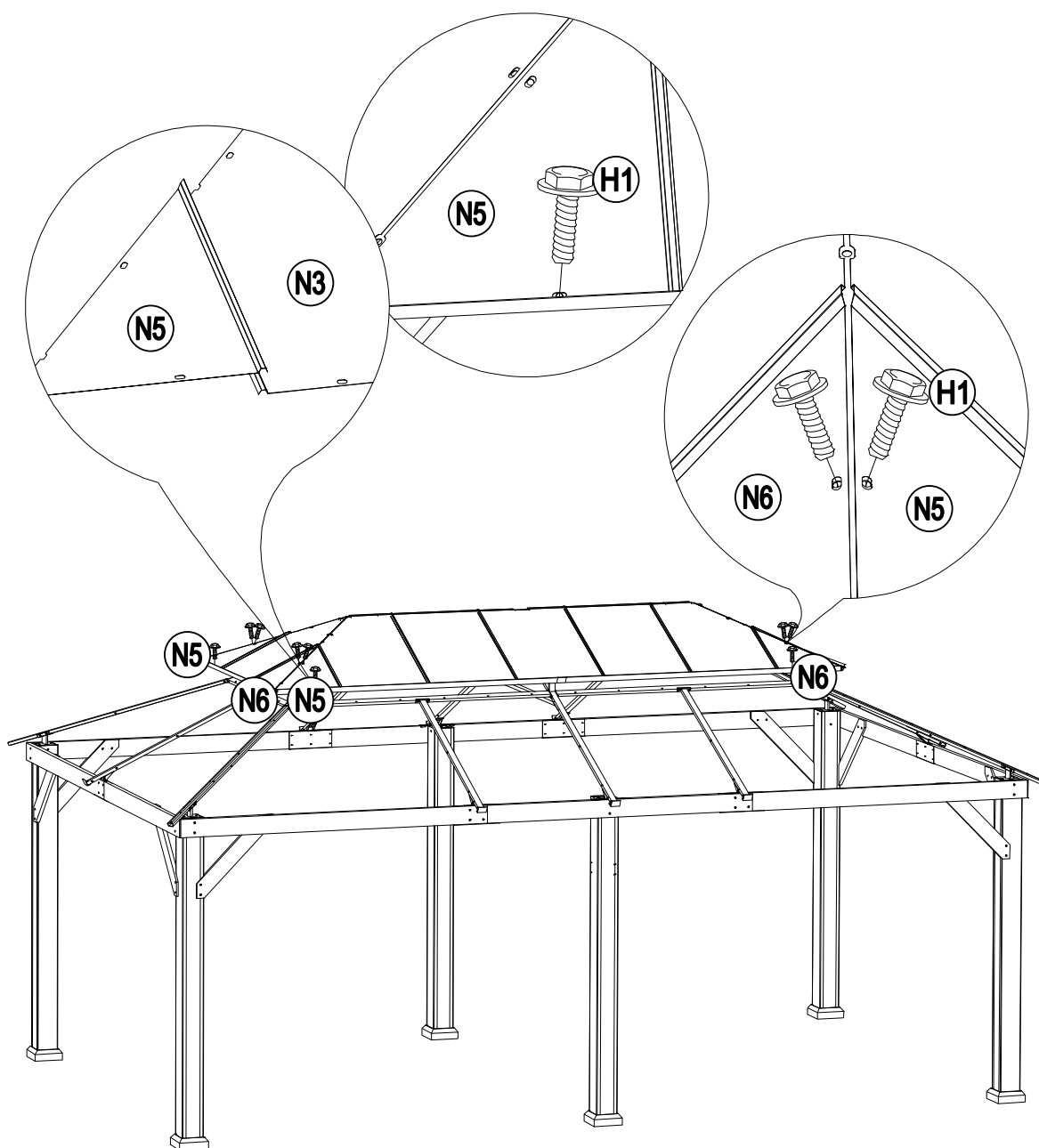
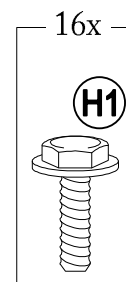
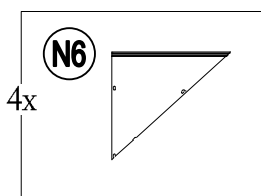
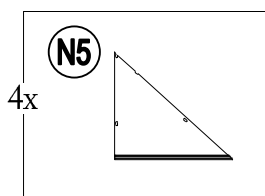
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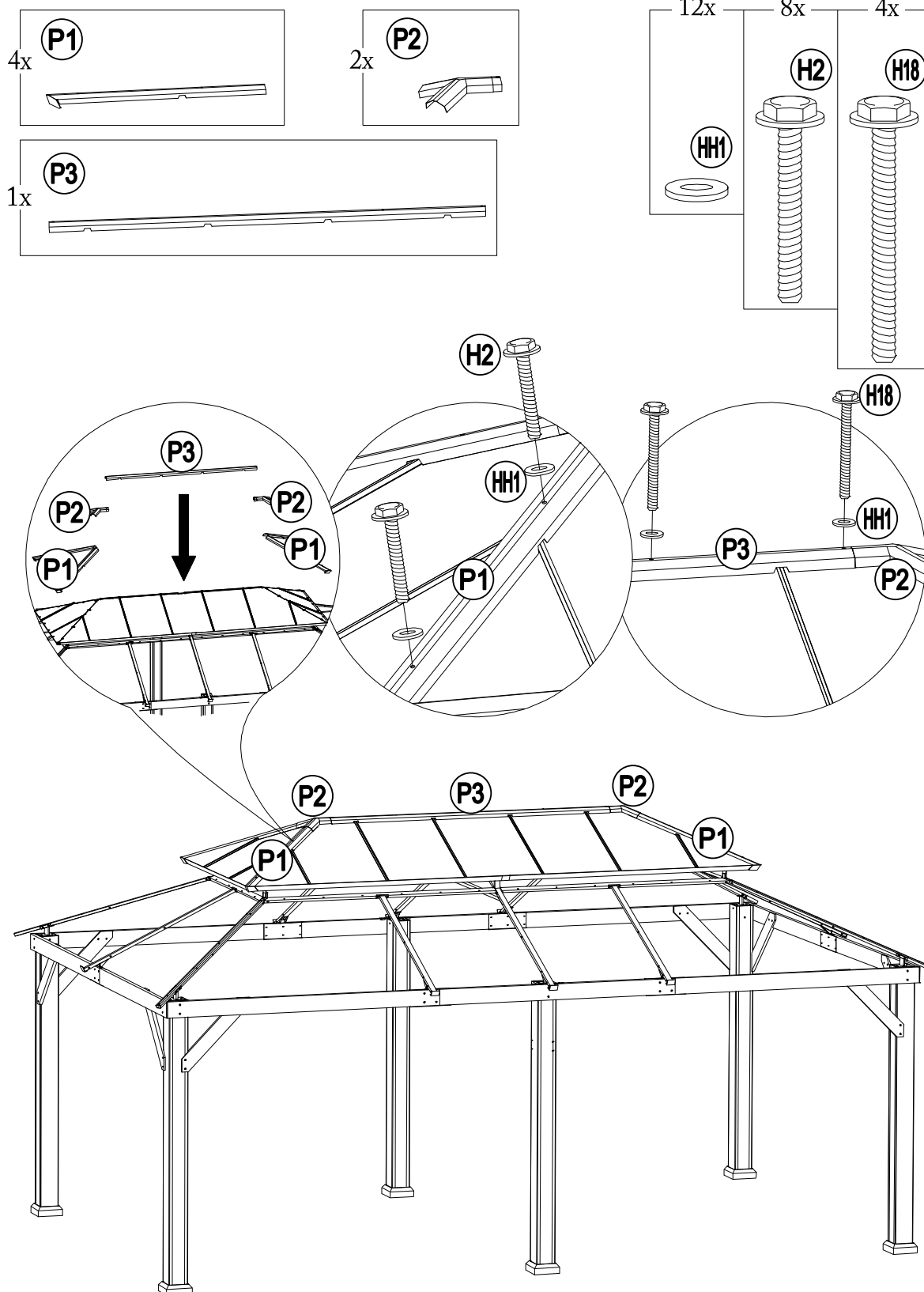
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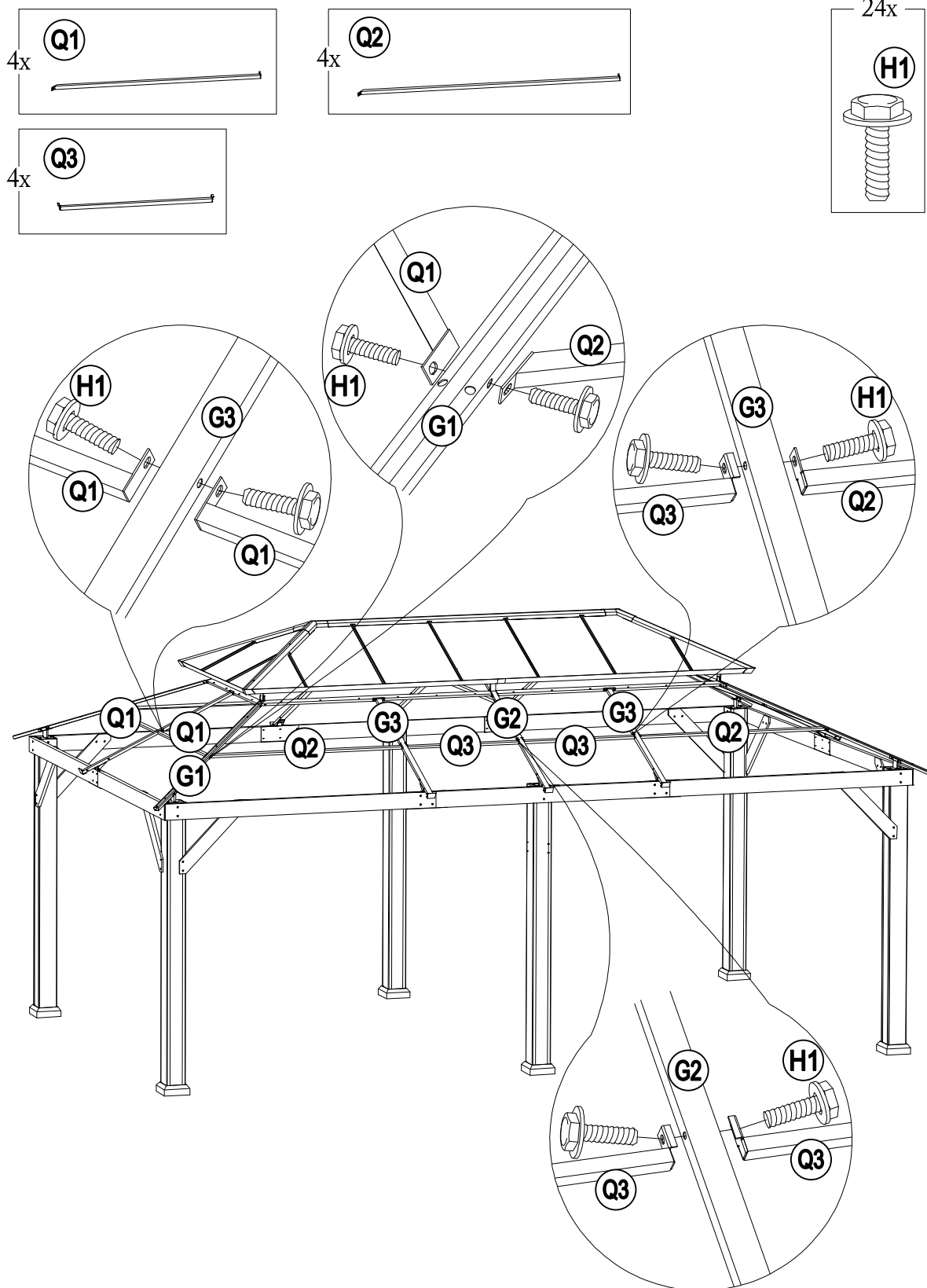
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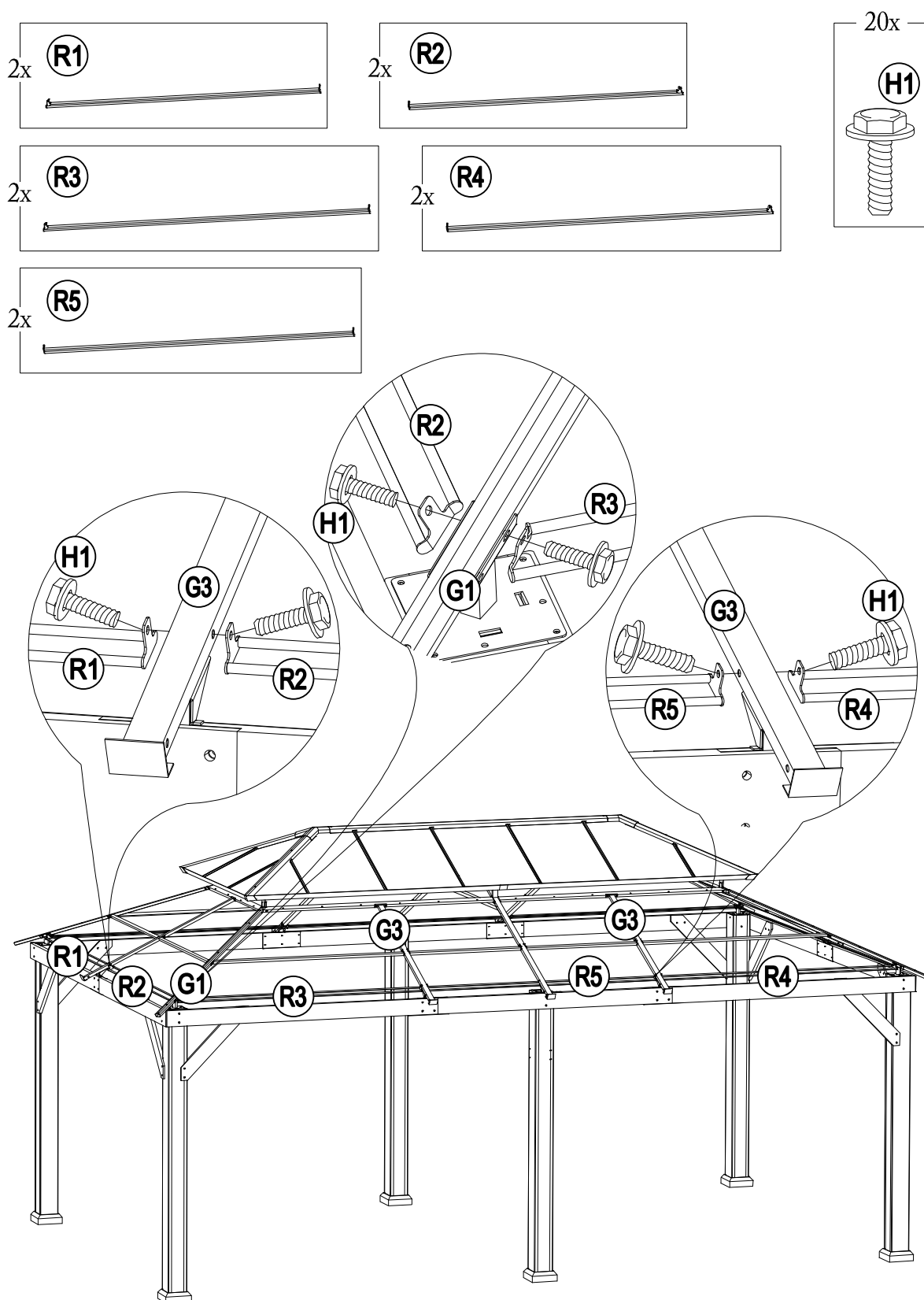
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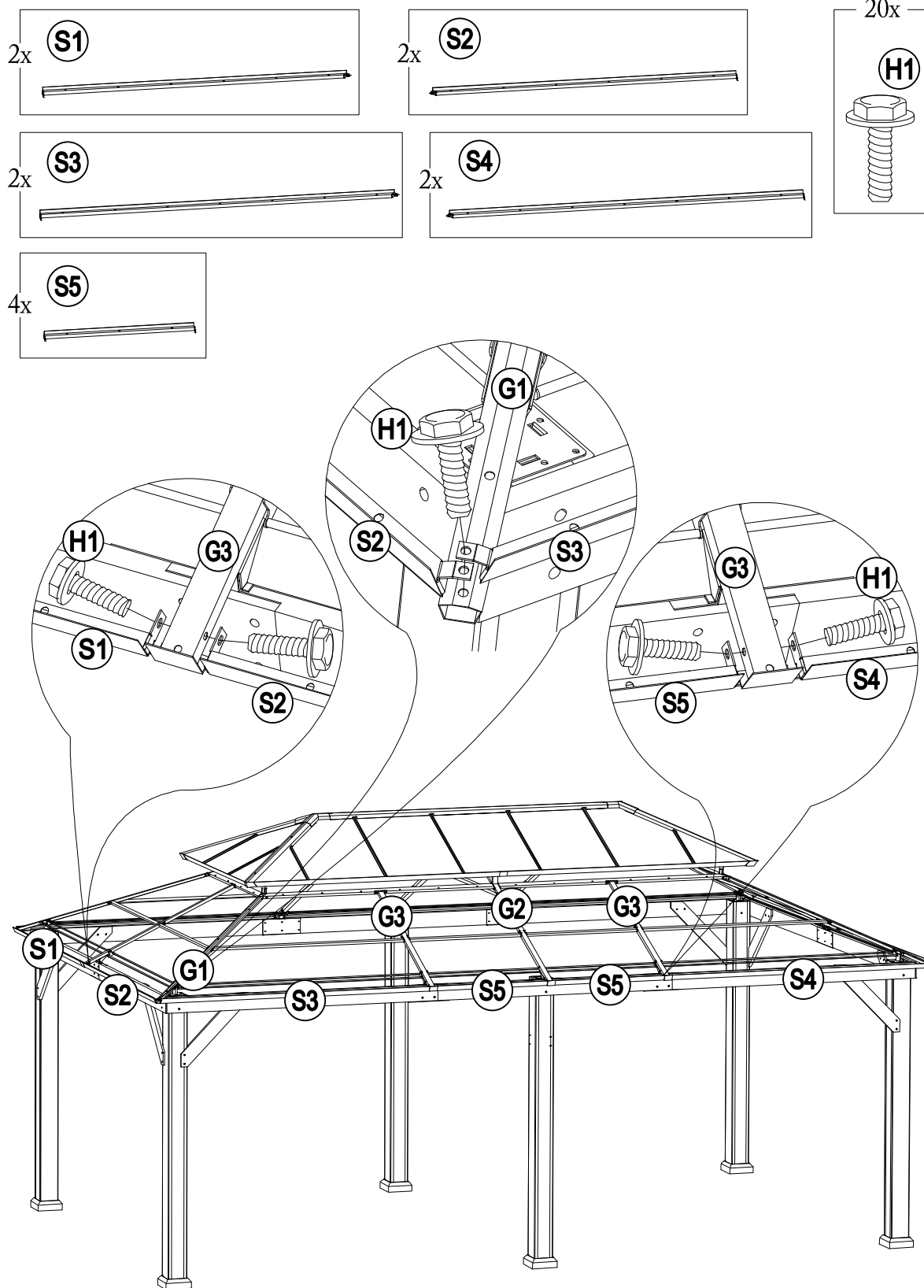
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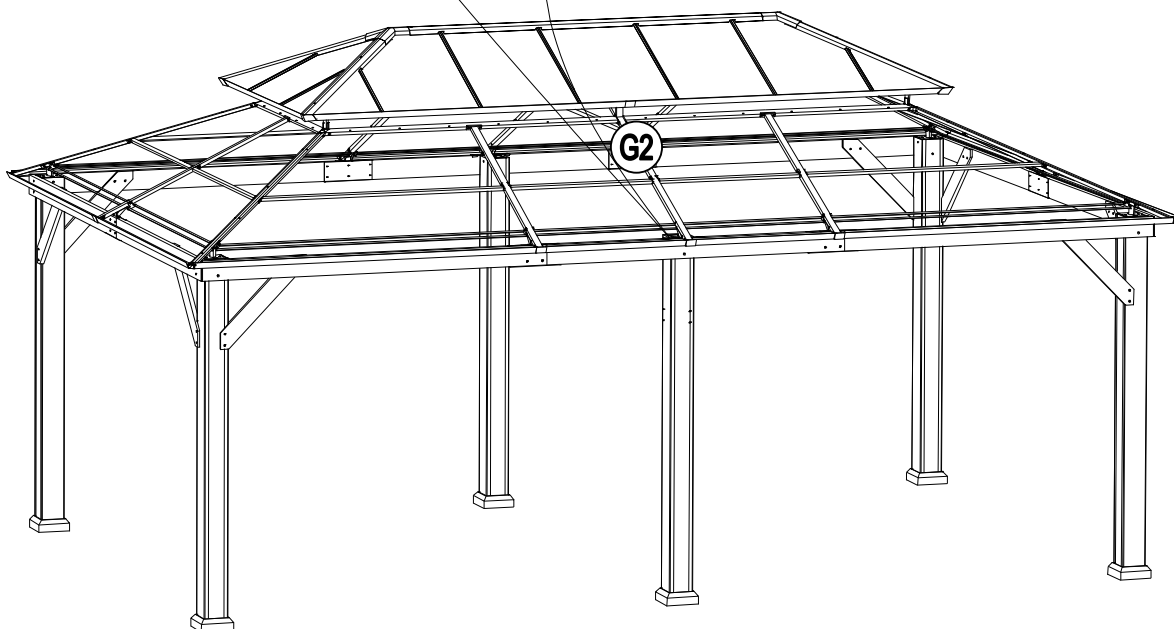
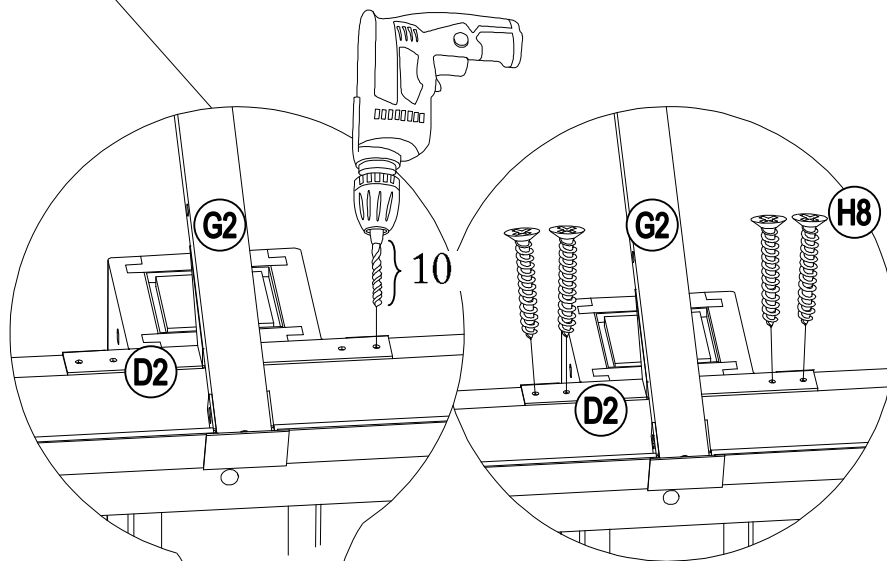
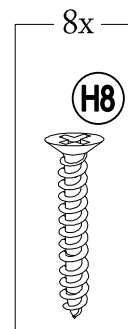
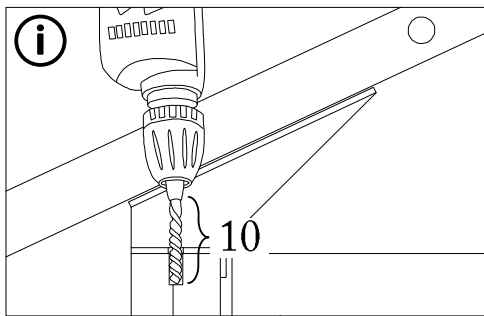
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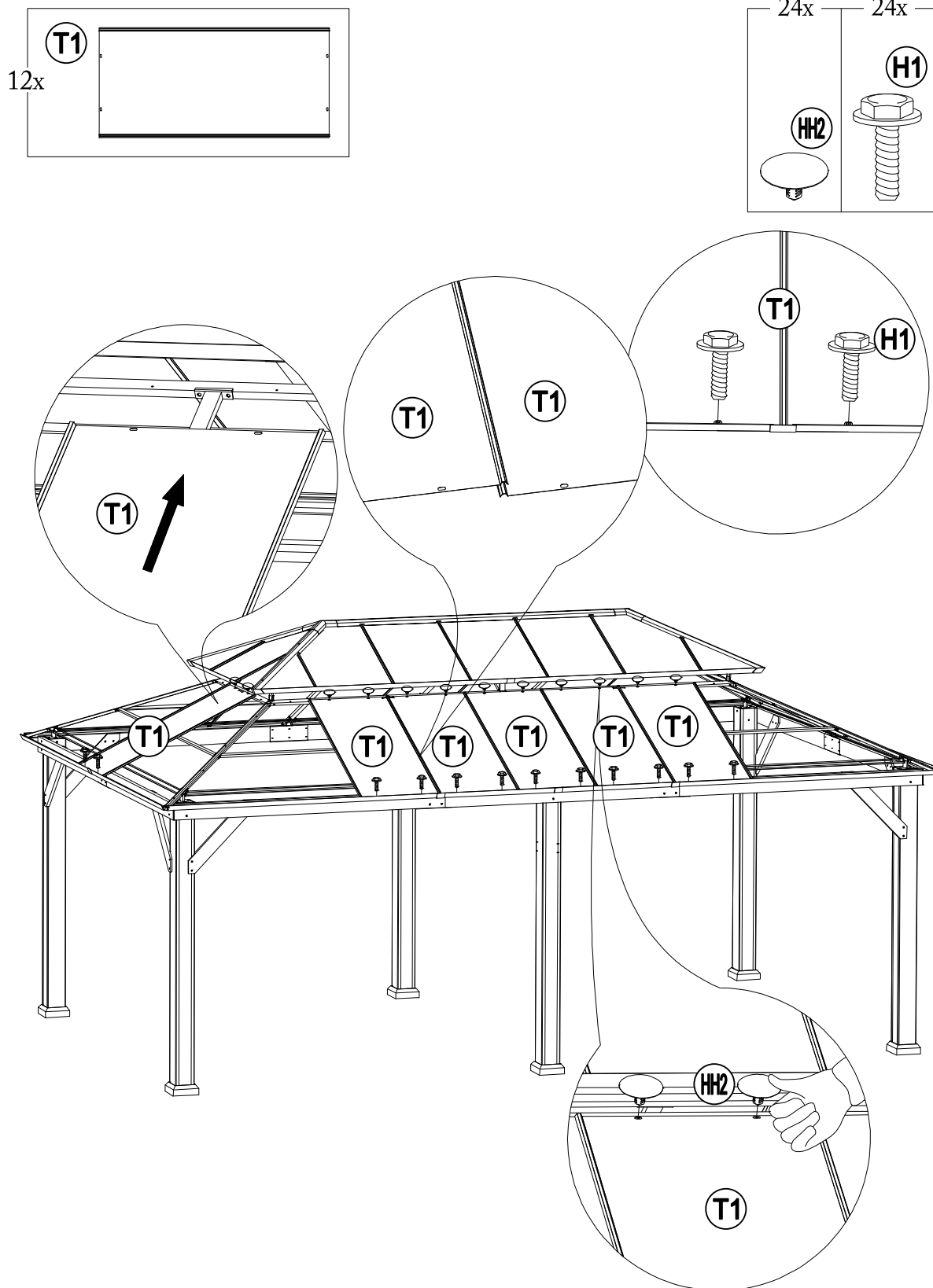
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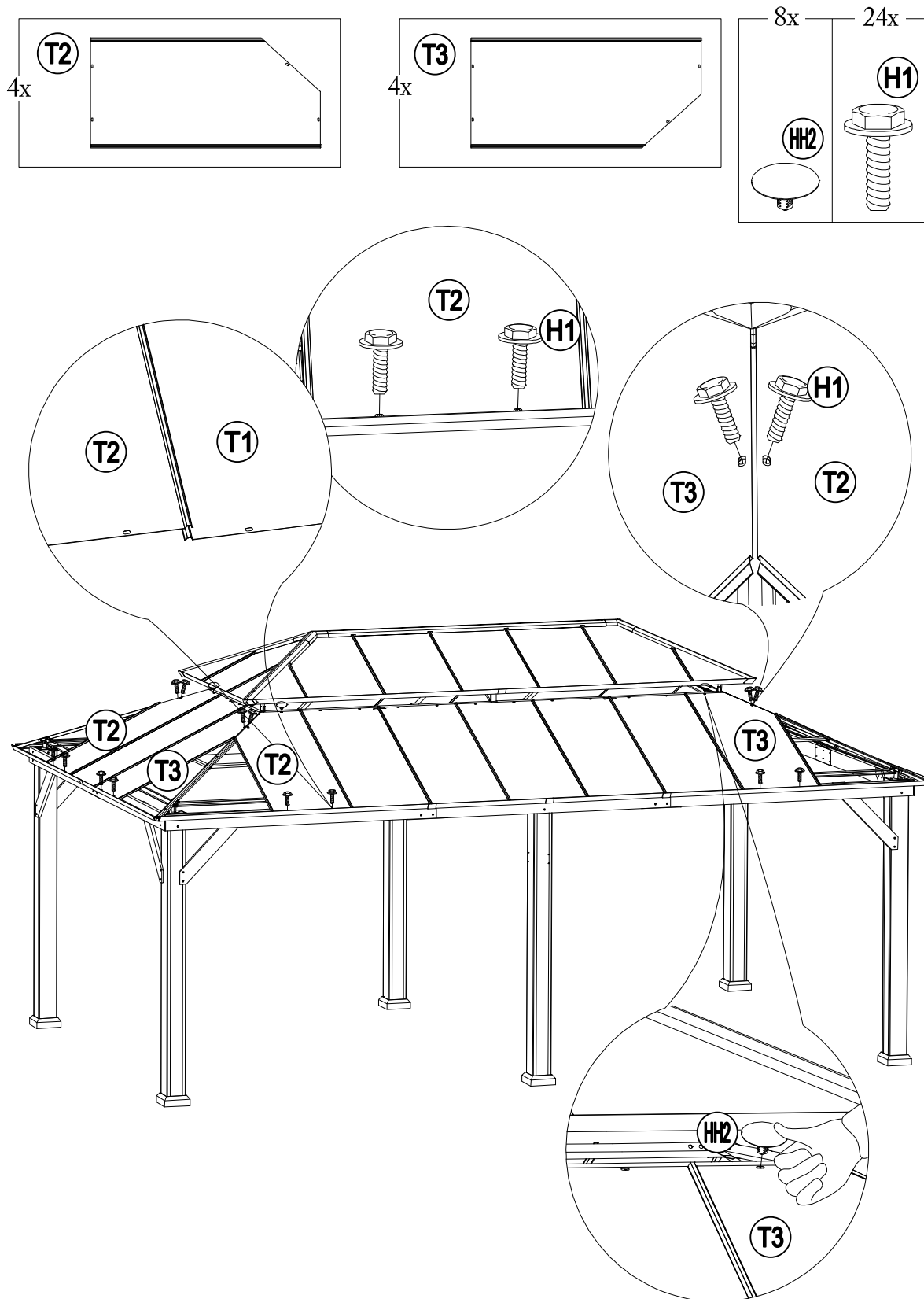


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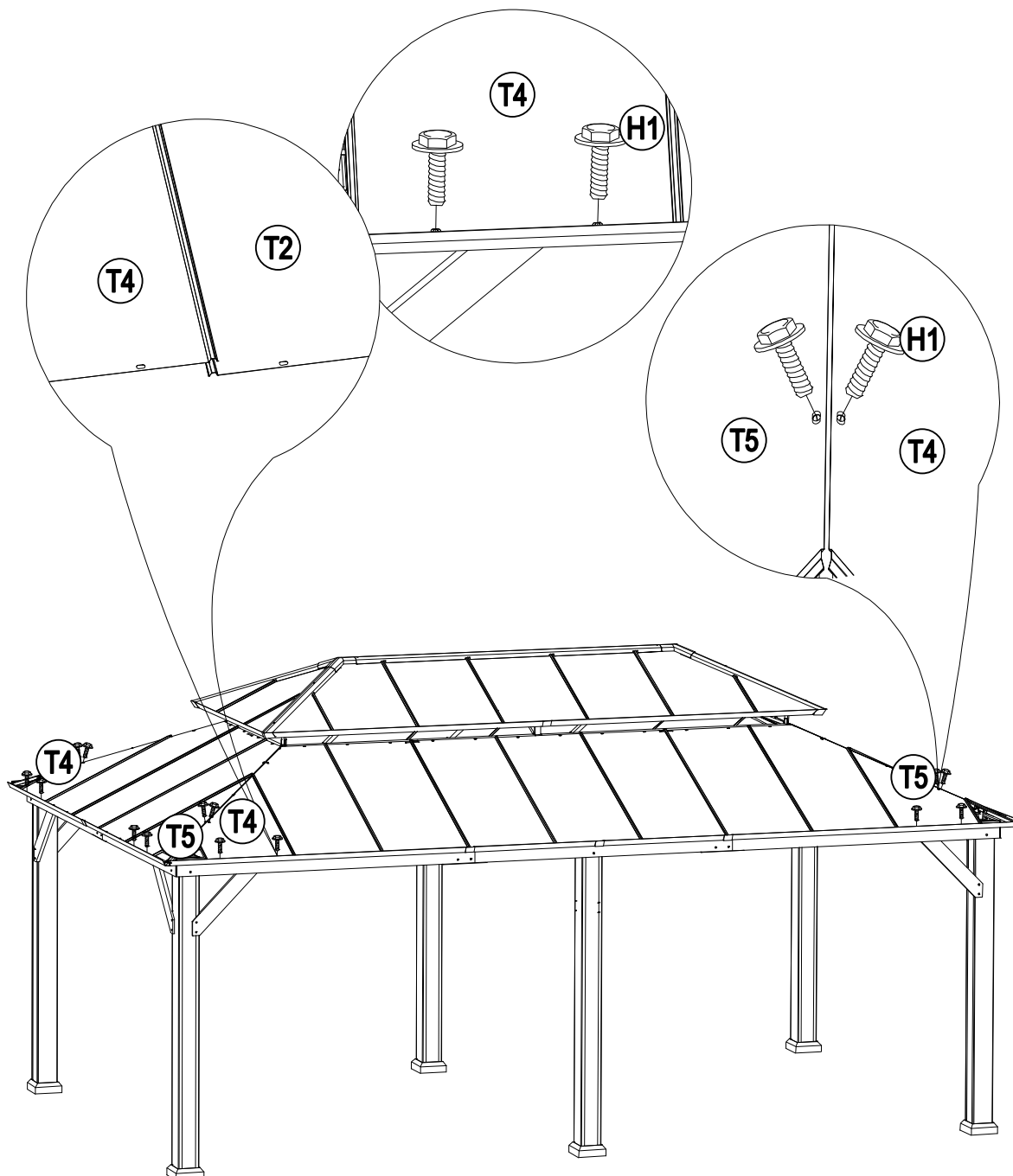
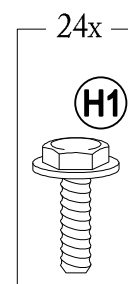
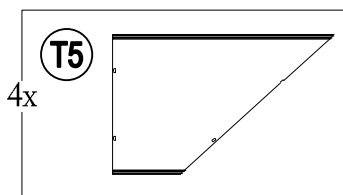
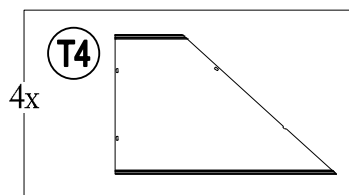


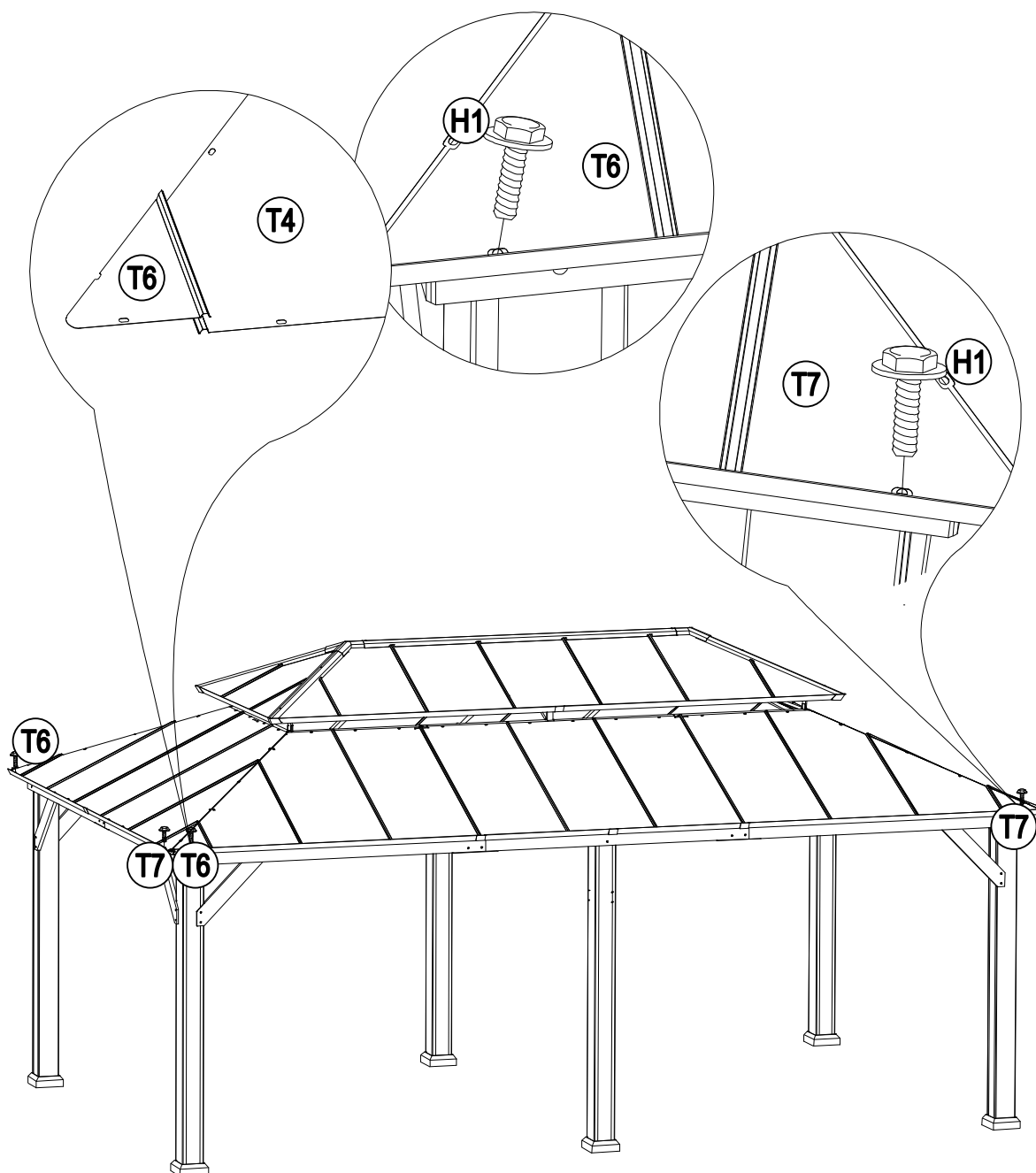
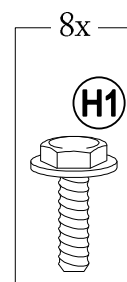
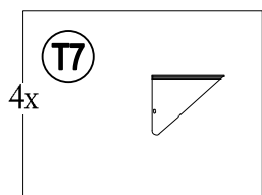
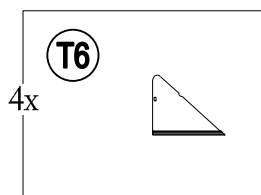
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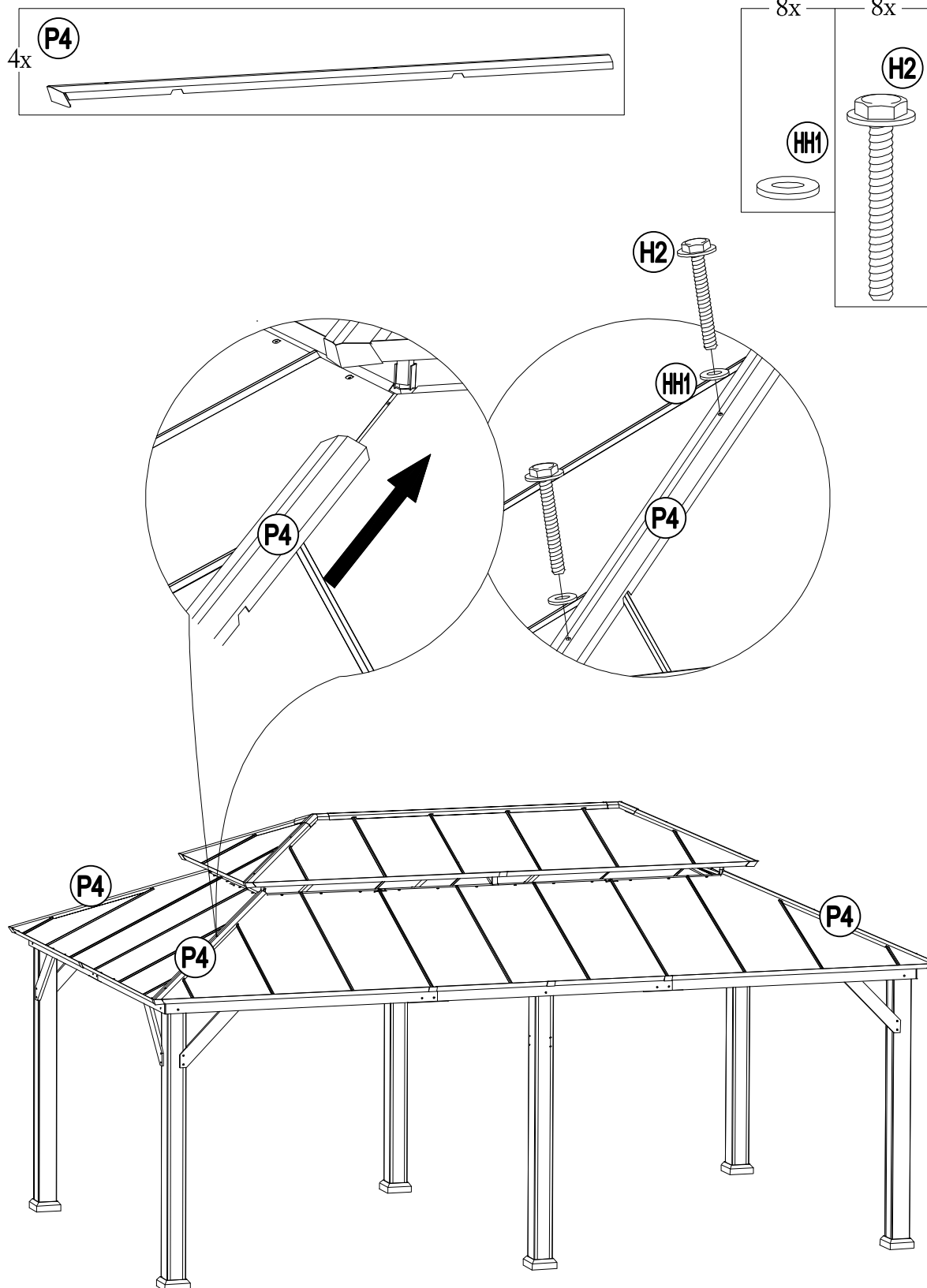


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WOOD CARE GUIDELINES

Wood requires some care and attention over its lifetime to ensure a long-lasting beautiful finish. Proper cleaning and maintenance will keep your wood products looking beautiful for a long time. Please follow these guidelines to maintain your wood surfaces.

- **Fading and weathering:** Wood is a natural product and is expected to change over time. Long periods of sun exposure can naturally lead to color fading. Weather extremes, temperature fluctuations, and humidity highs/lows cause wood to expand and contract, possibly leading to warping and cracking. Knots and small surface cracks are naturally occurring and do not affect the strength of the product.
- **Keeping dry:** Prolonged moisture and high or low humidity can be harmful for wood. Cracking or splitting from extremes outside of the normal humidity range of 35-65% are not covered by our warranty. Preventing prolonged exposure to moisture is advisable.
- **Cleaning:** Frequent light cleaning is recommended. Dust regularly using a slightly damp soft cloth, and then wipe dry (following the direction of the wood grain). For more thorough cleaning, use a soft cloth and a gentle soap solution (dilute ¼ cup mild dishwashing liquid soap with 1 gallon of warm water). Rinse with water, and then immediately dry the surfaces using a soft cloth. Do not use bleach, acid, or other solvents on any metal parts or surfaces. Minor stains or scratches can be lightly buffed with No.0000 steel wool, followed by an application of good quality wood-care oil, wiping in the direction of the grain.
- **Annual sealing:** It is advisable to annually maintain the wooden parts with a sealant or outdoor wax/oil to protect and enhance the wood surfaces. Twice yearly, after cleaning, apply a good quality wood-care oil or water-based sealant to the surfaces. Recommended options are outdoor water-based sealant, linseed, teak, or tung oil. Refer to the manufacturer's specific instructions for application. It is best to try on a small section of wood, then if satisfied with the result, continue the application, taking care to avoid any metal surfaces.
- For further questions and concerns, please contact: customer.care@sunjoygroup.com

RECOMMANDATIONS POUR SOIN DU BOIS

Le bois exige un peu de soin et d'attention pendant sa vie pour assurer une belle finition durable. Le nettoyage et l'entretien convenables maintiendront la beauté de vos produits en bois plus longtemps. Veuillez suivre ces conseils pour préserver vos surfaces en bois.

- **Décoloration et érosion:** le bois est un produit naturel qui est prévu de changer avec le passage du temps. De longues périodes d'exposition au soleil peuvent naturellement conduire à la décoloration des couleurs. Les extrêmes météorologiques, les fluctuations de la température et les hauts / bas d'humidité provoquent l'expansion et la contraction du bois, ce qui peut entraîner à la déformation et aux fissures. Les noeuds et les petites fissures de surface sont naturelles et n'affectent pas la solidité du produit.
- **Garder au sec:** l'humidité prolongée et l'humidité élevée ou basse peuvent être défavorables pour le bois. La fissuration ou les fentes causées par les intempéries en dehors de la gamme d'humidité normale de 35 à 65% ne sont pas couvertes par notre garantie. Il est recommandé d'empêcher l'exposition prolongée à l'humidité.
- **Nettoyage:** un léger nettoyage fréquent est recommandé. Époussetez régulièrement avec un chiffon doux légèrement humide, et puis séchez (en suivant la direction du grain de bois). Pour un nettoyage plus profond, utilisez un chiffon doux et une solution de légère de savon à vaisselle (diluer ¼ tasse de savon lave-vaisselle doux dans 1 gallon d'eau tiède). Rincez avec de l'eau, puis séchez immédiatement les surfaces à l'aide d'un chiffon doux. N'utilisez pas de javelle, d'acide ou d'autres solvants sur aucune des pièces ou des surfaces métalliques. Les petites taches ou les rayures peuvent être légèrement polies avec de la paille de fer n° 0000, suivie d'une application d'huile de soins pour bois de bonne qualité, étendue dans le sens du grain.
- **Enduit annuel:** Il est conseillé d'entretenir chaque année les pièces en bois avec un enduit scellant ou une cire ou huile extérieure pour protéger et améliorer les surfaces en bois. Deux fois par an, après le nettoyage, appliquez sur les surfaces une huile de soins de bois de bonne qualité ou un enduit scellant à base d'eau. Les options recommandées sont le scellant extérieur à base d'eau, les graines de lin, le teck ou l'huile d'abrasin. Consultez les instructions spécifiques du fabricant pour l'application. Il est préférable d'essayer une petite section de bois, et si vous êtes satisfait du résultat, continuez l'application, en prenant soin d'éviter les surfaces métalliques.
- For further questions and concerns, please contact: customer.care@sunjoygroup.com

WOOD CARE GUIDELINES

Frequently Asked Questions

Q1. What kind of wood is this made from?

It is China-Fir (Cunninghamia/Cedar) wood.

Q2. Is the wood waterproof?

No, it is not waterproof, however it is water-resistant. It is able to resist the penetration of water to some degree but not entirely. Do not assemble the gazebo onto soil/sandy earth since water might puddle or pool around the gazebo posts, and stakes do not have enough anchorage in these types of soil.

Q3. Before assembly, can I stain the wood parts with a different color stain?

To change the color requires professional procedures, involving spraying equipment and waterbased stain only. This operation is not recommended.

Q4. What should we apply to the wood to keep it looking good and maintained? Do I need to treat the wood to make it weather resistant?

Yes, a cleaning and sealing regimen is advised. Please check our “wood care guidelines” for details.

Q5. Is there any way to seal the crack to prevent further damage? Does it affect the strength of the product?

Knots and small checks (cracks) are naturally occurring and do not affect the strength of the product. It is advisable to annually maintain the wooden parts of the gazebo with a coat of water-base water repellent sealant or outdoor wax oil to protect & enhance the beauty of wood, if you are concerned that a part has experienced a severe weathering problem please contact our customer service department for further assistance.

Q6. How do I remove mold from cedar wood?

First thoroughly clean the wooden parts, following our “wood care guidelines” cleaning regimen. Then clean with a chlorine-free “oxygen” bleach cleaner, following the product’s instructions. Then clean with an oxalic acid wood/deck cleaner, following the product’s instructions. If necessary, re-stain the wood with water-based stain. Please maintain the wood parts regularly and keep them dry.

RECOMMANDATIONS SUR LES SOINS DU BOIS

Questions Fréquentes

Q1. De quelle sorte de bois est-ce fait?

C'est du Bois de Sapin Chinois (Cunninghamia/Cèdre).

Q2. Le bois est-il imperméable?

Non, il n'est pas imperméable, cependant il est résistant à l'eau. Il est apte à résister à la pénétration de l'eau à un certain degré, mais pas complètement. N'assemblez pas le gazébo sur un terrain de terre ou de sable car il peut se former des flaques d'eau ou l'eau peut s'accumuler autour des poteaux, et les piquets n'auront pas assez d'ancrage sur ces sortes de terrains.

Q3. Avant d'installer, pouvons-nous teindre les pièces en bois d'un couleur de teinture différente?

Pour changer la couleur, il faut des procédures professionnelles, impliquant uniquement des équipements de pulvérisation et des teintures à base d'eau. Cette opération n'est pas recommandée.

Q4. Que devons-nous appliquer sur le bois pour garder sa bonne apparence et entretien ? Devons nous traiter le bois pour le rendre résistant aux intempéries?

Oui, un régime de nettoyage et d'étanchéité est conseillé. Veuillez consulter nos ¼recommandations sur les soins du bois» pour plus de renseignements.

Q5. Existe-t-il un moyen de sceller une fissure pour éviter plus de dommages? Est-ce que cela affecte la résistance du produit?

Les noeuds et les petites marques (fissures) sont naturels et n'affectent pas la solidité du produit. Il est conseillé d'entretenir annuellement les parties en bois du gazébo avec une couche d'enduit à base d'eau ou de la cire extérieure pour protéger et améliorer la beauté du bois, si vous craignez qu'une pièce ait souffert un grave problème d'altération, veuillez contacter Notre service au client pour plus d'aide.

Q6. Comment enlever la moisissure du bois de cèdre?

Nettoyez d'abord les pièces en bois, en suivant notre régime de nettoyage dans les ¼recommandations de soins du bois». Ensuite, nettoyez avec un nettoyant une javelle sans chlore, ¼oxygénée », en suivant les instructions du produit. Ensuite, nettoyez avec un nettoyant d'acide oxalique pour bois ou terrasse, en suivant les instructions du produit. Si nécessaire, refinissez le bois avec une teinture à base d'eau. Veuillez entretenir les pièces en bois régulièrement et les garder au sec.

Maintenance

- Steel components for this gazebo are treated with rust inhibiting paint . However, due to the nature of steel, surface oxidation (rusting) will occur if these protective coatings are scratched. This is not a defect and thus not covered by the warranty.
- To minimize this condition, it is recommended to use care when assembling and handling the product to prevent scratching the paint. Should any scratching or damage occur, it is recommended to cover the scratch immediately with rust inhibiting resistant paint (not included).
- Surface rust can also be easily removed with a very light application of regular cooking oil or WD-40. If surface oxidation (rusting) occurs and if no measure is taken to prevent this, the oxidation may start dripping onto deck or patio and caused damaging stains, which may be difficult to remove. This can be prevented if the above-mentioned measures are taken to keep the product from oxidizing.
- An annual application of a water-based stain or sealant is recommended to reduce weathering and extend the life of your gazebo.
- Periodically check and ensure that all bolts are well-tighten during use.
- Inspect all wood parts regularly for damage or deterioration. Remove/sand splinters and replace any wood parts that are showing signs of structural damage. Note that knots, small cracks and weathering are natural in an outdoor wood product and do not negatively affect the structural integrity of the gazebo.
- Keep instruction manual for future reference.
- Keep the original packaging to store the gazebo.

Limited Manufacturer's Warranty

Sunjoy Group warrants to the original purchaser that this item is free from defects in workmanship and materials for a period of 1 year from the date of purchase, provided the item was factory-sealed at the time of purchase and is maintained with care and used only for personal, residential purposes. Should any manufacturing defect arise within this warranty period, Sunjoy Group will replace (at our option) any defective merchandise or parts upon proof of purchase; however, transportation and delivery costs, as well as payments to a third party for assembly or disassembly of the item, remain the responsibility of the purchaser. A purchaser of an "open box," previously-returned, or "clearance" item, as well as original purchasers outside of the warranty period, may obtain replacement parts from Sunjoy Group for products in current production, at nominal cost.

Exclusions

Items used for commercial, contract, or other non-residential purposes, or items damaged due to acts of nature, vandalism, misuse, or improper assembly are not covered. Corrosion or rusting of hardware is not covered.

Proof of purchase (dated register receipt) is required for warranty claims. Warranty is to the original purchaser and is non-transferable. Any replacement of warranted items will be in the original style and color, or a similar style and color if the original is unavailable or has been discontinued. As some states do not allow exclusions or limitations on an implied warranty, the above exclusions and limitations may not apply. This warranty gives you specific rights, and you may also have other rights, which vary from state to state.

Care and Maintenance

- Les composants en acier de ce belvédère sont traités avec une peinture anti-rouille. Toutefois, en raison de la nature de l'acier, une oxydation de la surface (rouille) se produira si ces revêtements protecteurs sont égratignés. La garantie ne couvre pas ce phénomène puisqu'il ne s'agit pas d'un défaut.
- Afin de minimiser cette situation, nous recommandons d'être prudent lors de l'assemblage et de la manipulation du produit afin d'éviter d'égratigner la peinture. En cas d'égratignure ou de dommage, nous recommandons d'effectuer immédiatement une retouche avec une peinture anti-rouille.
- La rouille de surface peut facilement être retirée à l'aide d'une petite quantité d'huile de cuisson ordinaire ou de WD-40. Si une oxydation (rouille) de la surface se produit et qu'aucune mesure n'est prise pour corriger la situation, la rouille pourrait couler sur la terrasse et causer des taches dommageables qui peuvent être difficiles à enlever. Cela peut être évité si les mesures mentionnées ci-dessus sont prises pour empêcher l'oxydation du produit.
- Une application annuelle d'une teinture ou d'un scellant à base d'eau est recommandée pour résister aux intempéries et prolonger la durée de vie de la tonnelle.
- Vérifiez périodiquement pour vous assurer que tous les écrous sont bien serrés pendant l'utilisation.
- Inspectez régulièrement toutes les pièces en bois pour détecter tout dommage ou détérioration. Enlevez/ poncez les éclats et remplacez toutes les pièces en bois qui montrent des signes de dommages structuraux. Notez que les nœuds, toutes les fissures et les intempéries sont naturels dans un produit en bois extérieur et n'affectent pas négativement l'intégrité structurelle de la tonnelle.
- Conservez le manuel d'instructions pour référence future.
- Conservez l'emballage d'origine pour ranger la tonnelle.

Garantie limitée du fabricant

Sunjoy Group garantit à l'acheteur initial que ce produit ne présentera aucun défaut de fabrication et de matériaux pendant une période de un an à compter de la date de l'achat si le produit a été acheté dans son emballage scellé à l'usine, et s'il a été entretenu correctement et utilisé à des fins personnelles et résidentielles seulement. Si le produit présente un défaut de fabrication pendant cette période de garantie, Sunjoy Group remplacera (à sa discrétion) toute marchandise ou pièce défectueuse sur présentation d'une preuve d'achat. Toutefois, les frais de transport et de manutention, ainsi que les paiements versés à un tiers pour l'assemblage ou le démontage du produit, demeurent la responsabilité de l'acheteur. Les acheteurs de produits avec « boîte ouverte », précédemment retournés ou « en liquidation », ainsi que les acheteurs initiaux de produits dont la période de garantie est terminée, peuvent obtenir des pièces de rechange auprès de Sunjoy Group pour des produits actuellement en production, à peu de frais.

Exclusions:

Les articles utilisés à des fins commerciales, locatives ou non résidentielles et les articles endommagés par des phénomènes naturels, des actes de vandalisme, un usage inapproprié ou un assemblage inadéquat ne sont pas couverts. La corrosion et la rouille de la quincaillerie ne sont pas couvertes. Une preuve d'achat (une copie de votre reçu daté) doit être présentée avec toute réclamation au titre de la garantie. La garantie n'est accordée qu'à l'acheteur initial et est non transférable. Si l'article original n'est plus offert, il sera remplacé par un article d'une couleur et d'un style similaires. Certains États ou certaines provinces ne permettent pas l'exclusion ou la limitation d'une garantie implicite, de sorte que les limitations et exclusions mentionnées ci-dessus peuvent ne pas s'appliquer à vous. Cette garantie vous confère des droits précis. Il est possible que vous disposiez également d'autres droits, qui varient d'un État ou d'une province à l'autre.

Attachment 8:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2194100000
Location Address	115 ARRICOLA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-99 DAVIS SHORES LOTS 1 2 3 & 4 BLK 43 OR5321/1626(Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.230
Homestead	N

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Owner Information

Owner Name	Grp Rentals LLC 100%
Mailing Address	429 SKIPPING STONE LN HINSDALE, IL 60521-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$318,500
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$318,500
Total Deferred	\$23,674
Assessed Value	\$294,826
Total Exemptions	\$0
Taxable Value	\$294,826

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	\$18,000	\$318,500	\$0	\$0	\$336,500	\$283,171	\$53,329	\$283,171
2022	\$263,690	\$15,220	\$244,608	\$0	\$0	\$523,518	\$523,518	\$0	\$523,518
2021	\$196,563	\$15,280	\$182,000	\$0	\$0	\$393,843	\$263,519	\$130,324	\$263,519
2020	\$91,928	\$14,940	\$163,800	\$0	\$0	\$270,668	\$239,563	\$31,105	\$239,563
2019	\$81,476	\$1,500	\$163,800	\$0	\$0	\$246,776	\$206,854	\$39,922	\$206,854
2018	\$24,249	\$0	\$163,800	\$0	\$0	\$188,049	\$188,049	\$0	\$188,049
2017	\$74,928	\$2,423	\$147,875	\$0	\$0	\$225,226	\$225,226	\$0	\$225,226
2016	\$71,748	\$473	\$147,875	\$0	\$0	\$220,096	\$202,179	\$17,917	\$202,179
2015	\$74,357	\$610	\$113,750	\$0	\$0	\$188,717	\$183,799	\$4,918	\$183,799
2014	\$72,438	\$747	\$95,550	\$0	\$0	\$168,735	\$167,090	\$1,645	\$167,090
2013	\$73,666	\$884	\$77,350	\$0	\$0	\$151,900	\$151,900	\$0	\$151,900

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	100	100	100	EF	\$318,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/20/2021	7/14/2021	\$0.00	QUIT CLAIM DEED	5321	1626	U	I	MORRELL GARRETT ET AL	GRGP RENTALS LLC
5/21/2021	5/21/2021	\$540,000.00	WARRANTY DEED	5271	1275	Q	I	SOJITRA AMIR ETAL	MORRELL GARRETT ET AL
11/14/2017	11/10/2017	\$192,500.00	WARRANTY DEED	4462	923	Q	I	TRONES BRANDON	SOJITRA AMIR ETAL
4/7/2016	3/25/2016	\$272,500.00	WARRANTY DEED	4173	1868	Q	I	WILSON ALAN D & JASWAL KIREN (WIFE)	TRONES BRANDON
	2/14/2002	\$160,000.00	WARRANTY DEED	1718	1929	Q	I	CLEMENTS DOUGLAS M	WILSON ALAN D & JASWAL KIREN (WIFE)
	5/30/1997	\$129,000.00	WARRANTY DEED	1244	440	Q	I	JOHN RICHARD H,MARGARET D	CLEMENTS DOUGLAS M
	11/15/1995	\$85,000.00	WARRANTY DEED	1140	551	Q	I	KORDA NICK,DIANNE	JOHN RICHARD H,MARGARET D

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

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

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
September 3, 2024	5.b.	PZB2024-0063
Request	Address	Parcel ID
Variance	148 Cunningham Avenue	190020-0000

Site & Background Information

Applicant & Owner: Donald Poling Jr.

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

**Future Land Use
Designation:** Commercial Medium Intensity

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

Acreage: 0.09

Neighborhood: Magnolia

Archaeological Zone: N/A

Request Summary

This application is a request to reduce the minimum side and rear yard setback requirements and increase the maximum lot coverage; approval of these requests would allow for after the fact permitting of an accessory structure at 148 Cunningham Avenue.

[Sec. 28-348. – Accessory uses and structures.](#) states that accessory uses and structures:

1. Shall not be located in required front or side yards, or within three (3) feet of rear property lines.
2. Accessory structures for residential purposes such as guesthouses shall not be located in any required yard, and
3. Detached accessory structures (other than as in subsection (2) above or as otherwise specified elsewhere in this section) which are separated from the main structure by not less than ten (10) feet may be located in a required side or rear yard, but not less than three (3) feet from any lot line.

Below are staff photographs taken for application HP2022-0004, a Certificate of Demolition at 148 Cunningham Avenue, which was approved by HARB on February 17, 2022.



Figure 1. Photograph from February of 2022 showing the previous shed at 148 Cunningham Avenue.



Figure 2. Photograph from February of 2022 showing the previous shed, seen in the far left of the picture, at 148 Cunningham Avenue.

While the City of St. Augustine's Code of Ordinances allows for the reconstruction of structures with non-conforming setbacks, such as the previous accessory structure at this property, any changes made to the footprint must meet current land development regulations. This is the reason for the setback variance request.

BP2022-1367, the building permit for the single-family home at 148 Cunningham Avenue, was issued in November of 2022. The approved site plan documented the lot coverage at thirty-five (35) percent, the maximum allowed under the [Residential General-One: RG-1 zoning designation](#). The RG-1 zoning designation is what is used for development regulations when a single-family structure is built within the CM-2 zoning district. This is the reason for the lot coverage variance request.

The reasoning and justification for this request, as stated by the applicant, is that "it would be too difficult to move or remove the structure and we would lose storage space."

Approval of these requests would allow for the construction of a 16'2" x 12'2" utility shed at 148 Cunningham Avenue.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Objective 3.3 As part of the City's continued planning efforts the City shall encourage uses consistent with the community's authentic and distinctive character.	The proposed use of the property is consistent with the City's objective of encouraging uses consistent with the community's authentic and distinctive character.
	Policy 6.4.1 Promote a residential land use pattern that contributes to quality housing, livable neighborhoods and a variety of housing types and prices.	This request is consistent with the City's policy to promote livable neighborhoods.
Historic Preservation	N/A	
Conservation and Coastal Management	N/A	
Recreation and Open Space	N/A	
Transportation and Mobility	N/A	
Housing	Policy 3.2.2 The city shall encourage neighborhood identity in an effort to preserve neighborhood character, address issues impacting neighborhoods, and encourage residents to live in their homes, continue the residential nature of the city, and contribute to the eclectic mix of St. Augustine.	This request is consistent with the City's policy to preserve neighborhood character, encourage residents to live in their homes, and continue the residential nature of the city.
Infrastructure	N/A	

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

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

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The lot at 148 Cunningham Avenue measures 37.5' wide, the minimum lot width required for RG-1 uses is fifty (50) feet making the size of the property the singular disadvantage.
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The City of St. Augustine's minimum required setbacks for this property prove to be difficult when they are applied to a lot which does not meet the City's minimum lot width requirement. The applicant cites the undersized lot as a limiting factor in their ability to have storage space since they were unable to construct a garage at 148 Cunningham Avenue.
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
This lot was platted and assigned a zoning designation before the current owner purchased the property. However, the owner did construct this accessory structure without proper permits which then led to non-conforming setback and lot coverage conditions. The new "shed" is significantly larger than the previous structure.
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
Granting these variance requests may not be contrary to the public interest, may not adversely affect other properties in the vicinity, and may be in harmony with the spirit, intent and purpose of this section.

Sec. 28-118. - Destruction of a nonconforming use.

A building which has been damaged by any means may be repaired or reconstructed and used as before the time of damage, provided that such repair or reconstruction is substantially completed within twelve (12) months of the date of such damage, unless the building on the property is demolished after approval by the historic architectural review board and the property is leased or used by the City of St. Augustine for a public purpose, in which case the period for repair or reconstruction may be extended for up to five (5) years upon approval of the city commission. This section does not apply to buildings listed on the Florida Master Site File and which have been denied a certificate of demolition by the historic architectural review board. If a building is demolished after denial of a certificate of demolition, any new construction on the property must be in conformity with the regulations of the district in which it is located at the time any application for building permit is made.

This section of the City's Code of Ordinances would have allowed for the shed to be replaced without the need for any variances to the City's land development regulations. However, the new shed is significantly larger than the previous structure.

Sec. 28-120. - Nonconforming characteristics of use.

If characteristics of use, excluding off-street parking requirements pursuant to section 28-373, but including off-street loading or other matters pertaining to the use of land, structures or premises are made nonconforming by this chapter as adopted or amended, no change shall thereafter be made in such characteristics of use which increases nonconformity with the regulations set out in this chapter; however, changes may be made which do not increase or which decrease such nonconformities. If a building is demolished after denial of a certificate of demolition by the historic architectural review board, any new construction on the property must be in conformity with the regulations of the district in which it is located at the time any application for building permit is made.

The expansion of the footprint for the newly constructed shed requires review and approval of variance to the setbacks and lot coverage.

Staff Recommendation

Based on a review of Sec. 28-29 staff recommends that the Board **CONTINUE** the variance request for reduced setbacks and increased lot coverage until a site plan documenting these conditions is provided. Staff finds that a continuance would be beneficial to accurately document the permitting process for the after the fact construction of a shed at 148 Cunningham Avenue / PID 190020-0000.

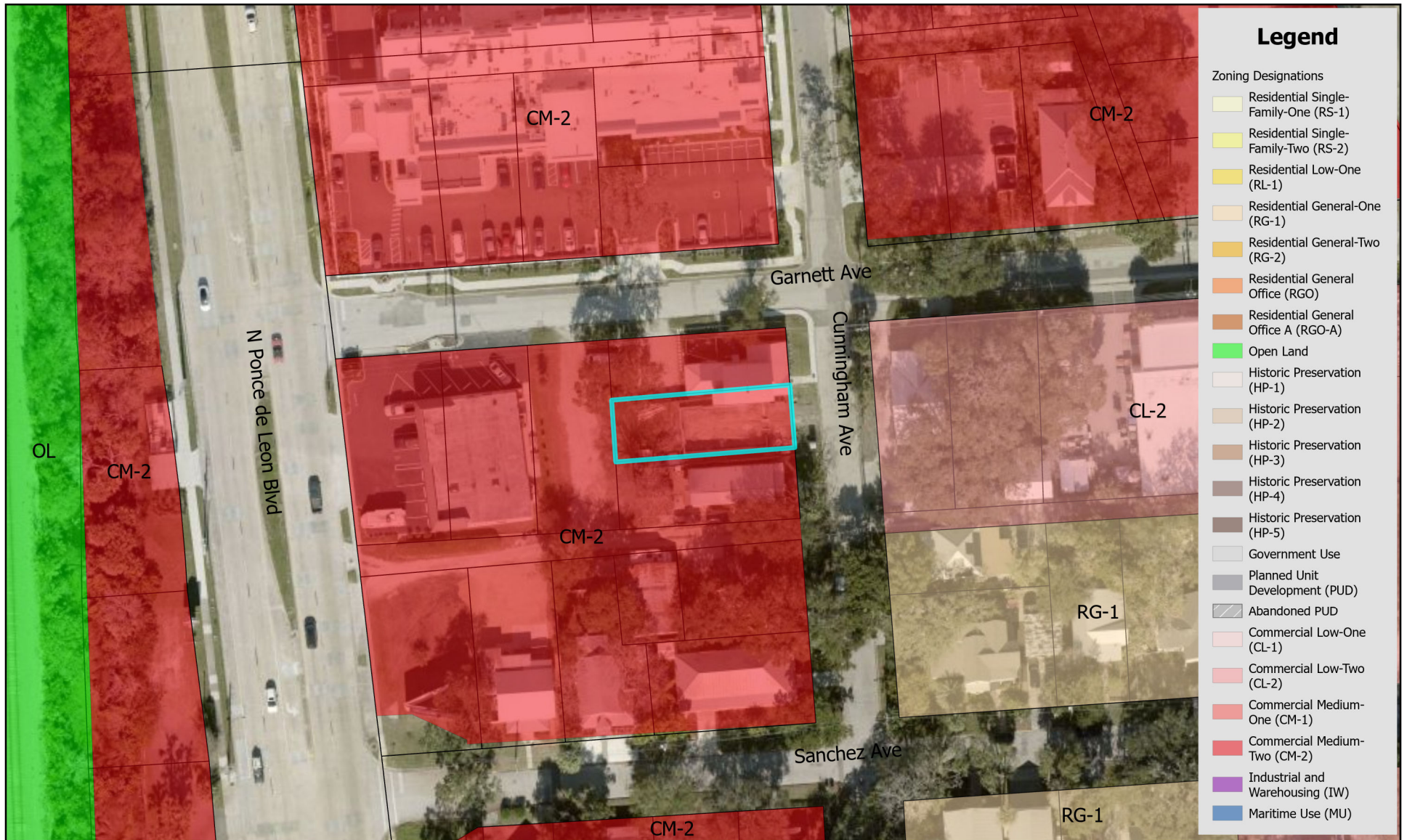
Attachments

1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report
9. Approved Plans for BP2022-1367
10. Shed Building Plans

Staff Report prepared by:

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

Attachment 1: Zoning Map



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



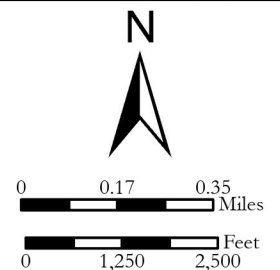
Zoning Map

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

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 2: Future Land Use Map



Legend

Future Land Use Designation

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



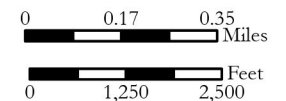
Future Land Use Map

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

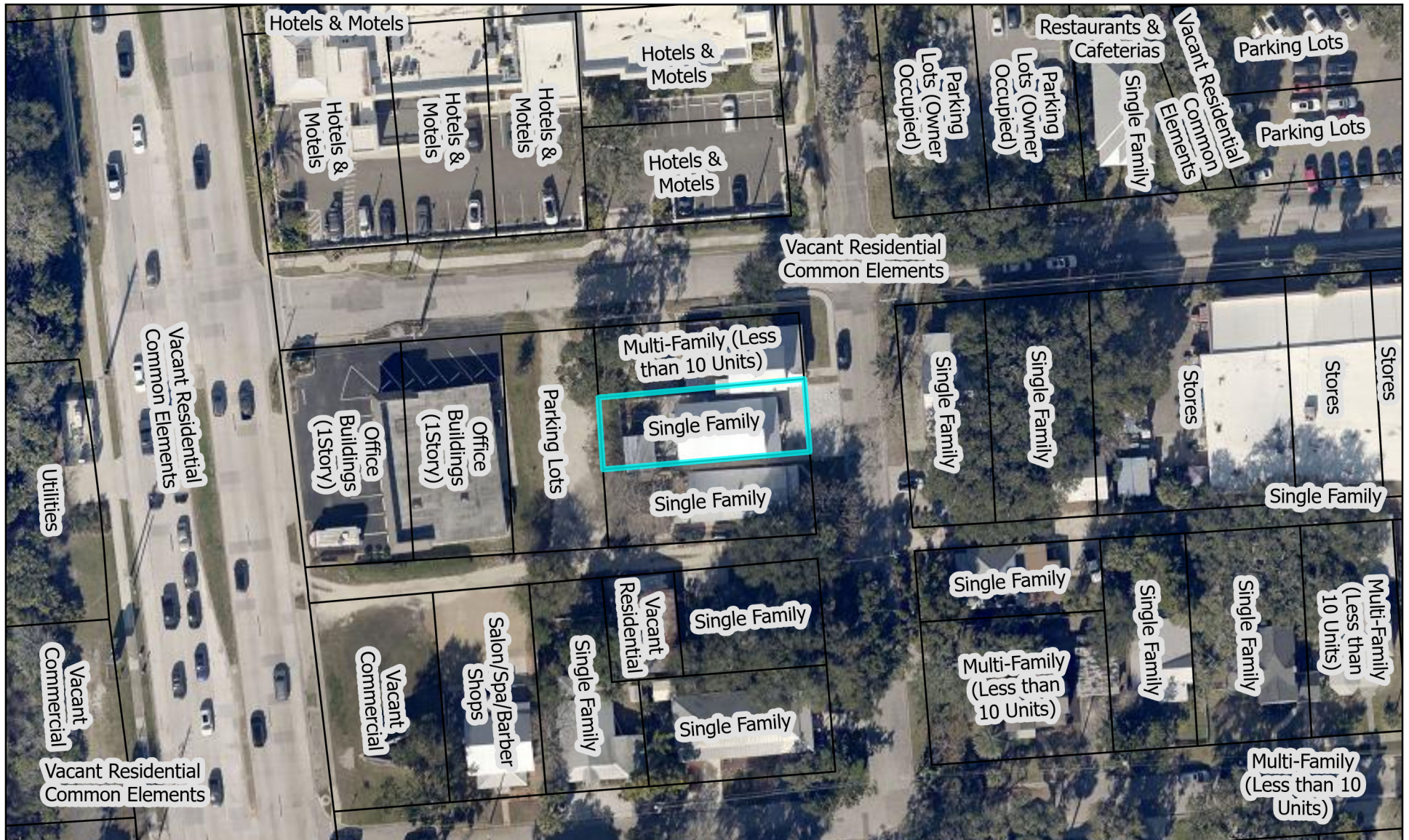
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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

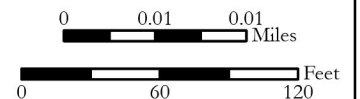


St. Johns County Property Appraiser Use Classification Map

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

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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:

Aerial Site Photograph



Attachment 5:

Flood Map



Legend

Flood Zones FEMA

AE

VE



FEMA Flood Zone Map

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

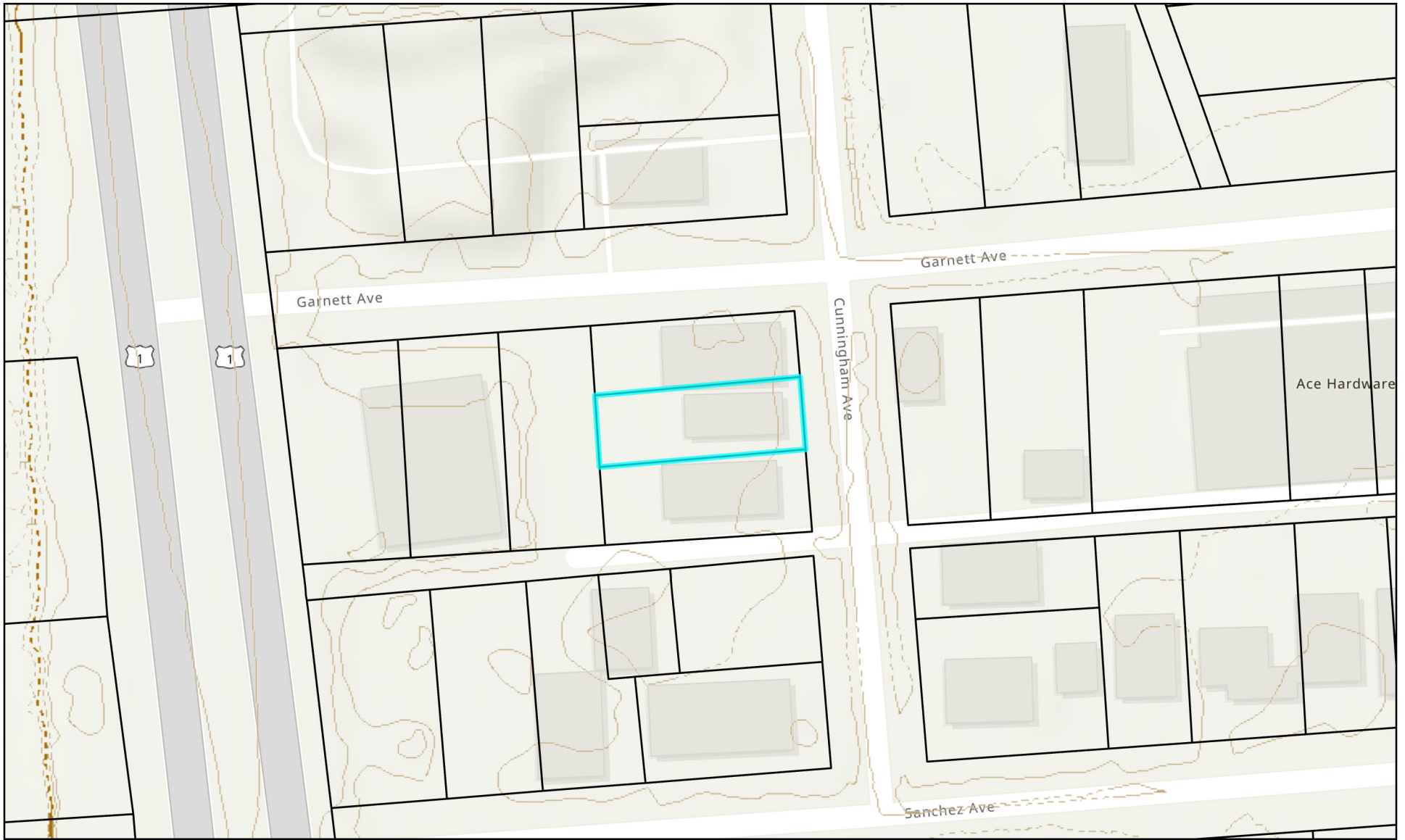
DISCLAIMER
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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6: Elevation Map

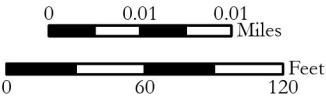


Elevation Map

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

DISCLAIMER
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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7: Application

Attention

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

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

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

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

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

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

Conservation Overlay Zone Developments:

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

Planned Unit Development (PUD) Applications:

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

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

Subdivision Requirements:

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

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



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Donald Poling Jr. Contact Number: 904-463-0505

Business (if applicable): _____

Address: 148 Cunningham Avenue City: St. Augustine State: FL Zip: 32084

E-Mail Address: tiffanyrenee4143@gmail.com

2. NAME OF PROPERTY OWNER: Donald Poling Jr. Contact Number: _____

Business (if applicable): _____

Address: 148 Cunningham Avenue City: St. Augustine State: FL Zip: 32084

E-Mail Address: tiffanyrenee4143@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 7 Block: 6

Subdivision: Garnett addition Parcel Number: 190020-0000

4. PROJECT STREET ADDRESS: 148 Cunningham Avenue

5. SPECIFIC PROPOSED USE: shed

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: I am requesting a variance for the new shed. It is currently
2'6" from fence line and the set back is 3'. The new shed
was put back in the same foot print as the pre-existing shed.
I am also requesting a variance for the lot coverage which is 35%.

8. JUSTIFICATION FOR ACTION REQUESTED: It would be too difficult to move or remove the
structure and we would loose storage space.
Which was put in the same foot print of
pre-existing shed.

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____
Yes, because the lot size is 37.5' wide and all other lots are 50' wide.

We could not have a garage due to size of lot, so we removed existing shed and put in the same foot print.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes, we would have no storage space.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The new shed was to replace pre-existing shed

(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: It will not adversely affect other property in the vicinity because the pre-existing shed was in place for 100 years. And the new shed has been in place for one year without affecting anything.

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Donald Poling Jr
Signature of Applicant

07/29/2024

Date

Donald Poling Jr
Signature of Property Owner

07/29/2024

Date



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

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

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

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

Donald Poling Jr.

Print name of applicant

Donald Poling Jr

Signature of applicant

07/29/2024

Date



Owner's Authorization For Agent

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

BY: _____

Signature of Owner

Donald Poling Jr.

Print Name of Owner

904-463-0505

Telephone Number

State of Florida

County of St. John's

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

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 148 Cunningham Avenue, St. Augustine, FL, 32084

Applicant's Name: Donald Poling Jr. Applicant's Signature: Donald Poling Jr

Owner's Name: Donald Poling Jr. Owner's Signature: Donald Poling Jr

Attachment 8:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1900200000
Location Address	148 CUNNINGHAM AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Garnett Addition & Rambo (585)
Tax Description*	GARNETT ADDN CITY N37.5 OF S75 FT OF LOT 7 BLK 6 OR5478/1280 & 5918/1979(L/E) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Garnett Division, Plan Of
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.090
Homestead	Y

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



Owner Information

Owner Name	Poling Donald Gene 100%
	Poling Tiffany Renee 0%
Mailing Address	148 CUNNINGHAM AVE SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2024
Building Value	\$414,648
Extra Features Value	\$0
Total Land Value	\$138,320
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$552,968
Total Deferred	\$1,106
Assessed Value	\$551,862
Total Exemptions	\$51,106
Taxable Value	\$501,862

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	\$138,320	\$0	\$0	\$138,320	\$138,320	\$0	\$138,320
2022	\$61,592	\$0	\$116,189	\$0	\$0	\$177,781	\$115,836	\$61,945	\$115,836
2021	\$42,097	\$0	\$95,095	\$0	\$0	\$137,192	\$105,305	\$31,887	\$105,305
2020	\$33,488	\$0	\$62,244	\$0	\$0	\$95,732	\$95,732	\$0	\$95,732
2019	\$27,559	\$0	\$62,244	\$0	\$0	\$89,803	\$89,803	\$0	\$89,803
2018	\$27,559	\$0	\$62,244	\$0	\$0	\$89,803	\$85,708	\$4,095	\$85,708
2017	\$27,559	\$0	\$62,244	\$0	\$0	\$89,803	\$77,916	\$11,887	\$77,916
2016	\$25,111	\$0	\$55,328	\$0	\$0	\$80,439	\$70,833	\$9,606	\$70,833
2015	\$20,823	\$0	\$43,571	\$0	\$0	\$64,394	\$64,394	\$0	\$64,394
2014	\$19,598	\$0	\$43,571	\$0	\$0	\$63,169	\$63,169	\$0	\$63,169
2013	\$19,598	\$0	\$43,571	\$0	\$0	\$63,169	\$63,169	\$0	\$63,169

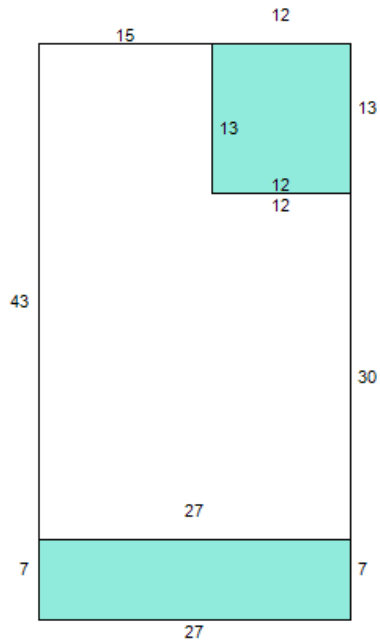
Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$414,648	Roof Structure	Gable Hip
Year Built	2023	Interior Flooring	Carpet, Ceramic Tile
Actual Area	2437	Interior Wall	Drywall
Conditioned Area	2092	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Concrete Siding	Baths	3.5

Description	Square Footage
FINISHED OPEN PORCH	189
BASE AREA	1005
FINISHED OPEN PORCH	156
FINISHED UPPER STORY	1087
Total SqFt	2437

Sketch Information

Room Type
FINISHED UPPER STORY
Base
FINISHED OPEN PORCH



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	38	100	38	EF	\$138,320

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/21/2024	3/19/2024	\$100.00	LIFE ESTATE	5918	1979	U	I	POLING DONALD GENE	POLING DONALD GENE
1/27/2022	1/18/2022	\$215,000.00	WARRANTY DEED	5478	1280	Q	I	WE BUY HOUSES ANY CONDITION LLC	POLING DONALD GENE
1/24/2022	1/18/2022	\$170,000.00	WARRANTY DEED	5475	1125	U	I	HINSON DANIEL R TRUST D:07/19/02	WE BUY HOUSES ANY CONDITION LLC
	7/19/2002	\$100.00	QUIT CLAIM DEED	1787	54	U	I	HINSON DANIEL R	HINSON DANIEL R TRUSTEE
	7/30/1999	\$100.00	QUIT CLAIM DEED	1430	886	U	I	DOYLE HELEN C HINSON	HINSON DANIEL R
	7/6/1999	\$100.00	PERSONAL REP	1424	181	U	I	HINSON EARL ALLEN ESTATE	DOYLE HELEN C HINSON
	4/8/1999	\$0.00	SUMMARY ORDER ADMIN	1403	1783	U	I	HINSON EARL ALLEN ESTATE	DOYLE HELEN C HINSON

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

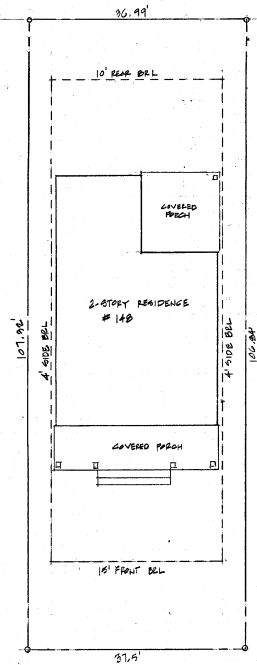
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 8/24/2024, 2:15:58 AM

Contact Us

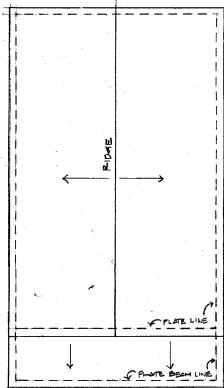


Attachment 9:
Approved Plans for BP2022-1367

SITE PLAN



ROOF PLAN



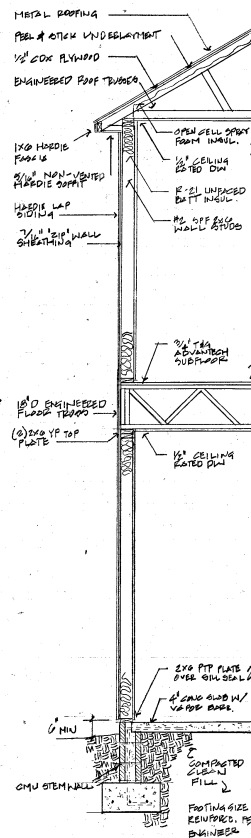
DOORS & WINDOWS

- ① EXTERIOR ENTRY DOOR, 3/0X8/0 PRE HUNG FIBERGLASS W/ GLASS VERIFY MANUFACT. & STYLE
- ② EXTERIOR ENTRY DOOR, 3/0X8/0 FULL LITE, PRE HUNG FIBERGLASS W/ GLASS
- ③ EXTERIOR ENTRY DOOR, 2/0X4/0 PRE HUNG FIBERGLASS FULL GLASS W/ GLASS
- ④ VINYL SINGLE HUNG WINDOW, 3/0X4/0 INSULATED GLASS, VERIFY BLACK EXT. W/ WHITE INT. FINISH & GRILL PATTERN, W/ GREEN
- ⑤ VENDED GARAGE DOOR, 8/0X12/0 INSULATED GLASS, VERY MANUFACT. & STYLE
- ⑥ VINYL SINGLE HUNG WINDOW, 3/0X4/0 INSULATED GLASS, VERIFY BLACK EXT. W/ WHITE INT. FINISH & GRILL PATTERN, W/ GREEN
- ⑦ VINYL SINGLE HUNG WINDOW, 3/0X4/0 INSULATED GLASS, VERIFY BLACK EXT. W/ WHITE INT. FINISH & GRILL PATTERN, W/ GREEN
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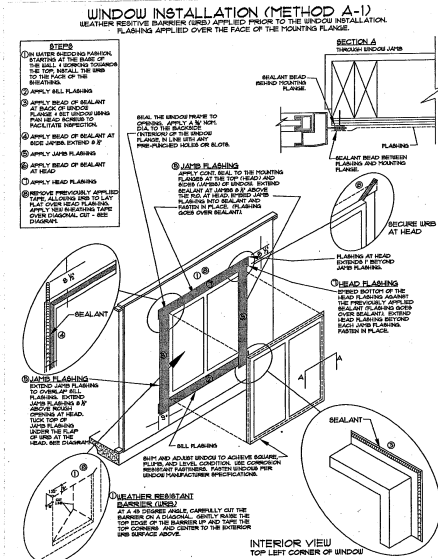
ELECTRICAL SYMBOLS

- ① DUPLEX OUTLET
- ② DUPLEX OUTLET 1/2 SWITCHED
- ③ DEDICATED OUTLET
- ④ WEATHER PROOF OUTLET
- ⑤ GROUND FAULT INTERRUPTER
- ⑥ SINGLE POLE SWITCH
- ⑦ THREE WAY SWITCH
- ⑧ FOUR WAY SWITCH
- ⑨ DIMMER SWITCH
- ⑩ RECESSED LIGHT, 4" LED
- ⑪ SURFACE MOUNTED LIGHT FIXTURE
- ⑫ WEATHER PROOF LIGHT FIXTURE
- ⑬ LED STRIP LIGHT
- ⑭ EXHAUST FAN
- ⑮ EXHAUST FAN / LIGHT COMBINATION
- ⑯ CEILING FAN W/ LIGHT
- ⑰ CHOKE / CAPACITOR MONITOR DETECTOR

WALL SECTION



WINDOW FLASHING



AREA CALCULATIONS

1ST FLOOR A/C	1,001
2ND FLOOR A/C	1,007
TOTAL A/C	2,008
FRONT PORCH	191
BACK PORCH	168
TOTAL PORCHES	359
TOTAL UNDER ROOF	2,447
LOT AREA	3,999
LOT COVERAGE	1,992 (50%)

APPROVED

These plans have been reviewed for compliance with the City of St. Augustine Land Use & Development Codes. Any deviation from these plans or specifications related to the above codes must be reviewed and approved in advance in writing by the Planning & Building Department. An approved set of these plans must be kept on the job site at all times. Jacob Fredriksson 08/30/2022

Approved
These plans have been reviewed and found to be in substantial compliance with the provisions of the 2008 Florida Building Code and the City of St. Augustine building ordinance. Any deviation or variance to these plans must be approved by the City of St. Augustine Planning & Building Department.
R. "Buddy" Schauland CBO, CFM 11/04/2022

Provide Elevation Certificate prior to vertical construction. Minimum finished floor elevation must be at or above F NAVD 1988.

