

CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
A G E N D A
TUESDAY, OCTOBER 1, 2024 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) September 3, 2024, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
 - a) PZB2024-0067
Trevor Worley - Applicant
c/o CW Thompson Investment Group
Gloria Worley - Owner
c/o CW Thompson Investment Group
[14 S Leonardi Street](#)
To approve a variance request to reduce side yard setback requirements.
 - b) PZB2024-0068
Susanne Sellars - Applicant
The Blue Pelican of St. Augustine LLC - Owner
[91 Kings Ferry Way](#)
To approve a variance request to increase the maximum fence height within a front yard setback.
 - c) PZB2024-0073
Will Tunstall - Applicant
c/o Cape Run Tunstall Construction
Justin Casey - Owner
[25 Menendez Road](#)
To approve a variance request to reduce side and rear yard setback requirements and increase the guest house square footage limitation.

6. Use by Exception

- a) PZB2024-0062
*Continued from the
September 3, 2024,
Regular Meeting*

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.

- b) PZB2024-0075

James G. Whitehouse, Esq. - Applicant
c/o St. Johns Law Group & Savannah Bee Company, LLC
J.D. Adams, LLC / David Border - Owner
[136 Saint George Street](#)

To approve a use by exception for a business in the craft alcohol industry and its retail sales.

7. Conservation Overlay Zone Development

- a) PZB2024-0061
*Continued from the
September 3, 2024,
Regular Meeting*

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.

- b) PZB2024-0064
*Continued from the
September 3, 2024,
Regular Meeting*

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.

- c) PZB2024-0070

Ryan Carter - Applicant
c/o Carter Environmental Services
Marian Burkhardt - Owner
[157 Inlet Drive](#)

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

- d) PZB2024-0074

Brad Beach - Applicant
c/o New Day Design Co.
Daniel and Barbara Burkhardt - Owner
[191 Inlet Drive](#)

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

e) PZB2024-0076

Ryan Carter - Applicant
c/o Carter Environmental Services
Robert Taliaferro - Owner
[106 N Saint Augustine Boulevard](#)

To approve a request to modify a dock within Conservation Overlay zones 1 & 2.

8. Rezoning

a) PZB2024-0066

James G. Whitehouse, Esq. - Applicant
c/o St. Johns Law Group
St. Augustine Marine Center Partners, LLC - Owner
[404 Riberia Street](#)

To rezone approximately 30.15 acres of property from Industrial and Warehousing: IW to the San Sebastian River – St. Augustine Marine Center Planned Unit Development: PUD.

9. Other Business

a) Election of Chair and Vice-Chair.

10. 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 September 3, 2024

The Planning and Zoning Board met in formal session Tuesday, September 3, 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
Ashleigh Barnes
Matthew Shaffer (Excused)

Absent

City Staff:

Amy Skinner, Director, Planning & Building Department
Jacob Fredriksson, Planning & Building Planner
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

Jason Corpron and Nick Sargeant of the Wellbrook Building Corporation appeared before the Board to request an amendment to the sign code, that would allow them to have signage above the first floor of their hotel.

Ms. Lopez confirmed that the request was to ask the Planning and Zoning Board as the land planning agency to make a recommendation to amend the code for everyone under those circumstances. She questioned the speaker if he was asking the PZB to consider changing the code as a whole to allow for different or larger signage.

Mr. Pappas advised the speaker that the Board could take their request under consideration at the end of the meeting.

BJ Kalaidi updated all present and the board on the changes at Anastasia State Park. She asked everyone to be vigilant.

3. Approval of Minutes

MOTION

Mr. Davis MOVED to APPROVE the July 2, 2024 minutes as presented. The motion was SECONDED by Mr. Blow and PASSED BY UNANIMOUS VOICE VOTE.

MOTION

Ms. Tucker MOVED to APPROVE the August 6, 2024 minutes as presented. The motion was SECONDED by Mr. Blow and PASSED BY UNANIMOUS VOICE VOTE.

4. Modification and Approval of Agenda

There was consensus with the Board to move item 5.a PZB2024-0060 115 Arricola to be heard after item 5.c.

MOTION

Mr. Blow MOVED to APPROVE the agenda as amended. The motion was SECONDED by Ms. Tucker and PASSED by UNANIMOUS VOICE VOTE.

5. Variance

5. (a) PZB2024- 0060 – Alex Fisher c/o Fisher Enterprises – Applicant Garrett Morrell c/o GRGP Rentals LLC– Owner 115 Arricola Avenue

To approve a variance request to increase the maximum lot coverage.

Ms. Murphy read the staff report and said based on a review of Sec. 28-29 staff finds that the Board can **CONTINUE** until the applicant has explored other options that may reduce the 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.

Alex Fisher reviewed the application.

The Board presented their Ex Parte Communication.

15 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:

- The criteria did not allow for this request to be approved
- Criteria was not met
- The pool was allowed to be five feet from the setback
- Did not see a singular disadvantage that would justify the need for the variance
- Lot coverage could be an issue
- This was not an unreasonable request, however, the criteria was not met

MOTION

Mr. Pappas MOVED to DENY variance PZB2024-0060 for an increase of lot coverage as there was no disadvantage

and the owner was able to make reasonable use, the condition did not exist prior to this owner. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

AYES: Pappas, Davis, Barnes, Blow, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (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.

Mr. Fredriksson read the staff report and said 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

Donald Poling reviewed the application. He explained that he had moved the shed and was now in compliance with the setbacks and was only requesting the increase in the lot coverage.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- Original shed was eight by eight and new shed was twelve by sixteen

- No proof that the shed had been moved
- The survey had been submitted late and was now available
- Property backs up to commercial property
- Did not see any potential negative impacts
- Lot was very small and prior structure was in very bad shape
- Confirmed that the main building was a single-family house
- Verified that the house was homesteaded properly
- Advised that demolitions went to HARB not PZB.
- Noted the disadvantage of the small lot
- Wanted to see the survey of the property
- Would the applicant be amenable to a continuance
- Verified impervious percentage for the lot size to be seventy percent
- Agreed to amend the request to lot coverage and impervious coverage.
- No building plans to review, and the inspector did not see the impervious problem
- Needed an as built survey for review
- Confirmed with staff that approval for lot coverage was ok and if necessary a return to approve impervious surface
- New shed was on top of coquina block, not a concrete slab
- There was a space for water to percolate under the shed

MOTION

Mr. Pappas MOVED to APPROVE the variance to increase the maximum lot coverage for item PZB2024-0063 and staff would verify the location and impervious surface. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Pappas, Blow, Barnes, Davis, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (c) PZB2024- 0065 – Frank O’Rourke c/o Gypsy Cab Company – Applicant **828 & 830 Holdings LLC – Owner** **828 Anastasia Boulevard**

To approve a variance request to reduce the required off street parking requirements for a restaurant.

Mr. Fredriksson read the staff report and said 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.
 - With the current sixteen automobile parking spaces two (2) bike racks should be provided
- For each additional automobile parking space reduced one bike rack could be provided
 - 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
- **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 use within the CL-2 zoning district to preserve and maintain this early 20th century structure at 828 Anastasia Boulevard.

Frank O'Rourke reviewed the application and provided history of the property for the Board.

The Board presented their Ex Parte Communication.

35 certified notices were sent, 1 was returned in favor, 1 was returned opposed and 1 had comments. Mr. Pappas noted for the record that there were many emails received that were in favor of the application, and a few that were opposed.

Public hearing was opened.

Robert Thousand spoke in favor of the applicant and said that he had not seen any parking issues.

Jane Edwards said that parking on Palmetto had been a problem for years, but the city had changed things to keep big trucks out of the area. She showed photos of the parking on the street. She advised that she was opposed to the change.

Mark Matthews advised that he had never had a problem parking at the restaurant.

Mary Ellen Zeidel spoke about the outdoor dining as a benefit in the area.

BJ Kalaidi did not think that parking in the right of way should be allowed. She thought that the use of bike parking was a good idea.

Public hearing was closed.

Mr. O'Rourke provided he rebuttal.

Mr. Blow had concerns with the variance because a variance would stay with the land. He questioned what effect that would have on future development of the property. He said that he would prefer for the variance to specific to the owner.

Mr. Fredriksson said, if the property was bulldozed, the future conditions may not be applicable to leave the variance in place.

Ms. Lopez advised that she and the staff had coordinated on the variance request, wording it so that it would open the door for the board to articulate site specific use limitations and if things changed in the future, those exceptions or the variance would go away.

The Board discussed:

- There needed to be signage asking patrons to not park in the surrounding neighborhood
- Suggested approaching other businesses in the area for more shared parking
- Repainting the yellow curbs would help to reduce parking on Palmetto Avenue
- Spaces provided were to code
- Signage would direct patrons to show one way in and out.
- If there were shared parking with other businesses, leases should be provided
- There was signage indicating no parking on the north side of the street, parking was available on the south side only

MOTION

Mr. Davis MOVED to APPROVE variance request PZB2024-0065 to allow for off

street parking and the expansion of the outside dining provided that this variance runs with 828 Anastasia Boulevard PID 157765-0000 and is to remain in place for restaurant uses with a maximum of 122 patron seats. Site specific parking requirements and site-specific multi-modal transportation parking facilities as described in the broader order preserving the historical layout of the Gypsy Cab Restaurant. The motion was **SECONDED** by Mr. Pappas.

VOTE ON MOTION:

AYES: Davis, Pappas, Barnes, Blow, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Use by Exception

6. (a) PZB2024-0062 – Andrea Brown c/o Ancient City Hideaways – Applicant Michael Wilcox c/o Masa Properties LLC – Owner 72 Abbott Street

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

Ms. Murphy read the staff report and said 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 on (1) parking space within the Municipal Parking Garage at 72 Abbott Street / PID 094990-0000 to satisfy the requirements of Sec. 28-151.

The applicant was not present and there was consensus with the board to continue this application.

MOTION

Mr. Pappas MOVED to CONTINUE application PZB2024-0062 to the October 1, 2024. The motion was SECONDED by Mr. Blow and PASSED by UNANIMOUS VOICE VOTE.

7. Conservation Zone Development

7. (a) PZB2024-0046 – James Pantling – Applicant & Owner 81 Coquina Avenue

Continued from the August 6, 2024 Regular Meeting

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 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.

James Pantling reviewed the application.

Ex Parte Communication : none

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

The Board discussed:

Ms. Tucker and Ms. Barnes had no issue with the application as presented.

Mr. Davis reminded the applicant that he had requested documentation showing the dock had been constructed per the provided design in relation to mean high tide. He expressed frustration that information had not been provided and said he would struggle with an approval without the information.

Mr. Blow said that the pilings would have to be cut down to meet code and the lift would have to be reinstalled.

Mr. Pappas felt that the code had been met and asked the Board for a motion.

MOTION

Mr. Blow moved to approve the application 2024-0046 based on the testimony from the applicant that they will reduce the distance down to three feet for the boat lift maximum height above the deck. The motion **FAILED** for lack of a second.

Ms. Daugherty advised the board that the dock had been approved and the after the fact was for the boat lift.

Mr. Davis told the board that the dock was not built the way it was supposed to be built. He took issue with the applicant that had not supplied the requested information.

Mr. Pappas suggested to the applicant to go to the design company to get the information showing that the dock had been built as permitted.

Mr. Davis, to meet the applicant halfway, said that if he went to Mr. Carter, who had designed the original dock and provided it to the staff before obtaining a permit, he could move forward with an approval.

Mr. Davis MOVED to APPROVE application PZB2024-0046 at 81 Coquina Avenue provided that the owner supply the letter from the engineer of record that the dock was built as designed and the owner is going to remove the boatlift height down to meet code which is under thirty-six inches from the dock. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Davis, Pappas, Barnes, Blow, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) PZB2024-0053 – Hayden Whetstone – Applicant & Owner
223 Pelican Reef Drive / PID 158573-0040
Continued from the August 6, 2024 Regular Meeting

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

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

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 the 10-cedar tree requirement for Pelican Reef and/or required tree credits.
3. All trees color coded by status of retained, removed, or dead.
4. Development details including building footprint, driveways, and fill limits.
5. Information clarifying if any portion of the retaining wall would encroach on the Conservation Easement.

Hayden Whetstone reviewed the application.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi would like to see applicants provide information in a more timely manner.

Public hearing was closed.

The Board discussed:

- Needed an explanation of the twenty-nine tree credits
- Used credits in the staff agenda and deducted the three cedars to get to the twenty-nine credits

- The tree requirements appear to have been met
- Proposed retaining wall would assist with raising the elevation and grade of the property on the side where the garage would be located
- Maximum height of the fill would be approximately six- and one-half feet
- Wanted to preserve as much of the natural canopy as possible
- Retaining wall would not encroach on the conservation easement
- Pictures showed that most of the trees in question were not in good shape
- The applicant had provided information that satisfied any previous concerns

MOTION

Ms. Tucker **MOVED** to **APPROVE** application PZB2024-0053 to approve the construction of a new single-family home and retaining wall within conservation overlay zones 2 & 3 and to remove significant trees. The motion was **SECONDED** by Mr. Pappas.

VOTE ON MOTION:

AYES: Tucker, Pappas, Barnes, Blow, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

7. (c) PZB2024-0055 – Kevin Marks c/o Shoreland Home Builders – Applicant Stephen and Lindsey Hutson – Owner 209 Pelican Reef Drive / PID 1585273-0020
Continued from the August 6, 2024 Regular Meeting

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

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for

the removal of significant trees at 209 Pelican Reef Drive / PID 158573-0020

Stephen Hutson reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

The Board confirmed with staff that all requested information had been provided

MOTION

Ms. Barnes **MOVED** to **APPROVE** application PZB2024-0055 to approve the construction of a new single-family home within Conservation Overlay Zones 2 & 3. The motion was **SECONDED** by Mr. Blow

VOTE ON MOTION:

AYES: Barnes, Blow, Davis, Tucker, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (d) PZB2024-0058 – Joseph D Weed III – Applicant & Owner 32 Mulberry Street
Continued from the August 6, 2024 Regular Meeting

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.

Staff recommends a **CONTINUATION** for additional information or reconsideration or **DENIAL** as the applicant has not submitted a site plan for the proposed dock that

¹ Break 3:32 – 3:49

included bathymetric contours as requested by the Board.

Joseph Weed reviewed the application, providing the requested information from the previous meeting.

Ex Parte Communication: none

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

The Board discussed:

Mr. Blow thought that there was now enough information to show that the new dock would not impede neighbors from having egress to the creek.

There was consensus with the other Board members.

MOTION

Mr. Davis MOVED to APPROVE application PZB2024-0058 at 32 Mulberry Street for the construction of a dock in a Conservation Overlay Zone. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Davis, Blow, Barnes, Tucker, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (e) PZB2024-0059 – Ryan Carter c/o Carter Environmental Services – Applicant Richard I & 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.

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 expansion of the dock, addition of a boatlift and deck and the after the fact installation of a rip rap at 117 Inlet Drive / PID 213919-0010.

Ryan Carter reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Wilder Ruffin, 120 Inlet Drive, spoke in favor of the improvements that the applicant had completed on the property.

Paricia Young was also in favor of the upgrades.

BJ Kalaidi wanted to see a better picture of the rip rap that was installed without a permit.

Public hearing was closed.

The Board discussed:

- Wanted an explanation of the rip rap
- The level of the grade had not been raised; the new rip rap had been added to the existing as a maintenance measure
- Dock revisions would match the neighboring existing docks
- Boat lift would be six feet over mean high
- Boardwalk area over the rip rap was ok
- Wall would not change, and the rip rap would not alter the drainage. No new wall proposed
- A smaller terminal platform would be added to the dock
- New square footage would be 3775 for a change of 747 square feet.
- The wetland line was at the toe of the rip rap
- Currently working with the DEP (Department of Environmental

Protection) for clarity regarding the rip rap

- No fill associated with this project
- The change would have the new dock at the same distance with the neighbors existing docks

MOTION

Mr. Blow MOVED to APPROVE Conservation Overlay Zone Development PZB2024-0059. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Blow, Pappas, Barnes, Davis, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (f) PZB2024-0061 – Ryan Carter c/o Carter Environmental Services – Applicant William Wolkoff – Owner 186 Pelican Reef Drive / PID 158573-0130

To approve a request to construct a bulkhead and dock 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 bulkhead single-family home and the removal of significant trees at 186 Pelican Reef Drive / PID 158573-0130.

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 the 10 cedar 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

Ryan Carter reviewed the application

Ex Parte Communication: none

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

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

The Board discussed:

- No issues with the proposed dock
- Site grading plan showed an elevation of 10 feet, and would there be a retaining wall around the property
- Elevation would have to be brought to the same level on the neighboring property as well
- Needed to see a landscape plan
- Needed a better answer regarding the bulkhead because it would affect drainage
- Staff had indicated that the report was incomplete and favored a continuance
- The amount of fill going on the property was an issue that continued to be problematic in the area
- Needed more information for the bulkhead and retaining wall for approval
- Retaining wall on the lot to the south had been approved
- Agreed with other Board members that more information was needed
- Flood plain permit was approved and allowed for fill to be brought on to the property

Mr. Carter agreed to a continuance.

MOTION

Mr. Davis MOVED to CONTINUE application PZB2024-0061 to the October 1, 2024 meeting. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Davis, Pappas, Barnes, Blow, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (g) PZB2024-0064 – Arthur Wells c/o AJ Wells Roofing and Construction – Applicant Arthur Wells – Owner Arricola Avenue / PID 219010-0270

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 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 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 because 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

Arthur Wells reviewed the application.

Jay Devine was sworn in for the record and presented the landscape design in reference to the removal of the significant trees on the property.

Jim Cornell was sworn in for the record to discuss the drainage plan for the proposed development.

Ex Parte Communication: presented

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

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

The Board discussed:

- Reviewed the staff requests to determine if all the information had been provided
- Confirmed that lot coverage was within acceptable limits

- Needed the tree survey for the record
- Drainage plan was good, but wanted to see the pattern of the drainage
- Roof water would be routed to the back of the property and water from the driveway to the front
- Did not want to push water to the neighboring properties
- Keeping as much water on the property would be helpful to the neighbors
- Needed to consider putting in a curb to retain water on the property

MOTION

Mr. Blow MOVED to CONTINUE application PZB2024-0064 to the October 1, 2024 meeting of the PZB. The motion was SECONDED by Mr. Davis

VOTE ON MOTION:

AYES: Blow, Davis, Barnes, Tucker, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Other Business

8.(a) Information and project schedule regarding the process to update the City's current 2014 Vision Plan

The board addressed the request from Wellbrook Builders

Mr. Pappas advised the Board the sign code had been updated recently and had been simplified.

Mr. Blow felt that it may be premature for the Board to get involved at this point.

Ms. Skinner explained for the Board that the Wellbrook Builders were looking for a city code change and were seeking a sponsor. She queried the Board to direct staff to move forward with a code change. She told the Board that this project was seeking to be incorporated into another sign zone, that would allow signs above the ground floor.

Mr. Pappas thought that this might cause changes to continue to affect the inner part of the city.

Mr. Davis said that this was a unique structure that had taken some time to get started and while he did not oppose the request, he wanted to know what type of control there would be going forward.

Mr. Blow gave some history of the PUD that had existed previously and said that he would not be willing to sponsor any new changes.

Mr. Pappas recommended that the commission be approached for sponsorship.

Amy Skinner gave an update to the Board regarding the 2014 Vision Plan. She highlighted the presentation that had been given to the City Commission and told the Board about the scheduled joint meeting in December with HARB and CRC. She thanked the Board for their interest and continued support for this project.

Mr. Blow said that he wanted to see demographic information related to Air B & B, single-family and homesteading, licensing for businesses, how many students were at Flagler and the School for the Deaf and Blind. He would like to see a comparison between 2014 and 2024.

Ms. Barnes agreed and said that this would help to use the four pillars to set core values for the plan going forward that would benefit the city.

Mr. Davis asked for data related to how many parking spaces were available 10 years ago as compared to today. He also wanted to know how tourism had changed. He said that knowing how much of an increase in the number of bars and restaurants was good information to have.

8.(b) Discussion and Recommendation regarding language to clarify review process for historic and regulated

structures outside of historic preservation zoning districts

Amy Skinner told the board that they were looking at this item as a cleanup item for the code. She said that they needed to clarify the definition of historic structures. She mentioned that there had been language added to the code and that the changes now threatened historic structures that existed out of the preservation districts. She asked that the PZB make a formal recommendation to the city commission so that the new amendment could be added before October 1, 2024. She reviewed the definition of an historic building.

Ms. Barnes said that she would be okay with making a recommendation to the commission.

MOTION

Mr. Davis moved to RECOMMEND these changes regarding language to clarify the review process for historic and partial demolition applications outside Historic Preservation Zoning Districts.

VOTE ON MOTION:

AYES: Davis, Pappas, Barnes, Blow, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Mr. Davis asked for follow up on the project to bring together a panel for Flood Plain management guidelines.

Ms. Skinner provided an update.

9. Adjournment

Having no further business, Mr. Pappas adjourned the meeting at 6:05 P.M.²

Charles Pappas, Chairperson

² Transcribed by Michele Fudo



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
October 1, 2024	5.a.	PZB2024-0067
Request	Address	Parcel ID
Variance	14 S Leonardi Street	120220-0000
[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]		

Site & Background Information

Applicant: Trevor Worley
c/o CW Thompson Investment Group

Owner: Gloria Worley
c/o CW Thompson Investment Group

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

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

Zoning Designation: Residential Single-Family-Two: RS-2 [\[LINK FOR DISTRICT REGULATIONS\]](#)

Acreage: 0.17

Neighborhood: Oyster Creek

Archaeological Zone: N/A

Request Summary

This application is a variance request to reduce the minimum side yard setback requirement of five (5) feet down to one (1) foot which would allow for permits to be reviewed for a guest house at 14 S Leonardi Street.

	Code Requirements	Site Conditions at 14 S Leonardi Street
Minimum front yard	Fifteen (15) feet	Twenty (20) feet
Minimum side yard*	Five (5) feet	One (1) foot
Maximum lot coverage*	Thirty-five (35) percent	Twenty-three (23) percent
Maximum impervious surface	Seventy (70) percent	Fifty-seven (57) percent

*For non-conforming parcels with an RS-2 zoning designation

The applicant cites in their application the “significant burden to move the unit” as their justification for this variance 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	Policy 2.2.1 The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.	This request is consistent with the City’s policy to prioritize compact development.
	Objective 3.3 As part of the City's continued planning efforts the City shall encourage uses consistent with the community's authentic and distinctive character.	The proposed use of the property appears to be 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 and a variety of housing types.
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 appears to be 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

Sec. 28-2. – Definitions. [\[LINK TO SECTION\]](#)

Guest house means an attached or detached structure intended to be used by a guest for sleeping and sanitation purposes but not for cooking. A guest house is not a dwelling unit and is a maximum of five hundred (500) total square feet of gross floor area.

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

Sec. 28-29. – Zoning exceptions, variances and appeals. [[LINK TO SECTION](#)]

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 singular disadvantage observed at 14 S Leonardi Street is the location of the existing unpermitted guest house.
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The owner's ability to make reasonable use of the property is impacted since the guest house cannot be utilized as habitable space until building permits are reviewed and issued. Zoning review is currently halted due to the noncompliant setback.
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The parcel at 14 S Leonardi Street was created and unpermitted work was completed 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.
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 given that the only part of the guest house structure that encroaches into the side yard setback is the laundry room.

Sec. 28-348. – Accessory uses and structures. [[LINK TO SECTION](#)]

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.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance request to reduce the minimum side yard setback at 14 S Leonardi Street / PID 120220-0000.