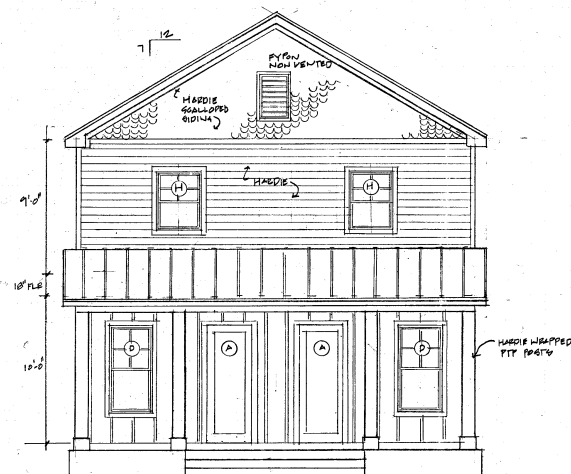
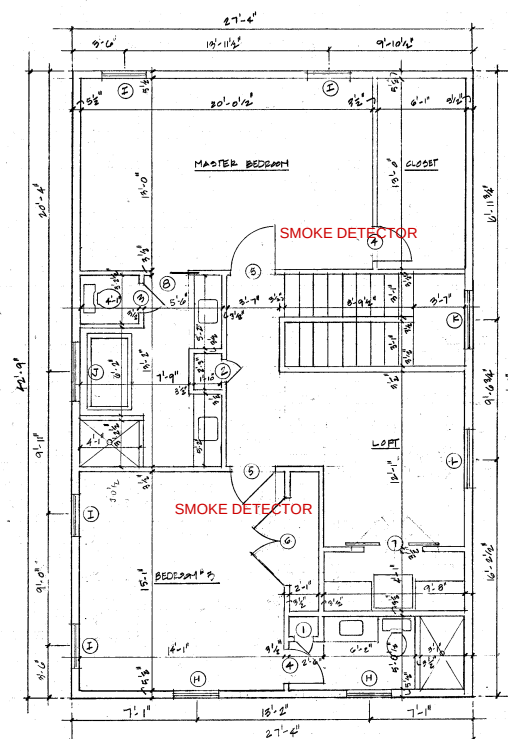
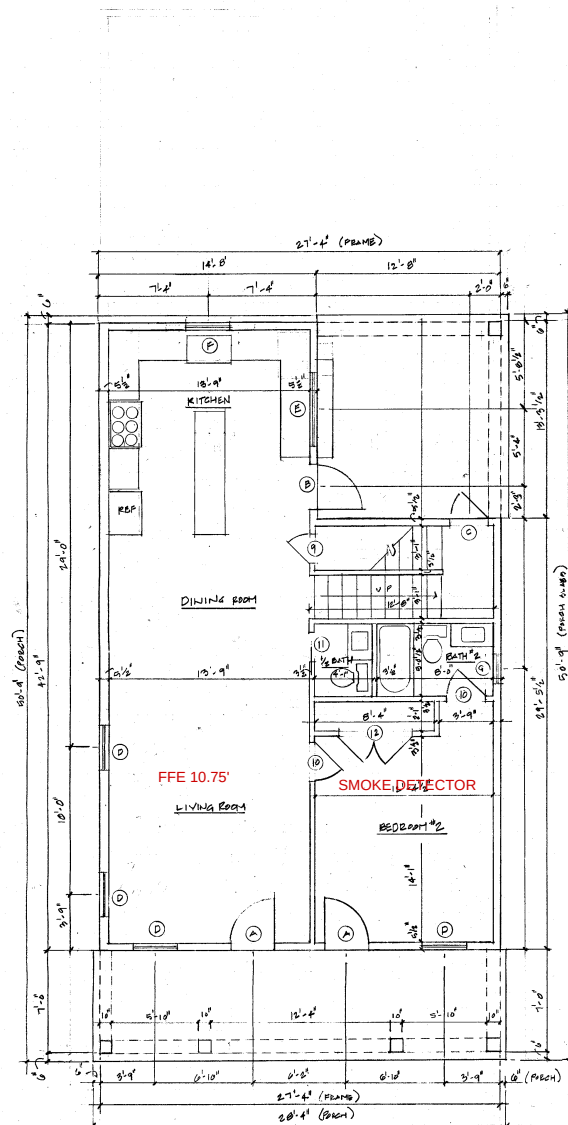
All construction shall comply with NPDES including the use of perimeter silt barrier fences, waste materials washout/containment pits, stabilized driveways during construction, silt protection of storm drains, waterways, unprotected slopes, and all stormwater systems.

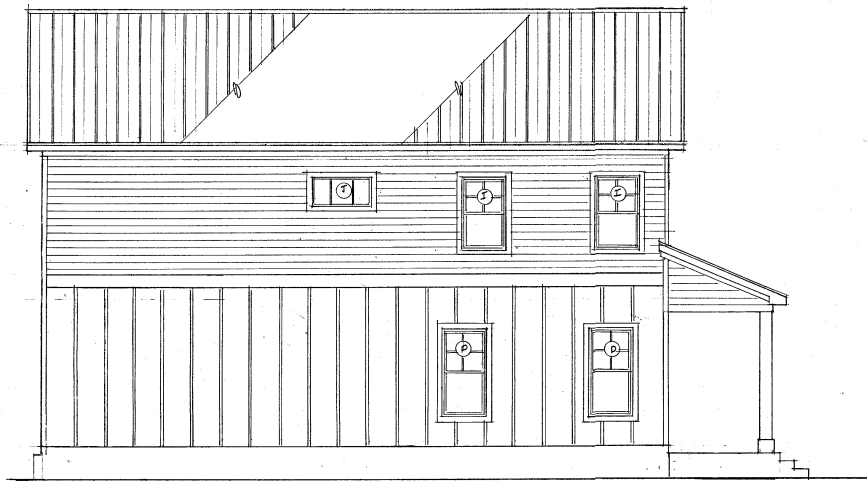
PLANNING & BUILDING DEPARTMENT
ST. AUGUSTINE, FL 32084

BRAND
design/build
1000 S. 1ST ST. SUITE 100
ST. AUGUSTINE, FL 32084
386.286.1111
www.branddesignbuild.com

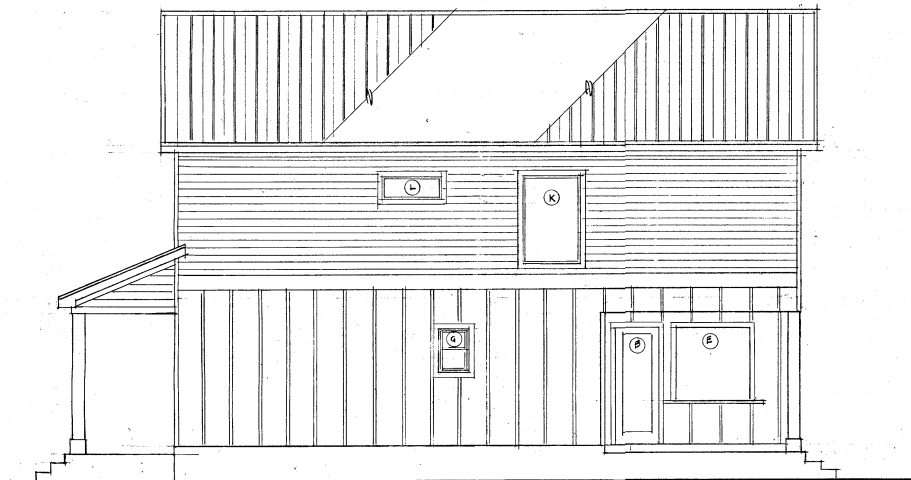
PLANS 4-23-22

1 OF 4





SIDE (SOUTH) ELEVATION



SIDE (NORTH) ELEVATION



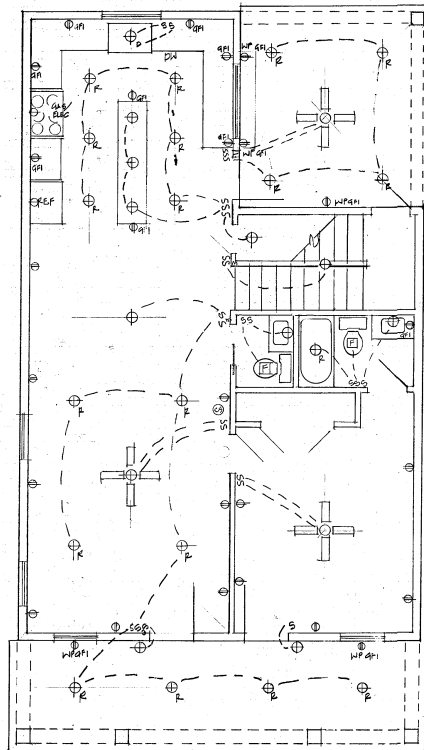
REAR (WEST) ELEVATION

BRUD DESIGN
140 GUNNWAY RD
ST. AUGUSTINE, FL 32084

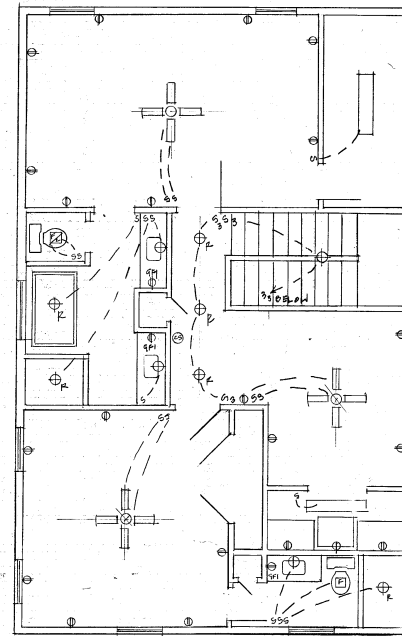
BRUD
design/build
P.O. Box 2787 Palm Bay, FL 32909
Tel: 321-325-1111
www.brauddesign.com

PLAN 4-09-02

3 of 4



1ST FLOOR ELECTRICAL LAYOUT
1/8" = 1'-0"



2ND FLOOR ELECTRICAL LAYOUT
1/8" = 1'-0"

BUILDING RESIDENCE
140 CUMMINGTON AV
ATLANTA, GA 30304

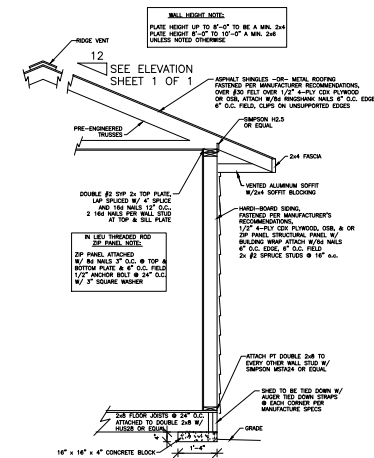
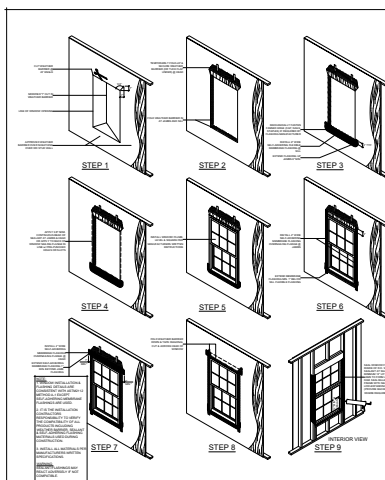
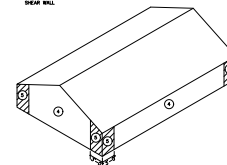
BRAUD
design/build
P.O. Box 2777 Palm Beach, FL 33402
904-437-4191 office 904-437-4437 fax
904-437-4191 cell 904-437-4437

FOUNDER 4-18-22

4 OF 4

Attachment 10:

Shed Building Plans

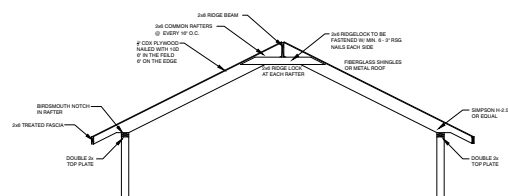


TYPICAL SUB FLOOR WALL SECTION

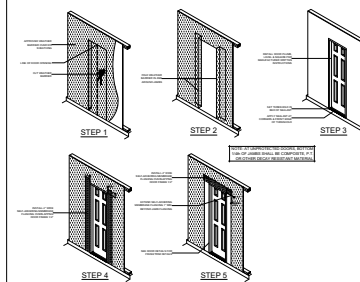
SCALE $\frac{1}{8}" = 1'$

NOTE: RIDGE BEAM TO BE 2X8

ALL RAFTERS TO BE 2x6 PT RAFTERS
@ 16" O.C. ATTACHED TO RIDGE BEAM
W/ (2) SIMPSON SCREWS SDWC15600
& TOP PLATE W/ SIMPSON H2.5 OR EQUAL.



TYPICAL CONVENTIONAL FRAMED ROOF SECTION



DOOR FLASHING INSTALLATION DETAILS

DESIGN LOADS:

THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 8TH EDITION 2023 FLORIDA BUILDING CODE . THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH 8TH EDITION 2023 FLORIDA BUILDING CODE - BUILDING, CHAPTER 16, STRUCTURAL DESIGN SECTION 1609 AND ASCE 7-16, WERE USED IN THE DESIGN OF THE STRUCTURE:
THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF: TC LIVE LOAD- 20 PSF

TC DEAD LOAD- 7 PSF
BC DEAD LOAD- 10 PSF

LIVING AREAS: LIVE LOAD-40 PSF
DEAD LOAD-15 PSF

WIND: SECTION 1609 OF THE 8TH EDITION 2023 FLORIDA BUILDING CODE FOR THE 130 MPH WIND ZONE.

CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"

CHAPTER 5 (BUILDING HEIGHTS & AREAS)
HEIGHT < 20 FT

CHAPTER 6 (TYPE OF CONSTRUCTION)

TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED

IMP = 1
EXP=C

RISK CAT #2
STRUCTURAL CALCULATIONS USING GRAVITY

STRUCTURAL CALCULATIONS USING GRAVITY
BEEN PERFORMED IN THE DESIGN OF THIS S
CODE COMPLIANCE:

THE STRUCTURAL SYSTEM FOR THIS BUILDING:

DESIGNED IN ACCORDANCE WITH THE FOLLOWING
& AS NOTED:

1) THE 8TH EDITION 2023 FLORIDA BUILD

CODE REFERENCE; ALL FOLLOWING CODE REFERENCE ARE APPLIED TO THIS DRAWING

2023 8TH EDITION FLORIDA BUILDING CODE
2021 NFPA 704 LIFE SAFETY CODE
2020 NFPA 701, NATIONAL ELECTRICAL CODE
2020 NFPA 96, NATIONAL FIRE PROTECTION ASSOCIATION
2023 INTERNATIONAL MECHANICAL CODE
ASCE 7-22 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
ACI 318-19 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

AWC NDS – 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
AWC SPOWDS – 2018 NATIONAL DESIGN SPECIFICATIONS FOR WINDOW & SEAMING
USACE CEM, CIVIL ENGINEERING MANUAL
USACE SPM, SHORE PROTECTION MANUAL
ASHRAE 90.1-2019 ENERGY EFFICIENCY STANDARD
FEMA 646 – VULNERABLE TO COASTAL STORMS
FHWA HANDBOOK OF FUNDAMENTALS
ASQA REVISIONS
CLEAN WATER ACT
SAFE DRINKING WATER ACT
SECRETARY OF THE INTERIOR'S STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES
ARCHITECTED BARBERS ADP

SIGNED (DESIGNER)

ROBERT G. MORGEN JR., P.E.
#58118
65 LEWIS BLVD
ST. AUGUSTINE, FLORIDA 32084
904-814-7633

COMMENTS:

DATE: _____

NEW SHED PLAN FOR
148 CUNNINGHAM AVE
ST. JOHNS COUNTY

DRAWN BY
K.E.B.

DATE _____

-15-24

SCALE
SCALE

CHECKED BY _____

R.G.M.

PLAN NO.

SHEET NO. _____



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
September 3, 2024	5.c.	PZB2024-0065
Request	Address	Parcel ID
Variance	828 Anastasia Boulevard	157765-0000

Site & Background Information

Applicant:	Frank O'Rourke c/o Gypsy Cab Company
Owner:	828 & 830 Holdings LLC
Property Class: (St. Johns County Property Appraiser)	2105 – Restaurants & Cafeterias (Owner Occupied)
Future Land Use Designation:	Commercial Low Intensity
Zoning Designation:	Commercial Low-Two: CL-2
Acreage:	0.31
Neighborhood:	Lighthouse Park
Archaeological Zone:	IIIB

Request Summary

This application is for variance requests to the off-street parking requirements found in [Sec. 28, Article IV., Division 2](#). The requests made by the applicant are related a proposal to construct additional restaurant seating outside of the existing structure to be used as “weather permitted seats.”

The specific variance requests are as follows:

1. To reduce the minimum number of required off-street parking spaces for a restaurant use.
2. To reduce the minimum size requirements for off-street parking spaces.
3. In the event of an approval, these requests will be applicable to restaurant uses and the property, i.e. run with the land.

The explanation for how the existing conditions were created may be found in permitting records, summarized below. In the early 1990s major renovation work was completed at 828 Anastasia Boulevard.

- 1991: Addition of bar/dining area and new restrooms that were designed for handicap access.
- 1993: Installation of lighting within the parking lot and the relocation of an existing residential building out to St. Johns County. The Business Tax Receipt (BTR) at this time was for 101 seats within the Gypsy Cab Company restaurant.

☐ OTHER _____	
PROJECT STREET ADDRESS <u>828 Anastasia Blvd</u>	BDAC # <u>93-0596</u>
DESCRIPTION OF PROJECT <u>Parking Area</u>	Plans Dated _____
COMMENTS: _____	
<u>Per Site Plan review of 9-24-91, Gypsy Cab is grandfathered in for parking. Any new building, however, will require additional parking.</u>	
<u>Parking:</u>	<u>Required</u> <u>Indicated</u>
<u>300 min-pation</u>	<u>0</u>
<u>area</u>	<u>2</u> <u>16</u> <u>ok</u>
	<u>5 (existing)</u>
<u>Spaces must be 9.5' x 19' with a 13' (one-way) drive aisle or 24' (two-way) drive aisle</u>	
<u>Note: Parking area needs review by Public Works.</u>	

Figure 1. This screenshot is taken from the Plan Review Comment Sheet for BDAC# 93-0596 is where it is stated “Per Site Plan review of 9-24-91, Gypsy Cab is grandfathered in for parking. Any new building, however, will require additional parking.”

- 1994: Storage addition on the northern side of the structure.

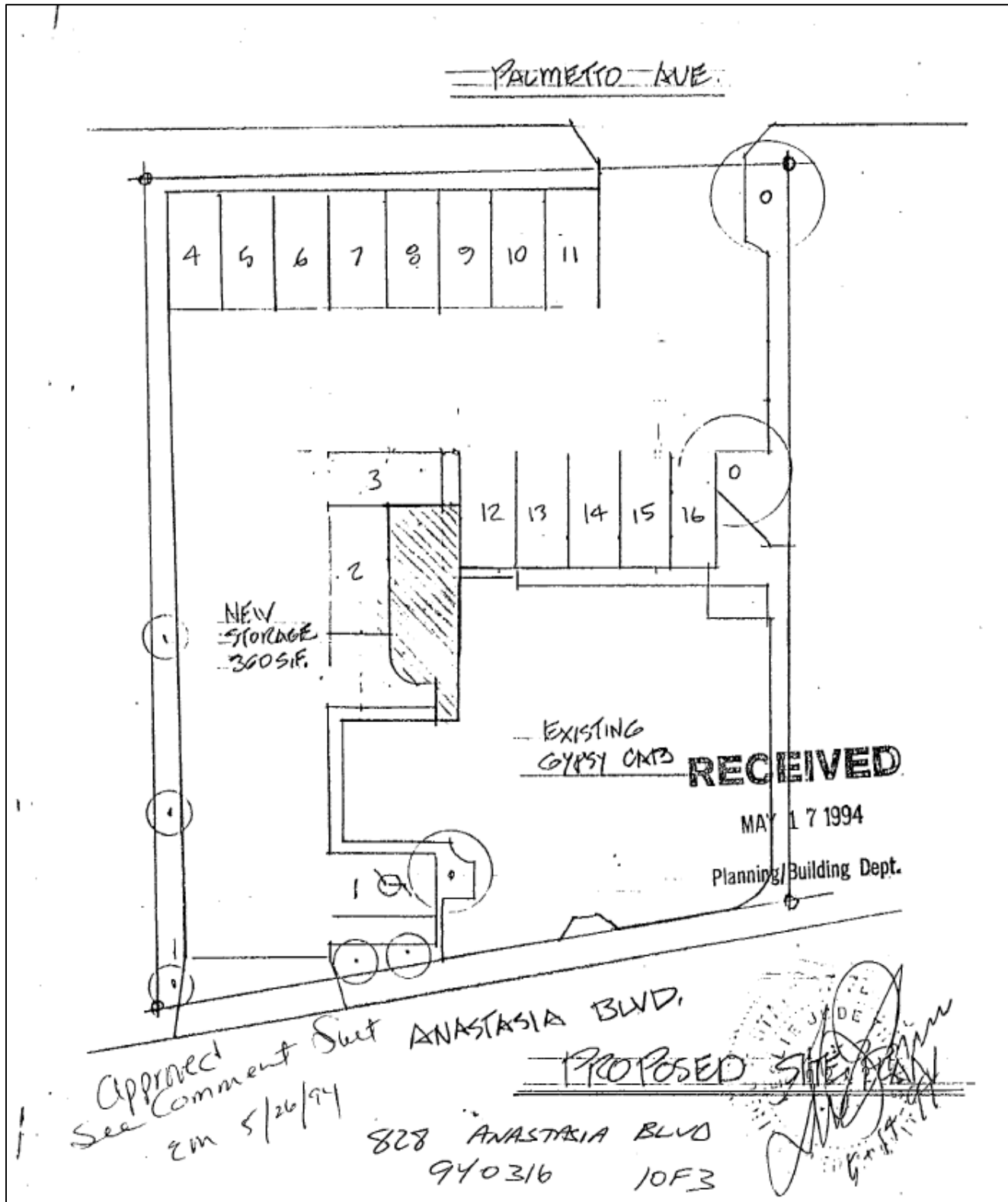


Figure 2. This screenshot is taken from the approved site plan at 828 Anastasia Boulevard dated May 26, 1994.

In 2001 the City BTR records show that the Gypsy Cab Company was transferred to a new operator who submitted a BTR document for 90 seats for restaurant use. This BTR record and the grandfathered site plan are the current intensity limits that apply to 828 Anastasia Boulevard.

An approval of these requests would allow the applicant to add outdoor seating at an existing restaurant and may also the applicant to manage the associated parking in a more innovative manner.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Policy 2.2.1 The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.	These requests are related to a proposal for compact and contiguous development making it consistent with the City's policy to prioritize this type of development.
	Objective 3.3 As part of the City's continued planning efforts the City shall encourage uses consistent with the community's authentic and distinctive character.	The current and proposed use of the property is consistent with the City's objective of encouraging uses consistent with the community's authentic and distinctive character.
	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.	This proposal for an increase in intensity at an appropriate location is consistent with the City's policy to encourage infill and redevelopment.
	Objective 8.1 Protect the small town mixed use urban context to maintain its industrious and charming character.	These requests are for a long standing restaurant and is consistent with the City's objective to maintain its industrious and charming character.

Historic Preservation	Goal 5 Preserve and enhance the authentic features of St. Augustine’s heritage and scale of the built environment in the distinctive neighborhoods, districts, structures, buildings, and vistas to strengthen St. Augustine’s ability to convey the heritage of the city’s diversity and development patterns.	This proposal is consistent with the City’s goal to preserve and enhance the authentic features of St. Augustine’s heritage and scale of the built environment in a distinctive neighborhoods by requesting relief from City land development codes which may threaten its ability to convey the heritage of the city’s diversity and development patterns.
Conservation and Coastal Management	N/A	
Recreation and Open Space	N/A	
Transportation and Mobility	Policy 1.3.3 The City shall continue to discourage urban sprawl and encourage efficient, compact, infill and redevelopment within the existing “urban” area of the city including existing commercial corridors.	This proposal is consistent with the City’s policy to encourage efficient, compact, infill and redevelopment within the existing urban area of the City.
	Policy 1.3.6 The City may require new development and redevelopment to support alternative modes of transportation through such measures including, but not limited to, the provision of sidewalks, bikeways, transit stops or other facilities that support alternative modes of transportation, such as parking management systems and park-and-ride facilities.	This request to reduce off-street automobile parking provisions should be balanced with an increase of support for alternative modes of transportation so that it may be consistent with this City policy.
	Policy 1.3.7 The City may require developers of commercial property to provide for convenient and safe access to bicyclists and pedestrians and may provide a secure location for the storage of bicycles on-site.	This request to reduce off-street automobile parking provisions should be balanced with an increase of support for bicyclists and pedestrians so that it may be consistent with this City policy.

	Policy 3.4.3 The City shall encourage on-street parking on residential streets, collectors and arterials, where adequate right-of-way exists, to slow down traffic, provide greater separation between sidewalks and travel lanes, encourage infill and redevelopment, and accommodate new growth.	This proposal is consistent with this City policy to encourage infill and redevelopment, and accommodate new growth as this request includes evidence of nearby on-street parking within the wide Anastasia Boulevard right-of-way.
	Goal 3 To enhance the quality of life for City residents and reduce congestion by (1) making it safer and more convenient for people to walk and bicycle, (2) creating a park once environment within the multimodal district for longer duration visits, and (3) developing innovative parking management strategies that improve access to local businesses and reduce the impact of non-city resident traffic on residential streets.	The Board's evaluation of the applicant's parking management strategy will determine this request's consistency with this City goal.
	Objective 3.1 To develop and implement a 2040 Mobility Plan focused on the movement of people, the provision of multiple multimodal transportation options to move about the community, the pursuit of a park once environment for travel within the City's multimodal district for longer duration visits, and the development of a Mobility Fee, based upon the projects identified in the Mobility Plan, that allows for new development and redevelopment to equitably mitigate its impact to the multimodal transportation system.	The implementation of the 2040 Mobility Plan involves a mobility fee which is used to mitigate a development's impact on the transportation system. If these requests are approved, this proposal will be required to pay that fee at the issuance of a building permit.

	Policy. 3.1.1 The City will promote an interconnected, multimodal transportation system that transitions from a system focused on quickly moving motor vehicles toward a system that emphasizes the movement of people of all ages and abilities, whether those people choose to walk, bicycle, ride transit, drive a motor vehicle or use a new transportation mobility technology.	In order for the City to promote a multimodal transportation system that is also interconnected, private development will need to provide infrastructure as well. The provision of on-site multimodal accommodations would make this proposal consistent with this City policy.
Housing	N/A	
Infrastructure	N/A	

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

Sec. 28-366. - In general.

All new and expanded uses and structures as well as all changes in use shall meet all requirements contained in this section for off-street parking and loading.

The proposed increase to the number of restaurant seats at 828 Anastasia Boulevard trigger compliance with the City’s Code.

Sec. 28-373. – Required off-street parking.

(d) *Minimum spaces required:*

	Use	1 Space Per Gross Floor Area (Sq. Ft.)	1 Space Per Rates Patron Capacity	Units, Seats, Rooms, Spaces	Special Requirements
(27)	Restaurant	75 patron area (nonfixed seating)	or 4 patrons (fixed seating)		and 1 per 200 sq. ft. nonpatron area

The applicant is requesting to have a total of one hundred twenty-two (122) total restaurant seats, ninety (90) of which are already permitted by the BTR and the 1994 site plan. The increase of thirty-two (32) patron seats results in a city requirement to provide eight (8) additional off-street parking spaces to serve the increase in requested patron seats.

Sec. 28-29. – Zoning exceptions, variances and appeals.

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

(1) *Requirements for grant of variance.*

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and

The existing structure, originally constructed in 1944 according to the St. Johns County Property Appraiser's website, is a physical condition which causes a disadvantage of meeting the City's current off-street parking requirements. This is validated by the permitting activity from the 1990s which included documentation that minimum off-street parking requirements, which were introduced more than thirty (30) years after this building was constructed, could not be met.

- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
In their applicant the applicant states that "yes, through historical data and comparison with other restaurants along Anastasia Boulevard [the owner is unable to make reasonable use of the affected property]."

- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The lot, site, and building were all developed prior to the current owner purchasing the property.

- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

An approval may not adversely affect other properties in the vicinity, and will be in harmony with the spirit, intent and purpose of this section. The applicant also states in their application that this restaurant "has served the local community for over 60 years at this location with minimal adverse effects."

- (4) *Violations of variances.* The violation of the terms of a variance, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

These requests to reduce off-street parking should be site-specific and use specific, described in sufficient detail to justify the criteria of the variance and be limited to those site-specific use limitations related to furthering the City's goal of implementing a multimodal transportation system.

Staff Recommendation

The City's adopted [2040 Mobility Plan](#) promotes the continued transition from a transportation system focused on moving cars towards a multimodal system focused on increasing personal freedom in how they choose to move about the City by providing enhanced mobility choices to walk, bike, ride a circulator, or use new forms of transportation.

Part of this transition requires less focus on moving and storing automobiles and more efforts towards a safe, comfortable, and convenient multimodal transportation system focused on moving people and providing mobility choices.

With that said in order to sustain peoples' desire to explore St. Augustine there will need to be things worth exploring and traveling to, such as a restaurant that has been in operation of over half of a century. The Mobility Plan is intended to promote alternative forms of transportation, enhance opportunities for locally owned small businesses, and improve the experience for how people access the unique areas within St. Augustine that must be preserved and maintained.

For promotion of multimodal options at 828 Anastasia Boulevard staff recommends that:

- The provision of one (1) bike rack, which accommodates two (2) bicycles, for every ten (10) off-street parking spaces.
 - o With the current 16 automobile parking spaces two (2) bike racks should be provided.
- For each additional automobile parking space reduced one bike rack could be provided.
 - o Therefore, the eight (8) automobile parking spaces currently required for the addition of thirty-two (32) patron seats would require eight (8) additional bike racks.

Based on a review of Sec. 28-29, the City of St. Augustine's Comprehensive Plan 2040, and the City of St. Augustine's 2040 Mobility Plan staff recommends that the Board

- **APPROVE** a variance request to reduce the minimum requirement of off-street parking spaces to a specific number.
 - *This number will be based on Board discussion, the site is currently grandfathered for sixteen (16) off-street spaces.*
- **APPROVE** a variance request to eliminate on-site parking space size requirements for non-ADA required parking spaces.
- **INCLUDE THE SITE-SPECIFIC USE LIMITATION** that these approvals at 828 Anastasia Boulevard / PID 157765-0000 are not only for the current owner but remain in place for restaurant uses with a maximum of one hundred twenty-two (122) patron seats, site-specific parking requirements and site-specific multimodal transportation parking facilities as described in the Board order.
- **SITE-SPECIFIC USE LIMITATIONS** are included in the order and that violation of these site-specific use limitations shall be deemed a violation of this chapter and punishable as provided in this chapter

An approval of this request would allow for a pedestrian oriented commercial use within the CL-2 zoning district to preserve and maintain this early 20th century structure at 828 Anastasia Boulevard.

Attachments

1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report
9. Email Requesting Outdoor Seating
10. Proposed Site Plan
11. Applicant Narrative
12. Request for Off-street Off-site Parking within 400 feet
13. Applicant On-street Automobile Parking Counts
14. Street View of 828 Anastasia Boulevard

Staff Report prepared by:

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

Attachment 1: Zoning Map



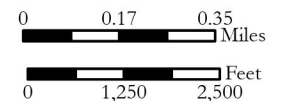
Zoning Map

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

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 2: Future Land Use Map



Legend

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



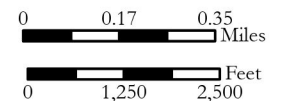
Future Land Use Map

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

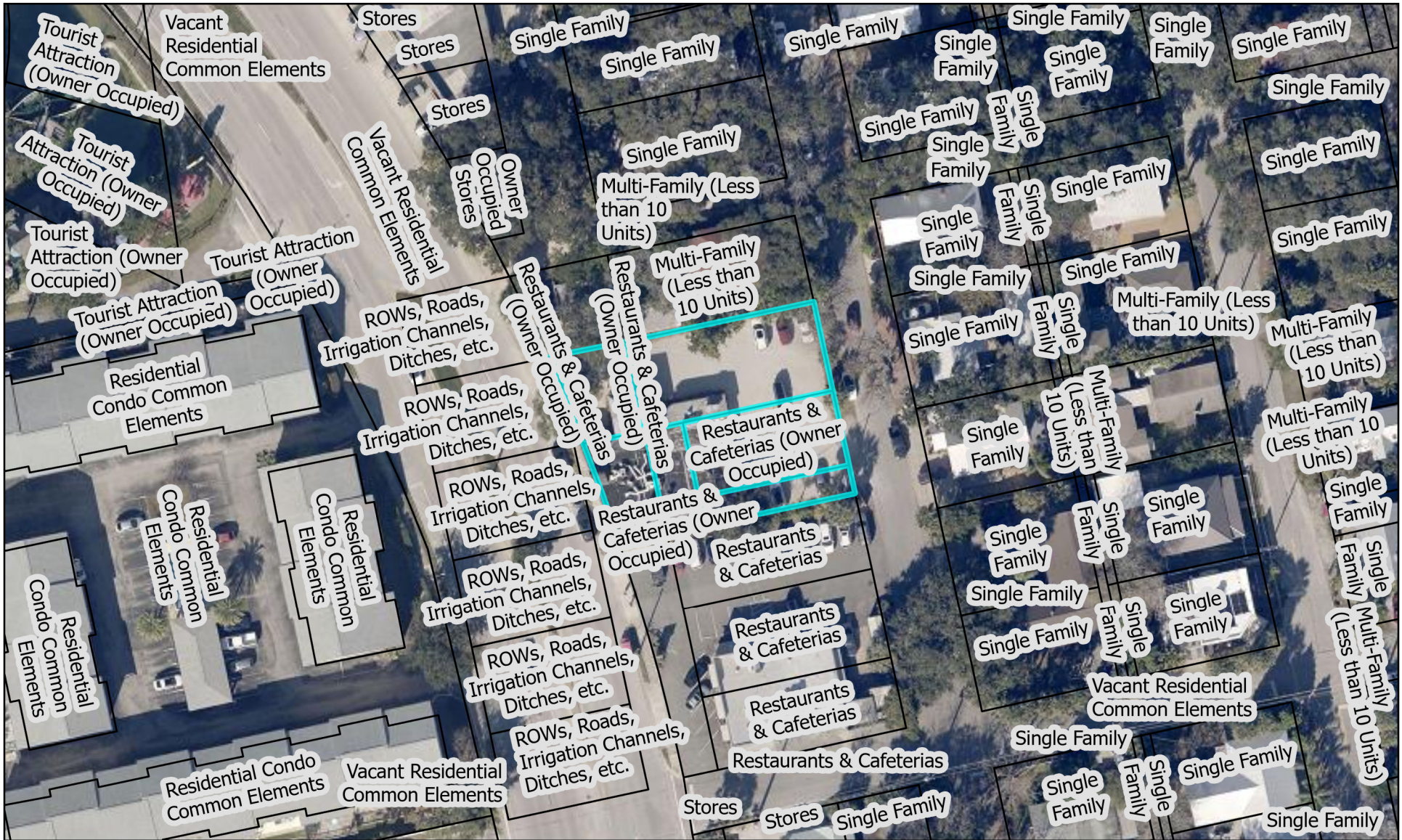
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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



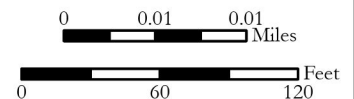
St. Johns County Property Appraiser Use Classification Map

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

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 4:

Aerial Site Photograph



Attachment 5:

Flood Map



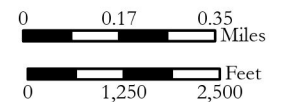
FEMA Flood Zone Map

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

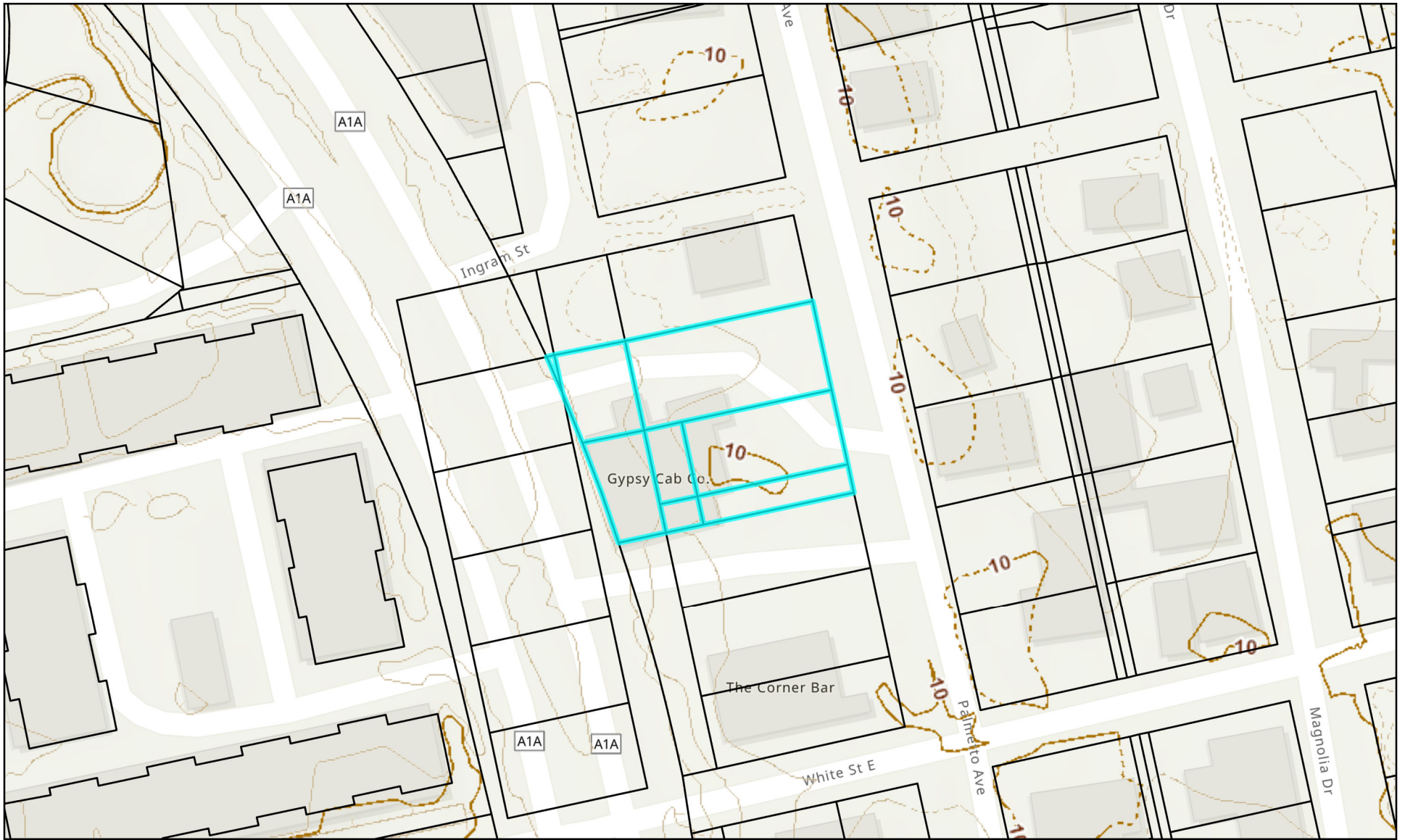
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 6: Elevation Map

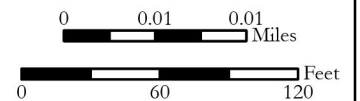


Elevation Map

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

DISCLAIMER
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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7: Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Frank O'Rourke Contact Number: 904-806-3063

Business (if applicable): Gypsy Cab Company

Address: 828 Anastasia Blvd City: St Augustine State: FL Zip: 32080

E-Mail Address: fdorourke@gmail.com

2. NAME OF PROPERTY OWNER: 828&830 Holdings LLC Contact Number: 904-806-3063

Business (if applicable): _____

Address: 828 Anastasia Blvd City: St Augustine State: FL Zip: 32080

E-Mail Address: fdorourke@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 4 and 5

Block: 21

Subdivision: Carvers

Parcel Number: 1577650000

4. PROJECT STREET ADDRESS: 828 Anastasia Blvd

5. SPECIFIC PROPOSED USE: addition of outdoor seating

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☒ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Requesting a variance for parking of up to 8 parking places so that outdoor seating can be added to an existing business.

8. JUSTIFICATION FOR ACTION REQUESTED: In the past, Gypsy Cab had outdoor seating. It was then enclosed and became interior seating. Customers are requesting outdoor seating similar to the outdoor seating offered at other restaurants along Anastasia Boulevard

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: Yes, the long history of a restaurant at this address has made it improbable to meet current zoning requirements. Other restaurants both new and old offer outdoor seating nearby.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes, through historical data and comparison with other restaurants along Anastasia Boulevard
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Yes, by offering the option for outdoor dining we are catering to existing customers patronizing the restaurant.
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: Yes, a restaurant has served the local community for over 60 years at this location with minimal adverse affects.

10. **PREVIOUS APPPLICATIONS:**

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?
☐ Yes ☒ No If yes, please give date and final disposition below.

11. **AGREEMENT:**

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

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

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

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

Signature of Applicant

Date

Signature of Property Owner

Date



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

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

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

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

Frank O Rowley

Print name of applicant

[Signature]

Signature of applicant

8/5/21

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 828 Augusta Blvd

Applicant's Name: Frank O'Banion Applicant's Signature: [Signature]

Owner's Name: Frank O'Banion Owner's Signature: [Signature]

Attachment 8:
St. Johns County Property Appraiser
Report

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

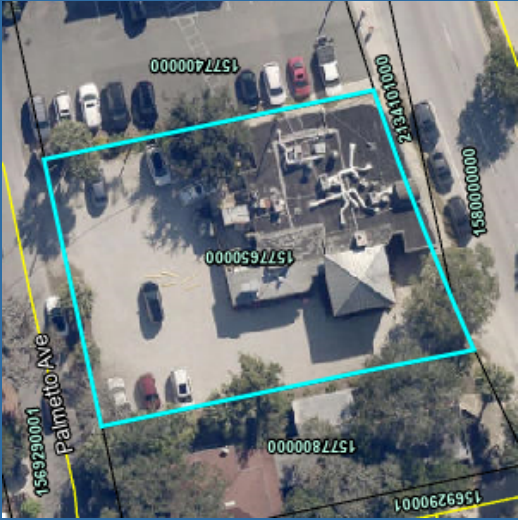
Summary

Parcel ID	1577650000
Location	828 ANASTASIA BLVD
Address	SAINT AUGUSTINE 32080-0000
Neighborhood	Anastasia Blvd Restaurants (COM) (590.04)
Tax Description*	1-58 CARVERS SUB ANASTASIA W 18.4FT LOT 3 (EX S32FT) & LOTS 4 & 5 BLK 21 & VACATED MATANZAS AVE LYING W TO R/W RD #A1A OR5254/1304
Property Use	Anastasia, Map Of Restaurants & Cafeterias (Owner Occupied) (2105)
Code	
Subdivision	Anastasia, Map Of
Sec/Twp/Rng	58-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.310
Homestead	N

Owner Information

Owner Name	828 & 830 Holdings LLC 100%
Mailing Address	826 A1A BEACH BLVD UNIT 11 SAINT AUGUSTINE, FL 32080-0000

Map



Click Here to Open Cyclomedia Viewer in a New Tab

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Valuation Information

	2024
Building Value	\$230,053
Extra Features Value	\$4,459
Total Land Value	\$339,150
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$573,662
Total Deferred	\$22,713
Assessed Value	\$550,949
Total Exemptions	\$0
Taxable Value	\$550,949

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	\$237,356	\$1,486	\$271,320	\$0	\$0	\$510,162	\$500,863	\$9,299	\$500,863
2022	\$207,269	\$3,873	\$244,188	\$0	\$0	\$455,330	\$455,330	\$0	\$455,330
2021	\$213,457	\$3,873	\$244,188	\$0	\$0	\$461,518	\$461,518	\$0	\$461,518
2020	\$240,655	\$3,873	\$244,188	\$0	\$0	\$488,716	\$488,716	\$0	\$488,716
2019	\$218,932	\$3,545	\$244,188	\$0	\$0	\$466,665	\$453,025	\$13,640	\$453,025
2018	\$204,806	\$3,545	\$203,490	\$0	\$0	\$411,841	\$411,841	\$0	\$411,841
2017	\$210,575	\$3,545	\$203,490	\$0	\$0	\$404,500	\$404,500	\$0	\$404,500
2016	\$216,344	\$3,382	\$203,490	\$0	\$0	\$404,500	\$404,500	\$0	\$404,500
2015	\$222,114	\$3,382	\$203,490	\$0	\$0	\$404,500	\$382,903	\$21,597	\$382,903
2014	\$214,478	\$3,382	\$130,234	\$0	\$0	\$348,094	\$348,094	\$0	\$348,094
2013	\$214,913	\$2,404	\$130,234	\$0	\$0	\$347,551	\$347,551	\$0	\$347,551

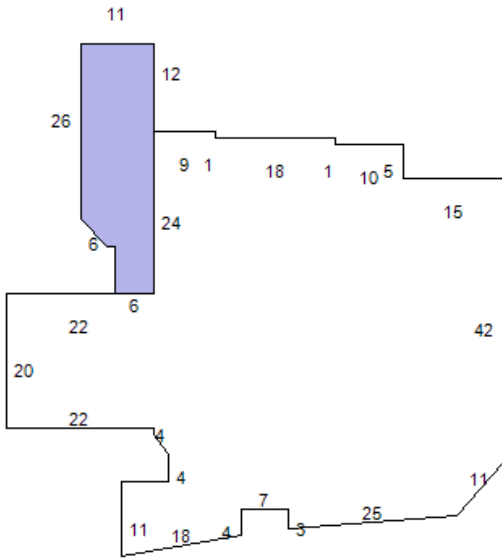
Building Information

Building	1	Roof Cover	Built Up, Modular Metal
Building Value	\$230,053	Roof Structure	Rigid Frame
Year Built	1944	Interior Flooring	Concrete Finish, Carpet
Actual Area	3733	Interior Wall	Drywall
Conditioned Area	3364	Heating Type	Air Duct
Use	Small Local Restaurants	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Block, Concrete Stucco	Baths	

Description	Square Footage
BASE AREA	3364
FINISHED STORAGE/UTILITY	369
Total SqFt	3733

Sketch Information

	Room Type
	FINISHED STORAGE
	Base



Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		884
Wood Deck (COM)		1441
Concrete Paving - Under 8" (COM)		1292
Masonry Wall (Mix)		842

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	102	133	13566	SF	\$339,150

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/3/2021	4/30/2021	\$1,000,000.00	WARRANTY DEED	5254	1304	Q	I	POLLACK NATHAN M	828 & 830 HOLDINGS LLC
	8/7/1991	\$100,000.00	WARRANTY DEED	904	1655	U	I	CRISTMAN RUTH E EVANS SALLY B	POLLACK NATHAN M
	5/3/1990	\$69,200.00	WARRANTY DEED	855	486	U	I	CARASSO IRWIN M	POLLACK NATHAN M
	5/3/1990	\$100.00	QUIT CLAIM DEED	855	483	U	I	THE GYPSY CAB COMPANY	POLLACK NATHAN M & CARASSO IRWIN M (T/C)
	9/1/1986	\$0.00		717	176	U	I		GYPSY CAB CO THE
	12/1/1983	\$114,500.00		619	748	Q	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/22/2024, 4:23:17 AM](#)

Contact Us



Attachment 9:
Email Requesting Outdoor Seating



Gypsy Cab Company has received a new **Private Events Form** form response.

Email: bjsteinshouer@yahoo.com

Name: Betty Jean Steinshouer

Phone: (727) 735-4608

Date: Oct 8, 2023 4:00 pm EDT

Message:

Is there any possibility of having an outdoor meal with friends who are coming to my 3 pm program at Wendy's gallery, right next door to you, on Sunday? I can't eat indoors, under doctor's order's, but I love your food, and I think there would be 5-10 of us, if you could accommodate us, around 4:30.

Thanks,

The Popmenu Team

Questions?

Check out our [Support Center](#) for helpful articles and videos or [Contact](#) our support team.



Attachment 10: Proposed Site Plan

SITE COVERAGE CALCULATIONS	
STRAP # 1511650000	COMMERCIAL LOW 2
MAX. LOT CVG. 60%	MAX. IMP. CVG. NONE
SETBACKS: FRONT-0'-15' SIDES-5' REAR-5'	
TOTAL BUILDING COVERAGE	
LOT	30,314 SQ. FT.
EXISTING BUILDINGS	6,656 SQ. FT.
% OF LOT COVERAGE	22.0 %
REMAINING ALLOW. CVG.	11,532 SQ. FT.

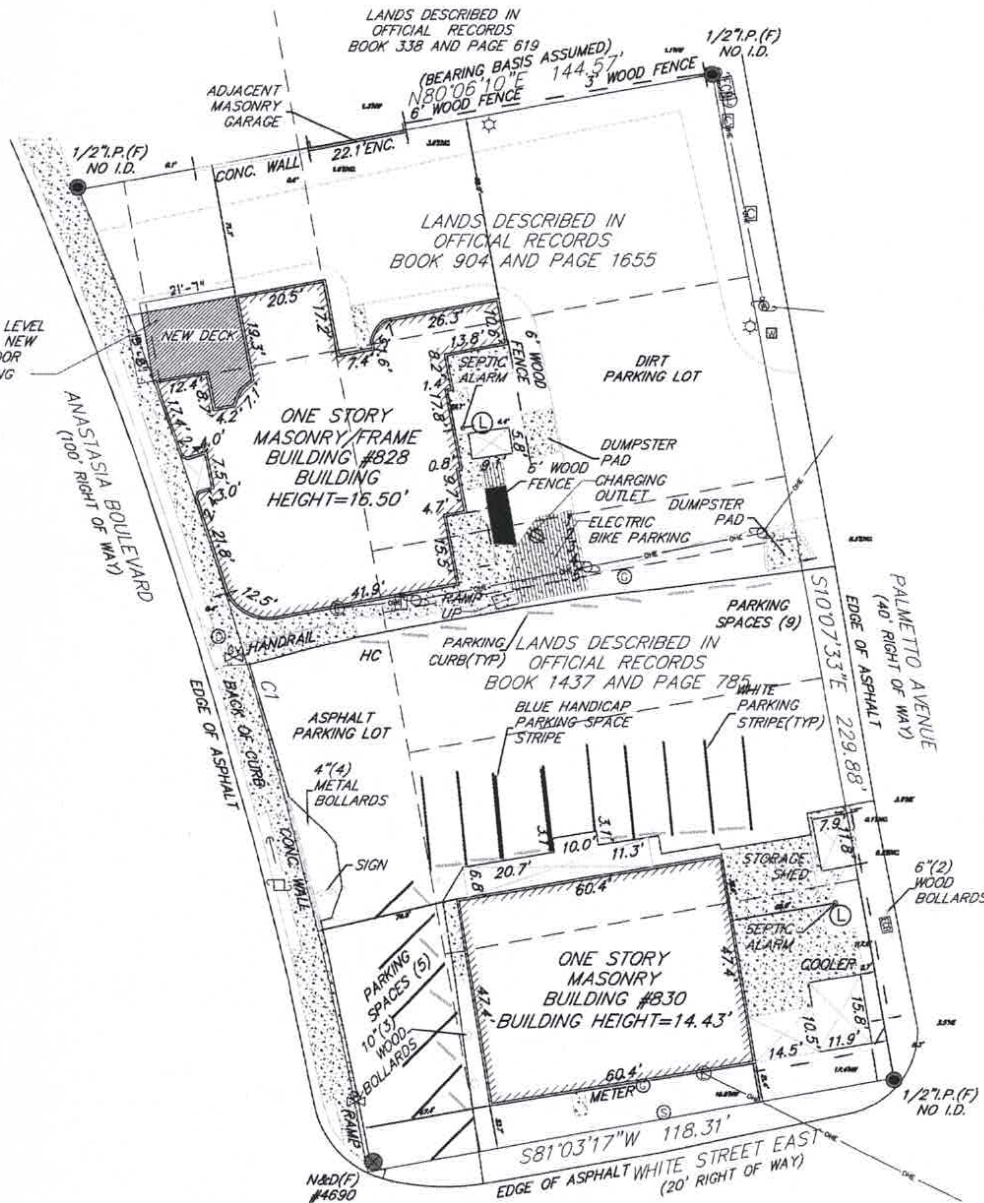
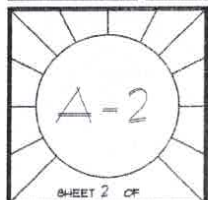
DESIGN DRAWINGS ONLY NOT FOR CONSTRUCTION

GYPSY CAB DECK
828 ANASTASIA BOULEVARD
ST. AUGUSTINE, FL

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SITE PLAN (PROPOSED)

DATE: 03/20/14
DRAWN BY: BRYAN McCLOSKEY
CHECKED BY: BRYAN McCLOSKEY



SITE PLAN (PROPOSED)

1" = 20'

Attachment 11:

Applicant Narrative

“The Mobility Plan, adopted in 2020 through amendments to the City’s Comprehensive Plan, promotes the continued transition from a transportation system focused on moving cars towards a multimodal system focused on providing people with enhanced mobility choices to walk, bike, ride a trolley, or use new forms of transportation to move about the City. The amendments also encourage the continuance of innovative parking management strategies to provide City’s residents with enhanced access to business and services, while also seeking to reduce the impact of traffic on neighborhood streets”

It is the intention for us to adopt a parking management system in our request for **“weather permitted seats”** utilizing key components of the Mobility Plan adopted by the City, specifically focusing on off-site parking, on-site bicycle parking and shared parking.

The property at 828 Anastasia has continuously operated as a restaurant for over 60 years. It is the second oldest restaurant (after O’Steens) on Anastasia Blvd and is one of the oldest operating restaurants in the entire City of St. Augustine.

828 Anastasia Blvd is one of only a few restaurants on the Boulevard that does not offer outside seating as an option.

In our request for weather permitted seating, outside on a proposed deck/patio we recognize that our current site plan does not allow for modification to expand parking. So as to minimize any potential impact on the neighbors of Lighthouse Park, we hope to achieve the parking requirement of 8 additional spaces to accommodate up to 30 seats by adding a fenced in bicycle parking area, using nearby right-of-way parking and sharing parking with the adjacent property under same ownership.

Right-of-way parking - In approving a variance for **260 W King Street (2023-0081)** the Board referenced the right-of -way parking on surrounding residential streets in granting a variance reducing the off-site parking requirement by over 50% so the business could open.

There are 24 right-of-way parking spots within 250 feet of 828 Anastasia Blvd. But I wish to focus on the 10 spots which are on the same side (north) of the boulevard. I am very concerned that directing people to park on the south/west side of 828 Anastasia and making them cross a 4-lane divided highway is **potentially a major safety issue**. There has already been a pedestrian killed close to the Alligator Farm in the past couple of years as well as the pedestrian killed by sarbez. This has prompted the addition of a safety crosswalk. We do not have a cross walk in the vicinity of 828 Anastasia.

Bicycle/scooter parking – In consideration of the comments below we have made an allowance for this type of two-wheel parking in a fully enclosed, safe and protected area adjacent to the existing vehicular parking lot. This area can comfortably account for up to 8 two-wheel devices. - [Additional bicycle, scooter, micromobility device or some combination thereof provided may be used to offset required vehicle parking at a rate of one for one, up to ten \(10\) percent of the total requirement.](#) Approval from the City's Planning and Zoning Board must be obtained to exceed the ten percent allowance.

Shared parking –

828 & 830 Holdings LLC is the owner of both properties (828 and 830 Anastasia) as owner and landlord I am able to structure a parking arrangement, included in their leases, which allows for non-exclusive use of the parking at each location so that there is access to all parking and it is shared between locations.

It is this existing shared arrangement which would permit Gypsy Cab to use the parking located at 830 Anastasia (approx. 20 spots) during the hours that 830 is closed. The restaurant at 830 is closed on Mondays and serves from 5-10 Tues – Sun. This allows Gypsy Cab full use of those 20 spaces until 5:00, therefore providing ample parking for the weather permitted seating and more than likely the hours that the weather permitting seats would be utilized.

During the hours that both restaurants are open – the nearby right-of-way parking on the north side of Anastasia Blvd and within 250 feet of 828 Anastasia, could be utilized to offset the requirement for the weather permitted seats. There are 10 right-of-way parking spots.

213 W King Street applied for a variance (2023-0031) to eliminate the requirement for 21 parking spots so that they could add 63 patrons. The Board granted the variance noting that the operator of 213 W King owned the property at 222 W King and could offer a shared parking arrangement to satisfy the off site parking requirement.

The business at 213 W King is open from 2:00pm Mon-Fri and open at noon Sat-Sun

The cafe at 224 W King Street is open from 8 a.m. to 2 p.m. and the marine supply store at 222 W King Street is open from 9 a.m. to 5 p.m. The shared parking has an overlap in operating hours. However, speaking with the surrounding business owners of that area there have been no parking issues at all since the variance was granted. The shared parking arrangement works.

Other examples of variance requests that were approved for off-site parking –

2023-0065 – 124 King Street

The proposed café at 124 King Street has thirty-five (35) seats and roughly one thousand (1,000) square feet of non-patron area. This proposal is required to provide fifteen (15) off-street parking spaces based on the current parking code. This structure does have a credit for two (2) parking spaces based on the previous residential use; therefore, thirteen (13) off-street parking spaces still need to be provided.

The applicant currently has an agreement at 118 King Street for six (6) off-site parking spaces leaving them seven (7) spaces short, **the variance request is to eliminate the requirement for seven (7) spaces. Variance was approved.**

2023-0066 – 226 W King Street

Approved for a reduction of 13 spaces to 5 (**8 net less**) reduction of drive aisle and elimination of loading zone. **Variance was approved.**

2019-0132 – Wharf

Variance granted to eliminate the parking requirement for the addition of 102 weather permitting seats – **a reduction of 26 parking spots needed to account for the outdoor seating.**

This variance was granted vs an exception using a parking lot owned by the same owner across the street

It is noted that the current parking at 828 Anastasia would not meet the current requirements relative to the seating. However, there has not been a parking/traffic issue in the past 40 years. As a business, we understand that if a customer coming by car can't park, they may opt to go to a competitor. We are fortunate to have many of our customers visit by foot or bike from the surrounding neighborhood and hotels.

The addition of an weather permitting outdoor seating option would allow us to offer a similar dining experience as our competitors.

Every variance has certain conditions and circumstances that help to state the case for approval. Our request certainly blends in with each of these recently approved variances and supports the recommendation to approve the variance.

Attachment 12:
Request for Off-street Off-site Parking
within 400 feet

From: [Frank O'Rourke](#)
To: [Victoria Murphy](#)
Subject: Fwd: After hours parking
Date: Friday, August 23, 2024 3:08:29 PM
Attachments: [Outlook-t3dt0jxo.png](#)

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

Reply from Lee and Cates regarding our request to lease parking after hours below -

----- Forwarded message -----

From: **Andy Deitrick** <adeitrick@leeandcatesglass.com>
Date: Mon, Aug 19, 2024 at 8:45 AM
Subject: Re: After hours parking
To: Frank O'Rourke <fdorourke@gmail.com>, St. Augustine
<StAugustine@leeandcatesglass.com>

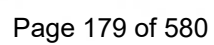
Thanks for reaching out to us, we will have to pass on this and wish you to blesse on adding your deck. Try the empty lot next to the sandwich shop like we talked about. I think they are closed during the hours you are looking for. Good luck.

Andy Deitrick
Manager
adeitrick@leeandcatesglass.com

802 Anastasia Boulevard
Saint Augustine, FL 32080
904.824.0809
St.Augustine@LeeAndCatesGlass.com



Attachment 13:
Applicant On-street Automobile
Parking Counts







Attachment 14:
Street View of 828 Anastasia Boulevard





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
September 3, 2024	6.a.	PZB2024-0062
Request	Address	Parcel ID
Use by Exception	72 Abbott Street	194990-0000

Site & Background Information

Applicant: Andrea Brown
c/o Ancient City Hideaways

Owner: Michael Wilcox
c/o Masa Properties LLC

Property Class:
(St. Johns County
Property Appraiser) 0010 – Single Family

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

Zoning Designation: [Residential Single Family-Two: RS-2](#)

Acreage: 0.04

Neighborhood: Uptown

Archaeological Zone: IIA

Request Summary

This is a request to approve a [use by exception](#) for one (1) off-site parking space at the Municipal Parking Garage for the registration of a [short term rental](#) at 72 Abbott Street.

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

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

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

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

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

The Planning and Zoning Board may approve a [use by exception](#) for off-site parking within the Municipal Parking Garage for the use of vacation rentals, and have done so in 22 instances previously amounting in a total of 41 parking spaces. The approval is typically granted once the applicant has documented unsuccessful attempts for other parking options allowed by the City's Code of Ordinances.

Staff Conclusion

72 Abbott Street is a one-bedroom residence that has no parking available. According to the St. Johns County Property Appraisers website the structure was built in 1890 predating current parking requirements. At this time the applicant has not provided information regarding the attempt to contact other off-street parking facilities within 400'.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board can **CONTINUE** the application until the applicant provides information regarding the attempt to contact surrounding parking facilities or **APPROVE** a use by exception for one (1) parking space within the Municipal Parking Garage at 72 Abbott Street / PID 194990-0000 to satisfy the requirements of [Sec. 28-151](#).

Attachments

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

Staff Report prepared by:

Victoria Murphy
Planner I
Planning and Building Department

Attachment 1: Zoning Map



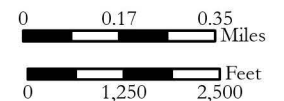
Zoning Map

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

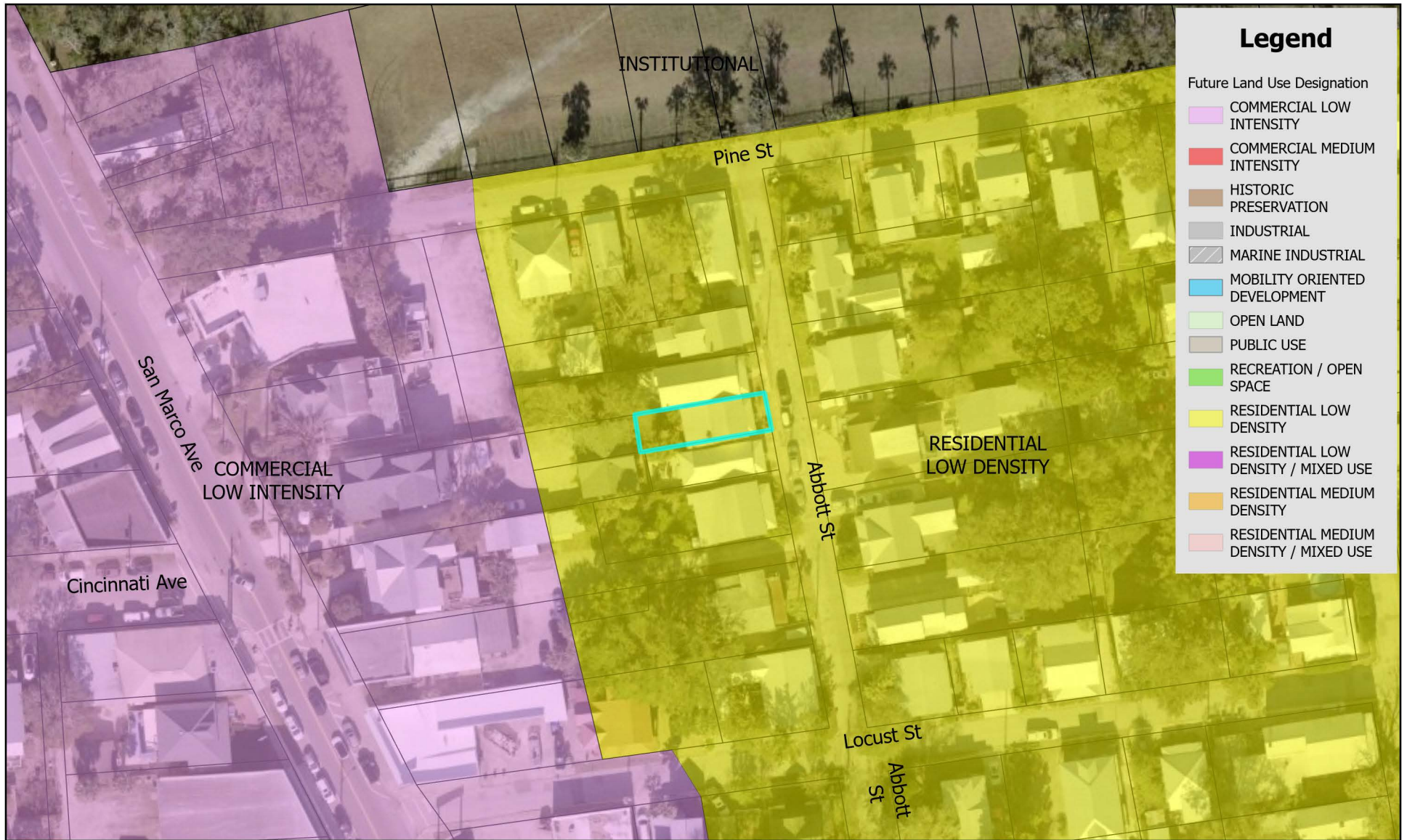
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 2: Future Land Use Map



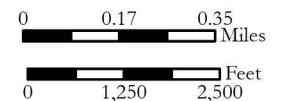
Future Land Use Map

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

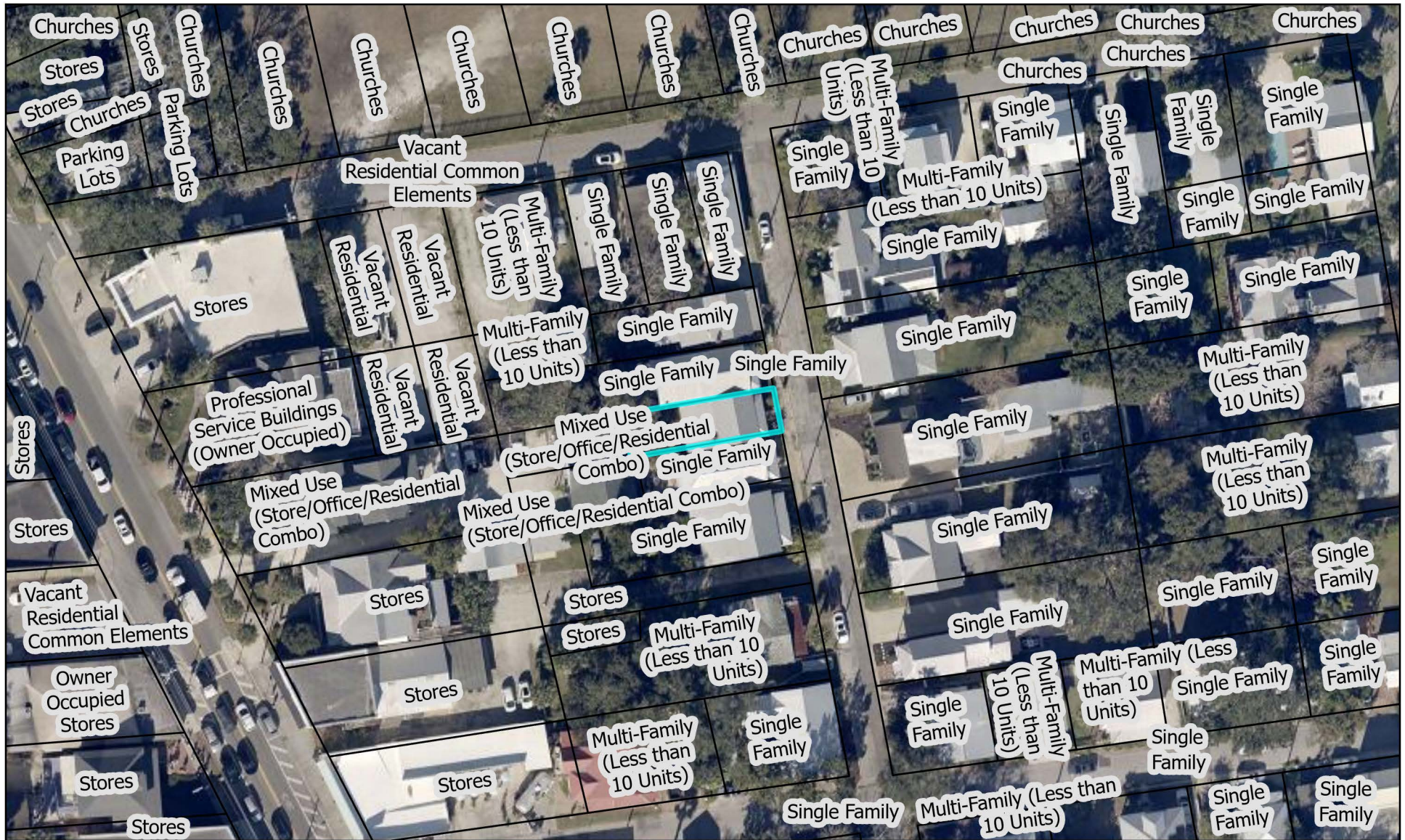
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 3: Adjacent Uses Map

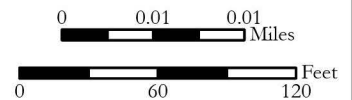


St. Johns County Property Appraiser Use Classification Map

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

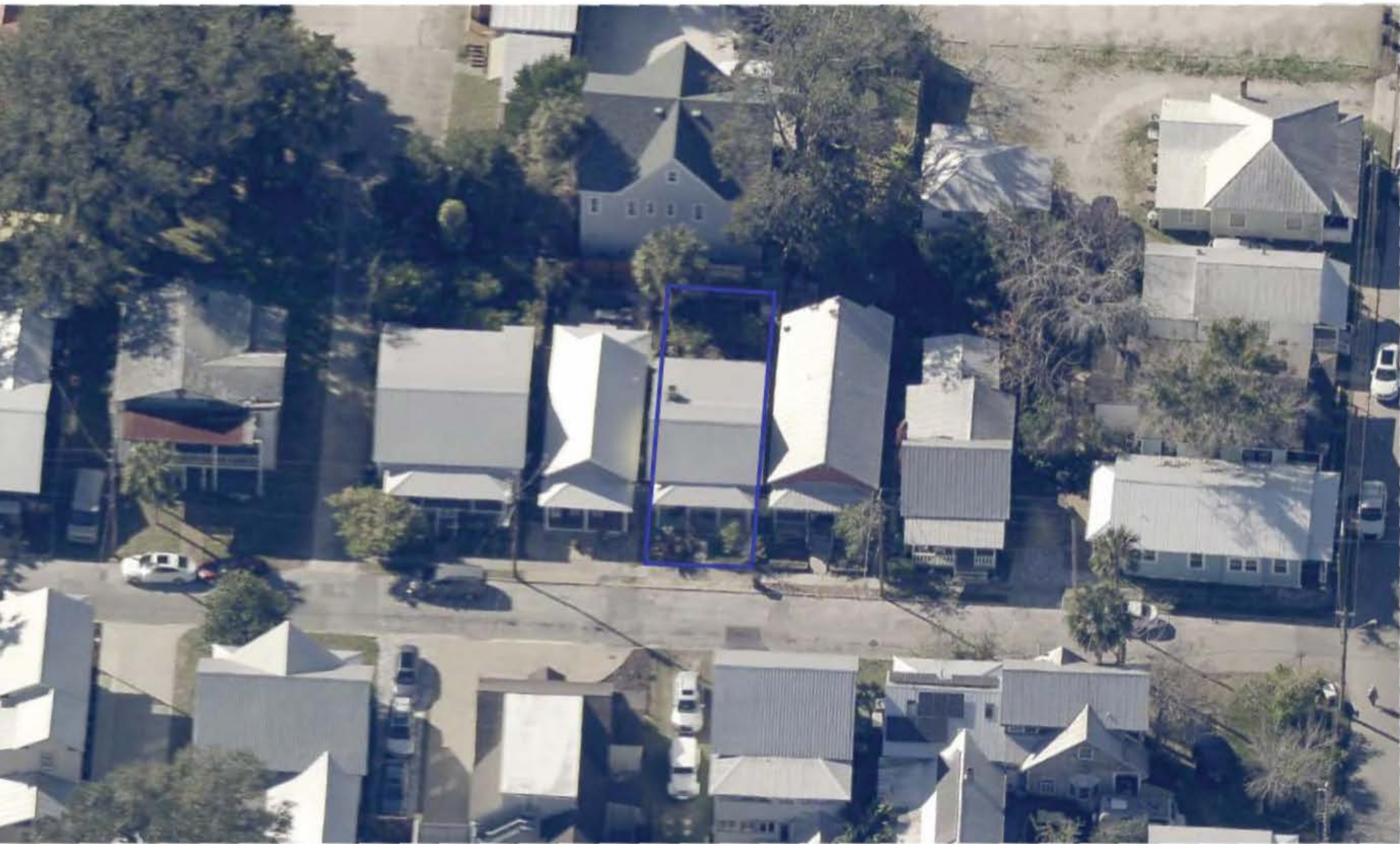
DISCLAIMER
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2024



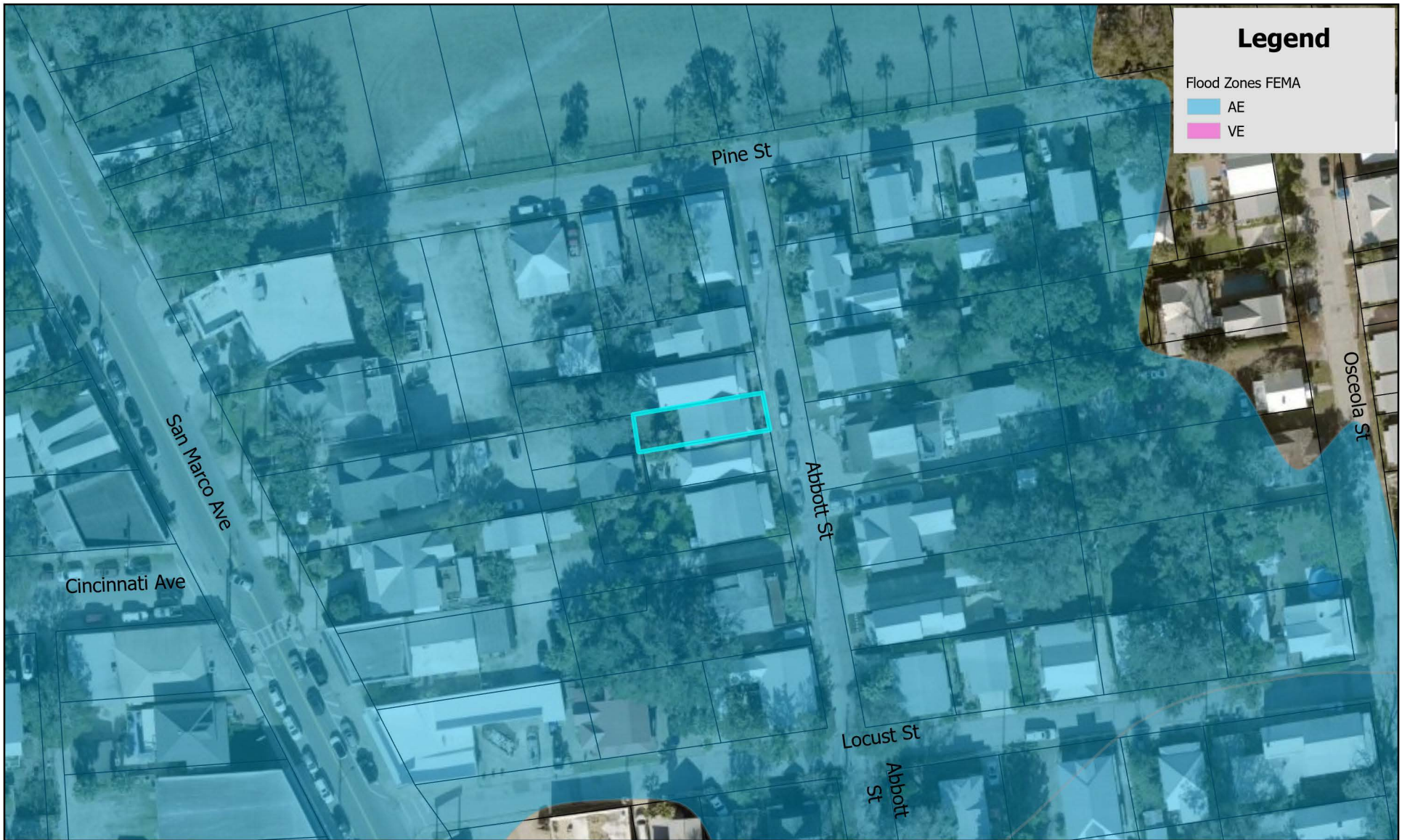
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:
Aerial Site Photograph



Attachment 5:

Flood Map



Legend

Flood Zones FEMA

- AE
- VE

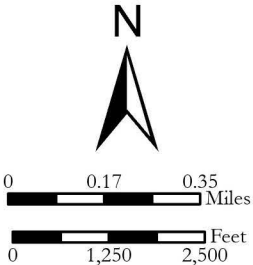


FEMA Flood Zone Map

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

DISCLAIMER
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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6: Elevation Map

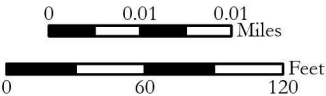


Elevation Map

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

DISCLAIMER
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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:

Application

Attention

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

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

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

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

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

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

Conservation Overlay Zone Developments:

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

Planned Unit Development (PUD) Applications:

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

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

Subdivision Requirements:

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

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



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Andrea Brown Contact Number: 904-540-7222

Business (if applicable): Ancient City Hideaways

Address: 27 Old Mission Ave City: St. Augustine State: FL Zip: 32084

E-Mail Address: andrea@ancientcityhideaways.com

2. NAME OF PROPERTY OWNER: Michael Wilcox Contact Number: 989-450-1693

Business (if applicable): Masa Properties LLC

Address: 11216 Thornberry Dr City: Freeland State: MI Zip: 48623

E-Mail Address: mikew@maierandassociates.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 11 Block: E

Subdivision: Abbott Tract Parcel Number: 1949900000

4. PROJECT STREET ADDRESS: 72 Abbott St, St. Augustine, FL 32084

5. SPECIFIC PROPOSED USE: Off-site parking for short term rental

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☒ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Allow for the purchase of one (1) municipal parking garage pass to satisfy short term rental parking requirements for the 1 bedroom home located at 72 Abbott St

8. JUSTIFICATION FOR ACTION REQUESTED: The subject property has no on-site parking spaces

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Andrea Brown

Signature of Applicant

07 / 25 / 2024

Date

MASA Properties LLC Michael Wilcox member

Signature of Property Owner

07 / 25 / 2024

Date



Owner's Authorization For Agent

Andrea Brown is/are hereby authorized TO ACT ON BEHALF
OF MASA Properties LLC the owner(s) of those lands described within

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

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

BY: Michael A. Wdox Member
Signature of Owner

MASA Properties LLC Michael A. Wdox Member
Print Name of Owner
989-450-1693

Telephone Number

State of Michigan

County of Bay

Signed and sworn before me on this 25th day of July, 2024

By Maressa L. Yaklin

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: Maressa L. Yaklin

My Commission expires: 12-28-2025





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

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

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

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

Print name of applicant

Signature of applicant

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

72 Abbott St, St. Augustine, FL 32084

Project Address: _____

Andrea Brown

Applicant's Name: _____ Applicant's Signature: Andrea Brown

Masa Properties LLC, Micheal Wilcox

MASA Properties LLC Michael Wilcox member

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

Title	PZB Application for 72 Abbott
File name	Planning_and_Zoni..._72_Abbott_St.pdf
Document ID	1c39b718624a820961f84143d43fcce8794a2999
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



07 / 25 / 2024
18:52:19 UTC

Sent for signature to Michael Wilcox (mikew@maierandassociates.com) and Andrea Brown (andrea@ancientcityhideaways.com) from danny@ancientcityhideaways.com
IP: 76.106.177.137



07 / 25 / 2024
18:59:55 UTC

Viewed by Andrea Brown (andrea@ancientcityhideaways.com)
IP: 104.28.92.176



07 / 25 / 2024
19:00:53 UTC

Signed by Andrea Brown (andrea@ancientcityhideaways.com)
IP: 104.28.92.176



07 / 25 / 2024
19:23:16 UTC

Viewed by Michael Wilcox (mikew@maierandassociates.com)
IP: 24.247.27.138



07 / 25 / 2024
19:24:21 UTC

Signed by Michael Wilcox (mikew@maierandassociates.com)
IP: 24.247.27.138



COMPLETED

07 / 25 / 2024
19:24:21 UTC

The document has been completed.

Attachment 8:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID 1949900000
Location Address 72 ABBOTT ST
SAINT AUGUSTINE 32084-0000
Neighborhood Abbott Tract (606)
Tax Description* ABBOTT TRACT CITY E'LY PT LOT 11 BLK E OR5972/1076
*The Description above is not to be used on legal documents.
Property Use Code Single Family (0100)
Subdivision Abbott Tract
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.040
Homestead Y

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

No Image Available

Owner Information

Owner Name Masa Properties LLC 100%
Mailing Address 11216 THORNBERRY DR
FREELAND, MI 48623-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2024
Building Value	\$151,429
Extra Features Value	\$0
Total Land Value	\$106,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$258,029
Total Deferred	\$57,258
Assessed Value	\$200,771
Total Exemptions	\$50,000
Taxable Value	\$150,771

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	\$153,275	\$0	\$97,375	\$0	\$0	\$250,650	\$194,923	\$105,727	\$144,923
2022	\$137,126	\$0	\$97,580	\$0	\$0	\$234,706	\$189,246	\$95,460	\$139,246
2021	\$118,187	\$0	\$76,875	\$0	\$0	\$195,062	\$183,734	\$61,328	\$133,734
2020	\$119,646	\$0	\$87,125	\$0	\$0	\$206,771	\$181,197	\$75,574	\$131,197
2019	\$110,934	\$0	\$87,125	\$0	\$0	\$198,059	\$177,123	\$70,936	\$127,123
2018	\$112,271	\$0	\$87,125	\$0	\$0	\$199,396	\$199,396	\$0	\$199,396
2017	\$82,561	\$0	\$69,700	\$0	\$0	\$152,261	\$152,261	\$0	\$152,261
2016	\$84,504	\$0	\$63,550	\$0	\$0	\$148,054	\$148,054	\$0	\$148,054
2015	\$62,270	\$0	\$50,738	\$0	\$0	\$113,008	\$95,322	\$67,686	\$45,322
2014	\$53,530	\$0	\$46,125	\$0	\$0	\$99,655	\$94,565	\$55,090	\$44,565
2013	\$51,843	\$0	\$46,125	\$0	\$0	\$97,968	\$93,167	\$54,801	\$43,167

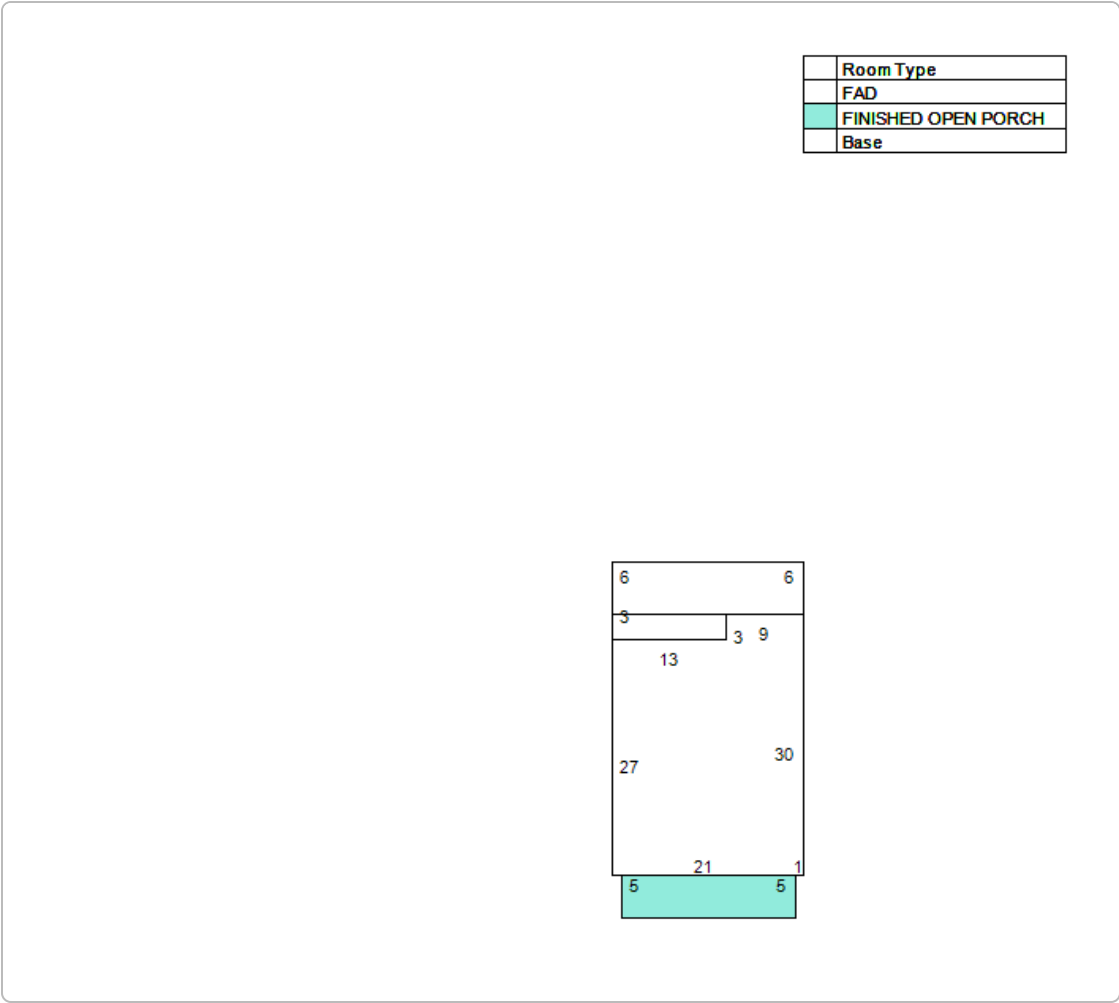
Building Information

Building	1
Building Value	\$151,429
Year Built	1890
Actual Area	892
Conditioned Area	792
Use	Single Family Residence
Style	01
Exterior Wall	Wood

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	1
Baths	1

Description	Square Footage
BASE AREA	621
FINISHED OPEN PORCH	100
ADDITION	132
ADDITION	39
Total SqFt	892

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	25	79	25	EF	\$106,600

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/21/2024	6/21/2024	\$420,000.00	WARRANTY DEED	5972	1076	Q	I	CAO SHIYI	MASA PROPERTIES LLC
9/6/2017	8/31/2017	\$270,000.00	WARRANTY DEED	4432	1770	Q	I	LOMBARDO JAMES A,DONNA M	CAO SHIYI
4/22/2015	4/21/2015	\$205,000.00	WARRANTY DEED	4017	585	Q	I	RANKIN KELLY L	LOMBARDO JAMES A,DONNA M
	1/25/2005	\$229,000.00	WARRANTY DEED	2365	1910	Q	I	YARBROUGH LEASING INC	RANKIN KELLY L
	6/14/1999	\$50,000.00	WARRANTY DEED	1417	1020	Q	I	KERNAHAN CLIFFORD D	YARBROUGH LEASING INC
	2/28/1995	\$28,000.00	WARRANTY DEED	1098	163	Q	I	TUCKER WILLIAM T,DEBORAH G	KERNAHAN CLIFFORD D
	5/1/1986	\$49,500.00		703	1728	Q	I		TUCKER WILLIAM T,DEBORAH G
	11/1/1982	\$12,000.00		562	106	U	I		

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

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GEOSPATIAL



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
September 3, 2024	7.a.	PZB2024-0046
Request	Address	Parcel ID
Conservation Overlay Zone Development	81 Coquina Avenue	221410-0000

Site & Background Information

Applicant & Owner: James Pantling

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

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

Zoning Designation: Residential Single-Family-One: RS-1

Acreage: 0.27

Neighborhood: South Davis Shores

Archaeological Zone: N/A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) of an after-the-fact approval for the installation of a boat lift in [COZ 1](#) at 81 Coquina Avenue. The boat dock included on the agenda was approved previously by the PZB and constructed with an approved building permit.

The applicant appeared before the Board on July 2, 2024, and was continued so that the applicant could provide a cross section of the dock in relation to the boat lift. The applicant was not available to attend the August 6th meeting and was continued until the September 3rd meeting.

On October 4, 2022, the applicant appeared before the Planning and Zoning Board for an after-the-fact dock modification and construction activities at 81 Coquina Avenue. The application was approved on the condition that there would be no shed or deck over the water. A building permit was issued for the dock on March 31, 2023 (BP2022-1796). A Code Enforcement case was opened for the boat lift on May 14, 2024 (CE2024-0389).

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	Policy 2.1.3 Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.	The proposed boatlift is three feet above the deck of the dock and would be CONSISTENT with policy 2.1.3 (12) impacts on scenic vistas.
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

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

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

PZB2024-0046

Page 3

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

Criteria 17 limits boatlifts to low profile or no profile and the boatlift capacity to twelve thousand (12,000) pounds. **A low-profile boat lift is defined as a boatlift in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is defined as a boatlift where no part of the boatlift shall protrude above the deck.** The application lists the capacity of the boat lift has 8,000 pounds and the height to eight (8) feet above the decking elevation. The boatlift capacity is under the twelve thousand (12,000) pound capacity.