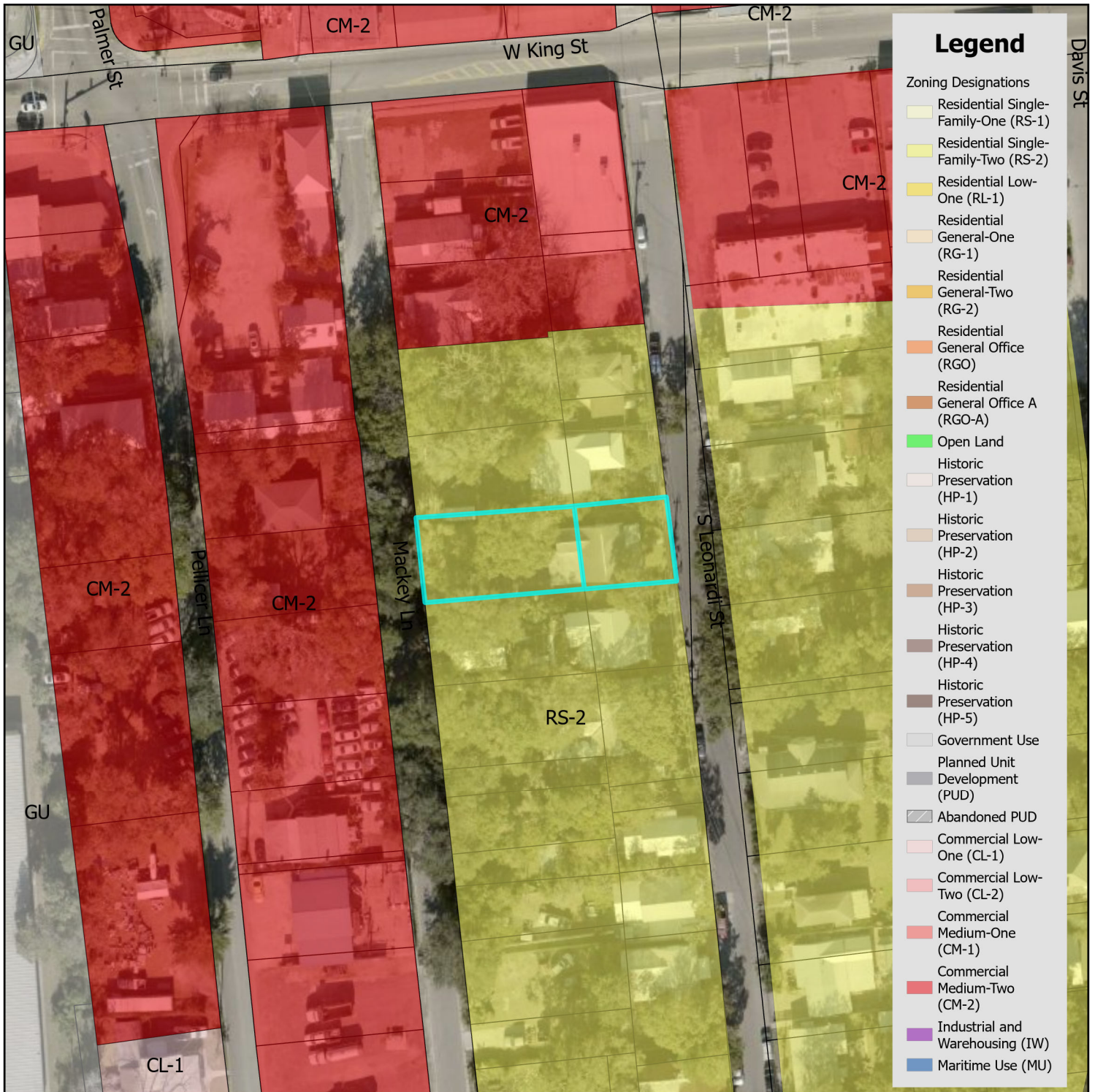
Attachments

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. Survey
10. Guest house Floorplan
11. Impervious Surface Ratio Calculations

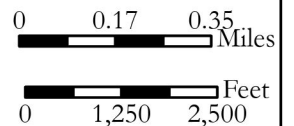
Staff Report prepared by:

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

Attachment 1: Zoning Map



Zoning Map



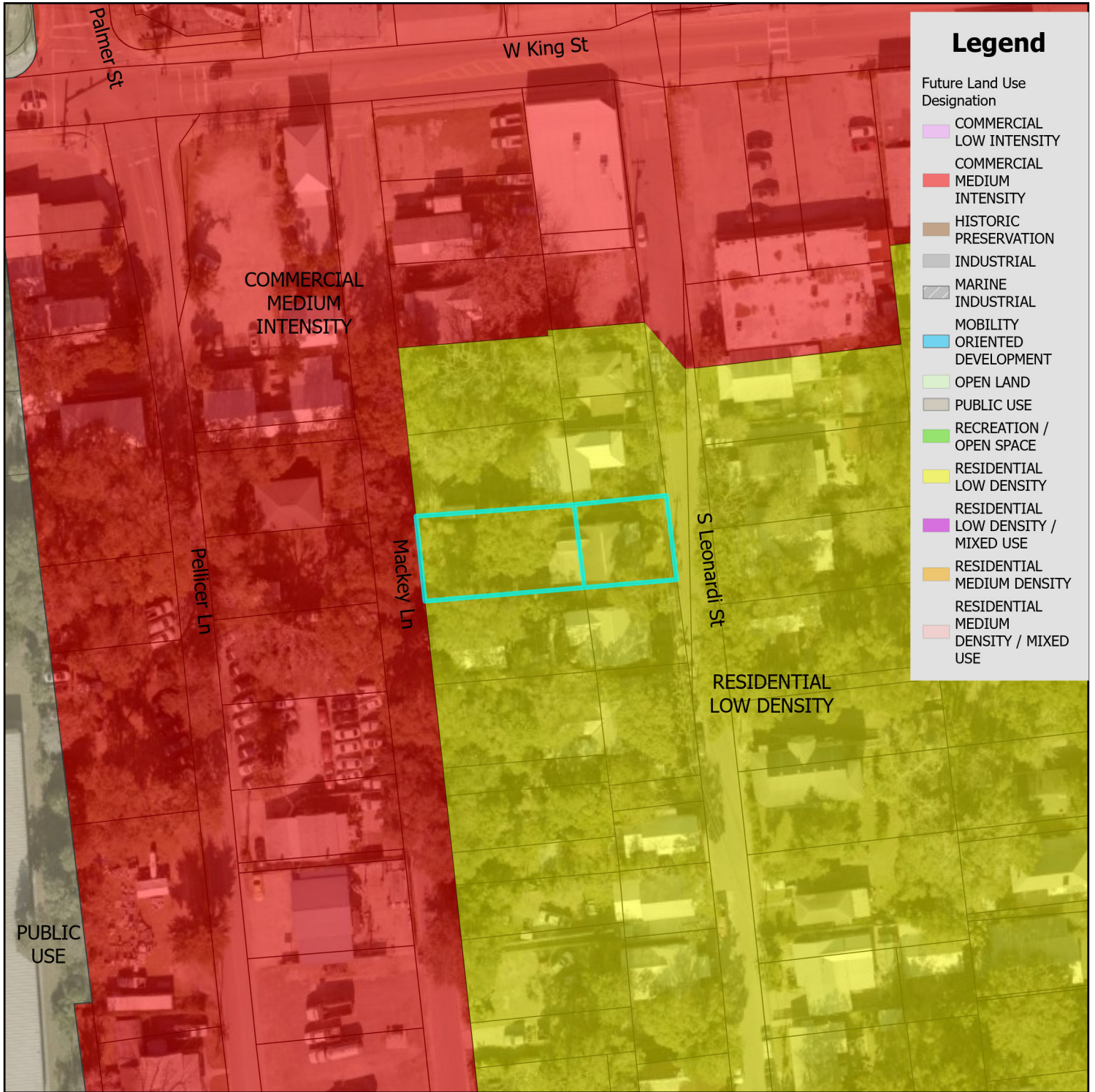
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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 herein.

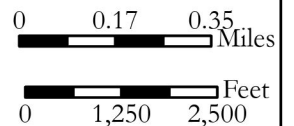
2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2: Future Land Use Map



Future Land Use Map



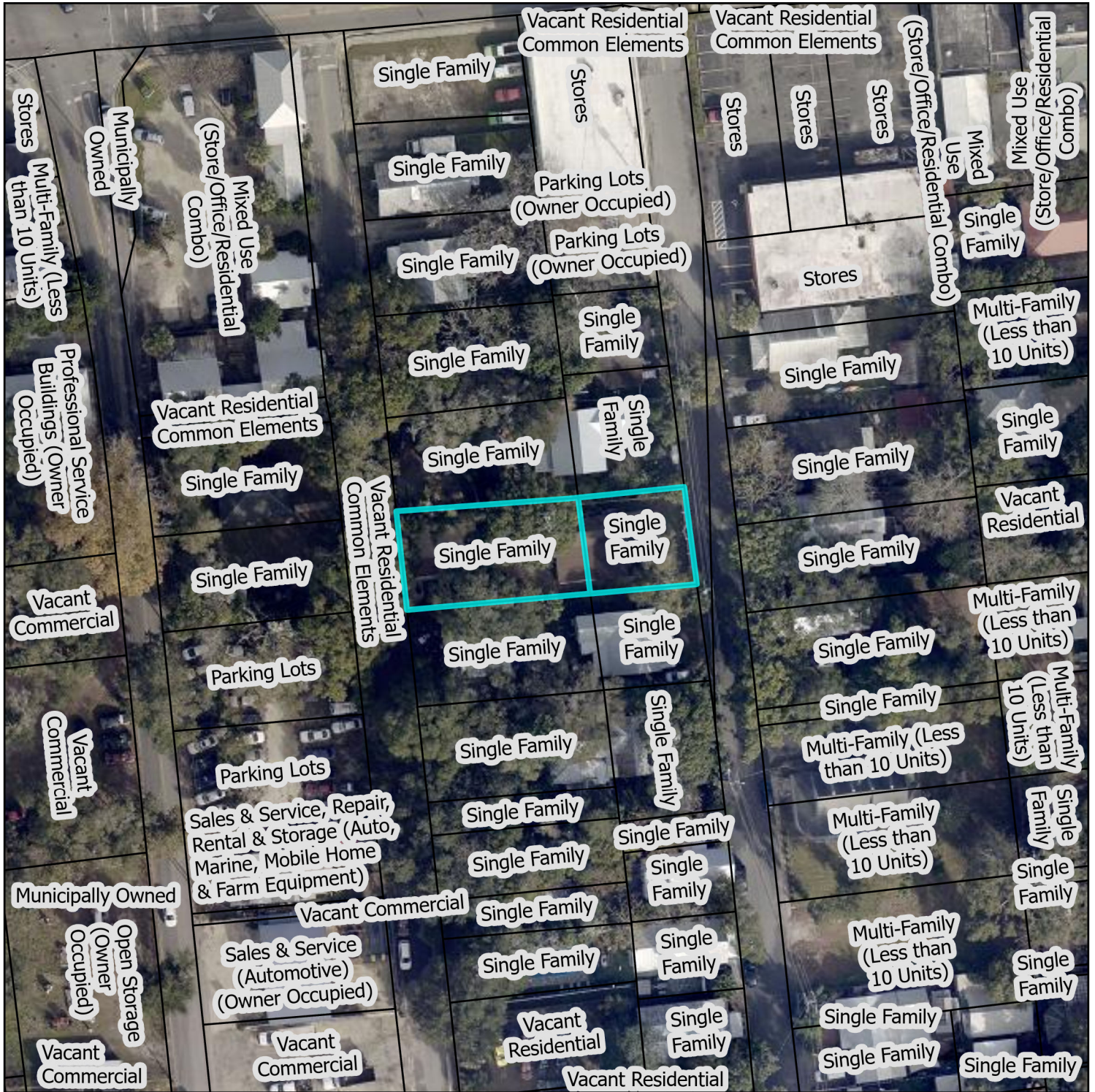
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 3:
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

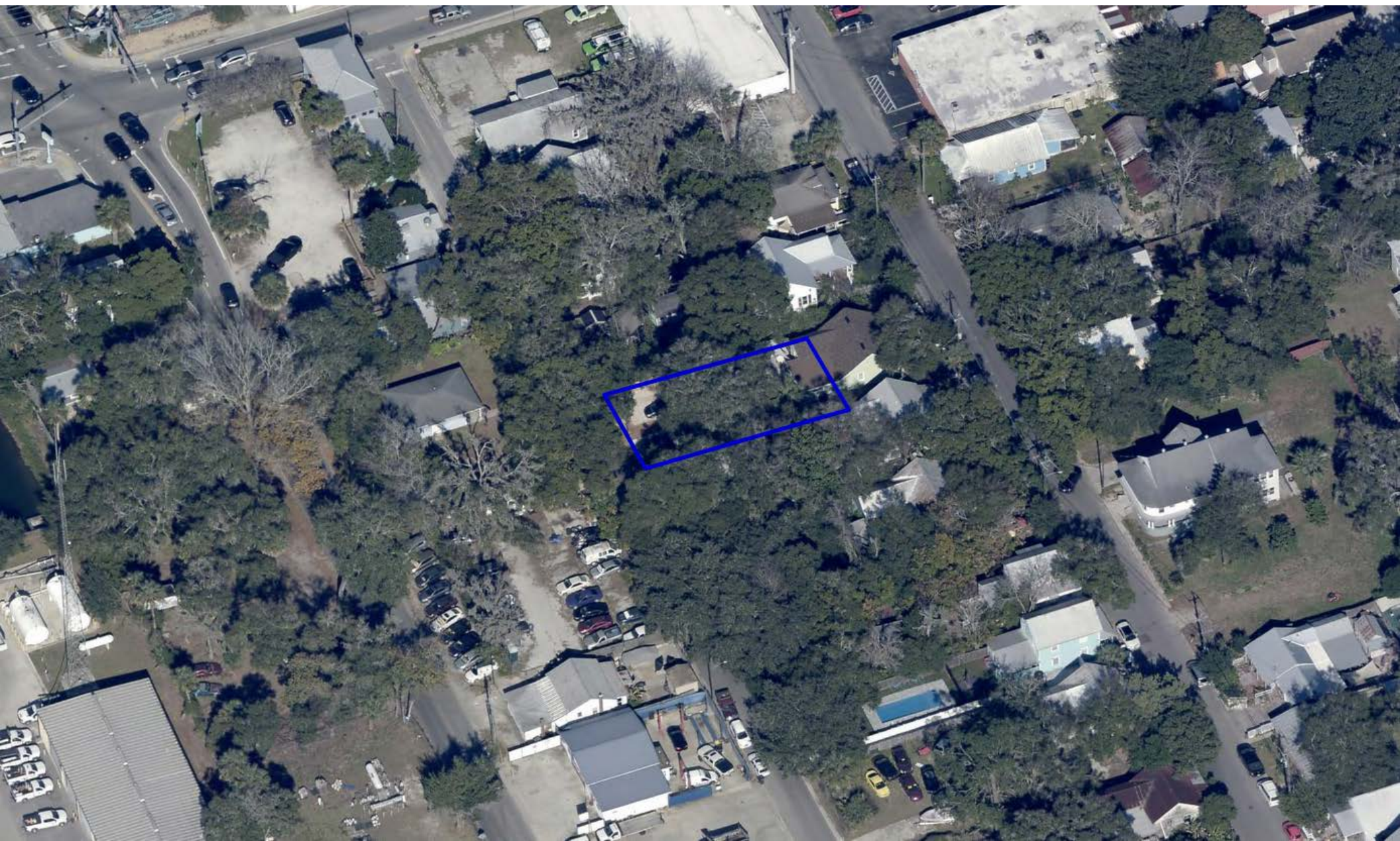


0 0.01 0.01 Miles
0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

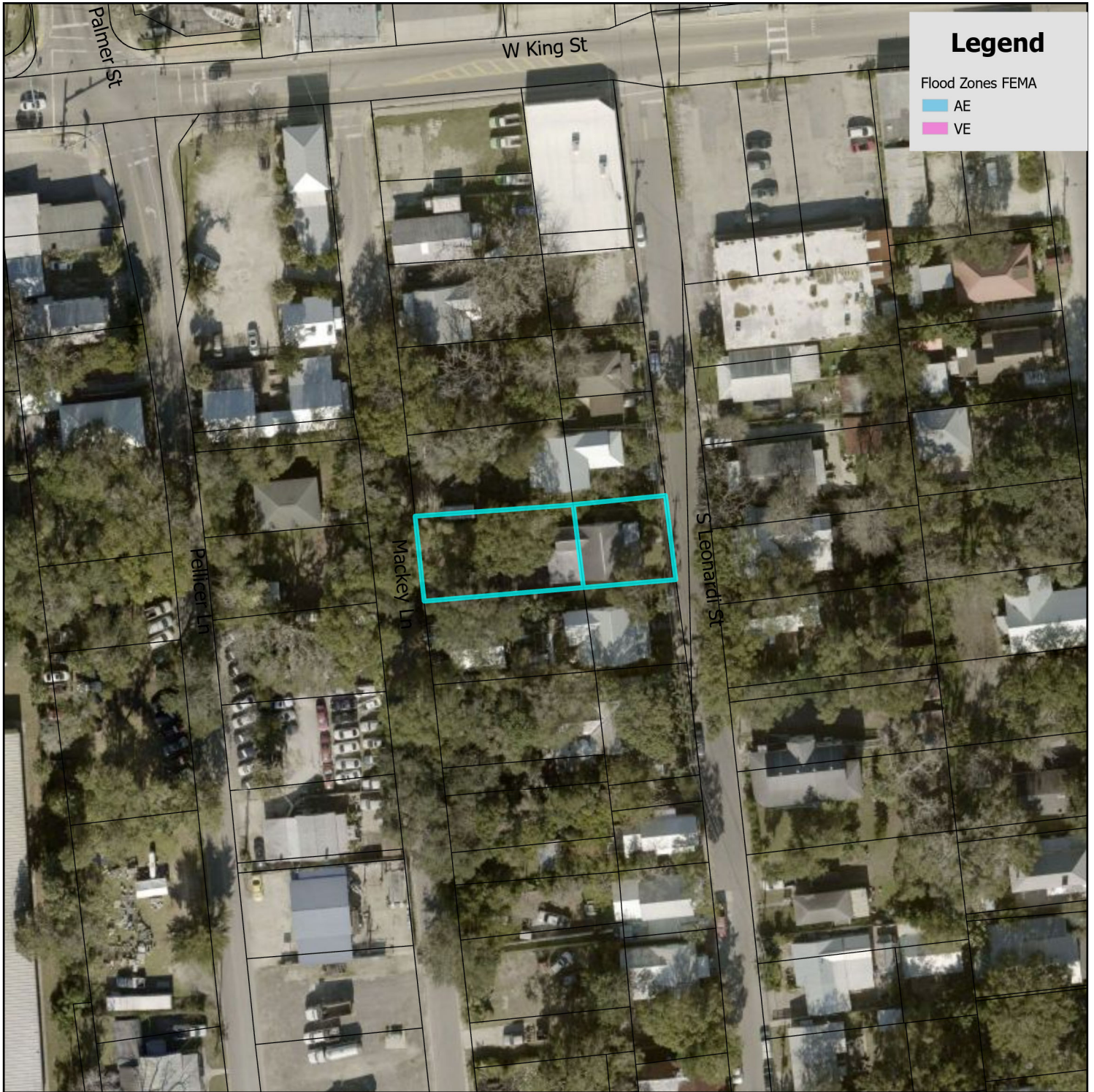
Attachment 4:

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

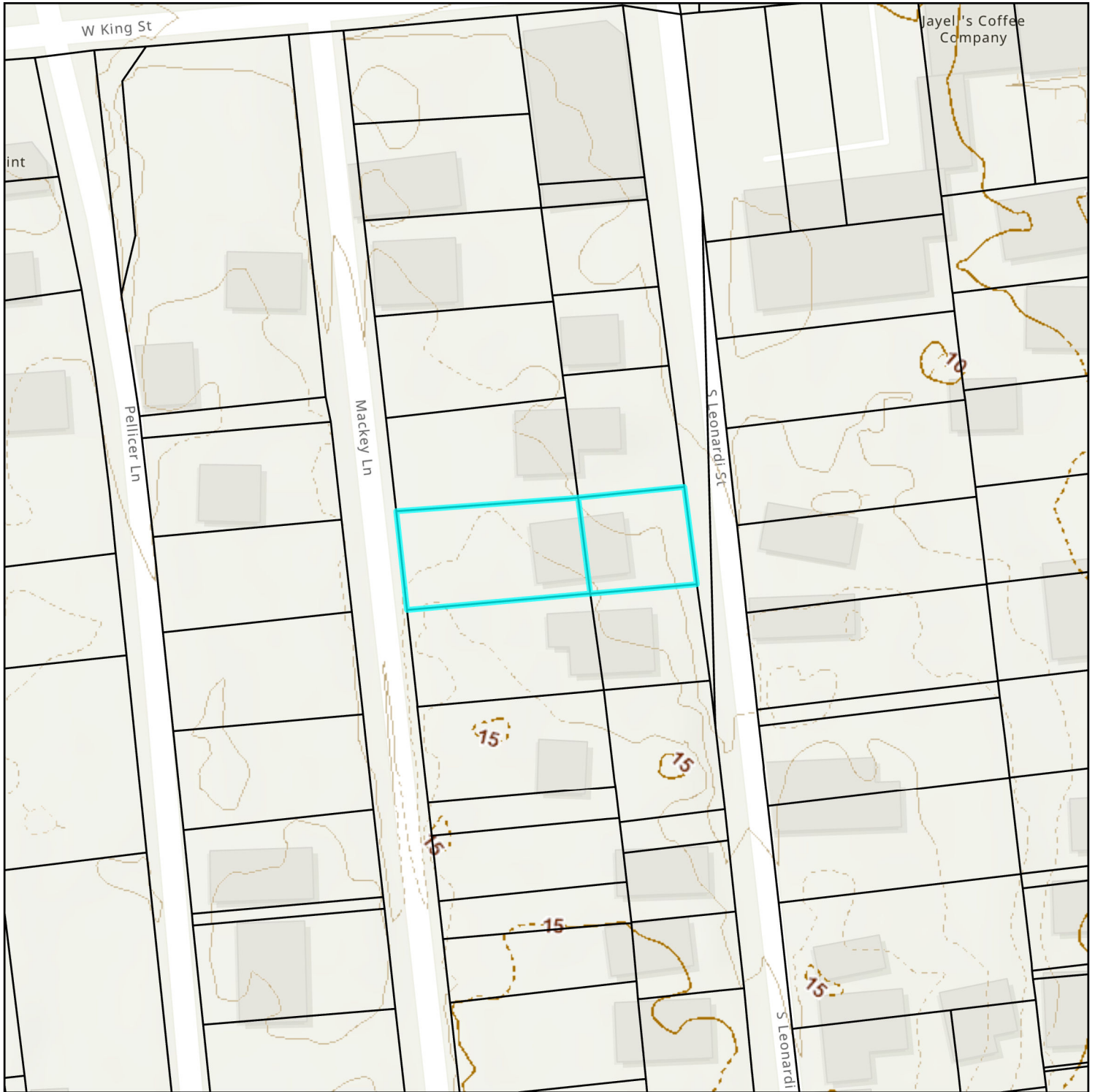


0 0.17 0.35 Miles

0 1,250 2,500 Feet

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



0 0.01 0.01 Miles

0 40 80 Feet

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: 350.00 (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Trevor Worley Contact Number: 904-814-7519

Business (if applicable): CW Thompson Investment Group

Address: 534 Sevilla Dr. City: St. Augustine State: FL Zip: 32086

E-Mail Address: trevormworley@gmail.com

2. NAME OF PROPERTY OWNER: Gloria Worley Contact Number: 904-814-6428

Business (if applicable): CW Thompson Investment Group

Address: 201 Shirleys Way City: St. Augustine State: FL Zip: 32086

E-Mail Address: gloriaworley@aug.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: 1202200000

4. PROJECT STREET ADDRESS: 14 S Leonardi St. St. Augustine, FL 32084

5. SPECIFIC PROPOSED USE: Guesthouse Airbnb

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 of the required 10 ft distance between the rear of the guesthouse building and the property line since we are using as a rental unit.

8. JUSTIFICATION FOR ACTION REQUESTED: _____

The unit is a large shed that was dropped on the lot over 35+ years ago. We purchased the entire property (including this shed that was converted into a rental unit) and weren't aware of the issue. It would be a significant burden to move the unit.

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: yes
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: yes
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: yes
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: yes

10. PREVIOUS 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

08/15/24

Date



Signature of Property Owner

08/15/24

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.

Trevor Worley

Print name of applicant

A handwritten signature in black ink, appearing to read "Trevor Worley", written over a horizontal line.

Signature of applicant

08/15/24

Date



Owner's Authorization For Agent

Trevor Worley is/are hereby authorized TO ACT ON BEHALF
OF GLORIA Worley, the owner(s) of those lands described within
☐ the attached application, or ☒ described within the previously filed
Application number: 2024-0067, 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:
14 S Leonardi St. Augustine, FL 32084

BY: Gloria Worley
Signature of Owner
Gloria Worley
Print Name of Owner
904-814-6428
Telephone Number

State of Florida

County of St. Johns

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

By Gloria Worley

Identification verified: personally known to me.

Oath sworn: Yes No

Notary Signature:

Lindy Sliman
Lindy Sliman

My Commission expires:



LINDY SLIMAN
Notary Public
State of Florida
Comm# HH220365
Expires 5/2/2026

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."

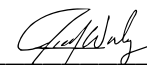
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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.