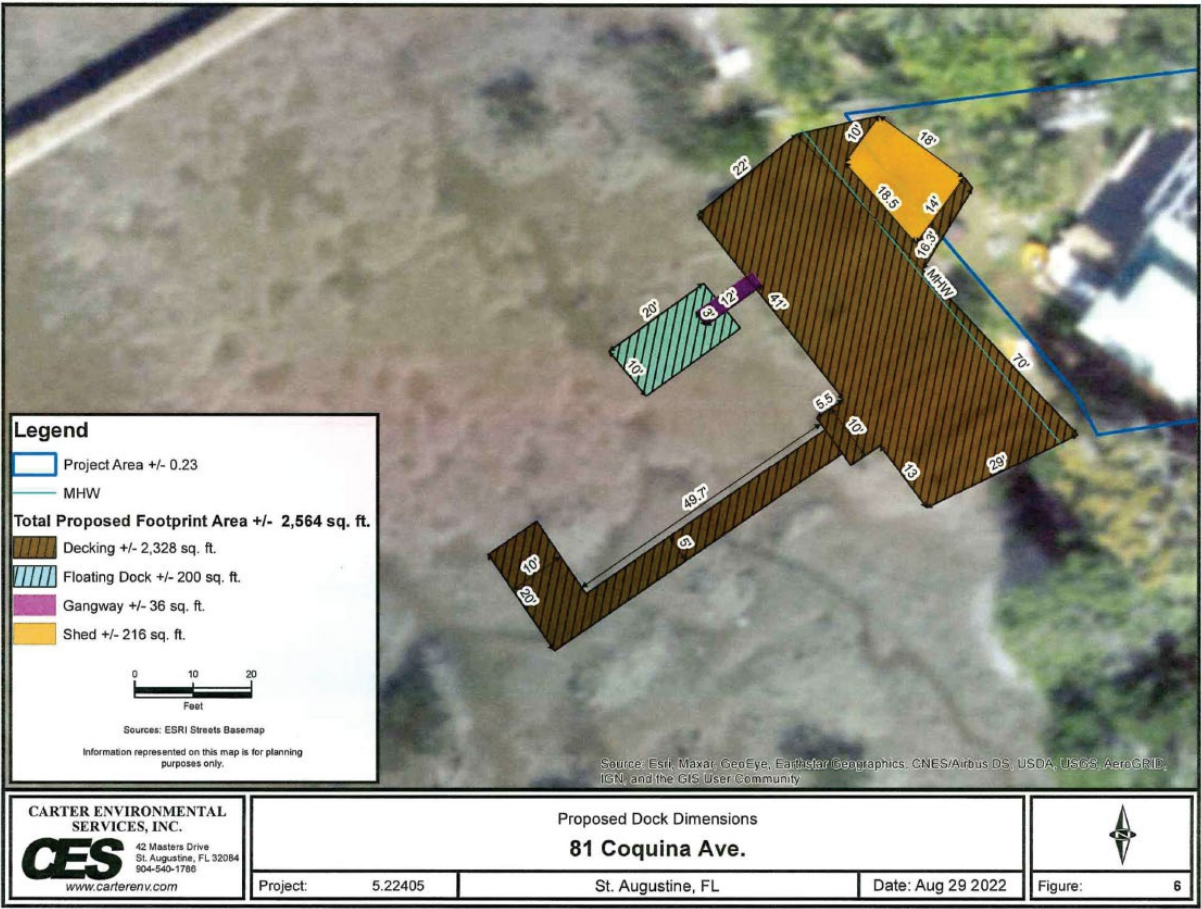
The applicant has amended the application to lower the boatlift to three (3) feet above the deck of the dock. Customarily low-profile boat lifts are boat lifts without an overhead beam. However, if the applicant can lower the overhead beams so that **no portion of the overhead beam is three feet above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



Image of boatlift - 81 Coquina Ave.



2024 Aerial Image from St. Johns County iMAPs



PZB2022-0066Approved dock layout

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1. This application is for the after-the-fact installation of a boatlift at 81 Coquina Avenue / PID 221410-0000.

Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Zoning Map



Legend

Zoning Designations

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



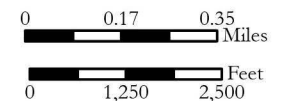
Zoning Map

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

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 2: Future Land Use Map



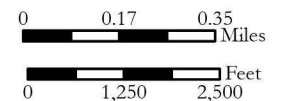
Future Land Use Map

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

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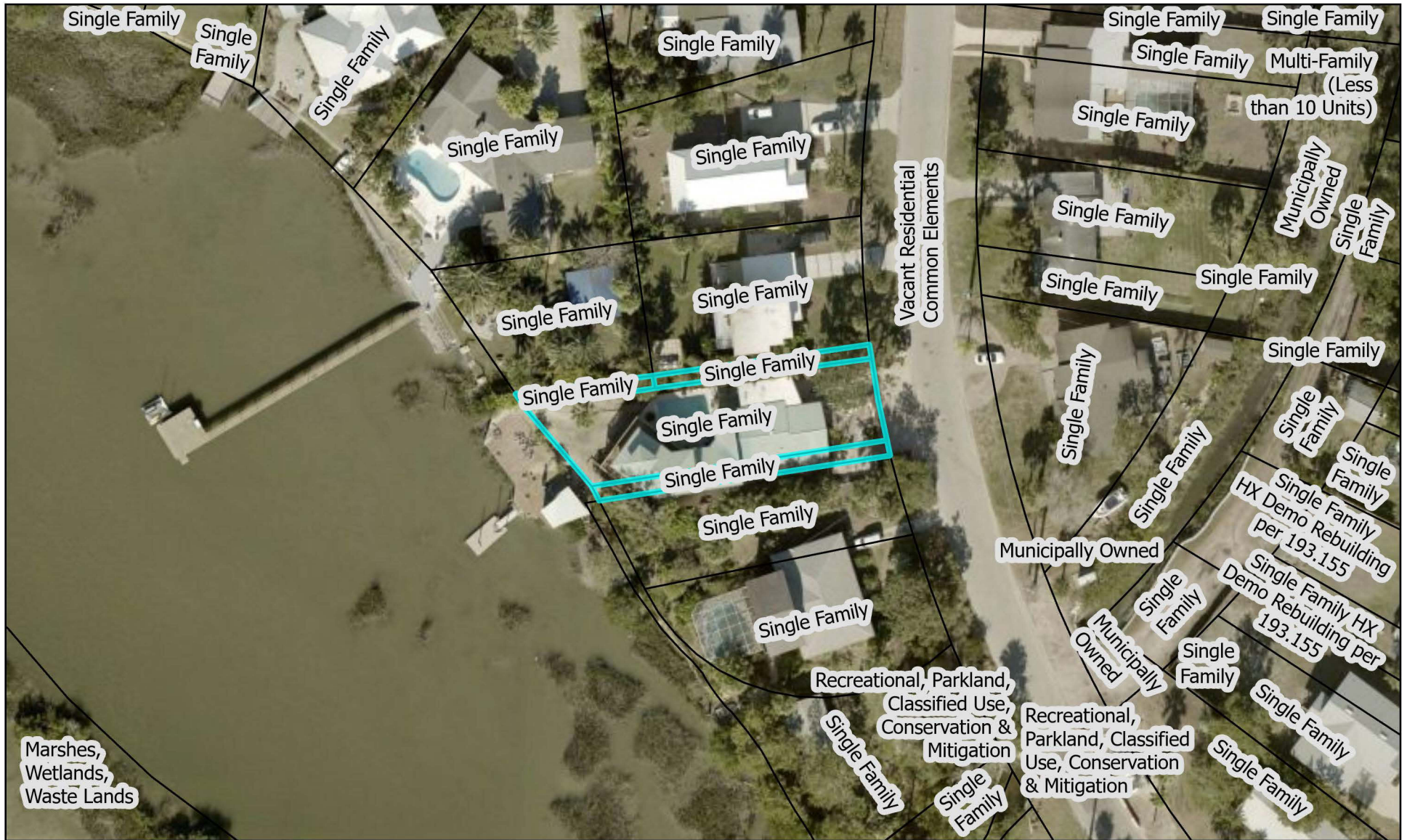
2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 3:

Adjacent Uses Map



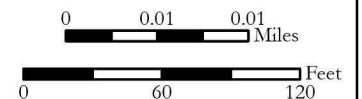
St. Johns County Property Appraiser Use Classification Map

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

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 4:

Aerial Site Photograph



Attachment 5:

Flood Map



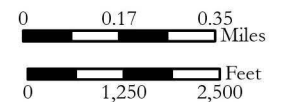
FEMA Flood Zone Map

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

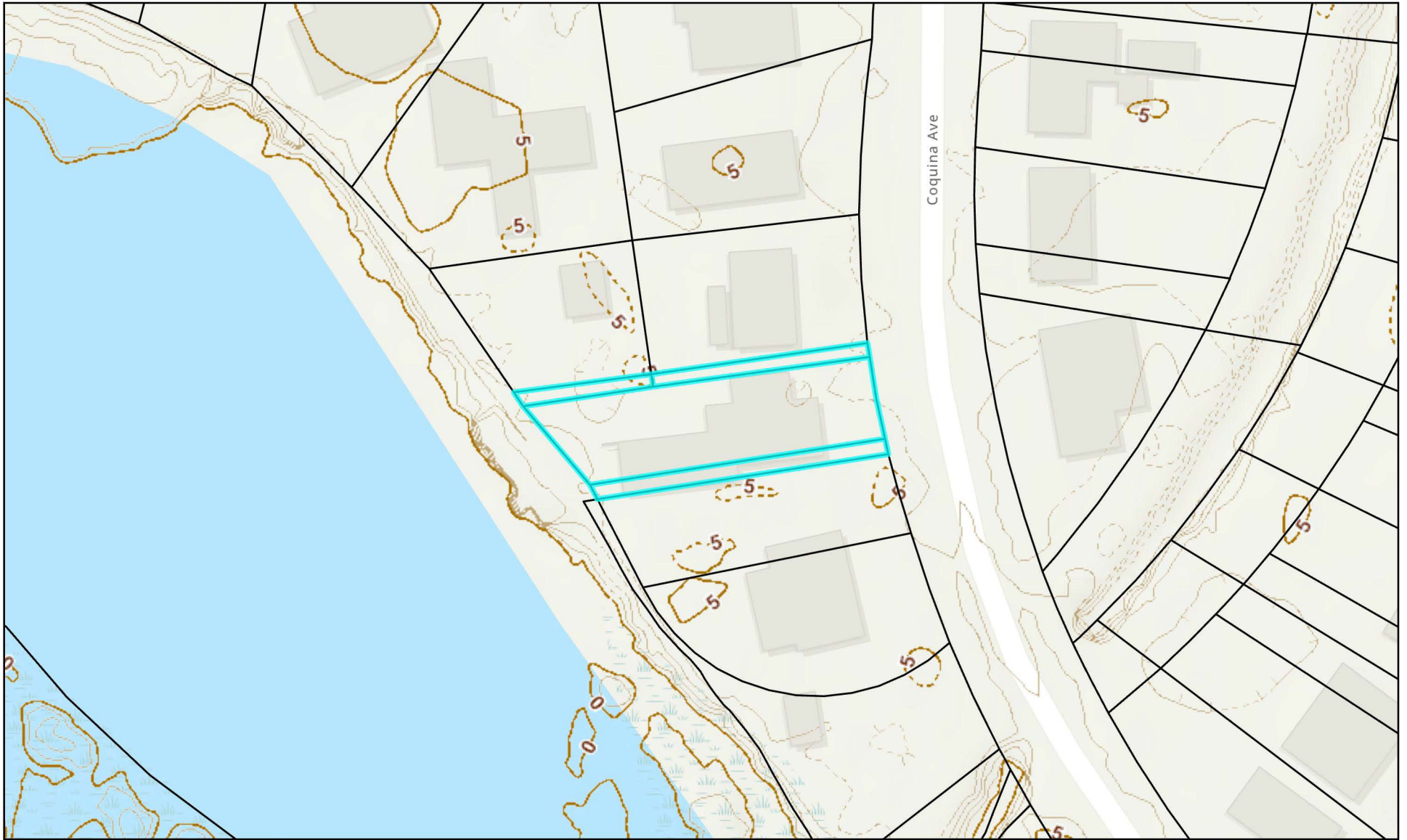
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 6: Elevations Map

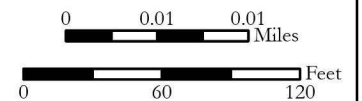


Elevation Map

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

DISCLAIMER
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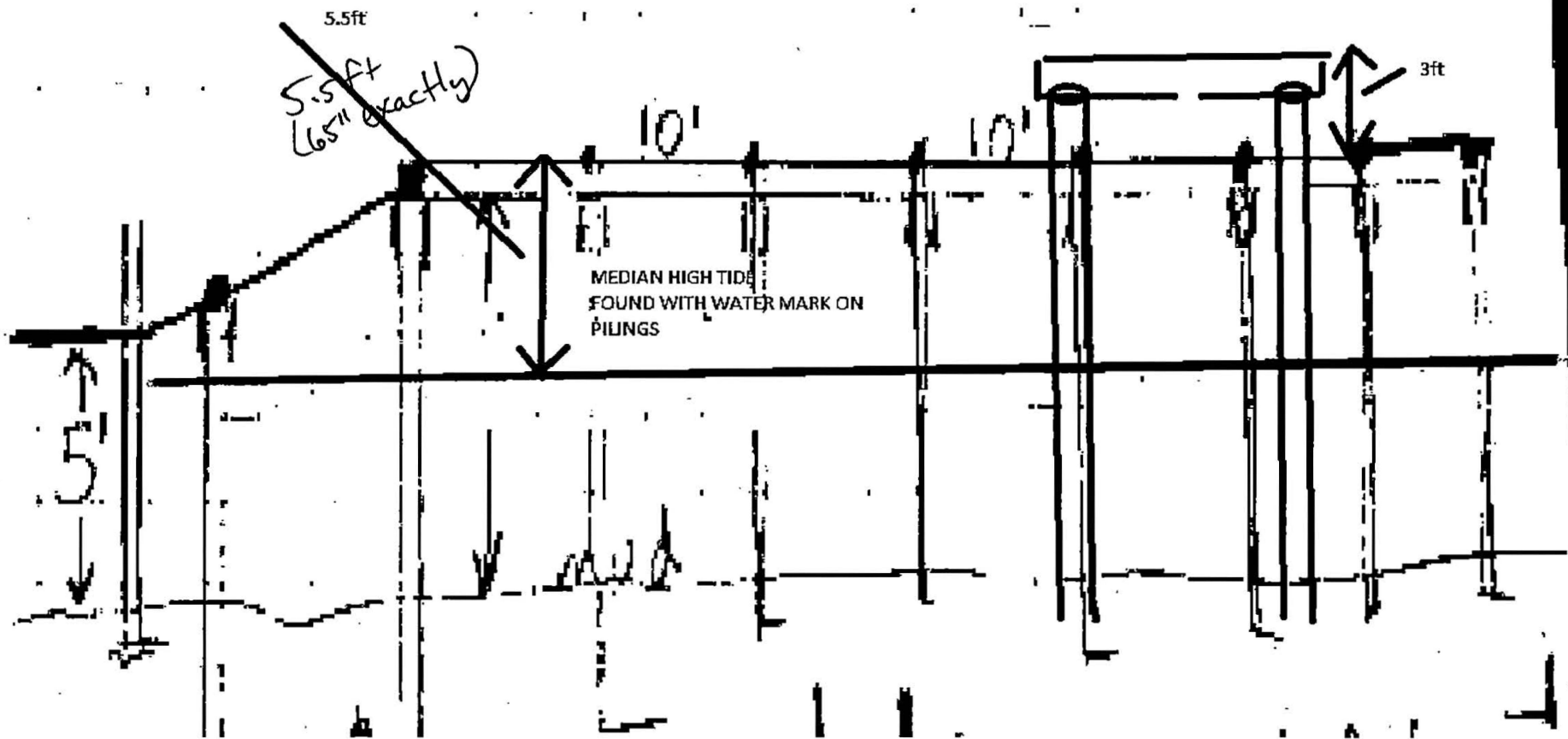
2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:

Application



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

Attachment 8:
St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 2214100000
Location 81 COQUINA AVE
Address SAINT AUGUSTINE 32080-0000
Neighborhood Davis Shores (ICWFR) (590.05)
Tax 3-101 DAVIS SHORES LOT 42 & N 8FT OF LOT 43 BLK 50 & RIP RGT & 8-71 LUWANNA SUB OF DAVIS SHORES S5FT OF LOT 6 & PT OF GL 1 LYING W'LY & ADJ OR 5120/1295(P/R) & 5120/1297
Description*
*The Description above is not to be used on legal documents.
Property Use Single Family (0100)
Code
Subdivision Davis Shores Ocean View Section
Sec/Twp/Rng 20-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.270
Homestead Y

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



Owner Information

Owner Name [Pantling Jamie](#) 100%
Mailing Address 81 COQUINA AVE
SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$21,568
Total Land Value	\$303,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$325,168
Total Deferred	\$72,370
Assessed Value	\$252,798
Total Exemptions	\$50,000
Taxable Value	\$202,798

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

Historical Assessment Information

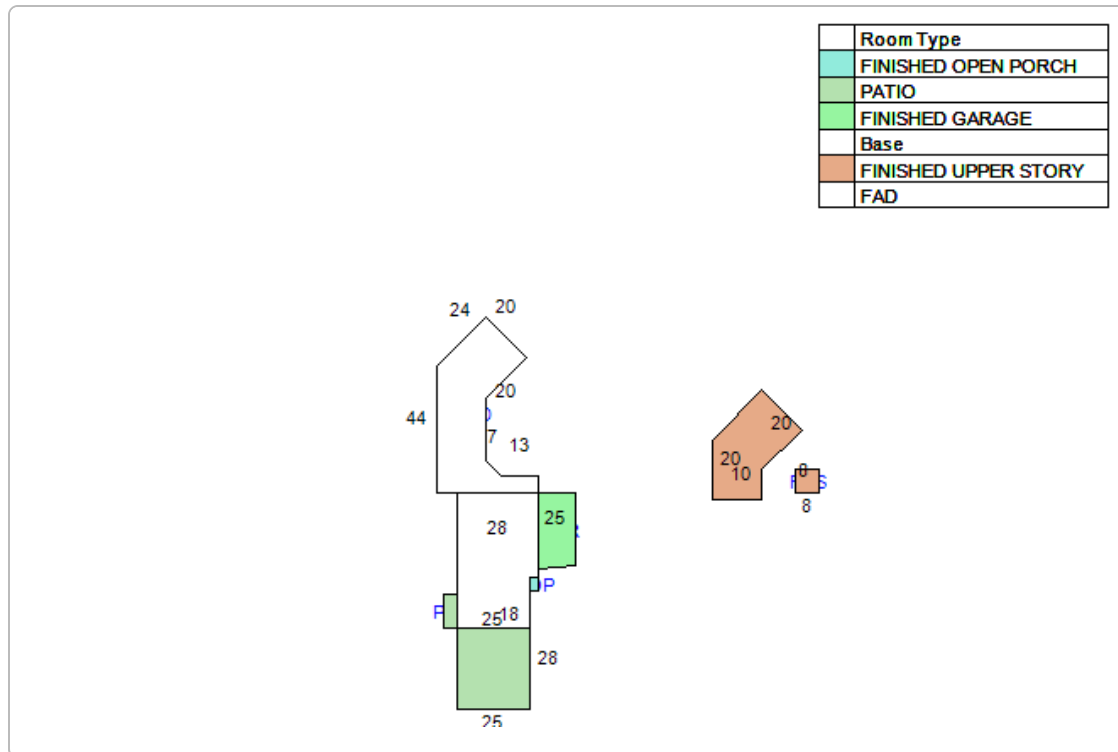
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$5,896	\$21,568	\$276,000	\$0	\$0	\$303,464	\$245,435	\$108,029	\$195,435
2022	\$413,500	\$29,300	\$231,840	\$0	\$0	\$674,640	\$603,033	\$121,607	\$553,033
2021	\$278,257	\$29,300	\$207,000	\$0	\$0	\$514,557	\$514,557	\$0	\$514,557
2020	\$282,017	\$29,300	\$207,000	\$0	\$0	\$518,317	\$518,317	\$0	\$518,317
2019	\$259,251	\$23,742	\$215,280	\$0	\$0	\$498,273	\$404,852	\$143,421	\$354,852
2018	\$263,240	\$23,742	\$215,280	\$0	\$0	\$502,262	\$397,303	\$154,959	\$347,303
2017	\$271,216	\$23,690	\$215,280	\$0	\$0	\$510,186	\$389,131	\$171,055	\$339,131
2016	\$275,205	\$20,175	\$215,280	\$0	\$0	\$510,660	\$509,714	\$946	\$509,714
2015	\$227,921	\$20,175	\$215,280	\$0	\$0	\$463,376	\$463,376	\$0	\$463,376
2014	\$217,535	\$20,178	\$215,280	\$0	\$0	\$452,993	\$452,993	\$0	\$452,993
2013	\$223,578	\$21,341	\$215,280	\$0	\$0	\$460,199	\$433,899	\$26,300	\$433,899

Building Information

Building	1	Roof Cover	Metal
Building Value	\$0	Roof Structure	Gable Hip
Year Built	1957	Interior Flooring	Carpet, Ceramic Tile, Hardwood
Actual Area	4595	Interior Wall	Drywall
Conditioned Area	3224	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Stucco	Baths	3.5

Description	Square Footage
ADDITION	1209
FINISHED UPPER STORY	689
BASE AREA	1262
FINISHED UPPER STORY	64
FINISHED GARAGE	332
PATIO/SLAB	700
FINISHED OPEN PORCH	15
PATIO/SLAB	60
PATIO/SLAB	264
Total SqFt	4595

Sketch Information



Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		12248
Pool - Low (RES)		4600
Screen Enclosure - Average (Mix)		2898
Bulkhead - Average (Mix)		1822

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	69	173	69	FF	\$303,600

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/9/2020	11/30/2020	\$525,000.00	WARRANTY DEED	5120	1297	U	I	WILLIAMS ALLISON FREES ET AL	PANTLING JAMIE
12/9/2020	11/24/2020	\$100.00	PERSONAL REP	5120	1295	U	I	FREES JACK C ESTATE	PANTLING JAMIE
6/7/2019	6/7/2019	\$0.00	LETTERS OF ADMN	4738	106	U	I	FREES JACK C (DECD)	FREES JACK C ESTATE
	6/11/1999	\$368,300.00	WARRANTY DEED	1417	314	Q	I	CHARLES MICHAEL J & SANDRA C	FREES JACK C
	8/20/1992	\$135,000.00	WARRANTY DEED	953	1684	Q	I	PATTISON MARION F	CHARLES MICHAEL J, SANDRA C
	8/20/1992	\$100.00	WARRANTY DEED	953	1683	U	I	PATTISON MARION F	PATTISON MARION F
	8/20/1992	\$100.00	QUIT CLAIM DEED	953	1682	U	I	PATTISON MARION F	PATTISON MARION F
	11/1/1990	\$0.00		876	1646	U	I		PATTISON MARION F
	3/1/1989	\$95,000.00		814	355	Q	I		
	2/1/1985	\$82,000.00		666	1787	Q	I		

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

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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
September 3, 2024	7.b.	PZB2024-0053
Request	Address	Parcel ID
Conservation Overlay Zone Development	223 Pelican Reef Drive	158573-0040

Site & Background Information

Applicant & Owner: Hayden Whetstone

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

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

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

Acreage: 0.58

Neighborhood: South Davis Shores

Archaeological Zone: N/A

Request Summary

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

The applicant appeared before the Board on August 6, 2024, and was continued so that the applicant could provide a tree mitigation plan with the following information:

- 1. Tree survey with a tree number associated with arborist report.
- 2. Trees (type and dbh) proposed to be planted to meet 10 cedar tree requirements for Pelican Reef and/or required tree credits.
- 3. All trees color coded by status of retained, removed, planted, or dead.
- 4. Development details including building footprint, driveways and fill limits.

The applicant was also asked to provide the limits of fill on the application drainage plan as well as information clarifying if any portion of the retaining wall would encroach on the Conservation Easement.

As of the writing of this staff report the applicant has not submitted the requested information.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	Policy 1.3.4 The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.	The construction of a bulkhead and adding fill will be contrary to preserving the natural flow of runoff. This is inconsistent with Policy 1.3.4.
	Policy 1.3.1 The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the	223 Pelican Reef Drive is within Flood zone AE – 1% Annual. The construction of a bulkhead and the placement of fill will reduce the flood-carrying and flood

	flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.	storage capacity of the site. This is inconsistent with Policy 1.3.1
	CCM Objective 2.6 The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.	The removal of forty-one trees, eight of which are significant, is inconsistent with Objective 2.6.
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

The planning and zoning board is [authorized to impose limitations](#) in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

Applications for development in Conservation Overlay Zones shall be [evaluated according to the criteria in Sec. 11-29\(c\)](#).

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

(1) Site specific conditions.

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

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

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

(3) Natural and proposed drainage patterns.

Elevation maps show the property currently draining to the northwest. The highest elevation is approximately five (5) feet at the southeastern corner of the property. The installation of an eight (8) foot bulkhead and corresponding fill is likely to change the natural drainage pattern, however the application did not depict the extent of the fill. The site plan does show bio swales, however additional information about how this will retain and treat stormwater would be beneficial in understanding the impacts to the drainage pattern.

(4) Effect of point and nonpoint discharge in the marine environment.

Not applicable.

(5) Proposed soil stabilization and erosion control methods.

The applicant should place silt fencing along the perimeter of the construction site to minimize erosion into adjacent lots and adjacent marsh as well as the tidal creek.

(6) Impact on floodplain.

Flood plain impacts are difficult to quantify because the application does not include the extent of fill. The included drainage plan depicts a split plan with the front portion of the lot draining towards the street and the rear portion draining to the swale along the conservation easement. The proposed house plans include a floor elevation of nine (9) feet. Assuming that the lot will be filled to nine (9) feet sloping down to the retaining wall and adjacent properties, it would appear approximately fifty (50) percent of the lot would be filled above the flood elevation of eight (8) feet and would decrease flood-carrying and flood storage capacity of the site.

Scale of Impact on Neighboring Properties

Section 11-29(b)(4) Standards for review, states that structures within the first twenty-five (25) feet of the jurisdictional wetland line, “must demonstrate that they are of reasonable, compatible scale to similar structures in the neighboring area.” Further structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts.

Staff has ranked the proposed impacts to floodplains and shoreline along with the current condition of properties directly adjacent to the applicant. The highest score being most impactful to floodplain and shoreline at sixteen (16) and the lowest score being least impactful to floodplains and shoreline at zero (0).

Floodplain ranking includes the type of development and the percentage of the lot no longer capable of flood-carrying and flood storage capacity of floodwater. Shoreline impacts are ranked by type of shoreline development and the percentage of the shoreline developed. The standards of review for development within Conservation Overlay Zone 2 state that scale in relation to adjacent properties is important and the ranking system is a means of measuring the scale of impact of the proposed application as compared to adjacent properties and to encourage incremental development to decrease impacts to the environment and vulnerable neighbors.

Staff analysis was limited in scope to GIS data and aerial images and should be considered estimates.

Ranking System for Conservation Overlay 2 Impacts						
Applicant:223 Pelican Reef Drive						
Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact	0	5 -25%	25-50%	50-75%	7%-100%	
	0	1	2	3	4	3
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	4
Improved Shoreline	None	5-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4	1
Total						12
Adjacent Property 1: 215 Pelican Reef Drive						
Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact	0	5 -25%	25-50%	50-75%	75-100%	
	0	1	2	3	4	4
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	4
Improved Shoreline	None	5-25%	25-50 %	50-75%	75-100%	
	0	1	2	3	4	4
Total						16

Adjacent Property 2: PID 1585730050 Pelican Reef Drive						
Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	0
Lot Impact%	0	5 -25%	25-50%	50-75%	75-100%	
	0	1	2	3	4	0
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	0
Improved Shoreline	None	5-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4	0
Total						0

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

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

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

- The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
- The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
- 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.
- 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.
- Whether the tree has been designated a significant tree.
- Impact upon the urban and natural environment, including:
 - Ground and surface water stabilization.
 - Water quality and aquifer recharge.
 - Ecological impacts.

4. Noise pollution.
5. Air movement.
6. Air quality.
7. Wildlife habitat.
- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

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

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

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

Trees Removed			Trees Retained		
Type (dbh)	Size Range	Deficit	Type (dbh)	Size Range	Credit
Live Oak 14 (dead)					
Live Oak 14	12+ dbh	1.5			
Live Oak 13	12+ dbh	1.5			
Live Oak 6	3+ dbh	0.5			
Live Oak 5	3+ dbh	0.5			
Live Oak 9	7+ dbh	1			
Live Oak 9	7+ dbh	1			
Cedar 11"	7+ dbh	1			
Live Oak 11	7+ dbh	1			
Cabbage Palm 12	12+ dbh	1.5			
Live Oak 6	3+ dbh	0.5			
Cedar 10	7+ dbh	1			
Live Oak 6	3+ dbh	0.5			
Cedar 6	3+ dbh	0.5			
Live Oak 6	3+ dbh	0.5			
Cedar 13	12+ dbh	1.5			
Cedar 9	7+ dbh	1			
Cedar 9	7+ dbh	1			
Cedar 8 (dead)					
Live Oak 6	3+ dbh	0.5			
Tree Credits/Deficit					-3
* Significant trees are in BOLD			Dead trees are in red.		
Condition	Poor	Fair	Good		

Staff Recommendation

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

Staff recommends Continuation for additional information or reconsideration or Denial of the application as the applicant has not submitted the information requested by the Board.

1. Tree survey with a tree number associated with arborist report.
2. Trees (type and dbh) proposed to be planted to meet 10 cedar tree requirements for Pelican Reef and/or required tree credits.
3. All trees color coded by status of retained, removed, planted, or dead.
4. Development details including building footprint, driveways and fill limits.
5. The limits of fill on the application drainage plan
6. Information clarifying if any portion of the retaining wall would encroach on the Conservation Easement

Attachments

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

Staff Report prepared by:

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

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Zoning Map



Legend

Zoning Designations

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



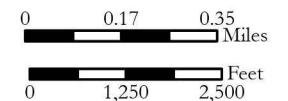
Zoning Map

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

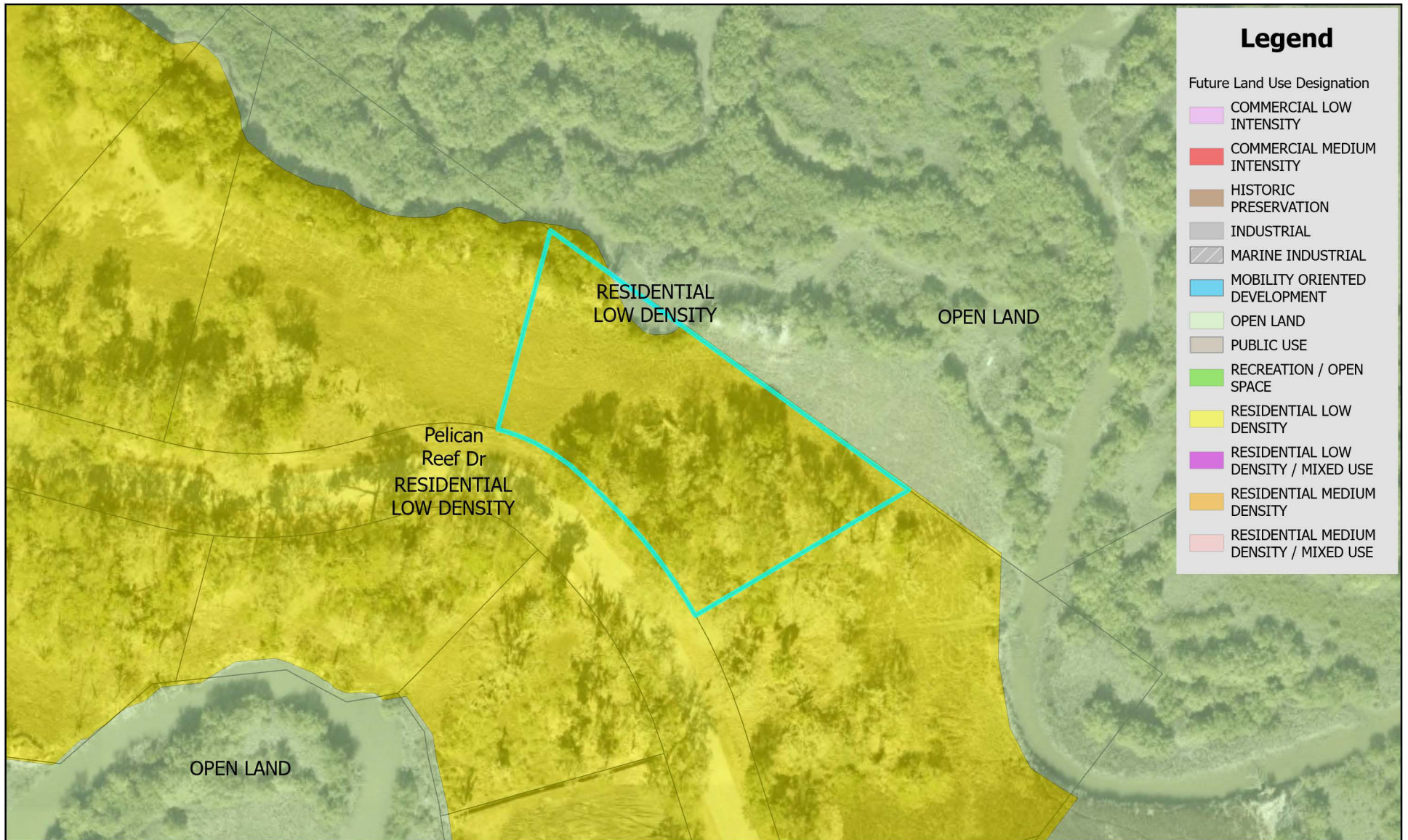
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 2: Future Land Use Map



Future Land Use Map

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

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.17 0.35 Miles
0 1,250 2,500 Feet

Attachment 3: Adjacent Uses Map



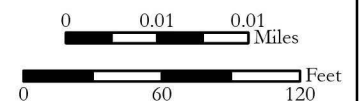
St. Johns County Property Appraiser Use Classification Map

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

DISCLAIMER
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 4:
Aerial Site Photograph



Attachment 5:

Flood Map

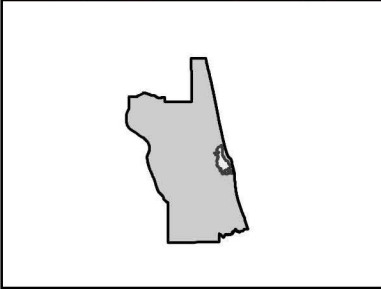


Legend

Flood Zones FEMA

AE

VE



FEMA Flood Zone Map

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

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

00.170.35

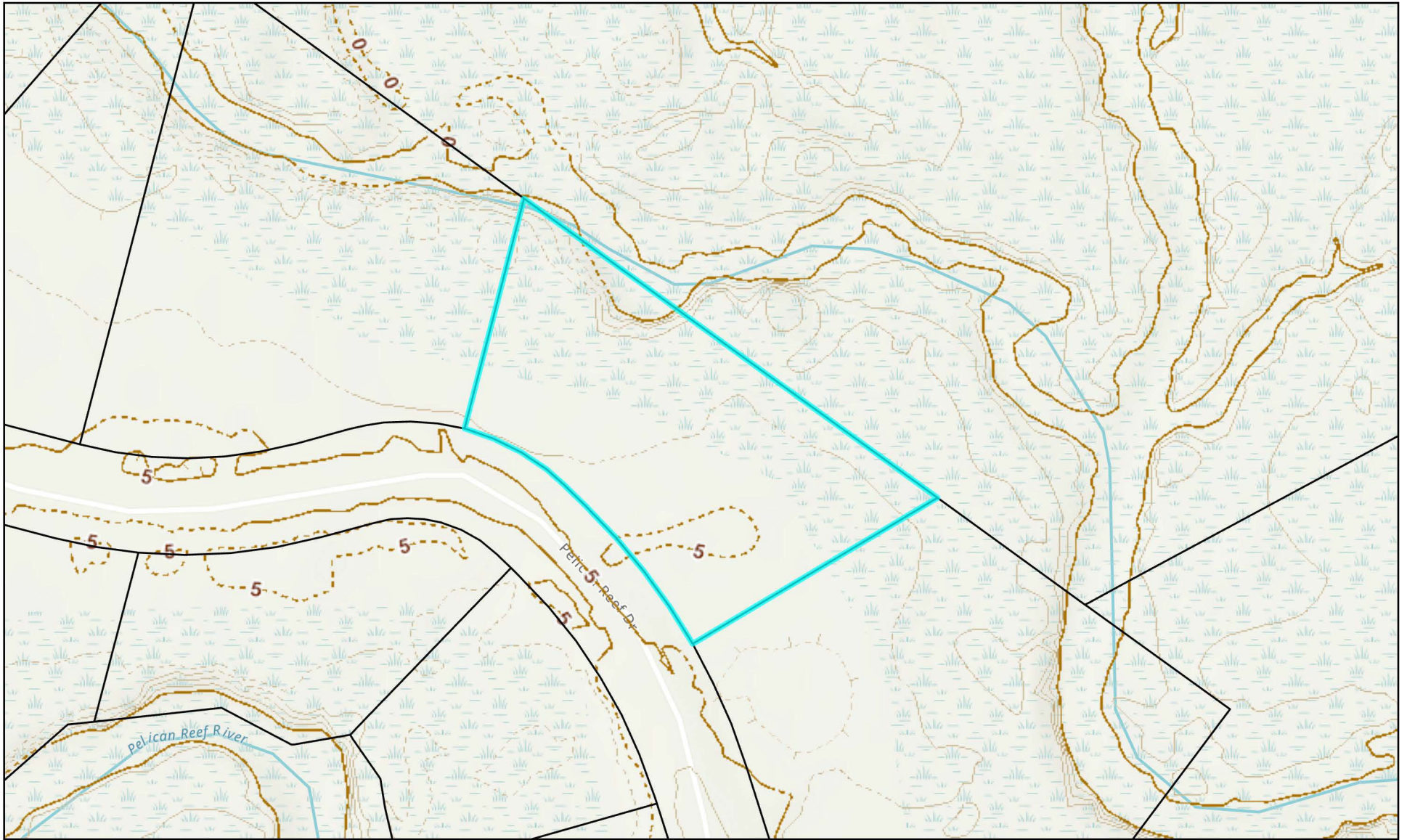
Miles

01,2502,500

Feet

Page 255 of 580

Attachment 6: Elevation Map

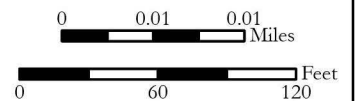


Elevation Map

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

DISCLAIMER
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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:

Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Hayden Whetstone Contact Number: 904 540 7878

Business (if applicable): N/A

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

E-Mail Address: hayden@virix.com

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

Business (if applicable): N/A

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

E-Mail Address: hayden@virix.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 4 Block: 12

Subdivision: Pelican Reef Parcel Number: 158573 0040

4. PROJECT STREET ADDRESS: 223 Pelican Reef Drive

5. SPECIFIC PROPOSED USE: R-1 Residential

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☒ Other: Significant Tree Removal

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

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

8. JUSTIFICATION FOR ACTION REQUESTED:

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

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

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

N/A

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

N/A

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

N/A

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

N/A

10. PREVIOUS APPPLICATIONS:

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

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

N/A

11. AGREEMENT:

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

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

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

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


Signature of Applicant

7/2/24

Date


Signature of Property Owner

7/2/24

Date



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

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

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

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

Hayden Whetstone

Print name of applicant

[Signature]

Signature of applicant

7/2/24

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

223 Pelican Reef Drive (Lot 4)

Project Address: _____

Hayden Whetstone

Applicant's Name: _____

Hayden Whetstone

Applicant's Signature: _____



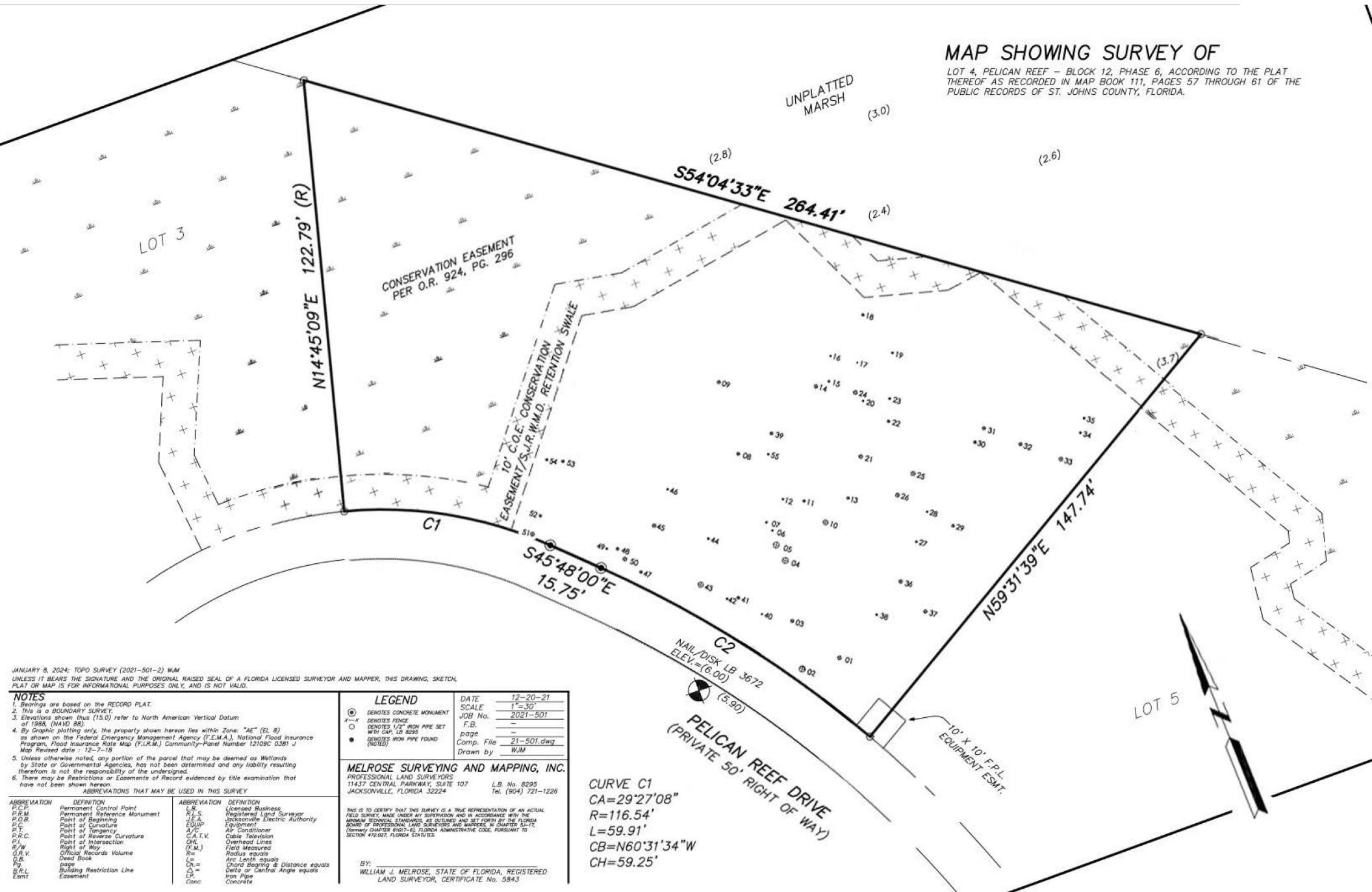
Owner's Name: _____

Owner's Signature: _____



MAP SHOWING SURVEY OF

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



Summary

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

Species Identified:

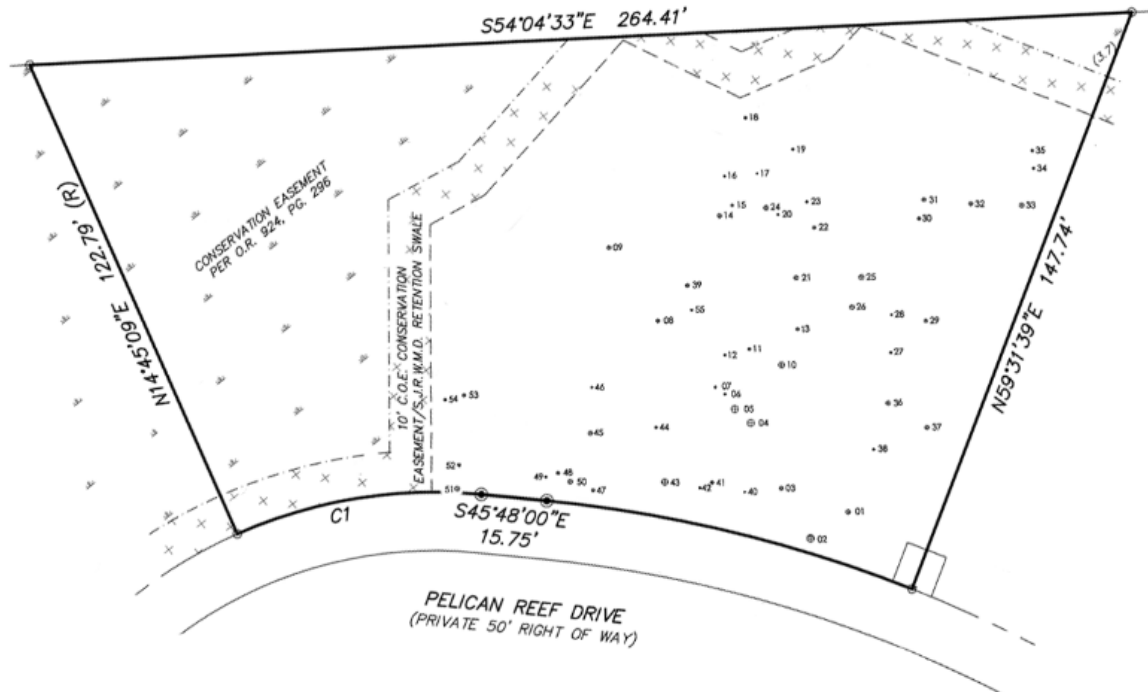
Live Oak (*Quercus virginiana*)
Cedar (*Juniperus silicicola*)
Water Oak (*Quercus nigra*)
Cabbage Palm (*Sabal palmetto*)

Introduction

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

Total Tree Inventory

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



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

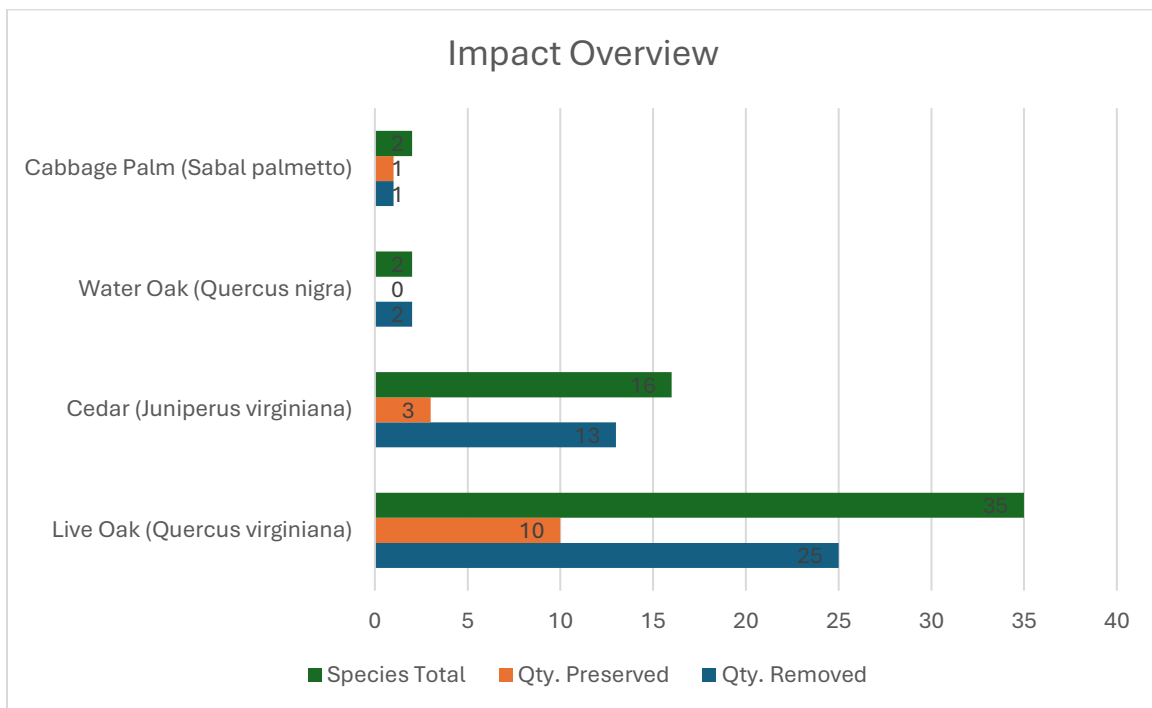
17	Live Oak (Quercus virginiana)	Fair-Good	Double	4	0.5	-	X
18	Cedar (Juniperus silicicola)	Fair-Good	Double	7	1.5	-	X
19	Live Oak (Quercus virginiana)	Good	Single	6	0.5	-	X
20	Live Oak (Quercus virginiana)	Fair-Good	Double	5	0.5	-	X
21	Cedar (Juniperus silicicola)	Fair-Good	Single	12	2	-	X
22	Live Oak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

Total Trees Recommended for Removal: 41

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

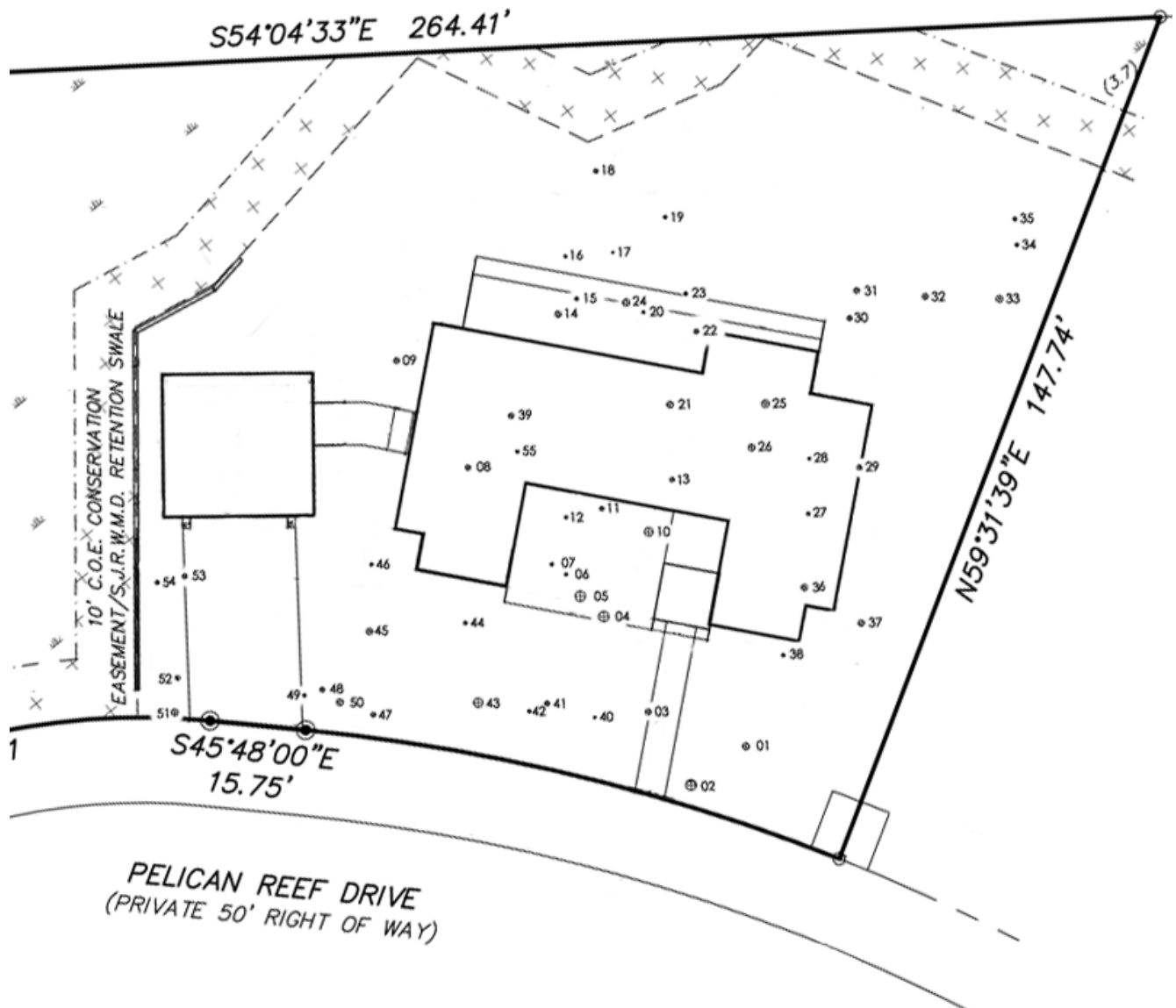
Impact Analysis

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



Proposed Site Plan

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



Preservation Plan

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

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

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

Mitigation Plan

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

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

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

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

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

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

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

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

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

Conclusion and Recommendations

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

Certified Arborist: Timothy Andrew Praay

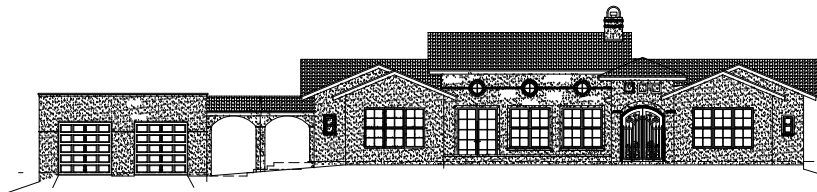
Certification ID: FL-6543A

timothyapraay@gmail.com

Project 223 - FCC Builders

PROPOSED 1 STORY
SINGLE FAMILY RESIDENCE

ST. AUGUSTINE, FLORIDA, 32080



ALL WORK SHALL BE CONSTRUCTED IN STRICTEST ACCORDANCE WITH THE FLORIDA BUILDING CODE AND ALL OTHER FEDERAL, STATE, AND LOCAL CODES IN EFFECT AND HAVING JURISDICTION.

THE DRAWINGS FOR THIS PROJECT WERE PRODUCED TO ILLUSTRATE THE SPECIFIC CONSTRUCTION OF THE DESIGN INTENT AS SPECIFIED AND REQUIRED BY THE OWNER.

COORDINATION OF THE ENTIRE PROJECT SHALL BE PERFORMED BY THE CONTRACTOR. EACH SUBCONTRACTOR SHALL VERIFY AND REVIEW PROPOSED AND/OR EXISTING CONDITIONS WITHIN THE SCOPE OF HIS WORK AND SHALL NOTIFY THE CONTRACTOR FOR ALL WORK THAT IS REQUIRED OF OTHERS FOR THE COMPLETION OF THE WORK.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWN SCALES SHOWN ON DRAWINGS. CONTRACTOR SHALL NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL BE REVIEWED AND VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES OR INFORMATION UNCLEAR TO CONTRACTOR SHALL BE REVIEWED WITH ARCHITECT FOR DIRECTION. ANY ASSUMPTIONS MADE BY THE CONTRACTOR, WHICH CONFLICT WITH THE INTENT OF THE PROJECT, SHALL BE REMOVED AND/OR REPLACED AT CONTRACTOR'S EXPENSE.

CONTRACTOR SHALL VISIT THE SITE AND REVIEW ALL CONDITIONS TO FULLY FAMILIARIZE HIMSELF WITH THE PROJECT AND RELATED CONDITIONS.

CONTRACTOR SHALL CHECK, REVIEW AND VERIFY ALL FIELD MEASUREMENTS WITHIN THE PROPOSED SCOPE OF WORK, AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF ANY WORK.

TYPICAL DETAILS AND GENERAL NOTES ARE MINIMUM REQUIREMENTS FOR IMPLEMENTING INTENT OF PROJECT.

CONTRACTOR SHALL PAY, FILE FOR, AND SECURE ALL PERMITS AND APPROVALS REQUIRED FOR THE ENTIRE PROJECT.

ALL WORK SHALL CONFORM WITH AND EXCEED REGULATIONS AND STANDARDS SET FORTH IN THE LATEST EDITION OF THE FLORIDA BUILDING CODE, LOCAL GOVERNING AGENCY ORDINANCES, CODES AND REGULATIONS, STANDARD PLUMBING AND MECHANICAL CODES (LATEST EDITIONS), UNIFORM FIRE CODE AND LOCAL OR PREEXISTING FIRE MARSHALL JURISDICTION, AND THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) FOR INDUSTRIAL AND CONSTRUCTION SAFETY REGULATIONS.

ALL WORK SHALL BE DONE IN A QUALITY WORKMANSHIP LIKE MANNER, UTILIZING, UNLESS OTHERWISE NOTED, ONLY NEW, HIGH QUALITY MATERIALS CONSISTENT WITH SPECIFICATIONS AS INDICATED.

WHERE WORK OR EQUIPMENT IS INDICATED M.C. ON THE DRAWINGS, SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO FACILITATE SUCH INSTALLATION OF ITEM OR EQUIPMENT.

PROVIDE ALL TEMPORARY ELECTRICITY, TELEPHONE, GAS, WATER, HEAT, SCAFFOLDING, HOIST EQUIPMENT, SANITARY SERVICES, AND OTHER TEMPORARY SERVICE REQUIREMENTS OR EQUIPMENT.

CONTRACTOR SHALL AT ALL TIMES KEEP PROJECT AND PROJECT SITE FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR, HIS EMPLOYEES, OR RESULT OF WORK IN PROGRESS. ALL DIRT, DEBRIS, WASTE, RUBBISH, DESIRED IMPLEMENTS AND EQUIPMENT SHALL NOT ACCUMULATE OVER A 24 HOUR PERIOD. FLAMMABLE AND/OR TOXIC MATERIALS SHALL NOT BE STORED IN OR ADJACENT TO PROJECT CONSTRUCTION STRUCTURES.

GENERAL CONDITIONS

CONTRACTOR SHALL PROVIDE WASTE, RUBBISH, DEBRIS, AND TRASH REMOVAL SERVICE OR FACILITIES. ITEMS DESCRIBED ABOVE SHALL BE DISPOSED OF LEGALLY AT LEGAL DUMPSTERS PER LOCAL GOVERNMENT AGENCY REGULATIONS AND ORDINANCES. NO BURNING OR BURYING OF DISPOSED ITEMS WILL BE PERMITTED.

CONTRACTOR SHALL PROVIDE AND MAINTAIN CONSTRUCTION BARRICADES, SCREENING, FENCING, GATES, PEDESTRIAN PROTECTION, MATERIAL STORAGE YARD AND JOB SHACK FACILITIES TO PROTECT AND PROVIDE SECURITY FOR OWNER AND CONTRACTOR, OWNER AND CONTRACTOR PROPERTY, FACILITIES, MATERIALS AND EMPLOYEES.

CONTRACTOR SHALL AT ALL TIMES MAINTAIN AND PROTECT PUBLIC ACCESS AREAS AND WAYS DURING CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY, OR LOSS TO: ALL OWNERS OR CONTRACTOR'S EMPLOYEES ON THE PROJECT AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY ALL COMPLETED WORK, MATERIALS, AND EQUIPMENT TO BE INCORPORATED THEREIN WHICH IS IN THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR, AND ALL OTHER PROPERTY AT THE SITE OR ADJACENT TO THE SITE.

ALL MATERIALS DELIVERED TO THE PROJECT SITE SHALL BE PROPERLY STORED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. ALL MATERIALS AFFECTED BY DAMP WEATHER OR MOISTURE SHALL BE STORED IN A MANNER TO KEEP MATERIALS DRY AND PROVIDE PROPER VENTILATION. REMOVE ALL TEMPORARY FACILITIES FROM THE PROJECT SITE.

ALL CONSTRUCTED FACILITIES AND INSTALLED EQUIPMENT SHALL BE FUNCTIONAL AND OPERATIONAL. PLUMBING AND MECHANICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE FROM VIBRATION.

ALL OPERATING INSTRUCTIONS AND MANUALS FOR MATERIALS AND EQUIPMENT SHALL BE MOUNTED OR POSTED PER MANUFACTURER'S SPECIFICATIONS AND/OR ISSUED TO THE CONTRACTOR.

EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE START-UP AND LUBRICATION OF ALL EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT.

FINAL CLEAN-UP: THE CONTRACTOR SHALL THOROUGHLY CLEAN INSIDE AND OUT ALL FIXTURES, EQUIPMENT, WALLS, CEILINGS, FLOORS, AND HARDWARE. ANY SURFACE, ELEMENT, OR PIECE OF EQUIPMENT DAMAGED DURING CLEANING SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT HIS OWN COST.

PRIOR TO COMPLETION OF THE PROJECT, THE SUBCONTRACTORS SHALL SUBMIT TO CONTRACTOR IN DUPLICATE A ONE (1) YEAR WRITTEN GUARANTEE AGAINST DEFECTIVE WORKMANSHIP AND/OR MATERIALS, AND COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL MECHANICAL AND ELECTRICAL PORTIONS OF THE WORK. SUBCONTRACTOR SHALL REPAIR OR REPLACE ALL DEFECTIVE OR DAMAGED ITEMS DURING THE GUARANTEE PERIOD AT NO COST.

SCOPE OF WORK :

IN THIS PROJECT, THE OWNER PROPOSES TO BUILD A 2357 S.F. SINGLE FAMILY RESIDENCE ON THEIR PROPERTY. PROJECT INCLUDES LANDSCAPING, MASONRY, CONCRETE FLOORING, C.M.U. & WOOD FRAMING, STUCCO, ROOFING, PLUMBING, ELECTRICAL, HVAC, WINDOWS, DOORS, DRYWALL, TILE, FLOORING & PAINTING.

PROJECT CONDITIONED LIVING AREA IS APPROXIMATELY 2357 SQ.FT. HEATED.

SCOPE OF WORK

LEGAL JURISDICTION: CITY OF ST. AUGUSTINE, FLORIDA

ZONING: ST. JOHNS COUNTY CODE OF ORDINANCES

ZONING DISTRICT: (RES) RESIDENTIAL

BUILDING CODE: FBC - RESIDENTIAL 2020

FBC 2020

FBC - PLUMBING 2020

NFPA 70 NATIONAL ELECTRICAL CODE 2017

OCCUPANCY CLASSIFICATION: RESIDENTIAL OCCUPANCY - GROUP R-3

TYPE OF CONSTRUCTION: TYPE V(B)

MAX. HT. ALLOWED: 35 FT. MAX.

PROPOSED HT.: 19'3"

MAX NO. OF STORES ALLOWED: 3

PROPOSED NO. OF STORES: 1

FEMA FLOOD ZONING: FLOOD ZONE "X"

BUILDING AREA: PROPOSED CONDITIONED FLOOR SPACE: 2357.0 SQ.FT

STRUCTURAL LOADS:

FBC - RESIDENTIAL 2020: WIND LOAD: $V_{50} = 140$ MPH : $V_{max} = 108$ MPH

BUILDING EXPOSURE: B

ROOF DEAD LOAD (GRAVITY LOADING): 20 PSF

ROOF LIVE LOAD: 20 PSF

INTERIOR FINISHES:

TABLE 803.5

MINIMUM INTERIOR FINISH CLASSIFICATION

OCCUPANCY: R-2

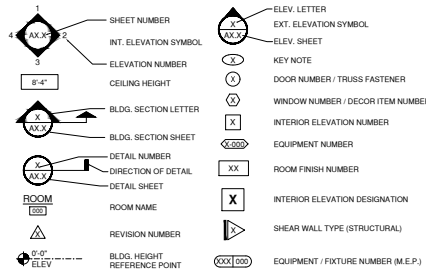
EXITS: B

EXIT ACCESS: B

OTHER SPACES: C

CLASS C INTERIOR FINISHES MAY BE USED WITHIN A DWELLING UNIT.

DESIGN CRITERIA



DRAWING SYMBOLS

REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS.

OWNER HAYDEN WHETSTONE LOT 4 PELICAN REEF DRIVE ST. AUGUSTINE, FLORIDA 32080 e-mail: hayden@whetstone.com PHONE: (321) 202 1329	ARCHITECT ROBERT A. HARRIS ARCHITECT, P.A. 5122 AVIA SOUTH SAINT AUGUSTINE, FL. 32080 PHONE: (904) 217-4394
GENERAL CONTRACTOR TBD	CIVIL ENGINEER NONE REQUIRED
MECH./ELEC. ENGINEER NONE REQUIRED	LANDSCAPE ARCHITECT NONE REQUIRED

PROJECT DIRECTORY

COVER SHEET

CS COVER SHEET

SURVEY

BY OTHERS

SITE PLANS

SP-1 PROPOSED SITE PLAN

SP-2 GRADING SITE PLAN

ARCHITECTURAL

A1 PROPOSED FLOOR PLAN

A2 FRONT & REAR ELEVATIONS

A3 LEFT & RIGHT SIDE ELEVATIONS

A4 ROOF PLAN, GARAGE SIDE ELEV., BUILDING SECTION

A5 WALL SECTIONS

A6 INTERIOR CABINET ELEVATIONS

STRUCTURAL

S1 FOUNDATION PLAN & DETAILS

S2 ROOF FRAMING PLAN

S3 TIE/REINFORCEMENT

S4 TYPICAL BUILDING DETAILS

S5 FOUNDATION NOTES

MECHANICAL PLANS

PROVIDED BY OTHERS

ELECTRICAL PLANS

E1 ELECTRICAL PLAN LAYOUT

E2 ELECTRICAL NOTES & SCHEDULES

PLUMBING PLANS

P1 PLUMBING PLAN, SCHEDULES & RISERS

SHEET INDEX

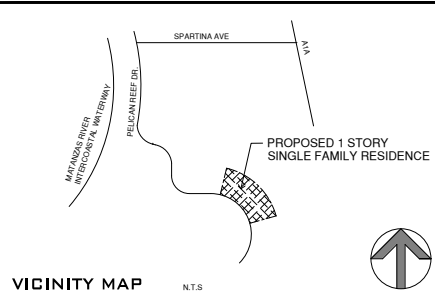
TABULATIONS:

FIRST FLOOR (CONDITIONED):	2357.0 S.F.
GARAGE:	544.0 S.F.
FRONT VESTIBULE:	85.0 S.F.
REAR CONCRETE PATIO:	571.0 S.F.
BREEZEWAY:	112.0 S.F.
GROSS FLOOR AREA:	3669.0 S.F.

AREA TABULATION

PELICAN REEF SUBDIVISION
LOT 4, BLK 12, PH. 6, ACCORDING TO PLAT RECORDED IN MAP BOOK
111, PG. 57 THROUGH 61 OF PUBLIC RECORDS OF ST. JOHNS CO., FL.

LEGAL DESCRIPTION



VICINITY MAP

N.T.S.



USED FOR	DATE
FINAL REVIEW	11/02/2024

ROBERT A. HARRIS
REGISTERED ARCHITECT
FLORIDA LICENSE NO. AR 14559
EMAIL: rob@robertaharrisarchitect.com
FL REG. NO. AR 14559



COVER SHEET

PROJECT: 23-017
DRAWN BY: [Signature]
CHECKED: RH
FILE: CS

COVER SHEET

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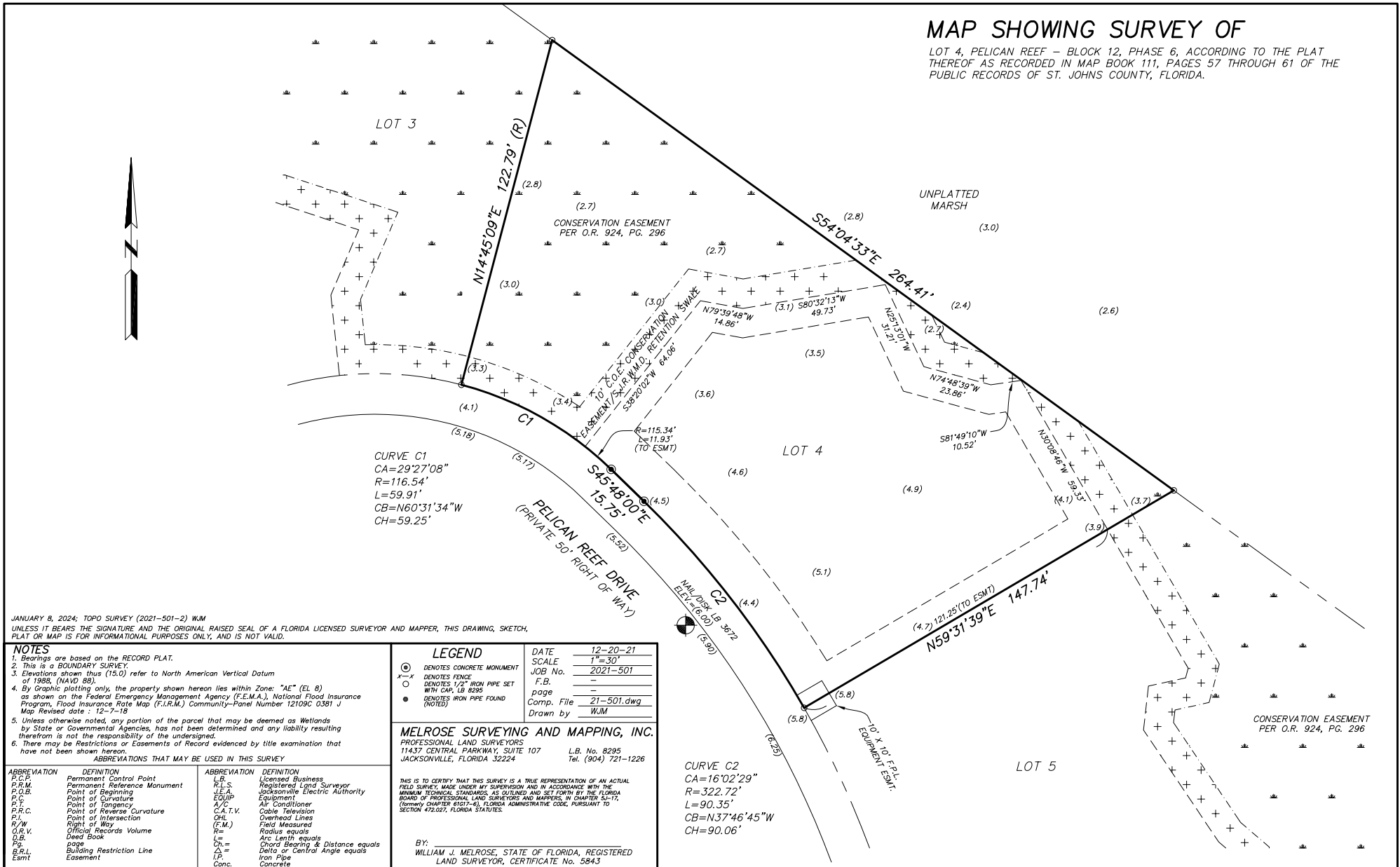
COVER SHEET

CS

PLOT DATE: 00-00-15

MAP SHOWING SURVEY OF

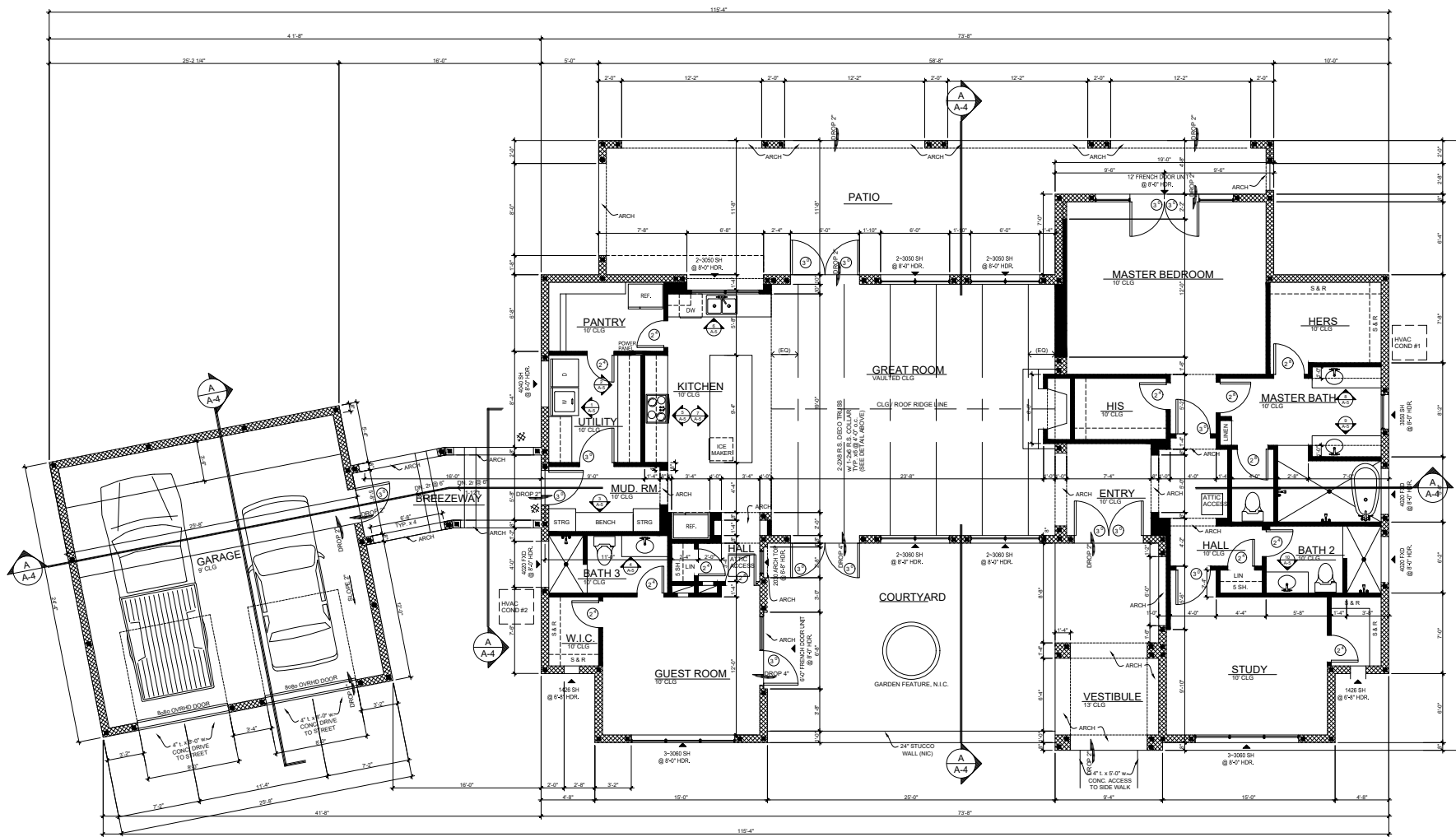
LOT 4, PELICAN REEF - BLOCK 12, PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 111, PAGES 57 THROUGH 61 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



TOTAL IMPERVIOUS SURFACE: PROPOSED TOTAL IMPERVIOUS SURFACE
5462.0 SQ.FT



PLOT DATE: 00-00-18



GENERAL NOTES
 2 x 4 STUDIOS w/ 12" C.W. EA. SIDE
 8 x 16 CMU

FLOOR PLAN

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

SCALE: 1/8" = 1'-0" @ 11"x17" DOC

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



DATE	ISSUED FOR
10/28/24	FINAL REVIEW

ROBERT A. HARRIS
 STATE OF FLORIDA
 FLORIDA LICENSE NO. AR 6659
 EMAIL: rcharris@robertaharrisarchitect.com

ROBERT A. HARRIS ARCHITECT

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FLOOR PLAN

PROJECT:	23-517
DRAWN BY:	RP
CHECKED BY:	RP
FILE:	A-3.DWG

A-1

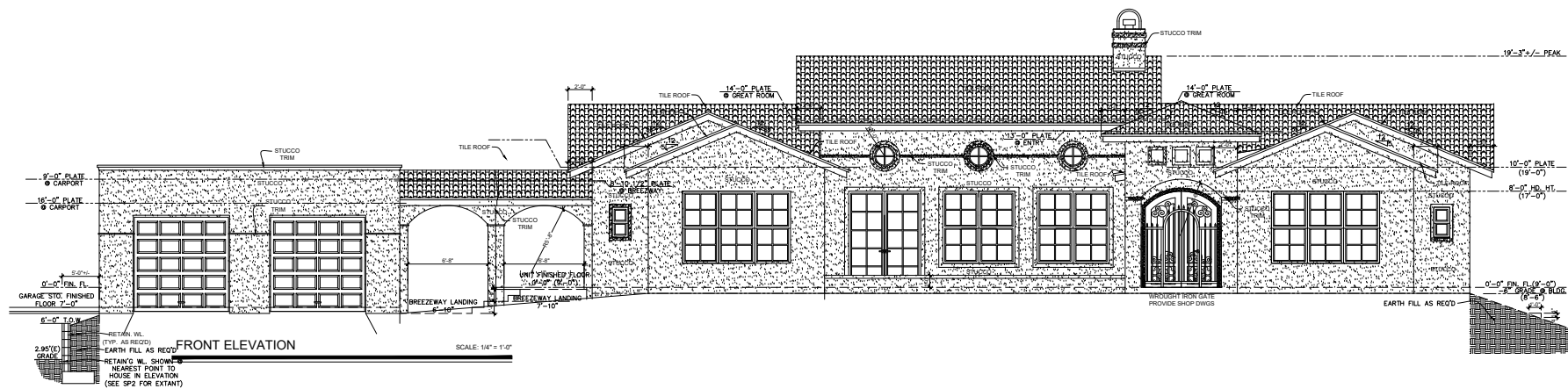
PLOT DATE: 00-00-15



ISSUED FOR	FINAL REVIEW
DATE	02/28/24

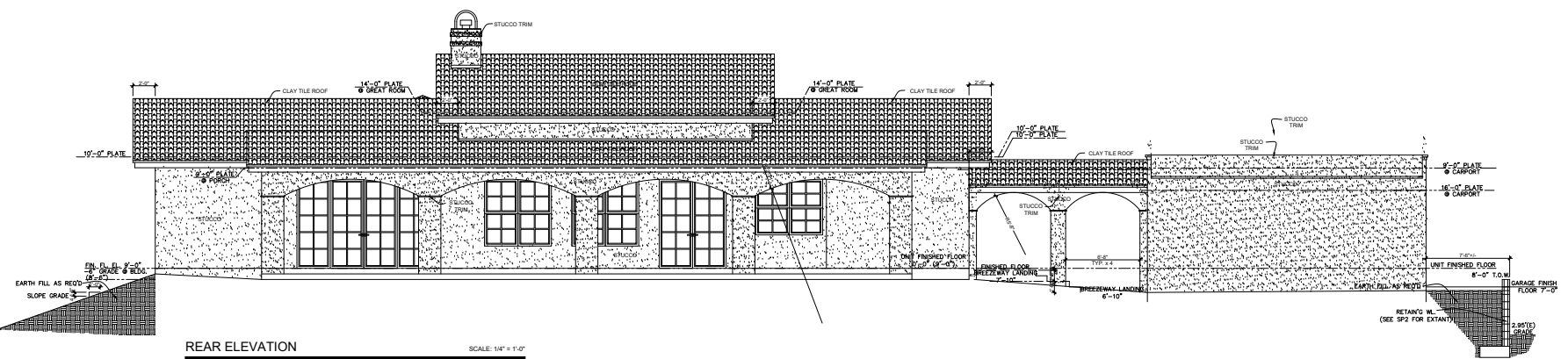
DATE: 02/28/24
PROJECT: 23-517
DRAWN: RPH
CHECKED: RPH
FILE: A-15.DWG

ROBERT A. HARRIS
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FLORIDA LICENSE NO. AR0004659
EMAIL: rpharris@robertaharrisarchitect.com
FL REG. NO. AR 4659



FRONT ELEVATION

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



REAR ELEVATION

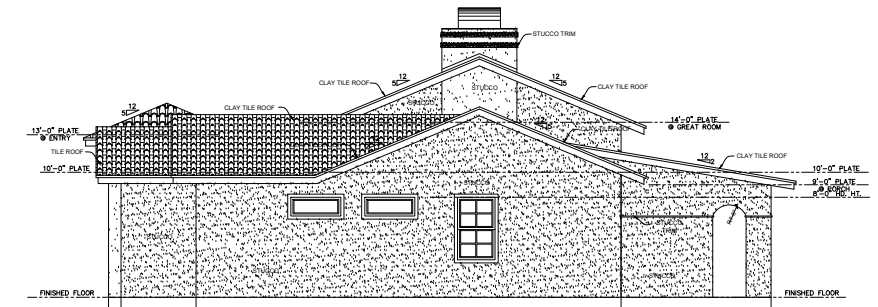
SCALE: 1/4" = 1'-0"

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FRONT AND REAR ELEVATIONS

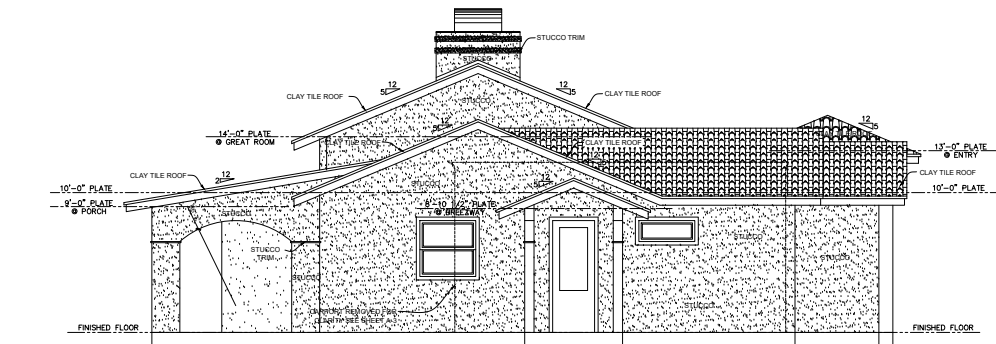
PROJECT: 23-517
DRAWN: RPH
CHECKED: RPH
FILE: A-15.DWG

A-2
PLOT DATE: 00-00-18



RIGHT ELEVATION

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



LEFT ELEVATION

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



ISSUED FOR	DATE	FINAL REVIEW
	02/28/24	

ROBERT HARRIS
 STATE OF FLORIDA
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 EMAIL: rcharris@robertharrisarchitect.com
 FL REG. NO. AR 6659

ROBERT HARRIS
ARCHITECT

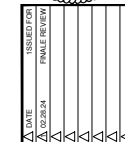
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LEFT AND RIGHT SIDE ELEVATIONS

PROJECT: 23-017
 DRAWN: RCH
 CHECKED: RCH
 FILE: A-2.DWG

A-3

PLOT DATE: 00-00-18

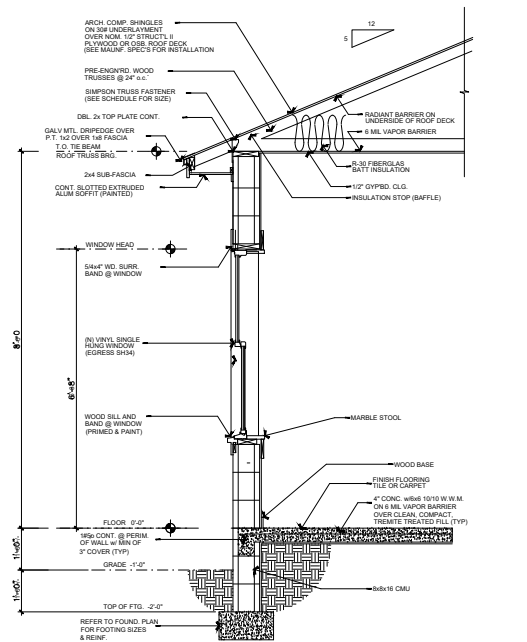


ROBERT
HARRIS
ARCHITECT

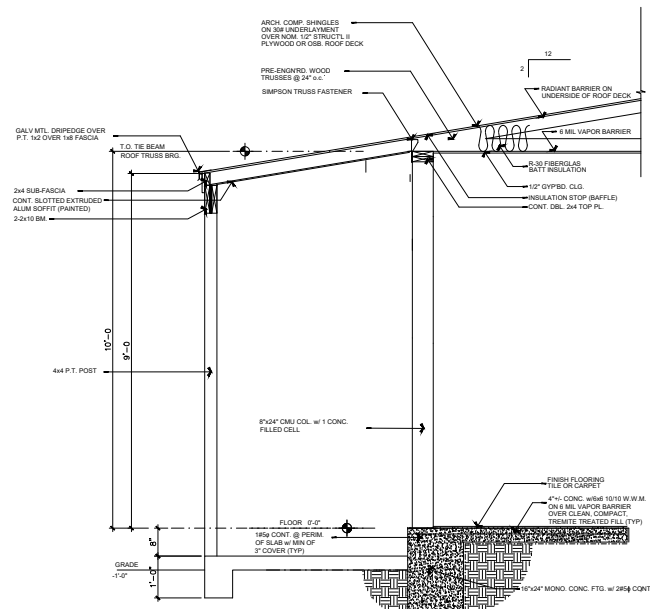


SCALE: 1/4" = 1'-0"

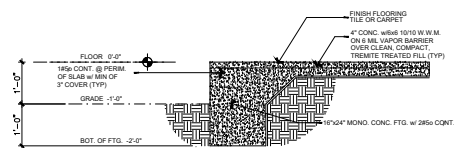
PLOT DATE: 00-00-18



5 WALL SECTION w/ OPT FTG. DET.
A3 SCALE: $\frac{1}{2}"$



3 WALL SECTION @ PORCH
A1 SCALE: $\frac{1}{2}"$



4 STD. FOUNDATION FTG. DETAIL
A3 SCALE: $\frac{1}{2}"$

ROOF PLAN

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



DATE	ISSUED FOR
10/28/24	FINAL REVIEW

ROBERT A. HARRIS
 FLORIDA LICENSE NO. AR0004659
 EMAIL: rcharris@robertaharrisarchitect.com
 FL REG. NO. AR 4659

ROBERT A. HARRIS
ARCHITECT

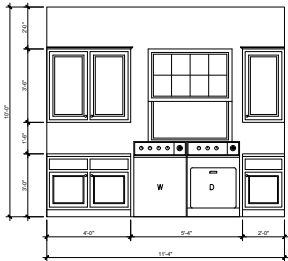
The data in this document represents preliminary design of ROBERT A. HARRIS ARCHITECT. It is not intended to be used for construction or other purposes without the approval of ROBERT A. HARRIS ARCHITECT.

WALL SECTIONS

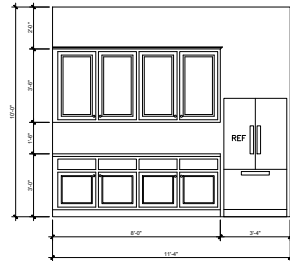
PROJECT:	23-017
DRAWN BY:	RM
CHECKED BY:	RM
FILE:	A5 DWG

A-5

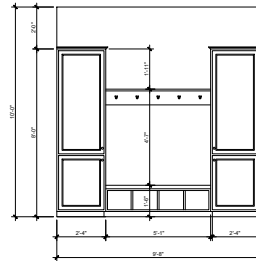
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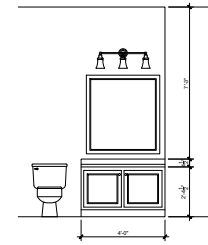
1 UTILITY DETAIL SCALE: 3/8" = 1'-0"



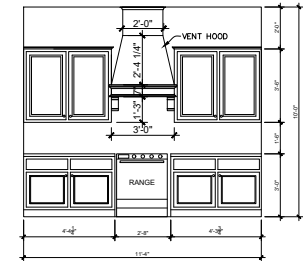
2 UTILITY DETAIL SCALE: 3/8" = 1'-0"



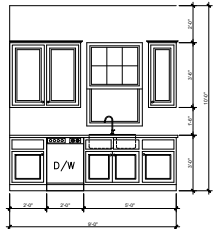
3 MUD DETAIL SCALE: 3/8" = 1'-0"



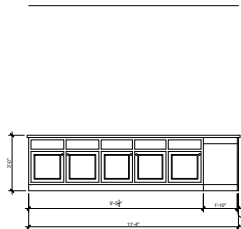
4 BATH 3 DETAIL SCALE: 3/8" = 1'-0"



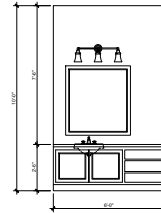
5 KITCHEN DETAIL SCALE: 3/8" = 1'-0"



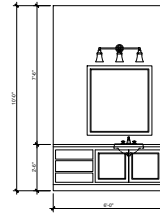
6 KITCHEN DETAIL SCALE: 3/8" = 1'-0"



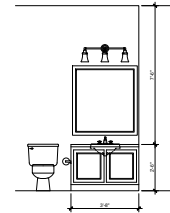
7 ISLAND DETAIL SCALE: 3/8" = 1'-0"



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



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



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



DATE	ISSUED FOR
10/28/24	FINAL REVIEW

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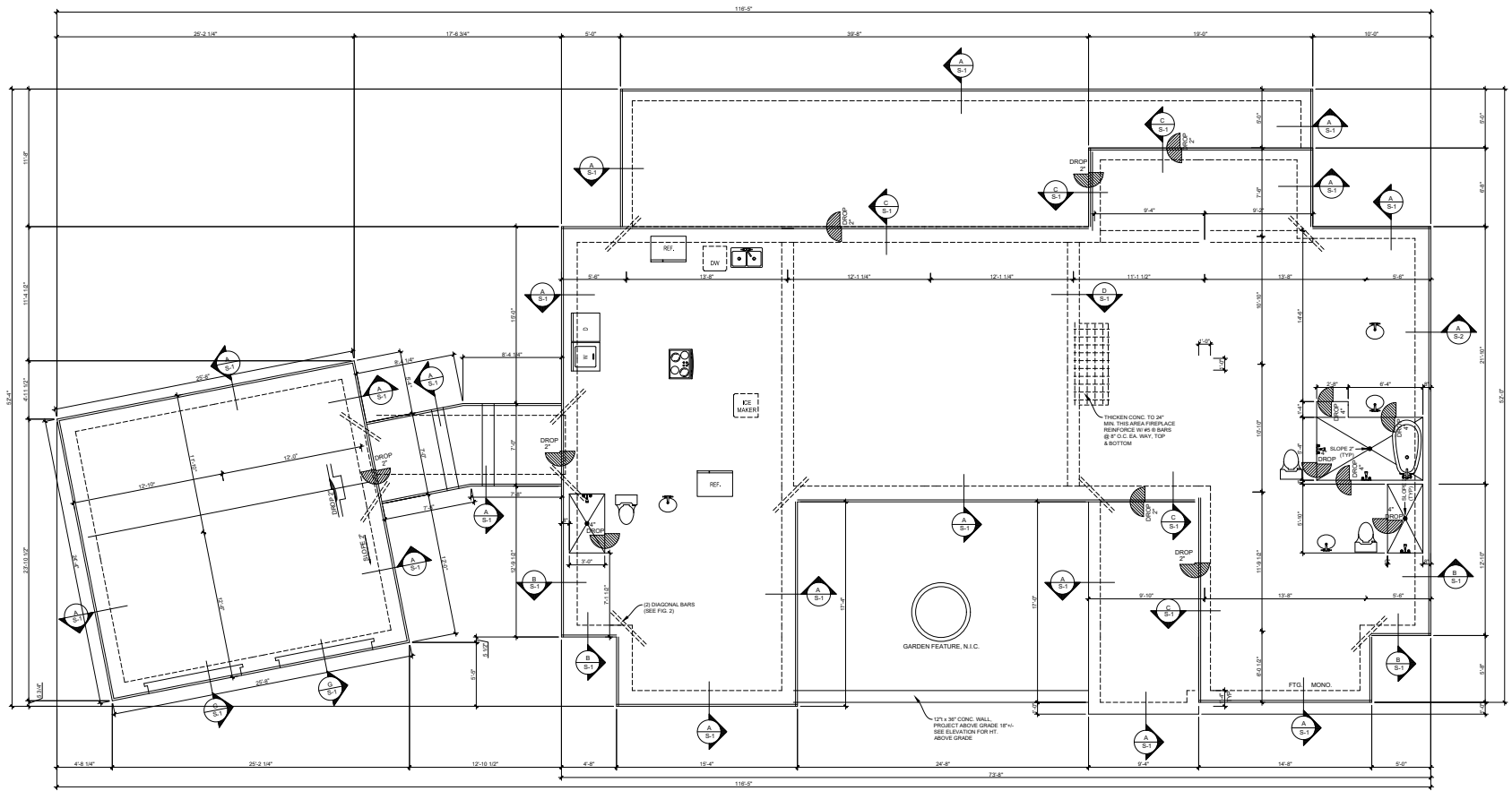
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INTERIOR
CABINET
ELEVATIONS

PROJECT: 23-017
DRAWN: RCH
CHECKED: RCH
FILE: A.S.DWG

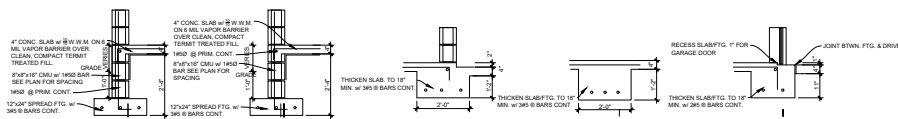
A-6

PLOT DATE: 00-00-18



FOUNDATION PLAN

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



A
S-1

B
S-1

C
S-1

D
S-1

E
S-1

FOUNDATION DETAILS

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



DATE	ISSUED FOR
11/02/2024	FINAL REVIEW

ROBERT A. HARRIS
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The data in this document was prepared
 previously by me or by a person under my
 supervision and to the best of my knowledge
 and belief it is true and correct.