Project Address: 14 S Leonardi St. St. Augustine, FL 32084

Applicant's Name: Trevor Worley Applicant's Signature: 

Owner's Name: Gloria Worley 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	1202200000
Location Address	14 S LEONARDI ST SAINT AUGUSTINE 32084-0000
Neighborhood	Bravo Park (684)
Tax Description*	HERNANDEZ SUB LOT 3 & LOT 6 OF BROADWELL SUB MB1-7 OR5730/837 <i>*The Description above is not to be used on legal documents.</i>
Property Use	Single Family (0100)
Code	
Subdivision	Broadwells Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.170
Homestead	N

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

1/6/2023



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Owner Information

Owner Name	Worley Gloria Ann 100%
Mailing Address	201 SHIRLEYS WAY SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2024
Building Value	\$229,249
Extra Features Value	\$9,548
Total Land Value	\$95,872
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$334,669
Total Deferred	\$0
Assessed Value	\$334,669
Total Exemptions	\$0
Taxable Value	\$334,669

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

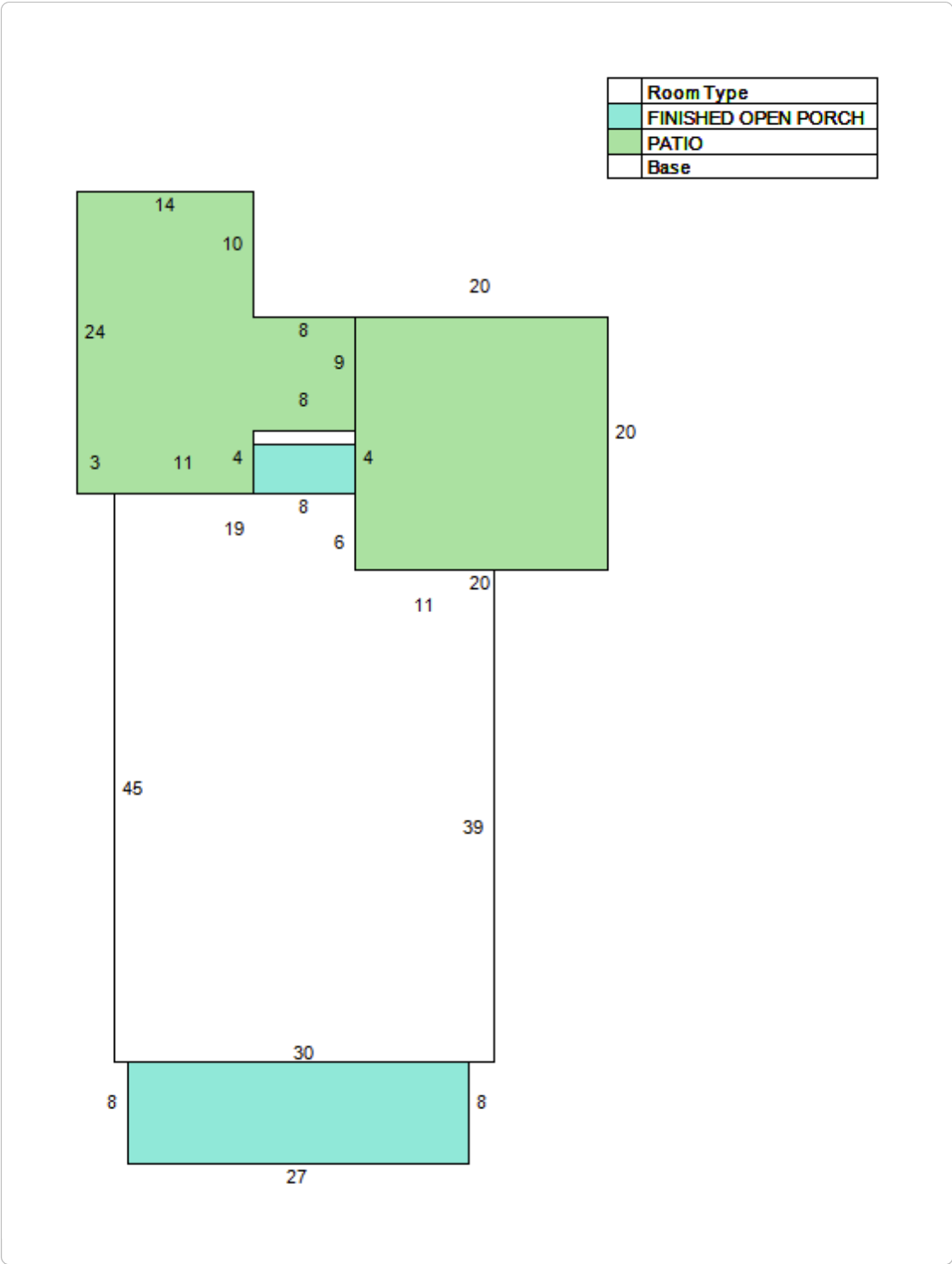
Historical Assessment Information

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	\$224,266	\$8,316	\$95,872	\$0	\$0	\$328,454	\$66,704	\$303,454	\$25,000
2022	\$134,340	\$3,326	\$95,872	\$0	\$0	\$233,538	\$64,761	\$208,538	\$25,000
2021	\$93,202	\$3,326	\$77,575	\$0	\$0	\$174,103	\$62,875	\$149,103	\$25,000
2020	\$89,720	\$3,326	\$58,850	\$0	\$0	\$151,896	\$62,007	\$126,896	\$25,000
2019	\$81,898	\$3,326	\$33,438	\$0	\$0	\$118,662	\$60,613	\$93,662	\$25,000
2018	\$50,398	\$3,485	\$33,438	\$0	\$0	\$87,321	\$59,483	\$62,321	\$25,000
2017	\$46,279	\$3,105	\$25,680	\$0	\$0	\$75,064	\$58,260	\$50,064	\$25,000
2016	\$38,378	\$3,233	\$17,120	\$0	\$0	\$58,731	\$57,062	\$33,731	\$25,000
2015	\$40,162	\$3,362	\$14,178	\$0	\$0	\$57,702	\$56,665	\$32,702	\$25,000
2014	\$38,640	\$3,491	\$14,084	\$0	\$0	\$56,215	\$56,215	\$31,215	\$25,000
2013	\$40,320	\$3,620	\$14,084	\$0	\$0	\$58,024	\$58,024	\$33,024	\$25,000

Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$229,249	Roof Structure	Gable Hip
Year Built	1925	Interior Flooring	Carpet, Hardwood
Actual Area	2340	Interior Wall	Drywall
Conditioned Area	1284	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Wood	Baths	1
Description		Square Footage	
BASE AREA		1284	
PATIO/SLAB		400	
FINISHED OPEN PORCH		32	
PATIO/SLAB		408	
FINISHED OPEN PORCH		216	
Total SqFt		2340	

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		9548

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	147	50	EF	\$95,872

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/28/2023	3/24/2023	\$375,000.00	WARRANTY DEED	5730	837	Q	I	CARTER GREG	WORLEY GLORIA ANN

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
5/6/2001	5/2/2011	\$0.00	OTHER INSTRUMENT	3434	900	U	I	DEUTSCHE BANK NATIONAL TRUST COMPANY	CARTER GREG
	4/19/2010	\$0.00	LIS PENDENS	3306	1472	U	I	DEUTSCHE BANK NAT'L TRUST CO	CARTER GREG
	3/18/2009	\$0.00	LIS PENDENS	3175	578	U	I	DEUTSCHE BANK NAT'L TRUST CO TRUSTEE	CARTER GREG
	6/30/1999	\$42,300.00	WARRANTY DEED	1424	228	Q	I	DIAS PAUL	CARTER GREG
	5/22/1998	\$41,600.00	WARRANTY DEED	1321	1683	Q	I	MITCHELL MANAGEMENT	DIAS PAUL
	2/25/1998	\$100.00	CORRECTIVE DEED	1299	271	U	I	COLEE ILWILDA F TRUST	MITCHELL MANAGEMENT
	10/17/1997	\$29,000.00	WARRANTY DEED	1272	214	Q	I	COLEE ILWILDA F TRUST	MITCHELL MANAGEMENT
	10/15/1997	\$100.00	WARRANTY DEED	1271	500	U	I	CONNER DORIS J ETAL	CONNER DORIS J & WILSON CAROL J SUCC TRUSTEES
	10/15/1997	\$100.00	WARRANTY DEED	1271	497	U	I	WILSON ELLA	CONNER DORIS J & WILSON CAROL J SUCC TRUSTEES
	10/15/1997	\$100.00	WARRANTY DEED	1271	494	U	I	RHODES MILLIE	CONNER DORIS J & WILSON CAROL J SUCC TRUSTEES
	10/15/1997	\$100.00	WARRANTY DEED	1271	491	U	I	CONNER DORIS J & WILSON CAROL J SUCC TRUSTEES	CONNER DORIS J ETAL
	6/3/1997	\$0.00	DEATH CERTIFICATE	1271	484	U	I	COLEE ILWILDA F TRUSTEE (DECD 6/3/97)	COLEE ILWILDA F TRUST
	7/31/1996	\$0.00	WARRANTY DEED	1189	1076	U	I	COLEE ILWILDA F	COLEE ILWILDA F TRUSTEE

No data available for the following modules: Exemption Information.

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

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 9/21/2024, 1:25:27 AM

Contact Us

Developed by



Attachment 9:

Survey



Prepared by:
Wayde Carter Jr.
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 23-321-WC

Parcel ID: 120220-0000

Warranty Deed

This Indenture made this 24th day of March, 2023 BETWEEN Greg Carter, also known as Gregory Carter, a single man, GRANTOR*, whose post office address is 14 Rollins Avenue, St. Augustine, FL 32084, and Gloria Ann Worley, a married woman, GRANTEE*, whose post office address is 201 Shirley's Way, St. Augustine, FL 32086.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

Lot 3, Hernandez Subdivision Unrecorded:

The North Half of that certain Lot, Piece or Parcel of land in New Augustine, Saint Johns County, Florida, said lot being described as follows:

Commencing at a point on the West side of Formerly Leonardy Street (n/k/a Corbett Street), 350 feet from the Southwest corner of King and Formerly Leonardy Street (n/k/a Corbett Street) in a Southerly direction, which is the Northeast corner of property owned or formerly owned by Mary Lillian Clark;

Thence in a Westerly direction along the North line of said Mary Lillian Clark property, 54 feet, 6 inches; thence in a Northerly direction 100 feet; thence in an Easterly direction 54 feet, 6 inches to the West side of formerly Leonardy Street (n/k/a Corbett Street); thence Southerly along the West side of formerly Leonardy Street (n/k/a Corbett Street) to the Point of Beginning.

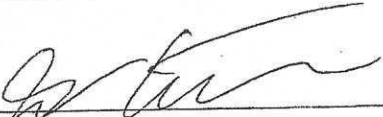
Together with Lot 6, Broadwell Subdivision as recorded in Map Book 1, Page 7, of the Public Records of Saint Johns County, Florida.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2023 and Subsequent Years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable, as context requires.

In Witness Whereof, Grantor, has hereunto set grantor's hand and seal this day and year first above written.

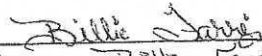


Greg Carter

WITNESSES



Witness: Shannon M. Gray

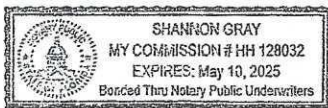


Witness: Billie Farris

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization on **March 24, 2023** by **Greg Carter** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]



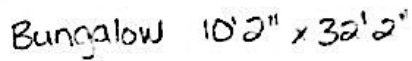


Notary Public: Shannon M. Gray
My commission expires: May 10, 2025

Attachment 10:

Guest house Floorplan

W = Window
X = 7' Pillars
5'4" x 5'4"



Attachment 11:

Impervious Surface Ratio Calculations

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 14 S Leonardi Street St. Augustine, FL 32086

Lot Area 7,265 sq ft square feet

Impervious Surfaces: 1,305.42 sq ft - green front house
384.95 sq ft - yellow back house

- | | |
|---|------------------------|
| 1. Existing building(s) footprint | <u>1,690.37</u> sq.ft. |
| 2. Existing concrete/paver patios,
driveways, walkways, etc. | <u>2,431.1</u> sq.ft. |
| 3. Proposed roofed building(s) footprint | _____ sq.ft. |
| 4. Proposed concrete/paver patios,
driveways, walkways, etc. | _____ sq.ft. |

Total Impervious Surfaces _____ sq.ft.

<u>4121.47 sq ft</u>	divided by	<u>7,265 sq ft</u>	=	<u>56.73%</u>
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 09/20/24



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
October 1, 2024	5.b.	PZB2024-0068
Request	Address	Parcel ID
Variance	91 Kings Ferry Way	209640-0000
[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]		

Site & Background Information

Applicant:	Susanne Sellars
Owner:	The Blue Pelican of St. Augustine LLC
Property Class: (St. Johns County Property Appraiser)	0800 – Multi-Family (Less than 10 Units)
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.13
Neighborhood:	Lincolnville
Archaeological Zone:	IIIA

Request Summary

This application is a variance request at 91 Kings Ferry Way to increase the maximum height of a fence located in a required front yard within the RS-2 zoning district.

The maximum height of a fence within a front yard of a residential district is four (4) feet, the applicant is requesting a variance to this limit in order to receive an after the fact permit for an eight (8) foot tall fence along the property line adjacent to Lincoln Street.

The applicant's justification for this request is that "the owner of this property has experienced an inordinate amount of theft and vandalism."

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 fence height at this property is inconsistent with the City's objective of encouraging uses consistent with the community's authentic and distinctive character when comparing it to other properties along Lincoln Street.
	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 inconsistent with the City's policy to promote a welcoming and compassionate community through 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 inconsistent with the City’s policy to preserve neighborhood character 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)**

Sec. 28-2. – Definitions. [\[LINK TO SECTION\]](#)

Fence means an artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

Yard means a required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from thirty (30) inches above the general ground level of the graded lot upward; provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, front, means a required yard extending between side lot lines across the front of a lot adjoining a public or private street. In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one (1) of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the building inspector may waive the requirement for the normal front yard and substitute therefor a special yard requirement, which shall not exceed the average of the yards provided on adjacent lots. In the case of corner lots, a front yard of the required depth shall be provided on one (1) frontage and a front yard half the required depth shall be provided on the other. Depth of a required front yard shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such roundings. Front and rear yard lines shall be parallel. Where lots in residential districts comprising forty (40) percent or more

of the frontage on one (1) side of a street between intersecting streets are developed with structures having an average front yard with a variation of not more than six (6) feet, no building thereafter erected shall project beyond the average line so established. This provision applies in all residential districts.

Sec. 28-29. – Zoning exceptions, variances and appeals. [[LINK TO SECTION](#)]

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 property at 91 Kings Ferry Way is a through lot meaning it has frontages on both Kings Ferry Way and Lincoln Street. The properties immediately adjacent to both sides of this property are not through lots and have rear yards that abut other property rear yards. The applicant cites the larger parcel as the singular disadvantage.



Figure 1. This screenshot, obtained from the St. Johns County Property Appraiser's website, shows 91 Kings Ferry Way as well as the adjacent properties.

- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant states that because of this disadvantage “the subject property is not afforded the same level of privacy and security that is enjoyed by the properties in the immediate vicinity.”
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The size of the property is not attributed to the current property owner.
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
The applicant states that “the fence in question would not adversely affect other property in the vicinity, and is not contrary to the public interest. Quite frankly, the existence of the fence would likely serve to deter theft and vandalism in the area.”

Staff views the height and width of the fence in question as out of place along Lincoln Street given the absence of fences along the street over four feet tall. The residential character, neighborhood feel, and distinct architectural styles which are visible due to lower fence heights are contributing factors into what makes this particular street unique.

Sec. 28-331. - Fences, walls, and hedges. [[LINK TO SECTION](#)]

- (a) Notwithstanding other provisions of this chapter, fences, walls and hedges may be permitted in any required yard or along the edge of any yard; provided that no fence or wall in excess of eight (8) feet shall be permitted in any residential district except as specifically outlined in [section 28-348](#). No fence or wall in excess of four (4) feet in height shall be permitted to encroach into the required front yard of any lot in a residential district except as provided in [section 28-348](#) or, in the case of a nonconforming front yard setback, a fence may not extend past the front building line of the structure. No fence, wall, hedge or other visual barrier exceeding thirty (30) inches in height shall be permitted within twenty-five (25) feet of any intersection, except in historic preservation districts 1, 2 and 3.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE, DENY, or CONTINUE** the variance request for increased fence height within the required front yard at 91 Kings Ferry Way / PID 209640-0000.

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. Survey
10. Applicant Photos
11. Applicant Email from September 23, 2024

Staff Report prepared by:

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

Attachment 1: Zoning Map



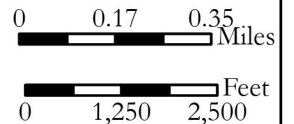
Zoning Map



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

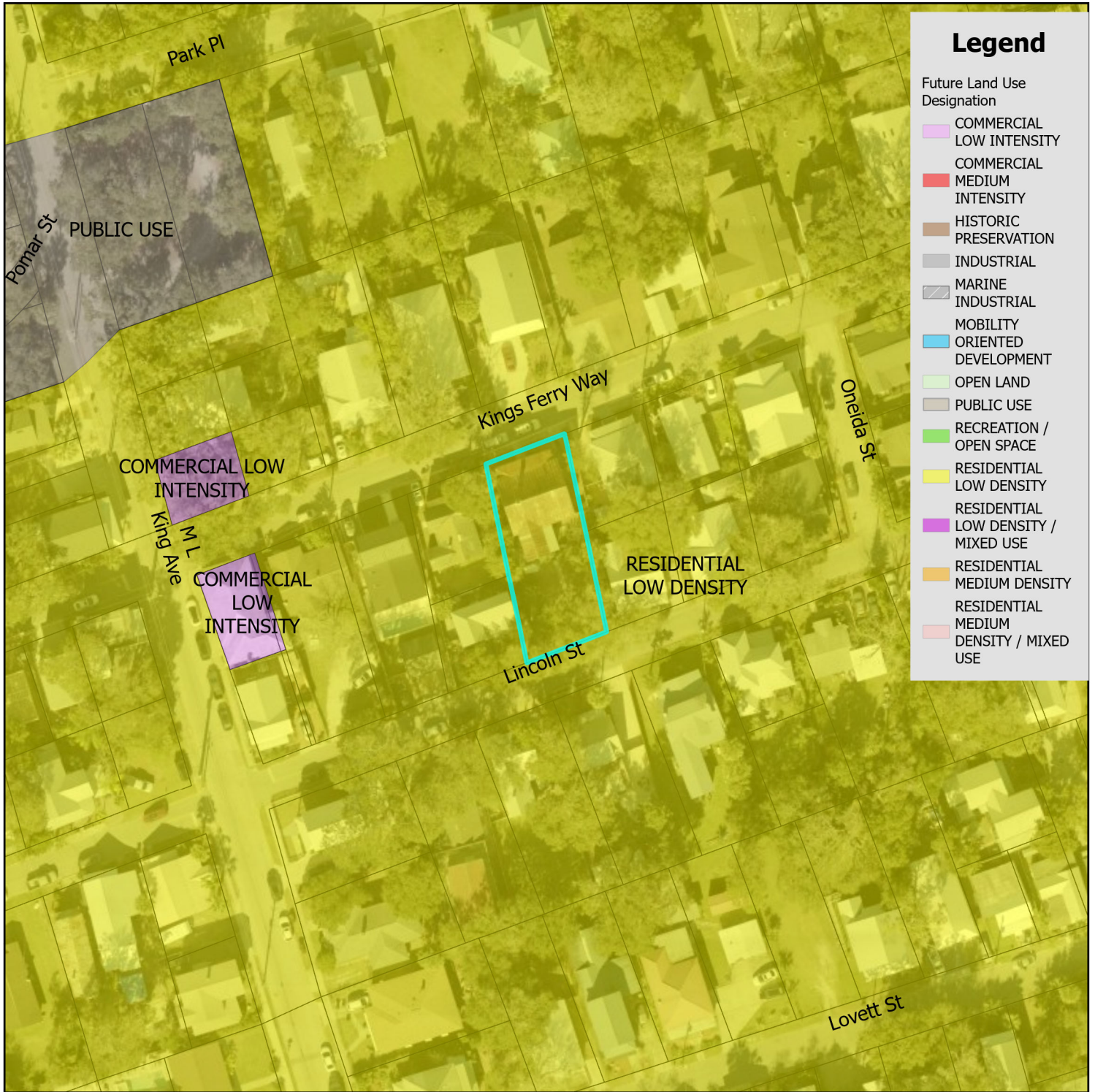
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

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



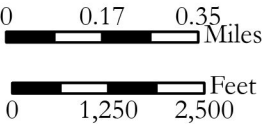
Future Land Use Map



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

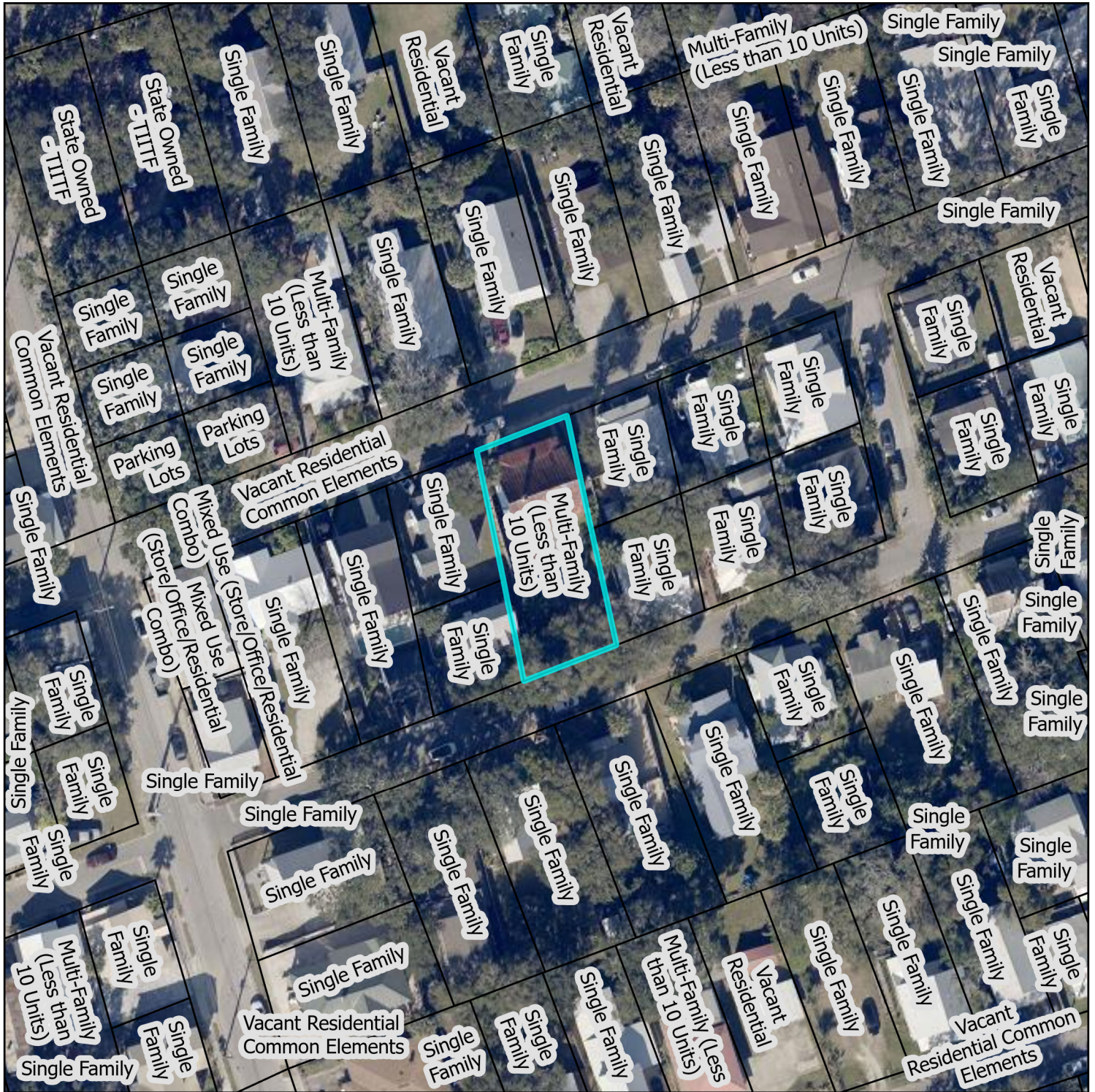
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2024