FOUNDATION
 PLAN
 & DETAILS

PROJECT: 23-017
 DRAWN: RH
 CHECKED: RH
 FILE: S-1.DWG

S-1

PLOT DATE: 00-00-18

1 GENERAL NOTES

SCALE: N.T.S.

NOTE: CONVENTIONAL ROOF STRUCTURE SHOWN ON PLANS. CONTRACTOR MAY ALTERNATIVELY USE PRE-ENGINEERED TRUSS ROOF STRUCTURE (ALTERNATIVE PRE-ENGINEERED TRUSS NOTES).

- TRUSSES SHALL BE DESIGNED BY FLORIDA REGISTERED ENGINEER EXPERIENCED IN TRUSS DESIGN.
- PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL BEAR THE SEAL OF THE ENGINEER.
- TRUSS SYSTEM FABRICATOR SHALL PREPARE A "FRAMING LAY-OUT" INDICATING THE TRUSSES, BEARING POINTS, TRUSS SPACING, PITCH, BRACING SIZE & LOCATION, AND OTHER INFORMATION DEEMED PERTINENT.
- ENGINEER OF RECORD WILL PROVIDE TO FABRICATOR, UPON REQUEST, ONE REVERSE POP FOR THIS USE. FABRICATOR SHALL SUBMIT FRAMING LAY-OUT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. UPON APPROVAL, FABRICATOR SHALL PROVIDE COPIES TO CONTRACTOR AND TRUSS ERECTOR FOR FIELD USE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER TRUSS HANDLING AND PROPER TEMPORARY AND ERECTION BRACING.
- PERMANENT BRACING SHALL BE DESIGNED BY TRUSS SYSTEM ENGINEER INDICATED ON DRAWINGS AND SHALL BE MINIMUM 2x4 DIMENSION LUMBER WITH 3-10 NAILS IN NAILS IN EACH TRUSS. ADDITIONAL BRACING AS REQUIRED OR RECOMMENDED BY TRUSS DESIGNER OR FABRICATOR SHALL BE INCLUDED AND INSTALLED.
- TRUSS SYSTEM FABRICATOR SHALL BE RESPONSIBLE TO COORDINATE ALL TRUSS DIMENSIONS WITH FIELD CONDITIONS PRIOR TO FABRICATION. NOTIFY ENGINEER OF RECORD IN WRITING IF ANY ADJUSTMENTS TO DRAWING DIMENSIONS ARE RECOMMENDED OR REQUIRED.
- PROVIDE HURRICANE ANCHORS AS INDICATED ON DRAWINGS.
- MAIN ROOF SLOPES ARE 4:12 TYP. OTHER SLOPES AS NOTED.

2 KEY NOTES

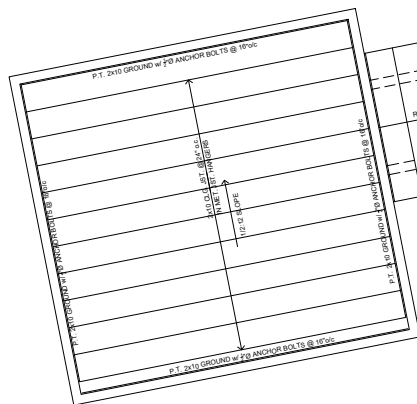
SCALE: N.T.S.

- CMU EXTERIOR LOAD BEARING WALL.
- PRE-CAST LINTEL LOCATIONS (SEE SCHEDULE).
- INTERIOR 2 x 4 WOOD WALL LOCATIONS
- EDGE OF ROOF
- 2x10 SYP CONTINUOUS RIDGE BOARD
- 2x6 SYP BLOCKING BOTH SIDES OF RIDGE BOARD
- 2x4 x 4" MINIMUM SYP LATERAL BRACING FASTENED TO UNDER OF RAFTERS w/ (3) 16d NAILS PER RAFTER
- 2x4 SYP (BRACING STUD) FASTENED TO EVERY TO 2x4 VERTICAL WEB STUD w/ (6) NAILS STARTING @ 2' OTHER END @ 0" C MAXIMUM
- 2x6 SYP BLOCKING BETWEEN RAFTER ENDS w/ 2" DIA. SAWHOLE TO EACH CENTER (VENTILATION)
- DBL 2x6 SYP BEAMS SUPPORT LOCATIONS (SEE DETAILS)

3 WALL TYPES

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

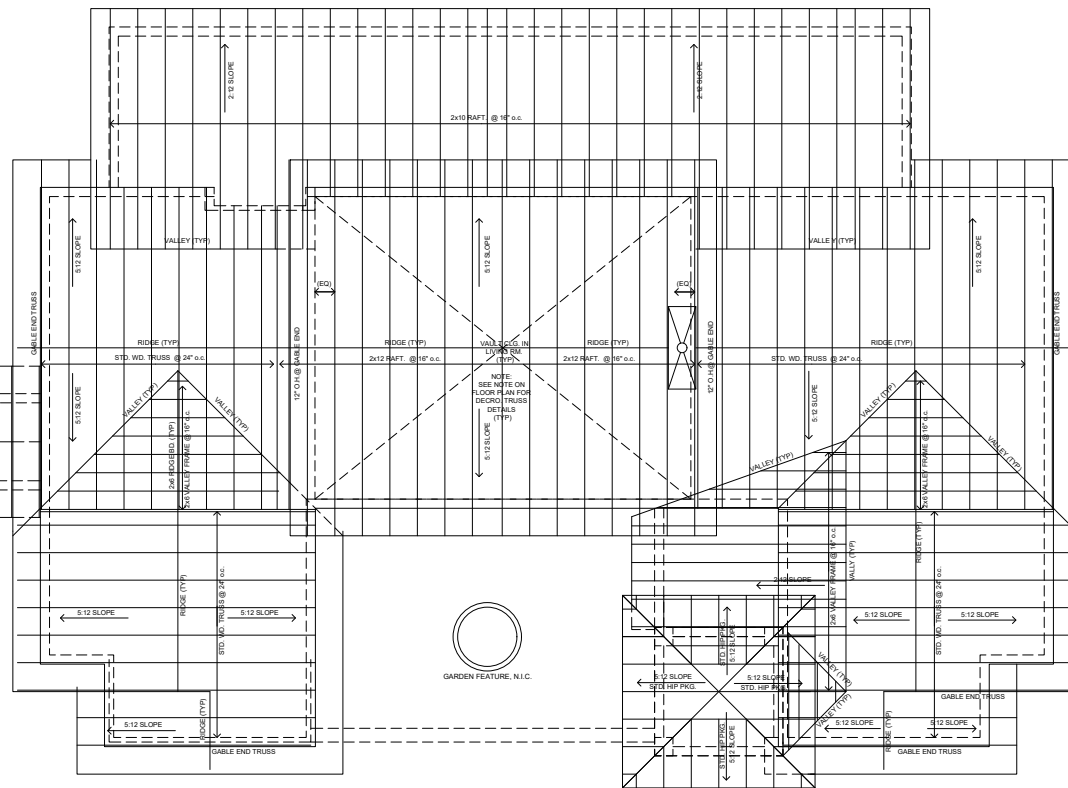
- NEW EXTERIOR IF CMU w/
EXTERIOR TEXTURED STUCCO FINISH &
INTERIOR w/ FURRING CHANNELS &
GYPSUM BOARD
- LOCATION OF MASONRY LINTELS
(SEE LINTEL SCHEDULES)
- FASTENER/CONNECTOR MARK: SEE BELOW
FOR FASTENER SCHEDULE.



ROOF FRAMING PLAN

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

FASTENER / CONNECTOR SCHEDULE						
MARK	MANUF.	FASTENER / CONNECTOR MANUF. NO.	FASTENING STRUCTURAL MEMBER	FASTENER / CONNECTOR DESCRIP.	MAXIMUM UPLIFT FOR FAST. CONN.	COMMENTS
1	SIMPSON	H10AR	ROOF TRUSS TO TOP PLATE	HURRICANE TIE	1040	
2		LSTA24	GABLE END TO WALL	STRAP TIE	1235	
3		META 24	TRUSS TO WALL	STRAP TIE	1450	
4		VTCH	RAFTER END TO VALLEY	TRUSS CLIP	370	
5		ECCLQMA.626-KT	COLUMN TO BEAM	COLUMN CAP	6240	"L" SHAPED SEE DETAIL FOR FASTENERS



DATE	ISSUED FOR	FINAL REVIEW
11/02/2024		

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The data in this document may be subject to change without notice. The user assumes all responsibility for the accuracy of the information provided. The user agrees to hold the architect harmless for any errors or omissions, whether or not caused by the architect's negligence.

ROOF FRAMING PLAN

PROJECT: 23-017
DRAWN: RPH
CHECKED: RPH
FILE: S-2.DWG

S-2

PLOT DATE: 00-00-15



Termite protection shall be provided for registered termites, including soil applied pesticides, baiting systems, and pesticides applied to wood, or other approved methods of termite protection labeled for use as a preventative treatment to new construction. See Section 202. "Registered termite." Upon completion of the application of the termite protective treatment, a Certificate of Compliance shall be issued to the building department by the licensed pest control company that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

R318.1.2
If soil treatment is used for subterranean termite prevention, soil area disturbed after initial chemical soil treatment shall be retreated with a chemical soil treatment, including spaces boxed or formed.

R318.1.3
If soil treatment is used for subterranean termite prevention, space in concrete floors boxed out or formed for the subsequent installation of plumbing traps, drains or any other purpose shall be created by using plastic or metal permanently placed forms of sufficient depth to eliminate any planned soil disturbance after initial chemical soil treatment.

R318.1.4
If soil treatment is used for subterranean termite prevention, chemically treated soil shall be protected with a minimum 6 mil vapor retarder to protect against rainfall dilution. If rainfall occurs before vapor retarder placement, retreatment is required. Any work, including placement of reinforcing steel, done after chemical treatment until the concrete floor is poured, shall be done in such manner as to avoid penetrating or disturbing treated soil.

R318.1.5 If soil treatment is used for subterranean termite prevention, concrete pourpou or mortar accumulated along the exterior foundation perimeter shall be removed prior to exterior chemical soil treatment, to enhance vertical penetration of the chemicals.

R318.1.6
If soil treatment is used for subterranean termite prevention, chemical soil treatments shall also be applied under all exterior concrete or grade within 1 foot (305 mm) of the primary structure sidewalls. Also, a vertical chemical barrier shall be applied promptly after construction is completed, including initial landscaping and irrigation/sprinkler installation. Any soil disturbed after the chemical vertical barrier is applied shall be promptly retreated.

R318.1.7
If a registered termiticide formulated and registered as a bait system is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply; however, a signed contract assuring the installation, maintenance and monitoring of the baiting system that is in compliance with the requirements of Chapter 482, Florida Statutes shall be provided to the building official prior to the pouring of the slab, and the system must be installed prior to final building approval.

If the baiting system directions for use require a monitoring phase prior to installation of the pesticide active ingredient, the installation of the monitoring phase components shall be deemed to constitute installation of the system.

R318.1.8
If a registered termiticide formulated and registered as a wood treatment is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply. Application of the wood treatment termiticide shall be as required by label directions for use, and must be completed prior to final building approval.

R318.2 Penetration. Protective sleeves around piping penetrating concrete slab-on-grade floors shall not be of cellulose-containing materials. If soil treatment is used for subterranean termite protection, the sleeve shall have a maximum wall thickness of 0.010 inch (0.25 mm), and be sealed within the slab using a noncorrosive clamping device to eliminate the annular space between the pipe and the sleeve. No termiticides shall be applied inside the sleeve.

R318.3 Cleaning. Cells and cavities in masonry units and air gaps between brick, stone or masonry veneers and the structure shall be cleaned of all nonpreservative treated or nonnaturally durable wood, or other cellulose-containing material prior to concrete placement.

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

R318.4 Concrete bearing ledge. Brick, stone or other veneer shall be supported by a concrete bearing ledge at least equal to the total thickness of the brick, stone or other veneer which is poured integrally with the concrete foundation. No supplemental concrete foundation pours which will create a hidden cold joint shall be used without supplemental treatment in the foundation unless there is an approved physical barrier. An approved physical barrier shall also be installed from below the wall sill plate or first block course horizontally to embed in a mortar joint. If masonry veneer extends below grade, a termite protective treatment must be applied to the cavity created between the veneer and the foundation, in lieu of a physical barrier.

Exception: Veneer supported by a structural member secured to the foundation sidewall in accordance with ACI 530/ASCE 5/TMS 402, provided at least a 6 inch (152 mm) clear inspection space of the foundation sidewall exterior exist between the veneer and the top of any soil, sod, mulch or other organic landscaping component, deck, apron, porch, walk or any other work immediately adjacent to or adjoining the structure.

R318.5 Protection against decay and termites. Condensate lines, irrigation/sprinkler system risers for spray heads, and roof downspouts shall discharge at least 1 foot (305 mm) away from the structure sidewall, whether by underground piping, tail extensions or splash blocks. Gutters with downspouts are required on all buildings with eaves of less than 6 inches (152 mm) horizontal projection except for eable end rakes or on a roof above another roof.

R318.6 Preparation of building site and removal of debris.
R318.6.1
All building sites shall be graded to provide drainage under all portions of the building not occupied by basements.

R318.6.2
The foundation and the area encompassed within 1 foot (305 mm) therein shall have all vegetation, stumps, dead roots, cardboard, trash and foreign material removed and the fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure adequate support of the foundation.

R318.6.3
After all work is completed, loose wood and debris shall be completely removed from under the building and within 1 foot (305 mm) thereof. All wood forms and supports shall be completely removed. This includes, but is not limited to: wooden grade stakes, forms, contraction spacers, tub trap boxes, plumbing supports, bracing, shoring, forms or other cellulose-containing material placed in any location where such materials are not clearly visible and readily removable prior to completion of the work. Wood shall not be stored in contact with the ground under any building.

R318.7 Inspection for termites.
In order to provide for inspection for termite infestation, clearance between exterior wall coverings and final earth grade on the exterior of a building shall not be less than 6 inches (152 mm).

Exceptions:

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

R318.8 Foam plastic protection.
In areas where the probability of termite infestation is "very heavy" as indicated in Figure R301.2(6), extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face or under interior or exterior foundation walls or slab foundations located below grade. The clearance between foam plastics installed above grade and exposed earth shall be at least 6 inches (152 mm).

Exceptions:

1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or pressure-preservative-treated wood.

2. When in addition to the requirements of Section R318.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is used.

3. On the interior side of basement walls

Site Work:

Provide soil treatment for termite control as herein specified.

Quality Assurance:

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

Job Conditions:

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

Specific Product Warranty:

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

Products / Soil Treatment Solutions:

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

1. Chlorpyrifos (Dursban)
2. Permethrin (Torpedo & Dragnet)
3. Cypermethrin (Demon)
4. Fenvalerate
5. Isoprotodrin (Phylon 6 or Ottanolit)

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

Execution / Application:

A. Remove foreign matter which could decrease effectiveness of treatment on areas to be treated.

B. Under slab-on-grade structure treat fill before concrete slabs are placed using either power sprayer or tank-type sprayer.

1. Apply 4 gallons of chemical solution per 10 linear feet along inside of foundation walls, along sides of interior partition walls and around plumbing.
2. Apply one gallon of chemical solution per 10 square feet as an overall treatment under slab and attached slab areas where fill is soil or unwashed gravel. Apply 1-1 1/2 gallons of chemical solution to areas where fill is washed gravel.
3. Apply four gallons of chemical solution per 100 square feet, for each trench, for each foot of trench, for each foot of footing, along edge of footing. Dig a trench 6" to 8" wide along outside of foundation to a depth of not less than 12". Punch holes to top of footing at not more

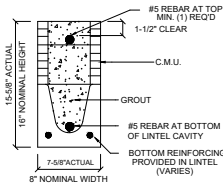
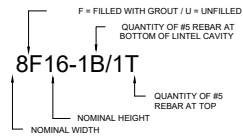
- C. Allow not less than 12 hours for drying after application, before beginning concrete placement or other construction activities.
- D. Post signs in areas of application warning workers that soil poisoning has been applied.

Bathing Systems

If bating systems are used, the foundation plan shall indicate such system and a certificate of compliance approved by the Florida Department of Agriculture and Custom Services and required at time of permitting. (FBC 1816.1)

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TYPE DESIGNATION



LINTEL SCHEDULE (SEE ROOF FRAMING PLAN FOR LOCATION)

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	11'-4"	8FU8	GARAGE DOOR
L-2	6'-0"	8RF6	WINDOW
L-3	4'-8"	8RF6	ENTRY DOOR/SIDE LITES
L-4	4'-0"	8RF6	WINDOW
L-5	7'-6"	8FU8	SLIDING DOOR



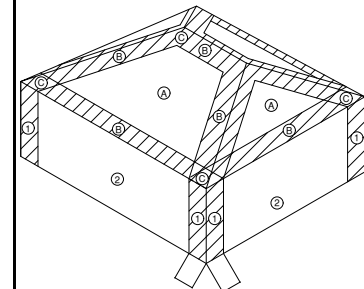
PRECAST LINTELS GENERAL NOTES

- 1.) CODES
 - 1.1 FLORIDA BUILDING CODE (FBC)
 - 1.2 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-05)
 - 1.3 AMERICAN SOCIETY OF CIVIL ENGINEERS MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES (ASCE 7-05)
- 2.) CONCRETE
 - 2.1 CONCRETE COMPRESSION STRENGTH AT 28 DAYS:
 - 2.1.1 PRE-CAST W/STANDARD REINFORCEMENT 3500 PSI
 - 2.1.2 PRE-CAST W/PRESTRESS REINFORCEMENT 5000 PSI
 - 2.1.3 CONCRETE FILL (PLACED IN FIELD) 2500 PSI
 - 2.2 REINFORCING BARS
 - 2.2.1 STEEL PLACED IN PRECAST LINTEL AT TIME OF FABRICATION ASTM A615 (GRADE 60)
 - 2.2.2 STEEL IN LINTEL AND KNOCKOUT BLOCK (PLACED IN FIELD) ASTM A615 (GRADE 40)
 - 2.3 PRESTRESSED STRANDS ASTM A416 7 WIRE
 - 2.4 DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 315
 - 2.5 CONCRETE OPERATIONS WILL COMPLY WITH ACI STANDARDS
- 3.) MASONRY
 - 3.1 DESIGN AND CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION AND ACI 530
 - 3.2 MINIMUM MASONRY UNIT STRENGTH: fm 1250 PSI
 - 3.3 MORTAR SHALL BE TYPE S
- 4.) STRUCTURAL
 - 4.1 SAFE LOAD VALUES ARE BASED ON LINTELS HAVING A BEARING OF 8" (WITH A MINIMUM ACCEPTABLE BEARING OF 4" PER SECTION 2101.3.1 OF THE 2020 EDITION OF THE STANDARD BUILDING CODE)

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

CONCRETE GENERAL NOTES

1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI MINIMUM AT 7 DAYS.
2. STEEL REINFORCING BARS ASTM 615, GRADE 40, MINIMUM SPLICE LAP OF 25".
3. STEEL COVERAGE FOR FOOTINGS AND SLABS AGAINST EARTH SHALL BE A MINIMUM OF 3 INCHES.
4. CONCRETE MASONRY UNITS (CMU) SHALL CONFORM WITH ASTM C-90 HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, TYPE-1, GRADE-1, NORMAL WEIGHT, NOMINALLY 8"x8"x16".
5. MORTAR SHALL CONFORM WITH ASTM C-91 FOR MASONRY CEMENT ASTM-150 FOR PORTLAND CEMENT, MORTAR SHALL BE TYPE M.
6. CONTRACTOR SHALL VERIFY ADEQUATE SOIL CONDITIONS BEFORE COMMENCING WORK (2500 PSI MINIMUM COMPACTING CAPACITY REQUIRED).



ISOMETRIC MAP OF WIND PRESSURE ZONES

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE 139 MPH WIND LOAD REQUIREMENTS OF SEC. 1609 OF THE FLORIDA BUILDING CODE, 2020 ED.

DESIGN WIND LOAD PRESSURES FOR COMPONENTS & CLADDING (BASED ON TRIBUTARY AREA LESS THAN 10 FT. x 1') PRESSURES MAY BE REDUCED FOR LARGER TRIBUTARY AREAS PER ASCE 7-05

ZONE	POSITIVE PRESSURE	NEGATIVE PRESSURE
①	+ 25.88 PSF	-34.65 PSF
②	+ 25.88 PSF	-28.1 PSF
A	+ 10.53 PSF	-25.88 PSF
B	+ 10.53 PSF	-43.43 PSF
C	+ 10.53 PSF	-65.36 PSF

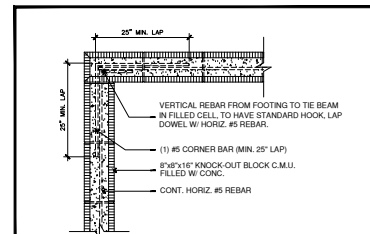
3 WIND PRESSURES

SCALE: N.T.S

WP-001

MISCELLANEOUS NAILING PATTERNS	
SHEARWALL SEGMENT	USE #6 COMMON NAILS @ 4" o.c. AT EDGES, AND 8" o.c. INTERMEDIATE.
ELSEWHERE	USE #6 COMMON NAILS @ 6" o.c. AT EDGES, AND 12" o.c. INTERMEDIATE.
GYPSON CEILING	USE #6 COMMON NAILS @ 7" o.c.
SECOND FLOOR	USE #6 COMMON NAILS @ 6" o.c. AT EDGES, AND 12" o.c. INTERMEDIATE.

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



2 WALL PLAN (BOND BEAM)

SCALE: N.T.S

FD-002

4 NAILING PATTERN

SCALE: N.T.S

FD-004



DATE	REVISION
11/02/2024	FINAL REVIEW

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The data in this document incorporates provisions from the Florida Building Code, 2020 Edition. It is the responsibility of the user to verify the accuracy of the data and to ensure that the data is current and applicable to the project. The user is advised to consult the Florida Building Code, 2020 Edition, for the most current and complete information.

TYPICAL BUILDING DETAILS	
PROJECT:	23-017
DRAWN BY:	
CHECKED BY:	
FILE:	S-4.DWG
S-4	
PLOT DATE: 00-00-16	

1 PRECAST LINTELS

SCALE: N.T.S

STRUCTURAL DESIGN CRITERIA

- D-1 CODES - FLORIDA BUILDING CODE 2020 (7TH ED.) BUILDING
- D-2 DESIGN LIVE LOADS:
ROOF 20 PSF
- D-3 ULTIMATE DESIGN WIND SPEED 2020 FBC (R) FIG. R301.2(3) = MIN. 140 MPH.
NOMINAL DESIGN WIND SPEED 2020 FBC (R) FIG. R301.2.1.3 = MIN. 108 MPH.
WIND IMPORTANCE FACTOR (1) WIND EXPOSURE (B)
RISK CATEGORY (II)

GENERAL NOTES:

- G-1 REVIEW ALL PROJECT DOCUMENTS PRIOR TO FABRICATION AND START OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- G-2 IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE DURING CONSTRUCTION.
- G-3 NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN SIZE OR STRENGTH WITHOUT PRIOR APPROVAL IN WRITING FROM THE ARCHITECT.
- G-4 CONTRACTOR SHALL COORDINATE STRUCTURAL AND OTHER DRAWINGS THAT ARE PART OF THE CONTRACT DOCUMENTS FOR ANCHORED, EMBEDDED OR SUPPORTED ITEMS WHICH MAY AFFECT THE STRUCTURAL DRAWINGS.
- G-5 ALL DETAILS AND SECTIONS ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT EXCEPT WHERE A SEPARATE DETAIL IS SHOWN.
- G-6 THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO PROVIDE ALL NECESSARY DETAILS TO CONSTRUCT A COMPLETE STRUCTURE. WHEN SPECIFIC INFORMATION IS MISSING OR IS IN CONFLICT, THE CONTRACTOR SHALL USE A SIMILAR DETAIL AND/OR THE MORE COSTLY ITEM OF CONFLICT. THE CONTRACTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- G-7 THE ENGINEER SHALL NOT BE RESPONSIBLE FOR LAYOUT, DIMENSIONAL ERRORS OR DISCREPANCIES RESULTING FROM THE REPRODUCTION AND USE OF CONTRACT DRAWINGS FOR ERECTION AND SHOP DRAWINGS. USE OF CONTRACT DRAWINGS REPRODUCED IN WHOLE OR ANY PART IN SHOP DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR NOR SUBCONTRACTOR FROM THEIR RESPONSIBILITY TO ACCURATELY LAY OUT, COORDINATE, DETAIL, FABRICATE AND INSTALL A COMPLETE STRUCTURE.
- G-8 REVIEW ALL SHOP DRAWINGS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS AND FOR COMPLETENESS AND ANSWER ALL CONTRACTOR RELATED QUESTIONS. STAMP AND INITIAL ALL SHEETS PRIOR TO SUBMITTING SHOP DRAWINGS TO ARCHITECT FOR REVIEW. NONCOMPLIANCE WITH THIS REQUIREMENT WILL RESULT IN REJECTION OF SUBMITTAL.

SHALLOW FOUNDATIONS

- SF-1 SOIL TO BE STRIPPED, COMPACTED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- SF-2 CENTER ALL FOOTINGS UNDER THEIR RESPECTIVE COLUMNS OR WALLS UNLESS OTHERWISE SHOWN ON PLANS. MAXIMUM MISALIGNMENT OR ECCENTRICITY: 2". TOLERANCE FOR MISLOCATION OF COLUMN DOWELS OR ANCHOR BOLTS TO BE PER ACI OR AISC STANDARDS.
- SF-3 HORIZONTAL JOINTS IN FOOTINGS WILL NOT BE PERMITTED.
- SF-4 WHERE VERTICAL CONSTRUCTION JOINTS OCCUR IN CONTINUOUS FOOTINGS, PROVIDE A MINIMUM CONTINUOUS 2'x4" KEYWAY ACROSS JOINT FOR EACH 12" OF DEPTH.
- SF-5 CONTRACTOR TO NOTIFY ARCHITECT IF SOIL CONDITIONS ARE UNCOVERED THAT PREVENT THE REQUIRED SOIL BEARING PRESSURE FROM BEING OBTAINED.
- SF-6 COORDINATE PLUMBING LINES WITH FOOTING LOCATIONS FOR INTERFERENCE. INDIVIDUAL FOOTINGS SHOULD BE LOWERED WITH THE PRIOR APPROVAL OF THE ARCHITECT.
- SF-7 EXCAVATION UNDER OR NEAR IN-PLACE FOOTINGS/FOUNDATIONS WHICH DISTURBS THE COMPACTED SOIL BENEATH THE FOOTINGS/ FOUNDATIONS WILL NOT BE PERMITTED.
- SF-8 REINFORCING SHALL BE SUPPORTED ON PRECAST CONCRETE PADS. DOWELS FOR COLUMNS AND FILLED CELLS SHALL BE SECURED IN PLACE PRIOR TO POURING CONCRETE. USE TEMPLATES FOR SETTING COLUMN DOWELS AND ANCHOR BOLTS.
- SF-9 REFER TO PROJECT SPECIFICATIONS FOR REQUIREMENTS TO STABILIZE EXCAVATIONS ADJACENT TO EXISTING CONSTRUCTION.

REINFORCED CONCRETE

- RC-1 ALL CONCRETE DESIGN AND PLACEMENT SHALL BE IN STRICT ACCORDANCE WITH THE ACI BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE. ACI 318-95.
- RC-2 STRUCTURAL CONCRETE SHALL CONFORM TO ACI 301 SPECIFICATIONS AND SHALL DEVELOP THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH 28 DAYS
FOOTINGS GRADE BEAMS AND PILE CAPS: 3000 PSI
COLUMNS & WALLS 3000 PSI
BEAMS AND SLABS 3000 PSI
- RC-3 USE REGULAR WEIGHT CONCRETE.
- RC-4 STRUCTURAL CONCRETE SHALL CONFORM TO ACI 301 AND HAVE THE FOLLOWING SLUMPS & AGGREGATE REQUIREMENTS:
- | LOCATION | SLUMP MAX. | AGGREGATE |
|---------------------|------------|----------------|
| FOOTINGS | 4" | ASTM#57 |
| COLUMNS | 5" | ASTM#57 |
| BEAMS AND SLABS | 5" | ASTM#57 |
| FILLED CELLS | 8" | ASTM#8 PEAROCK |
| TIE BMS & TIE COL'S | 5" | ASTM#8 PEAROCK |

- RC-5 FLYASH, WHEN USED, SHALL BE LIMITED TO 20 % OF THE CEMENTITIOUS MATERIAL.
- RC-6 THE USE OF JITTERBUGS TO CONSOLIDATE CONCRETE WILL NOT BE PERMITTED.
- RC-7 ALL PUMPED CONCRETE WITH #57 AGGREGATE IS TO CONTAIN A HIGH RANGE WATER REDUCING AGENT. MINIMUM SIZE OF DISCHARGE TO BE 4" I.D.
- RC-8 A 2" I.D. DISCHARGE MAY BE USED WITH #6 AGGREGATE. USE PLASTICIZER MIXTURE IF NECESSARY TO INCREASE SLUMPS BEYOND THAT NOTED ABOVE.
- RC-9 ALL REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND INSTALLED IN ACCORDANCE WITH ACI 318-95 AND ACI DETAILING MANUAL, ACI-315 1994 EDITION.
- RC-10 REINFORCING STEEL SHALL BE NEW DEFORMED BARS THAT ARE FREE FROM RUST, SCALE AND OIL AND CONFORM TO ASTM A-615, GRADE 60, WITH MINIMUM YIELD STRENGTH = 60,000 PSI.
- RC-11 ALL SLABS ON GRADE SHALL BE REINFORCED WHERE INDICATED WITH 6X6 1'x1' 4" WY IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS AND SPECIFICATIONS.
- RC-12 WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A185.
- RC-13 LAP CONTINUOUS REINF. AS NOTED IN LAP SPLICE SCHEDULE. LAP CONT. BOTTOM STEEL OVER SUPPORT AND CONT. TOP STEEL AT MIDSPAN UNLESS OTHERWISE SPECIFIED.
- RC-14 TERMINATE ALL DISCONTINUOUS TOP BARS WITH STANDARD 90 DEGREE HOOK (PLACED VERTICALLY) UNLESS NOTED OTHERWISE.
- RC-15 PROVIDE THE FOLLOWING CONCRETE COVERAGES OVER REINFORCING:

- FOOTINGS: BOTTOM AND UNFORMED EDGES 3" CLR.
- BEAMS & COLUMNS: TIES 1 1/2" CLR. UNLESS NOTED OTHERWISE
- SLABS: (TOP AND BOTTOM STEEL)
INTERIOR 3/4" CLR
EXTERIOR 1 1/2" CLR
- SLABS ON GRADE: SINGLE MAT, CENTERED
- RC-17 SHOP DRAWINGS FOR PLACEMENT SHALL BE SUBMITTED FOR REVIEW PRIOR TO REBAR FABRICATION.
- RC-18 SLEEVE ALL PENETRATIONS THROUGH BEAMS AND SLABS INDIVIDUALLY. CORE DRILLING WILL NOT BE PERMITTED. SUBMIT LOCATION AND SIZE OF SLEEVES THROUGH BEAMS TO ENGINEER FOR REVIEW PRIOR TO CASTING CONCRETE.
- RC-19 NO REINFORCING BARS SHALL BE CUT TO ACCOMMODATE THE INSTALLATION OF ANCHORS, EMBEDS OR OTHER ITEMS.
- RC-20 USE THE STRUCTURAL DRAWINGS INCLUDING REVISIONS AND ADDENDUMS IN CONJUNCTION WITH REVIEWED SHOP DRAWINGS FOR PLACEMENT OF REINFORCING.

- RC-21 AT CHANGES IN DIRECTION OF CONCRETE WALLS, BEAMS & STRIP FOOTINGS, PROVIDE CORNER BARS OF SAME SIZE AND QUANTITY (U.N.O.) AS HORIZONTAL STEEL. REFER TO TYPICAL DETAIL.
- RC-22 ALL EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE PRIOR TO CONCRETE PLACEMENT.
- RC-23 WEDGE BOLTS SHALL BE ITW RAMSEY/REDHEAD BOLTS OR APPROVED EQUIVALENT INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. 3/4" DIAMETER WEDGE BOLTS SHALL BE OF LENGTH REQUIRED TO PROVIDE 3 1/4" MIN. EMBEDMENT, 2.0 KIPS TENSION AND 4.1 KIPS SHEAR WORKING LOADS IN 3000 PSI CONCRETE (U.N.O.). DO NOT CUT EXISTING REINFORCING TO INSTALL. DO NOT INSTALL IN POST-TENSIONED CONCRETE.
- RC-24 DOWEL BAR SPICERS SHALL BE A COMPLETE ASSEMBLY, INCLUDING COUPLER, FORM ATTACHMENT (WHEN REQUIRED) AND THREADED BAR CAPABLE OF DEVELOPING THE BAR BEING SPLICED IN ACCORDANCE WITH ACI 318 SECTION 12.4.3.
- RC-25 HEADED STUD ANCHORS SHALL BE ASTM A108, GRADE S, 1010 THROUGH 1020 AS MANUFACTURED BY NELSON STUD OR APPROVED EQUIVALENT. STUD WELDING SHALL CONFORM TO AWS D1.1 STRUCTURAL WELDING CODE.
- RC-26 GROUTED ANCHORS SHALL BE ITW RAMSEY/REDHEAD EPOCH CERAMIC EPOXY ANCHORING SYSTEM OR APPROVED EQUIVALENT INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. A SCREEN TUBE MUST BE UTILIZED FOR INSTALLATION IN HOLLOW BLOCK AND BRICK MASONRY. DO NOT CUT EXISTING REINFORCING TO INSTALL.
- RC-27 PLACE CONCRETE PER ACI 304. USE INTERNAL MECHANICAL VIBRATION FOR ALL CONCRETE. LIMIT MAXIMUM FREE FALL DROP OF CONCRETE TO 6'-0" FOR #57 AGGREGATE AND 6'-0" FOR #6 AGGREGATE. ALL PRECAUTIONS SHOULD BE TAKEN TO AVOID SEGREGATION OF CONCRETE DURING PLACEMENT.
- RC-28 FOOTING SIZES SHOWN ARE FOR FOOTINGS CONSTRUCTED WITH SIDE FORMS. IF SOIL MATERIAL CAN HOLD A VERTICAL SHAPE, IT CAN BE USED AS AN EARTH FORM PROVIDED FOOTING WIDTH IS INCREASED 1" IN EACH HORIZONTAL DIRECTION. ALL SLOUGHED MATERIAL SHALL BE REMOVED FROM EXCAVATION BEFORE AND DURING PLACEMENT OF CONCRETE.
- RC-29 PLACEMENT OF CONDUIT AND PIPES IN CONCRETE SHALL CONFORM TO ACI 318, SECTION 6.3.

STRUCTURAL STEEL

- S-1 FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC MANUAL OF STEEL CONSTRUCTION, NINTH EDITION AND THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, 1989 EDITION.
- S-2 ALL STRUCTURAL AND MISCELLANEOUS STEEL TO CONFORM TO ASTM 36 WITH MINIMUM YIELD STRENGTH OF 36 KSI.
- S-3 ALL HIGH-STRENGTH BOLTS SHALL MEET THE REQUIREMENTS OF THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
- S-4 UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE 3/4" DIAMETER A-325 AND SHALL BE BEARING TYPE CONNECTIONS.
- S-5 ALL BOLTS CAST IN CONCRETE SHALL CONFORM TO ASTM A-36 OR A-307.
- S-6 ALL SHOP AND FIELD WELDING SHALL BE DONE BY CURRENTLY CERTIFIED WELDERS IN ACCORDANCE WITH AWS D1.1 'STRUCTURAL WELDING CODE', LATEST EDITION.
- S-7 USE ETXX ELECTRODES FOR ALL WELDING UNLESS NOTED OTHERWISE GRIND SMOOTH ALL EXPOSED WELDS.
- S-8 TUBE COLUMNS SHALL CONFORM TO ASTM A-500 GRADE B, WITH A MINIMUM YIELD STRESS OF 46 KSI. N.A.
- S-9 SUBMIT STRUCTURAL STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. CLEARLY SHOW ALL PEGE MARKS, CONNECTIONS AND ERECTION DRAWINGS. ANY SPLICES NOT SHOWN ON CONTRACT DRAWINGS ARE TO BE CLEARLY NOTED FOR APPROVAL.
- S-10 DO NOT WELD TO EMBEDS UNTIL CONCRETE HAS CURED AT LEAST 72 HOURS. USE APPROPRIATE WELDING PROCESSES TO LIMIT HEAT BUILDUP IN EMBED TO AVOID PLATE EXPANSION AND CRACKING OF CONCRETE.
- S-11 STEEL JOISTS SHALL BE IN ACCORDANCE WITH S.J.I. 'STANDARD SPECIFICATION FOR OPEN WEB STEEL JOISTS, K-SERIES' DATED 1985.

MASONRY:

- M-1 MASONRY CONSTRUCTION SHALL CONFORM TO ACI BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI/ASCE 530-88) AND 'SPECIFICATIONS FOR MASONRY STRUCTURES' (ACI/ASCE 530.1-88) EXCEPT AS AMENDED BELOW.
- M-2 CONTRACTOR SHALL OBTAIN COPY OF MASONRY CODE AND SPECIFICATIONS FOR REFERENCE AT THE JOB SITE.
- M-3 USE TYPE 'S' MORTAR WITH MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI.
- M-4 MASONRY UNITS SHALL CONFORM TO ASTM C90 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI ON NET SECTION, TO PROVIDE NET AREA COMPRESSIVE STRENGTH OF MASONRY (F_m) OF (1500) PSI.
- M-5 PROVIDE FILLED CELLS AS SHOWN ON PLANS. IN ADDITION, PROVIDE FILLED CELLS ADJACENT TO ALL OPENINGS, AT ANCHORAGE OF CONNECTIONS.
- M-6 PROVIDE FULL MORTAR BEDDING AROUND ALL FILLED CELLS WITH VERTICAL REINFORCING.
- M-7 REINFORCING FOR FILLED CELLS SHALL CONFORM TO ASTM A615, GRADE 60, PROVIDE THE FOLLOWING LAP SPLICES FOR REINFORCING:
#4 BARS 24"
#5 BARS 30"
#6 BARS 36"
- M-8 ALL FILLED CELLS AND COLUMNS SHALL BE POURED AT LEAST TWO (2) HOURS PRIOR TO POURING BEAMS AND LINTELS.
- M-10 REFER TO TYPICAL WALL SECTIONS FOR MAXIMUM CONSTRUCTION HEIGHT OF MASONRY WALLS. PROVIDE CLEAN-OUT HOLES AT BASE OF FILLED CELL WHEN THE CONCRETE POUR EXCEEDS 5 FEET IN HEIGHT.
- M-11 CONCRETE FOR FILLED CELLS SHALL BE VIBRATED DURING PLACEMENT USING A 'PENCIL' TYPE VIBRATOR.
- M-12 UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING LINTELS OVER ALL MASONRY WALL OPENINGS:
OPENING LESS THAN OR EQUAL TO 6'-0": 8" DEEP PRECAST 'U' LINTEL WITH 1-#5 AND FILLED SOLD WITH CONCRETE.
- PROVIDE MINIMUM END BEARING OF 8" CUT OUT BOTTOM OF LINTEL AT END TO ALLOW CONTINUATION OF FILLED CELL REINFORCING.
- M-13 SUBMIT SHOP DRWGS OF ALL MASONRY & REINFORCEMENT FOR APPROVAL PRIOR TO CONSTRUCTION

TRUSS NOTES:

- T-1 TRUSSES SHALL BE DESIGNED BY A FLORIDA REGISTERED ENGINEER EXPERIENCED IN TRUSS DESIGN. TRUSS DESIGNER SHALL PROVIDE PERMANENT BRACING AND SUPPORT FOR ROOF TO PERFORM AS A DIAPHRAM WITH THE BUILDING STRUCTURE AND ALSO TO RESIST OTHER REQUIRED LOADING CONDITIONS. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL BEAR THE SEAL OF THE ENGINEER. SHOP DRAWINGS SHALL INCLUDE AMONG OTHER DATA, WIND SPEED, HEIGHT, AND UPLIFT LOADS. SHOP DRAWINGS SHALL BEAR THE SEAL OF THE ENGINEER. DESIGN SHALL BE IN ACCORDANCE WITH S.B.C.
- T-2 ALL TRUSSES SHALL BE DESIGNED, HANDLED AND ERECTED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE PUBLICATIONS TR-45 (DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES), HET 90 (HANDLING AND ERECTING WOOD TRUSSES) AND BWT-76 (BRACING WOOD TRUSSES).
- T-3 TRUSS FABRICATOR SHALL PREPARE A 'FRAMING LAYOUT' INDICATING THE LOCATION OF THE TRUSSES, BEARINGS, TRUSS SPACING, FITCH, BRACING LOCATION, AND OTHER INFORMATION DEEMED PERTINENT. ARCHITECT WILL PROVIDE TO FABRICATOR, UPON REQUEST, ONE (1) REVERSE COPY SEPA OR COMPUTER DISK FOR THIS USE. FABRICATOR SHALL SUBMIT 'FRAMING LAYOUT' TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. UPON APPROVAL, FABRICATOR SHALL PROVIDE COPIES TO CONTRACTOR AND TRUSS ERECTOR FOR FIELD USE.
- T-4 CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER TRUSS HANDLING AND PROPER TEMPORARY AND ERECTION BRACING.
- T-5 TRUSS FABRICATOR SHALL BE RESPONSIBLE TO COORDINATE ALL TRUSS DIMENSIONS WITH FIELD CONDITIONS PRIOR TO FABRICATION. NOTIFY ARCHITECT IN WRITING IF ANY ADJUSTMENTS TO DRAWING DIMENSIONS ARE RECOMMENDED OR REQUIRED.
- T-6 ANY DAMAGE, DEVIATION OR ERRORS OF TRUSS MATERIAL OR FABRICATION SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
- T-7 DO NOT ALTER TRUSSES WITHOUT FIRST CONSULTING THE ARCHITECT.
- T-8 REFER TO ENGINEERED TRUSS DRAWINGS FOR TRUSS DETAILS & ANY REQUIRED MULTIPLE MEMBERS.
- T-9 INSTALLATION OF THE TRUSS SYSTEM, PERMANENT BRACING & TEMPORARY BRACING ARE THE RESPONSIBILITY OF THE ERECTION CREW.
- T-10 NO TRUSS MAY BEAR ON ANY INTERIOR WALL OR PARTITION UNLESS DESIGNED FOR SAME.
- T-11 PROVIDE HURRICANE ANCHORS PER GOVERNING CODE AND REGULATIONS, AND AS INDICATED ON DRAWINGS.
- T-12 REFER TO HB 91 FOR BRACING COMMENTARY.
- T-13 STUD SPACING SHALL NOT EXCEED CAPACITY OF WALL OR ROOF SHEATHING SYSTEM. SUBMIT DATA

LUMBER:

- ALL STRUCTURAL LUMBER (INCLUDING, BUT NOT LIMITED TO: JOISTS, BEAMS, RAFTERS, STUDS, PLATES AND POSTS) SHALL BE SOUTHERN YELLOW PINE, GRADE #2, KD 19% OR BETTER (P6) FOR LUMBER NOTED TO BE IN CONFORMANCE WITH THE VALUES LISTED IN THE NATIONAL FOREST PRODUCTS ASSOCIATION NATIONAL DESIGN SPECIFICATION SUPPLEMENT TABLE 4B), AND SHALL CONFORM TO THE NATIONAL GRADING RULE FOR DIMENSION LUMBER, THE SOUTHERN PINE INSPECTION BUREAU AND THE SOUTHERN FOREST PRODUCTS ASSOCIATION.
- ROOF DIAPHRAGM: MINIMUM 15/32" PLYWOOD, C-C EXTERIOR OR OTHER PS-1 GRADE, NAILING: #4 @ 4" O.C. ALL EDGES, 12" O.C. IN FIELD, ALL EDGES BLOCKED, 8d RINGSHANK NAILS @ 4" O.C. WITHIN THE FIRST 5' OF EITHER SIDE OF THE RIDGE AND WITHIN 5' OF THE EDGE AROUND THE ROOF PERIMETER.

STATE OF FLORIDA
ROBERT A. HARRIS
REGISTERED ARCHITECT
AR0004659

DATE: 10/28/24
FILED FOR: FINAL REVIEW

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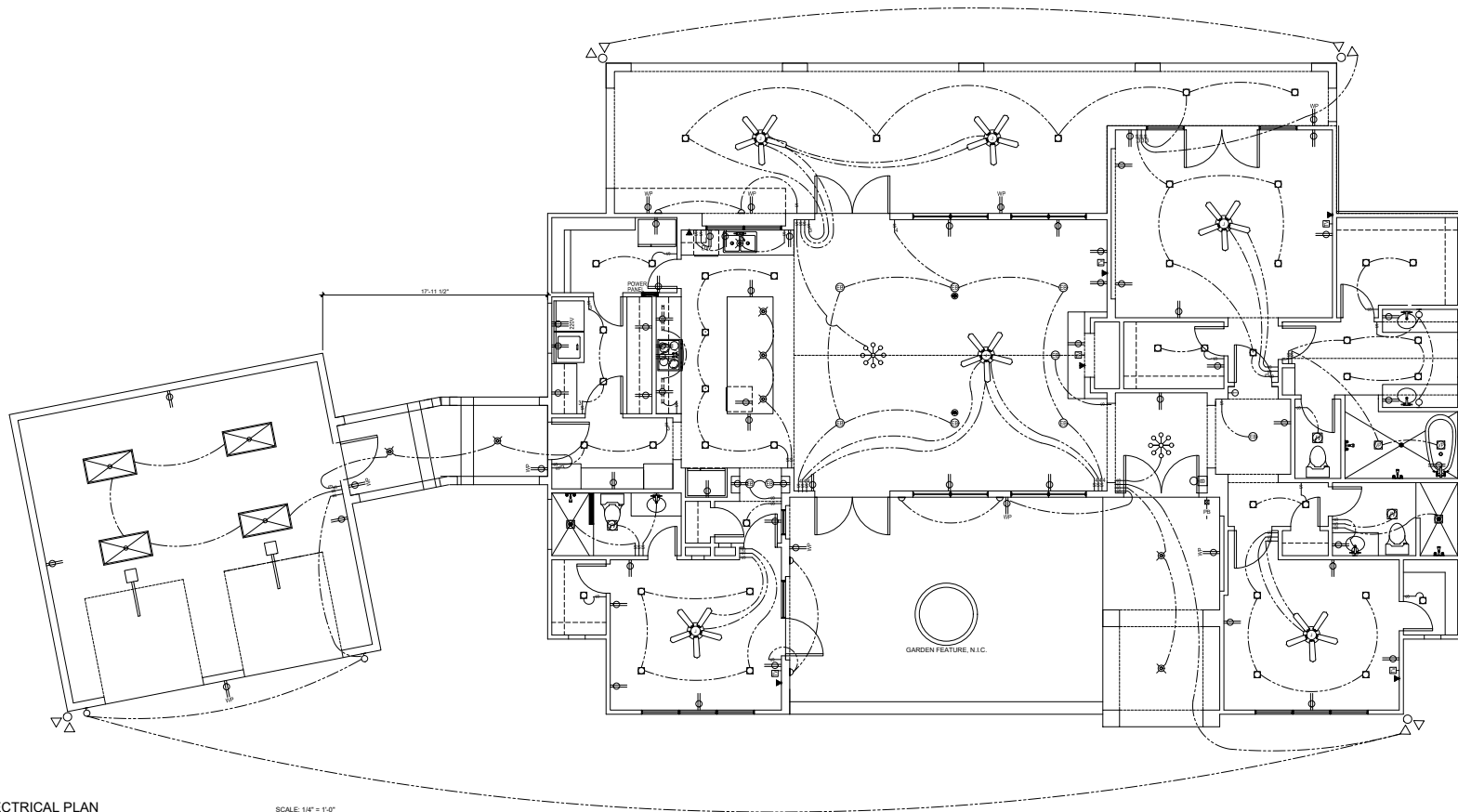
ROBERT A. HARRIS
REGISTERED ARCHITECT

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PLOT DATE: 00-00-16

Page 285 of 580



ELECTRICAL PLAN

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



DATE	ISSUED FOR
10/28/24	FINAL REVIEW

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**ROBERT
HARRIS
ARCHITECT**

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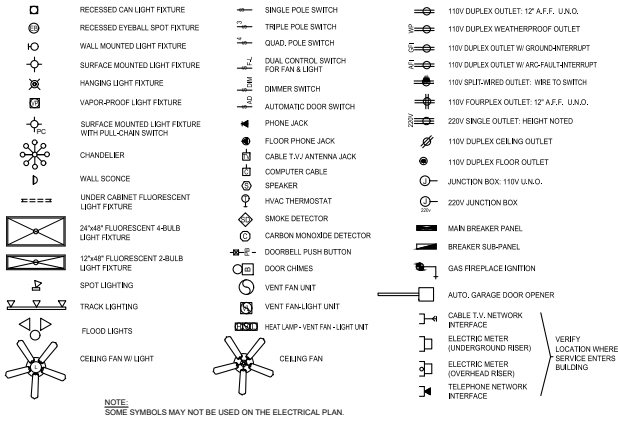
ELECTRICAL
PLAN

PROJECT: 23-017
 DRAWN: A.A.
 CHECKED: RH
 FILE: E-1.DWG

E-1

PLOT DATE: 00-00-18

ELECTRICAL SYMBOL SCHEDULE

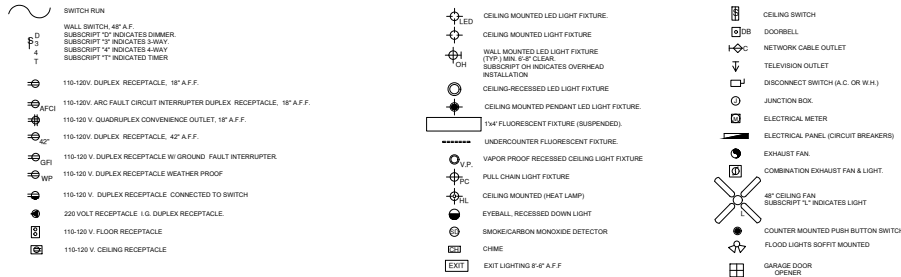


ELECTRICAL SYMBOL SCHEDULE

- 1) PRE-WIRE FOR SECURITY SYSTEM (CONSULT OWNER).
- 2) FIXTURES AS SPECIFIED BY OWNER. FIXTURES SHALL BE COMPLETE WITH LAMPS.
- 3) THIS CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED TO CONNECT ELECTRICAL POWER TO ALL MECHANICAL EQUIPMENT.
- 4) ALL WIRING, CONDUIT, LABOR AND MATERIALS NOT SHOWN ON PLAN, BUT NECESSARY FOR COMPLETE AND PROPER OPERATION OF THE ELECTRICAL SYSTEM SHALL BE CONSIDERED AS PART OF THE ELECTRICAL CONTRACTORS RESPONSIBILITY.
- 5) THIS CONTRACTOR SHALL COORDINATE AND INSTALL ALL CONDUIT REQUIRED FOR THE TELEPHONES.
- 6) ALL WORK AS PER GENERAL SPECIFICATIONS AND ALL NATIONAL, STATE AND LOCAL CODES. ALL BEDROOM OUTLETS TO BE ARC FAULT INTERRUPT. GFI OUTLETS TO BE LOCATED AS SHOWN ON PLAN AND ACCORDING TO ALL APPLICABLE CODES.
- 7) THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO SUBMITTING A BID.
- 8) SUPPLY ALL FIRE ALARM DEVICES REQUIRED TO SATISFY ALL APPLICABLE CODES & PROVIDE A WORKING SYSTEM. DEVICES SHOWN ON PLANS ARE FOR GUIDELINES ONLY.
- 9) ALL OUTLET BOXES SHALL BE LOCATED 12" A.F.F. TO CENTER LINE OF OUTLET OR AS SHOWN OTHERWISE.
- 10) TELEPHONE OUTLETS SHALL BE LOCATED AS DIRECTED WITH 3/4" CONDUIT TO STUB INTO ATTIC.
- 11) PRE-WIRE FOR SPEAKERS. LOCATION PER OWNER.
- 12) COMPLIANCE WITH ALL AFI AND GFI REQUIREMENTS PER 2008 NEC.
 - A) GFI RECEPTACLES / CIRCUITS FOR ALL "WET" ROOMS - SPECIFICALLY FOR RECEPTACLES WITHIN 6' OF PLUMBING FIXTURES.
 - B) ALL RECEPTACLES / CIRCUITS FOR ALL FAMILY DWELLING ROOMS (I.E. BEDROOMS, FAMILY ROOMS, LIBRARIES, DEN, RECREATION ROOM, ETC.).

A ELECTRICAL LEGEND

SCALE: N.T.S.



1 GENERAL NOTES

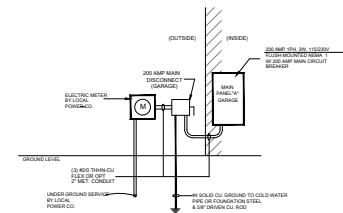
SCALE: N.T.S.

1. PROVIDE ABOVE GROUND ELECTRICAL SERVICE TO EACH RESIDENCE.
2. INSTALL ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION TO ALL 120V, SINGLE-PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES AS PER NFPA 70(2005) SECTION 210.12(A).
3. ELECTRICIAN TO VERIFY & PROVIDE MINIMUM SERVICE & PANELS AS SHOWN.

2 KEY NOTES

SCALE: N.T.S.

1. PROVIDE RECESSED FITTING(S) FOR WASHER AND DRYER
2. MAIN ELECTRICAL PANEL

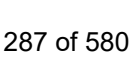
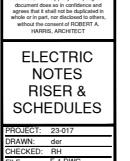
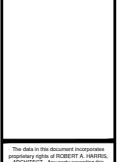
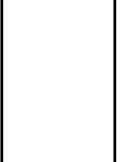
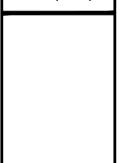
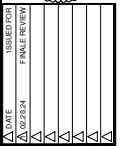


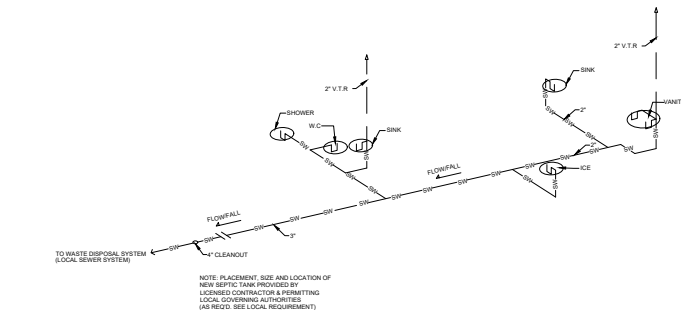
ELECTRICAL RISER DIAGRAM

ELECTRICAL MAIN PANEL

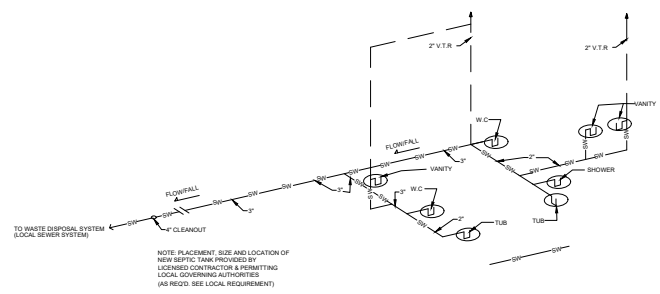
ELECTRICAL PANEL SCHEDULE				
CIRCUIT	USE	POLE/BREAKER	LOAD	WIRE SIZE
1,3	A/C SYSTEM CONDENSER NO. 1	2P40A	14.0 KW	#8
2,4	A.H.U. / HEAT STRIP NO. 1	2P40A	110.0 KW	#8
5,7	A/C SYSTEM CONDENSER NO. 2	2P40A	14.0 KW	#8
6,8	A.H.U. / HEAT STRIP NO. 2	2P40A	110.0 KW	#8
9,11	RANGE	2P50A	8.0 KW	#8
10,12	WATER HEATER 1 (50 GAL)	2P30A	4.5 KW	#10
13,15	WATER HEATER 2 (50 GAL)	2P30A	4.5 KW	#10
14	DISHWASHER/DISPOSAL	2P20A	1.2 KW	#12
16	DRYER	2P30A	4.0 KW	#10
17	WASHER/LAUNDRY	2P20A	1.0 KW	#12
18	(OPT.) MICROWAVE	1P20A	1.2 KW	#12
19	REFRIGERATOR	1P20A	1.2 KW	#12
20	SMALL APPLIANCES	1P20A	1.2 KW	#12
21	SMALL APPLIANCES	1P20A	1.2 KW	#12
22-27	LIGHTS & RECEPTACLES	1P15A	7.1 KW	#14
28	SPARE			
29	SPARE			
30	SPARE			
31	SPARE			
TOTAL LOAD (WITHOUT HVAC)			35.8 KW	
GENERAL LIGHTING CALC. FOR			S.F. x 3 WATTS/1000 = 3 X 2,357 = 7,071 W = 7.1 KW	
ELECTRICAL SERVICE CALCULATION (PER SECTION 220-30 N.E.C.)				
A.H.U. / HEAT STRIP @ 100% = 20.00 KW				
FIRST 10.0 KW @ 100% = 10.00 KW				
REMAINDER @ 40% = (35.8 x .40) = 14.24 KW				
TOTAL COMPUTED LOAD			44.24 KW	
240V x 100% = 184.34 AMPS				
PROVIDE MIN. 200 AMP SERVICE				
(8) #3 THRU (6) #1 FLEX OR OPT. 2" MET. CONDUIT				

TABULATIONS:	
FIRST FLOOR (CONDITIONED):	2357.00 S.F.
GARAGE:	624.80 S.F.
REAR CONCRETE COVERED PORCH:	557.95 S.F.
GROSS FLOOR AREA:	3539.75 S.F.
TOTAL CONDITIONED AREA: 2,357.0 S.F.	





SANITARY WASTE ISOMETRIC KITCHEN SCALE: 1/4" = 1'-0"



SANITARY WASTE ISOMETRIC MST.BATH SCALE: 1/4" = 1'-0"

GENERAL NOTES

- SCALE: N.T.S.
- 1 30 GAL. WATER HEATER
 - 2 VENT THRU ROOF
 - 3 3/4" CPVC HOT & COLD WATER SUPPLY LINES
 - 4 3" PVC SANITARY LINE

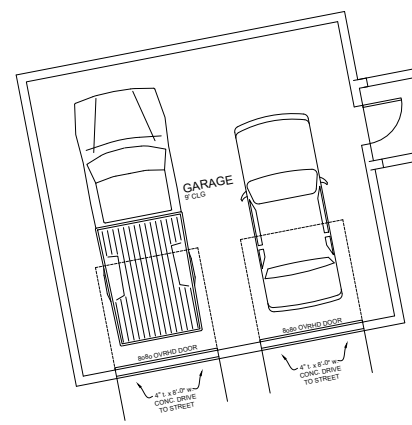
IMPORTANT: ALL NEW SUPPLY LINES SHALL BE CPVC. SANITARY LINES SHALL BE PVC AND SHALL BE CONNECTED TO EXISTING MAINS SUPPLY PLUMBING AS PER FLORIDA BUILDING CODE 2020 & LOCAL GOVERNING AUTHORITIES. NEW SHUT-OFF VALVES AND PLUMBING FIXTURES SHALL BE INSTALLED BY LICENSED FLORIDA CONTRACTOR.

ALL SANITARY DRAINAGE TO NEW SEPTIC TANK OR AS SPECIFIED BY PROVIDER OR MANUFACTURERS SPECIFICATIONS.

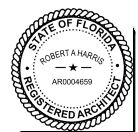
INSTALLATION, SIZE AND DRAINAGE ETC. ALL WORKS MUST COMPLY WITH FBC 2020 AND INSTALLED BY LICENSED FLORIDA CONTRACTOR.

PLUMBING LEGEND

- CW — COLD WATER SUPPLY LINE
- HW — HOT WATER SUPPLY LINE
- SW — SANITARY WASTE LINE
- V.T.R VENT THROUGH ROOF
- V.T.W VENT THROUGH WALL
- H.B. HOUSE BATH

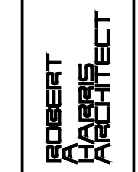


PLUMBING PLAN SCALE: 1/4" = 1'-0"



DATE	ISSUED FOR	FINAL REVIEW
11/02/2024		

ROBERT A. HARRIS
 P.E. & A.E.
 FLORIDA LICENSE NO. AR0004659
 EMAIL: rcharris@robertaharrisarchitect.com
 FL. REG. NO. AR 16659



The data in this document represents preliminary design or information. It is not to be used for construction or other purposes without the express written consent of ROBERT A. HARRIS ARCHITECT.

PLUMBING PLAN SCHEDULE & RISERS

PROJECT:	23-517
DRAWN BY:	RP
CHECKED BY:	RP
FILE:	P-1.DWG

P-1
 PLOT DATE: 00-00-15

Attachment 8:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

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

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



Owner Information

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

Map



Valuation Information

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

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

Historical Assessment Information

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

Land Information

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

Sale Information

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

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

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

Good morning,

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

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

Feel free to call or email with any questions.

Thank you,

Sarah Daugherty

Senior Planner

City of St. Augustine | Planning and Building Department

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

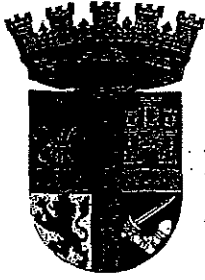
Office: 75 King Street, Lobby B | Phone: 904.209.4213

Email: SDaugherty@citystaug.com

Web: www.CityStAug.com



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



City of St. Augustine



St. Augustine, Florida

Planning/Building

April 5, 1995

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

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

Dear Mr. Thompson:

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

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

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

Sincerely,

Jean Carver
Citizen Boards Technician

jc

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

CONSERVATION EASEMENT

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

W I T N E S S E T H:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

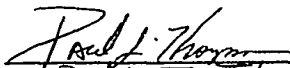
9. Successors. The covenants, terms, conditions and restrictions of this Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

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

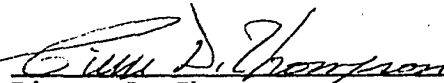
IN WITNESS WHEREOF, Grantors have set their hand on the day and year first above written.

Signed, sealed and delivered
in the presence of:

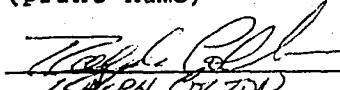
THOMPSON BROS. REALTY, INC.



PAUL J. THOMPSON
(print name)

By: 

Pierre D. Thompson
President



JOSEPH CARLTON
(print name)

Signed, sealed and delivered
in the presence of:

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

PIERRE D. THOMPSON,
Individually

By: Pierre D. Thompson

Signed, sealed and delivered
in the presence of:

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

Shirley N. Thompson
SHIRLEY N. THOMPSON

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

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

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

My Commission Expires:

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

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

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

My Commission Expires:

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

CONSENT AND JOINDER

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



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
September 3, 2024	7.c.	PZB2024-0055
Request	Address	Parcel ID
Conservation Overlay Zone Development	209 Pelican Reef Drive	158573-0020

Site & Background Information

Applicant: Keven Marks
c/o Shoreland Home Builders

Owner: Stephen & Lindsey Hutson

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

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

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

Acreage: 0.56

Neighborhood: South Davis Shores

Archaeological Zone: N/A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to remove ten (10) significant trees for the construction of a single-family home within [COZ 1 & 2](#) at 209 Pelican Reef Drive. The approval of this application would allow for the removal of thirty-five (35) trees.

The applicant appeared before the Board on August 6, 2024, and was continued so that the applicant could provide a landscaping plan with the following information:

- 1. Tree survey with a tree number associated with arborist report.
- 2. Trees (type and dbh) proposed to be planted to meet 10 cedar tree requirements for Pelican Reef and/or required tree credits.
- 3. All trees color coded by status of retained, removed, planted, or dead.
- 4. Development details including building footprint, driveways and fill limits.

The applicant has updated their application to address the Board’s request.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	CCM Objective 2.6 The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.	The removal of thirty-five (35) trees, ten (10) of which are significant is inconsistent with Objective 2.6.
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

The planning and zoning board is [authorized to impose limitations](#) in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

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

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

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

The updated application for 209 Pelican Reef Drive includes the removal of ten (10) significant cedar trees and thirty-five (35) trees total. The applicant modified their plans to address the Board’s concerns from the August 6, 2024, meeting. The revised application proposes to retain eight trees onsite. Two (2) cedar trees and two (2) palm tree will be retained in place and the four (4) palm trees in good condition will be relocated within the site. The applicant is proposing to plant eight (8) three-inch cedar trees. Staff identified three (3) areas of concern with the previous application including, the requirements of Pelican Reef subdivision for ten (10) cedar trees, providing a positive number of tree credits, and including all trees onsite over three inches.

Pelican Reef Requirements for 10 Cedar Trees

All lots within Pelican Reef are required to plant or retain ten (10) cedar trees. The applicant’s tree mitigation plan will retain two cedar trees and plant eight (8) giving them a total of (10) cedar trees which is in compliance with the requirements for this community.

Positive Tree Credits

COSA Code of Ordinances Section 25-53(d) states that the preservation and removal of trees on a site may require tree mitigation if a positive number of tree credits is not achieved. The applicant’s updated tree mitigation plan now gives a positive number of tree credits with a surplus of six and a half (6.5) credits and is consistent with the requirements of Chapter 25.

All Trees Over Three Inches

COSA Code of Ordinances Section 25-56(a) states that all trees three (3) inches or larger dbh and to Southern Red Cedar trees (Juniperus silicicola) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above the ground level of more than one (1) inch would require a permit to remove or replace. The arborist report states the “larger trees on the site” were evaluated. The applicant has amended the tree survey to include all trees over three inches. The updated tree survey includes twenty-five additional trees, and these have been added to the tree mitigation table.

The tree mitigation plan for 209 Pelican Reef is now in compliance with the requirements of Pelican Reef for the retaining or planting of ten (10) red cedar trees as well as the requirements of Chapter 25 for positive tree credits and including all trees onsite over three inches in diameter.

Trees Removed			Trees Retained			Trees Planted			
Type (dbh)	Size Range	Deficit	Type (dbh)	Size Range	Credit	QTY	Type (dbh)	Size Range	Credit
4. Red cedar			1. Red cedar	20+ dbh	4	8	Cedar	3+ dbh	12
8. Sugarberry	7+ dbh	1	7. Red cedar	7+ dbh	2				
9. Sand live oak	7+ dbh	1	5. Sabal palm	12+ dbh	3				
10. Red cedar	12+ dbh	1.5	19. Sabal palm	12+ dbh	3				

Trees Removed			Trees Retained			Trees Planted			
Type (dbh)	Size Range	Deficit	Type (dbh)	Size Range	Credit	QTY	Type (dbh)	Size Range	Credit
11. Red cedar			15.Sabal palm	12+ dbh	3				
12. Red cedar	20+ dbh	2	6. Sabal palm	12+ dbh	3				
13. Red cedar	12+ dbh	1.5	2. Sabal palm	12+ dbh	3				
14. Red cedar	12+ dbh	1.5	3. Sabal palm	12+ dbh	1.5				
16. Red cedar	12+ dbh	1.5							
17. Red cedar	12+ dbh	1.5							
18. Red cedar	12+ dbh	1.5							
20. Red cedar	12+ dbh	1.5							
Oak 2"									
Oak 4"	3+ dbh	0.5							
Oak 3"	3+ dbh	0.5							
Oak 4"	3+ dbh	0.5							
Oak 6"	3+ dbh	0.5							
Oak 7"	7+ dbh	1							
Oak 4"	3+ dbh	0.5							
Oak 7"	7+ dbh	1							
Oak 4"	3+ dbh	0.5							
Oak 4"	3+ dbh	0.5							
Cedar 8"	7+ dbh	1							
Oak 7"	7+ dbh	1							
Oak 4"	3+ dbh	0.5							
Oak 3"	3+ dbh	0.5							
Oak 3"	3+ dbh	0.5							
Oak 3"	3+ dbh	0.5							
Oak 6"	3+ dbh	0.5							
Oak 5"	3+ dbh	0.5							
Oak 3"	3+ dbh	0.5							
Oak 6"	3+ dbh	0.5							
Unknown	3+ dbh	0.5							
Unknown	7+ dbh	1							
Oak 5'	3+ dbh	0.5							
Oak 7"	7+ dbh	1							
Oak 4"	3+ dbh	0.5							
Deficits: -29.5			Retaining Credits: 24			Planting Credits: 12			
Total Credits: 6.5									
* Significant trees are in BOLD				Dead trees are in red.					
Condition:		Poor		Fair			Good		

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the removal of significant trees at 209 Pelican Reef Drive / PID 158573-0020.

Attachments

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

Staff Report prepared by:

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

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Zoning Map



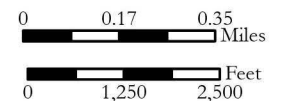
Zoning Map

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

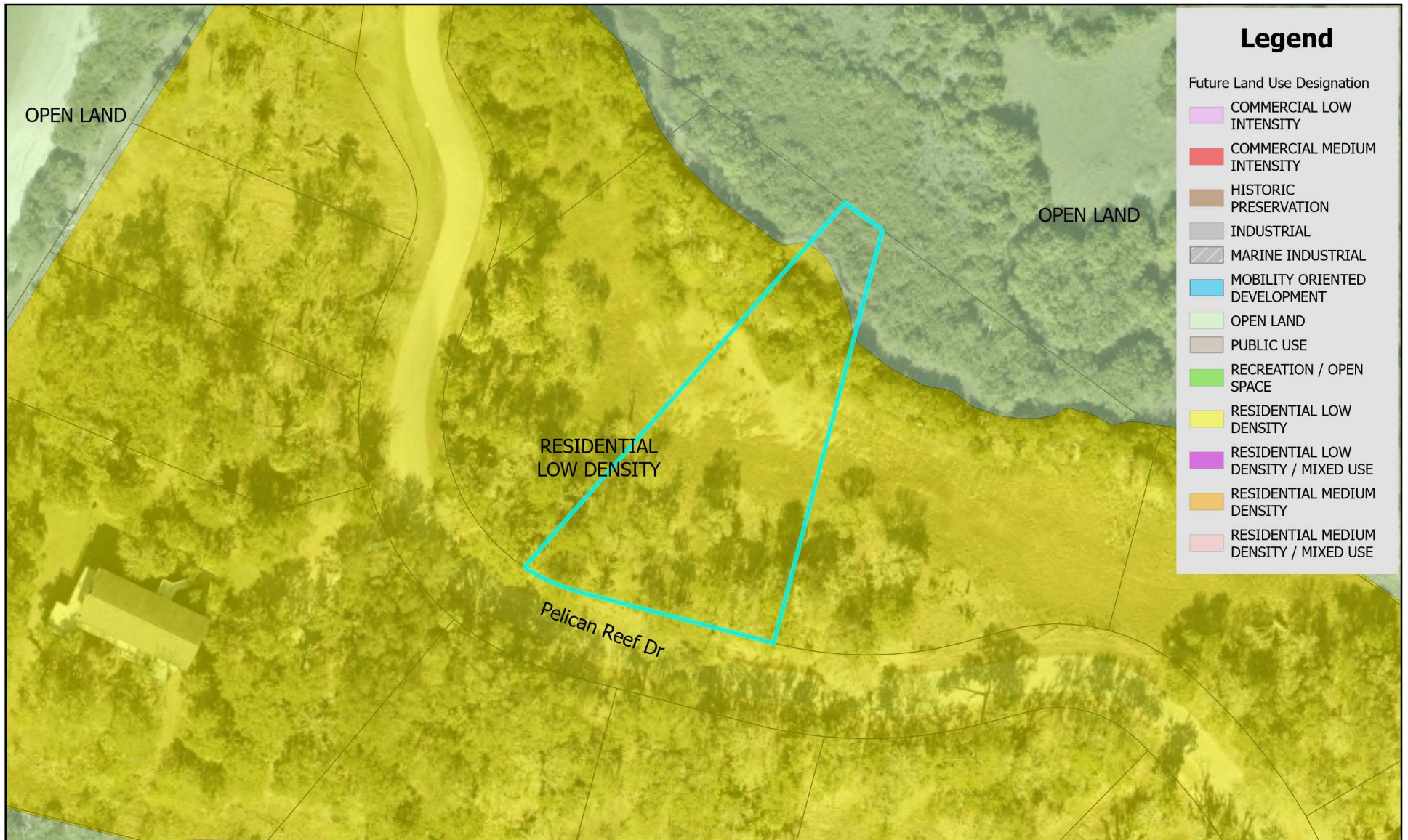
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 2: Future Land Use Map



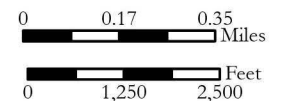
Future Land Use Map

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

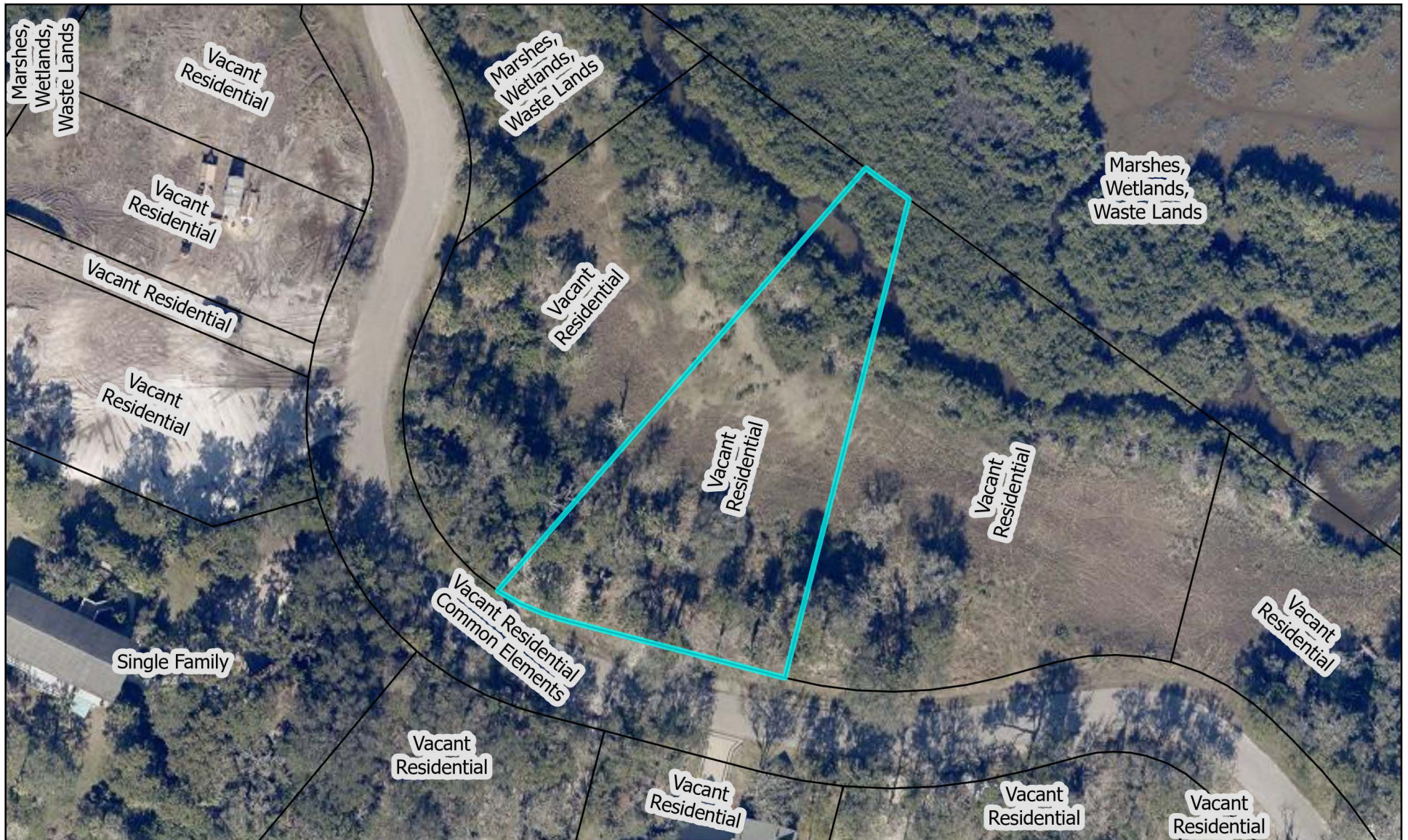
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 3: Adjacent Uses Map



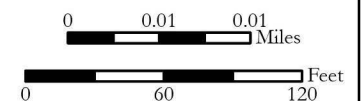
St. Johns County Property Appraiser Use Classification Map

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

DISCLAIMER
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 4:
Aerial Site Photograph



Attachment 5:

Flood Map



Legend

Flood Zones FEMA

AE

VE

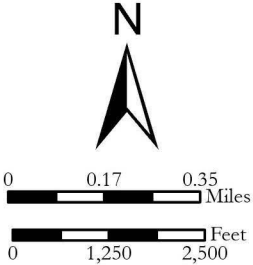


FEMA Flood Zone Map

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

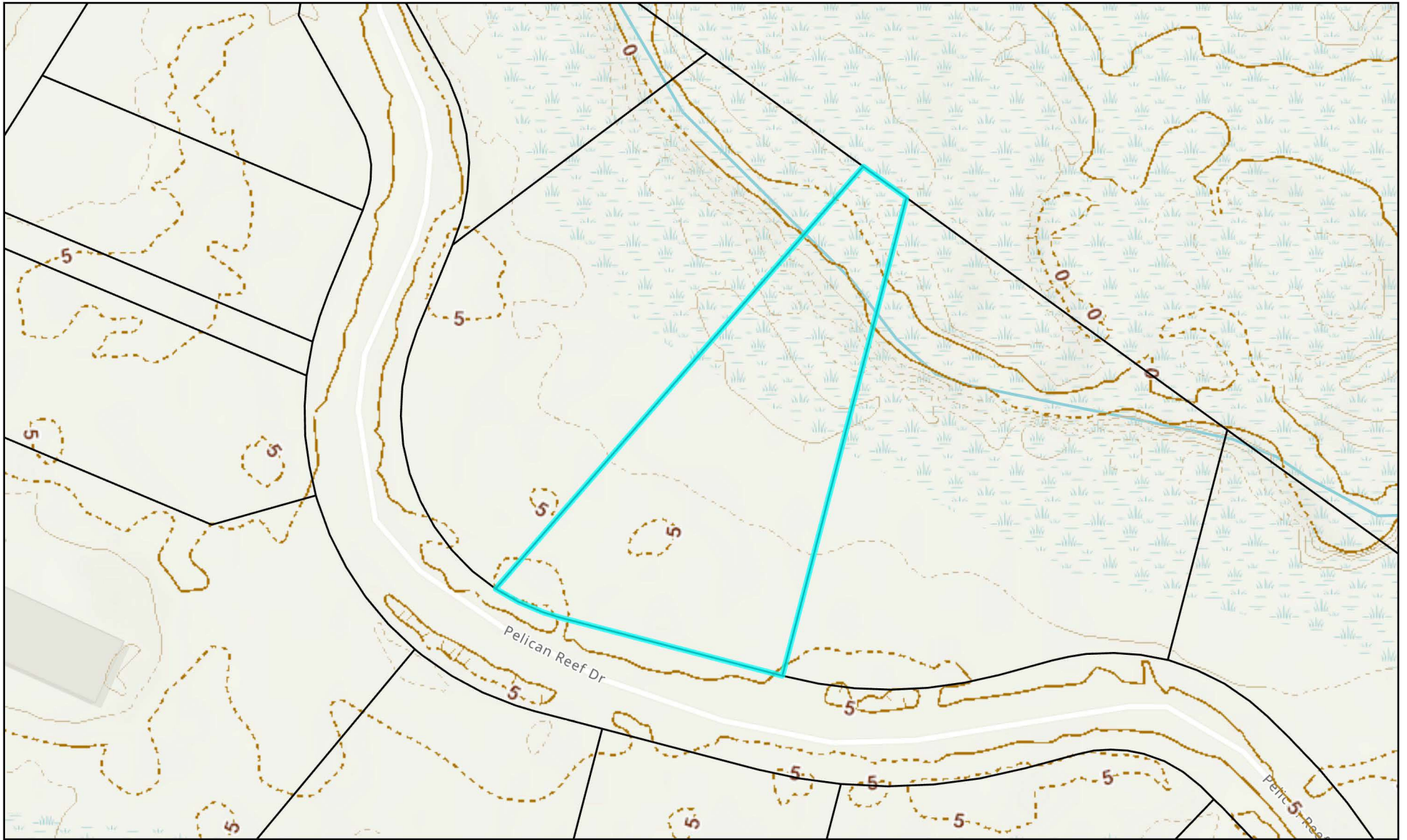
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2024



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Attachment 6: Elevation Map

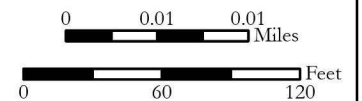


Elevation Map

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

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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7: Updated Application

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

MAP SHOWING SURVEY OF

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

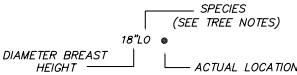
LOT COVERAGE:

SITE SQUARE FOOTAGE:	13,297 SF
(TO CONSERVATION EASEMENT)	
MAIN HOUSE FOOTPRINT:	2,325 SF
GARAGE, PORCHES:	1,818 SF
BUILDING COVERAGE:	4143 SF
BUILDING COVERAGE RATIO:	31.15%
MOTOR COURT, DRIVE & WALKS:	1,834 SF
A/C PADS:	24 SF
POOL AREA:	1,012 SF
TOTAL COVERAGE:	7,013 SF
TOTAL COVERAGE RATIO:	52.74%

TREE NOTES:

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

TREE DETAIL



TREE LEGEND:

CED = CEDAR
OAK = OAK
PAL = PALM
TUP = TUPELO
UNK = UNKNOWN

AUGUST 20, 2024: ADD TREES 3" AND LARGER; WJM
JULY 26, 2024: ADD PROPOSED RESIDENCE (2021-517-4) WJM
JULY 18, 2024: UPDATE SURVEY (2021-517-3) WJM
MARCH 7, 2022: TOPOGRAPHIC & TREE SURVEY (2021-517-2) DEW PRINT
as shown on the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, Flood Insurance Rate Map (FIRM), Community-Panel Number 12100C 0381 J
Map Revised date : 12-7-18
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

- NOTES**
- Bearings are based on the RECORD PLAT.
 - This is a BOUNDARY SURVEY.
 - Elevations shown thus (15.0) refer to North American Vertical Datum of 1988, (NAVD 88).
 - By Graphic plotting only, the property shown hereon lies within Zone: "AE" (EL 8) as shown on the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, Flood Insurance Rate Map (FIRM), Community-Panel Number 12100C 0381 J Map Revised date : 12-7-18
 - Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
 - There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.
- ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.R.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.C.	Point of Curvature	EQUIP	Equipment
P.L.	Point of Tangency	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.A.T.V.	Cable Television
P.I.	Point of Intersection	OHL	Overhead Lines
R/W	Right of Way	(F.M.)	Field Measured
O.R.V.	Official Records Volume	R=	Radius equals
D.B.	Deed Book	L=	Arc Length equals
Pg.	Page	Ch=	Chord Bearing & Distance equals
B.R.L.	Building Restriction Line	Delta	Delta or Central Angle equals
Esmt	Easement	I.P.	Iron Pipe
		Conc.	Concrete

LEGEND

⊙ DENOTES CONCRETE MONUMENT
x-x DENOTES FENCE
○ DENOTES 1/2" IRON PIPE SET WITH CAP, LB 8295
● DENOTES IRON PIPE FOUND (NOTED)

DATE	1-25-22
SCALE	1"=30'
JOB No.	2021-517
F.B.	-
page	-
Comp. File	21-517.dwg
Drawn by	WJM

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32244
Tel: (904) 721-1226

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS REQUIRED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 54-17, (formerly Chapter 1101-6), FLORIDA ADMINISTRATIVE CODE PERMANENT TO SECTION 472.02, FLORIDA STATUTES.

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

Attachment 8:

Previous Application



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Kevin Marks Contact Number: 904.347.7652

Business (if applicable): Shoreland Home Builders

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

E-Mail Address: kevin@shorelandhomebuilders.com

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

Business (if applicable): _____

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

E-Mail Address: stephenhutson@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 2

Block: 12

Subdivision: PELICAN REEF

Parcel Number: 1585730020

4. PROJECT STREET ADDRESS: 209 Pelican Reef Drive

5. SPECIFIC PROPOSED USE: Residential - Single Family

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☒ Other: tree removal

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

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

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

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

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

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

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

10. **PREVIOUS APPPLICATIONS:**

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

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

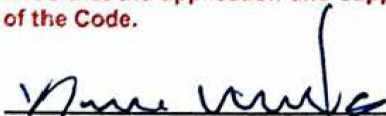
11. **AGREEMENT:**

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

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

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

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



Signature of Applicant

7/8/24

Date



Signature of Property Owner

7/8/24

Date



Owner's Authorization For Agent

Kevin M Marks is/are hereby authorized TO ACT ON BEHALF
OF Stephen & Lindsey Hutson, the owner(s) of those lands described within

☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:

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

State of Florida

County of St. Johns

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

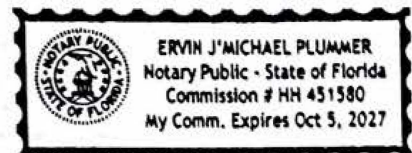
By Stephen Hutson

Identification verified:

Oath sworn: X Yes _____ No _____

Notary Signature: [Signature]

My Commission expires: Oct. 5th 2027



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

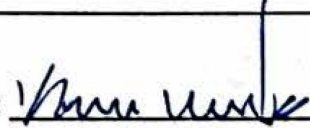
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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

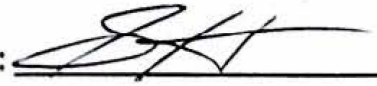
209 Pelican Reef Drive

Project Address: _____

Kevin M Marks

Applicant's Name: _____ Applicant's Signature: 

Stephen Hutson

Owner's Name: _____ Owner's Signature: 

Tree #	Species	DBH	Mallet Test	Health	Structure	Observations1	Observations2
1	Red cedar, Southern	20	Positive	Fair	Fair	Cavity/Decay - Appears Moderate	Dead Branches > 10%
2	Sabal palm	15	Negative	Good	Good		
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LOT 2, PELICAN REEF - BLOCK 12, PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 111, PAGES 57 THROUGH 61 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

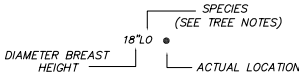
LOT COVERAGE:

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TREE DETAIL



TREE LEGEND:

- CED = CEDAR
- OAK = OAK
- PAL = PALM
- TUP = TUPELO

UNPLATTED MARSH

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

10' C.O.E. CONSERVATION EASEMENT/S.J.R.W.M.D. RETENTION SWALE

JULY 26, 2024; ADD PROPOSED RESIDENCE (2021-517-4) W.M.

JULY 18, 2024; UPDATE SURVEY (2021-517-3) W.M.

MARCH 7, 2022; TOPOGRAPHIC & TREE SURVEY (2021-517-2) DEW PRINT

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- Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
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P.C.	Point of Curvature	EQUIP	Equipment
P.T.	Point of Tangency	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.A.T.V.	Cable Television
P.I.	Point of Intersection	O.H.L.	Overhead Lines
R/W	Right of Way	(F.M.)	Field Measured
O.R.V.	Official Records Volume	R=	Radius equals
D.B.	Deed Book	L=	Arc Length equals
Pg.	Page	Ch=	Chord Bearing & Distance equals
B.R.L.	Building Restriction Line	Δ=	Delta or Central Angle equals
Esm't	Easement	I.P.	Iron Pipe
		Conc.	Concrete

LEGEND

- ⊙ DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP, LB 8295
- DENOTES IRON PIPE FOUND (NOTES)

DATE	1-25-22
SCALE	1"=30'
JOB No.	2021-517
F.B.	-
page	-
Comp. File	21-517.dwg
Drawn by	WJM

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107, JACKSONVILLE, FLORIDA 32224
No. 8295
JULY 2024
(904) 721-1226

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM STANDARD SPECIFICATIONS FOR THE SURVEYING PROFESSION, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 17-17, (FORMERLY CHAPTER 610-6-4), F.A.C. ADMINSTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

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

CURVE C1
CA=18°49'52"
R=109.54'
L=36.00'
CB=S65°50'04"E
CH=35.84'

LOT 1

LOT 2

LOT 3

PELICAN REEF DRIVE
(PRIVATE 50' RIGHT OF WAY)

Attachment 9:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1585730020
Location Address	PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 2 OR 5909/697 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	PELICAN REEF BLOCK 12 PHASE 6
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.560
Homestead	N

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



Owner Information

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

Map



Valuation Information

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

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

Historical Assessment Information

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

Land Information

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

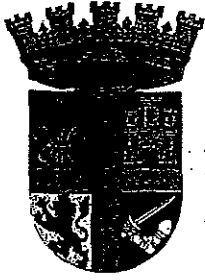
Sale Information

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

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

Attachment 10:

Supporting Documents



City of St. Augustine



St. Augustine, Florida

Planning/Building

April 5, 1995

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

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

Dear Mr. Thompson:

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

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

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

Sincerely,

Jean Carver
Citizen Boards Technician

jc

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

CONSERVATION EASEMENT

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

W I T N E S S E T H:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

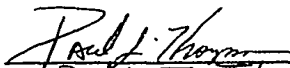
9. Successors. The covenants, terms, conditions and restrictions of this Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

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

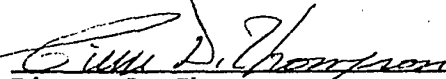
IN WITNESS WHEREOF, Grantors have set their hand on the day and year first above written.

Signed, sealed and delivered
in the presence of:

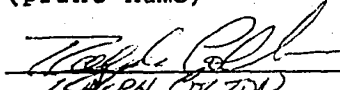
THOMPSON BROS. REALTY, INC.