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



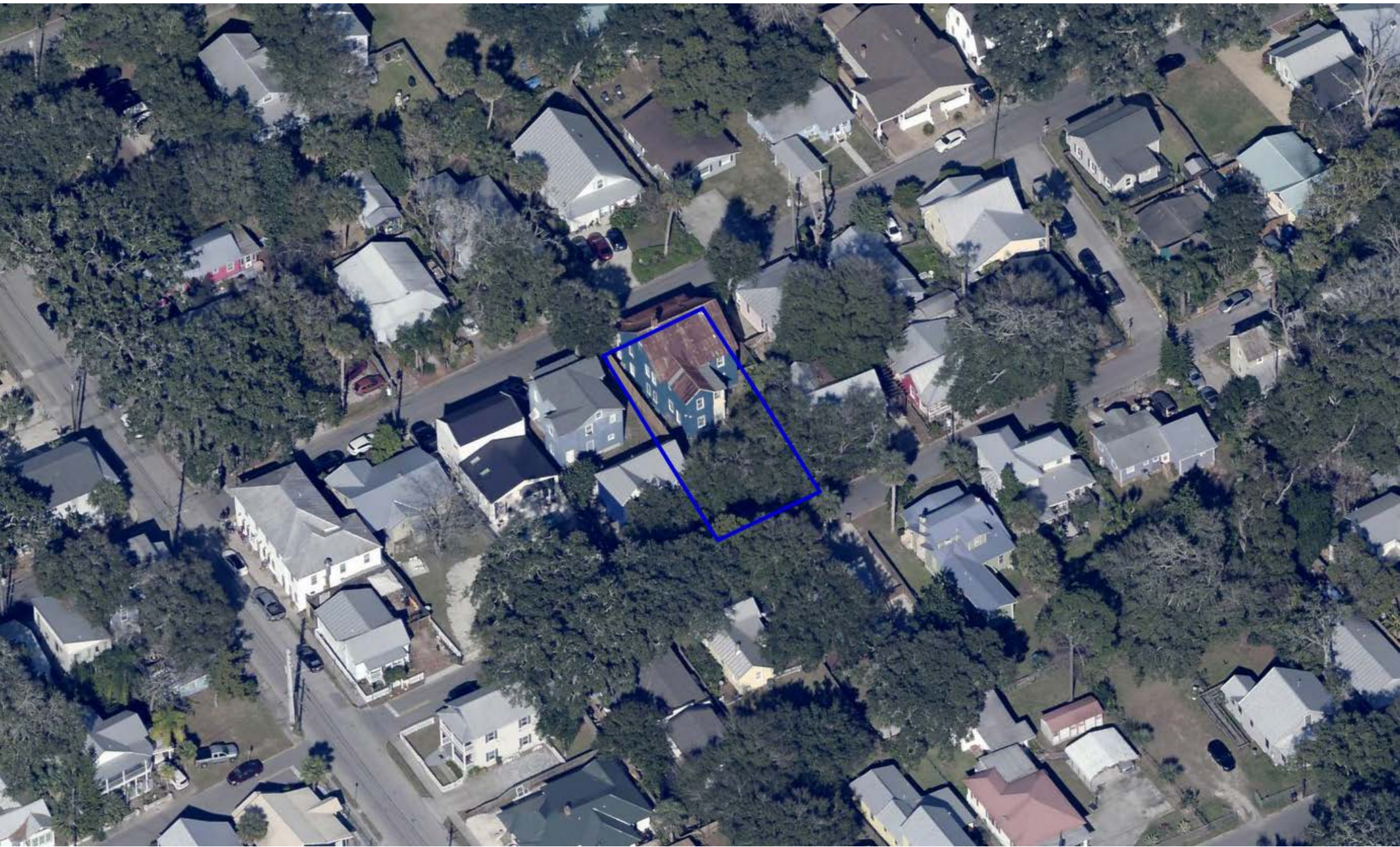
0 0.01 0.01 Miles

0 40 80 Feet

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

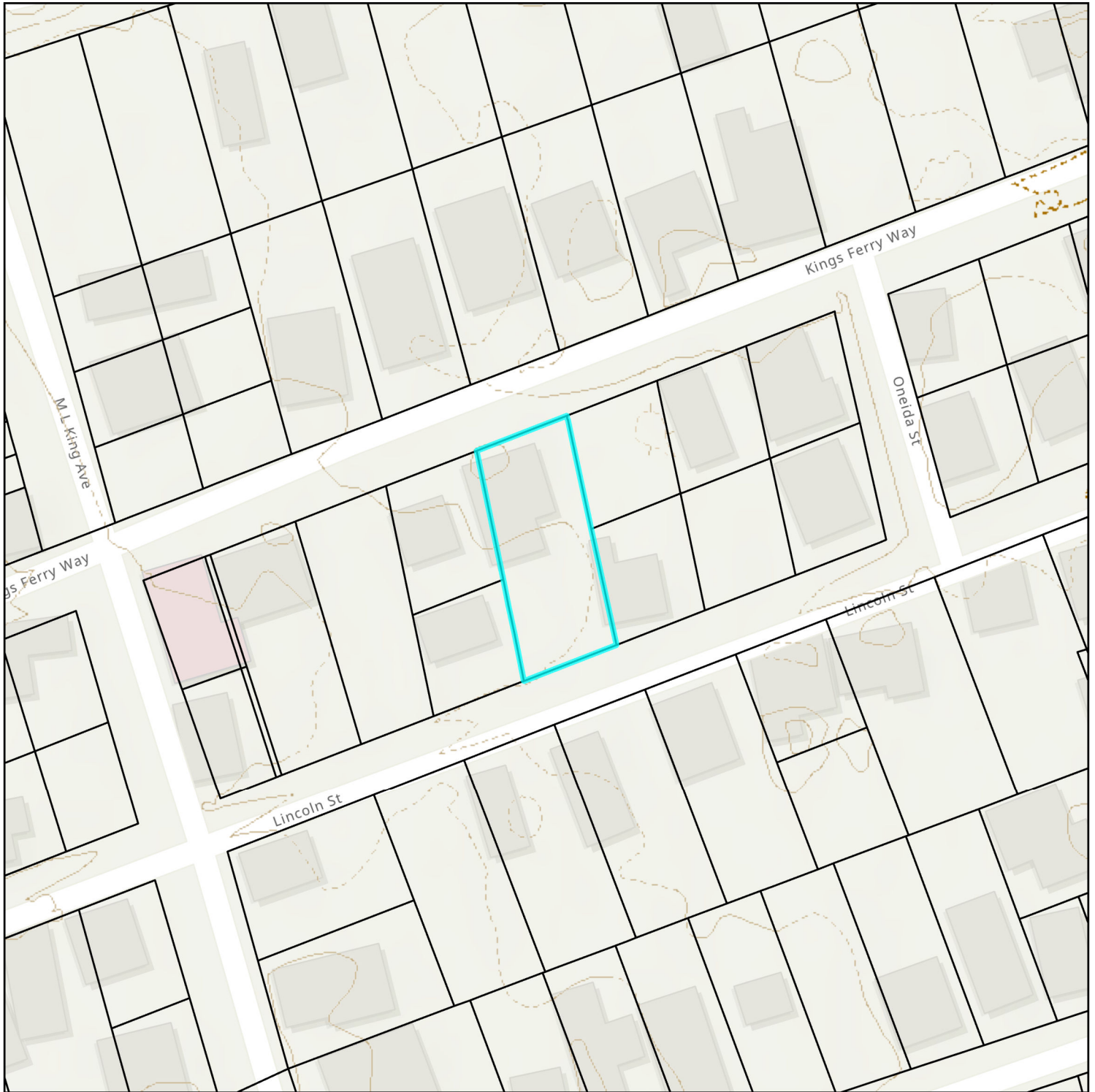


0 0.17 0.35 Miles

0 1,250 2,500 Feet

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



0 0.01 0.01 Miles

0 40 80 Feet

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: susanne sellars Contact Number: 516-509-2033

Business (if applicable): _____

Address: 91 kings ferry way City: st augustine State: fl Zip: 32084

E-Mail Address: nenisue@aol.com

2. NAME OF PROPERTY OWNER: the blue pelican of st augustine llc Contact Number: 516-509-2033

Business (if applicable): none, its just an LLC i created for my home

Address: 91 kings ferry way City: st augustine State: fl Zip: 32084

E-Mail Address: nenisue@aol.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 7 Block: C

Subdivision: genovar Parcel Number: 2096400000

4. PROJECT STREET ADDRESS: 91 kings ferry way st augustine fl 32084

5. SPECIFIC PROPOSED USE: personal home

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: 509

7. DESCRIPTION OF ACTION REQUESTED: replacing existing fence. (after the fact permit) I went & called (to the offices in the lightnair museum bldg)

over 5 times discerning which things i can do myself as homeowner that wouldnt require permits vs which projects would require permits.

from what i understood after several visits and calls, i was allowed to replace the fence without permit. I purchased this ZOMBIE home from a slumlord who had slumlord predecessors before him, only looking for a quick buck renting it to students and hoarders.

The property was in extreme neglect. The existing fence was a combination of a few different heights. I kept the gate in the same location with the new fence that we put up.

my husband also went to the towncity, and was advised the same as me. we were directed to (some of the times we went was during COVID) view online guidelines in addition to our verbally received answers. we even printed out these web guidelines in the event

exactly this would happen. we were following what we were directed to as the guidelines.

8. JUSTIFICATION FOR ACTION REQUESTED: we were following what we were directed to as the guidelines. im in an unsafe neighpeaking to james tomasella & Buddy etc.

i was trying to figure out what exactly was done "wrong". james suggested it may be going from "chain link fencing"(if thats what one would even consider to call the mish mosh that was there). then it was suggested the problem may be the height... but there was sections already there @ 8'. now victoria in the office is suggesting it could be bec yards are sometimes sold off, therefore new front yards created with future owners. I remem being advised my prop wouldnt qual for this & i have no interest in doing this an

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:_____

my backyard faces a street which could be considered a front yard i am told. this is my back yard only which i need to keep vagabonds out of protecting our safety. i have children. at augustine is chock full of homeless and this is not an extremely safe

neighborhood. there are halfway houses close by. i have had a tremendous amt theft

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

children cannot play safely in backyard un-fenced here. any visible items in the past have been stolen from the back yard such as bicycles, tools, even outdoor furniture.

a fence that one cannot see past is also necessary to protect our safety in the home. currently there is a drug dealing homeless man passing by every 30 min on bicycle.

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

St Augustine needs to provide its residents a safer environment, not allowing homeless criminals taking up shelter in several empty homes here in the community, eliminating the homeless from sleeping in our parks & walking

street benches. eliminating the halfway houses in our community enabling strung out drug addicts breaking into our homes. keeping the homeless out of our community pool

- (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:_____

every single neighbor to every side, front, and behind me are sharing how delighted they are with my improving the property these past 3 years.

EVERY SINGLE time im outside i rec compliments on new fence and landscpa to go along with. i am improving the neighborhood. prior to my ownership the community wa

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

August 9 2024

Date

Signature of Property Owner

August 9 2024

Date



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

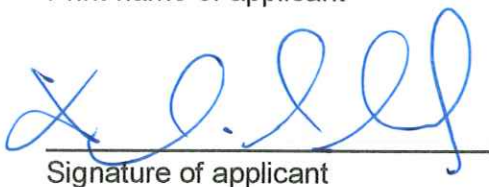
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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.

susanne sellars

Print name of applicant



Signature of applicant

august 9, 2024

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.

91kings ferry way st augustine fl 32084

Project Address: _____

Applicant's Name: **susanne sellars** Applicant's Signature: **susannesellars**

Owner's Name: _____ Owner's Signature: **susannesellars**



Owner's Authorization For Agent

Daniel Lang, Esq. is/are hereby authorized TO ACT ON BEHALF
OF Susanne Sellars the owner(s) of those lands described within
☐ the attached application, or ☒ described within the previously filed
Application number: PZB204-008 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
Susanne Sellars
Print Name of Owner
(516) 509-2033
Telephone Number

State of NY

County of NASSAU

Signed and sworn before me on this 13 day of September, 2024

By Susanne Sellars

Identification verified: NYA

Oath sworn: Yes No

Notary Signature: [Signature]

My Commission expires: 10/24/27

AMY ROSE REBOURN
Notary Public, State of New York
No. 01866250108
Qualified in Suffolk County
Commission Expires October 24, 2027

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	2096400000
Location Address	91 KINGS FERRY WAY SAINT AUGUSTINE 32084-0000
Neighborhood	Genovar Addition (627)
Tax Description*	GENOVAR ADDN CITY LOT 7 BLK C OR5497/964 & 5924/1979(Q/ C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Genovar Addition
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.130
Homestead	N



Owner Information

Owner Name	The Blue Pelican Of St Augustine LLC 100%
Mailing Address	178 BALDWIN AVE LOCUST VALLEY, NY 11560-0000

Map



Valuation Information

	2024
Building Value	\$320,376
Extra Features Value	\$0
Total Land Value	\$225,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$545,376
Total Deferred	\$117,615
Assessed Value	\$427,761
Total Exemptions	\$0
Taxable Value	\$427,761

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	\$188,874	\$0	\$200,000	\$0	\$0	\$388,874	\$388,874	\$0	\$388,874
2022	\$344,713	\$0	\$190,400	\$0	\$0	\$535,113	\$354,300	\$180,813	\$354,300
2021	\$216,413	\$0	\$150,000	\$0	\$0	\$366,413	\$322,091	\$44,322	\$322,091
2020	\$183,306	\$0	\$130,000	\$0	\$0	\$313,306	\$292,810	\$20,496	\$292,810
2019	\$158,710	\$0	\$130,000	\$0	\$0	\$288,710	\$266,191	\$22,519	\$266,191
2018	\$121,992	\$0	\$120,000	\$0	\$0	\$241,992	\$241,992	\$0	\$241,992
2017	\$125,187	\$298	\$108,000	\$0	\$0	\$233,485	\$227,470	\$6,015	\$227,470
2016	\$131,294	\$298	\$93,750	\$0	\$0	\$225,342	\$206,791	\$18,551	\$206,791
2015	\$137,400	\$298	\$75,000	\$0	\$0	\$212,698	\$187,992	\$24,706	\$187,992
2014	\$110,604	\$298	\$60,000	\$0	\$0	\$170,902	\$170,902	\$0	\$170,902
2013	\$115,413	\$298	\$46,500	\$0	\$0	\$162,211	\$162,211	\$0	\$162,211