Paul J. Thompson
(print name)

By: 

Pierre D. Thompson
President



Joseph Carlton
(print name)

Signed, sealed and delivered
in the presence of:

Pierre D. Thompson
PIERRE D. THOMPSON
(print name)
Ralph G. Colton
RALPH G. COLTON
(print name)

PIERRE D. THOMPSON,
Individually

By: Pierre D. Thompson

Signed, sealed and delivered
in the presence of:

Pierre D. Thompson
PIERRE D. THOMPSON
(print name)
Ralph G. Colton
RALPH G. COLTON
(print name)

Shirley N. Thompson
SHIRLEY N. THOMPSON

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

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

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

My Commission Expires:

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

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

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

My Commission Expires:

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

CONSENT AND JOINDER

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

Conservation Easement for the purpose of subjecting its mortgage to the terms and conditions of this Conservation Easement.

FIRST UNION NATIONAL BANK OF
FLORIDA, a national banking
corporation

By:

Stephen C. Franklin
STEPHEN C. FRANKLIN
(print name)
Its: Vice President

STATE OF FLORIDA)
) ss
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 15th
day of October, 1991, by Stephen C. Franklin
as Vice President of FIRST UNION NATIONAL BANK OF FLORIDA,
a national banking corporation, on behalf of the corporation.

Lee Ann Seefley
LEE ANN SEEFLEY
(print name)
NOTARY PUBLIC, State of
Florida at Large.

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires May 14, 1994
Bonded thru Patterson - Becht Agency

SJH150
Draft #2-10/7/91

COPY



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
September 3, 2024	7.d.	PZB2024-0058
Request	Address	Parcel ID
Conservation Overlay Zone Development	32 Mulberry Street	195780-0000

Site & Background Information

Applicant & Owner: Joseph D. Weed, III

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

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

Zoning Designation: Residential Single-Family-One: RS-1

Acreage: 0.29

Neighborhood: Uptown

Archaeological Zone: Zone IIA

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) for the construction of a dock in [COZ 1](#) at 32 Mulberry Street. The approval of this application would allow for a five hundred (500) square foot dock including a walkway, terminal end, and floating dock.

The applicant appeared before the Board on August 6, 2024, and was continued so that the applicant could provide a site plan for the proposed dock that included bathymetric contours. As of the writing of this staff report the applicant has not provided the requested information.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	Policy 2.1.3 Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.	The proposed dock is four (4) feet above the mean high water and would be CONSISTENT with policy 2.1.3 (12) impacts on scenic vistas.
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

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

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

PZB2024-0046

Page 3

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

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

(1) Site specific location

32 Mulberry Street has approximately sixty-eight feet of shoreline located along Hospital Creek with existing riprap. The applicant is proposing to build a 500 square foot dock including a walkway, terminal end, and floating dock. The dock will extend sixty (60) feet with a height of four (4) feet above MHW and the walkway will be four (4) feet wide.

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

Both properties to the north and south of 32 Mulberry have existing docks. The property is within Conservation Overlay 1 and 2 with the proposed dock within Conservation Overlay Zone 1.

(7) Impact of development on vegetative and animal communities.

Aerial images depict a heavily vegetated shoreline. The application lists mangroves and oyster beds within the area. The low height of the proposed dock may impact existing vegetation and animal communities.

(9) Effect of shade on vegetation and shellfish.

Aerial images depict a heavily vegetated shoreline. The application lists mangroves and oyster beds within the area. The low height of the proposed dock may intensify shading effects on existing vegetation/shellfish.

(17) Specific conditions applicable to docks.

Dock height is limited to eight (8) feet above the mean high water (MHW). The application lists the MHW at 4.64 (ft) and the dock at 8.64 ft giving a height of 4 feet above MHW consistent with Criteria (17).

The application meets the requirements of specific conditions applicable to docks, but the applicant may want to consider raising the dock 1-2 feet to minimize impacts to the vegetation and shellfish within Conservation Overlay Zone 1.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1. This application is for the construction of a dock at 32 Mulberry Street / PID 195780-0000.

Staff recommends Continuation for additional information or reconsideration or Denial as the applicant has not submitted a site plan for the proposed dock that included bathymetric contours as requested by the Board.

Attachments

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

Staff Report prepared by:



Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Zoning Map



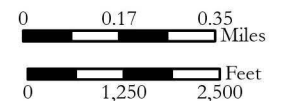
Zoning Map

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

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 2: Future Land Use Map



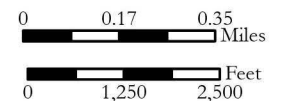
Future Land Use Map

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

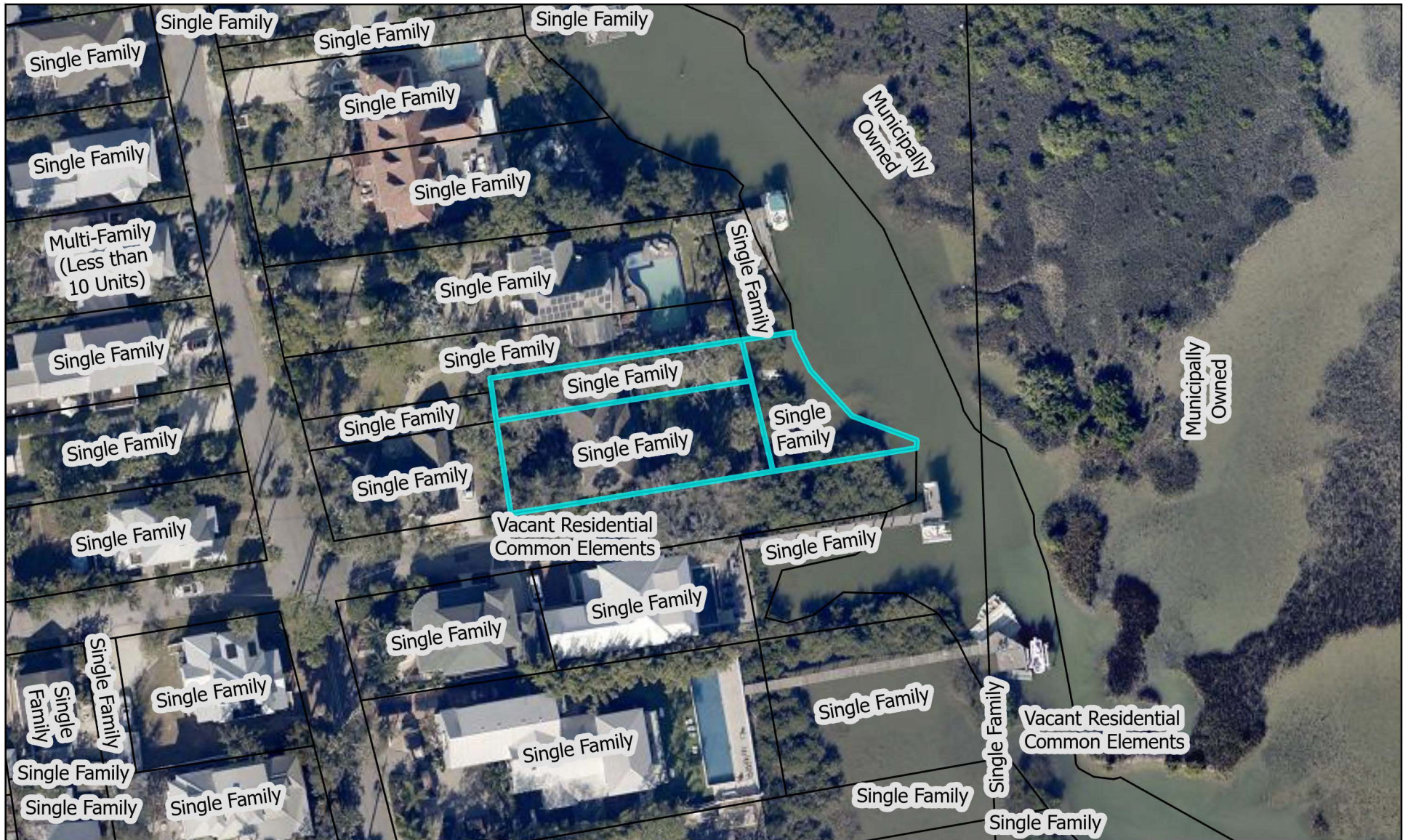
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 3: Adjacent Uses Map

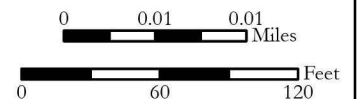


St. Johns County Property Appraiser Use Classification Map

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

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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:
Aerial Site Photograph



Attachment 5:

Flood Map

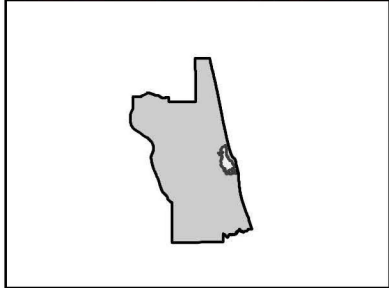


Legend

Flood Zones FEMA

AE

VE



FEMA Flood Zone Map

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

2024

DISCLAIMER

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Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

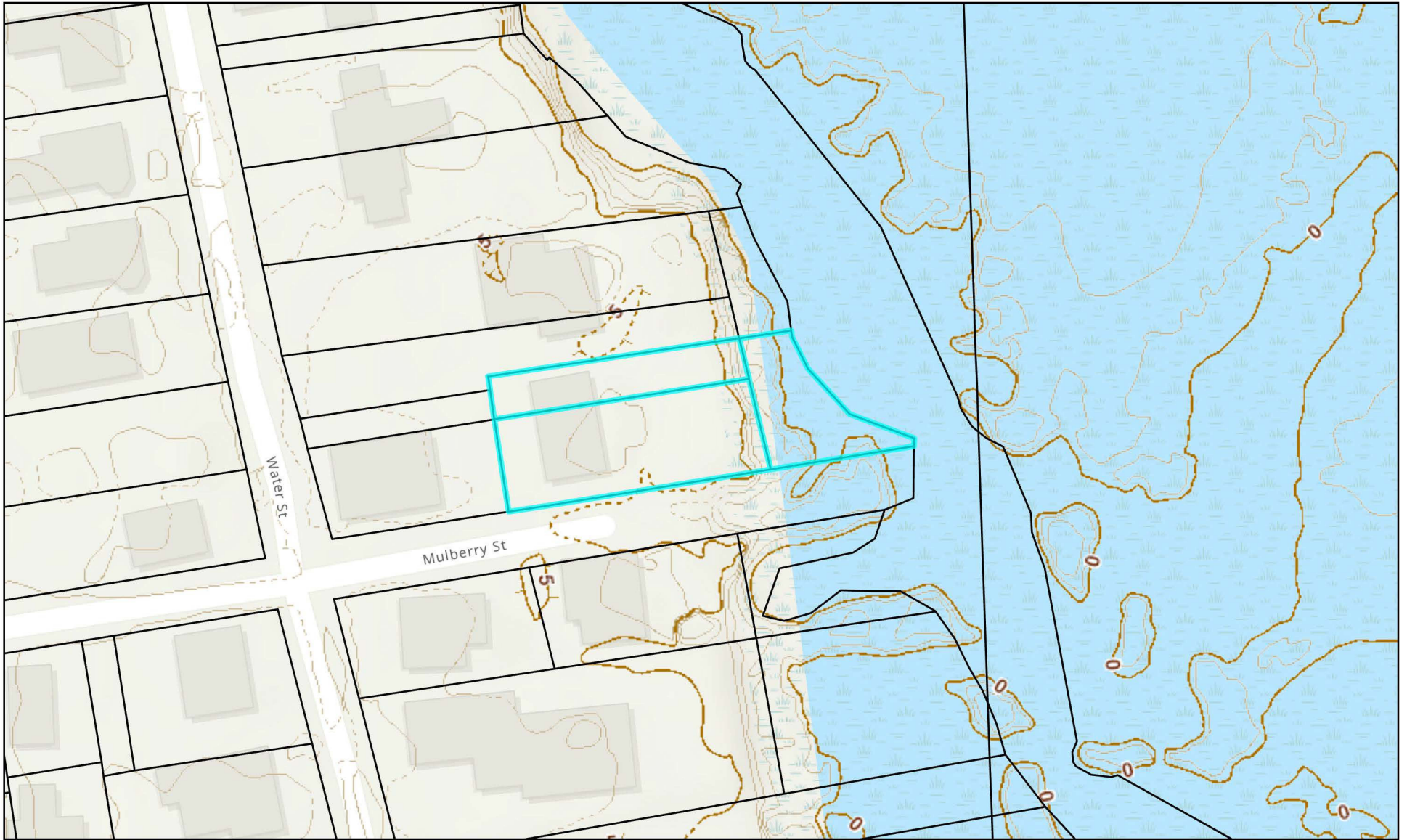
N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Page 351 of 580

Attachment 6: Elevation Map

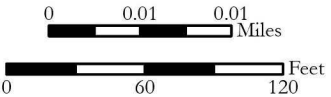


Elevation Map

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

DISCLAIMER
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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:

Application

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

32 Mulberry Street, St Augustine

Project Address: _____

Joseph Weed

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

Joseph Weed

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



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

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

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

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

Joseph D Weed III

Print name of applicant



Signature of applicant

07-08-2024

Date



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Joseph D Weed III Contact Number: 904-545-3637

Business (if applicable): _____

Address: 32 Mulberry Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: jdweed13@gmail.com

2. NAME OF PROPERTY OWNER: Joseph D Weed III Contact Number: 904-545-3637

Business (if applicable): _____

Address: 32 Mulberry Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: jdweed13@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: E1/2 of S22' of Lot6 and E1/2 of Lot7 Block: L

Subdivision: AbbotTract Parcel Number: 1957800000

4. PROJECT STREET ADDRESS: 32 Mulberry Street, St. Augustine, FL 32084

5. SPECIFIC PROPOSED USE: Installation of a dock.

6. ACTION REQUESTED:

- | | |
|---|--|
| ☒ Conservation Zone Development | ☐ Appeal of Staff Determination |
| ☐ Exception | ☐ Land Use Plan Amendment |
| ☐ Variance | ☐ Rezoning |
| ☐ Other: _____ | |

7. DESCRIPTION OF ACTION REQUESTED: Approval of a new 500sf dock.

8. JUSTIFICATION FOR ACTION REQUESTED: We are seeking approval for a new dock giving us access to the south fork of Hospital Creek in St. Augustine. The dock will be 500sf inclusive of a 4'x40' walkway leading to a 10'x20 terminal end and a 140sf floater. The fixed portion of the dock will be "L" shaped with the walkway placed in a natural gap in the mangrove vegetation. As shown in the attachments, the dock conforms to the setbacks, avoids an oyster bar to the south, and is smaller and less intrusive than the docks on either side. It will have no rail, water, electrical, or fish cleaning station.

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

Signature of Property Owner

Date

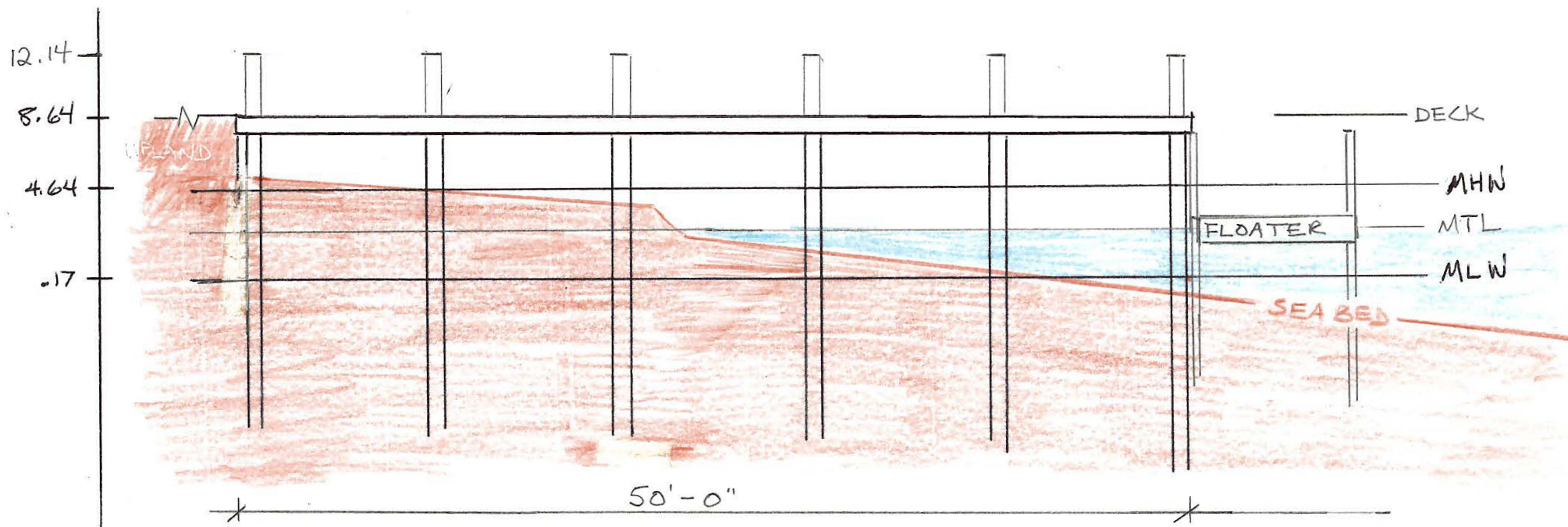
Application for approval of a new Dock at 32 Mulberry Street

Criteria set forth in Section 11-29 of the Municipal Code (Conservation Overlay Zone 1)

1. The Site Plan contains all existing conditions.
2. The Site Plan indicates the proposed dock and its relationship to surrounding properties and waterways.
3. The new dock will not affect existing drainage flow as the lot slopes away from the water.
4. Any point discharges will be confined to silt spoil from piling installation and will be removed. No non-point discharges are anticipated.
5. Silt fence will be installed seaward of any piling spoil upland of high-water line.
6. Zero impact on flood plain.
7. Construction should have little impact on existing vegetation. The Black Mangrove pneumatophores (shoots) comprise the bulk of the vegetation affected and should have no impact on the health of the mangroves themselves.
8. No storage of pollutants and/or contaminated drainage will be permitted on site.
9. Very little additional shade will be created by the walkway as the Mangroves themselves have created an existing shady environment.
10. Being near the end of a dead-end creek, higher than idle speed boat wakes are very rare.
11. The impact on development on the immediate shoreline will be limited to the 4' wide connection of the walkway to the existing rip rap seawall. Less than 6% of the frontage.
12. The overall width of the terminal end (20') is 29% of the lot frontage. The deck of the dock will be well below the tops of the mangroves. Tops of some pilings may be visible from the bay.
13. No additional landscaping is anticipated as the dock will tie into a mature landscaped lawn.
14. No impact on plant or animal habitat is expected. No areas within the property will be lost due to this project.
15. The construction of this dock will create no additional surface water runoff. The lot slopes gently westward away from the water and largely consists of a 4000sf area of St Augustine grass.
16. The dock is being placed north of a healthy oyster bar that has flourished along a rut created by storm runoff from the scuppers at the end of Mulberry Street. The commercial value of the shellfish in hospital creek is questionable due to the lift station 225' south of this site at the foot of Joyner Street. The dock will not negatively impact commercial fishing. Aquatic bird life should not be affected.
17. The dock will be a simple "L" shape with the piles extending 42" above the 2x6 decking. The decking will be 4' above MHW. There will be no structures, roofs, or lifts. A floating dock 8' x 18' designed to accommodate a small (17' +/-) skiff and accessed by an aluminum dock ladder will be at east end of the terminal platform.

32 Mulberry Street
Proposed Dock.

MHW: MEAN HIGH WATER
MSL: MEAN TIDE LEVEL
MLW: MEAN LOW WATER



DOCK ELEVATION PROFILE

1" = 20'

Dock consists of a 40' x 4' walkway leading to a 10' x 20' terminal platform.

Pilings 7"/8" diameter poles (based on depth): 2.5 Marine PT Piles

2x10 (3) Stringers: .60 Marine PT

2x8 Pile caps: .60 Marine PT

2x6 Rounded edge decking: .60 Marine PT

2x6 Cross bracing throughout: .60 Marine PT

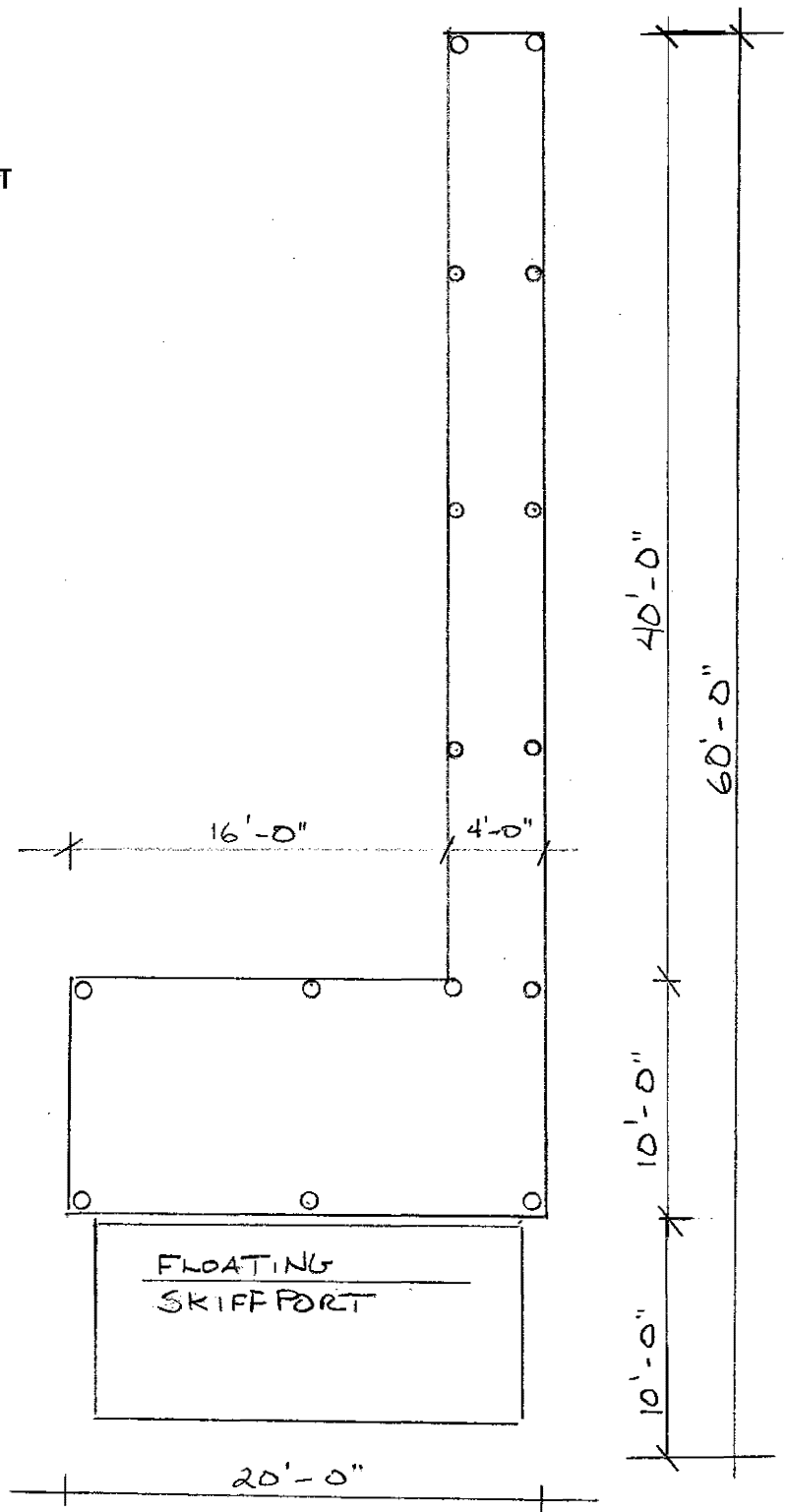
All stainless steel hardware.

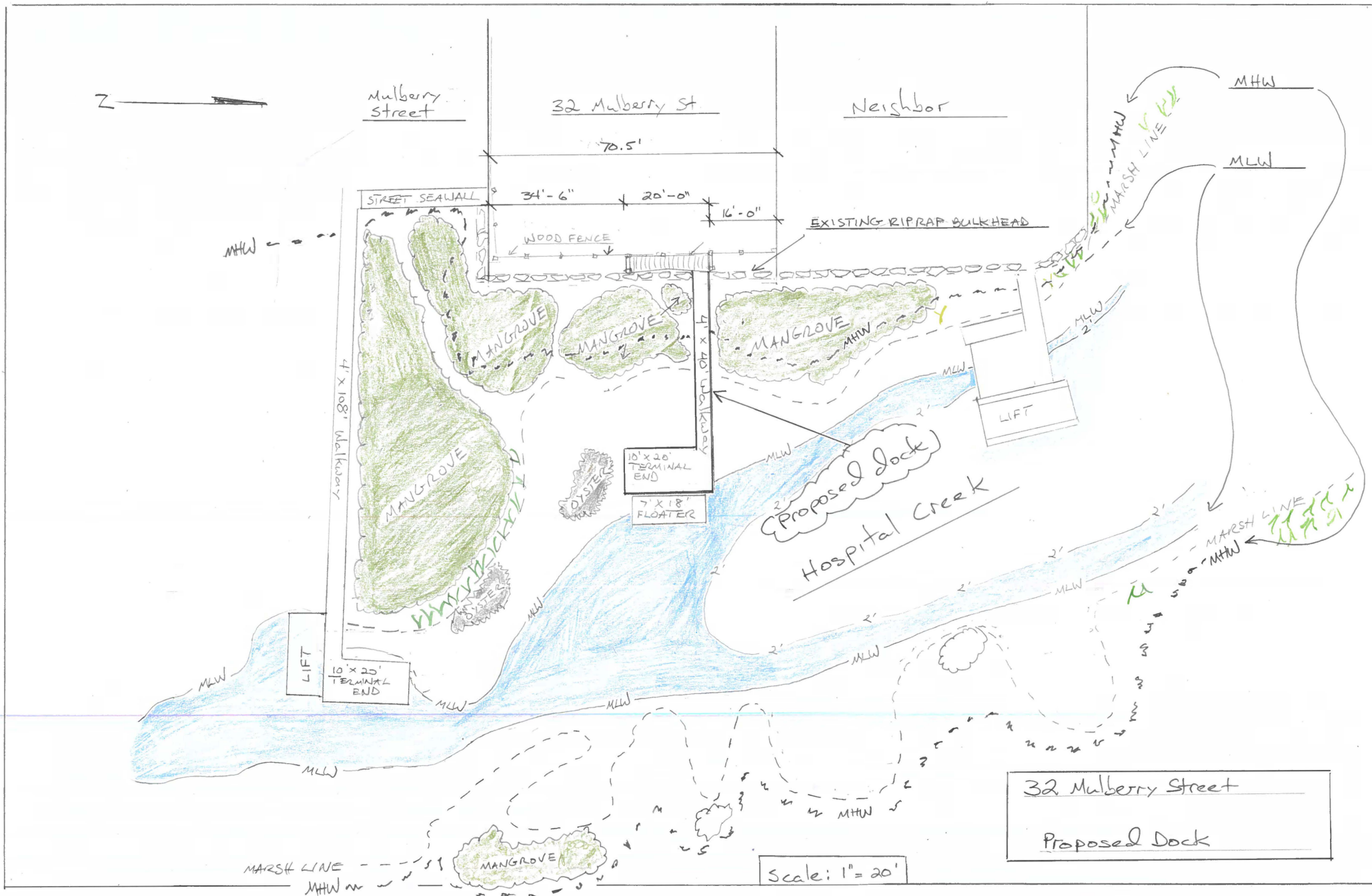
Decking shall not exceed 4' above MHW.

Piles will extend 42" above the decking.

No railing.

32 Mulberry Street
Proposed dock
dimensional plan.









Measure distance

Click on the map to add to your path

Total distance: 134.36 ft (40.95 m)

Attachment 8:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1957800000	No Image Available
Location Address	32 MULBERRY ST	
	SAINT AUGUSTINE 32084-0000	
Neighborhood	Dismukes (608)	
Tax Description*	ABBOTT TRACT CITY E1/2 OF S22 FT OF LOT 6 & ALL E1/2 OF LOT 7 BLK L OR743/797	
	*The Description above is not to be used on legal documents.	
Property Use Code	Single Family (0100)	
Subdivision	Abbott Tract	
Sec/Twp/Rng	18-7-30	
District	City of St Augustine (District 452)	
Millage Rate	18.872	
Acreage	0.290	
Homestead	Y	

Owner Information

Owner Name	Weed Joseph D III,Suzanne S 100%
	Weed Suzanne S 100%
Mailing Address	32 MULBERRY ST
	SAINT AUGUSTINE, FL 32084-2870

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2024
Building Value	\$688,290
Extra Features Value	\$2,940
Total Land Value	\$1,015,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,706,230
Total Deferred	\$1,411,357
Assessed Value	\$294,873
Total Exemptions	\$50,000
Taxable Value	\$244,873

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$643,807	\$2,940	\$496,125	\$0	\$0	\$1,142,872	\$286,284	\$906,588	\$236,284
2022	\$475,264	\$1,512	\$432,180	\$0	\$0	\$908,956	\$277,946	\$681,010	\$227,946
2021	\$346,582	\$1,512	\$414,172	\$0	\$0	\$762,266	\$269,850	\$542,416	\$219,850
2020	\$309,114	\$1,512	\$414,172	\$0	\$0	\$724,798	\$266,124	\$508,674	\$216,124
2019	\$275,530	\$1,512	\$414,172	\$0	\$0	\$691,214	\$260,141	\$481,073	\$210,141
2018	\$279,582	\$1,512	\$414,172	\$0	\$0	\$695,266	\$255,290	\$489,976	\$205,290
2017	\$274,684	\$2,595	\$414,172	\$0	\$0	\$691,451	\$250,039	\$491,412	\$200,039
2016	\$278,553	\$2,595	\$414,172	\$0	\$0	\$695,320	\$244,896	\$500,424	\$194,896
2015	\$239,368	\$2,595	\$414,172	\$0	\$0	\$656,135	\$243,194	\$462,941	\$193,194
2014	\$163,433	\$2,595	\$414,172	\$0	\$0	\$580,200	\$241,264	\$388,936	\$191,264
2013	\$161,805	\$2,595	\$414,172	\$0	\$0	\$578,572	\$237,699	\$390,873	\$187,699

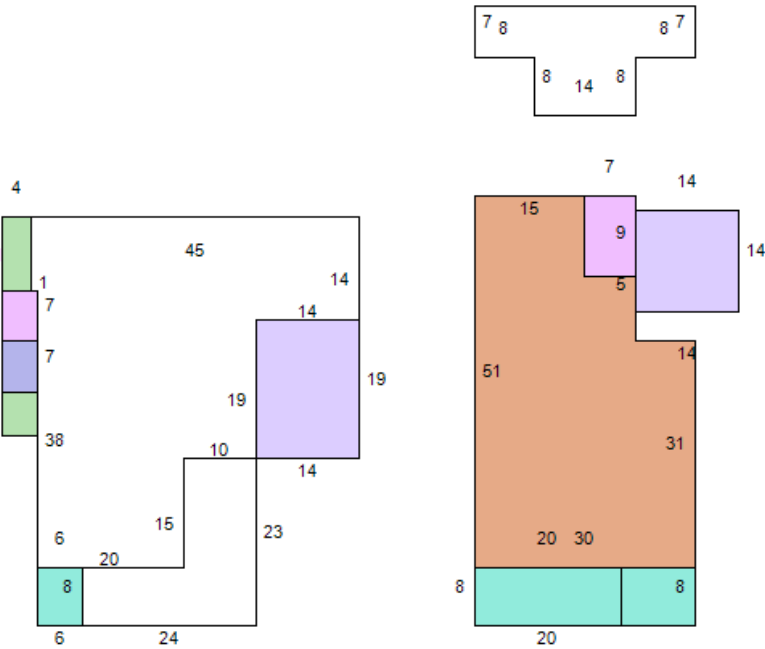
Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$688,290	Roof Structure	Gable Hip
Year Built	1908	Interior Flooring	Pine Wood
Actual Area	4420	Interior Wall	Drywall
Conditioned Area	2789	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood Shingle	Baths	

Description	Square Footage
FINISHED UPPER STORY	1293
FINISHED OPEN PORCH	160
UNFINISHED ENCLOSED PORCH	342
BASE AREA	1496
FINISHED SCREEN PORCH	35
FINISHED STORAGE/UTILITY	35
PATIO/SLAB	30
PATIO/SLAB	40
FINISHED DECK	266
FINISHED OPEN PORCH	48
FINISHED SCREEN PORCH	77
FINISHED DECK	196
FINISHED OPEN PORCH	80
UNFINISHED ATTIC	322
Total SqFt	4420

Sketch Information

Room Type
UAT
DECK
PATIO
FINISHED STORAGE
FINISHED SCREEN PORCH
Base
EGP
FINISHED OPEN PORCH
FINISHED UPPER STORY



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		2940

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	70	140	70	FF	\$1,015,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/21/2023	12/21/2023	\$0.00	LIS PENDENS	5874	1802	U	I	BANK OF AMERICA NA	WEED JOSEPH D III,SUZANNE S
1/22/2018	1/22/2018	\$0.00	LIS PENDENS	4493	128	U	I	FEDERAL NATIONAL MORTGAGE ASSOCIATION	WEED JOSEPH D III,SUZANNE S
1/28/2016	1/27/2016	\$0.00	OTHER INSTRUMENT	4142	1402	U	I	FEDERAL NATIONAL MORTGAGE ASSOCIATION	WEED JOSEPH D III,SUZANNE S
9/2/2015	9/1/2015	\$0.00	LIS PENDENS	4079	1980	U	I	FEDERAL NATIONAL MORTGAGE ASSOCIATION	WEED JOSEPH D III,SUZANNE S
	12/1/1986	\$0.00		743	797	U	I		WEED JOSEPH D III,SUZANNE S
	9/1/1985	\$0.00		692	172	U	I		



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
September 3, 2024	7.e.	PZB2024-0059
Request	Address	Parcel ID
Conservation Overlay Zone Development	117 Inlet Drive	213919-0010

Site & Background Information

Applicant & Owner: Richard & Tracey Y Hardy

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

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

Zoning Designation: Residential Single-Family-One: RS-1

Acreage: 1.18

Neighborhood: North Davis Shores

Archaeological Zone: N/A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) including a modification of an existing dock in [COZ 1](#) and after-the-fact approval for the placement of riprap in COZ 1 and COZ 2 at 117 Inlet Drive.

The COZ 1 request includes: a dock extension of approximately fifty-five (55) feet; the relocation of the existing lift, terminal platform, gangway and floating dock; and the installation of an additional boat lift. The COZ 1 and 2 request includes the after-the-fact approval for rip rap installation over existing rip rap and bulkhead on the northern portion of the property, and a nine hundred and sixty-four (964) square foot deck.

Permit History

Date	Application	Description	Action
March 7, 2016	PZB 2015-0174	Modify existing dock	Withdrawn
September 6, 2016	PZB 2016-0120	Add a modular floating dry dock to the existing platform.	Approved
April 4, 2017	PZB 2017-0003	Construct a seawall and bulkhead	Approved

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	CCM Policy 1.8.5 The City of St. Augustine shall coordinate with the FDEP and SJRWMD regarding wetland areas under their respective jurisdiction.	Planning staff has coordinated with FDEP regarding the wetland areas onsite.
	CCM Policy 1.8.6 Removal, encroachment and alteration of wetlands pursuant to the “no net loss” requirements of the City Comprehensive Plan, and shall be in compliance with the following:	The encroachment into the wetlands without appropriate city permits was inconsistent with this policy. Planning staff has coordinated with FDEP in regard to wetland impacts for this property. The staff report includes recommendations for

	1. Appropriate justification for the proposed alteration is provided to the City; 2. Adequate mitigation of any adverse hydrological and physical alterations is provided in accordance with the requirements of the agencies claiming jurisdiction over the wetland;	mitigation in accordance with FDEPs requirements.
	CCM Policy 1.7.5 The City shall monitor the following activities in areas identified as being environmentally sensitive and in areas containing endangered and/or threatened wildlife: • The destruction or removal of plant life that would alter the character of an environmentally sensitive area or wildlife habitat; ...	The steep slope of the rip rap may allow rip rap to settle into adjacent mangroves and other wetland vegetation possibly causing destruction or removal of plant life.
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

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

(1) Site specific conditions.

117 Inlet Drive is a waterfront property in North Davis Shores. The site has a single-family home existing bulkhead and dock. The north portion of the lot that contains the dock was previously connected to 120 Inlet Drive on the west side of the street. The north portion contains a lower retaining wall and rip rap landward of the jurisdictional wetland line while the southern portion of the lot contains a single-family home and higher bulkhead. Recently additional rip rap has been placed encompassing the entirety of the northern bulkhead and wrapping around the base of the north corner of the southern bulkhead. The rip rap height is above the existing bulkhead and extends landward of the northern bulkhead with a low landscaping feature along the landward edge of the rip rap. Fill and landscaping have also been added.



Figure 1 From the dock looking south.



Figure 2 From the dock looking north.

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

117 Inlet Drive has two hundred and twenty-four (224) linear feet of bulkheaded shoreline and approximately one hundred and forty-four (144) linear feet of rip rap along Salt Run. The application places the jurisdictional wetland line at the toe of the newly placed rip rap. However, this is waterward of the jurisdictional wetland line as submitted with the PZB2017-0003. After consulting with the Florida Department of Environmental Protection staff, and in compliance with the requirements to use the most

“restrictive boundary line”, staff recommends that the 2017 jurisdictional wetland be used to determine the boundaries of COZ 1 and 2. The location of the rip rap requesting after-the-fact approval as well as the newly proposed deck, straddle the 2017 jurisdictional wetland line. This places the rip rap and deck within Conservation Overlay Zone 1 and 2. The applicant should include the 2017 wetland line on the application documents to clearly delineate the boundaries of COZ 1 and 2 in relation to the proposed development.



Figure 1- 2017 Jurisdictional Wetland Line

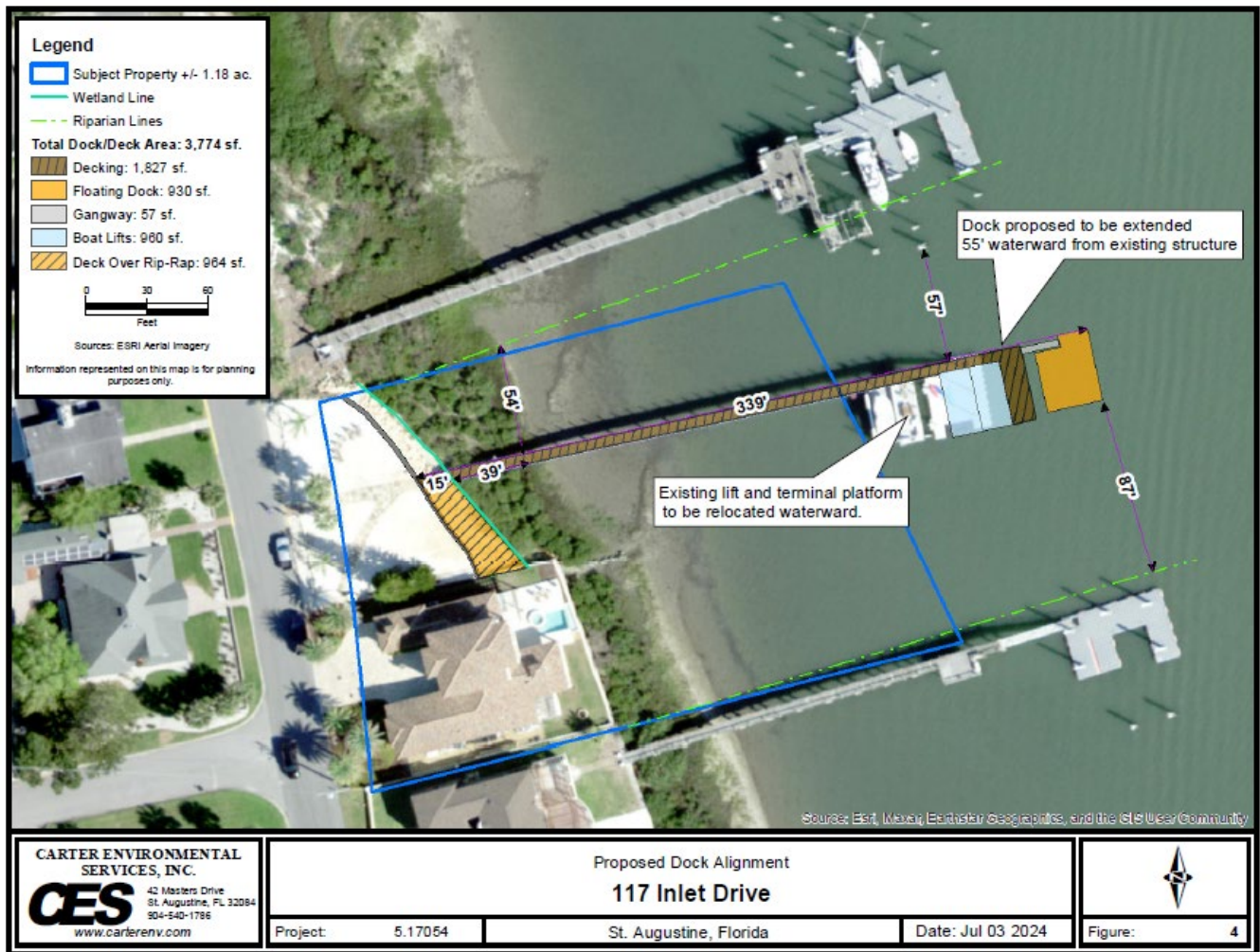


Figure 2- Newly proposed jurisdictional wetland line.

(3) Natural and proposed drainage patterns.

Elevation maps show the highest portion the property at seven (7) feet along the bulkhead and draining west toward the street. The placement of the rip rap is higher than the existing bulkhead and the addition of landscape timbers and fill may not change the existing drainage pattern. However, the application does not include an updated drainage plan or details on the extent of fill.

(4) Effect of point and nonpoint discharge in the marine environment.

Not applicable.

(5) Proposed soil stabilization and erosion control methods.

A site visit on August 22, 2024, showed that landscaping is mostly complete and no longer needs erosion control measures. For the dock expansion the applicant should use best management practices during soil disturbing activities.

(6) Impact on floodplain.

The southern portion of the lot and the site of the single-family home is within flood zone X. The northern portion of the lot is within flood zone AE with a Base Flood Elevation of 8.00 feet (NAVD88). Flood plain impacts are difficult to quantify because the application does not include the extent of fill or drainage plans.

(7) Impact of development on vegetative and animal communities.

On August 22, 2024, Planning staff met with the homeowner and Florida Department of Environmental Protection (FDEP) staff to coordinate mitigation for potential wetland impacts on site due to the placement of rip rap. FDEP staff mentioned that the slope of the rip rap did not meet DEP requirements and that a portion of the rip rap may need to be removed to meet the required slope ratio. As of the writing of this staff report, City Planning staff has not heard the final determination of FDEP on the matter. However, the steep slope of the rip rap may allow loose stones to settle onto adjacent vegetation including mangroves. Staff suggests that applicant continue to work with FDEP to gain compliance on the site.

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.

N/A

(9) Effect of shade on vegetation and shellfish.

The dock extension will occur over open water and should not increase shading of vegetation or shellfish.

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.

Unknown.

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

117 Inlet Drive has two hundred and twenty-four (224) feet of bulkheaded shoreline and approximately one hundred and forty-four (144) linear feet of rip rap along Salt Run. The additional rip rap is approximately sixty-four (64) percent of the site.

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

The rip rap was placed at an unknown height above the existing northern bulkhead and at or below the existing southern bulkhead. The rip rap effectively raises sixty-four percent of the site but the difference in height appears to be minimal and the cumulative impact to the vista from the rip rap should be negligible. The dock application does not show an increase in height. The application states that the boat lift will be low profile and should not create a visual barrier. The height of the deck is also not included in the application so the impacts to the vista from the proposed deck is unknown.

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

The site was previously cleared of natural vegetation and landscaped.

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

The site was previously cleared of natural vegetation and landscaped.

(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.)

Unknown.

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

Unknown.

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed ~~six (6)~~ eight (8) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed ~~six (6)~~ eight (8) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

The application states that the dock modifications will be the same height as the existing dock and not exceed six (6) feet in height. The additional boat lift will be a low-profile boat lift and not exceed a capacity of twelve thousand (12,000) pounds.

Summary

The application includes a dock extension and modification in COZ 1, after-the-fact riprap in COZ 1 and 2, and a deck in COZ 1 and 2. The dock modifications appear to be consistent with Criteria 17. The application states the riprap was placed to increase shoreline resiliency. Chapter 11 encourages the softening of hardened shorelines with riprap to soften wave energies and promote vegetation. However, the applicant did not seek appropriate permits before the installation.

The Coastal and Conservation Management Element of the Comprehensive Plan requires City Staff to coordinate with the appropriate state agency when there are impacts to jurisdictional wetlands. CCM Policy 1.8.6 states that the removal, encroachment and alteration of wetlands pursuant to the “no net loss” requirements of the City Comprehensive Plan and shall have appropriate justification and adequate mitigation. On August 22, 2024, Planning staff met with the homeowner and Florida Department of Environmental Protection (FDEP) staff to coordinate mitigation for potential wetland impacts on site due to the placement of rip rap. Planning staff recommends that the applicant continue to work towards compliance with FDEP to mitigate alterations to the wetlands onsite.

Planning staff recommends that the applicant provide more information for the proposed deck. As mentioned in the staff analysis of the 17 criteria, the proposed height of the deck and the location of 2017 wetland line in relation to the deck would be beneficial for a thorough Conservation Overlay Zone Development review.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the expansion of the dock, addition of a boatlift and deck and the after-the-fact installation of a riprap at 117 Inlet Drive / PID 213919-0010.

Attachments

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

Staff Report prepared by:

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

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Zoning Map



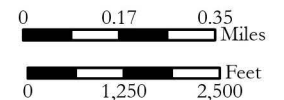
Zoning Map

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

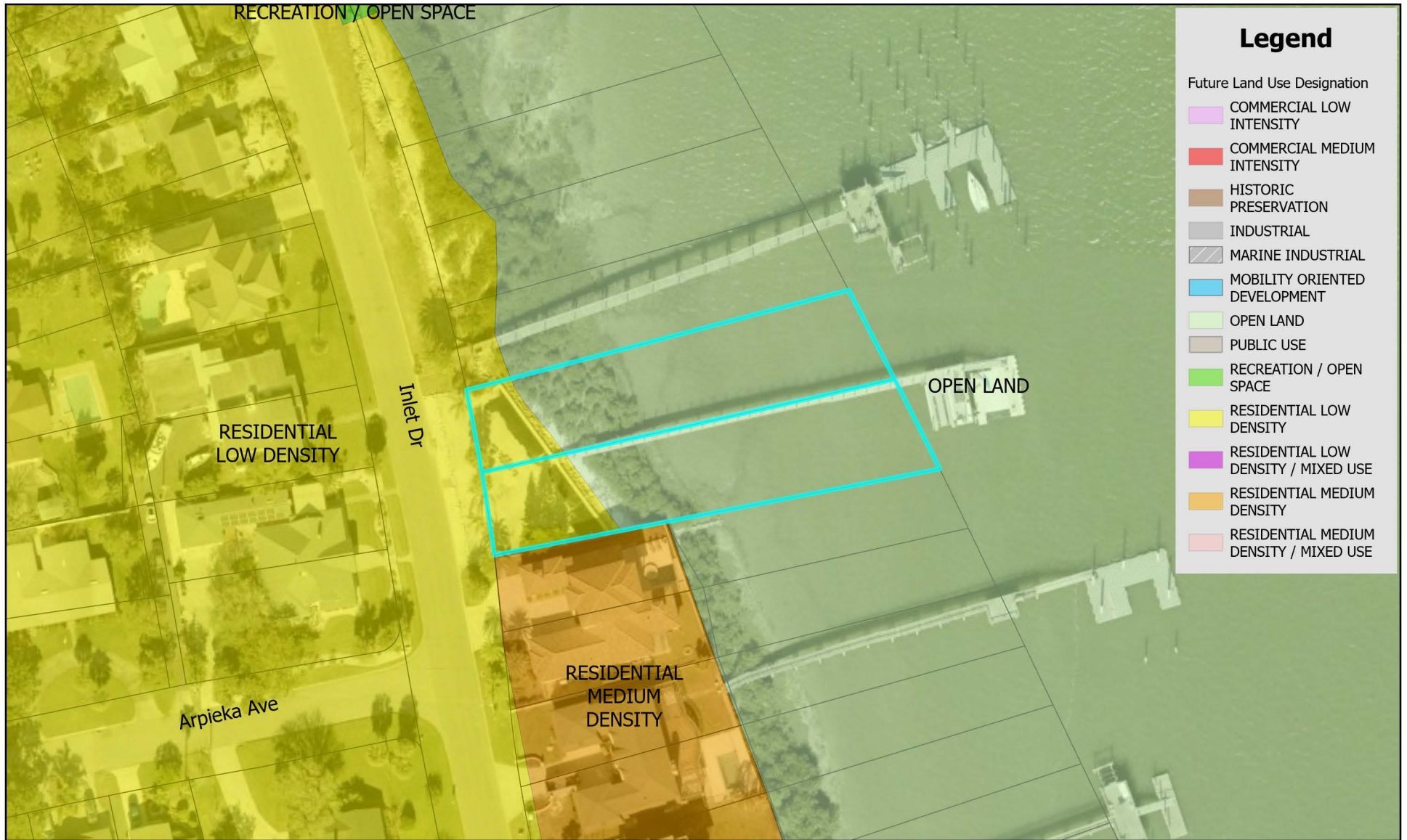
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 2: Future Land Use Map



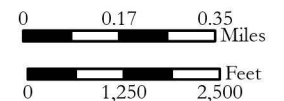
Future Land Use Map

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

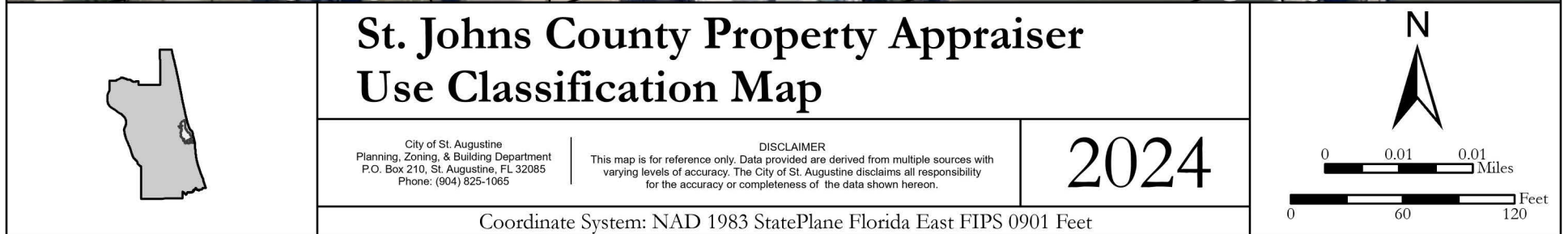
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 3: Adjacent Uses Map

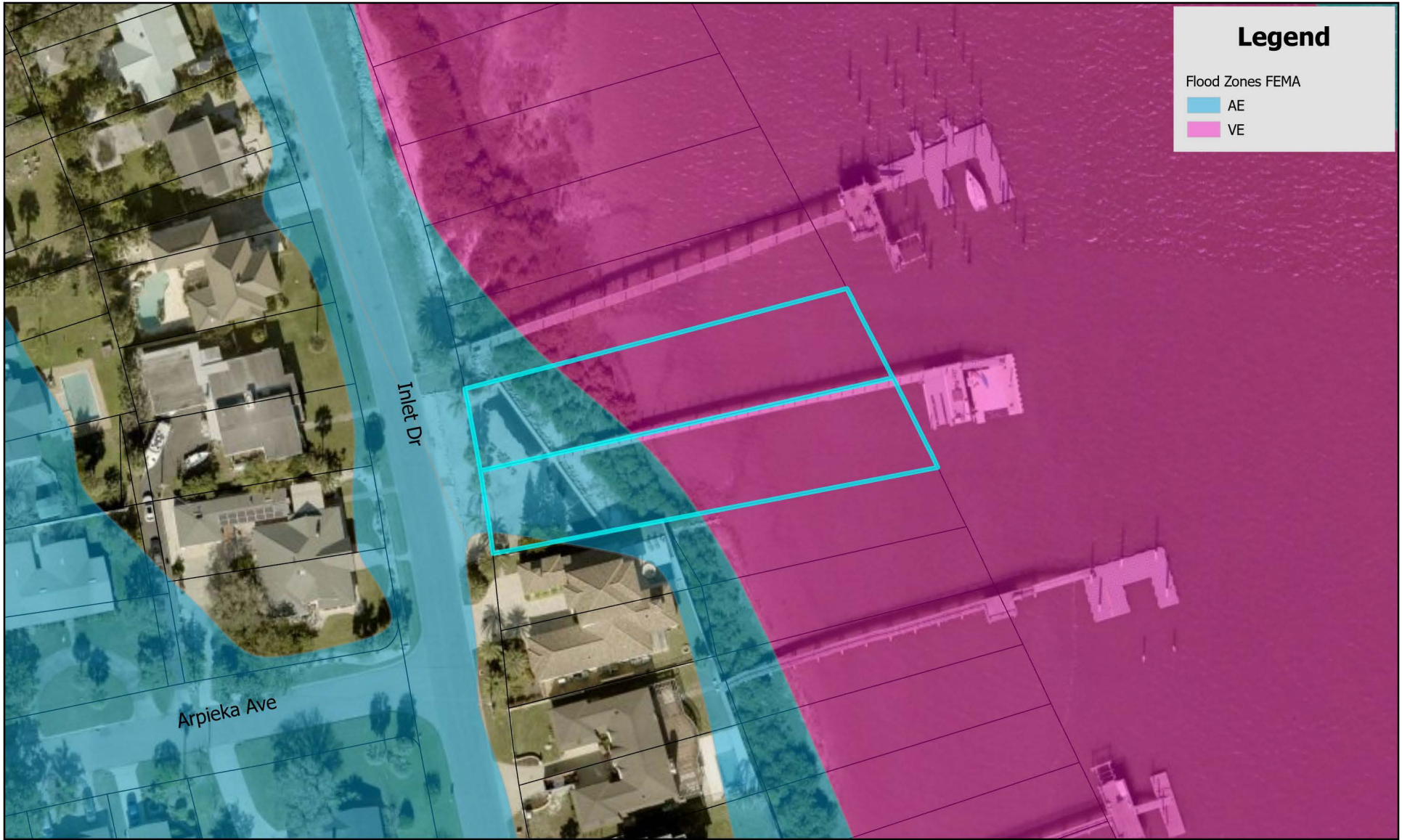


Attachment 4:
Aerial Site Photograph



Attachment 5:

Flood Map



Legend

Flood Zones FEMA

- AE
- VE

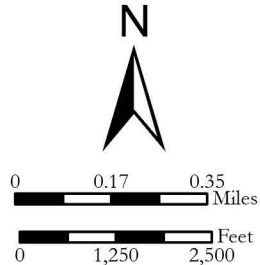


FEMA Flood Zone Map

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

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

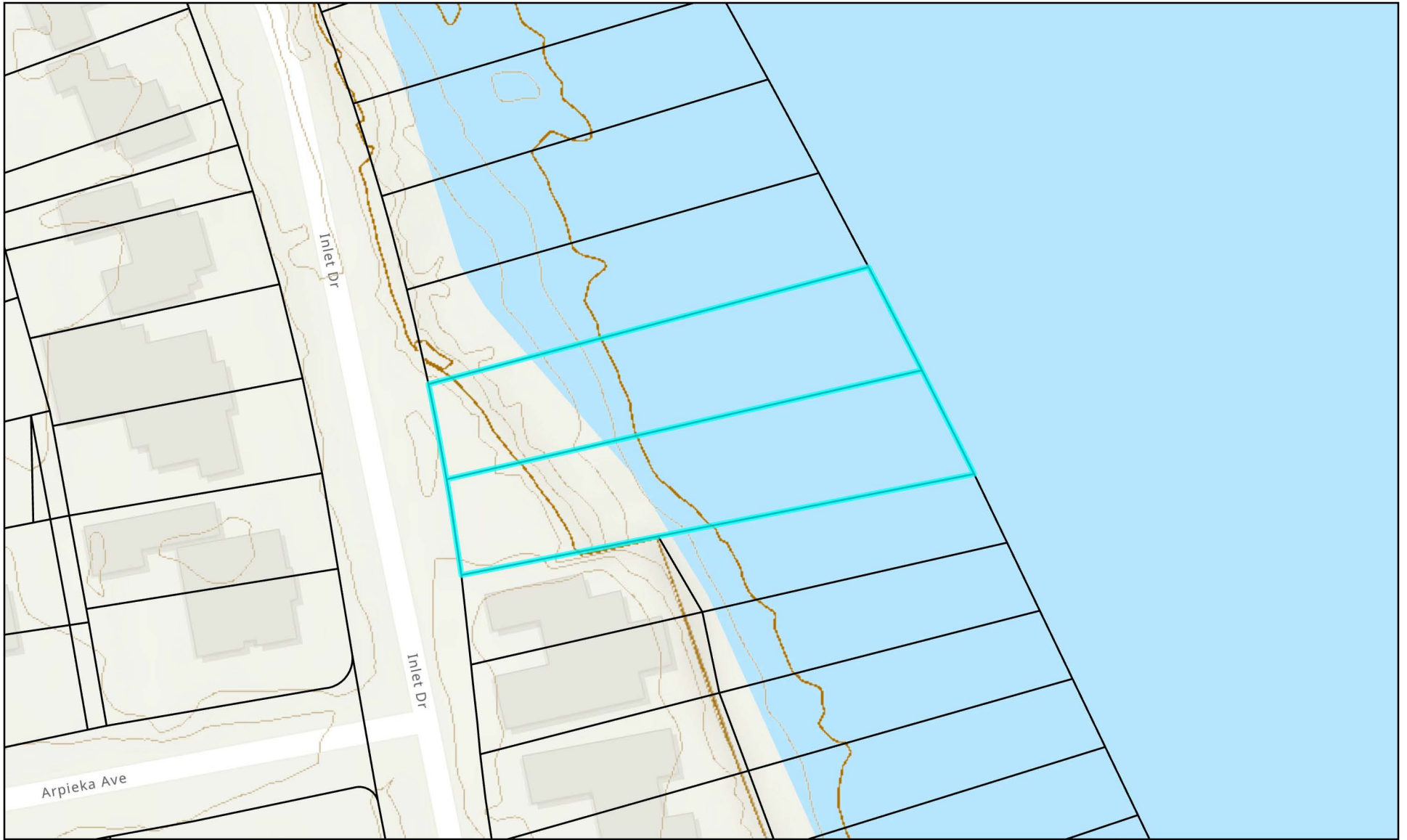
2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6:

Elevation Map



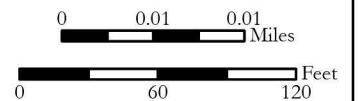
Elevation Map

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

DISCLAIMER
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 7:

Application



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$330 (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Ryan Carter Contact Number: 904-540-1786
Business (if applicable): Carter Environmental Services
Address: 42 Masters Drive City: St. Augustine State: FL Zip: 32084
E-Mail Address: Ryan@carterenv.com

2. NAME OF PROPERTY OWNER: Richard L & Tracey Y Hardy Contact Number: 904-501-0200
Business (if applicable): _____
Address: 117 Inlet Drive City: St. Augustine State: FL Zip: 32080
E-Mail Address: rlhardy@thehardygroup.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 1 & 2; 87 & 88 Block: 1
Subdivision: El-Char Parcel Number: 2139190010

4. PROJECT STREET ADDRESS: 117 Inlet Drive

5. SPECIFIC PROPOSED USE: Proposed dock extension and shoreline stabilization

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

7. DESCRIPTION OF ACTION REQUESTED: A dock extension of +/- 55', one additional boat lift, and additional rip-rap shoreline stabilization is requested as part of this applicaiton.

8. JUSTIFICATION FOR ACTION REQUESTED: The purpose of the dock extension is to reach deeper water and to add a second boat lift. Approval for additional rip-rap over existing rip-rap is also requested to bolster storm resiliency.

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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



7-8-24

Signature of Applicant

Date



7-8-24

Signature of Property Owner

Date

04/18/2019



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

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

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

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

Ryan Carter

Print name of applicant

A handwritten signature in black ink, appearing to read "Ryan Carter".

Signature of applicant

7-8-24

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

117 Inlet Drive

Project Address: _____

Ryan Carter

Applicant's Name: _____ Applicant's Signature: 

Richard Hardy

Owner's Name: _____ Owner's Signature: 



Owner's Authorization For Agent

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

BY: 
Signature of Owner
Richard Hardy
Print Name of Owner
904-501-0200
Telephone Number



State of Florida

County of St. Johns

Signed and sworn before me on this 8 day of July, 2024.

By Diana M Welden

Identification verified: ☒

Oath sworn: ☒ Yes ☐ No

Notary Signature:

Diana M Welden

My Commission expires:

10/17/27

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 2139190010
Location 117 INLET DR
Address SAINT AUGUSTINE 32080-0000
Neighborhood Davis Shores (ICWFR) (590.05)
Tax Description* 12-39 EL CHAR SUB LOTS 1 & 2 & 3-97 DAVIS SHORES LOTS 87 & 88 BLK 1 OR4151/1414(T/R) & 4777/572
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision El-Char Subdivision
Sec/Twp/Rng 17-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 1.180
Homestead Y

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


Owner Information

Owner Name Hardy Richard L, Tracey Y 100%
 Hardy Tracey Y 100%
Mailing Address 117 INLET DR
 SAINT AUGUSTINE, FL 32080-3812

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Attachment 1
Overlay Zone Application Narrative

**117 Inlet Drive
Overlay Zone Development Application Supplement
July 2024**

This narrative is intended to supplement the Conservation Overlay Zone Development for a proposed dock modification, shoreline stabilization, and deck.

Two modifications are requested to the existing dock: 1) to extend the dock to reach deeper water, and 2) to add an additional boat lift. The existing dock is proposed to be lengthened 55' waterward. The lift, terminal platform, gangway and floating dock will all be relocated. An additional boat lift will also be added. Both lifts will be low profile deck lifts. The purpose of the relocation waterward is to reach a greater depth. The depth at the end of the existing boat lift is 3.5'. The extension will allow the dock to reach -6' at mean low water, at the end of the dock, and 4.5 to 5.5 feet under the proposed lifts.

Approval for additional rip-rap shoreline stabilization is also requested as part of this application. Rip-rap was added over already existing rip-rap on site. The applicant originally contacted the City to determine if this action needed a permit, however there was a miscommunication, and the property owner did not know Conservation Overlay Zone approval was needed.

A deck is also proposed, south of the dock access pier, over the existing rip-rap. This deck will be landward of the wetland line and will not be located over any vegetation.

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

1. *The proposed works will have a benefit to the public as a whole.*

The proposed works are on private property. It will provide shoreline stabilization and erosion control that may benefit adjacent properties and the roadway. Public benefits may also be economically-related through construction activities and marine/boating related purchases

2. *The works will have no significant negative impact on natural systems (including adjacent salt marshes and the vegetative communities contained therein), by either individual or cumulative effect.*

No rip-rap will be placed over vegetative communities, only over the footprint of existing rip-rap. The dock is already existing, and the

existing access pier traverses +/- 39' of salt marsh. This vegetation is in good condition and has not been shaded. Proposed work on the dock only relates to the waterward end of the dock. All dock modification work will be located over open water. The proposed deck will be located over the rip-rap and landward of the wetland line, no vegetation will be affected.

3. *The proposed structures will not block or disrupt any vista or scenic opportunities.*

The proposed dock modifications will be the same height as the existing dock. The additional boat lift will be the same height as the existing boat lift (low profile). Additional rip-rap is at the height of the existing bulkhead top cap or below. Thus, the proposed structures would not block and scenic vistas.

4. *The proposed works will enhance vistas and scenic opportunities for the benefit of the public as a whole.*

The proposed work will clean up the shoreline and provide a more aesthetically pleasing shoreline.

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

1. *Site specific conditions.*

This is an existing residential neighborhood in Davis Shores with homes along Inlet Drive, and Salt Run. The subject property is developed to the extent that there is an existing dock, landscaping and a residence on the property. The property has an existing seawall/bulkhead with rip-rap.

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

The property is adjacent to residential development to the north, south and west. Salt Run is located to the east. The proposed works are within Conservation Overlay Zones 1 and 2.

3. *Natural and proposed drainage patterns.*

Normal drainage flows east towards Salt Run. The proposed works will not alter existing drainage patterns.

4. *Effect of point and non-point discharge in the marine environment.*

Point and non-point discharge will not be altered by the proposed works.

5. *Proposed soil stabilization and erosion control methods.*

Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary and no long-term erosional impacts will take place.

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

7. *Impact of development on vegetative and animal communities.*

Vegetative impacts: No impact.

Lighting of the open water areas at night: No new lighting is proposed.

Increased noise from day users: Noise levels will be similar to the existing condition.

8. *Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.*

There will be no storage of pollutants or the use of poisonous chemicals and materials.

9. *Effect of shade on vegetation and shellfish.*

No vegetation or shellfish communities are within the footprint of work.

10. *Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.*

No changes to boat wake and traffic will occur as the owner can only use one boat at a time.

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

Rip-rap is placed over approximately 115' of shoreline, this is approximately 56% of the shoreline. The entire shoreline has previously been bulkheaded as well.

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

There will be no impacts to scenic vistas.

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

No native vegetation will be affected.

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

No plant or animal habitat will be lost.

15. *Impact of development on water quality.*

No impacts to water quality should occur.

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

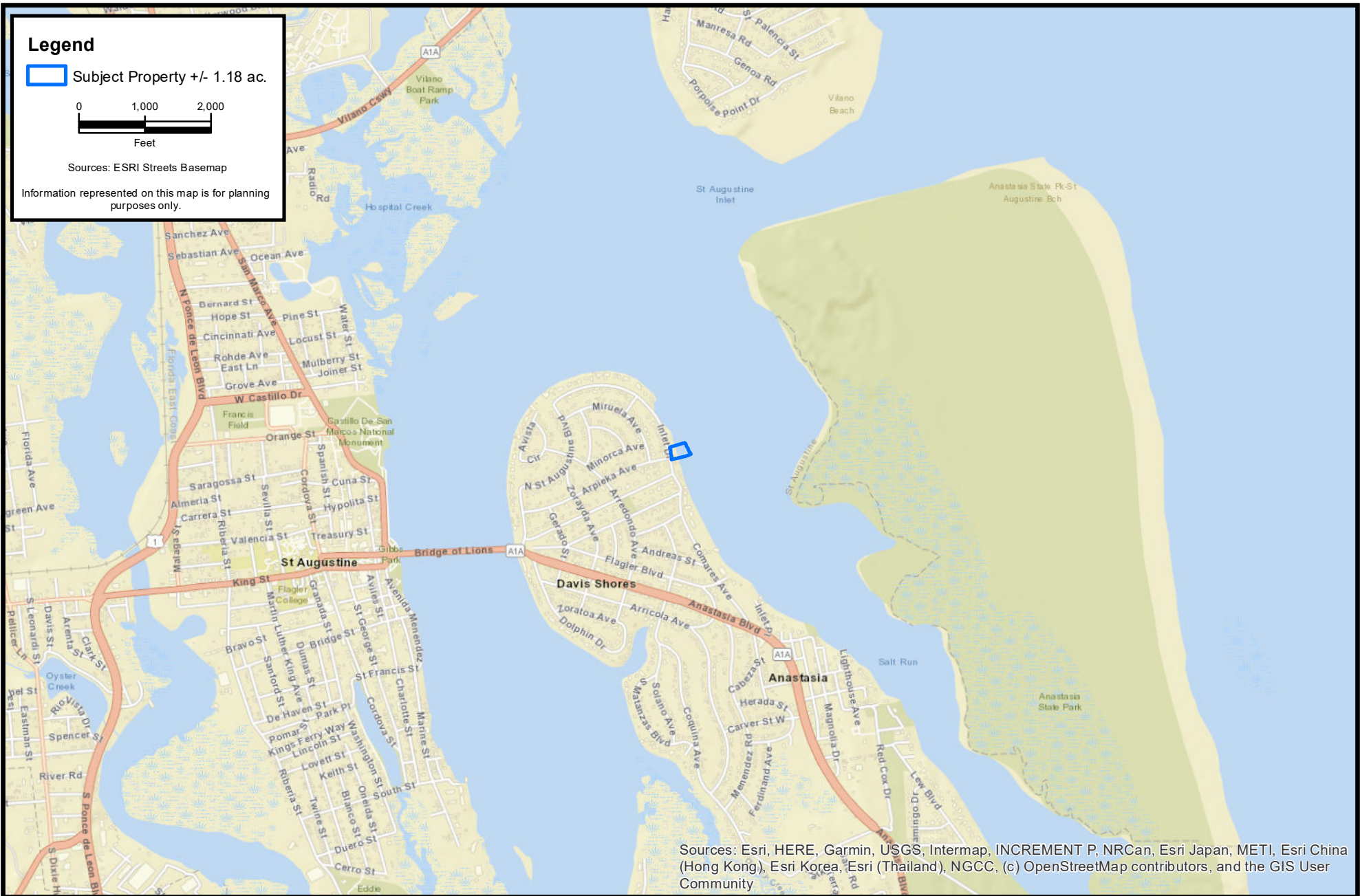
Not applicable.

17. Dock specifications:

- a) *No boathouse, roofed structure or wall shall be constructed on any dock.*
- b) *The deck of any private boat dock shall not exceed six (6) feet in height above the mean high water line.*
- c) *Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile.*

Attachment 2

Overlay Zone Application Graphics



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Location Map

117 Inlet Drive

Project: 5.17054

St. Augustine, Florida

Date: Jun 28 2024

Figure:

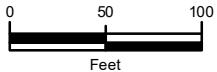
1





Legend

Subject Property +/- 1.18 ac.



Sources: ESRI Aerial Imagery

Information represented on this map is for planning purposes only.

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

CARTER ENVIRONMENTAL SERVICES, INC.
CES
www.carterenv.com

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

Aerial Map 117 Inlet Drive		
Project:	5.17054	St. Augustine, Florida
		Date: Jun 28 2024

Figure: **2**



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Existing Site Conditions

117 Inlet Drive

Project: 5.17054

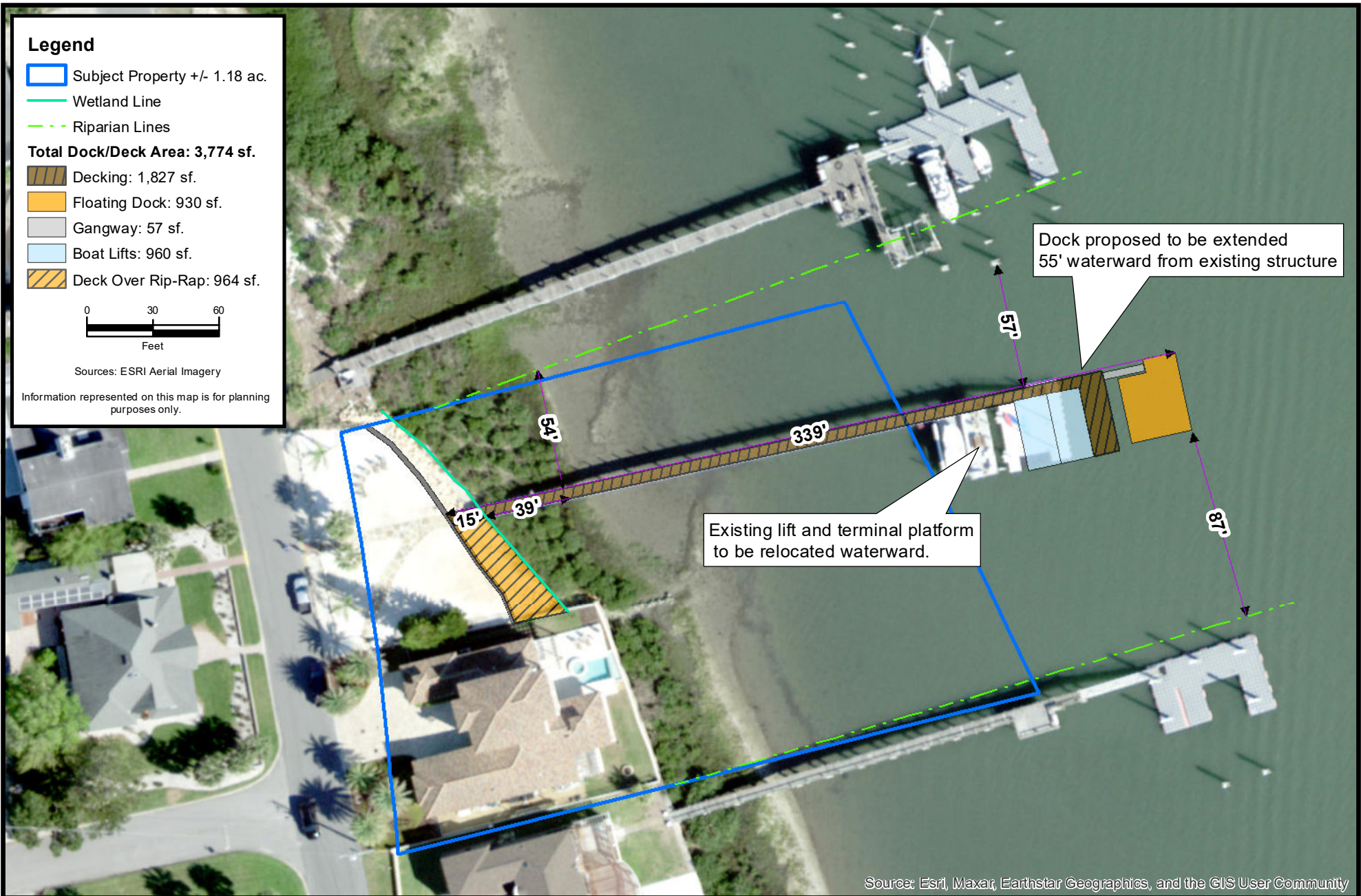
St. Augustine, Florida

Date: Jun 28 2024



Figure:

3



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Alignment

117 Inlet Drive

Project: 5.17054

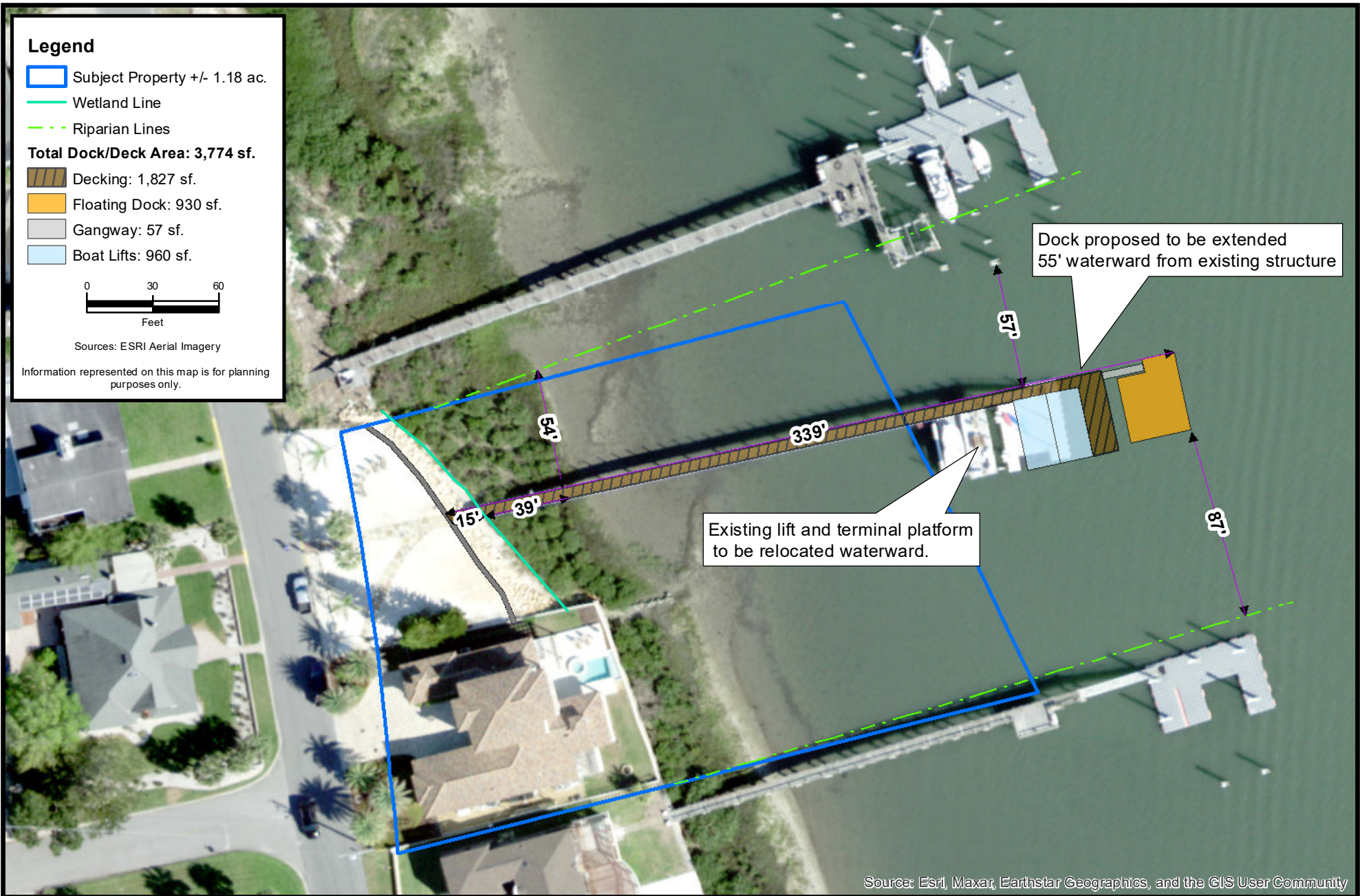
St. Augustine, Florida

Date: Jul 03 2024

Figure:

4





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Alignment

117 Inlet Drive

Project: 5.17054

St. Augustine, Florida

Date: Jul 03 2024

Figure:

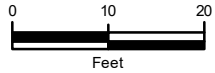
4



Legend

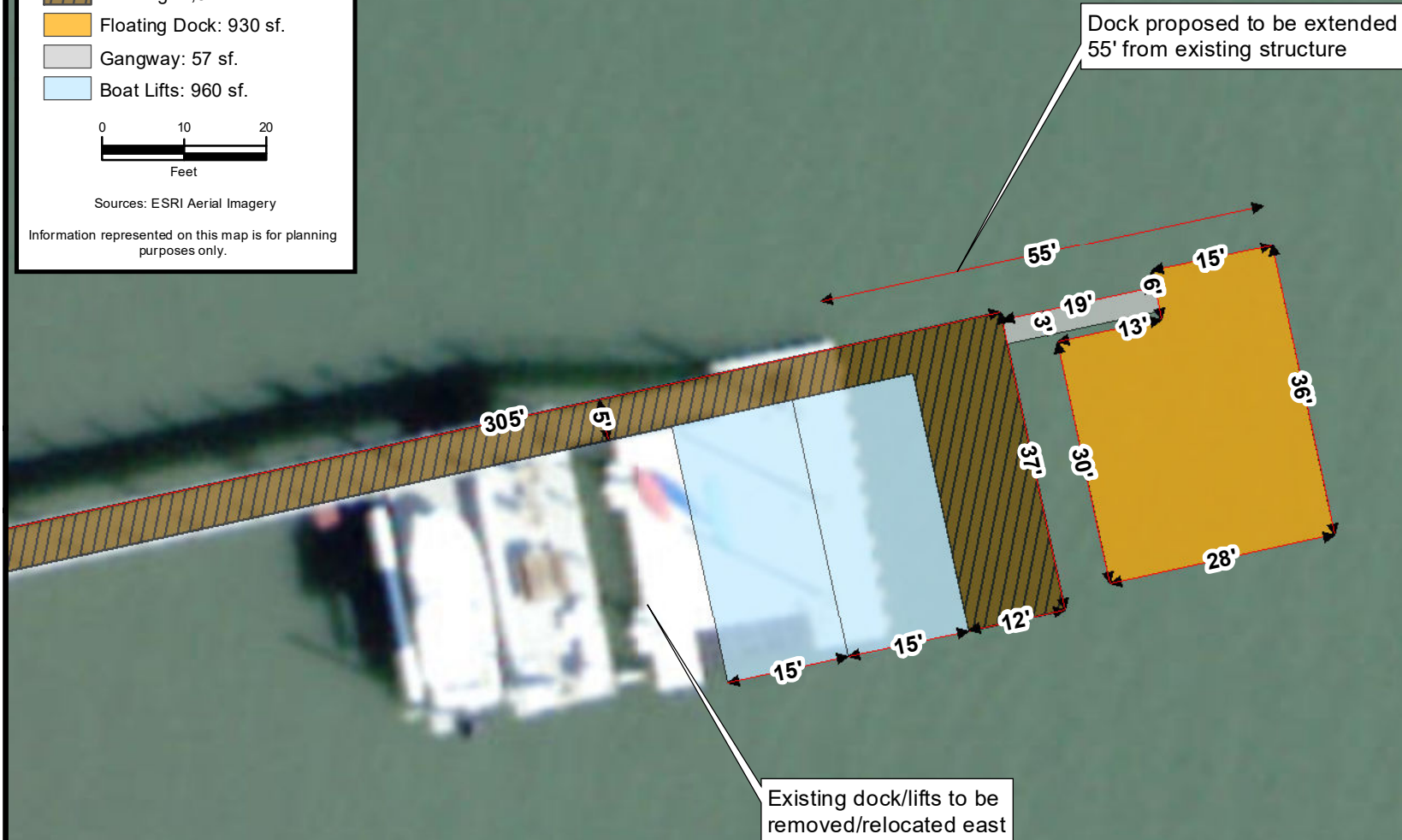
Total Dock Area: 3,774 sf.

-  Decking: 1,827 sf.
-  Floating Dock: 930 sf.
-  Gangway: 57 sf.
-  Boat Lifts: 960 sf.



Sources: ESRI Aerial Imagery

Information represented on this map is for planning purposes only.



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

**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed Dock Dimensions

117 Inlet Drive

Project: 5.17054

St. Augustine, Florida

Date: Jul 03 2024

Figure:

5



Legend

 Subject Property +/- 1.18 ac.

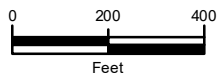
Total Dock Area: 3,774 sf.

 Decking: 1,827 sf.

 Floating Dock: 930 sf.

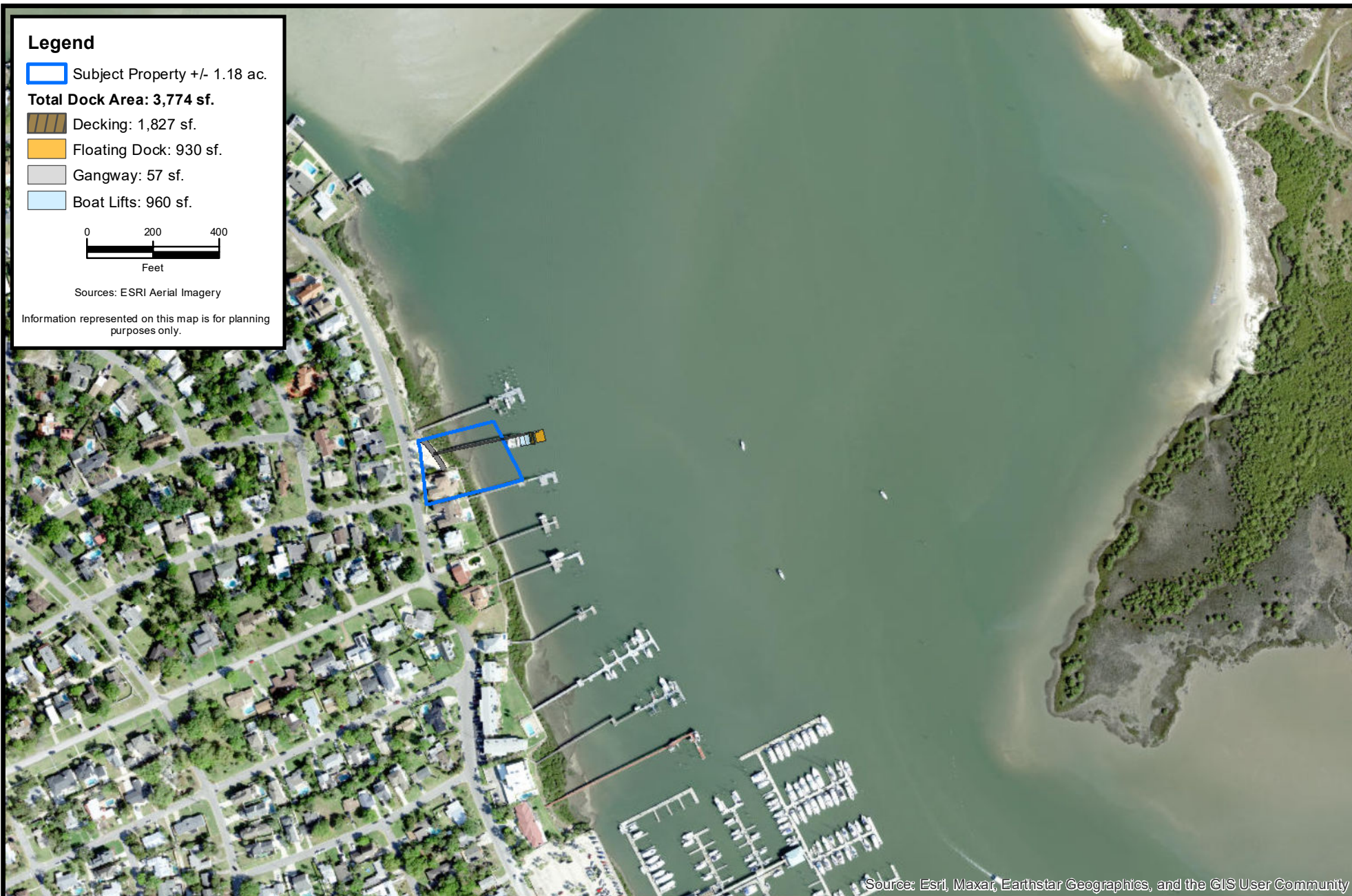
 Gangway: 57 sf.

 Boat Lifts: 960 sf.



Sources: ESRI Aerial Imagery

Information represented on this map is for planning purposes only.



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

**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Neighboring Structures

117 Inlet Drive

Project: 5.17054

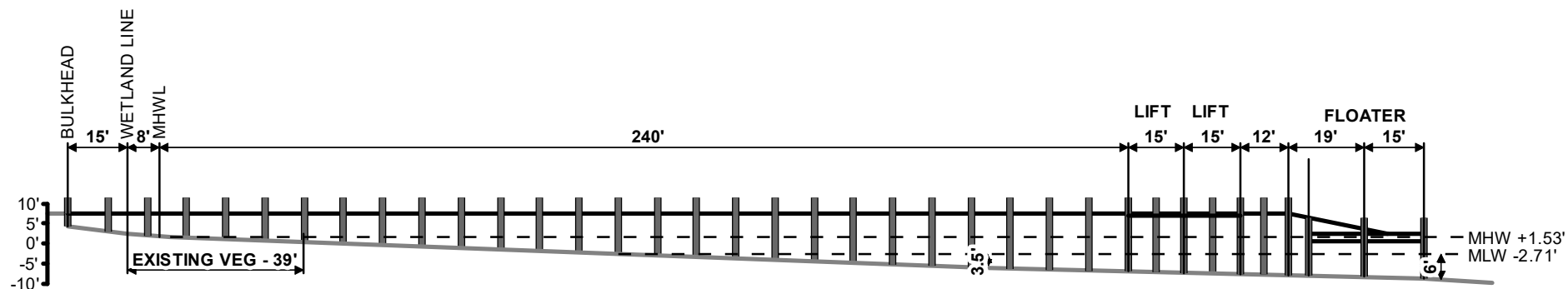
St. Augustine, Florida

Date: Jul 03 2024

Figure:

6





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Profile View

117 Inlet Drive

Project: 5.17054

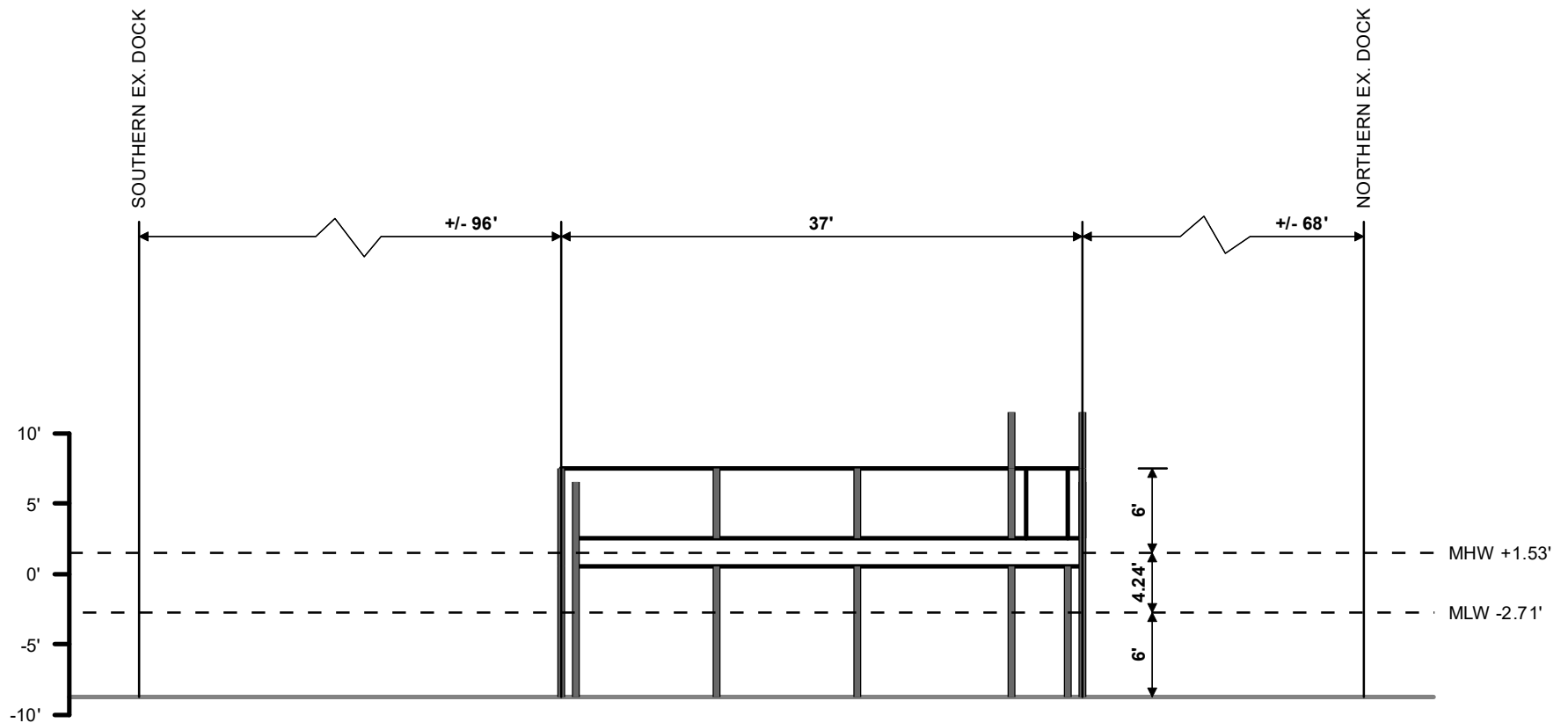
St. Augustine, Florida

Date: Jul 03 2024

Figure:

7





**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed Deck Cross-Section

117 Inlet Drive

Project: 5.17054

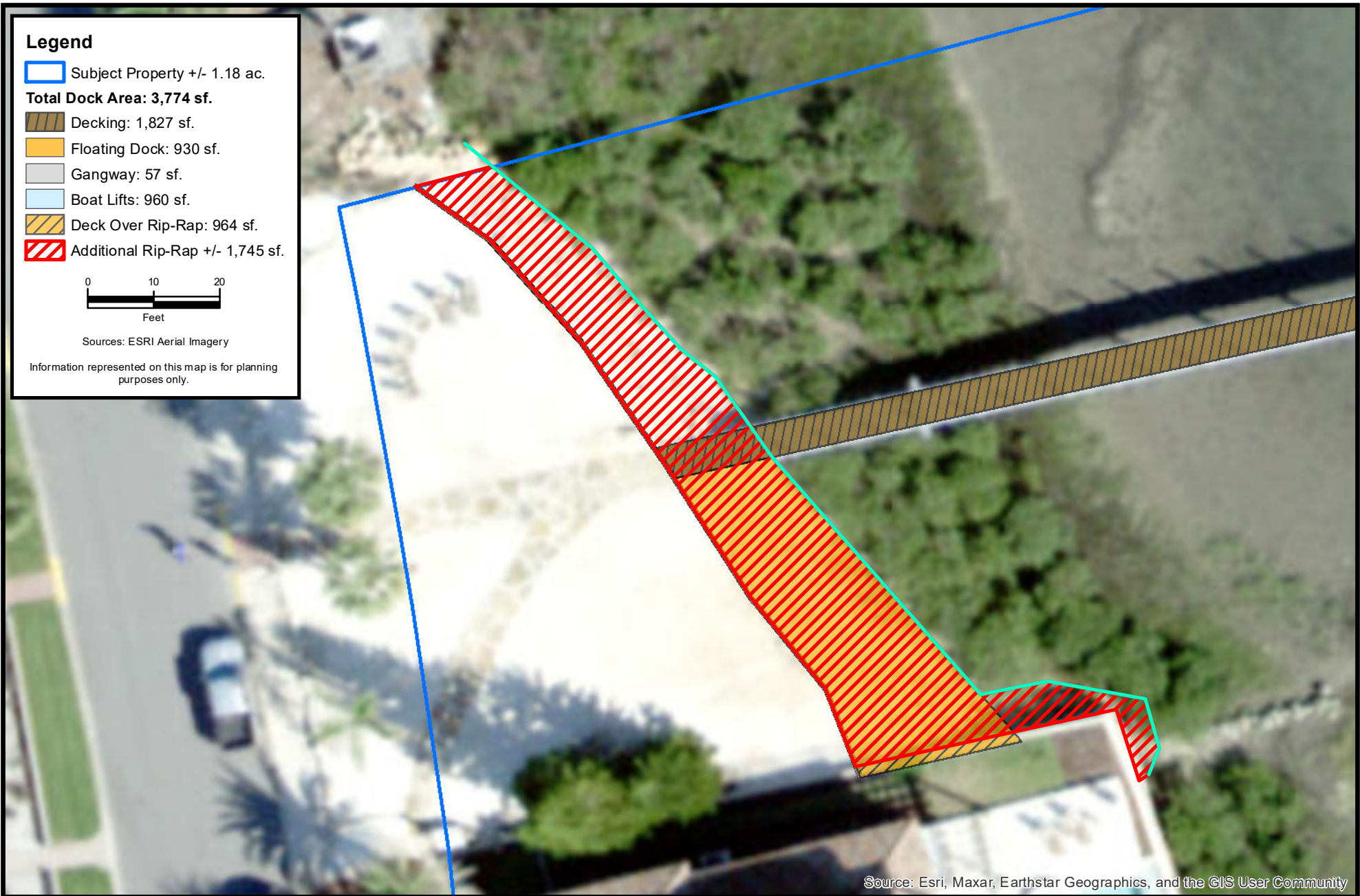
St. Augustine, Florida

Date: Jul 03 2024

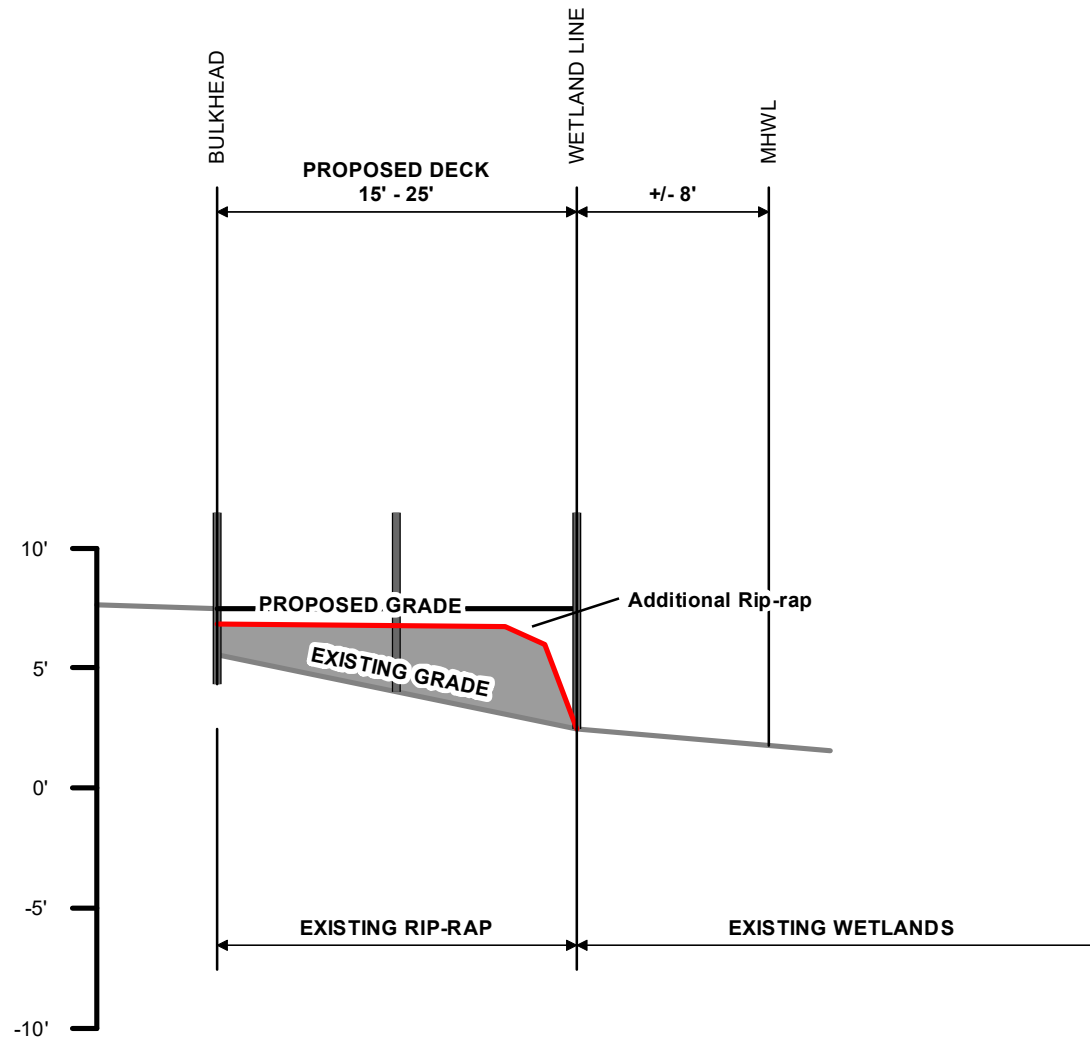


Figure:

8



CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Additional Rip-Rap Shoreline Stabilization			
	117 Inlet Drive			
Project:	5.17054	St. Augustine, Florida	Date: Jul 08 2024	Figure: 9



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Deck and Riprap Cross-Section

117 Inlet Drive

Project: 5.17054

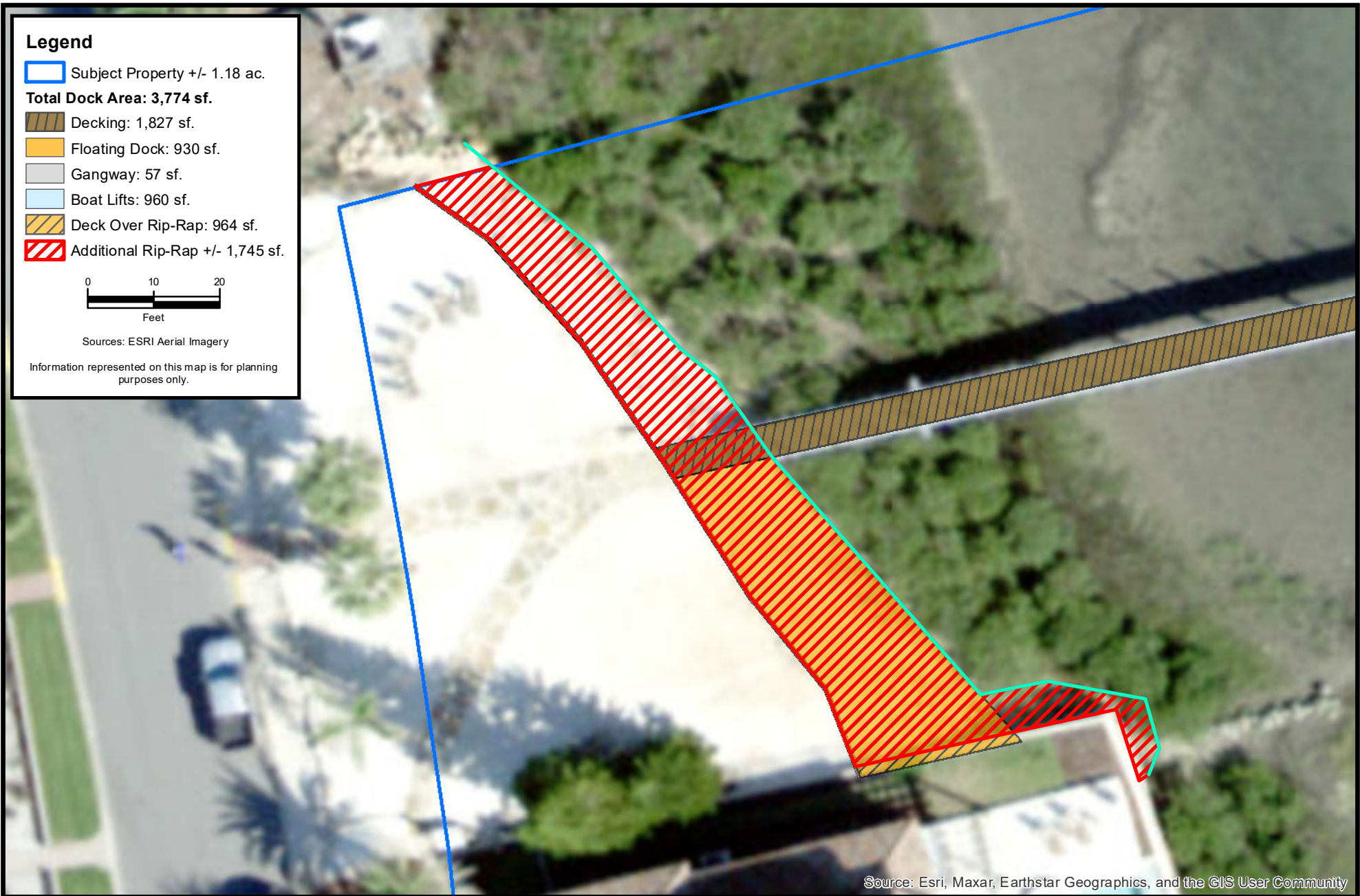
St. Augustine, Florida

Date: Jul 08 2024



Figure:

10



Legend

Subject Property +/- 1.18 ac.

Total Dock Area: 3,774 sf.

Decking: 1,827 sf.

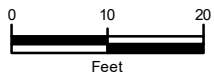
Floating Dock: 930 sf.

Gangway: 57 sf.

Boat Lifts: 960 sf.

Deck Over Rip-Rap: 964 sf.

Additional Rip-Rap +/- 1,745 sf.



Sources: ESRI Aerial Imagery

Information represented on this map is for planning purposes only.

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

**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Additional Rip-Rap Shoreline Stabilization

117 Inlet Drive

Project: 5.17054

St. Augustine, Florida

Date: Jul 08 2024

Figure:

11



Attachment 8:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2139190010
Location Address	117 INLET DR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	12-39 EL CHAR SUB LOTS 1 & 2 & 3-97 DAVIS SHORES LOTS 87 & 88 BLK 1 OR4151/1414(T/R) & 4777/572 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	El-Char Subdivision
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	1.180
Homestead	Y

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



Owner Information

Owner Name	Hardy Richard L,Tracey Y 100%
	Hardy Tracey Y 100%
Mailing Address	117 INLET DR SAINT AUGUSTINE, FL 32080-3812

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2024
Building Value	\$697,896
Extra Features Value	\$73,408
Total Land Value	\$1,332,500
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$2,103,804
Total Deferred	\$544,920
Assessed Value	\$1,558,884
Total Exemptions	\$50,000
Taxable Value	\$1,508,884

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

Historical Assessment Information

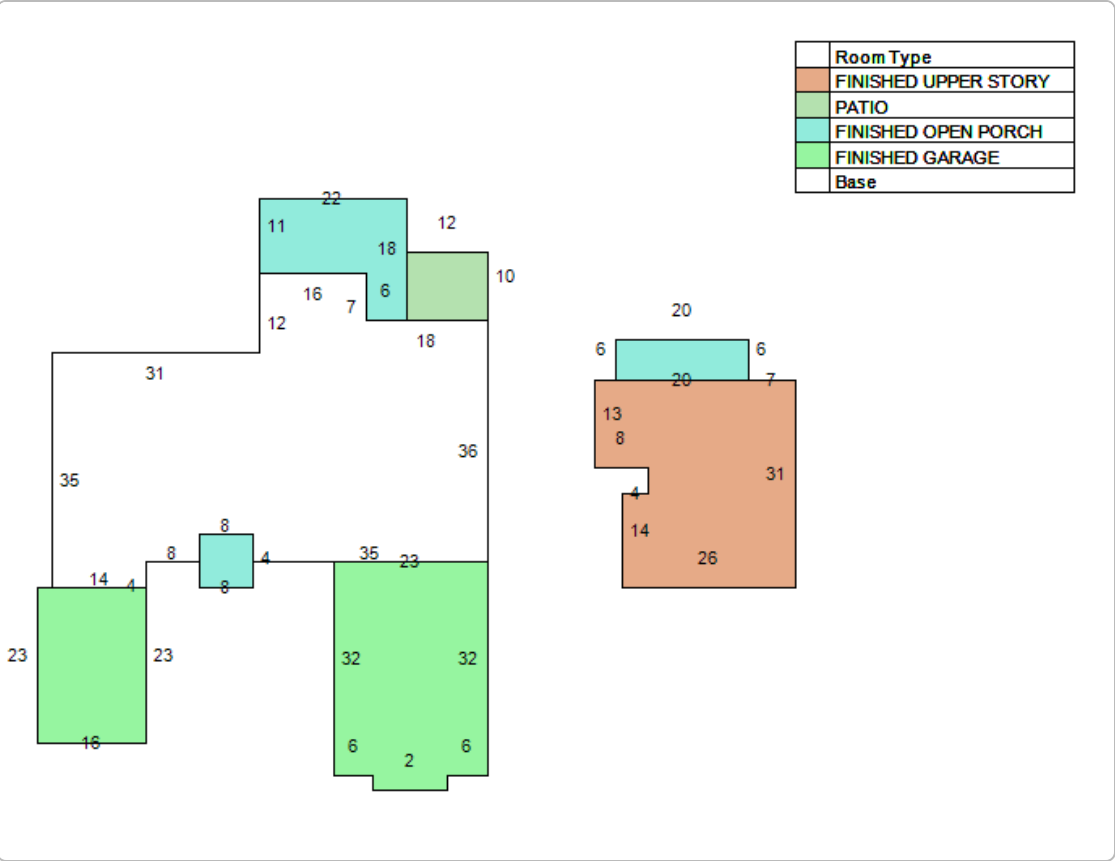
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$705,018	\$36,708	\$934,175	\$0	\$0	\$1,675,901	\$1,268,621	\$457,280	\$1,218,621
2022	\$647,629	\$55,565	\$720,474	\$0	\$0	\$1,423,668	\$1,231,671	\$241,997	\$1,181,671
2021	\$535,890	\$55,565	\$614,900	\$0	\$0	\$1,206,355	\$1,195,797	\$60,558	\$1,145,797
2020	\$541,415	\$56,776	\$614,900	\$0	\$0	\$1,213,091	\$1,179,287	\$83,804	\$1,129,287
2019	\$517,359	\$48,894	\$586,520	\$0	\$0	\$1,152,773	\$1,152,773	\$50,000	\$1,102,773
2018	\$522,585	\$50,038	\$586,520	\$0	\$0	\$1,159,143	\$1,159,143	\$50,000	\$1,109,143
2017	\$0	\$25,919	\$586,520	\$0	\$0	\$612,439	\$612,439	\$0	\$612,439
2016	\$0	\$25,919	\$586,520	\$0	\$0	\$612,439	\$612,439	\$0	\$612,439
2015	\$0	\$25,919	\$586,520	\$0	\$0	\$612,439	\$612,439	\$0	\$612,439
2014	\$0	\$25,919	\$586,520	\$0	\$0	\$612,439	\$575,076	\$37,363	\$575,076
2013	\$0	\$25,919	\$586,520	\$0	\$0	\$612,439	\$522,796	\$89,643	\$522,796

Building Information

Building	1	Roof Cover	Concrete Tile
Building Value	\$697,896	Roof Structure	Gable Hip
Year Built	2017	Interior Flooring	Carpet, Ceramic Tile
Actual Area	4877	Interior Wall	Drywall
Conditioned Area	3163	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	4
Exterior Wall	Stucco	Baths	5

Description	Square Footage
BASE AREA	2321
FINISHED GARAGE	368
FINISHED GARAGE	758
FINISHED OPEN PORCH	284
PATIO/SLAB	120
FINISHED OPEN PORCH	64
FINISHED UPPER STORY	842
FINISHED OPEN PORCH	120
Total SqFt	4877

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead - Excellent (Mix)		9639
Masonry Wall (Mix)		576
Pool - Low (RES)		16200
Spa / Hot Tub (Mix)		6075
Masonry Wall (Mix)		3214
Boat Dock - Average (Mix)		30615
Boat Lift - Average (Mix)		1500
Masonry Wall (Mix)		5589

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	86	130	86	FF	\$1,118,000
Single Family	110	0	110	FF	\$214,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/13/2019	8/12/2019	\$100.00	WARRANTY DEED	4777	572	U	I	COLLINS J RUSSELL TRUSTEE	HARDY RICHARD L,TRACEY Y
2/19/2016	2/19/2016	\$675,000.00	TRUSTEES DEED	4151	1414	Q	V	TEDESCO TED REVOC TRUST	HARDY RICHARD L,TRACEY Y
11/14/2011	11/8/2011	\$100.00	WARRANTY DEED	3493	1193	U	V	TEDESCO ANN REV TRUST	TEDESCO TED REVOC TRUST
2/28/2011	12/17/2009	\$0.00	DEATH CERTIFICATE	3412	1604	U	V	TEDESCO ANN MARIE (DECD 12/17/09)	TEDESCO TED REVOC TRUST ETAL
11/5/2009	11/3/2009	\$100.00	WARRANTY DEED	3256	238	U	V	TEDESCO ANTHONY R,ANN C	TEDESCO TED REVOC TRUST & TEDESCO ANN REV TRUST (T
	5/19/2009	\$100.00	CERTIFICATE OF TITLE	3195	1924	U	V	RANDALL D W,JULIE / BY SJC COCC	TEDESCO ANTHONY R,ANN C
	5/25/2001	\$310,000.00	TRUSTEES DEED	1610	1513	Q	I	COLLIER ELWOOD T SR TRUSTEE	RANDALL D W,JULIE

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



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
September 3, 2024	7.f.	PZB2024-0061
Request	Address	Parcel ID
Conservation Overlay Zone Development	186 Pelican Reef Drive	158573-0130

Site & Background Information

Applicant Ryan Carter
c/o Carter Environmental Services

Owner: William Walkoff

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

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

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

Acreage: 0.61

Neighborhood: South Davis Shores

Archaeological Zone: N/A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) for the construction of a dock in [COZ 1](#), a bulkhead in COZ 1 and 2. The approval of this application would allow for the construction of a 277 foot long dock to the terminal area and 196 linear feet of bulkhead.

Permit History

The application includes a previously approved Planning and Zoning Board application for a dock and bulkhead that has expired. Permit activity for the site also includes an approved floodplain permit as well as an open code enforcement case for the removal of trees without a permit.

Date	Application	Description	Action
December 6, 2022	PZB2022-0077	dock and bulkhead	Expired
May 14, 2024	BP2024-0776	Floodplain	Issued
May 17, 2024	CE2024-0394	removal of 14 Cedar tree and 2 oaks without permits	Open

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	CCM Policy 1.8.5 The City of St. Augustine shall coordinate with the FDEP and SJRWMD regarding wetland areas under their respective jurisdiction.	Planning staff have coordinated with SJRWMD regarding the wetland areas onsite.
	CCM Policy 1.8.6 Removal, encroachment and alteration of wetlands pursuant to the "no net loss" requirements of the City Comprehensive Plan, and shall be in compliance with the following:	The encroachment into wetlands without appropriate city permits is inconsistent with this policy. Planning staff has coordinated with SJRWMD in regard to wetland impacts for this property. The staff report includes recommendations for mitigation in

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
	1. Appropriate justification for the proposed alteration is provided to the City; 2. Adequate mitigation of any adverse hydrological and physical alterations is provided in accordance with the requirements of the agencies claiming jurisdiction over the wetland;	accordance with SJRWMDs requirements.
	Policy 1.3.4 The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.	The construction of a bulkhead and adding fill will be contrary to preserving the natural flow of runoff. This is inconsistent with Policy 1.3.4.
	Policy 1.3.1 The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.	186 Pelican Reef Drive is within Flood zone AE – 1% Annual. The construction of a bulkhead and the placement of fill will reduce the flood-carrying and flood storage capacity of the site. This is inconsistent with Policy 1.3.1
	CCM Objective 2.6 The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.	The removal of twenty-five trees, thirteen (13) of which were significant cedar trees without appropriate permits, is inconsistent with Objective 2.6.
Recreation and Open Space		

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

Conservation Overlay Zone 1

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

Conservation Overlay Zone 2

The Planning and Zoning Board [shall review applications for development in COZ 2](#) when no significant alteration of surface water hydrology will occur and [native plant materials are preserved or replaced](#).

Alteration of Surface Water Hydrology

186 Pelican Reef Drive is requesting to build a bulkhead along the perimeter of the platted jurisdictional wetland line. The PZB application gives limited details about the bulkhead. There is currently a Floodplain application (BP2024-0776) with a site grading plan including a ten (10) foot high seawall, retaining walls, primary structure and accessory structures with a proposed Finished Floor Elevation (FFE) of 10 feet and eight inches. The development activity included on the floodplain application would alter the surface water hydrology within COZ 2 and would require PZB approval. **It is the recommendation of staff that the applicant submit a complete COZ 2 application that includes all proposed development activities within COZ 2.**

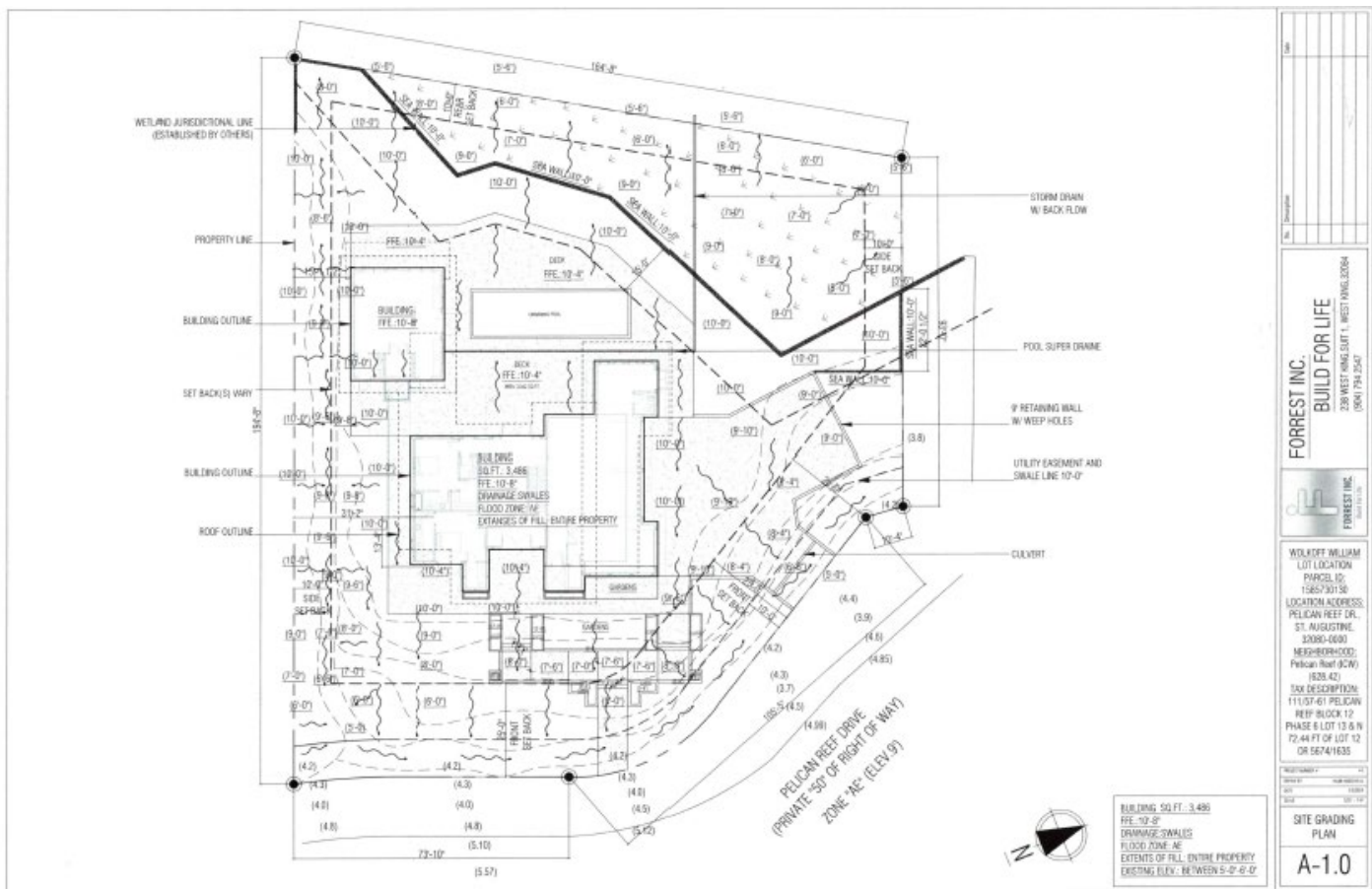


Figure 1 BP2024-0776 - Floodplain Application

Native Plant Materials are Preserved or Replaced

Aerial images and a site visit confirm that the site has been cleared of all vegetation except for a few mangroves at the western border of the property. 186 Pelican Reef Drive contains platted jurisdictional wetlands. Vegetation within the jurisdictional wetlands have been removed and the soil has been exposed. The PZB application does not address the removal of native vegetation onsite or wetland impacts. **As most or all vegetation at this site has been removed it is the recommendation of staff that the applicant provide a landscaping plan demonstrating the replacement of removed native vegetation as consistent with Chapter 11 and Chapter 25.** This landscaping plan should demonstrate a positive number of tree credits, include native vegetation as well as the ten (10) cedar trees required on each lot within Pelican Reef.

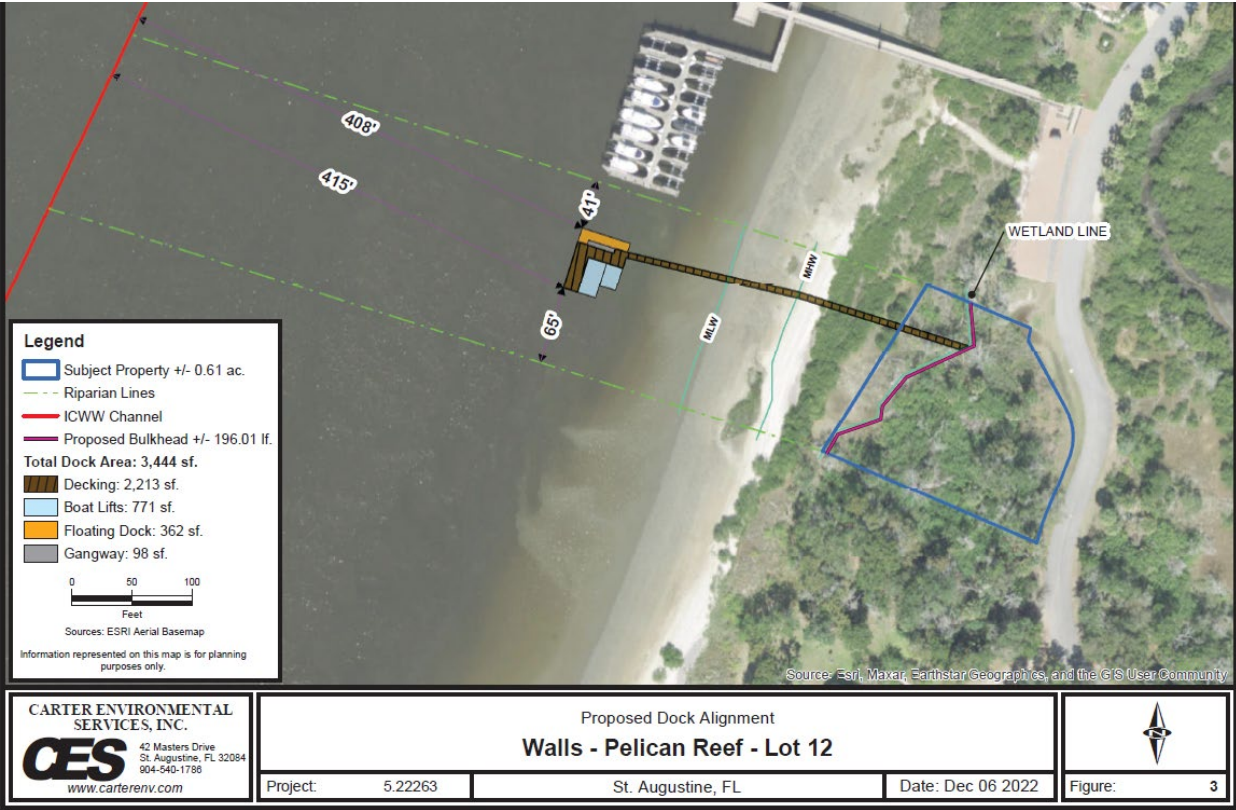


Figure 2 Aerial images including wetland line from 2022

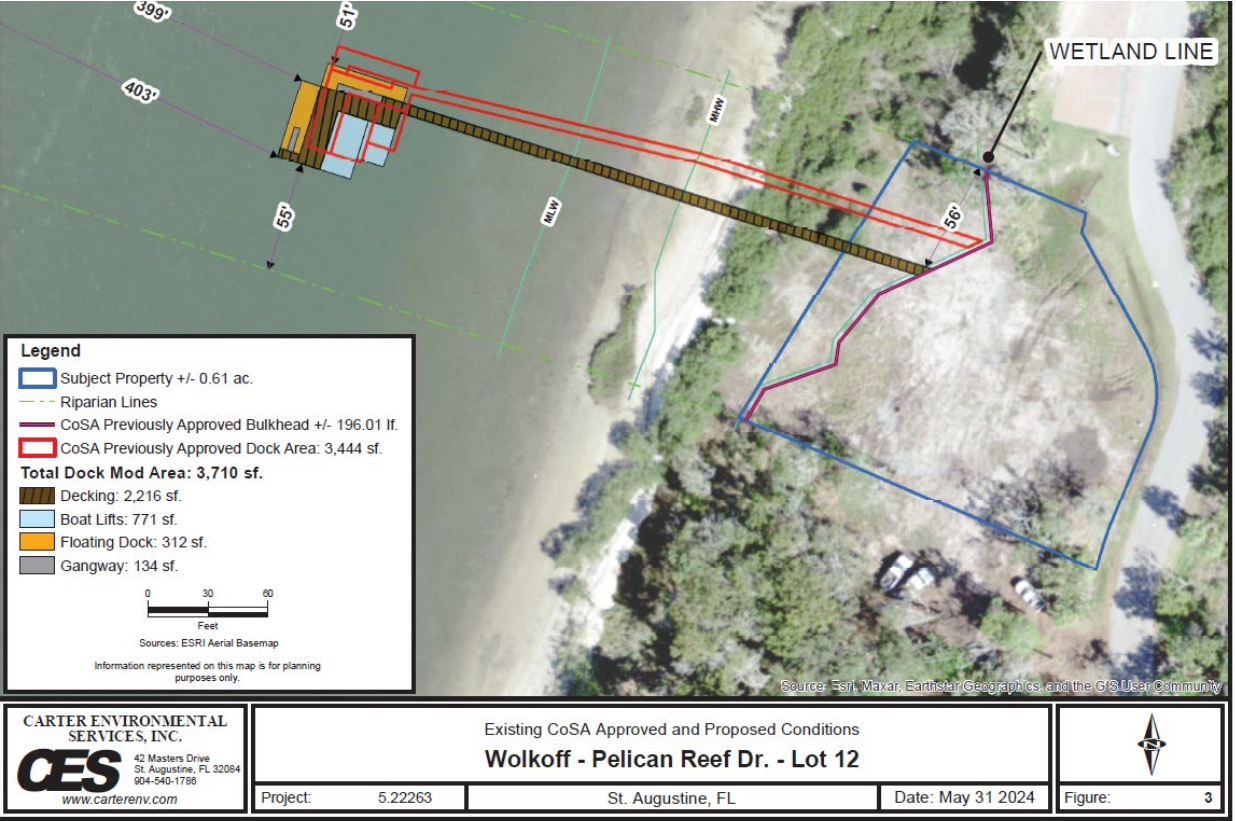


Figure 3 Aerial images including jurisdictional wetland line 2024

The planning and zoning board is [authorized to impose limitations](#) in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

Applications for development in Conservation Overlay Zones shall be [evaluated according to the criteria in Sec. 11-29\(c\)](#).

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

(1) Site specific conditions.

186 Pelican Reef Drive is a vacant lot within the Pelican Reef subdivision. Land clearing has already occurred onsite however it does not appear as if fill has been placed.

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

186 Pelican Reef Drive is a waterfront lot with 155 feet of Matanzas River frontage. The lot contains Conservation Overlay Zone 1 that lies waterward of the platted jurisdictional wetland line. This area is an estuarine community along the Matanzas River. A site visit and aerial images indicate that all vegetation has been removed excluding the mangroves. Conservation Overlay Zones 2 is most of the lot and is one hundred (100) feet landward of the jurisdictional wetland line and Conservation Overlay Zone 3 would be the remaining portions of the site. Conservation Overlay Zone 2 and 3 have already been cleared.

(3) Natural and proposed drainage patterns.

Elevation maps show the property currently draining to the east into the Matanzas River. The highest elevation is approximately five (5) feet at/along the center of the property. The installation of a bulkhead of unknown height and corresponding fill is likely to change the natural drainage pattern, however the application did not depict the extent of the fill or development plans for the site. The applicant should provide more detailed plans for development activity onsite including type of construction, limits of fill, drainage plans, and structural plans of the bulkhead.

(4) Effect of point and nonpoint discharge in the marine environment.

Unknown.

(5) Proposed soil stabilization and erosion control methods.

As the site is already disturbed and the soil exposed, soil stabilization should already be in place. A site visit showed that a silt fence has been placed along the western property line. The silt fence has been placed within the wetlands and impacts to the wetlands have occurred. Planning staff coordinated with the St. Johns River Water Management District concerning erosion control methods within and adjacent to the wetlands. SJRWMD staff recommend leaving the silt fence along the property line as it would allow the sediment particles from the exposed soil to settle out before the water returns to the Matanzas River. Planning staff is recommending that a second silt fence be placed landward of the jurisdictional wetland line. The silt fence would serve as an erosion control measure to protect the impacted wetlands from sedimentation from the exposed upland soils. The silt fence would also serve to mark the boundary of the wetlands so that no further encroachment or impacts would occur as the site is developed. Planning staff

recommends that the applicant flag the wetland line and install erosion control measures as soon as possible to minimize already occurring impacts. These measures need to be completed before the site is surcharged to ensure that the wetland areas are not further impacted.



Figure 4- Current erosion control measures.

(6) Impact on floodplain.

The site is within AE flood zones with a Base Flood Elevation (BFE) of 8.00 feet. Floodplain impacts are difficult to quantify because the application does not include the extent of fill, a drainage plan, the type of construction, or the height of the bulkhead. Assuming that the lot will be filled to ten (10) feet as depicted on the floodplain permit the lot would be filled above the flood elevation of eight (8) feet and would decrease flood-carrying and flood storage capacity of the site.

(7) Impact of development on vegetative and animal communities.

On August 22, 2024, Planning staff contacted SJRWMD staff to coordinate mitigation for potential wetland impacts on site. SJRWMD staff stated that the impacts to the wetlands are minimal enough that mitigation would not be required. SJRWMD staff stated that the property owner should allow the wetland portion of the site to recover on its own and SJRWMD would continue to monitor the site to ensure that it was on track to recover. See attached phone memo for full details of the conversation.

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.

Unknown

(9) Effect of shade on vegetation and shellfish.

The dock has a potential to further impacts wetlands on site through shading and the applicant should use best management practices during dock construction to minimize further impacts to the salt marsh.

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.

Unknown.

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

186 Pelican Reef is proposing a bulkhead long the entirety of shoreline.

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

The applicant should provide details of development onsite including linear feet, height, mass and percent of site for structures proposed.

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

The site has been cleared of natural vegetation. A tree survey included in the floodplain permit showed that twenty-five trees were removed, thirteen (13) were significant cedar trees.



Figure 5-St. Johns County Property Appraiser Cyclomedia 2023



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

Nearly 100 percent of the site was cleared of plant life and animal habitat.

(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.)

Unknown.

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

Unknown.

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed ~~six (6)~~ eight (8) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed ~~six (6)~~ eight (8) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the

boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

The application states that the dock modifications will be the same height as the existing/previously approved dock and not exceed eight (8) feet in height. The boat lift will be a low-profile or no-profile boat lift and not exceed a capacity of twelve thousand (12,000) pounds. The applicant should provide how many boatlifts are included in this application.

Scale of Impact on Neighboring Properties

Section 11-29(b)(4) Standards for review, states that structures within the first twenty-five (25) feet of the jurisdictional wetland line, “must demonstrate that they are of reasonable, compatible scale to similar structures in the neighboring area.” Further structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts.

Staff has ranked the proposed impacts to floodplains and shoreline along with the current condition of properties directly adjacent to the applicant. The highest score being most impactful to floodplain and shoreline at sixteen (16) and the lowest score being least impactful to floodplains and shoreline at zero (0).

Floodplain ranking includes the type of development and the percentage of the lot no longer capable of flood-carrying and flood storage capacity of floodwater. Shoreline impacts are ranked by type of shoreline development and the percentage of the shoreline developed. The standards of review for development within Conservation Overlay Zone 2 state that scale in relation to adjacent properties is important and the ranking system is a means of measuring the scale of impact of the proposed application as compared to adjacent properties and to encourage incremental development to decrease impacts to the environment and vulnerable neighbors.

Staff analysis was limited in scope to GIS data and aerial images and should be considered estimates. Ranking was completed using the floodplain permit application.

Ranking System for Conservation Overlay 2 Impacts						
Applicant:186 Pelican Reef Drive						
Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact	0	5 -25%	25-50%	50-75%	7%-100%	
	0	1	2	3	4	4
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	4
Improved Shoreline	None	5-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4 *	4
Total						16

Adjacent Property 1: 0 Pelican Reef Drive PID 158573 0110						
Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact	0	5 -25%	25-50%	50-75%	75-100%	
	0	1	2	3	4	4
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	4
Improved Shoreline	None	5-25%	25-50 %	50-75%	75-100%	
	0	1	2	3	4	4
Total						16
Adjacent Property 2: Pelican Reef Marina						
Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	0
Lot Impact%	0	5 -25%	25-50%	50-75%	75-100%	
	0	1	2	3	4	0
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	0
Improved Shoreline	None	5-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4	0
Total						0

The ranking system scored 186 Pelican Reef Drive at 16 the same score as the property to the south. The property to the north is the Pelican Reef Marina which is undeveloped other than the community pier and parking area and scored a 0. The property at 186 Pelican Reef Drive scored similar to developable adjacent property but the site grading plan as part of the floodplain application depicted a bulkhead at a height of 10 feet which is above the current scale of the ranking system.

Staff Recommendation

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

Because the application is incomplete Staff recommends Continuation for additional information or reconsideration or Denial of the application.

The applicant should provide the following information:

- 1. Tree survey and tree mitigation table.**
- 2. Trees (type and dbh) proposed to be planted to meet 10 cedar tree requirements for Pelican Reef and required tree credits.**
- 3. Development details including building footprint, driveways and fill limits.**
- 4. Erosion Control Plans.**
- 5. Structural plans of bulkhead including height and details on how they will tie connect to the bulkhead to the south.**

Attachments

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

Staff Report prepared by:



Sarah Daugherty
Senior Planner
Planning and Building Department

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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



Signature of Applicant

8-14-24

Date



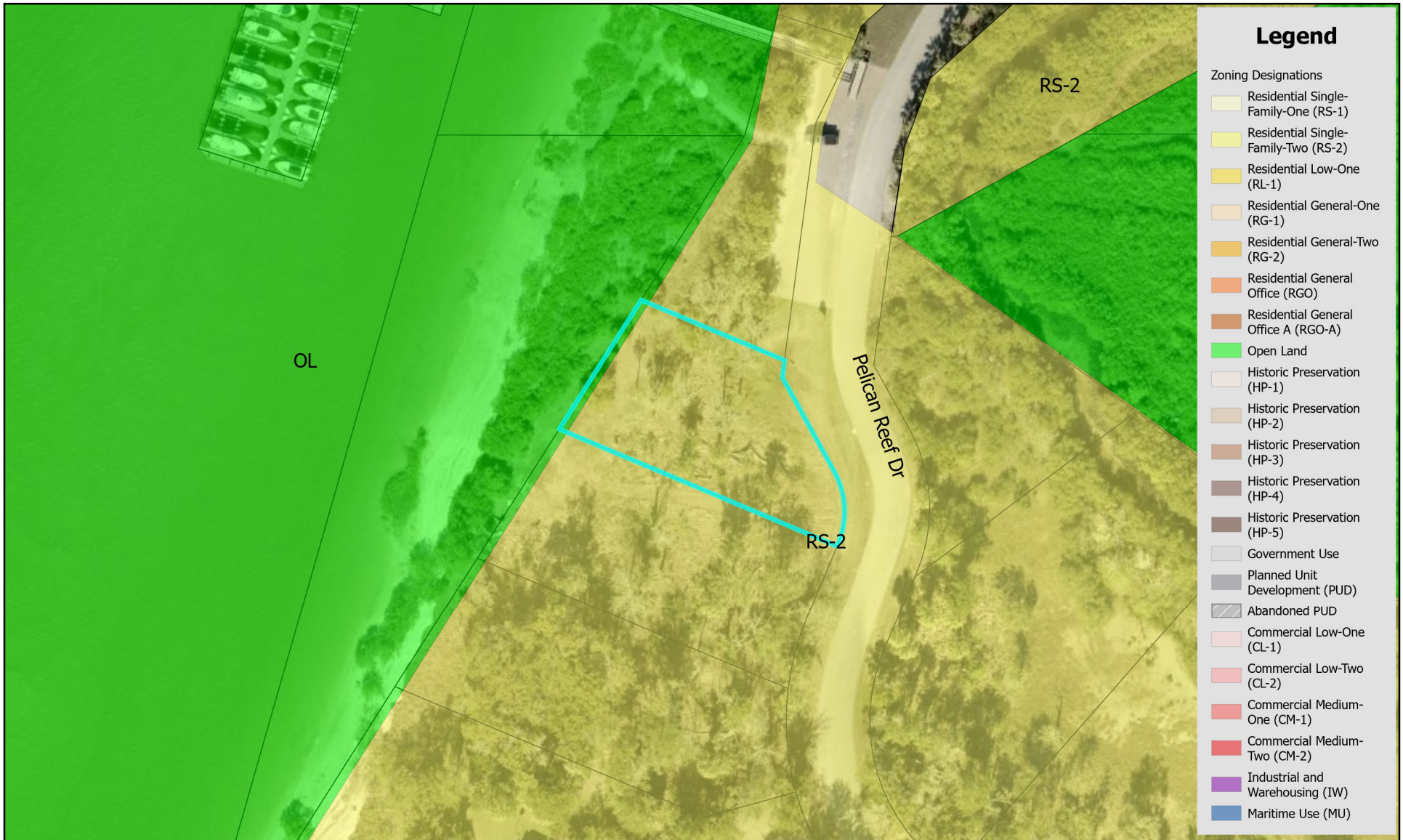
Signature of Property Owner

8-14-24

Date

04/18/2019

Attachment 1: Zoning Map



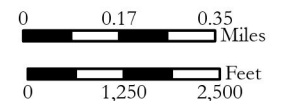
Zoning Map

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

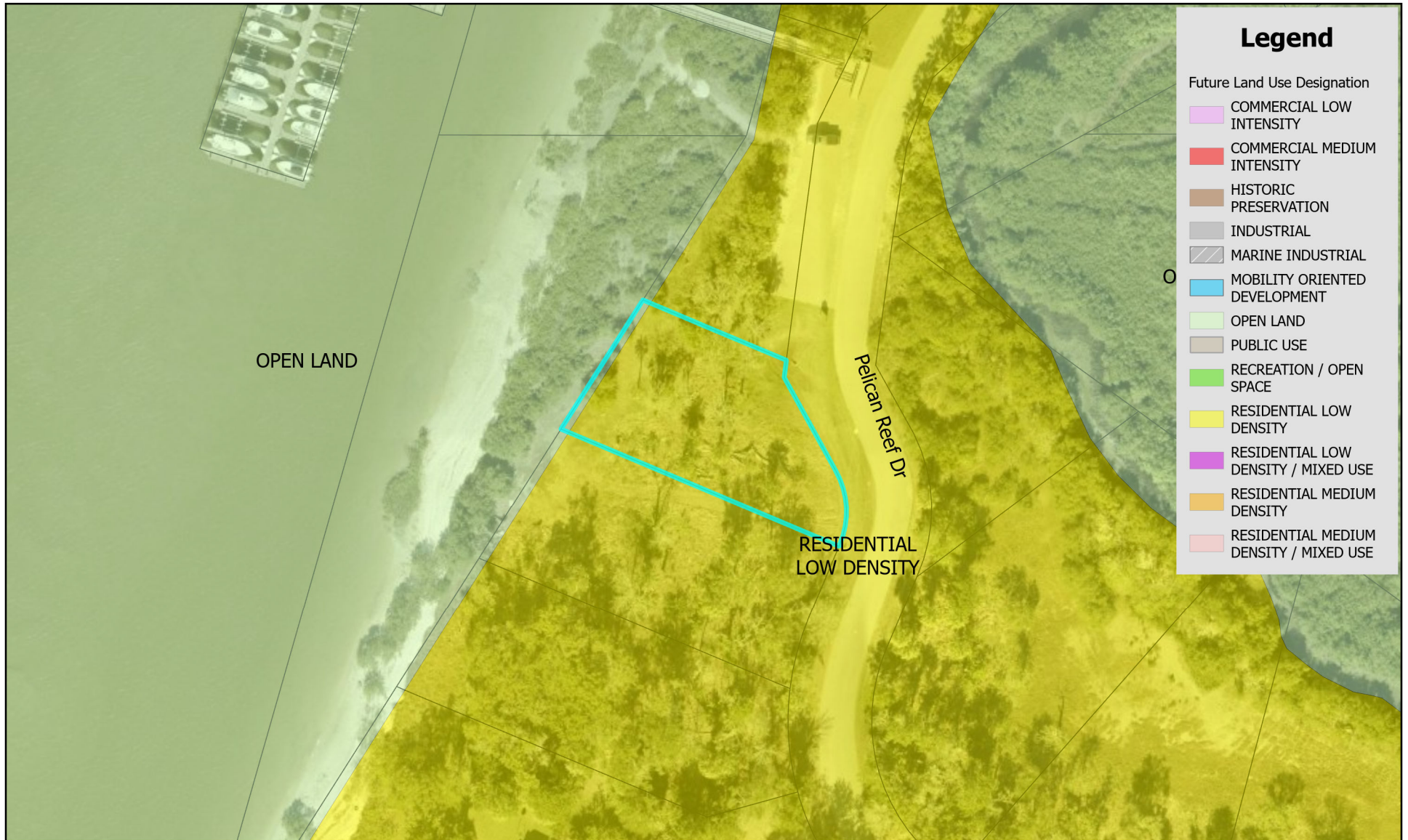
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 2: Future Land Use Map



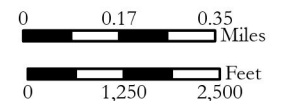
Future Land Use Map

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

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 3: Adjacent Uses Map

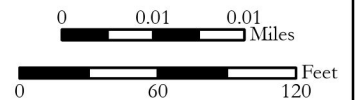


St. Johns County Property Appraiser Use Classification Map

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

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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:
Aerial Site Photograph



Attachment 5:

Flood Map



Legend

Flood Zones FEMA

AE

VE

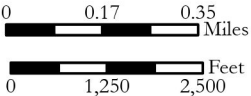


FEMA Flood Zone Map

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

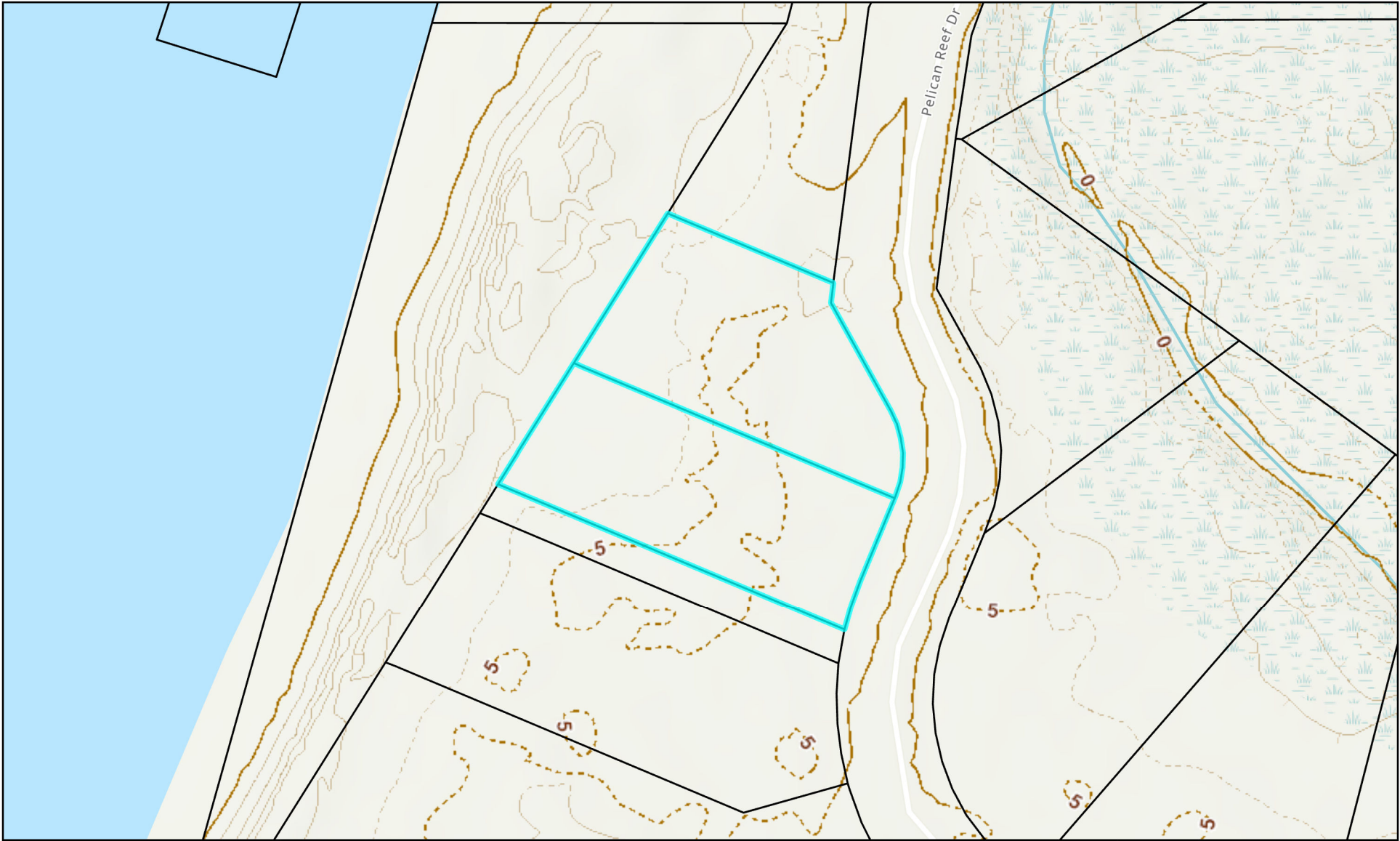
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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6: Elevation Map

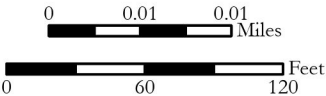


Elevation Map

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

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

2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:

Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786

Business (if applicable): CARTER ENVIRONMENTAL SERVICES

Address: 42 MASTERS DR City: ST. AUGUSTINE State: FL Zip: 32084

E-Mail Address: RYAN@CARTERENV.COM

2. NAME OF PROPERTY OWNER: WILLIAM WOLKOFF Contact Number: 805-610-4765

Business (if applicable): _____

Address: 390 A1A BEACH BLVD #12 City: ST AUGUSTINE State: FL Zip: 32080

E-Mail Address: wwolkoff@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 12 Block: 12

Subdivision: Pelican Reef Parcel Number: 1585730130

4. PROJECT STREET ADDRESS: Phase 6 - Lot 12 Pelican Reef Dr.

5. SPECIFIC PROPOSED USE: SINGLE FAMILY DOCK

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: CONSERVATION OVERLAY ZONE APPROVAL FOR A BULKHEAD AND DOCK.

8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE ATTACHED NARRATIVE AND GRAPHICS.

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

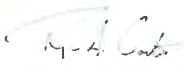
11. AGREEMENT:

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

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

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

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

	7-11-24
Signature of Applicant	Date
	7-18-24
Signature of Property Owner	Date



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

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

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

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

RYAN CARTER

Print name of applicant

A handwritten signature in black ink, appearing to read "Ryan Carter".

Signature of applicant

7-11-24

Date



Owner's Authorization For Agent

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

BY: William Wolkoff
(Signature of Owner)
William Wolkoff
Print Name of Owner
805-610-4765
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 18th day of July, 2024

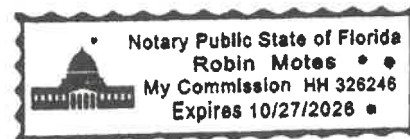
By William Wolkoff

Identification verified:

Oath sworn: X Yes _____ No

Notary Signature: Robin Motes

My Commission expires: 10/27/2026



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Phase 6- Lot 12 Pelican Reef Dr

Project Address: _____

Ryan Carter

Applicant's Name: _____ Applicant's Signature: 

William Wolkoff

Owner's Name: _____ Owner's Signature: 

**Lot 12 Pelican Reef Drive
Overlay Zone Development Application Supplement
July 2024**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed bulkhead as well as a proposed dock that includes two boat lifts at Lot 12 Pelican Reef Drive. The proposed dock will allow the new owners access to the Matanzas River. Total dock and lift area over open water will be approximately 3,710 sq. ft. The height of the dock will be 8' above Mean High Water. Please see attached plans for detailed dimensions.

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

1. *The proposed work will have a benefit to the public as a whole.*

This is a private dock. Public benefits may be economically related through construction activities and marine/boating related purchases.

2. *The proposed work will have no significant negative impact on natural systems (including adjacent salt marshes and the vegetative communities contained therein), by either individual or cumulative effect.*

There is a strip of salt marsh vegetation between the uplands and open water (approx. 60 ft.). The dock will be constructed 8' above mean high water, high enough as to not over shade any vegetation.

3. *The proposed structures will not block or disrupt any vista or scenic opportunities.*

No boat houses are proposed. Dock height will be similar to neighboring docks and comply with Federal and State regulations.

4. *The proposed work will enhance vistas and scenic opportunities for the benefit of the public as a whole.*

A new dock will be added increasing the overall scenic vista.

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

1. *Site specific conditions.*

This property has approximately 155 feet of Matanzas River frontage. Adjacent properties utilize bulkheads and are elevated from the coastline. Mangroves are present in the area but will not be negatively impacted from construction.

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

The property sits on the Matanzas River next to a currently vacant single-family lot to the South and a community dock on the property to the North.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

4. *Effect of point and non-point discharge in the marine environment.*

Point and non-point discharge will not be altered.

5. *Proposed soil stabilization and erosion control methods.*

Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary and no long-term erosional impacts will take place.

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

7. *Impact of development on vegetative and animal communities.*

Vegetative impacts: The boardwalk could minimally shade a small portion of salt marsh, but will be built as required by state and federal agencies, eight feet or higher above mean high water. Therefore, shading will be minimal.

Lighting of the open water areas at night: The proposed works will be lit with low-level, directional lighting that greatly minimizes the amount of light intrusion into the open water.

Increased noise from day users: Minimal noise associated with private residential boating activities.

8. *Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.*

There will be no storage of pollutants or the use of poisonous chemicals and materials

9. *Effect of shade on vegetation and shellfish.*

Effects of shading on vegetation are not anticipated. Negative effects to shellfish, if any, should be minimal, with potentially positive impacts in the form of additional substrate for shellfish to colonize.

10. *Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.*

Use of the dock by the new owners will not affect any *manatees, vegetation, shellfish and wildlife or shoreline erosion*. No vegetation or shellfish are present under the proposed dock. In addition, a long flat sandy beach is located landward that eventually meets salt marsh vegetation.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

15. *Impact of development on water quality.*

Not applicable.

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

a) The effects of the proposed project on commercial and sport fish are as follows:

Positive: The proposed new dock supports will provide shelter for larval, juvenile, and adult fish.

Negative: Extremely small loss of juvenile habitat from the placement of approximately new pilings for the dock construction.

- b) The effects of the project on shellfish are as follows:

Positive: The pilings used to construct the dock/lift additions could be colonized by barnacles, oysters, and mussels. This will be an addition of habitat.

Negative: None

- c) The effects of the project on water fowl are as follows

Positive: The additional dock area could be used as a resting place or perch for many water fowl.

Negative: Extremely small loss of foraging habitat.

17. Dock specifications:

- a) *No boathouse, roofed structure or wall shall be constructed on any dock.*

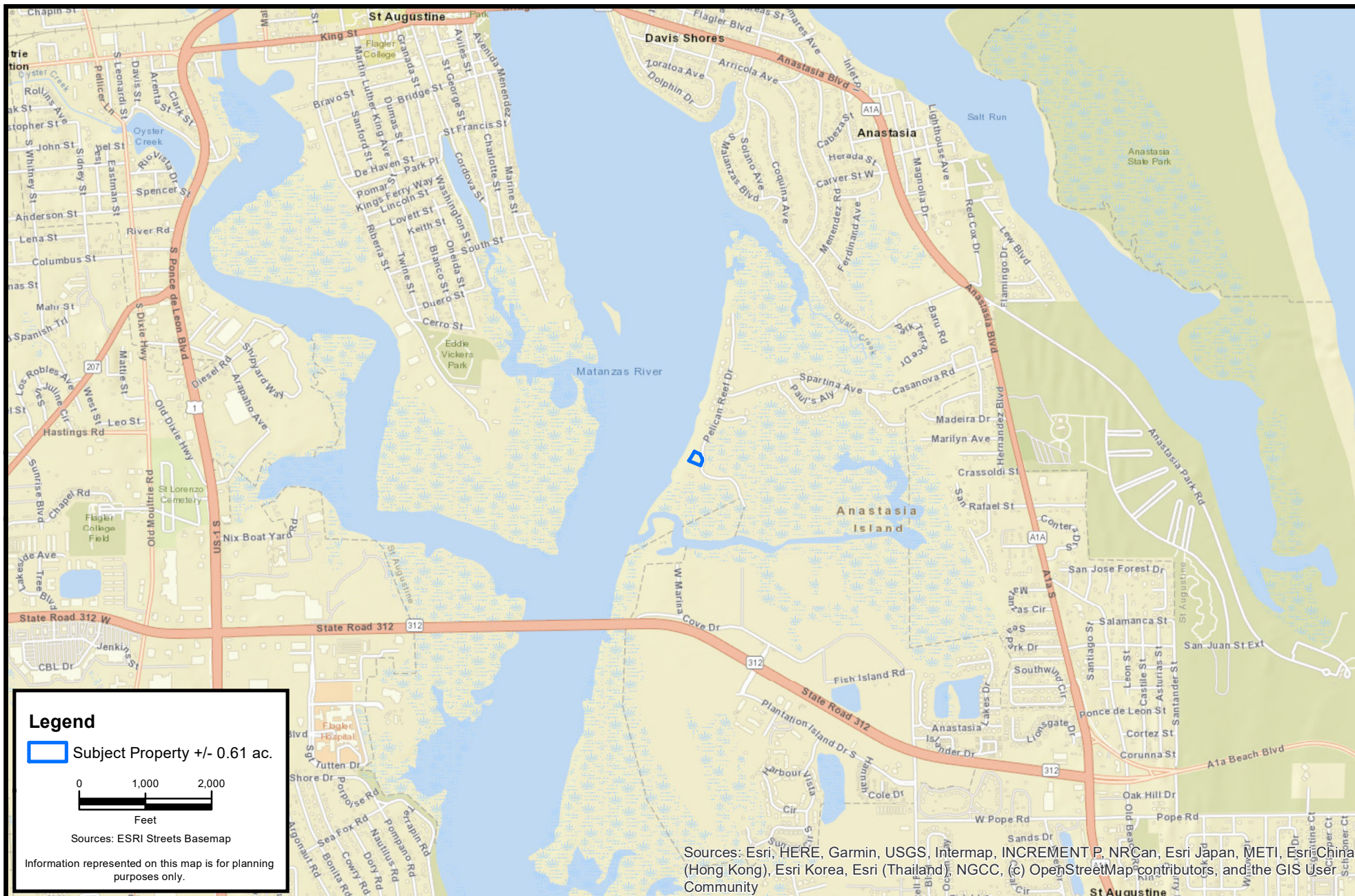
There are currently no proposed plans for any boathouse, roofed structure or wall within the dock.

- b) *The deck of any private boat dock shall not exceed eight (8) feet in height above the mean high water line.*

The deck will not exceed 8' above MHW.

Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile.

Boat lifts will be low-profile and not exceed 12,000 pounds.



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Project Location

Wolkoff - Pelican Reef Dr. - Lot 12

Project: 5.22263

St. Augustine, FL

Date: May 30 2024

Figure:

1





**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Current Aerial

Wolkoff - Pelican Reef Dr. - Lot 12

Project: 5.22263

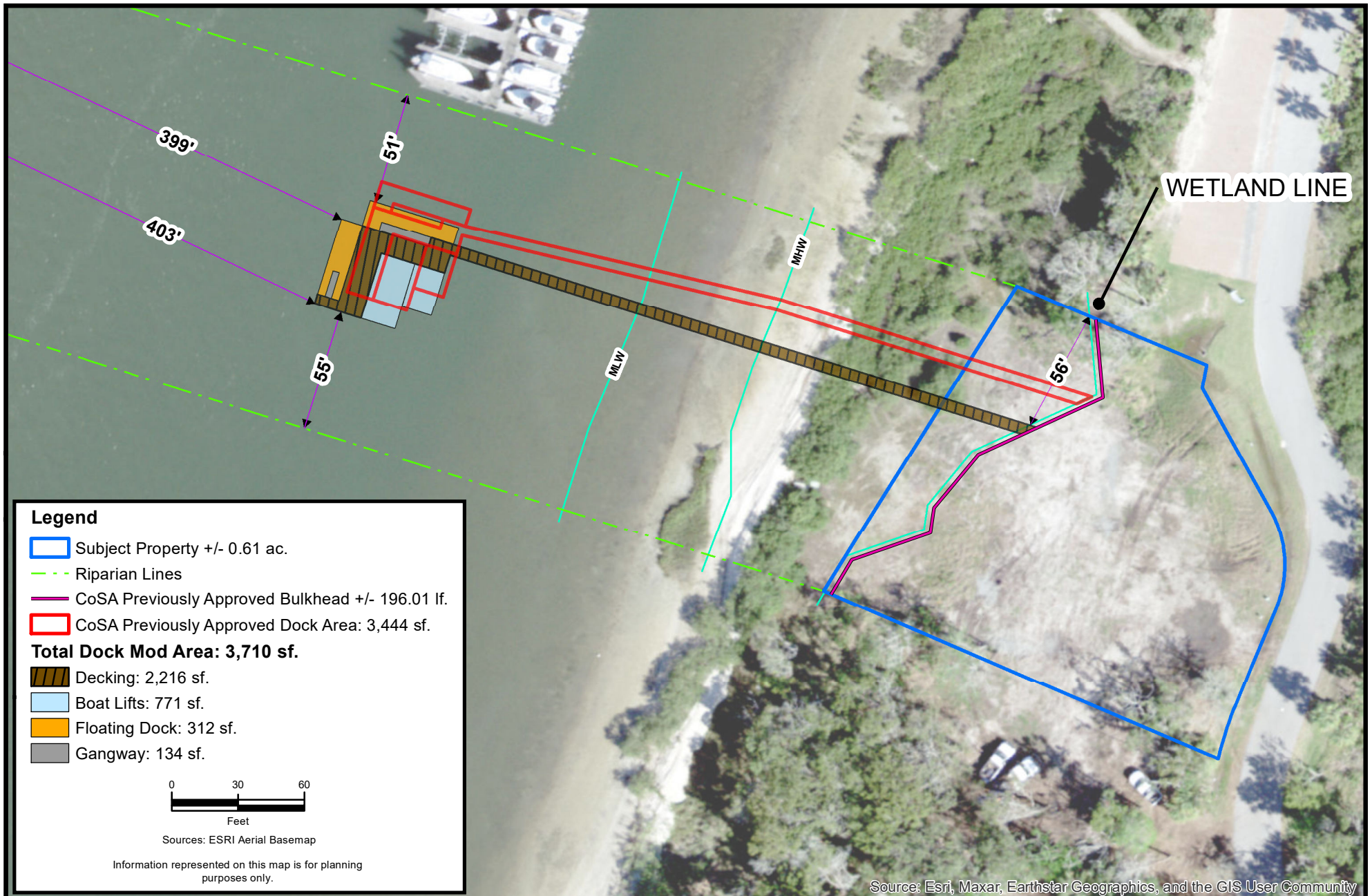
St. Augustine, FL

Date: May 30 2024



Figure:

2



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Existing CoSA Approved and Proposed Conditions

Wolkoff - Pelican Reef Dr. - Lot 12

Project: 5.22263

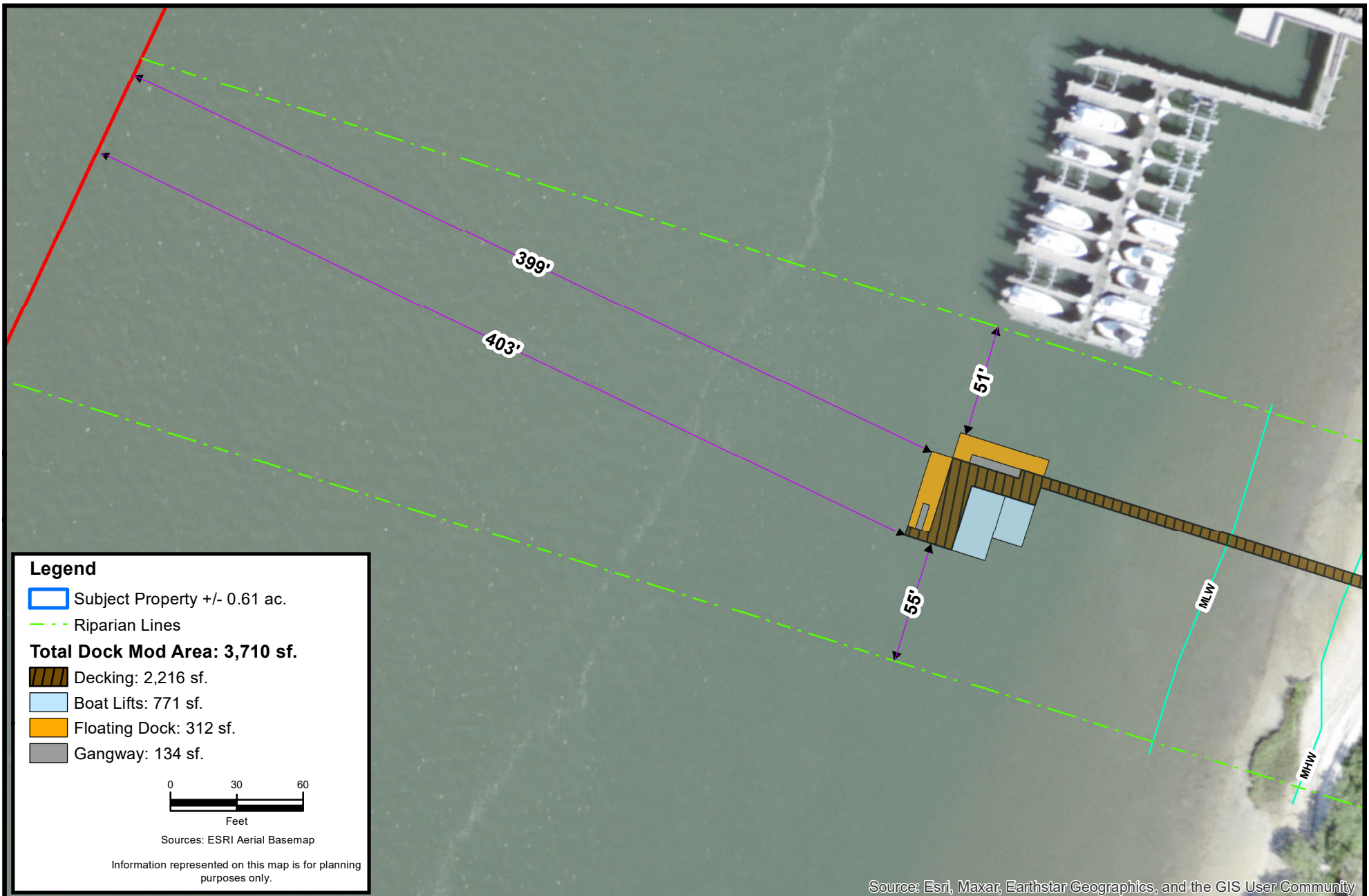
St. Augustine, FL

Date: May 31 2024

Figure:

3





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Alignment

Wolkoff - Pelican Reef Dr. - Lot 12

Project: 5.22263

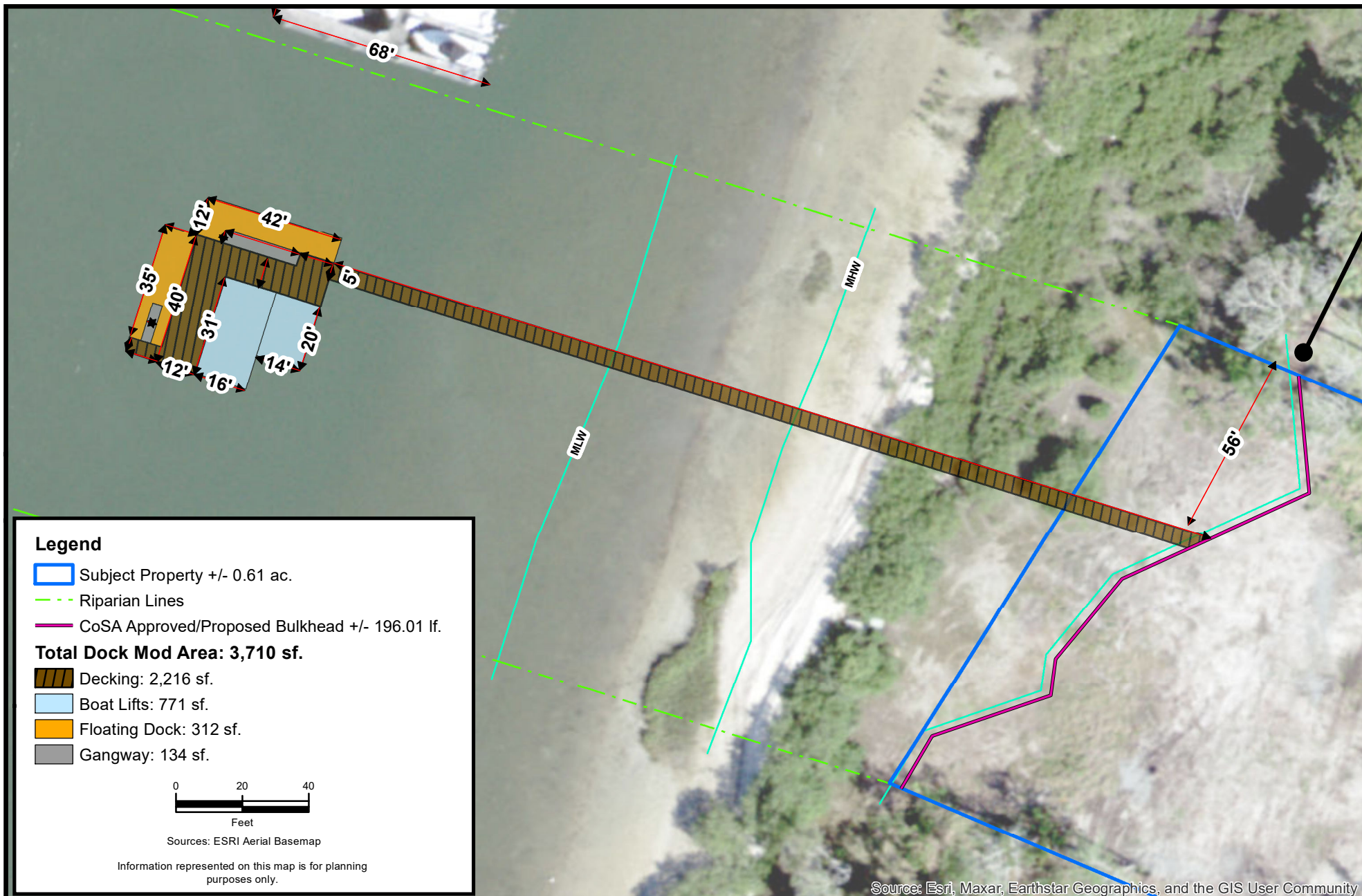
St. Augustine, FL

Date: Jul 10 2024



Figure:

4



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Conditions

Wolkoff - Pelican Reef Dr. - Lot 12

Project: 5.22263

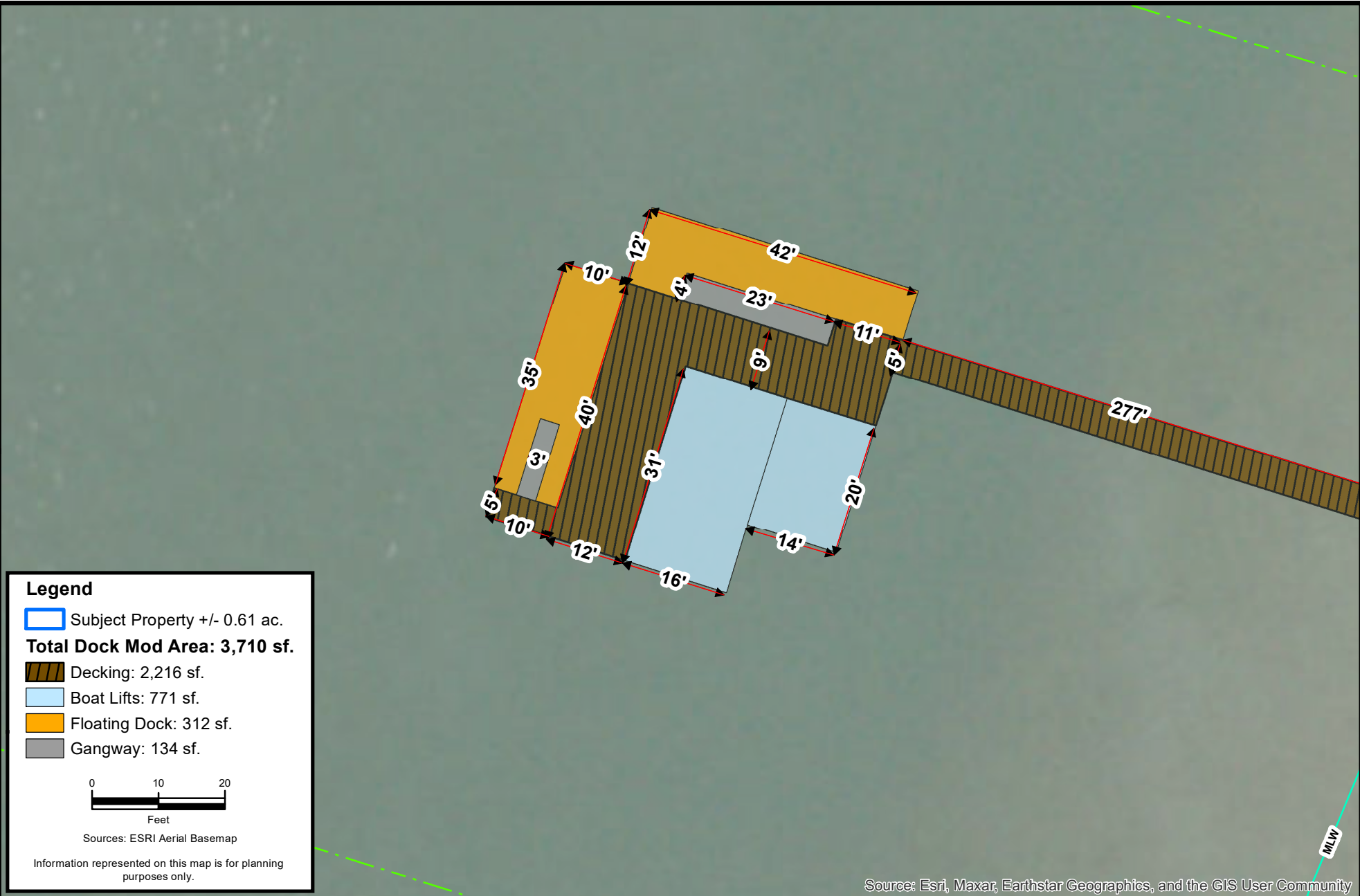
St. Augustine, FL

Date: May 31 2024

Figure:

5





CARTER ENVIRONMENTAL SERVICES, INC.

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

Proposed Conditions - Detail		
Wolkoff - Pelican Reef Dr. - Lot 12		
Project:	5.22263	St. Augustine, FL
		Date: May 31 2024

Figure: **5a**



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Bathymetric Assessment

Wolkoff - Pelican Reef Dr. - Lot 12

Project: 5.22263

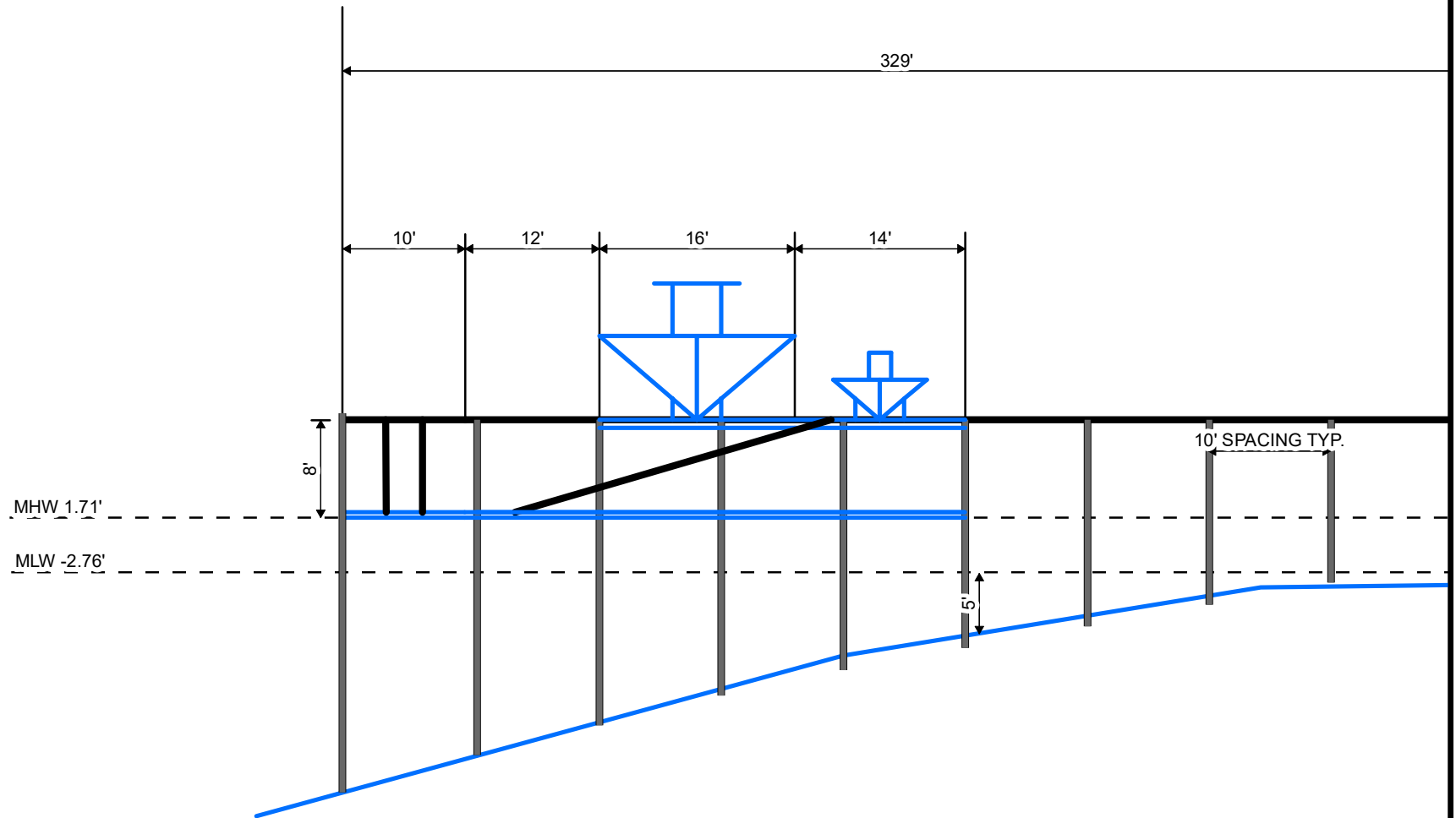
St. Augustine, FL

Date: Jul 10 2024

Figure:

6





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Profile View - Detail

Wolkoff - Pelican Reef - Lot 12

Project: 5.22263

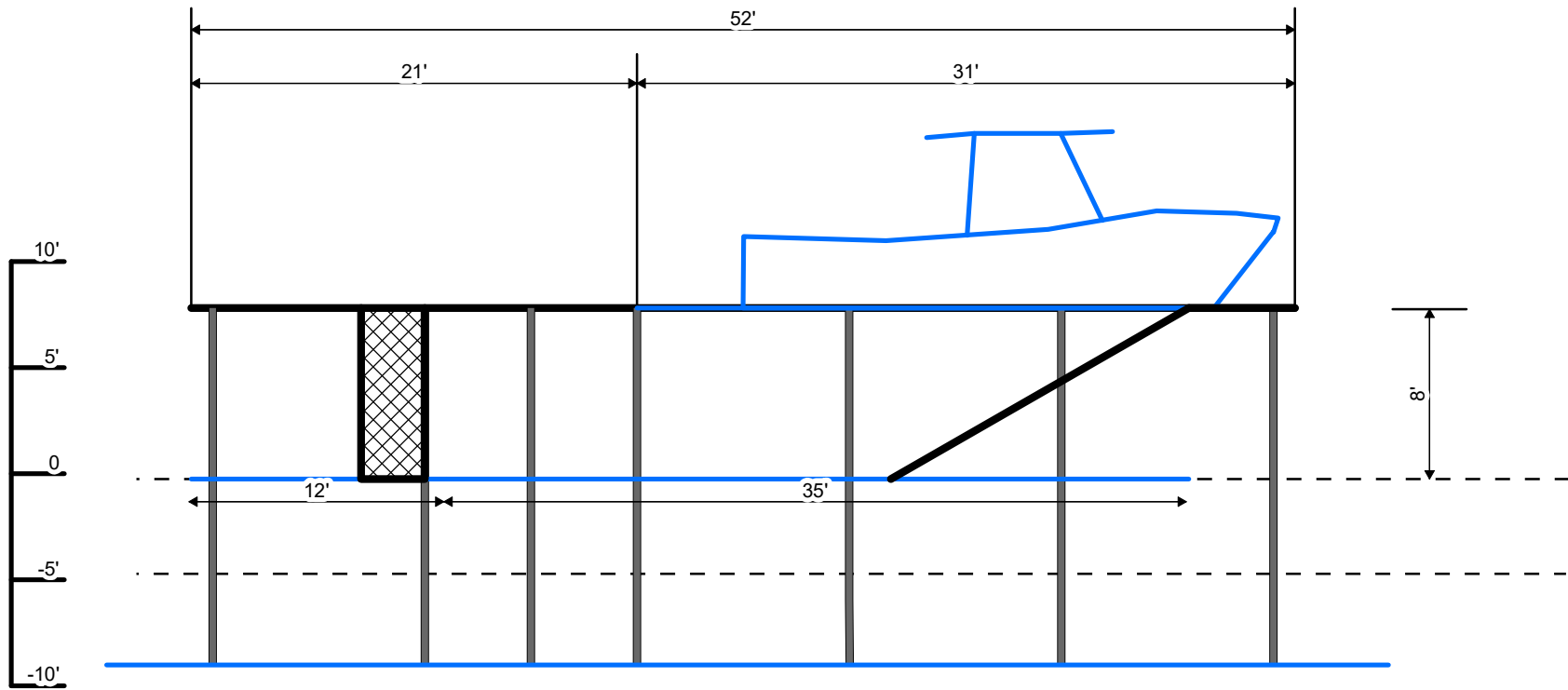
St. Augustine, FL

Date: Jul 10 2024

Figure:

7a





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Cross-Section View

Wolkoff - Pelican Reef - Lot 12

Project: 5.22263

St. Augustine, FL

Date: Jul 11 2024

Figure:

8



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1585730130
Location Address	PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	pelican reef (ICW) (628.42)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 13 & N 72.44 FT OF LOT 12 OR5674/1635 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	PELICAN REEF BLOCK 12 PHASE 6
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.610
Homestead	N

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

No Image Available

Owner Information

Owner Name	Wolkoff William J Trust D:05/07/14 100% Wolkoff William J Trustee 0%
Mailing Address	390 A1A BEACH BLVD #12 SAINT AUGUSTINE, FL 32080-0000

Map

▣

Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$1,350,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,350,000
Total Deferred	\$0
Assessed Value	\$1,350,000
Total Exemptions	\$0
Taxable Value	\$1,350,000

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$0	\$1,350,000	\$0	\$0	\$1,350,000	\$1,350,000	\$0	\$1,350,000
2022	\$0	\$0	\$1,204,000	\$0	\$0	\$1,204,000	\$1,204,000	\$0	\$1,204,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$1,350,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/5/2022	12/5/2022	\$1,550,000.00	WARRANTY DEED	5674	1635	Q	V	WALLS KENNETH LUCAS	WOLKOFF WILLIAM J TRUST D:05/07/14
12/30/2021	12/23/2021	\$1,250,000.00	WARRANTY DEED	5457	1653	Q	V	PELICAN REEF OF ST AUGUSTINE LLC	WALLS KENNETH LUCAS

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

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

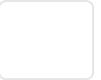
[User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 7/10/2024, 3:29:18 AM

Contact Us

Developed by





[Home \(/\)](#) / [Products \(products.html\)](#) / [Datums \(stations.html?type=Datums\)](#) / [8720576 ST. AUGUSTINE, FL](#) [Favorite Stations](#)

[Station Info](#)

[Tides/Water Levels](#)

[Meteorological Obs.](#)

[Phys. Oceanography](#)

Datums for 8720576, ST. AUGUSTINE FL

NOTICE: All data values are relative to the NAVD88.

Elevations on NAVD88

Station: 8720576, ST. AUGUSTINE, FL

Status: Accepted (May 22 2012)

Units: Feet

Control Station: 8720220 Mayport (Ferry Depot), FL

T.M.: 75

Epoch: ([/datum_options.html#NTDE](#)) 1983-2001

Datum: NAVD88

Datum	Value	Description
MHHW (/datum_options.html#MHHW)	2.05	Mean Higher-High Water
MHW (/datum_options.html#MHW)	1.71	Mean High Water
MTL (/datum_options.html#MTL)	-0.53	Mean Tide Level
MSL (/datum_options.html#MSL)	-0.50	Mean Sea Level
DTL (/datum_options.html#DTL)	-0.44	Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)	-2.76	Mean Low Water

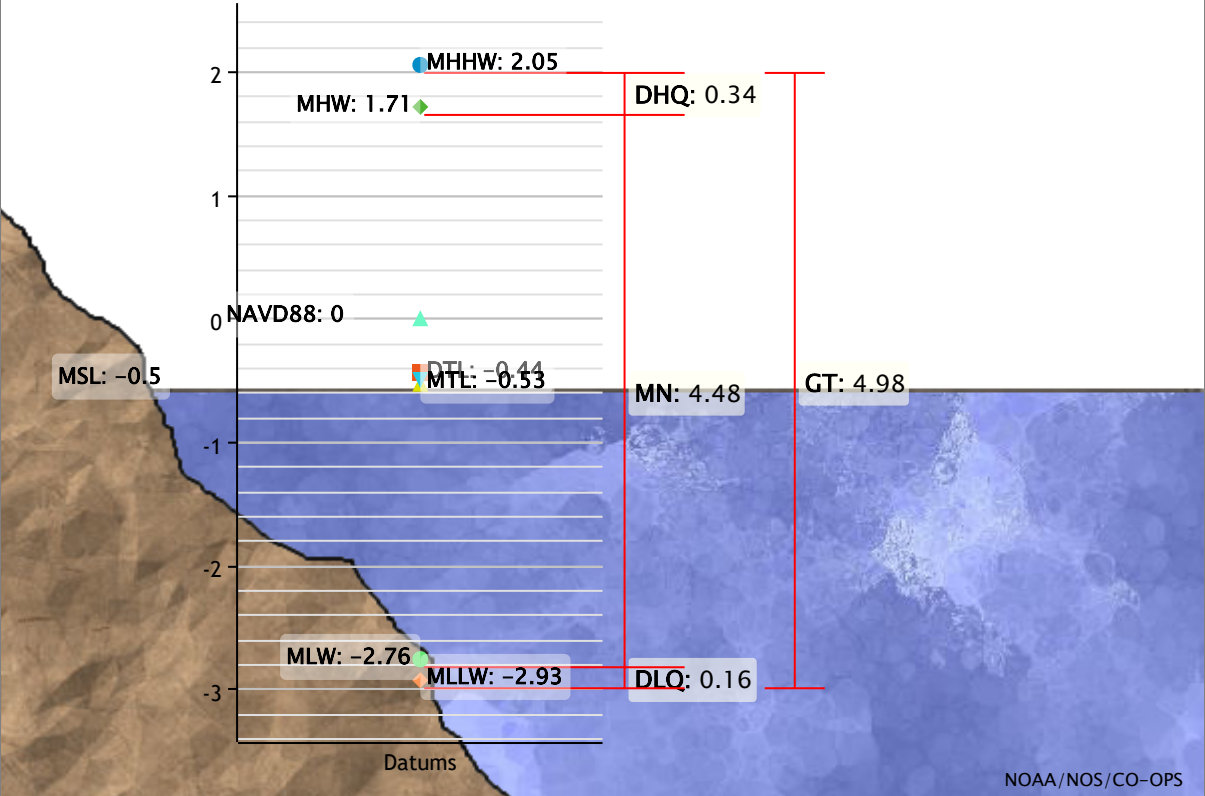
Datum	Value	Description
MLLW (/datum_options.html#MLLW)	-2.93	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-4.70	Station Datum
GT (/datum_options.html#GT)	4.98	Great Diurnal Range
MN (/datum_options.html#MN)	4.48	Mean Range of Tide
DHQ (/datum_options.html#DHQ)	0.34	Mean Diurnal High Water Inequality
DLQ (/datum_options.html#DLQ)	0.16	Mean Diurnal Low Water Inequality
HWI (/datum_options.html#HWI)	1.03	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	7.28	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)	4.13	Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)	11/03/1978 15:18	Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)	-5.58	Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)	04/05/1977 19:06	Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)		Highest Astronomical Tide
HAT Date & Time		HAT Date and Time
LAT (/datum_options.html#LAT)		Lowest Astronomical Tide
LAT Date & Time		LAT Date and Time

Tidal Datum Analysis Periods

01/01/1977 - 12/31/1978

Datums for 8720576, ST. AUGUSTINE, FL

All figures in feet relative to NAVD88



Showing datums for

8720576 ST. AUGUSTINE, FL

Datum

NAVD88

Data Units ☒ Feet ☐ Meters

Epoch ☒ Present (1983-2001) ☐ Superseded (1960-1978)

Submit

Show nearby stations

Products available at 8720576 ST. AUGUSTINE, FL

TIDES/WATER LEVELS

Water Levels

NOAA Tide Predictions (</noaatidepredictions.html?id=8720576>)

Harmonic Constituents

Sea Level Trends

Datums (</datums.html?id=8720576>)

Bench Mark Sheets (</benchmarks.html?id=8720576>)

Extreme Water Levels (/est/est_station.shtml?stnid=8720576)

Reports (</reports.html?id=8720576>)

METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

PORTS®

This station is not a member of PORTS®

OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

INFORMATION

Station Home Page (</stationhome.html?id=8720576>)

Data Inventory (</inventory.html?id=8720576>)

Measurement Specifications (</measure.html>)

Website Owner: Center for Operational Oceanographic Products and Services

National Oceanic and Atmospheric Administration (<http://www.noaa.gov>)

National Ocean Service (<http://oceanservice.noaa.gov>)

Privacy Policy (</privacy.html>)

Disclaimer (</disclaimers.html>)

Take Our Survey (</survey.html>)

Freedom of Information Act (<https://www.noaa.gov/foia-freedom-of-information-act>)

Contact Us (</contact.html>)

Previous Approved City Information



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

December 6, 2022

Ryan Carter
c/o Carter Environmental Services
42 Masters Drive
St Augustine, FL 32084

Re: Conservation Overlay Zone Development – Lot 12 Pelican Reef Drive / PID 158573-0130 – Case Number 2022-0077

Dear Mr. Carter:

On Tuesday, December 6, 2022, the Planning and Zoning Board (PZB) met and discussed your application to approve the construction of a new 3,457 square foot dock, bulkhead, and two (2) boat lifts within Conservation Overlay Zone 1.

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

Conservation Overlay Zone Development approval is valid for a period of one (1) year from the date of approval. Failure to exercise the Conservation Overlay Zone Development by commencement of the use or action approved shall render the approval invalid, unless an extension has been applied for and approved not less than thirty (30) days prior to the one (1) year expiration date.

Please contact the Planning and Building Department at 904-825-1065 for the proper permits, fees and requirements to proceed with your project in accordance with the Planning and Zoning Board's decision.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

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 | ☐ Other Click here to enter text. |

IN THE MATTER OF:

Case No.: 2022-0077

Applicant: Ryan Carter c/o Carter Environmental Services

Owner: Kenneth Walls

Address: Lot 12 Pelican Reef Drive / PID 158573-0130

Parcel Number: 158573-0130

RE: Request to approve the construction of a new 3,457 square foot dock, bulkhead, and two (2) boat lifts within Conservation Overlay Zone 1.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON DECEMBER 6, 2022, 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 December 6, 2022 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 property has a land use designation of Residential Low Density and a zoning classification of Residential Single Family Two (RS-2).
4. The above-described Conservation Overlay Zone Development is subject to Section ~~21~~ 28-29 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 Section 28-29, City of St. Augustine Code, and APPROVES / **DENIES** / **CONTINUES** the Applicant's request to approve the construction of a new 3,457 square foot dock, bulkhead, and two (2) boat lifts within Conservation Overlay Zone 1.

Subject to the following conditions:

- plans approved as amended and dated
- 12/16/2022
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 6 day of December, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

2022-0077

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

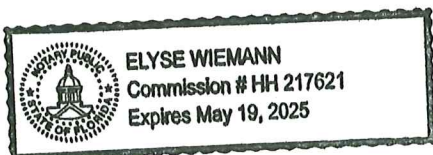
Print Name

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, Michael A. Davis 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 6th day of December, A.D., 2022.



Elyse Wiemann
Notary Public, State of Florida



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, December 6, 2022 at 2:00 p.m.

Regular Agenda

1. Roll Call

2. General Public Comments for Items Not on the Agenda

3. Approval of Minutes

- a. Regular Meeting Minutes from October 4, 2022.
- b. Special Meeting Minutes from October 12, 2022.

4. Modification and Approval of Agenda

5. Variance

- a. 2022-0045
Continued from the August 2nd Meeting
Continued from the November 1st Meeting
Thomas Burd – Owner & Applicant
c/o Fullerwood Construction
[28 Macaris Street](#)
To reduce the rear setback from 20' to 13' on a Residential Single-Family-One (RS-1) lot to allow for the proposed addition to the single-family residence.

- b. 2022-0083
Rickey M. Garmon – Applicant & Owner
[515 Arricola Avenue](#)
To reduce the side setbacks from 10' to 5.9' along the southern property line and from 10' to 7.8' along the northern property line on a Residential Single-Family-Two (RS-2) lot to allow for the construction of a new single-family residence.

6. Use by Exception

- a. 2022-0071
Adrienn Molnar – Applicant & Owner
[28 Arenta Street](#)
To approve an off-site parking space at the City parking garage for a short-term rental as a permitted use by exception.

b. 2022-0082

Travis Lantz – Applicant

c/o The Toy Barn

Azman Kayakli – Owner

c/o 2401 Ponce de Leon, LLC

[2401 N Ponce de Leon Boulevard](#)

To approve a use by exception for a business where automotive vehicles are offered for rent or sale within the Commercial Medium-Two (CM-2) zoning district.

7. Conservation Overlay Zone Development

a. ~~2022-0057~~ ~~Ryan Carter – Applicant~~

~~Continued from the October 4th Meeting~~ ~~c/o Carter Environmental Services~~

~~Continued from the November 1st Meeting~~ ~~San Sebastian River LLC – Owner~~

~~[Florida Avenue / PID 107790-0010](#)~~

Continued to the February 6th,
2023 Meeting

~~To approve a new bulkhead approximately 20 feet in length, review wetland impacts and approve a pile-supported dock with a floating platform totaling approximately 1,459 square feet within Conservation Overlay Zone 1. To remove significant trees and tree canopy in Conservation Overlay Zone 3 for multifamily housing and recreational use.~~

b. 2022-0077

Ryan Carter – Applicant

c/o Carter Environmental Services

Kenneth Walls – Owner

[Lot 12 Pelican Reef Drive / PID 158573-0130](#)

To approve the construction of a new 3,457 square foot dock, bulkhead, and two (2) boat lifts within Conservation Overlay Zone 1.

c. 2022-0078

Ryan Carter – Applicant

c/o Carter Environmental Services

Michael Hutchinson

[Lot 11 Pelican Reef Drive / PID 158573-0110](#)

To approve the construction of a new 4,010 square foot dock, bulkhead, and three (3) boat lifts within Conservation Overlay Zone 1.

d. 2022-0080

Ryan Carter – Applicant

c/o Carter Environmental Services

Henry Green – Owner

[24 N Saint Augustine Boulevard](#)

To approve the construction of a new 1,936 square foot dock and two (2) boat lifts within Conservation Overlay Zone 1.

- e. 2022-0085 Russell E. Haimowitz Sr. – Applicant
 c/o Russell Contractors Inc.
 Lorenc Hoxhaj – Owner
 [119 Gaillardia Loop](#)
 To approve the removal of twenty-two (22) significant trees within Conservation Overlay Zone 3 for the construction of a new single-family residence.

8. Variance and Conservation Overlay Zone Development

- a. 2022-0086 Sarah Ryan, Architect – Applicant
 c/o Sarah Ryan, Architect
 TMC Holdings LLC – Owner
 [66 Lewis Boulevard](#)
 To eliminate on-site vehicle maneuverability and approve the removal of a significant 13/17/28 Oak tree within Conservation Overlay Zone 3.

9. Comprehensive Plan Land Use Plan Amendment and Rezoning

- a. 2022-0084 James G. Whitehouse, Esq. – Applicant
 c/o St. Johns Law Group
 Vista Hotel IV, Inc. – Owner
 [1800 N Ponce de Leon Boulevard / PID 189750-0000](#)
 [1860 N Ponce de Leon Boulevard / PID 189670-0000](#)
 [7 W San Carlos Avenue / PID 189640-0000](#)
 [1700 N Ponce de Leon Boulevard / PID 189790-0000](#)
 [25 Missouri Avenue / PID 189780-0000](#)
 To amend the current land use of Commercial Medium Intensity to Residential Medium Density-Mixed Use and to rezone the property from Commercial Medium-Two (CM-2) to Residential and General Office-A (RGO-A) including all referenced properties.

10. Other Business

- a. Approval of the 2023 Planning and Zoning Board meeting schedule.
- b. Discussion of electronic packets for meetings starting the beginning of the new year (January 3, 2023 PZB Meeting).

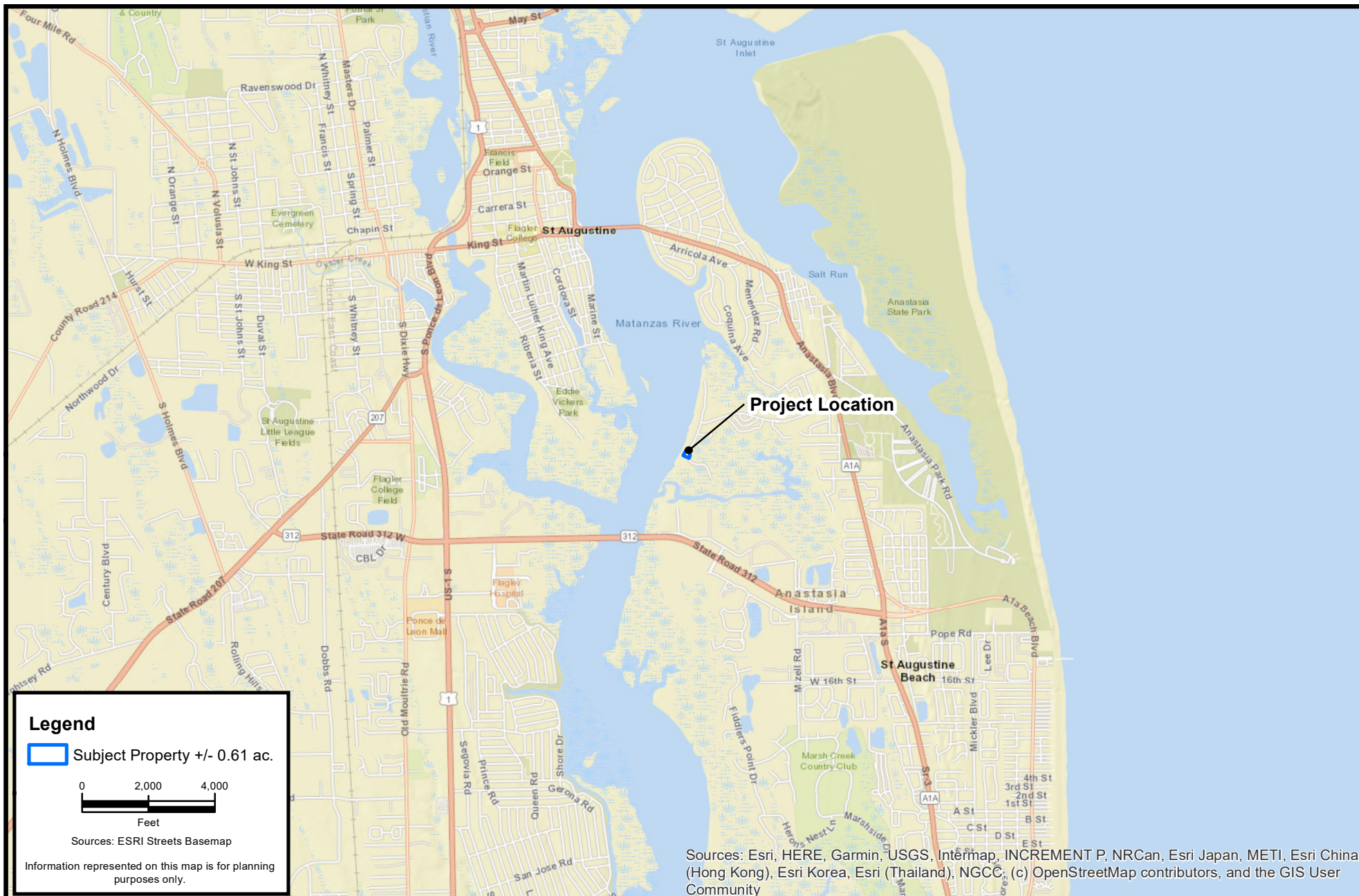
11. Adjournment

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

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

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

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



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Location Map

Walls - Pelican Reef - Lot 12

Project: 5.22263

St. Augustine, FL

Date: Aug 29 2022

Figure:

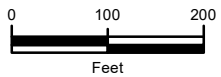
1





Legend

 Subject Property +/- 0.61 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Aerial Map

Walls - Pelican Reef - Lot 12

Project: 5.22263

St. Augustine, FL

Date: Aug 18 2022

Figure:

2





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Alignment
Walls - Pelican Reef - Lot 12

Project: 5.22263

St. Augustine, FL

Date: Dec 06 2022

Figure:

3





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

Proposed Dock Alignment & Dimensions
Pelican Reef - Lots 11 & 12

Project: 5.22263/5.22264

St. Augustine, FL

Date: Dec 06 2022

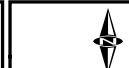


Figure: 3a



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

Proposed Dock Alignment & Dimensions
Pelican Reef - Lots 11 & 12

Project: 5.22263/5.22264

St. Augustine, FL

Date: Dec 06 2022

Figure: 3b





**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed Dock Bathymetry
Walls - Pelican Reef - Lot 12

Project: 5.22263

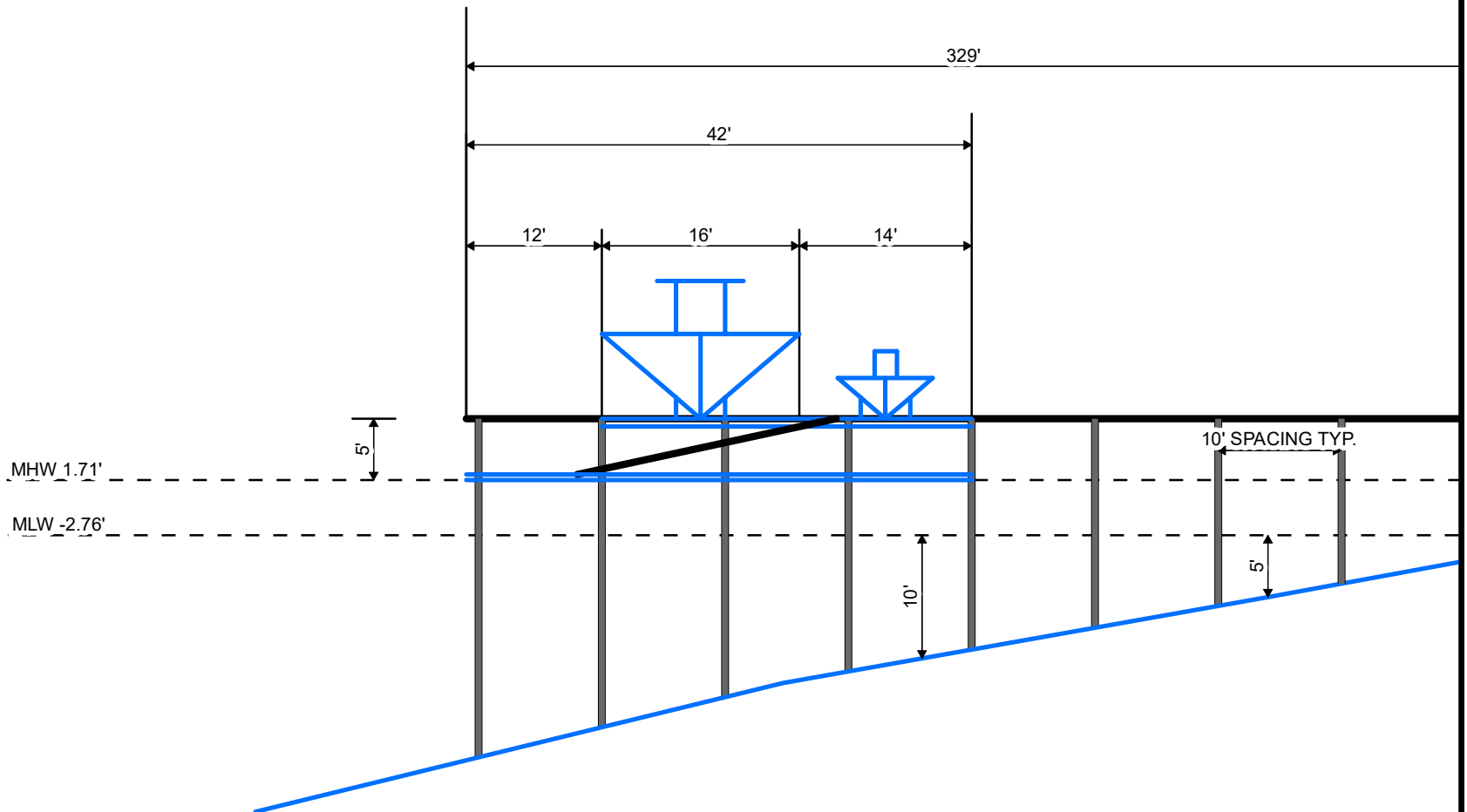
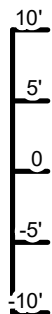
St. Augustine, FL

Date: Dec 06 2022

Figure:

5





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Profile View Detail

Walls - Pelican Reef - Lot 12

Project: 5.22263

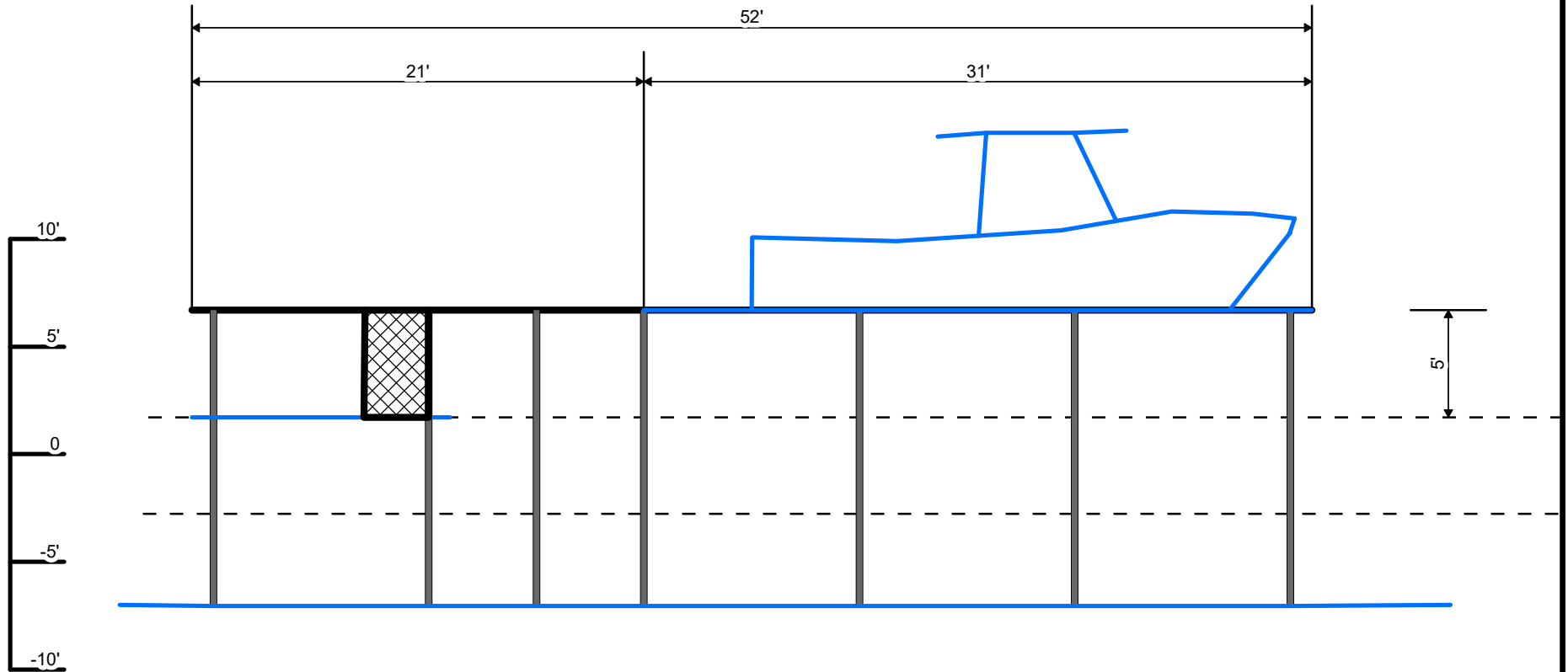
St. Augustine, FL

Date: Aug 29 2022

Figure:

6a





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Cross-Section View

Walls - Pelican Reef - Lot 12

Project: 5.22263

St. Augustine, FL

Date: Aug 29 2022

Figure:

7



Attachment 8:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1585730130
Location Address	PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	pelican reef (ICW) (628.42)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 13 & N 72.44 FT OF LOT 12 OR5674/1635 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	PELICAN REEF BLOCK 12 PHASE 6
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.610
Homestead	N

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



Owner Information

Owner Name	Wolkoff William J Trust D:05/07/14 100% Wolkoff William J Trustee 0%
Mailing Address	390 A1A BEACH BLVD #12 SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$1,350,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,350,000
Total Deferred	\$0
Assessed Value	\$1,350,000
Total Exemptions	\$0
Taxable Value	\$1,350,000

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$0	\$1,350,000	\$0	\$0	\$1,350,000	\$1,350,000	\$0	\$1,350,000
2022	\$0	\$0	\$1,204,000	\$0	\$0	\$1,204,000	\$1,204,000	\$0	\$1,204,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$1,350,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/5/2022	12/5/2022	\$1,550,000.00	WARRANTY DEED	5674	1635	Q	V	WALLS KENNETH LUCAS	WOLKOFF WILLIAM J TRUST D:05/07/14
12/30/2021	12/23/2021	\$1,250,000.00	WARRANTY DEED	5457	1653	Q	V	PELICAN REEF OF ST AUGUSTINE LLC	WALLS KENNETH LUCAS

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/28/2024, 3:31:13 AM](#)

Contact Us



Attachment 9:

Supporting Documents

Phone Memo

From: Sarah Daugherty, Senior Planner

City of St. Augustine

(904) 209-4213, Sdaugherty@citystaug.com

To: Gabriel Vicari, Regulatory Scientist II

St. Johns River Water Management District

(386) 331-0734, GJVicari@sjrwmd.com

When: 2:03PM, August 22, 2024

RE: Wetland Impacts- Pelican Reef Drive / PID 158573-0130 / William Wolkoff – Owner

Gabriel Vicari:

- Aerial images indicate that wetland impacts appear to be minimal vegetation removal including a sabal palm and saw palmettos.
- SJRWMD advises that the property owner allow the wetland portion of the site to recover on its own.
- SJRWMD would monitor the site to ensure that it was on track to recover.
- SJRWMD advised that the bulkhead to the south (PID 158573-0110) did not match what SJRWMD had on record. The southern portion of the existing bulkhead turns back (a minor change that they were not concerned with) and they advised the proposed bulkhead on Mr. Wolkoff's property tie in the neighboring bulkhead to avoid erosion issues.

Prepared by Sarah Daugherty



Applicant Name	Jason Forrest / Forrest Inc
Applicant Phone Number	904-501-0443
Property Owner Name	William J Walkoff Trust
Property Owner Phone Number	805-610-4765
Site Parcel No.	1585730130
Site Address	Pelican Reef Dr.

Please also refer to Bulletin G-01-23 issued by the Planning and Building Department.

Pursuant to Bulletin G-01-23, applicants will have to provide a lot grading plan for all residential building permits that will produce an increase of 500 square feet or more of impervious surface and for all Floodplain Management Permits.

Over the years, residential property owners have brought in fill to elevate their property to mitigate flood damage. This practice has caused flooding onto neighboring properties. Section R401.3 requires surface drainage to be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. The lot grading plan and approval process are being implemented to ensure that the code is followed, which will help alleviate the flooding onto neighboring properties that is caused by normal rain events.

This new requirement will be implemented on or after January 1, 2024. If an application is submitted on or after this date without the lot grading plan, the application will not be accepted, and the applicant will be notified as to what is needed. The requirements for the lot grading plan are:

1. Shall have spot elevations, including all roofed areas and impervious surfaces. This includes the site elevations on neighboring properties 10 feet from the boundaries of the subject property. Spot elevations shall be included in the boundary and topographic survey prepared by a Professional Land Surveyor.
2. Shall show existing and proposed ground elevations.
3. Shall show that all stormwaters will not be directed to or add impact onto any adjacent private property.
4. The grading plan must demonstrate that existing drainage patterns are managed according to all applicable legal requirements.

The lot grading plan will be reviewed and approved by the City Public Works Department. If, during the planning and design phase, it is determined that grading is not sufficient or acceptable, the use of gutters, swales, retaining walls or low impact development techniques can be used to divert or manage rainwater on site. These techniques shall be shown on the lot grading plan and will have to be approved by the Building Official (Floodplain Manager).

A post development lot grading plan shall be submitted to the Building Official prior to the final building inspection. The post development lot grading plan will be verified and inspected by the City Public Works Department. The Certificate of Occupancy or Certificate of Completion will not be issued until the post development lot grading plan has been approved.

General questions related to the City permitting, review, approval, construction, and acceptance process should be directed to the Planning and Building Department at (904) 825-1060. Technical questions related to the lot drainage and grading plans should be addressed to Jonathan C. Foster, P.E., Development Supervisor at (904) 209-4273 or jfoster@citystaug.com.

EXHIBIT C**EXAMPLE GRADING PLAN 2**
IMPERVIOUS SURFACE RATIO WORKSHEET
 (Method of Calculation)

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

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

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

Property Address _____

 Lot Area 26,508 square feet

Impervious Surfaces:

1. Existing building(s) footprint sq.ft.
2. Existing concrete/paver patios, driveways, walkways, etc. sq.ft.
3. Proposed roofed building(s) footprint 3486 sq.ft.
4. Proposed concrete/paver patios, driveways, walkways, etc. 4,579 sq.ft.

Total Impervious Surfaces 4,579 sq.ft.
26,508 divided by 4,579 = 28.5%
 Total Impervious Surface Lot Area Impervious Surface Ratio %

I, 97 (Signature) certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete to the best of my knowledge.

 Date 5/3/24
A | PROPERTY LINE**B | SETBACKS**

Note: setbacks and/or yards vary per zoning; see appendix for residential zoning categories.

C | JURISDICTIONAL LINES

Note: typical examples may include wetlands, utility easements, or access easements.

D | STRUCTURES & FINISHED FLOOR ELEVATIONS

Note: include FFE of each structure at NAVD 88.

E | IMPERVIOUS SURFACES**F | EXISTING TREES**

Note: Trees over 3" in diameter may require PZB approval and/or tree removal permit if being removed.

G | SPOT ELEVATIONS

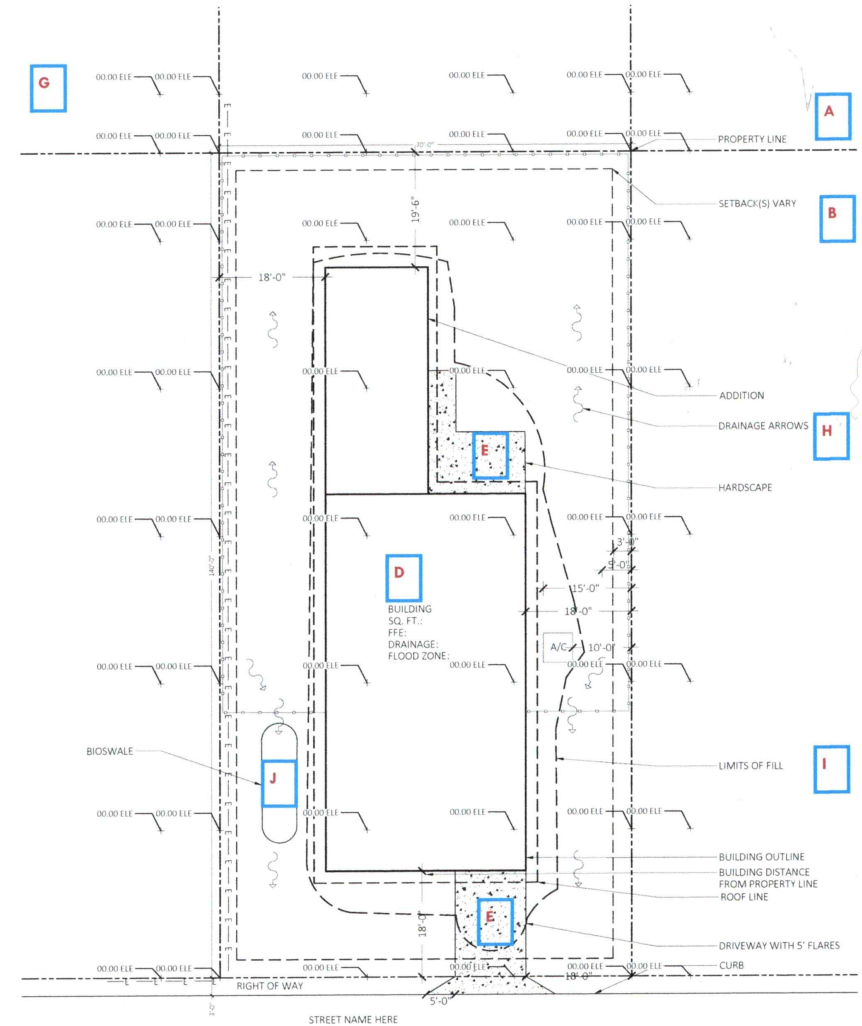
Note: Spot Elevations to be included within 10' of boundaries both on existing and adjacent parcels.

H | DIRECTIONS OF FLOW**I | EXTENTS OF FILL**

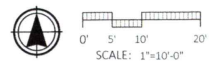
Note: Piers and/or stem walls may help limit impact

J | STORMWATER MANAGEMENT STRATEGIES

Note: See Stormwater, Resiliency, and LID section (Page 10) for examples.

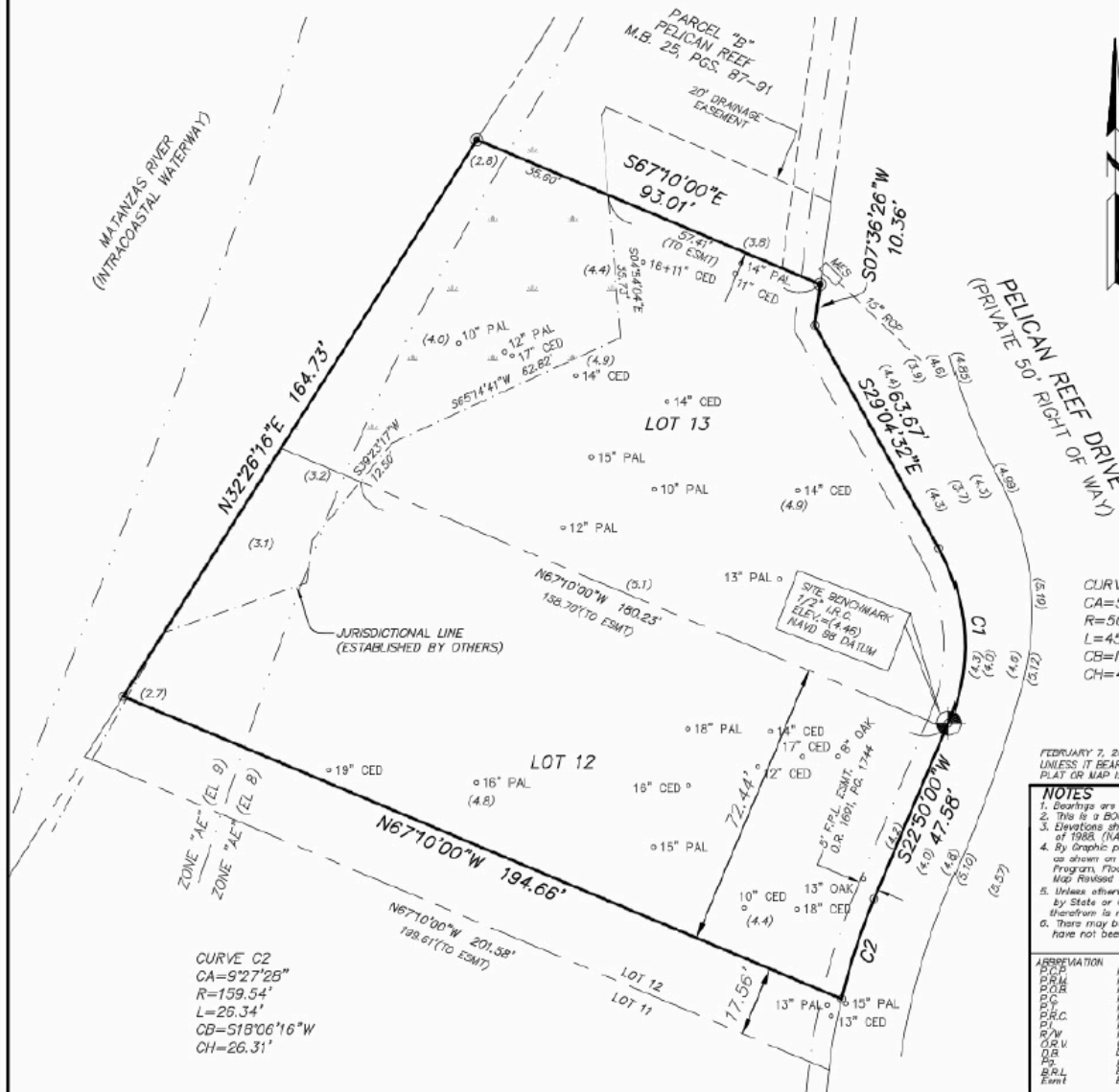


26,508 - 100
 3486 X



MAP SHOWING SURVEY OF

LOT 12 LESS AND EXCEPT THE SOUTHERLY 17.56 FEET THEREOF AND ALL OF LOT 13, PELICAN REEF - BLOCK 12, PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 111, PAGES 57 THROUGH 61 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



TREE NOTES:

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

TREE DETAIL

16 L. OAK
DIA. AT BREAST HEIGHT (DBH) IN INCHES
ACTUAL LOCATION
SPECIES (SEE TREE NOTES)

TREE LEGEND:

ASH = ASH
BAY = BAY
BIR = BIRCH
CED = CEDAR
CHN = CHERRY
CYP = CYPRESS
ELM = ELM
HAC = HACKBERRY
HIC = HICKORY
HOL = HOLLY
LLP = LONGLEAF PINE
L OAK = LIVE OAK
MAG = MAGNOLIA
MAP = MAPLE
OAK = OAK
PAL = PALM
PEC = PECAN
PIN = PINE
SWE = SWEETGUM
STC = STEAMORE
UNK = UNIDENTIFIED TREE
WIL = WILLOW

FEBRUARY 7, 2022; ADD TOPO & TREES (2021-505-2) W/M
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES

1. Bearings are based on the RECORD PLAT.
2. This is a BOUNDARY SURVEY.
3. Elevations shown thus (15.0) refer to North American Vertical Datum of 1988. (NAVD 88).
4. By Graphic plotting only, the property shown herein lies within Zone: "AE" (EL 8) as shown on the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, Flood Insurance Rate Map (FIRM), Community-Panel Number 12198C 0301 J Map Revised date: 12-7-18
5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
6. There may be Restrictions or Easements of Record indicated by this excavation that have not been shown herein.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
B.M.	Permanent Control Point	B.S.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.B.	Point of Beginning	I.C.A.	Independent Electric Authority
P.C.	Point of Curvature	E.O.P.	Equipment
P.R.C.	Point of Reverse Curvature	A.C.	AP Cordilleran
P.I.	Point of Intersection	C.A.T.V.	Cable Television
P.W.	Point of Way	O.H.L.	Overhead Lines
P.R.V.	Official Records Volume	F.M.	Field Measured
L.B.	Lead Book	R.W.	Radius equals
P.B.L.	Building Restriction Line	A.C.	Ac Length equals
Easmt	Easement	C.S.	Chord Swath & Distance equals
		Δ	Delta of Central Angle equals
		I.P.	Iron Pipe
		Conc.	Concrete

LEGEND

- DENOTES CONCRETE MONUMENT
- X---X--- DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP OR SBBE
- DENOTES IRON PIPE FOUND (NOTES)

DATE 12-20-21
SCALE 1"=30'
JOB No. 2021-505
page 1
Comp. File 21-505.dwg
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MELROSE SURVEYING AND MAPPING, INC.

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

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA PROFESSIONAL LAND SURVEYING ACT, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 46-17, (Former CHAPTER 110)-FL, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 462.02, FLORIDA STATUTES.

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



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
September 3, 2024	7.g.	PZB2024-0064
Request	Address	Parcel ID
Conservation Overlay Zone Development	Arricola Avenue	219010-0270

Site & Background Information

Applicant:	Arthur Wells c/o AJ Wells Roofing and Construction
Owner:	Arthur Wells c/o First Coast Properties of Jacksonville, Inc.
Property Class: (St. Johns County Property Appraiser)	1000 – Vacant Commercial
Future Land Use Designation:	Commercial Low Intensity
Zoning Designation:	Commercial Low-One: CL-1
Acreage:	0.23
Neighborhood:	South Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) 3 development](#) to, based on the submitted arborist report, remove thirty-six (36) healthy non-significant trees, three (3) healthy significant Cedar trees, one (1) significant Cedar tree in extreme decline, and three (3) invasive Brazillian Pepper trees.

Approval of this request would allow for city staff to review permit applications for four (4) new [townhouses](#) within the CL-1 zoning district at Arricola Avenue / PID 219010-0270.

The applicant’s justification for the removal of trees is that “the trees are in locations for the drainage system for these units.”

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Policy 1.1.6 Any development, including development within a flood prone area, will strive to maintain the natural topography and hydrology of the development site as much as possible and provide for drainage and stormwater management identified in the Infrastructure Element, open space requirements as addressed in the Recreation and Open Space Element, and safe and convenient on-site traffic flow, considering the needed vehicular parking as addressed in the Transportation and Mobility Element. • Open space requirements will meet the LOS adopted in the Recreation and Open Space Element; • On-site traffic will consider that adjacent properties provide interconnections to reduce requirements for road trips; and, • Parking requirements shall be specified in terms of the number of parking spaces outlined in the land development code (LDC).	This proposal is inconsistent with the City’s policy to strive to maintain the natural topography and hydrology of the development site but is consistent with the policy to provide drainage and stormwater management.

	Policy 1.1.10 The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage levels of service, natural drainage patterns and soil conditions.	This proposal is inconsistent with the City's policy to strive to maintain natural drainage patterns but consistent with the provision of a stormwater management system.
	Policy 2.1.3 The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.	This request is consistent with the City's policy to encourage development within undeveloped pockets of developed areas to reduce urban sprawl.
	Policy 2.2.1 The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.	This request is consistent with the City's policy to have its land use plan prioritize infill and redevelopment which is compact within the City.
	Objective 5.1 The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximizes efficiency.	This request is consistent with the City's objective to discourage and reduce urban sprawl by proposing a compact development which minimizes costs of public facilities and maximizes efficiency.
	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.	This proposal is consistent with the City's policy to encourage infill and redevelopment.
	Goal 8 Preserving Sense of Place The City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent,	This request is consistent with all of the planning goals of this overall City goal except for providing protection of natural resources and ecological

	compact commercial areas, as well as, protect its natural, environmentally sensitive marsh and riverine environs, and significant tree canopy to preserve its sense of place that promotes the city's authentic character. The planning goals related to preserving a sense of place for the City are to: • Preserve the small town urban character while promoting a balance of economic activity; • Prevent urban sprawl by encouraging compatible infill and redevelopment within the city limits; • Provide continued opportunity for diverse forms of residential and commercial projects; • Create a preservation program that protects the historic Town Plan and promotes responsible tourism; • Provide protection of natural resources and ecological systems; • Reduce automobile trips in and through the downtown by promoting the City's mobility plan and alternative forms of transportation that work to protect the environment, reduce congestion, provide residents with a higher quality of life, and, neighborhoods with greater livability, and promote local businesses; • Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles; • Create predictability and efficiency in planning and in the provision of infrastructure; • Recognize and preserve the historic skyline;	systems where it could be more consistent.
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	• Balance livability and economic pressures; and • Proactively recognize increasing threats of sea level rise on the City's character and livability.	
	Objective 8.1 Protect the small town mixed use urban context to maintain its industrious and charming character.	This request is consistent with the City's objective to maintain its industrious and charming character.
	Policy 8.1.5 Continue to value the existing tree canopy and promote healthy urban forestry practices.	This request is inconsistent with the City's policy to value the existing tree canopy.
Historic Preservation	N/A	
Conservation and Coastal Management	Policy 1.7.6 The City shall encourage new developments to protect existing native vegetation in common areas and buffer zones and shall encourage additional planting of native plant species to enhance sparse vegetation in common areas and buffer zones.	This request is inconsistent with the City's policy to encourage new development to protect existing native vegetation.
Recreation and Open Space	N/A	
Transportation and Mobility	N/A	
Housing	Goal 1 Encourage and promote quality housing through new construction, maintenance, rehabilitation and preservation of safe and sanitary housing for the present and future residents of the city.	This request is consistent with the City's goal to encourage and promote quality housing.
	Objective 1.1 The city shall assist the private sector in providing adequate housing to meet current and future needs.	This proposal is consistent with the City's objective to assist the private sector in providing adequate housing.

	Policy 1.4.1 The city shall ensure that the residential land use designations, the associated zoning districts, and land development regulations permit a variety of housing types and densities throughout the city.	This request is consistent with the City's policy of permitting a variety of housing types.
	Goal 2 Promote and assist in the provision of an ample housing supply, with a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.	This proposal is consistent with the City's goal to promote and assist in the provision of an ample housing supply.
	Policy 3.2.1 The city shall continue to support compatible infill development in existing neighborhoods.	This proposal is consistent with the City's policy to support compatible infill development in existing neighborhoods.
Infrastructure	N/A	

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

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

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

This application includes the request to remove four (4) significant Cedar trees.

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

Staff analysis of chapter 25 is included in this report.

Sec. 11-29. – Standards for review.

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

- (1) Site specific conditions.

The property at Arricola Avenue / PID 219010-0270 is located within the AE flood zone and has a base flood elevation of seven (7) feet. There are forty (40) healthy trees, one (1) unhealthy Cedar tree, three (3) dead Cedar trees, and three (3) invasive Brazillian Pepper trees based on the submitted arborist report.

- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
This site is located within a developed area of the South Davis Shores Neighborhood with no immediate adjacent bodies of water.
- (3) Natural and proposed drainage patterns.
Drainage patterns are shown to be altered at this site with a proposed finished floor elevation of eight (8) feet by employing fill construction.
- (4) Effect of point and nonpoint discharge in the marine environment.
There appears to be minimal impacts to the marine environment with point and nonpoint discharge from the subject properties.
- (5) Proposed soil stabilization and erosion control methods.
The City's permitting process will ensure compliance with the requirements of erosion control measures.
- (6) Impact on floodplain.
The proposed development is contained within the AE flood zone with fill construction being employed for the residential units.
- (7) Impact of development on vegetative and animal communities.
This proposal requires the removal of all but two (2) existing trees on-site.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
Minimal potential associated with residential development.
- (9) Effect of shade on vegetation and shellfish.
Not applicable to this request.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
Not applicable to this request.
- (11) Impact of development on shoreline by linear feet and percent of site.
Not applicable to this request.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
The proposed development is not located within COZ 1 or 2, meaning impact on vistas and scenic opportunities is minimal.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
This proposal includes a request for the removal of all but two (2) Cabbage Palm trees on-site. Staff analysis of the proposed landscaping plans is included in this report.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
The submitted Horizontal Control Site Plan shows lot coverage at 34.75%, plans do not document the impervious surface ratio.
- (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.)
The proposed Exfiltration Bed – Site Plan, which serves as the stormwater treatment system, is included in the civil engineering plan set.

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

Not applicable to this request.

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

Not applicable to this request.

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

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

a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.

An arborist report conducted by Arborist Solutions, LLC provides information regarding the condition of forty-seven (47) trees on the subject properties.

b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

The location of the trees on-site indicate that it may be difficult for other development requirements such as driveway connections, utility services, and stormwater retention are imposed.

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.

In this area of the South Davis Shores Neighborhood, it is important to maintain an urban tree canopy, a mitigation plan that includes suitable areas off-site may be worth exploring.

- e. Whether the tree has been designated a significant tree.

Cedar trees over 8” dbh are defined as significant trees as found in Sec. 11-27. – Definitions.

- 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.

Potential revisions to the proposed development may require further discussion in order to complete an evaluation. Discussion may include the possibility of other types of multi-family housing that may not require four separate driveway connections to Arricola Avenue.

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

- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
- (2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.
- (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
- (4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.

Sec. 25-53. – General landscape requirements.

- (c) *Plant materials.* Plant materials are subject to the following:

- (10) *Ratio of required trees.* The total combination of retained trees and new trees planted for credit shall result in the development meeting the following ratios:

Shade trees	=	Fifty (50) percent minimum
Understory trees	=	Fifty (50) percent maximum
Palms	=	Twenty-five (25) percent maximum

The retention of two (2) palm trees with a proposal to plant nineteen (19) additional palm trees of the proposed (38) trees to be planted does not meet the requirements of this section requiring these type of tree ratios.

(d) *Tree mitigation.*

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

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

Based on submitted documents staff is able to determine that the proposed tree removal plan results in eighty (80) deficits that need to be mitigated. The proposed tree removal plan shows eight (8) credits, attributed to the two palm trees retained, and approximately eighty-eight (88) deficits that result from the height of palms trees to be removed and the overall amount proposed to be removed.

The applicant needs to provide further explanation in order to determine the viability of meeting tree mitigation requirements on site or through the tree mitigation program.

- (2) A negative number resulting from this equation is the number of deficit points the applicant must mitigate. A positive number resulting from this equation requires no mitigation by the applicant. However, other landscape requirements still apply even if mitigation is not required (i.e. bufferyard and parking landscapes).
- (3) Tree planting associated with internal landscaping requirements counts toward mitigation requirements. Tree planting associated with the required bufferyard planting does not count toward mitigation requirements.

Sec. 25-54. – Specific landscape requirements.

This property is under Classification 4 for landscaping requirements. The proposed ten (10) foot bufferyard along the front property line in addition to the five (5) foot bufferyards along the other three property lines results in the requirement to plant a total of ten (10) trees and two (2) shrubs in order to meet the landscape code requirements for a multi-family development.

Sec. 25-58. – Variances and conservation overlay zone development review.

The city planning and zoning board may grant a variance to the requirements of this article where compliance would be a practical impossibility or would cause unnecessary hardship or where the owner proposes an alternative which conforms to the general intent and spirit of these regulations. When reviewing applications and site plans associated with applications for variances or conservation overlay zone developments or for the removal of significant trees involved with a site plan for new development, the planning and zoning board shall have the authority to locate structures, parking areas and other improvements to retain significant trees when possible and practical. The planning and zoning board shall approve or deny the site plan and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. Under no circumstances may the board deny fair and reasonable use of the property, but the granting of a variance or conservation overlay zone development may be contingent upon retaining significant trees. Procedures for variances and conservation overlay zone development review shall be in accordance with chapter 28. Standards and criteria for conservation overlay zone development review shall be in accordance with chapter 11.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3 at Arricola Avenue / PID 219010-0270.

At this time the application does not include enough information to determine the feasibility of meeting either on-site or off-site tree mitigation requirements and recommends that the Board **CONTINUE** this request to allow time for the applicant to provide the following:

1. A site plan or survey documenting all existing trees on-site.
 - a. Each tree on-site will be identified with a number.
2. A table, that corresponds to the above referenced site plan, with details of tree species, diameter at breast height (d.b.h.), and health condition.
 - a. Each tree in this table to be provided will be labeled either “REMOVE” or “PRESERVE.”
 - b. For Cabbage Palms the height will need to be included as there are additional deficits for those trees over twelve (12) feet tall.
3. An arborist report.
 - a. This will be needed in order to complete the “health condition” information required in the above referenced table.
4. A site plan for the proposed development; this site plan will need to meet the requirements of Sec. 25 in the City’s Code of Ordinances.
 - a. Identification of any trees that are proposed to be preserved.
 - b. Each new tree planted will need to be labeled as either “BUFFERYARD TREE” or “MITIGATION TREE;” this is due to the fact that bufferyard trees do not count towards mitigation requirements.
5. A table, that corresponds to the above referenced site plan.
 - a. This table will include details of:
 - i. Landscaping classification that applies to the property.
 - ii. Calculation of bufferyard planting requirements.
 - iii. Tree species and size proposed to be planted.
 - iv. Diameter of all trees at planting.

Attachments

1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report
9. Arricola Townhome Development Civil Engineering Plans
10. Landscaping Plans
11. Boundary Survey
12. Arborist Solutions, LLC Arborist Report

Staff Report prepared by:

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

Attachment 1: Zoning Map



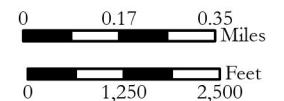
Zoning Map

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

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 2: Future Land Use Map



Legend

Future Land Use Designation

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

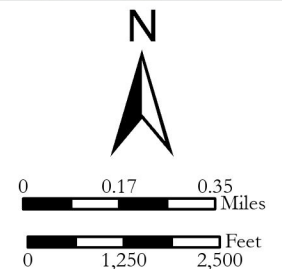


Future Land Use Map

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

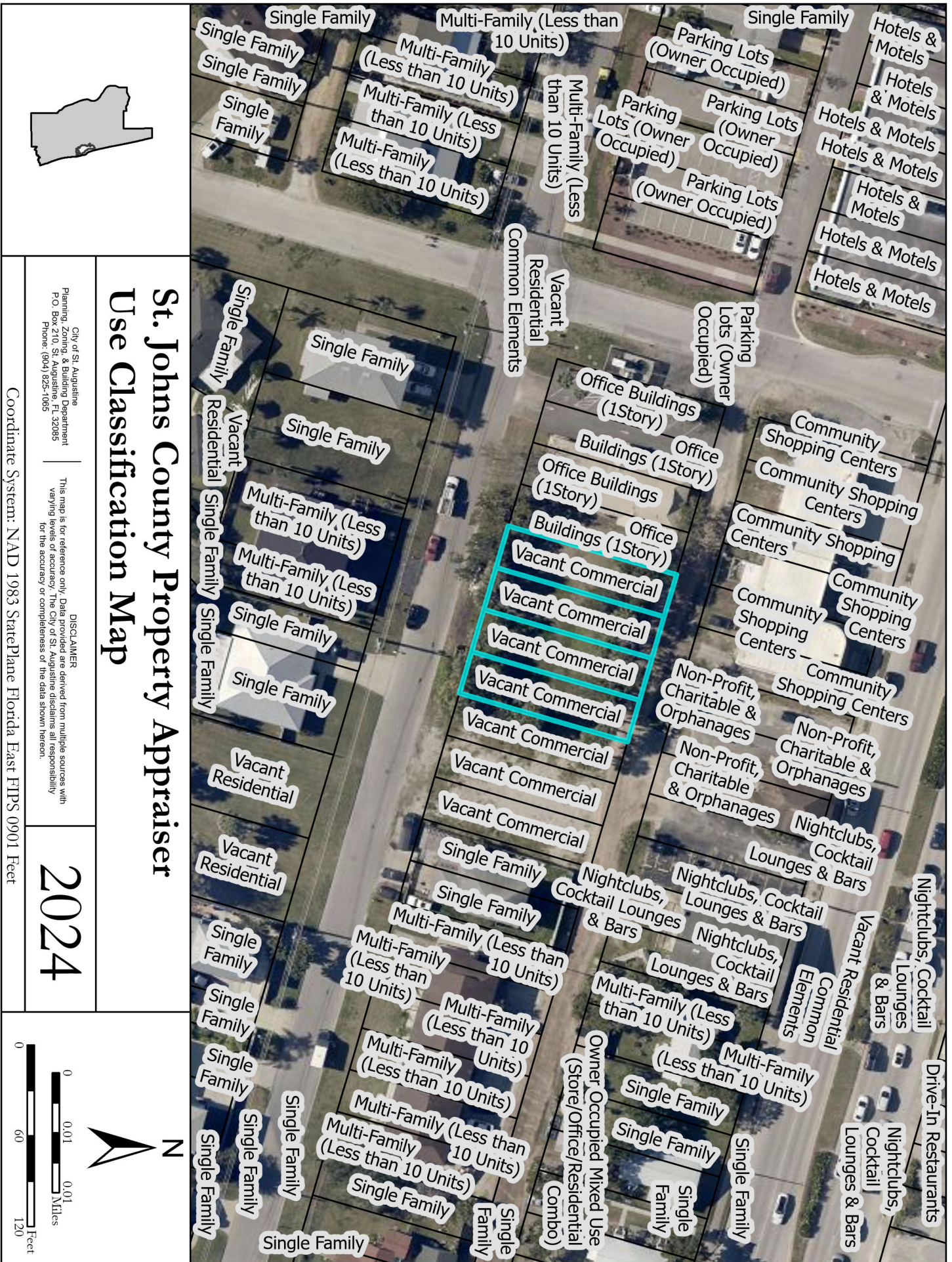
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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

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



Attachment 4:

Aerial Site Photograph



Attachment 5:

Flood Map



Legend

Flood Zones FEMA
 AE
 VE

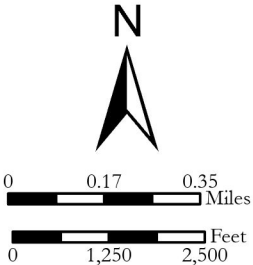


FEMA Flood Zone Map

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

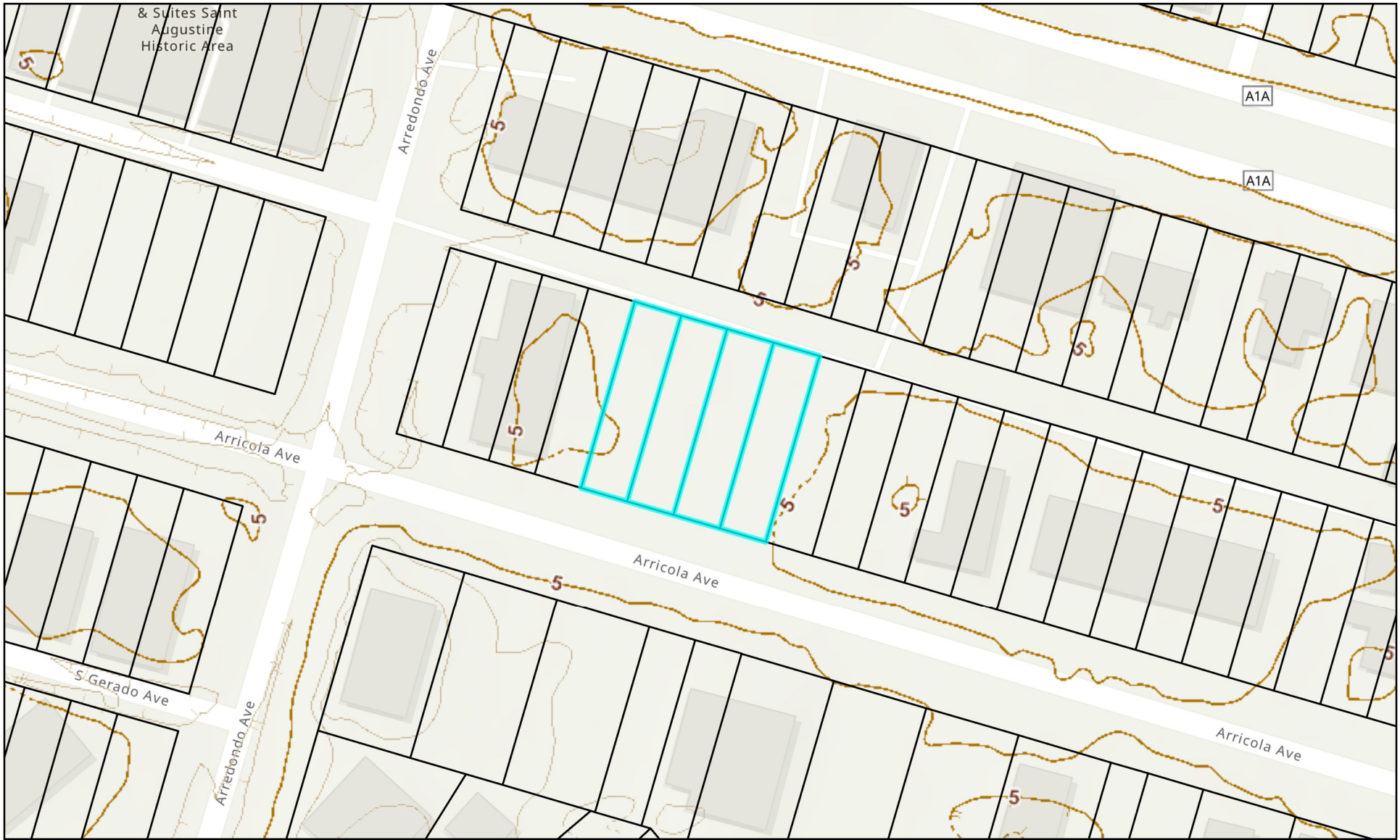
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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6: Elevation Map

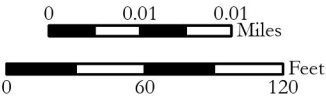


Elevation Map

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

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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7: Application



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

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

1. NAME OF APPLICANT: Arthur Wells Contact Number: 904-446-0616
Business (if applicable): AJ Wells Roofing and Construction
Address: 942 Blanche St Building #3 City: Jacksonville State: Florida Zip: 32204
E-Mail Address: heather@ajwellsrfg.com
2. NAME OF PROPERTY OWNER: Arthur Wells Contact Number: 904-446-0616
Business (if applicable): AJ Wells Roofing and Construction
Address: 942 Blanche St Building #3 City: Jacksonville State: FL Zip: 32204
E-Mail Address: heather@ajwellsrfg.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 27, 28, 29 & 30 Block: 37
Subdivision: Davis Shores Parcel Number: 2190100270
4. PROJECT STREET ADDRESS: Arriola Ave St Augustine Florida 32080-0000
5. SPECIFIC PROPOSED USE: New Construction Four Plex Homes
6. ACTION REQUESTED:

☐ Conservation Zone Development	☐ Appeal of Staff Determination
☐ Exception	☒ Land Use Plan Amendment
☐ Variance	☐ Rezoning
☒ Other: <u>Tree Removal</u>	
7. DESCRIPTION OF ACTION REQUESTED: Tree removal for New Construction.

8. JUSTIFICATION FOR ACTION REQUESTED: The trees would need to be removed as well as replaced due to the new construction of a four-plex units. The trees are in locations for the drainage system for these units. See the plans attached to this application.

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: The property is 4 lots of records the lots are narrow we are trying to adjust tree location to accomodate the city plan on landscape requirements.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: There are seeral trees in our water retention engineered plan and our drive way and foudation plans.

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

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: Yes, absolutely we will leae a positive impact with the beautification of new homes for families to live in the city of St Augustine.

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

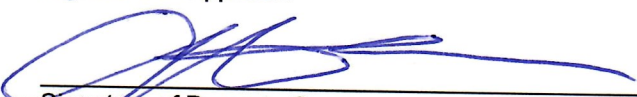
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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

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


Signature of Applicant

B-2-2024
Date


Signature of Property Owner

B-2-2024
Date

04/18/2019



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

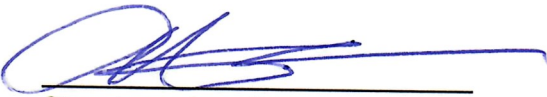
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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

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

Arthur Wells

Print name of applicant



Signature of applicant

8/02/2024

Date



Owner's Authorization For Agent

Jay Devine

is/are hereby authorized TO ACT ON BEHALF
OF Arthur Wells, the owner(s) of those lands described within

☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:

BY: _____

Signature of Owner

Arthur Wells

Print Name of Owner

904-446-0616

Telephone Number

State of FLORIDA

County of DUVAL

Signed and sworn before me on this 2nd day of August, 2024.

By ARTHUR WELLS

Identification verified:

Oath sworn: Yes No

Notary Signature: _____

My Commission expires: 2/2/2025



VERA DUROJAIYE
Commission # HH 087984
Expires February 2, 2025
Bonded Thru Budget Notary Services

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Arricola Ave St Augustine Florida

Project Address: _____
Arthur Wells

Applicant's Name: _____ Applicant's Signature: _____
Arthur Wells

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

Attachment 8:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2190100270
Location Address	ARRICOLA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Anastasia Blvd (COM) (590.01)
Tax Description*	3-99 DAVIS SHORES LOTS 27 THRU 30 BLK 37 OR5873/1283 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.230
Homestead	N

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



Owner Information

Owner Name	First Coast Properties Of Jacksonville Inc 100%
Mailing Address	5651 COLCORD AVE JACKSONVILLE, FL 32211-0000

Map



Valuation Information

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

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

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	10000	SF	\$200,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/19/2023	12/19/2023	\$750,000.00	WARRANTY DEED	5873	1283	U	V	AUG HOLDINGS LLC	FIRST COAST PROPERTIES OF JACKSONVILLE INC

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

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

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

Last Data Upload: 8/27/2024, 2:37:25 AM

Contact Us

Developed by

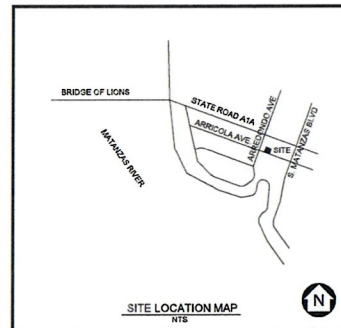


Attachment 9:
Arricola Townhome Development Civil
Engineering Plans

FOUR TOWNHOME UNITS ARRICOLA TOWNHOME DEVELOPMENT

ARRICOLA AVENUE - LOTS 27, 28, 29 & 30 OF BLOCK 37
DAVIS SHORES SUBDIVISION, ST.AUGUSTINE, FL.

DEVELOPER: FIRST COAST PROPERTIES OF JACKSONVILLE, INC.
ARTHUR J. WELLS
942 BLANCHE STREET
JACKSONVILLE, FL. 32204
PHONE: (904) 446-0616



LIST OF SHEETS	
SHEET No.	SHEET TITLE
C 0	COVER SHEET
C 1	GENERAL NOTES AND SOIL BORE LOGS
C 2	SITE SURVEY AND DEMOLITION PLAN
C 3	HORIZONTAL CONTROL SITE PLAN
C 3A	SITE GRADING PLAN AND SITE EROSION CONTROL PLAN
C 4	EXFILTRATION BED SITE PLAN AND DETAILS
C 5	SITE PAVING PLAN AND DETAILS
L 1	SITE UTILITY PLAN AND DETAILS
L 2	EROSION CONTROL NOTES AND DETAILS
L 3	LANDSCAPE PLAN
L 4	LANDSCAPE PLAN
L 5	PLANT LIST AND PLANTING DETAILS
L 6	HOSE BIB DETAILS

James K. Quina, Jr., P.E.
Digitally signed by James K. Quina, Jr., P.E.
DN: cn=James K. Quina, Jr., P.E., email=JimQuinaP@Comcast.net, c=US
Date: 2024.07.15 09:27:52 -04'00'

ENGINEER'S CERTIFICATION
JAMES K. QUINA, JR., P.E., STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 37716
THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY JAMES K. QUINA, JR., P.E., ON THE
DATE INDICATED. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED SIGNED
AND SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS	JAMES K. QUINA, JR., P.E. PROFESSIONAL ENGINEER P.O. BOX 880113 JACKSONVILLE, FLORIDA 32208 07/15/24
ARRICOLA TOWNHOME DEVELOPMENT ARRICOLA AVENUE - LOTS 27, 28, 29 & 30 OF BLOCK 37 DAVIS SHORES SUBDIVISION, SAINT AUGUSTINE, FLORIDA	COVER SHEET
DRAWN BY JKQ JR	CIVIL ENGINEER
CHECKED BY JKQ JR	FLORIDA LICENSE NO.: 37716
DATE 02/01/24	
SHEET NO. C 0	

GEOTECHNICAL EXPLORATION - SOIL BORING DATA						
BORING REFERENCE NUMBER	BORE DESCRIPTION	GROUND ELEVATION (FEET)	STRATUM DEPTH (FEET)	VISUAL SOIL CLASSIFICATION	DEPTH TO WATER TABLE ENCOUNTERED	WATER TAB. ELEVATION ENCOUNTERED
B-1	STD PENETRATION BORE	4.6'	0.0' - 2.0' 2.0' - 4.0' 4.0' - 6.0' 6.0' - 8.0' 8.0' - 12.0' 12.0' - 17.0' 17.0' - 22.0' 22.0' - 25.0'	LOOSE LIGHT BROWN SLIGHTLY SILTY FINE SAND (SP-SM) FIRM GREY SLIGHTLY SILTY FINE SAND w/ SOME SHELL FRAGMENTS (SP-SM) VERY LOOSE GREY SLIGHTLY SILTY FINE SAND w/ TRACE SHELL FRAGMENTS (SP-SM) VERY SOFT GREY SILT w/ MANY ORGANICS (MHPT) VERY SOFT GREY SANDY SILT w/ TRACE ORGANICS (MH) VERY FIRM GREY SLIGHTLY SILTY FINE SAND (SP-SM) DENSE GREY SLIGHTLY SILTY FINE SAND (SP-SM) FIRM GREY SLIGHTLY SILTY FINE SAND w/ TRACE SHELL FRAGMENTS (SP-SM)	1.0'	3.6'
B-2	STD PENETRATION BORE	4.5'	0.0' - 2.0' 2.0' - 4.0' 4.0' - 6.0' 6.0' - 8.0' 8.0' - 12.0' 12.0' - 25.0'	SOFT GREY VERY SANDY CLAY w/ SOME SHELL FRAGMENTS (CL) VERY LOOSE GREY SLIGHTLY SILTY FINE SAND w/ SOME SHELL FRAGMENTS (SP-SM) VERY SOFT GREY SILT (MH) VERY SOFT GREY SILT w/ TRACE ORGANICS (MH) VERY LOOSE GREY SILTY FINE SAND w/ FEW ORGANICS (SM) FIRM GREY SLIGHTLY SILTY FINE SAND (SP-SM)	2.0'	2.5'
B-3	STD PENETRATION BORE	4.6'	0.0' - 4.0' 4.0' - 8.0' 8.0' - 12.0' 12.0' - 22.0' 22.0' - 25.0'	VERY LOOSE TO LOOSE GREY SILTY FINE SAND w/TRACE SMALLROOTS & SHELL FRAGMENTS (SMH) VERY LOOSE GREY SLIGHTLY SILTY FINE SAND w/ TRACE SHELL FRAGMENTS (SP-SM) VERY SOFT GREY SILT w/ MANY ORGANICS (MHPT) SOFT GREY SANDY SILT w/ TRACE ORGANICS (MH) FIRM TO LOOSE GREY SLIGHTLY SILTY FINE SAND (SP-SM) FIRM GREY SLIGHTLY SILTY FINE SAND w/ MANY SHELL FRAGMENTS (SP-SM)	2.0'	2.6'
B-4	STD PENETRATION BORE	4.6'	0.0' - 2.0' 2.0' - 4.0' 4.0' - 6.0' 6.0' - 8.0' 8.0' - 12.0' 12.0' - 17.0' 17.0' - 22.0' 22.0' - 25.0'	LOOSE LIGHT BROWN SLIGHTLY SILTY FINE SAND (SP-SM) LOOSE GREY SLIGHTLY SILTY FINE SAND (SP-SM) VERY LOOSE GREENISH GREY SILTY FINE SAND w/ TRACE SMALL ROOTS (SM) VERY SOFT GREY SILT w/ MANY ORGANICS (MHPT) LOOSE GREY VERY SILTY FINE SAND (SM) FIRM LIGHT GREY FINE SAND (SM) FIRM GREY SLIGHTLY SILTY FINE SAND w/ MANY SHELL FRAGMENTS (SP-SM)	1.5'	2.1'
B-5	STD PENETRATION BORE	4.7'	0.0' - 2.0' 2.0' - 4.0' 4.0' - 6.0' 6.0' - 12.0' 12.0' - 17.0' 17.0' - 25.0'	LOOSE LIGHT GREY SLIGHTLY SILTY FINE SAND (SP-SM) VERY LOOSE GREY SLIGHTLY SILTY FINE SAND (SP-SM) VERY LOOSE GREY SLIGHTLY SILTY FINE SAND w/ SOME SILTY LAYERS (SP-SM) VERY SOFT GREY SLIGHTLY SANDY SILT w/ MANY ORGANICS (MHPT) VERY LOOSE GREY SILTY FINE SAND (SM) DENSE DARK BROWN SLIGHTLY SILTY FINE SAND (SP-SM), (HARDPAN) FIRM GREY SLIGHTLY SILTY FINE SAND (SP-SM)	1.5'	3.2'
B-6	STD PENETRATION BORE	4.6'	0.0' - 2.0' 2.0' - 4.0' 4.0' - 6.0' 6.0' - 8.0' 8.0' - 12.0' 12.0' - 17.0' 17.0' - 25.0'	VERY LOOSE GREY SLIGHTLY SILTY FINE SAND w/ TRACE SHELL FRAGMENTS (SP-SM) LOOSE GREY SLIGHTLY SILTY FINE SAND w/ SOME SHELL FRAGMENTS (SP-SM) VERY LOOSE GREY SILTY FINE SAND (SM) VERY SOFT GREY SANDY SILT w/ TRACE ORGANICS (MH) VERY LOOSE GREY VERY SILTY FINE SAND (SM) VERY LOOSE GREY SILTY FINE SAND (SM) FIRM GREY SLIGHTLY SILTY FINE SAND w/ TRACE SMALL SHELL FRAGMENTS (SP-SM)	1.0'	3.6'
DR1	DOUBLE RING INFILTRATION TEST	4.5'	0.0' - 1.5' 1.5' - 2.0' 2.0' - 4.0' 4.0' - 6.0'	BROWN SLIGHTLY SILTY FINE SAND (SP-SM / A-3) RUST BROWN SLIGHTLY SILTY FINE SAND (SP-SM / A-3) LIGHT GREY FINE SAND (SP / A-3) GREY SILTY FINE SAND (SM / A-2-4)	2.5'	2.0'

SOILS FIELD TESTING WAS CONDUCTED BY AGES OF JAX, INC. ON DECEMBER 12, 2023 AT THE ARRICOLA AVENUE TOWNHOME SITE ON ARRICOLA AVENUE, ST. AUGUSTINE, FL. SEE SOILS REPORT FOR MORE DETAILS.
DOUBLE RING INFILTRATION TEST WAS CONDUCTED BY AGES OF JAX, INC. ON JULY 1, 2024. RESULTS - AVERAGE INFILTRATION RATE = 4.1 INCHES / HOUR; STEADY STATE INFILTRATION RATE = 4.1 INCHES / HOUR

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELATIVE SECTIONS OF CITY OF ST. AUGUSTINE STANDARD SPECIFICATIONS AND ALL CURRENT CITY OF ST. AUGUSTINE STANDARD DETAILS.
2. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THE PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A. REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS PRICE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS. EITHER SURFACE OR SUB-SURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS ALSO URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THE PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO ADD IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO THE CONSTRUCTION OF THE PROJECT.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR ACQUIRE ANY GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL THAT WILL REQUIRE REMOVAL AND/OR TO ESTIMATE THE AMOUNT OF OFF-SITE BORROW THAT WILL BE REQUIRED.
5. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE OWNER/DEVELOPER FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. IF THE WORK IS IN CITY RIGHT-OF-WAY OR EASEMENT, THE CONTRACTOR'S ONE YEAR WARRANTY SHALL EXTEND TO THE CITY OF ST. AUGUSTINE.
6. TOPOGRAPHIC ELEVATIONS ARE BASED ON N.A.V.D., DATUM OF 1988.
7. TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM SURVEY PERFORMED BY JN CANNADY SURVEYING, INC., DATED 11-30-23.
8. THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH CITY OF ST. AUGUSTINE REQUIREMENTS. THIS SHALL INCLUDE DENSITY TESTS IN ALL PAVEMENT AREAS AND IN ALL UTILITY TRENCHES LOCATED IN PAVEMENT AREAS AND ALL OTHER MATERIAL TESTING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT, INCLUDING CITY OF ST. AUGUSTINE RIGHT-OF-WAY PERMITS FOR WORK IN THE CITY RIGHT-OF-WAY OR EASEMENT.
10. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION AND REPAIR.
11. THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS INVOLVED IN THE WORK. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
12. "AS-BUILT" DRAWINGS PROVIDED TO THE CITY OF ST. AUGUSTINE ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR, REGISTERED IN THE STATE OF FLORIDA, FOR THE PREPARATION, FIELD LOCATION, CERTIFICATION AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT CITY OF ST. AUGUSTINE STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCESS THE "AS-BUILT" DRAWING FOR APPROVAL BY THE CITY OF ST. AUGUSTINE.
13. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH CITY STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH CITY OF ST. AUGUSTINE STANDARDS AND SPECIFICATIONS.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.
15. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR.
16. ALL EXCESS SUITABLE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, UNLESS DIRECTED OTHERWISE BY ENGINEER OR OWNER.
17. ALL EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED.
18. BURNING OF BRUSH AND OTHER MATERIALS SHALL BE APPROVED, PERMITTED AND COORDINATED WITH THE CITY OF ST. AUGUSTINE FIRE MARSHAL.
19. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND IMPROVEMENTS SHOWN ON THE DRAWINGS IS BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO THE ACTUAL LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THIS DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITIES AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR AND SHALL REPAIR OR PAY FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL GRABBER, INVERTS AND ANY TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH HE SHALL CONNECT.
20. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER AND THE CITY OF ST. AUGUSTINE, IF REQUIRED ON ALL MATERIALS, FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OR FABRICATION OF ANY UTILITY PIPE OR STRUCTURE.

James K. Quina, Jr., P.E.
Digital signed by James K. Quina, Jr., P.E.
DN: cn=James K. Quina, Jr., P.E., email=JimQuina@EgConcast.net, c=US
Date: 2024.07.15 09:27:52 -04'00'

ENGINEER'S CERTIFICATION
JAMES K. QUINA, JR., P.E., STATE OF FLORIDA
PROFESSIONAL ENGINEER, LICENSE NO. 37778
THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES K. QUINA, JR., P.E. ON THE DATE INDICATED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS

JAMES K. QUINA, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER
P. O. BOX 40043
ST. AUGUSTINE, FLORIDA 32080
(904) 422-5683



FOUR TOWNHOME UNITS
ARRICOLA AVENUE, LOTS 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
DAVIS SHORES SUBDIVISION, SAINT AUGUSTINE, FLORIDA

DRAWN BY
JKQ JR
CHECKED BY
JKQ JR
DATE
03/01/24

JAMES K. QUINA, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEER

SHEET NO.

C 1

GENERAL NOTES AND SOIL BORE LOGS

FLORIDA LICENSE NO. 37778

2 OF 6

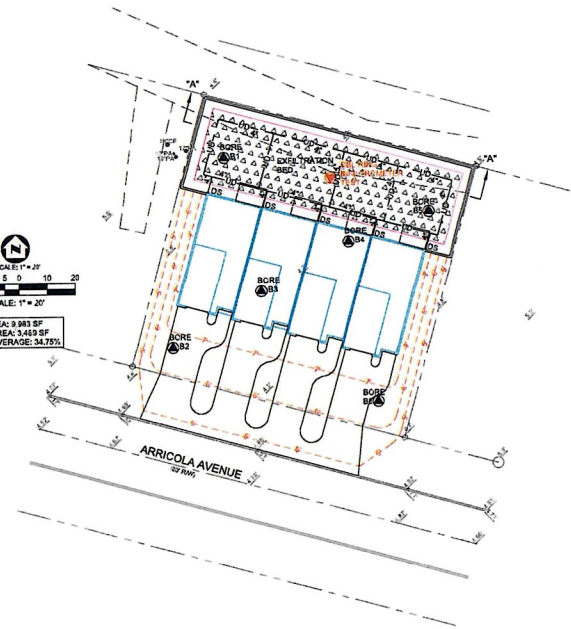
PRELIMINARY - NOT FOR CONSTRUCTION

SCALE: 1" = 20'

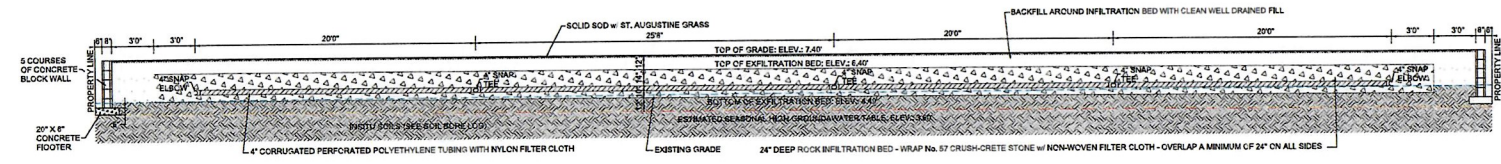
 LOT AREA: 3,983 SF

 BLD'G AREA: 3,489 SF

 LOT COVERAGE: 87.61%



EXFILTRATION BED - SITE PLAN
 SCALE: 1" = 20'



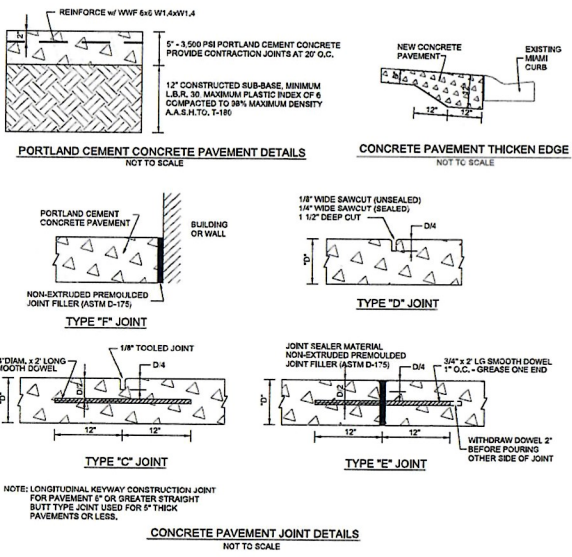
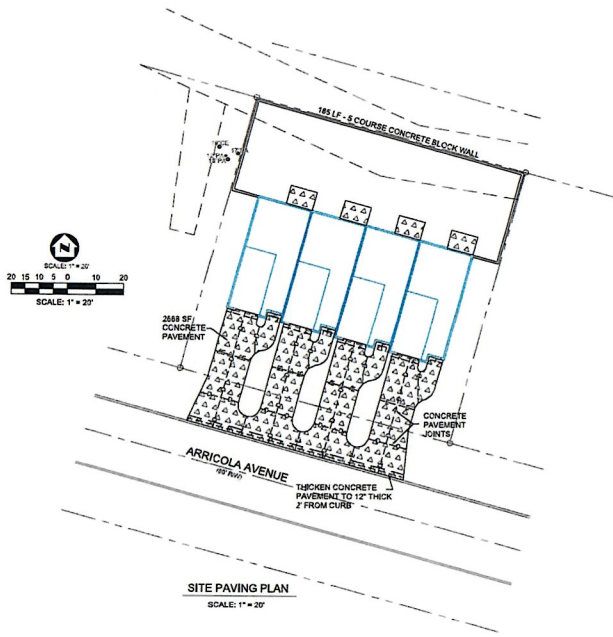
CROSS-SECTION "A - A" - EXFILTRATION BED
 SCALE: 1/4" = 1'0"

James K. Quina, Jr., P.E.
 Digitally signed by James K. Quina, Jr., P.E.
 DN: cn=James K. Quina, Jr., P.E., email=jmQuina@epcomcast.net, c=US
 Date: 2024.07.15 09:27:52 -04'00'

ENGINEER'S CERTIFICATION
 JAMES K. QUINA, JR., P.E., STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 37776
 THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES K. QUINA, JR., P.E. ON THE DATE INDICATED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS 07/15/24 - EXFILTRATION BED ADDED	
JAMES K. QUINA, JR., P.E. CONSULTING ENGINEER 10000 W. BAYVIEW BLVD., SUITE 100 ST. JOHNS, FLORIDA 32256 (904) 860-0483	
ARRICOLA TOWNHOME DEVELOPMENT FOUR TOWNHOME UNITS ARRICOLA AVENUE - LOTS 27, 28, 29 & 30 OF BLOCK 37 DAVIS SHORES SUBDIVISION, SAINT AUGUSTINE, FLORIDA	
EXFILTRATION BED SITE PLAN AND DETAILS	
DRAWN BY JKO JR	CHECKED BY JKO JR
DATE 07/15/24	
SHEET NO. C3A	
FLORIDA LICENSE NO. 37776	



James K. Quina, Jr., P.E.
 Digitally signed by James K. Quina, Jr., P.E.
 DN: cn=James K. Quina, Jr., P.E., email=jim@quina.com, c=US
 Date: 2024.07.15 09:27:52 -04'00'

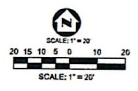
ENGINEER'S CERTIFICATION
 JAMES K. QUINA, JR., P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 37776
 THIS DRAWING HAS BEEN PREPARED, DESIGNED AND SEALED BY JAMES K. QUINA, JR., P.E., ON THE DATE INDICATED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SANITARY LATERAL PIPING SCHEDULE							
REF. NO.	DESCRIPTION	FROM	TO	PIPE LENGTH	UPSTREAM INVERT ELEV.	DOWNSTREAM INVERT ELEV.	PIPE SLOPE
SL1	4" SCH. 40 PVC PIPE	SCD1	SAF1	230.0	6.50		0.0069 FT/FT
SL2	4" SCH. 40 PVC PIPE	SCD2	SAF2	230.0	6.00	4.00	0.0099 FT/FT

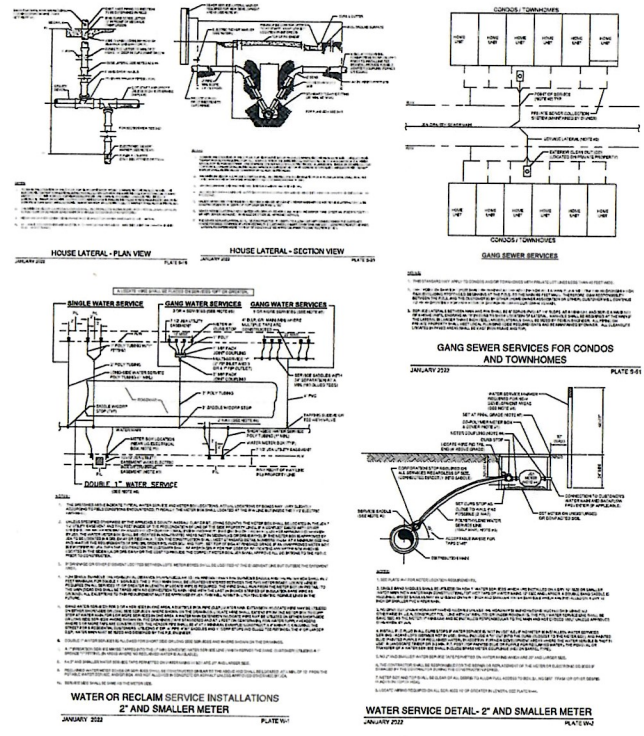
SANITARY LATERAL PIPE FITTING SCHEDULE			
REF. NO.	DESCRIPTION	INVERT ELEV.	TOP OF ROAD ELEV.
SCD1	4" SAN. CLEANOUT	6.00	7.45
SCD3	4" SAN. CLEANOUT	6.00	7.45
SCD2	4" SAN. CLEANOUT	4.00	5.99
SAF2	4" SAN. CLEANOUT	4.00	5.99



North Arrow



SITE UTILITIES PLAN
 SCALE: 1" = 20'



PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUED FOR PERMIT

JAMES K. QUINA, JR., P.E.
 CIVIL ENGINEER
 2901 N. W. 13TH AVE., SUITE 100
 ST. JOHNS, FLORIDA 33206
 (904) 485-5953

ARRICOLA TOWNHOME DEVELOPMENT
 2901 N. W. 13TH AVE., SUITE 100
 ST. JOHNS, FLORIDA 33206
SITE PAVING PLAN AND DETAILS
SITE UTILITIES PLAN AND DETAILS

DRAWN BY
 JKQ JR

CHECKED BY
 JKQ JR

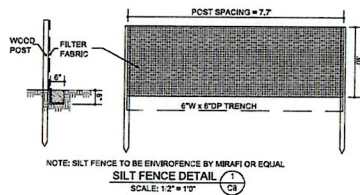
DATE
 02/01/24

SHEET NO.

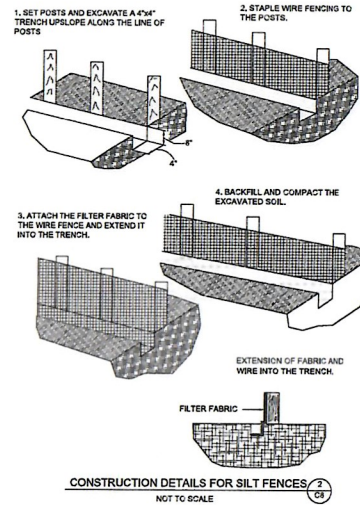
C 4

EROSION CONTROL SCHEDULE:

1. EROSION CONTROL DEVICES ARE TO BE INSTALLED IN THE SEQUENCE LISTED BELOW AND ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. INSTALL SILT FENCING.
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
4. CLEAR AND GRUB.
5. INSTALL DRAINAGE SYSTEM INCLUDING STORM DRAINAGE AND DETENTION POND. (AS REQUIRED)
6. SILT CONTROL STRUCTURES (SEE DETAIL SHEET) WILL BE PLACED ON ALL STORM DRAIN STRUCTURES AND OVERFLOW CONTROL STRUCTURE. (AS REQUIRED)
7. GRADING.
8. TEMPORARY GRASSING AS REQUIRED.
9. NEW BUILDING CONSTRUCTION.
10. PERMANENT GRASSING.
11. REMOVAL OF SEDIMENT EROSION CONTROL AND SEDIMENT DEVICES AFTER PERMANENT GRASSING IS ESTABLISHED.



NOTE: SILT FENCE TO BE ENVIROFENCE BY MRAFI OR EQUAL.
SILT FENCE DETAIL (1)
SCALE: 1/2" = 1'-0"



CONSTRUCTION DETAILS FOR SILT FENCES (2)
NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND DRAINS AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY IN THE AREAS WHICH HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON-SITE PROTECTION, IN ADDITION TO THE ABOVE MUST BE PROVIDED, WHICH WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC., ARE CLEANED OUT AND ARE WORKING PROPERLY AT THE TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE GRATE INLET, EXTENDING A MINIMUM OF ONE (1) FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2 INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED A MINIMUM OF ONE (1) FOOT.
6. FOOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON FOOT PLATE 1460. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT, SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALES SHALL BE EITHER WIRE-BOUND OR STRUNG TIED WITH BINOWS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE HAY BALES.
9. HAY BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL EXCAVATED TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE HAYBALES ARE STAKED THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH HAY BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS, DRIVEN THROUGH THE HAY BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN THE HAY BALES TO PREVENT WATER FROM ENTERING.
13. HAY BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH SIGNIFICANT RAINFALL EVENT AND DAILY DURING PROLONGED RAINFALL OCCURRENCES.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED HAY BALES. END RUNS AND UNDERCUTTING BENEATH HAY BALES.
15. ANY NECESSARY REPAIRS TO THE SILT BARRIERS OR REPLACEMENT OF HAY BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH SIGNIFICANT STORM EVENT. SILT DEPOSITS MUST BE REMOVED ONCE THEY REACH A HEIGHT OF ONE HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAY BALE BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND DAILY DURING PROLONGED STORM EVENTS. ANY REPAIRS REQUIRED SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT.
21. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (F.D.E.R.) CHAPTER 6.
22. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS A POTENTIAL FOR CONTINUED WATER QUALITY DEGRADATION.
23. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
24. SOIL SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
25. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
26. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
27. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT INQUIRIES, RELATIVE TO COMPLIANCE OF SURVIVOR REGULATIONS FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE INCLUDED IN THE BASE BID OF THE CONTRACT.

James K. Quina, Jr., P.E.
Quina, Jr., P.E.
Quina, Jr., P.E.
Quina, Jr., P.E.
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Quina, Jr., P.E.
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Quina, Jr., P.E.
Quina, Jr., P.E.
Quina, Jr., P.E.

ENGINEER'S CERTIFICATION
JAMES K. QUINA, JR., P.E., STATE OF FLORIDA
PROFESSIONAL ENGINEER LICENSE NO. 37774
THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND
SEALED BY JAMES K. QUINA, JR., P.E. ON THE
DATE INDICATED. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED SIGNED
AND SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

JAMES K. QUINA, JR., P.E.
CONSULTING ENGINEER
P. O. BOX 00043
ST. JOHNS RIVER, FL 34786
888-445-5663



ARICOLA TOWNHOME DEVELOPMENT
ARICOLA AVENUE - LOTS 27, 28, 29 & 30 OF BLOCK 37
DAVIS SHORES SUBDIVISION, SAINT AUGUSTINE, FLORIDA
EROSION CONTROL NOTES AND DETAILS

DRAWN BY
JRG JR
CHECKED BY
JRG JR
DATE
02/01/24

JAMES K. QUINA, JR., P.E.
CONSULTING ENGINEER

FLORIDA LICENSE NO. 37774

SHEET NO.

C 5

6 OF 6

Attachment 10: Landscaping Plans



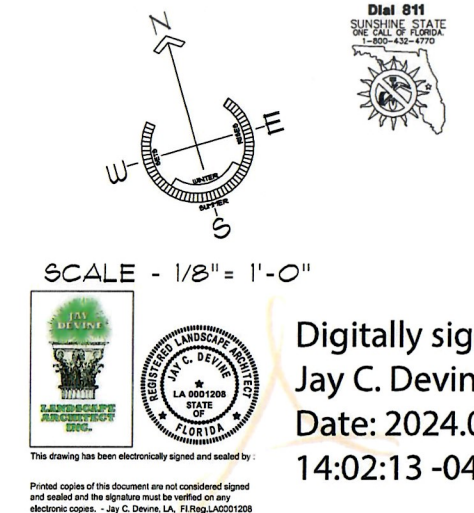
13"Live Oak - 1.5 Deficit
12"Live Oak - 1.5 Deficit
12"Live Oak - 1.5 Deficit
8"Cedar - 1.0 Deficit
13"Cedar - 1.5 Deficit
9"Cedar - 1.0 Deficit

Existing Trees Preserved

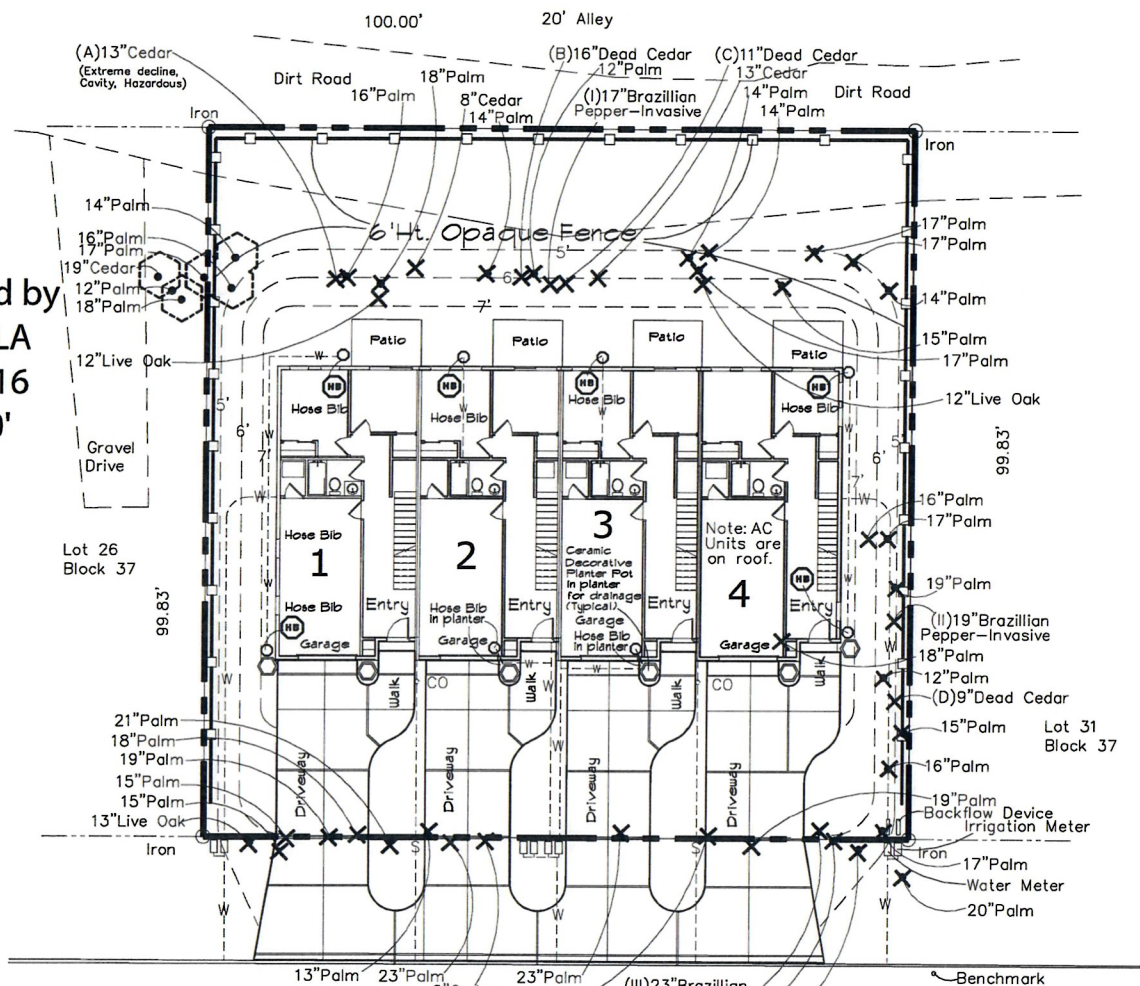
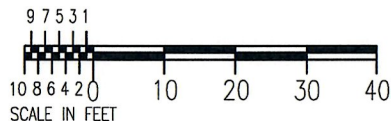
Tree Credits	
14" Cabbage Palm	- 1.0 Credit
16" Cabbage Palm	- 1.0 Credit

Disclaimer : This drawing is for landscape planting purposes only. Consult with a Florida registered engineer for all structural and civil work by others. Consult with a Florida registered land surveyor for locations of all objects shown.

LEGAL DESCRIPTION:
LOTS TWENTY-SEVEN (27), TWENTY-EIGHT (28), TWENTY-NINE (29) AND THIRTY (30) OF BLOCK THIRTY-SEVEN (37),
DAVIS SHORES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MAP BOOK 3, PAGES 97 - 102
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



Note: All Palms noted are Cabbage Palms.



100.00
Arricola Avenue

Address: Arricola Avenue,
St. Augustine, Florida 32080
Parcel ID # 2190100270
Lot 27, 28, 29, and 30
Block 37 Davis Shores Subdivision

HB - Provide a hose bib within 50' for complete coverage of all landscape areas. Tree Protection Plan



North

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

DATE: 4-16-2024

DRAWN: J. Devine

SHEET: L-1

Arriicola Townhome Development Tree Protection

Prepared for: First Coast Properties of Jacksonville, Inc.
942 Blanche Street, Jacksonville, Florida 32204

JAY DEVINE LANDSCAPE ARCHITECT INC • LANDSCAPE ARCHITECTURE • LAND PLANNING • DESIGN • GRAPHICS • JACKSONVILLE, FLORIDA • (904) 246-4332

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CITY OF ST. AUGUSTINE ARTICLE III

SEE SEC.25-52 DEFINITIONS

SEE SEC.25-53 GENERAL LANDSCAPE REQUIREMENTS

SEE SEC.25-54 SPECIFIC LANDSCAPE REQUIREMENTS

(2) CLASSIFICATION 2 - MULTIPLE FAMILY USES

BUFFER YARDS

NORTH PROPERTY LINE = 100.00' (Rear)

3 TREES AND 6 SHRUBS PER 100 LINEAR FEET

3 TREES X 1.0 = 3 TREES

6 SHRUBS X 1.0 = 6 SHRUBS

REQUIRED - 3 TREES AND 6 SHRUBS

EAST PROPERTY LINE = 100.00' (Side)

3 TREES PER 100 LINEAR FEET

REQUIRED - 3 TREES

SOUTH PROPERTY LINE = 100.00' (Front)

3 TREES PER 100 LINEAR FEET

3 TREES X 1.0 = 3 TREES

REQUIRED - 3 TREES

WEST PROPERTY LINE = 100.00' (Side)

3 TREES PER 100 LINEAR FEET

REQUIRED - 3 TREES

Legend

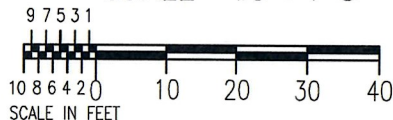
- 14" Palm
- Tree Barricade
SEE CITY OF ST. AUGUSTINE TREE BARRICADE REQUIREMENTS.
SEE CITY OF ST. AUGUSTINE LANDSCAPE INSPECTOR.
SEE TREE PROTECTION DETAIL.

CONSULT THE CITY OF ST. AUGUSTINE LANDSCAPE INSPECTOR IF THERE ARE ANY QUESTIONABLE EXISTING TREES TO BE BARRICADED.

- 21" Palm
X - Tree to be removed

Note: All Palms noted are Cabbage Palms.

SCALE - 1/8" = 1'-0"



Existing Trees Removed Tree Deficit Points

- 13" Live Oak - 1.5 Deficit
- 12" Live Oak - 1.5 Deficit
- 12" Live Oak - 1.5 Deficit
- 8" Cedar - 1.0 Deficit
- 13" Cedar - 1.5 Deficit
- 9" Cedar - 1.0 Deficit

- Cabbage Palm Trees Removed
32-Cabbage Palm Trees Removed
- Cabbage Palm Trees Planted
19-Cabbage Palm Trees Planted

Existing Trees Preserved Tree Credits

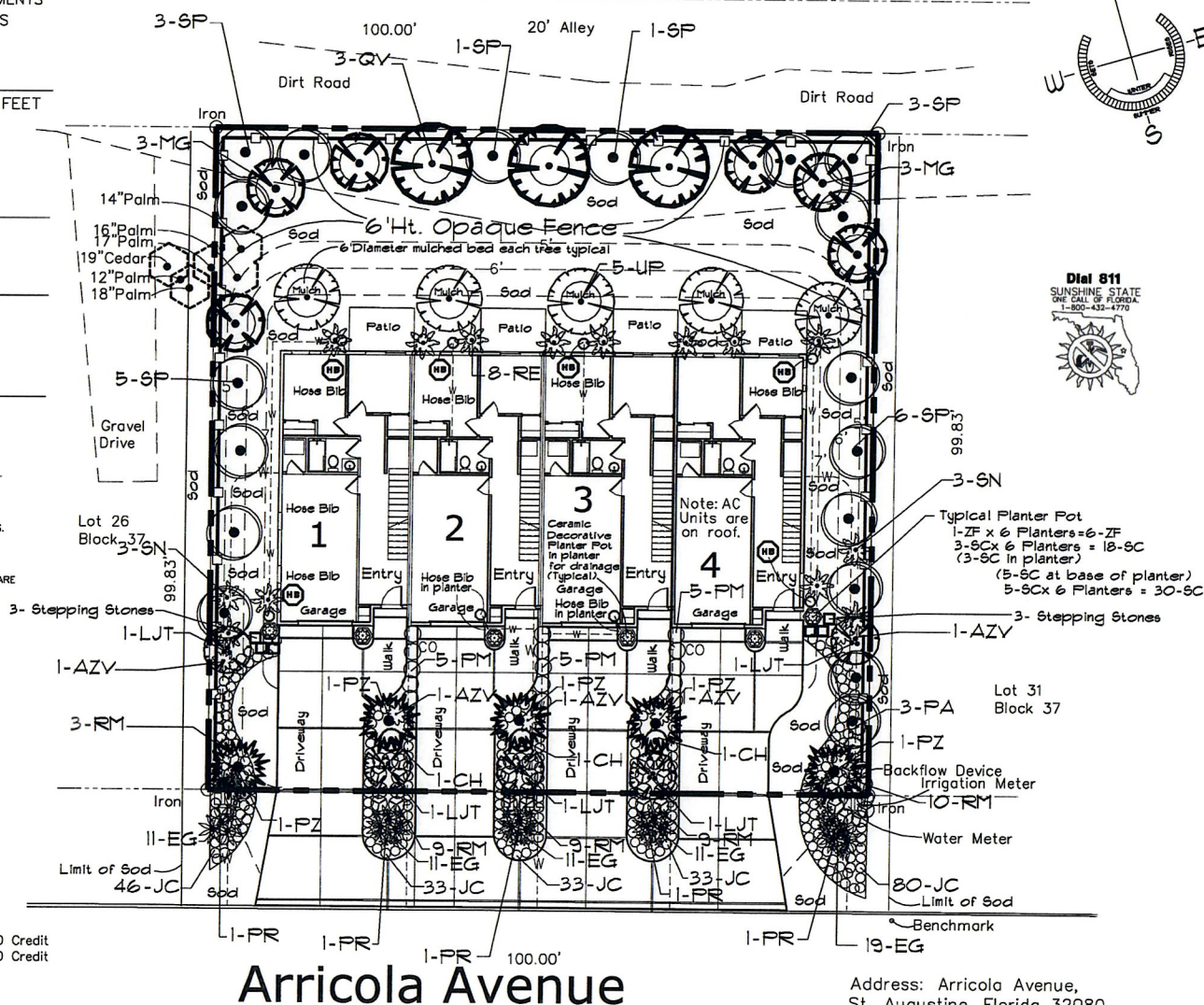
- 14" Cabbage Palm - 1.0 Credit
- 16" Cabbage Palm - 1.0 Credit

Trees Planted

- 6-2" DBH Magnolia Trees
- 3-2" DBH Live Oak Trees
- 5-2" DBH Elm Trees

LEGAL DESCRIPTION:

LOTS TWENTY-SEVEN (27), TWENTY-EIGHT (28), TWENTY-NINE (29) AND THIRTY (30) OF BLOCK THIRTY-SEVEN (37), DAVIS SHORES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MAP BOOK 3, PAGES 97 - 102 OF THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA

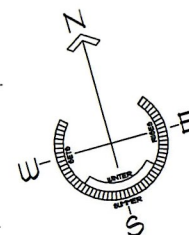


Arricola Avenue

Address: Arricola Avenue,
St. Augustine, Florida 32080
Parcel ID # 2190100270
Lot 27, 28, 29, and 30
Block 37 Davis Shores Subdivision

HB - Provide a hose bib within 50'
for complete coverage of all landscape areas.

Landscape Plan



Arricola Townhome Development Landscape Plan

Prepared for: First Coast Properties of Jacksonville, Inc.
942 Blanche Street, Jacksonville, Florida 32204

North

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

DATE: 4-16-2024

DRAWN: J. Devine

SHEET: L-2

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GENERAL WATERING SCHEDULE FOR HOSE BIB WATERING OF TREES AND SHRUBS

(DISCLAIMER: OWNER USE OF HOSE BIBS NOT RECOMMENDED- FULLY AUTOMATIC IRRIGATION SYSTEM RECOMMENDED)

IF THE OWNER CHOOSES TO USE HOSE BIBS AS AN IRRIGATION METHOD, THE OWNER IS RESPONSIBLE FOR THE SURVIVAL OF THE TREES AND THE PLANT MATERIAL. IF THE OWNER CHOOSES TO USE HOSE BIBS AS AN IRRIGATION METHOD, THE OWNER MUST MONITOR AND SUPERVISE WATERING DURING THE FIRST 18 MONTHS AFTER A TREE IS PLANTED. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE WATERING OF PLANTED TREES UNTIL THE OWNER GRANTS ACCEPTANCE OF THE LANDSCAPE INSTALLATION (PAYMENT DATE). AFTER THE OWNER GRANTS ACCEPTANCE OF THE LANDSCAPE INSTALLATION, IT IS THE OWNERS RESPONSIBILITY TO WATER TREES AND SHRUBS. IT IS RECOMMENDED THAT THE OWNER HIRE A CERTIFIED IRRIGATION DESIGNER TO DESIGN A FULLY AUTOMATIC IRRIGATION SYSTEM. IF THE OWNER CHOOSES NOT TO USE A FULLY AUTOMATIC IRRIGATION SYSTEM, THE OWNER MUST PROVIDE THE FOLLOWING WATER TO PLANTED TREES AND SHRUBS. THE OWNER SHOULD INSTRUCT THE LANDSCAPE CONTRACTOR TO KEEP THE EARTH SAUCER IN PLACE FOR THE FIRST 18 MONTHS.

APPLY WATER TO THE ROOT BALL AREA IN A MANNER SO THAT ALL WATER SOAKS INTO THE ROOT BALL (SEE EARTH SAUCER IN TREE PLANTING DETAIL). DO NOT WATER IF THE ROOTBALL IS SATURATED FROM A PREVIOUS WATERING. FOR POORLY DRAINED SOILS OR ROOTBALL PITS THAT HOLD WATER FOR MORE THAN 2 HOURS CLOSELY MONITOR A MUCH REDUCED WATERING SCHEDULE AND CALL THE IFAS EXTENSION AGENT FOR WATERING ADVICE. NOTIFY THE LANDSCAPE ARCHITECT IF WATER IS STANDING FOR MORE THAN 2 HOURS. THE OWNER SHOULD HAVE AN AGREEMENT WITH THE LANDSCAPE CONTRACTOR THAT THE FIRST 60 DAYS WATERING SHALL BE DONE BY THE LANDSCAPE CONTRACTOR WITH THE OWNERS SUPERVISION. AFTER 60 DAYS THE OWNER IS RESPONSIBLE FOR ALL WATERING.

FIRST 60 DAY PERIOD

PROVIDE HOSE WITH AN AUTOMATIC SHUT OFF NOZZLE. SEE INITIAL 30 DAY AND SECONDARY 30 DAY RULES NOTED ABOVE. FOR FIRST 30 DAYS WATER EVERY DAY. FOR SECOND 30 DAYS WATER EVERY OTHER DAY.

AMOUNT OF WATER APPLIED TO THE ROOT BALL AREA PER ALLOWABLE DAY FOR WELL DRAINED SANDY LOAM SOIL

SHRUBS AND GROUND COVERS

1 GAL/CONTAINERS 1/4 GALLON
3 GAL/CONTAINERS 1/2 GALLON
5-7 GAL/CONTAINERS 1 GALLON
10-15 GAL/CONTAINERS 2 GALLONS
20-30 GAL/CONTAINERS 3 GALLONS

TREES

2" CALIPER TREES 6 GALLONS
3" CALIPER TREES 9 GALLONS
4" CALIPER TREES 12 GALLONS
5" CALIPER TREES 15 GALLONS
6" CALIPER TREES 18 GALLONS

AFTER FIRST 60 DAY PERIOD TO 18 MONTHS AFTER PLANTING

SEE "AFTER 60 DAY PERIOD" RULES NOTED ABOVE. AMOUNT OF WATER APPLIED TO THE ROOT BALL AREA PER ALLOWABLE DAY FOR WELL DRAINED SANDY LOAM SOIL

SHRUBS AND GROUND COVERS

1 GAL/CONTAINERS 1/2 GALLON
3 GAL/CONTAINERS 1 GALLON
5-7 GAL/CONTAINERS 2 GALLONS
10-15 GAL/CONTAINERS 4 GALLONS
20-30 GAL/CONTAINERS 6 GALLONS

TREES

2" CALIPER TREES 12 GALLONS
3" CALIPER TREES 18 GALLONS
4" CALIPER TREES 24 GALLONS
5" CALIPER TREES 30 GALLONS
6" CALIPER TREES 36 GALLONS

IRRIGATION NOTES FOR THE HOSE BIB IRRIGATION PLAN

The hose bib irrigation plan provided is schematic. The irrigation contractor shall provide a certified irrigation designer to check the schematic layout and provide any necessary design changes. All design and layout changes must be approved by the City of St. Augustine Landscape Department. The irrigation design shall be signed and sealed by a certified irrigation designer.

Pressure and gallons per minute may vary. The irrigation contractor shall test the flow and gpm of the source and report discrepancies to a certified irrigation designer for design changes to be made by the certified irrigation designer.

The irrigation contractor shall be responsible for all certification licenses, applicable fees, permits, irrigation ordinance information, and damage to existing underground utilities caused by the irrigation contractor.

All Pipe under paving shall be placed in schedule 40 PVC sleeves for the full pavement coverage length and shall be at least 24" below grade. (See sleeving detail)

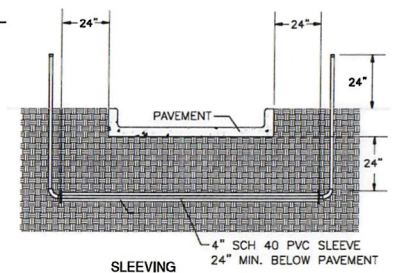
If the irrigation main line is placed under the longitudinal length of the roadway in order to avoid existing trees, then the irrigation main line shall be schedule 40 PVC placed 24" below grade.

Mainlines that are not under the roadway shall be buried to provide a minimum cover of 18", (18" below grade) while all lateral lines shall have a minimum cover of 12" (12" below grade).

The Contractor shall take care to reroute piping as necessary to avoid plant and tree roots.

If a well and pump are used for the hose bib irrigation system, report the electrical supply needs of the pump to the owner or owners representative and provide a certified electrician and all applicable fees and permits in order to provide the electrical requirements of the pump. The irrigation contractor is responsible for providing the certified irrigation designer's specifications for the well and pump.

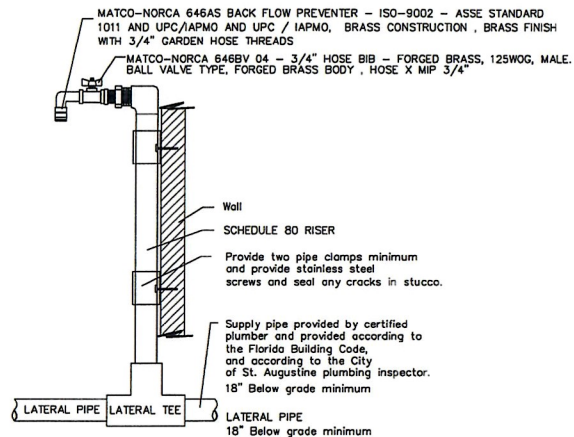
The irrigation contractor shall provide an irrigation as-built drawing to the owner, and to the City of St. Augustine Landscape Inspector. The irrigation contractor shall provide all irrigation work and materials until accepted by the City of St. Augustine Inspector. The irrigation as-built drawing must be a legible drawing acceptable to the City of St. Augustine Inspector. The irrigation as-built drawing must be signed and sealed by a certified irrigation designer.



TYPICAL SLEEVING UNDER PAVEMENT

NOT TO SCALE

All Pipe and Wire under paving shall be placed in Schedule 40 P.V.C. Sleeves for the full pavement coverage length and shall be at least 24" below grade.



Typical Hose Bib Detail

Not to scale

General Irrigation Information

IF THE OWNER WISHES TO CHANGE THE PLANS FROM HOSE BIBS TO IRRIGATION SPRAY HEADS CONSULT A CERTIFIED IRRIGATION DESIGNER. THE LANDSCAPE ARCHITECT RECOMMENDS THAT THE OWNER HIRE THE CERTIFIED IRRIGATION DESIGNER AND HAVE THE CONTRACTOR PROVIDE A FULLY AUTOMATIC IRRIGATION SYSTEM.

THE OWNER MAY CHOOSE TO PROVIDE THE HOSE BIBS AS DELINEATED ON THESE DRAWINGS AND PROVIDE THE HOSE BIB LOCATIONS WITHIN 50' OF ALL PLANTING, UNTIL THE HOSE BIBS ARE ACCEPTED BY THE LANDSCAPE INSPECTOR, OR

THE OWNER MAY CHOOSE TO HAVE A CERTIFIED IRRIGATION CONTRACTOR PROVIDE A CERTIFIED IRRIGATION DESIGNER TO PROVIDE THE CITY OF ST. AUGUSTINE LANDSCAPE INSPECTOR WITH AN IRRIGATION DESIGN, AND AN IRRIGATION AS-BUILT DRAWING THAT IS ACCEPTABLE TO THE CITY OF ST. AUGUSTINE LANDSCAPE INSPECTOR. THE CERTIFIED IRRIGATION DESIGN SHALL FOLLOW ALL CITY OF ST. AUGUSTINE IRRIGATION ORDINANCES.

GENERAL IRRIGATION INFORMATION

FOR MORE INFORMATION CALL THE CITY OF ST. AUGUSTINE.

GENERAL INFORMATION APPLIES TO LANDSCAPE IRRIGATION WHETHER IT COMES FROM GROUND OR SURFACE WATER, FROM A PRIVATE WELL OR PUMP, OR FROM A PUBLIC OR PRIVATE UTILITY.

COMMERCIAL PROPERTY (NON-RESIDENTIAL) - LANDSCAPE IRRIGATION SCHEDULE FOR NEW LANDSCAPES:

FOR INITIAL 30 DAYS:

IRRIGATION FOR NEW LANDSCAPES IS ALLOWED AT ANY TIME OF THE DAY FOR THE INITIAL 30 DAYS.

FOR SECONDARY 30 DAY PERIOD:

ON EVERY OTHER DAY FOR THE FOLLOWING 30 DAYS (AFTER THE INITIAL 30 DAYS) IRRIGATION IS ALLOWED AT ANY TIME OF THE DAY.

WATERING WITH HOSE WITH AUTOMATIC SHUT OFF NOZZLE:

IRRIGATION USING A HAND HELD HOSE (EQUIPPED WITH AN AUTOMATIC SHUT-OFF NOZZLE) IS ALLOWED AT ANY TIME.

AFTER 60 DAY PERIOD

COMMERCIAL PROPERTY (NON-RESIDENTIAL) - LANDSCAPE IRRIGATION SCHEDULE:

NO WATERING BETWEEN 10:00 AM TO 4:00 PM.

DAYLIGHT SAVINGS TIME (SECOND SUNDAY IN MARCH TO FIRST SUNDAY IN NOVEMBER)

COMMERCIAL PROPERTY (NON-RESIDENTIAL) ARE ALLOWED TO WATER ON TUESDAY AND FRIDAY.

NO MORE THAN 3/4" WATER OR ONE HOUR PER ZONE PER IRRIGATION DAY.

DO NOT WATER BETWEEN 10:00 AM TO 4:00 PM.

EASTERN STANDARD TIME (FIRST SUNDAY IN NOVEMBER TO THE SECOND SUNDAY IN MARCH)

COMMERCIAL PROPERTY (NON-RESIDENTIAL) ARE ALLOWED TO WATER ON TUESDAY.

NO MORE THAN 3/4" WATER OR ONE HOUR PER ZONE PER IRRIGATION DAY.

DO NOT WATER BETWEEN 10:00 AM TO 4:00 PM.

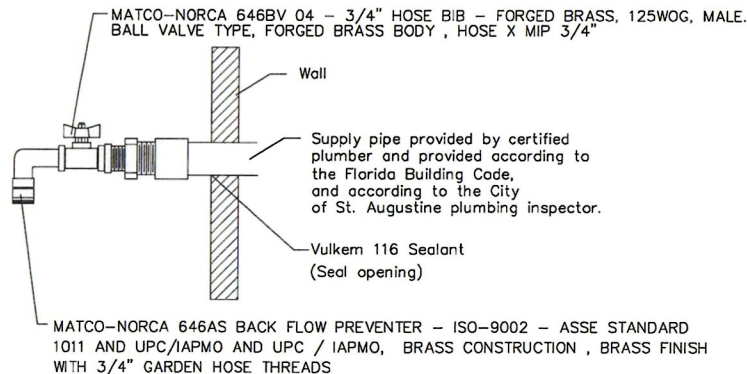
AFTER 60 DAY PERIOD - COMMERCIAL PROPERTY (NON-RESIDENTIAL)

LANDSCAPE IRRIGATION SCHEDULE FOR HOSE BIB WATERING

DAYLIGHT SAVINGS TIME - WATER TREES AND LANDSCAPING ON TUESDAYS AND FRIDAYS FROM 7:00AM TO 9:59AM

EASTERN STANDARD TIME - WATER TREES AND LANDSCAPING ON TUESDAYS FROM 7:00AM TO 9:59AM

WATER ACCORDING TO ALLOWABLE WATER USAGE NOTED ABOVE.



Typical Hose Bib Detail

Not to scale

Hose Bib Details

Arricola Townhome Development Hose Bib Details

Prepared for: First Coast Properties of Jacksonville, Inc.
942 Blanche Street, Jacksonville, Florida 32204

SCALE:
NOT TO SCALE

DATE:
4-16-2024

DRAWN:
J. Devine

SHEET:
L-4

JAY DEVINE LANDSCAPE ARCHITECT • LANDSCAPE ARCHITECTURE • LAND PLANNING • DESIGN • GRAPHICS • JACKSONVILLE, FLORIDA • (904) 246-4332
NOT FOR CONSTRUCTION

Attachment 11: Boundary Survey

MAP SHOWING BOUNDARY SURVEY OF

LOTS TWENTY-SEVEN (27), TWENTY-EIGHT (28), TWENTY-NINE (29) AND THIRTY (30) OF BLOCK THIRTY-SEVEN (37), DAVIS SHORES SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 3, PAGES 97 THROUGH 102, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:

AJ Wells



Legend

- Denotes Boundary Corner Monument (description as noted)
- ⬢ Benchmark as noted
- X (x.x) Soft Surface Topo Elevation
- X (x.x) Hard Surface Topo Elevation
- L1 Line Data published in Line Table
- C1 Curve Data published in Curve Table
- Denotes Field Measured Boundary Line
- Denotes Overhead Electric Line
- Denotes Easement Line
- Denotes Line not to Scale
- Denotes Contour Major Line
- Denotes Contour Minor Line

Reference Bench Mark

Reference Benchmark used for this Survey: The National Geodetic Survey vertical control point designation "E 322" Point Identification "A00288" which is a Found brass disk set in top of a concrete monument on State Highway A1A. Benchmark is located 180 feet West of the center line of Comares Avenue leading South, 24 feet South of center line of Southbound lanes of said A1A. Elevation of 5.41 (NAVD88). A closed level loop was performed

General Notes

See General Notes on Sheet 1 of 2

Abbreviations

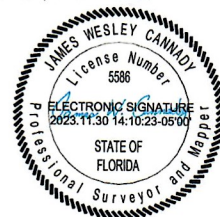
See abbreviations on Sheet 1 of 2.

Tree Abbreviations

SPECIAL CODES IN WHICH DENOTES A MULTIPLE TRUNK TREE, ARE SHOWN AS (D.T.G)(TREE TYPE) AS FOLLOWS:

- D- DENOTES DOUBLE TRUNK (FOLLOWED BY TYPE)
- T- DENOTES TRIPLE TRUNK (FOLLOWED BY TYPE)
- Q- DENOTES QUADRUPLE TRUNK (FOLLOWED BY TYPE)
- C- DENOTES CLUSTER TRUNK (FOLLOWED BY TYPE)
- TREE TYPES:
- CAB- DENOTES CABBAGE PALM
- CED- DENOTES CEDAR
- CM- DENOTES CREPE MYRTLE
- LO- DENOTES LIVE OAK
- CAK- DENOTES CAK
- UNK- DENOTES UNKNOWN SPECIES

I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



By: James W. Cannady, Professional Surveyor & Mapper, Certificate No. 5586, State of Florida

Unless it bears the Signature and the Original Raised seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid or unless the Electronic Image File bears the Electronic Signature and Seal of a Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid.

SCALE: 1" = 20'
SHEET NUMBER: 2 of 2
MAP DATE: November 30, 2023
FIELD DATE: November 18, 2023
MAP FILE NUMBER: B-1218
JOB #: 23-159
DRAWN BY: JWCjr

2988 Plummer Cove Road
Jacksonville, Florida 32223
Phone: (904) 647-6943
Licensed Business No.: 7080
EMAIL: wes@cannadysurvey.com



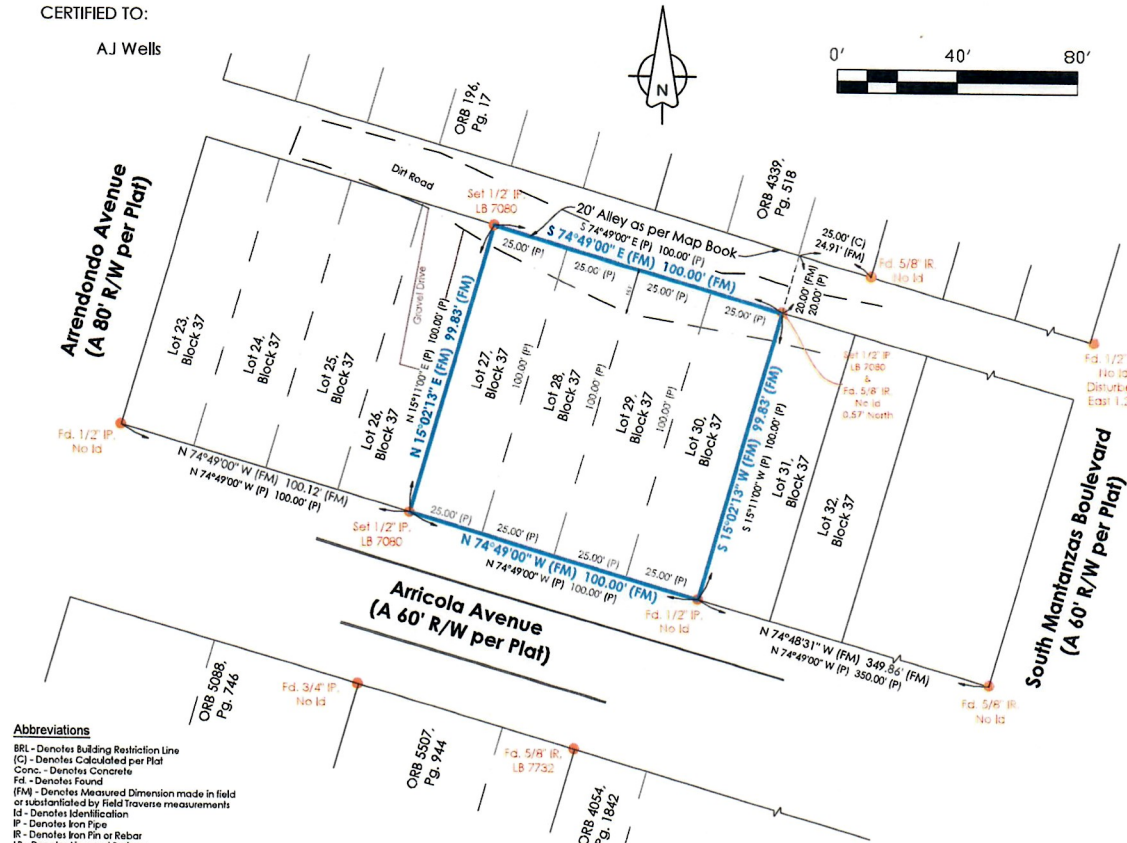
G:\Shared drives\2023 Projects\23-159_Aricola Ave\DWG\23-159_Aricola Avenue Lot27-30.dwg

MAP SHOWING BOUNDARY SURVEY OF

LOTS TWENTY-SEVEN (27), TWENTY-EIGHT (28), TWENTY-NINE (29) AND THIRTY (30) OF BLOCK THIRTY-SEVEN (37), DAVIS SHORES SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 3, PAGES 97 THROUGH 102, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:

AJ Wells



Abbreviations

BRL - Denotes Building Restriction Line
 (C) - Denotes Calculated per Plat
 Conc. - Denotes Concrete
 Fd. - Denotes Found
 (FM) - Denotes Measured Dimension made in field or substantiated by Field Traverse measurements
 Id. - Denotes Identification
 IP - Denotes Iron Pipe
 IR - Denotes Iron Pin or Rebar
 LB - Denotes Licensed Business
 (LH) - Denotes Plat Dimension shown on recorded Map Book
 L/B - Denotes Map Book
 ORB - Denotes Official Record Book
 ORV - Denotes Official Record Volume
 (P) - Denotes Plat Dimension shown on recorded Plat
 P/B - Denotes Plat Book
 P.I. - Denotes Point of Intersection
 P.C. - Denotes Point of Curve
 P.R.C. - Denotes Point of Reverse Curve
 Pg. - Denotes Page
 Pgs. - Denotes Pages
 P&M - Denotes Professional Surveyor and Mapper
 P.T. - Denotes Point of Tangent
 R - Denotes Radius Distance
 REF. - Denotes Reference
 R/W - Denotes Right of Way

Reference Bench Mark

Reference Benchmark used for this Survey: The National Geodetic Survey vertical control point designation "E 322" Point Identification "AQ0288" which is a Found brass disk set in top of a concrete monument on State Highway A1A. Benchmark is located 180 feet West of the center line of Comares Avenue leading South, 24 feet South of center line of Southbound lanes of said A1A, Elevation of 5.41 (NAVDB8). A closed level loop was performed.

General Notes

- This boundary, topographical and specific purpose survey is a resurvey of the real property as described hereon. The client provided the legal description on which this survey is based. The specific purpose portion of this survey is to show tree sizes and locations.
- This survey was prepared without the benefit of a title commitment. Therefore, there may be easements, covenants, restrictions, or other matters of record or unrecorded matters not shown on this map.
- Bearings are based on the Northerly Right of Way Line of Arriola Avenue, being the Assumed Bearing of N 74° 49' 00" W, as per record Map Book.
- Elevations and Benchmarks shown hereon are based on National Geodetic Vertical Datum of 1988 (NAVDB8) and the unit of U.S. Survey Feet.
- This Survey does not reflect or determine Ownership.
- This survey map shows visible improvements only. No underground improvements, footers, or underground utilities serving or crossing the surveyed property were located or shown hereon.
- The map symbols' shapes and sizes are exaggerated for legibility.
- This survey map is intended to be displayed in color and printed on a 11"x17" size sheet.
- The surveyor has reviewed the Federal Emergency Management Agency Flood Insurance Rate Map as listed below. Based on the surveyor's examination and interpretation, the real property, as described hereon, appears to be situated in Flood Zone "AE (Elevation 7)" of Community Panel Number 125145-03181, dated December 7, 2018.
- This survey was completed utilizing a Carlson RT4 tablet data collector and a Network Least Squares Adjustment was performed and returned closures that are described in note 12 below. The map was drafted in Carlson Survey 2023 with Autocad 2023.
- The recommended vertical relative positional accuracies are as follows: Topographic features (0.1' - 0.3') and Utility features (0.01' - 0.1'). This survey meets or exceeds the vertical relative positional accuracies of 0.1' for topographic features and 0.1' for utility features.
- The maximum allowable Horizontal Relative Positional Accuracy for an American Land Title Association / National Society of Professional Surveyors Land Title Survey is 0.07' plus 50 parts per million (based on the direct distance between the two points being accuracy tested). This survey meets or exceeds the Horizontal Relative Positional Accuracy of 0.07' plus 50 parts per million for all control points and boundary monuments.
- Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Government Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
- Due to the irregular size and shape of trees the horizontal accuracy of the tree locations shown hereon are within 1.0' more or less.

Unless it bears the Signature and the Original Raised seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid or unless the Electronic Image File bears the Electronic Signature and Seal of a Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid.

Tree Abbreviations

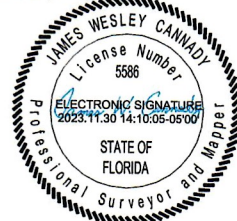
SPECIAL CODES IN WHICH DENOTES A MULTIPLE TRUNK TREE ARE SHOWN AS (D,T,G)(TREE TYPE) AS FOLLOWS:

D - DENOTES DOUBLE TRUNK (FOLLOWED BY TYPE).
 T - DENOTES TRIPLE TRUNK (FOLLOWED BY TYPE).
 G - DENOTES GUADRUPLE TRUNK (FOLLOWED BY TYPE).
 C - DENOTES CLUSTER TRUNK (FOLLOWED BY TYPE).
 TREE TYPES:
 CAB - DENOTES CARRAGE PALM
 CED - DENOTES CEDAR
 CM - DENOTES CREPE MYRTLE
 LO - DENOTES LIVE OAK
 OAK - DENOTES OAK
 UNK - DENOTES UNKNOWN SPECIES

Legend

- Denotes Boundary Corner Monument (description as noted)
- Benchmark as noted
- Soft Surface Topo Elevation
- Hard Surface Topo Elevation
- Line Data published in Line Table
- Curve Data published in Curve Table
- Denotes Field Measured Boundary Line
- Denotes Overhead Electric Line
- Denotes Easement Line
- Denotes Line not to Scale
- Denotes Contour Major Line
- Denotes Contour Minor Line

I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter SJ-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



By:

James W. Cannady, Professional Surveyor & Mapper, Certificate No. 5586, State of Florida

SCALE:

1" = 40'

SHEET NUMBER:

1 of 2

MAP DATE: November 30, 2023

FIELD DATE: November 18, 2023

MAP FILE NUMBER: B-1218

JOB #: 23-159

DRAWN BY: JWCjr

2988 Plummer Cove Road

Jacksonville, Florida 32223

Phone: (904) 647-6943

Licensed Business No.: 7080

EMAIL: wes@cannadysurvey.com



G:\Unshared drives\2023 Projects\23-159_Arriola Ave.DWG\23-159_Arriola Avenue Lot27-30.dwg

Attachment 12:
Arborist Solutions, LLC Arborist
Report

Arborist Solutions, LLC

Gene Washington
Certified Arborist
FL5623-A
904-610-1130

December 23, 2023

A. J. Wells Roofing & Construction
Arthur J Wells
942 Blanche St Building #3
Jacksonville, FL 32204

Dear Mr. Wells,

Per your request, I visited 4 Lots on Arricola Avenue St Augustine, Florida 32080 to verify accuracy of existing tree survey and evaluate health and condition of trees on the property to identify trees that I could condemn for the below reasons.

Hazardous / Dying / Diseased / Severe decline / Dangerous / Hollow / Uprooting
Major cavities of decay / Storm damaged that made them structurally unsound
Infested with wood boring insect

I was able to identify and condemn **4 - Protected trees** with total diameter at breast height (DBH) of **49 inches** and I found **40 - Protected trees that Appear Healthy** with total diameter of **624 inches**. I also identified **Invasive Species** trees with a total of **59 inches** that will not have to be mitigated. **(Total Savings 108 inches that may not have to be mitigated)**

Most of the trees I condemned are currently unsafe and dangerous, while others are in extreme decline and will soon become the same.

In addition to this letter, I have submitted a property diagram with each condemned tree on the diagram. I have also submitted a Table with tree identification, diameter, species, and problems found. Trees that did not have clear and patent signs of decline or did not meet the above criteria were not noted.

If you have any questions, please call: 904-610-1130.

Sincerely,
Gene Washington

Certified Arborist
FL-5623A

Arborist Solutions LLC - Arricola Ave St Augustine - Arthur Wells

Tree #	Diameter Breast Height	Common Name	Comments / Notes
Protected Trees Appear Healthy			
1	14' - 15'CT	Cabbage Palm	Appears Healthy
2	16" - 12'CT	Cabbage Palm	Appears Healthy
3	16" - 10'CT	Cabbage Palm	Appears Healthy
4	18" - 18'CT	Cabbage Palm	Appears Healthy
5	12"	Live Oak	Appears Healthy
6	8"	Cedar	Appears Healthy
7	14" - 8'CT	Cabbage Palm	Appears Healthy
8	12" - 12'CT	Cabbage Palm	Appears Healthy
9	13"	Cedar	Appears Healthy
10	14" - 12'CT	Cabbage Palm	Appears Healthy
11	14" - 10'CT	Cabbage Palm	Appears Healthy
12	17" - 15'CT	Cabbage Palm	Appears Healthy
13	12"	Live Oak	Appears Healthy (Mislablled Cabbage Palm on Diagram)
14	15" - 15'CT	Cabbage Palm	Appears Healthy
15	17" - 15'CT	Cabbage Palm	Appears Healthy
16	17" - 15'CT	Cabbage Palm	Appears Healthy
17	14" - 15'CT	Cabbage Palm	Appears Healthy
18	17" - 10'CT	Cabbage Palm	Appears Healthy
19	16" - 15'CT	Cabbage Palm	Appears Healthy
20	19" - 14'CT	Cabbage Palm	Appears Healthy
21	18" - 6'CT	Cabbage Palm	Appears Healthy
22	12" - 15'CT	Cabbage Palm	Appears Healthy
23	15" - 15'CT	Cabbage Palm	Appears Healthy
24	16" - 15'CT	Cabbage Palm	Appears Healthy
25	17" - 20'CT	Cabbage Palm	Appears Healthy
26	20" - 18'CT	Cabbage Palm	Appears Healthy
27	15" - 15'CT	Cabbage Palm	Appears Healthy
28	15" - 20'CT	Cabbage Palm	Appears Healthy
29	19" - 12'CT	Cabbage Palm	Appears Healthy
30	13" - 15'CT	Cabbage Palm	Appears Healthy
31	23" - 18'CT	Cabbage Palm	Appears Healthy
32	9"	Cedar	Appears Healthy
33	23" - 12'CT	Cabbage Palm	Appears Healthy
34	13" - 6'CT	Cabbage Palm	Appears Healthy
35	21" - 12'CT	Cabbage Palm	Appears Healthy
36	18" - 12'CT	Cabbage Palm	Appears Healthy
37	19 - 14'CT	Cabbage Palm	Appears Healthy
38	15" - 5'CT	Cabbage Palm	Appears Healthy
39	15" - 8'CT	Cabbage Palm	Appears Healthy
40	13"	Live Oak	Appears Healthy
Total	624 inches		

Arborist Solutions LLC - Arricola Ave St Augustine - Arthur Wells

Tree #	Diameter Breast Height	Common Name	Comments / Notes
Protected Trees Condemned Hazardous/Dangerous			
A	13	Cedar	Extreme Decline - Massive Cavity from 2 ft to 4 ft - Beam Grown thru Trunk @ 3 ft - Structurally Compromised - Hazardous/Dangerous
B	16	Cedar	DEAD - Hazardous/Dangerous
C	11	Cedar	DEAD - Hazardous/Dangerous
D	9	Cedar	DEAD - Hazardous/Dangerous
Total	49 inches		

[illegible]

MAP SHOWING BOUNDARY SURVEY OF

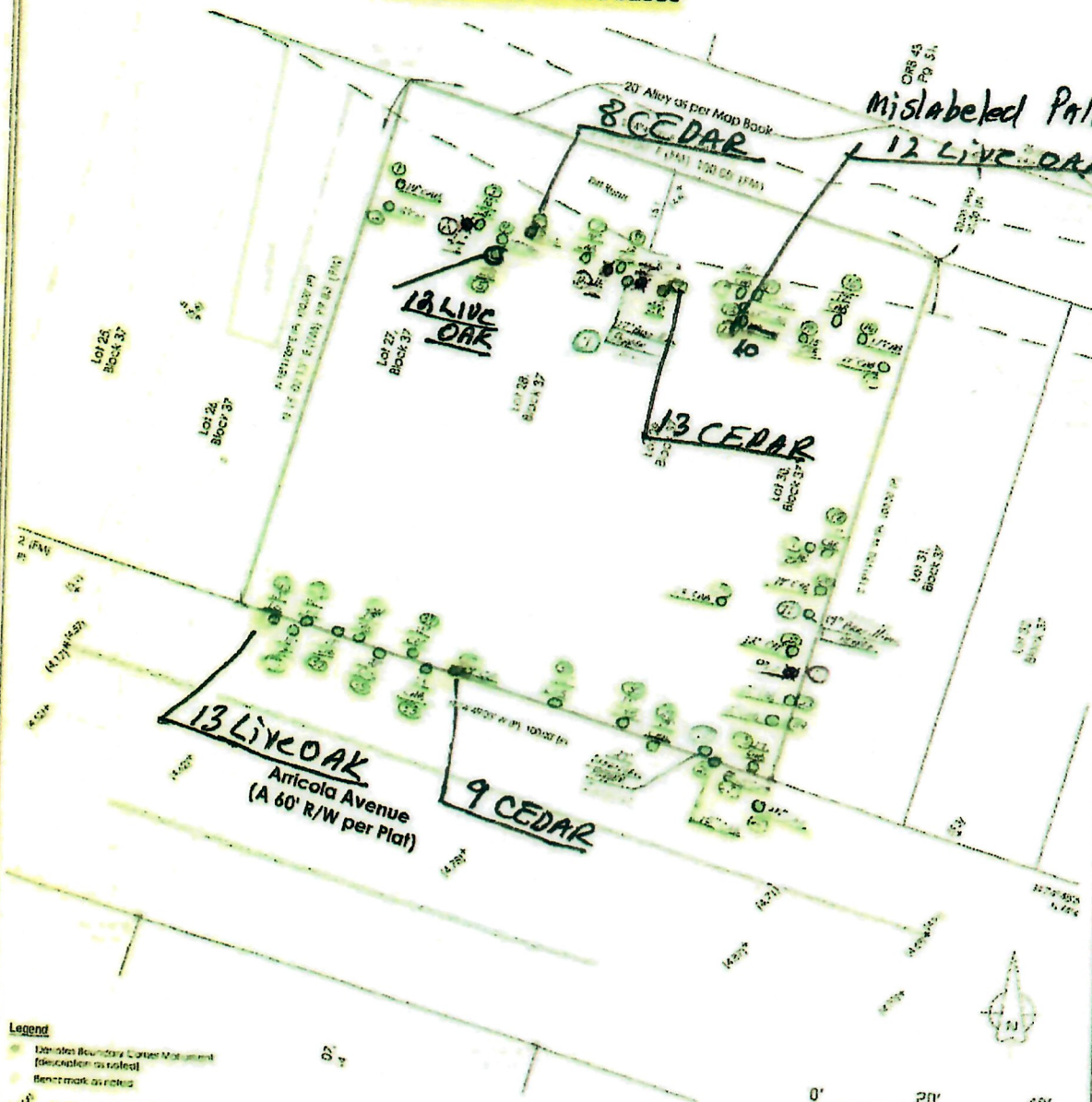
LOTS TWENTY-SEVEN (27), TWENTY-EIGHT (28), TWENTY-NINE (29) AND THIRTY (30) OF BLOCK THIRTY-SEVEN (37), DAVIS SHORES SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 3, PAGES 97 THROUGH 102, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

CERTIFIED TO:

AJ Wells

Arriola Avenue

St Augustine, Florida 32080



- Legend**
- Indicates Boundary Corner Monument (Description as noted)
 - Boundary as noted
 - Soil Surface Elevation

General Notes

See General Notes on Sheet 1 of 2

Abbreviations

See Abbreviations on Sheet 1 of 2

Tree Names

- LO = Live Oak
- CAH = Cabbage Palm
- CE = Cedar
- BP = Brazilian Pepper

I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 51-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



By: James W. Cannady, Professional Surveyor & Mapper
Certificate No. 5586, State of Florida

Arborist Solutions, LLC
Gene Washington
Certified Arborist - FL-5623A

December 23, 2023
(904) 610-1130

- ☒ Protected Trees Conderned
- ☒ Protected Trees Appear Healthy
- ☒ Invasive / Not Protected -
- ☒ Tree Not Present / Not on Property

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SCALE	1" = 20'
SHEET NUMBER	2 of 2
MAP DATE	November 16, 2023
FIELD DATE	November 16, 2023
MAP FILE NUMBER	B-1218
JOB #	23 150
DRAWN BY	JWCL

2988 Plummer Cove Road
Jacksonville, Florida 32221
Phone: (904) 647-6943
Licensed Business No.: 7080
EMAIL: wes@cannadysurvey.com





Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: September 3, 2024

RE: Information and Discussion related to the update of the city's 2014 Vision Plan.

Please see attached a City Commission memorandum, PowerPoint presentation, and the current 2014 Vision Plan. This is available for your information, also attached is a flyer with information related to the public workshops and city website.

The city has engaged the Northeast Florida Regional Council (NEFRC) to help us update the 2014 Vision Plan. Over the next several months several workshops will be held around the city to garner as much input as possible related to the Vision and areas that need updating.

In November staff will provide information regarding the public input to the Board, and in December a joint meeting with the Planning and Zoning Board (PZB), the Historic Architectural Review Board (HARB) and the Corridor Review Committee (CRC) will be held on Wednesday, December 11, 2024, at 9:00 am. This joint meeting will give the Boards an opportunity to discuss proposed updated language, and hopefully come to a consensus, so that the update can be discussed and approved by the City Commission in January 2025.

The January 2025 timeframe is important to the city as we approach the next required Evaluation and Appraisal Report (EAR) of the city's Comprehensive Plan which is due to the state in December of 2025. The city's Vision Plan sets the tone and direction of the Comprehensive Plan and other important documents such as the city's Strategic Plan.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4320 or email at askinner@citystaug.com.

Amy McClure Skinner, AICP
Director, Planning and Building Department

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: July 15, 2024

RE: **City of St. Augustine 2014 Vision Plan update – General Public Presentations**

This memorandum is intended to introduce the Northeast Florida Regional Council (NEFRC) as the consultant team to help the city update the city's current 2014 Vision Plan. The current Vision Plan was drafted through an extensive public process and formally adopted by the City Commission as the guiding vision for the city. It was used as an important reference point and guiding principle for the 2020 update of the city's Comprehensive Plan.

Now that 10 years have passed the City Commission has recognized that it is important to look at the document and determine any needed updates. Therefore, the city has engaged the NEFRC to help us through this process. The city and the NEFRC are initiating this conversation with the public to garner as much information and feedback as possible through a series of Public Workshops to be held around the city in the months of September and October. Discussion items will also be held with the Planning and Zoning Board (PZB), the Historic Architectural Review Board (HARB) and the Corridor Review Committee (CRC).

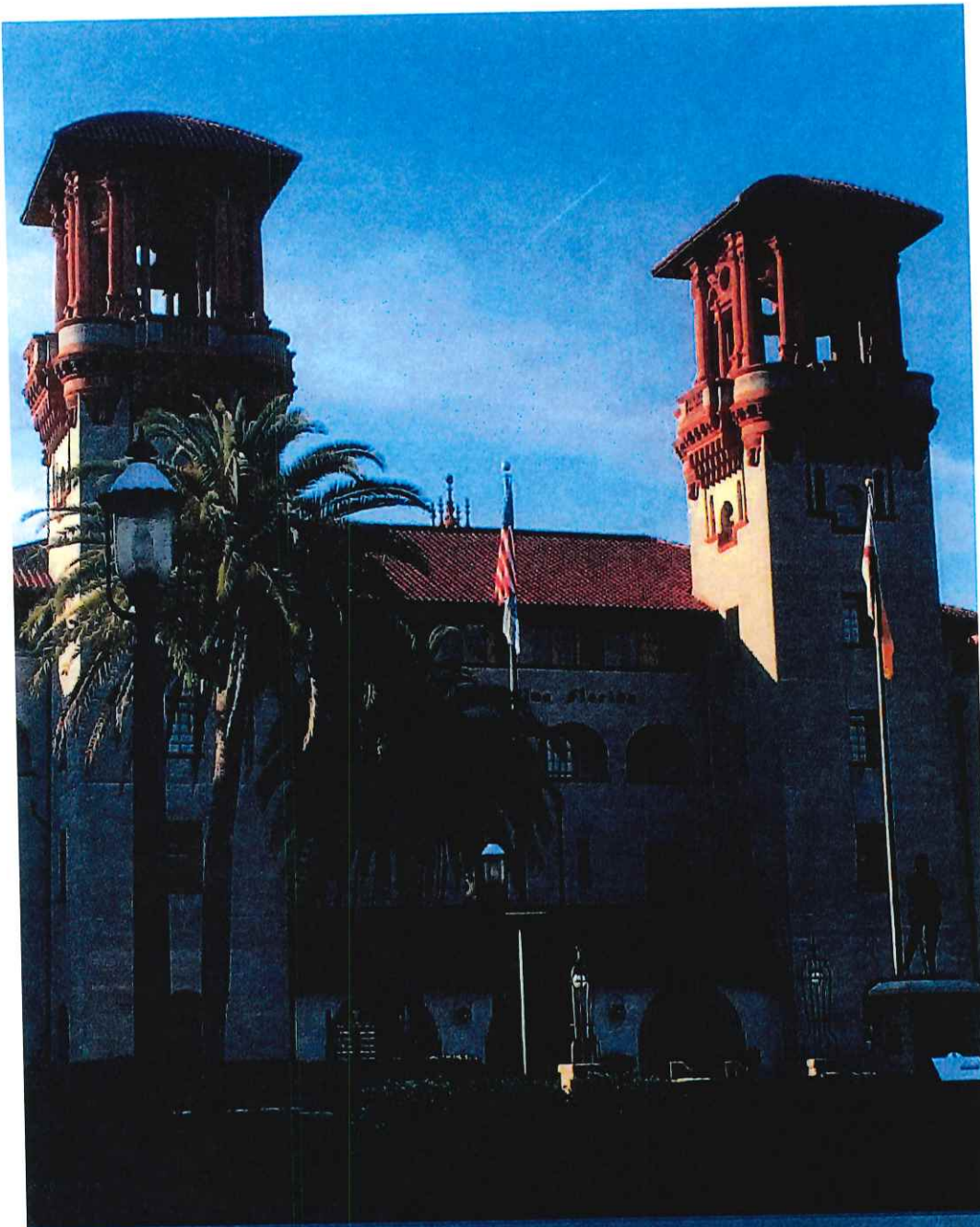
The overall update process will be held between August 26th with final adoption of an updated Vision Plan in January 2025.

Please place this item on the August 26, 2024, City Commission Agenda under General Public Presentations. Find attached a presentation provided by the NEFRC and a copy of the 2014 Vision Plan. Thank you for your attention to this matter.

If you have any questions, please call me at (904) 209-4320 or email at askinner@citystaug.com



Amy McClure Skinner, AICP
Director, Planning and Building Department



City of St. Augustine Vision Plan

Monica Dominguez
Northeast Florida Regional Council



City Commission Meeting
August 26, 2024

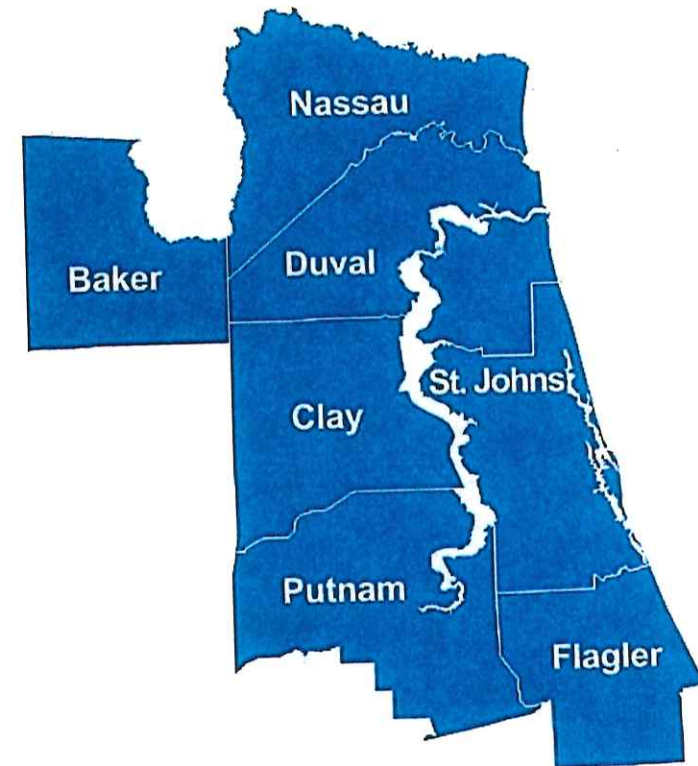


CITY OF
ST. AUGUSTINE
EST. 1565

Northeast Florida Regional Council

Our Mission

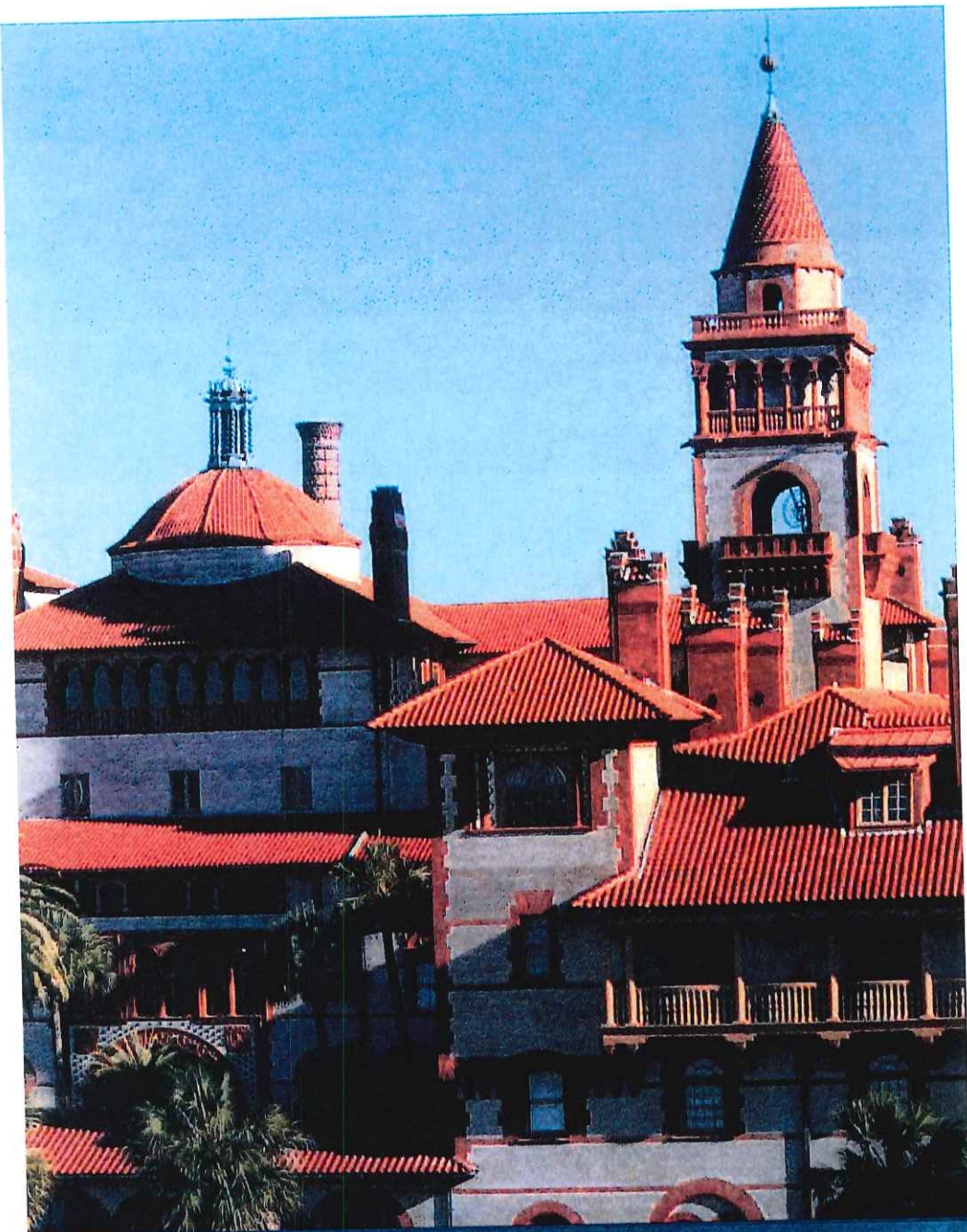
To celebrate the unique assets of Northeast Florida and to engage its people, businesses, governments, and organizations



Northeast Florida Regional Council Team

- ❖ Eric Anderson, Deputy CEO, AICP
- ❖ Monica Dominguez, Program Manager
- ❖ Cassidy Taylor, Regional Planner
- ❖ Joe Cearley, Regional Planner
- ❖ Jack Shad, Project Manager





THE CITY OF ST. AUGUSTINE HAS CHANGED SINCE 2014

St. Augustine's 2014 and Beyond Vision Plan has been a foundational document for the community's decision-making over the past decade.

St. Augustine wants to update the vision plan to include community feedback, goals, and objectives to guide the community in the coming years.

THE VISION PLAN WILL INCLUDE:

- ❖ A Community Vision Statement
- ❖ Confirmation and development of themes
- ❖ A summary of public engagement



COMMUNITY MEETINGS

Kick-off Meeting 1 – Thursday, September 12, 2024 @ St. Johns County Main Library from 5:00 pm -7:00 pm

Meeting 2 – Monday, September 16, 2024 @ St. Augustine Yacht Club from 6:00 pm-8:00 pm

Meeting 3 – Wednesday, October 2, 2024 @ Willie Galimore Community Center from 6:00 pm-8:00 pm

Meeting 4 – Tuesday, October 16, 2024 @ Waterworks Building from 6:00 pm -8:00 pm

Meeting 5 – Tuesday, October 29, 2024 @ Shiloh Baptist Church, West King Street from 6:00 pm-8:00 pm.

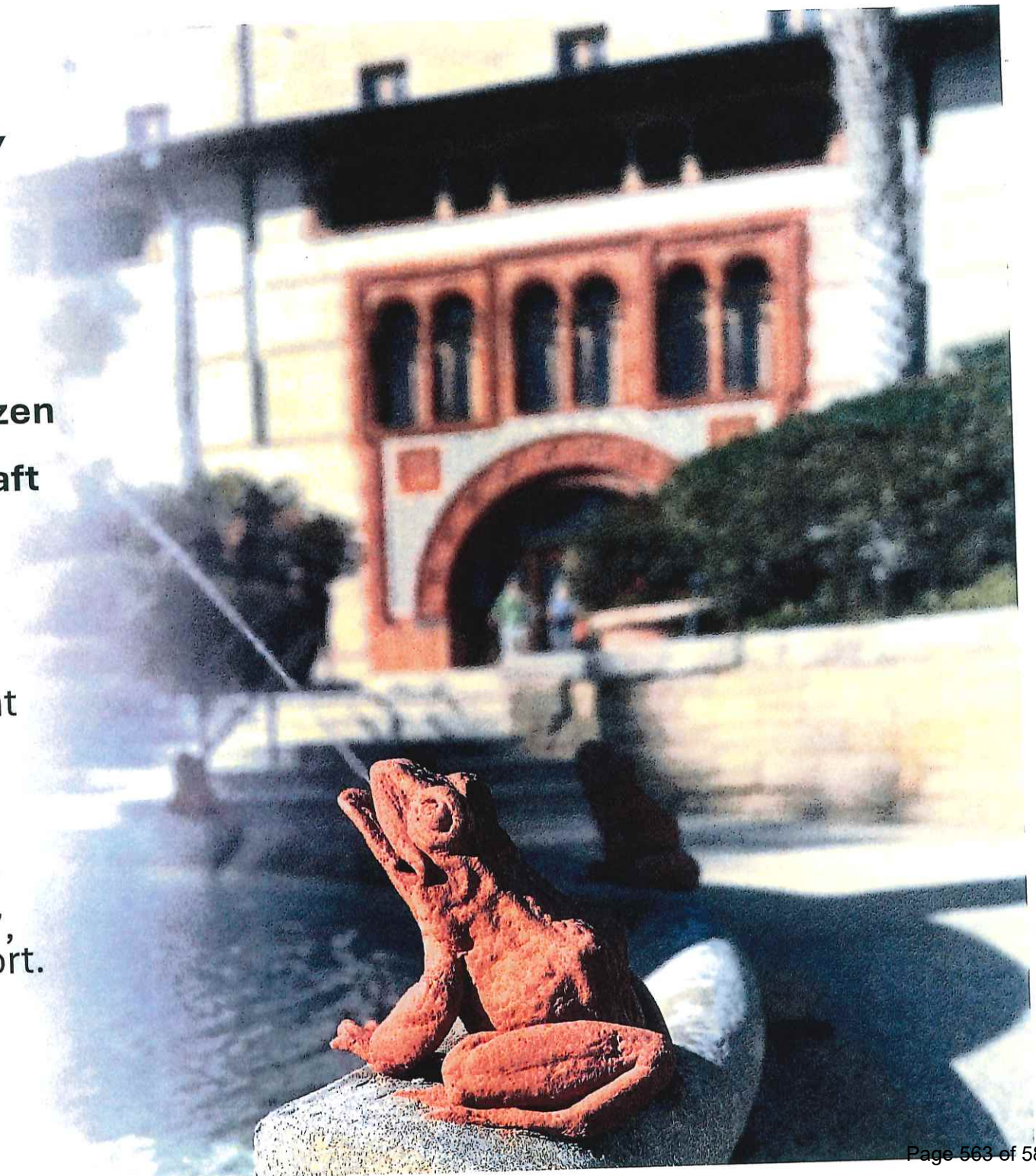
Final Community Meeting 6 – Wednesday, November 13, 2024 @ Alcazar Room, City Hall from 6:00 pm-8:00 pm.



CITY OF
ST. AUGUSTINE
EST. 1565

COMMUNITY MEETINGS

- **Joint meeting with citizen boards in December 2024 to present the draft report**
- **Planning and Zoning Board** – present draft report.
- **Historic Architectural Review Board** – present draft report.
- **Corridor Review Committee** – present draft report.
- **City Commission Meeting 2** – January 27, 2025 present final report.

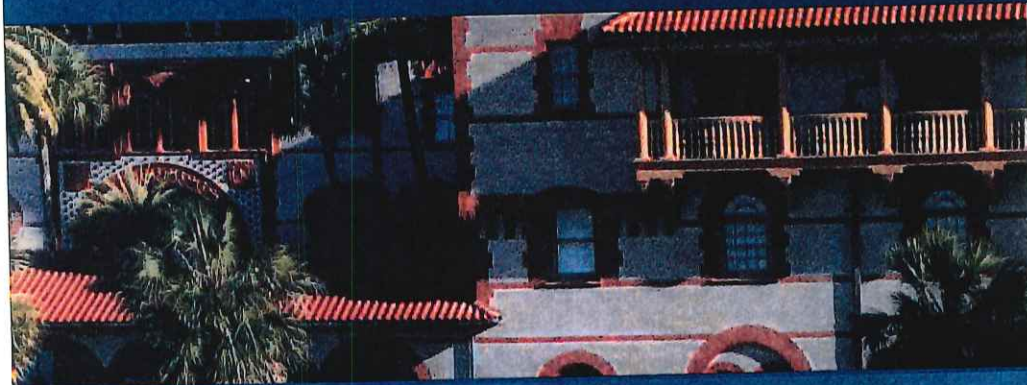


Meeting Schedule





Additional Discussion / Questions?



Monica Dominguez
Northeast Florida Regional Council

StAugustineVision@nefrc.org



CITY OF ST. AUGUSTINE VISION PLAN

2 0 1 4 A N D B E Y O N D

Prepared by: Vision 2014 & Beyond Steering Committee
Prepared for: City of St. Augustine City Commission
Completed June 2015



CITY OF ST. AUGUSTINE VISION 2014 AND BEYOND

To: Nancy Shaver, Mayor
Leanna Freeman, Commissioner
Todd Neville, Commissioner
Nancy Sikes-Kline, Commissioner
John Regan, City Manager

From: The *Vision 2014 & Beyond* Steering Committee

June 8, 2015

For well over a year, The *Vision 2014 & Beyond* Steering Committee engaged in an open dialogue with the St. Augustine community through surveys, town halls, and many neighbor-to-neighbor conversations with one aim: to understand the trends and forces that will shape the future for the City of St. Augustine.

Then, after many hours working to define the future our community desires, taking into account the needs, hopes, expectations, and values of our residents, property owners, businesses and visitors, we developed a roadmap to that future: The 2014 & Beyond Vision Plan.

We believe this vision plan articulates a shared vision, the underlying principle that will guide our efforts, the results we seek to achieve through this effort, and specific goals and objectives to focus our future work.

We thank you for the opportunity to participate in the initiative and look forward to a bright future for the Nation's Oldest City.

The *Vision 2014 & Beyond* Steering Committee
Roxanne Horvath, Vice Mayor/Commissioner
Steering Committee Chair

Steering Committee Members
(* Original committee members serving throughout the visioning initiative)

Katherine Batenhorst	Phillip McDaniel	Wolfgang Schau
Jeanette Berk*	Jan Miller*	Tracy Upchurch*
Cathy Brown	Ryan Murphy	Len Weeks*
Vaughn Cochran*	Grant Misterly*	Greg White
Rob DePiazza	Rhey Palmer*	Andy Witt*
Linda Dixon*	Jeanne Prickett*	Carolyn Wright
George Jacunski	Pat Reilly	

Facilitator
Herb Marlow, Analytica Consulting

THE VISION STATEMENT

St. Augustine will be a livable, authentic, waterfront city that builds upon its rich history and environment to create a distinctive community character founded on a healthy and vibrant economy, a diverse mix of people and experiences, and a valuing of its natural assets.

GUIDING PRINCIPLE: BALANCE

The development and execution of the Vision Plan will consistently seek to develop and use a set of governing principles, practices, and processes that balance the interests of residents, businesses, institutions, and visitors which contribute to a livable, authentic, character based, and vital community.



THE FOUR APPROACHES

The Steering committee reached consensus that there are four approaches critical to the success of the *Visioning 2014 & Beyond* Vision Plan.

A CALL TO ACTION

Time and time again, whether among ourselves or in community dialogue, we heard “we have been saying this for years” or “the 1995 vision said this and nothing was done.” The fact that the same challenges were repeatedly identified by various studies with no results was a familiar statement.

We recognize that much of what is proposed will take time to implement, and acknowledging that we don’t want to engage in “ready...fire...aim” approaches, we still need to “fire.”

There are actions that can be initiated now and those should be identified and implemented quickly. Also, recognizing that trying to do everything at once means nothing gets done, we have identified the priority that should be the first focus of the City. We believe creating progress on this first priority will generate the confidence, trust, and energy to address other goals and objectives. Communication of this progress in multiple ways will be critical.

THE FIRST PRIORITY

In order to ascertain the first priority, we analyzed two critical concerns.

The first was livability. Residents, businesses, and visitors all want a City that is livable, a City that retains those important quality of life aspects critical for resident and visitors alike.

There was agreement that the community wants a more vibrant and dynamic city, and there was agreement that a strong and viable business community is critical to sustain the City. As these concerns were analyzed, we identified one barrier that stands in the way of successfully addressing these two concerns: the lack of mobility.

Traffic and parking were consistently identified in every conversation with every group, thus we recommend that the first priority of the City be developing and implementing a holistic solution that encompasses parking solutions, alternative means of transport, creative uses of existing assets, and accessibility.

THE NEED FOR BALANCE

A constant voice throughout the community was the value placed on St. Augustine as a living community and the need to manage the tensions and pressures that all living communities have as they seek to make choices about their future.

St. Augustine experiences the natural tension present in communities with an extensive tourism industry, the pressures of large numbers of visitors vs. the daily experience of residential life in such a community. St. Augustine certainly has those tensions.

Tourism undergirds much of our economy, bringing both benefits and costs, and while tourism generates much of the tension mentioned before, we also recognize that the industry brings economic benefits and is the source of the many quality of life features that would not otherwise exist in a similar sized city.

Therefore we stress as our core principle the practice of balance where the values and needs of all community members be heard, understood and considered as decisions are made and policies established. This requires a process in which balanced solutions or decisions are the explicit goal.

EXECUTION AND ACCOUNTABILITY

A vision is just that, a vision, if there is no action. For this vision plan to become realized, we all must assume responsibility for it.

We propose an annual community review of progress toward the goals and objectives stated in this vision plan so there may be a discussion of accomplishments and renewed commitment to priorities. We leave to the Commission the decision as to the format for this review, but we do encourage that it be as public and participatory as feasible. To review status, the Commission will need to ensure that there is a measurement system in place to measure progress.

STRATEGIC RESULTS

This Vision Plan is intended to produce four results:

LIVABILITY

The City of St. Augustine is a safe and pleasant place to live where the experiences and services that make life enjoyable and rewarding are accessible. It is a welcoming and compassionate community that embraces diversity in all senses of that term. The intent of this theme is that St. Augustine be an even more desirable place to live by offering the full range of experiences that make a city highly livable.

AUTHENTICITY

The City of St. Augustine has protected its rich layers of history while adding to those layers as a living and dynamic community which is fully engaged in today's world. The intent of this theme is that St. Augustine remain a work, live, play city that is multi-generational and culturally diverse and that it will manage change while also protecting its distinctive features.

CHARACTER

The City of St. Augustine has protected its historic physical character by maintaining its built scale, its architecture, its intensity and density of uses, and its natural environment. It has also maintained and strengthened its social and cultural character through continued development as an arts and culture hub, a culinary destination, and a small town of both historical and architectural depth. It is the intent of the Vision Plan to protect, retain or enhance those features of the city (be they natural, built, or human) which make St. Augustine a historic and distinctive community.

VITALITY

It is the Vision Plan's intent to enhance the level of economic activity in the City so as to encourage the development of diverse existing and new entrepreneurial economic drivers, maintain and restore a rich and healthy physical eco-system, and support a diverse group of people who find St. Augustine home.

ROADMAP

Following, in a strategy map format, is the work proposed by the Vision Plan to realize the vision and achieve the four strategic results.

CITY OF ST. AUGUSTINE • 2014 & BEYOND VISION PLAN ROADMAP
VISION: THE DISTINCTIVE COMMUNITY

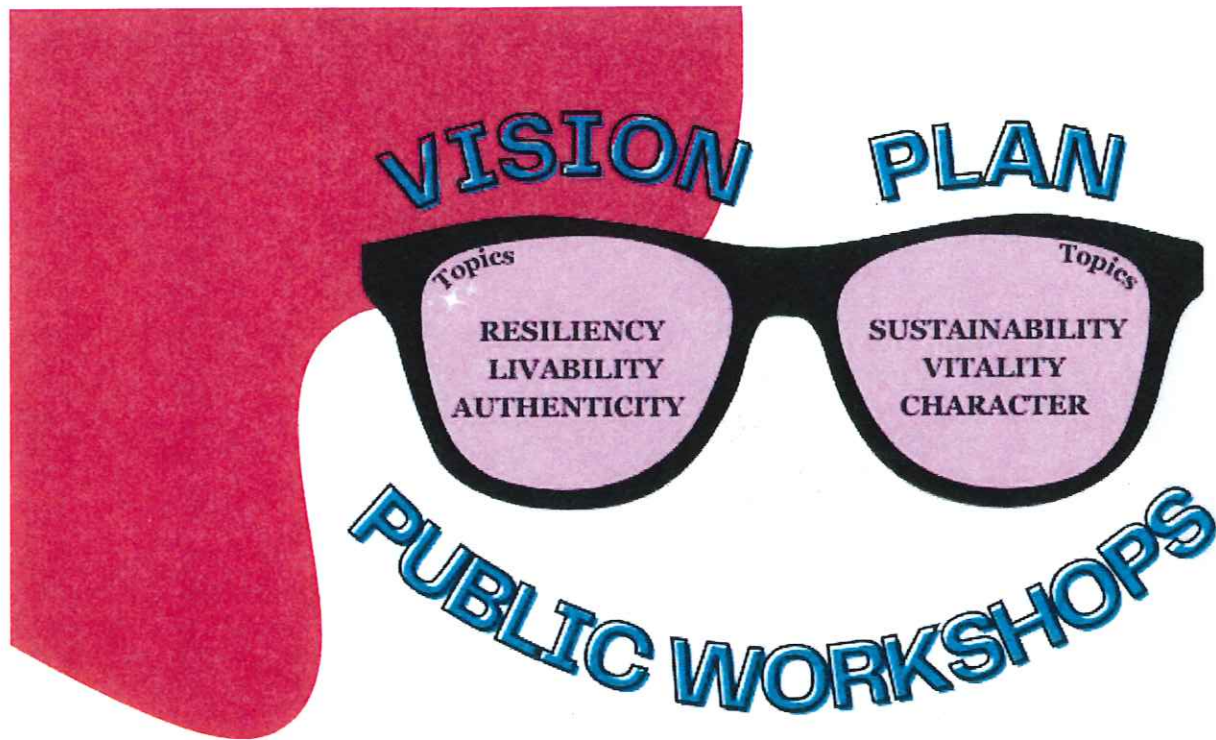
PRINCIPLE		BALANCE			
		LIVABILITY	AUTHENTICITY	CHARACTER	VITALITY
STRATEGIC RESULTS		Maintain the quality of life for residents by focusing on City policies and resources to enhance livability.	Encourage and facilitate development and redevelopment in ways that are consistent with the look and feel of the various areas of the City.	Maintain St. Augustine as a small residential community while protecting its historic features and scale, distinctive neighborhoods, hospitality, and natural environment.	Secure the vitality and sustainability of St. Augustine for the future through policies and practices that support economic vitality, environmental assets, and human diversity.
		Improve mobility.			
GOALS		Increase diversity of people, places, and economic opportunity.	Promote those local features that are found only in St. Augustine.	Strengthen the distinctiveness of various neighborhoods and districts.	Promote attracting visitors who value the City's unique blend of history, arts, architecture, and culinary features.
		Establish a greater sense of place.	Encourage the growth of small businesses and experiences that are historically accurate or consistent with respect to St. Augustine.	Improve the City aesthetics.	Support regional cooperation in economic development.
OBJECTIVES		Establish as the first priority of the City the implementation of a comprehensive mobility plan with funding strategies to address all transportation modes: visitor and resident parking, ADA* accessibility, visitor way finding and intercept.	Recognize and promote historic diversity.	Review the event management policies and procedures with the intention of promoting diversity and neighborhood protection.	Promote a vibrant arts and cultural life.
		Develop budget and metrics that align with vision.	Expand the use of neighborhood empowerment zoning standards and tools to support the interests and goals of the various areas of the City.	Develop and promote a brand identity and accompanying message that features the distinctiveness of our neighborhoods, art communities, culinary experiences, and historical diversity.	Promote and enforce policies and practices to maintain a rich and healthy physical ecosystem.
		Participate in the homelessness strategy developed by the County.	Establish a heritage tourism task force as recommended by the 2003 NHTP** report. Among its assignments should be: overhauling the training, testing, and enforcement of the City's tour guide program that will result in historically comprehensive tours that capture the distinctiveness of St. Augustine, and developing an incentive program to encourage historically accurate and diverse businesses.	Eliminate overhead cabling.	Recognize and promote diversity in the cultures and histories that comprise St. Augustine of the past and present.
			Complete historic preservation plan and put policies in place to promote historic and cultural diversity and encourage and facilitate redevelopment in ways that are consistent with the current and historic look of the City and with the vision.	Eliminate billboards.	Create incentives to ensure a balance in the development of business, recreation, education, and culture for residents and visitors.
				Re-design entry corridors into distinctive destinations.	Increase City participation in regional economic development strategies and activities.
					Develop a sustainability report on our ecosystem to address protection of natural assets, foreseeable environmental changes, and potential responses.
					Develop a comprehensive Utility and Infrastructure Plan to remedy deficiencies, increase efficiency and resiliency, and reduce environmental and aesthetic impacts including overhead utility lines.
					Complete a study of the fair and accurate economic contribution to the City of tourism.

*ADA - Americans with Disabilities Act **NTHP - National Trust for Historic Preservation



For more information, contact:

The City of St. Augustine
P.O. Box 210
St. Augustine, Florida 32085
904.825.1006
cosa@citystaug.com



The City of St. Augustine Vision Plan is a shared goal that defines the future of our community.

The public's participation and ideas are needed for a successful update!

Meeting Schedule

Hosted by The Northeast Florida Regional Council and City Staff

Central City

September 12, 2024
@ 5 PM
SJC Main Library
1960 N Ponce De Leon Blvd

Anastasia Island

September 16, 2024
@ 6 PM
St. Augustine Yacht Club
442 Ocean Vista Ave

South Core

October 2, 2024
@ 6 PM
The Galimore Center
399 Riberia St

North City

October 16, 2024
@ 6 PM
The Waterworks Building
184 San Marco Ave

West City

October 29, 2024
@ 6 PM
Shiloh Baptist Church
271 W King St

Downtown

November 13, 2024
@ 6 PM
The Alcazar Room
75 King St

<https://www.citystaug.com/1211/Vision-Plan-Update>



Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: September 3, 2024

RE: Discussion and Recommendation regarding language to clarify the review process for historic and partial demolition applications outside of historic preservation zoning districts.

Please see attached proposed changes in “redline” format to clarify the definition of historic structure in the Zoning Code and reformat Section 28-89 of the Zoning Code.

You may recall that the city adopted Ordinance 2023-24 in August of 2023 to reorganize and clarify the partial demolition requirements in the Zoning Code, add more definitions related historic preservation topics to the Zoning definitions section and adopt an addendum to the city’s Architectural Guidelines for Historic Preservation (AGHP) to also clarify permit requirements for partial demolitions in the AGHP.

Subsequently, it has come to our attention that minor changes need to be made to the adopted code to clarify the language in the definition of Historic Structure and the section of the code related to the review of demolition or partial demolition proposals of existing historic structures.

The attached proposed revisions reflect these minor changes. This is a request for a recommendation by the PZB to the City Commission to move forward with an ordinance to adopt these revisions. Under current law updates to the land development code do not require a business impact statement.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4320 or email at askinner@citystaug.com.

Amy McClure Skinner, AICP
Director, Planning and Building Department

Sec. 28-2. - Definitions

“...

Historic structure ~~including contributing properties~~ as defined for demolition and partial demolition purposes is a structure that is 50 years old or older; ~~or~~ in a locally established historic preservation district; ~~or~~ individually listed as historic locally or nationally; ~~or~~ a contributing property in a designated National Register District, or a potentially contributing property surveyed, but not recognized or not in a designated National Register District. But see Regulated structure.

...”

“Sec. 28-89. - Criteria for certificate or opinion of appropriateness, relocation or demolition or partial demolition review.

The criteria for opinion of appropriateness, certificate of appropriateness, certificate of relocation, certificate of demolition or partial demolition review will be determined as follows:

(1) In reviewing an application for structures within historic preservation zoning districts the board or planning and building department shall consider the design and appearance of the structure, including the interior visible from the outside, front, sides, rear and roof; materials, textures and colors; plat plan or site layout, including features such as walls, walks, terraces, plantings, accessory structures, signs, lights, awnings, canopies, and other appurtenances. The decision to approve or deny the proposed application shall be based on the conformance of the proposed work to the Architectural Guidelines for Historical Preservation (AGHP) and adopted addendums of the City of St. Augustine as from time to time promulgated by the historic architectural review board or the city commission and approved by ordinance of the city commission, hereinafter referred to as "AGHP," Albert Manucy's Houses of St. Augustine - 1565—1821, and other architectural guidelines as may be adopted from time to time. The board shall not exercise any control over land use, such as governed by this chapter, or over construction, such as is governed by the building code, unless such control is within the intent and scope of this chapter.

a. In the case of an opinion of appropriateness: HARB shall make a determination that the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the AGHP, Albert Manucy's Houses of St. Augustine - 1565—1821, or other adopted architectural guidelines, but that the information may be insufficient to meet the requirements of a certificate of appropriateness or to obtain a building permit.

b. In the case of a certificate of appropriateness: HARB shall make a final determination that the material details are sufficient, construction plans are complete, and architectural details and specifications for a project meet the AGHP, Albert Manucy's Houses of St. Augustine - 1565—1821, or other adopted architectural guideline requirements. A certificate of appropriateness is required before a building permit may be issued. Only those plans and details approved by HARB

may be reviewed by the planning and building department during the building permit review process.

c. In the case of a certificate of relocation of a structure: Consideration will be given to the immediate surroundings and to the district or districts in which it is located or to be located, that the relocation of the structure will not adversely impact the city's historic preservation efforts or negatively affect the streetscape. If the building will be relocated on the same site or moved to a new site in a locally designated historic preservation zoning district, then the process and plan requirements for a certificate of appropriateness also apply to the building's new location.

d. In the case of a certificate of demolition or partial demolition: A determination is made that the demolition or partial demolition of the structure will or will not adversely impact the city's historic preservation efforts. The applicant may also be required to submit information on the structural condition of the building from an engineer or architect to justify the need for the demolition or the partial demolition of the structure, and all other requirements of this Code.

(2) Before approving the plans for any proposed structure or signs located or to be located in a historic preservation zoning district, the board shall find:

a. In the case of a proposed alteration or addition to an existing structure, that such alteration or addition will not materially impair the architectural or historic value of the structure.

b. In the case of a proposed new structure, that such structure will not, in itself or by reason of its location on the site, materially impair the architectural or historic value of a structure on adjacent sites or in the immediate vicinity.

c. In the case of a proposed new structure, that such structure will not be injurious to the general visual character of the district or districts in which it is to be located.

4.(3) In the case of the proposed demolition of an existing historic structure, or a project that constitutes partial demolition of a historic structure that the removal of such structure or architectural features will not be detrimental to the historic and architectural character of the city or that, balancing the interest of the city in preserving the integrity of the city and interest of the owner of the property. In the case of a proposed project that constitutes a partial demolition see Sec.28-89 (3)d below.

4.a. Approval of the plans for demolition in the latter event the board may issue an order postponing demolition for a period of not to exceed twelve (12) months after which the owner must reapply. The board may issue a second postponement with the total postponement period not to exceed two (2) twelve-month periods. If the board concludes that the demolition should be postponed, it shall, before issuing any final order with respect to such postponement, afford the applicant an opportunity to appear before the board to offer any evidence they may desire to present concerning the proposed order. Within the period of postponement, the board shall ascertain what the city or other agency or organization may do to preserve such structure and shall make recommendations to that effect to the city commission or otherwise cause the structure to be preserved. This section shall not apply to any permit for demolition which has been applied for, in proper form, prior to the effective date of this section.

2.b. If the building or structure is of exceptional significance including a local historic landmark, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, the board can deny the demolition if the board finds the removal of such building or structure will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship.

3.c. The demolition of colonial buildings listed on the Florida Master Site File, or colonial buildings designated local historic landmark, or colonial buildings meeting the criteria for eligibility on the National Register of Historic Places must be approved by the city commission.

4.d. In the case of a partial demolition: The board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

(34) Criteria for regulated structure. Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria if any for the area or AGHP if applicable to the regulated structure, if any. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

(45) Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past, may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

(56) As a condition of issuing a certificate of demolition, including partial demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties. The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition or partial demolition. The recording may include, but shall not be limited to, photographs and measured drawings.

(67) Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city:

a. A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in restoration, rehabilitation, or renovation as to the structural soundness of the building and its adaptability for continued use.

b. Proof of unreasonable or undue economic hardship. In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition:

1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
8. The assessed value of the property according to the two (2) most recent assessments;
9. The real estate taxes for the previous two (2) years;

10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

11. Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

(78) In the case of any proposed new or altered sign, that the sign will not materially impair the architectural or historic value of any structure to which it is attached, nor any adjacent structure, and that such sign is consistent with the architecture of the building and the historical character of the area.

(89) The board shall not have the authority to consider interior arrangements.

(910) The Planning and Building Department may, based upon the AGHP and consistent with this article, make the decision to issue or not to issue a required permit for the following work:

- a. Placement of utility service.
- b. Repainting with the same color if previously approved for painting with an appropriate color selected from the AGHP guidelines.
- c. Structural maintenance and repair utilizing the same materials and architectural character.
- d. Any other structural maintenance consistent with the AGHP.
- e. Exterior construction or equipment not visible.
- f. All signs and graphics.
- g. Landscape features, including fences, walls, walks, patios, decks, driveways, plant materials and ornamentation.
- h. Placement of exterior utility support equipment, including air conditioning compressors, gas tanks, etc.

(4011) Appeals from decisions of the planning and building department under subsection (9) of this section may be taken to the board within fifteen (15) days from such decision."