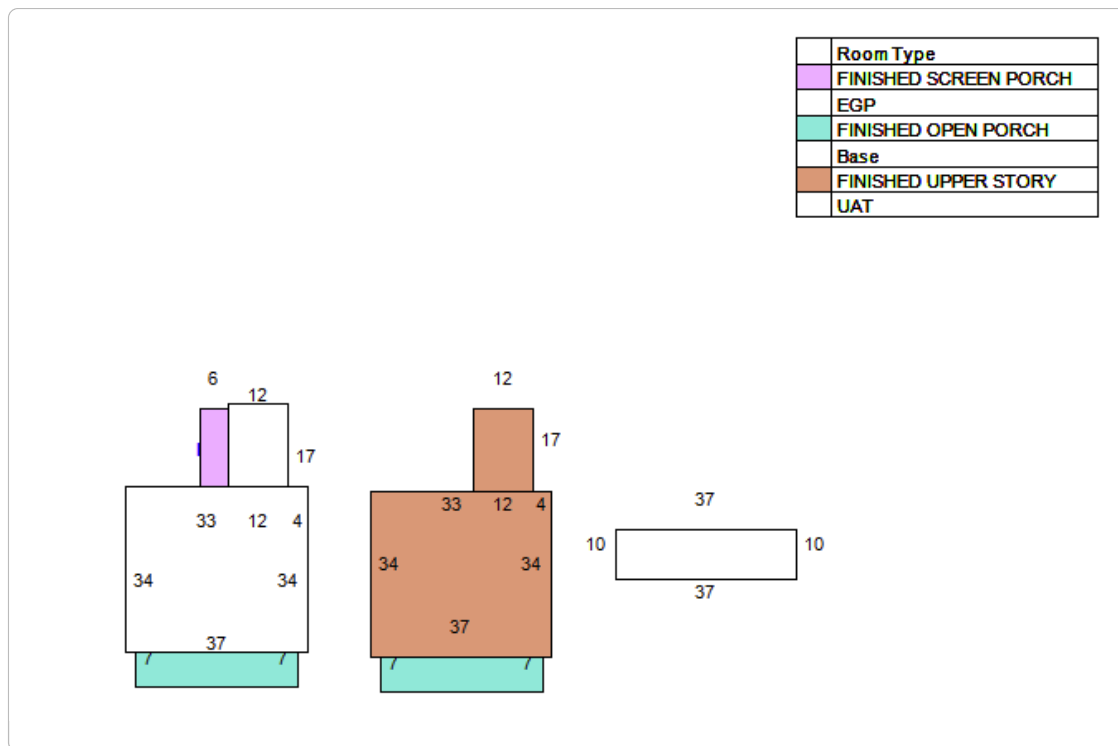
Building Information

Building	1
Building Value	\$320,376
Year Built	1906
Actual Area	3948
Conditioned Area	2924
Use	Duplex
Style	01
Exterior Wall	Cement Fiber, Wood

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Hardwood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
UNFINISHED ATTIC	370
FINISHED UPPER STORY	1258
BASE AREA	1258
FINISHED OPEN PORCH	231
BASE AREA	204
FINISHED OPEN PORCH	231
FINISHED UPPER STORY	204
UNFINISHED ENCLOSED PORCH	96
FINISHED SCREEN PORCH	96
Total SqFt	3948

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	50	125	50	EF	\$225,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/2/2024	3/28/2024	\$100.00	QUIT CLAIM DEED	5924	1979	U	I	SELLARS SUSANNE MONICA	THE BLUE PELICAN OF ST AUGUSTINE LLC
2/18/2022	2/18/2022	\$462,000.00	WARRANTY DEED	5497	964	Q	I	GOBETS MICHEL,LARYSSA	SELLARS SUSANNE MONICA
6/18/2021	6/18/2021	\$64,600.00	WARRANTY DEED	5294	1528	U	I	GOBETS MICHEL	GOBETS MICHEL,LARYSSA
	6/30/1998	\$120,000.00	WARRANTY DEED	1330	1713	Q	I	SONDERGRATH MARY M	GOBETS MICHEL
	7/31/1997	\$38,000.00	WARRANTY DEED	1255	976	U	I	PETERSON DAVID L,COLLETTE F	SONDERGRATH MARY M
	6/29/1994	\$35,000.00	WARRANTY DEED	1061	1037	Q	I	CHASE WILLARD LINWOOD 189 INLET DRIVE,ST AUGU	PETERSON DAVID L
	11/1/1989	\$0.00		837	1477	U	I		CHASE WILLARD LINWOOD 189 INLET DRIVE,ST AUGU

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 9/21/2024, 1:25:27 AM

Contact Us

Developed by


Attachment 9:

Survey



THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND ENDORSED WITH THE SIGNING SUPERVISOR OF ALL

Prepared by:

Law Offices of John Galletta, Jr., P.L.
1095 Anastasia Boulevard
St. Augustine, FL 32080

(Space above this line reserved for recording office use only)

QUIT-CLAIM DEED

This Quitclaim Deed, executed this 28th day of March, 2024, by first party,

Grantor: SUSANNE MONICA SELLARS, a married woman conveying her non-homestead property,

whose post office address is 178 BALDWIN AVENUE
LOCUST VALLEY, NY 11560

to second party,

Grantee: THE BLUE PELICAN OF ST. AUGUSTINE, LLC., a Florida Limited Liability Company,

whose post office address is 178 BALDWIN AVENUE
LOCUST VALLEY, NY 11560

The word "I" or "me" as hereafter used means the Grantor.

The word "you" as hereafter used means the Grantee.

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

Witnesseth, that said first party, for the sum of \$10.00, and other goods and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described parcel of land, and all improvements and appurtenances thereto, in ST. JOHNS County, Florida:

LOT 7, BLOCK C, GENOVAR ADDITION, A SUBDIVISION OF THE CITY OF ST. AUGUSTINE ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA.

together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is 209640-0000.

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

This conveyance is subject to covenants, reservations, restrictions and easements of record, if any; however, this recitation shall not operate to reimpose the same; taxes for year 2024 and subsequent years.

S. Sellars 3/28/24
SUSANNE MONICA SELLARS (Date)
178 BALDWIN AVENUE
LOCUST VALLEY, NY 11560

Signed in the presence of:

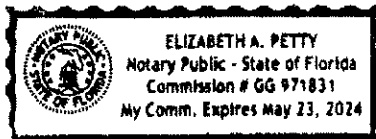
John Galletta Jr. 3-28-24
John Galletta Jr. (Date)
1095 Anastasia Boulevard
Saint Augustine, Florida 32080
Witness

Signed in the presence of:

Elizabeth Petty 3-28-24
Elizabeth Petty (Date)
1095 Anastasia Boulevard
Saint Augustine, Florida 32080
Witness

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or sworn to (or affirmed) by ☐ online notarization, this 28th day of March, 2024, by SUSANNE MONICA SELLARS, who is personally known to me or has produced New York State D.C. as identification.



Elizabeth A. Petty
Notary Public - State of Florida

Note to Recorder: The Grantors are transferring this property to a limited liability company owned by them and, as such, this transfer is exempt from Florida documentary stamp tax. Crescent Miami Center, LLC. V. Department of Revenue, 857 So. 2d 904 (Fla. 3d DCA 2003).



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
THE BLUE PELICAN OF ST. AUGUSTINE, LLC.

Filing Information

Document Number	L23000540988
FEI/EIN Number	99-2027204
Date Filed	12/06/2023
State	FL
Status	ACTIVE

Principal Address

91 KINGS FERRY WAY
ST. AUGUSTINE, FL 32084

Changed: 03/28/2024

Mailing Address

178 BALDWIN AVENUE
LOCUST VALLEY, NY 11560

Registered Agent Name & Address

GALLETTA, JOHN, JR.
1095 ANASTASIA BOULEVARD
SAINT AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title MGR

SELLARS, SUSANNE M
178 BALDWIN AVENUE
LOCUST VALLEY, NY 11560

Annual Reports

Report Year	Filed Date
2024	03/28/2024

Document Images

[03/28/2024 -- ANNUAL REPORT](#)

View image in PDF format

[12/06/2023 -- Florida Limited Liability](#)

View image in PDF format

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L23000540988

Entity Name: THE BLUE PELICAN OF ST. AUGUSTINE, LLC.

Current Principal Place of Business:

91 KINGS FERRY WAY
ST. AUGUSTINE, FL 32084

Current Mailing Address:

178 BALDWIN AVENUE
LOCUST VALLEY, NY 11560 US

FEI Number: 99-2027204

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

GALLETTA, JOHN JR.
1095 ANASTASIA BOULEVARD
SAINT AUGUSTINE, FL 32080 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name SELLARS, SUSANNE M
Address 178 BALDWIN AVENUE
City-State-Zip: LOCUST VALLEY NY 11560

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SUSANNE M. SELLARS

MANAGER

03/28/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date

Attachment 10:

Applicant Photos





Attachment 11:
Applicant Email from September 23,
2024

Jacob Fredriksson

From: Daniel Lang <dan@argosfirm.com>
Sent: Monday, September 23, 2024 2:58 PM
To: Jacob Fredriksson
Cc: Victoria Murphy
Subject: Re: 91 Kings Ferry PZB2024-0068

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.

Dear Jacob,

This email is to follow up on our meeting on 9.18.24.

As discussed, we feel the granting of the variance is warranted. The subject property located at 91 Kings Ferry Way is a through lot and surrounded on all sides by non through lots. All four of the surrounding lots are not through lots and therefore able to or already have 8' fences on their rear property line. When referring back to Municipal Code 28-29 (b)(1)a, we feel it is clear that the subject property "suffers (a) singular disadvantage" which "does not apply to other properties in the vicinity."

Additionally, in order to satisfy the requirement under 28-29 (b)(1)b, because of this disadvantage, the subject property is not afforded the same level of privacy and security that is enjoyed by the properties in the immediate vicinity. For example, the owner of this property has experienced an inordinate amount of theft and vandalism. Therefore, allowing the 8' fence would attempt to provide a similar level of privacy and security as enjoyed by the neighboring properties.

As for the requirement under 28-29 (b)(1)c, this condition was not created by a condition created by the owner. Lastly, regarding the requirement under 28-29 (b)(1)d, the fence in question would not adversely affect other property in the vicinity, and is not contrary to the public interest. Quite frankly, the existence of the fence would likely serve to deter theft and vandalism in the area.

I look forward to seeing you at the meeting on October 1 and thank you again for your time.

Sincerely,

Dan Lang

Daniel S. Lang, Esq

Argos Law PA

741 A1A Beach Blvd. St. Augustine, FL 32080

Dan@argosfirm.com

904.501.6867



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
October 1, 2024	5.c.	PZB2024-0073
Request	Address	Parcel ID
Variance	25 Menendez Road	221610-0050
[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]		

Site & Background Information

Applicant: Will Tunstall
c/o Cape Run Tunstall Construction

Owner: Justin Casey

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

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

Zoning Designation: Residential Single-Family-Two: RS-2 [[LINK FOR DISTRICT REGULATIONS](#)]

Acreage: 0.16

Neighborhood: South Davis Shores

Archaeological Zone: N/A

Request Summary

This application is a variance request to reduce the minimum side and rear yard setback requirements in addition to requesting an increase to the maximum square footage of a guest house within the RS-2 zoning district at 25 Menendez Road.

	Code Requirements	Applicant's Proposal
Minimum side yard	Ten (10) feet	Three (3) feet
Minimum rear yard	Ten (10) feet	Five (5) feet
Maximum lot coverage	Thirty (30) percent	Twenty-seven (27) percent
Maximum impervious surface	Seventy (70) percent	Information not provided; proposal appears to comply.
Maximum square footage of a guest house	Five hundred (500) square feet	Five hundred twenty (520) square feet

In their application the applicant states that the new guest house will be used for “family members, NOT a rental,” and the justification being that “family members require dwelling space.”

Approval of these requests would allow for the construction of a new guest house on above an existing garage at 25 Menendez Road.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Policy 2.2.1 The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.	This request is consistent with the City's policy to prioritize compact development.
	Objective 3.3 As part of the City's continued planning efforts the City shall encourage uses consistent with the community's authentic and distinctive character.	The proposed use of the property is consistent with the City's objective of encouraging uses consistent with the community's authentic and distinctive character.

	Policy 6.4.1 Promote a residential land use pattern that contributes to quality housing, livable neighborhoods and a variety of housing types and prices.	This request is consistent with the City's policy to promote livable neighborhoods and a variety of housing types.
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)**

Sec. 28-2. – Definitions. [\[LINK TO SECTION\]](#)

Guest house means an attached or detached structure intended to be used by a guest for sleeping and sanitation purposes but not for cooking. A guest house is not a dwelling unit and is a maximum of five hundred (500) total square feet of gross floor area.

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

Sec. 28-29. – Zoning exceptions, variances and appeals. [[LINK TO SECTION](#)]

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 property at 25 Menedez Road is currently occupied by a single-family home, garage, and swimming pool. The locations of these structures prove to be the disadvantage at this property.
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
To construct a new guest house, an allowable accessory use within the RS-2 zoning district, is viewed as a reasonable use, but with the existing structures on-site the ability to do so while meeting the requirements of the RS-2 zoning district limits the flexibility in accommodating an additional structure.
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The parcel at 25 Menendez Road was created and existing structures were built 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.
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. 28-348. – Accessory uses and structures. [[LINK TO SECTION](#)]

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.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance requests for reduced setbacks and increased square footage for a guest house at 25 Menendez Road / PID 221610-0050.

Attachments

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

Staff Report prepared by:

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

Attachment 1: Zoning Map



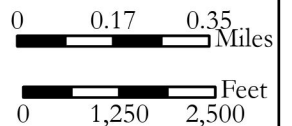
Legend

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



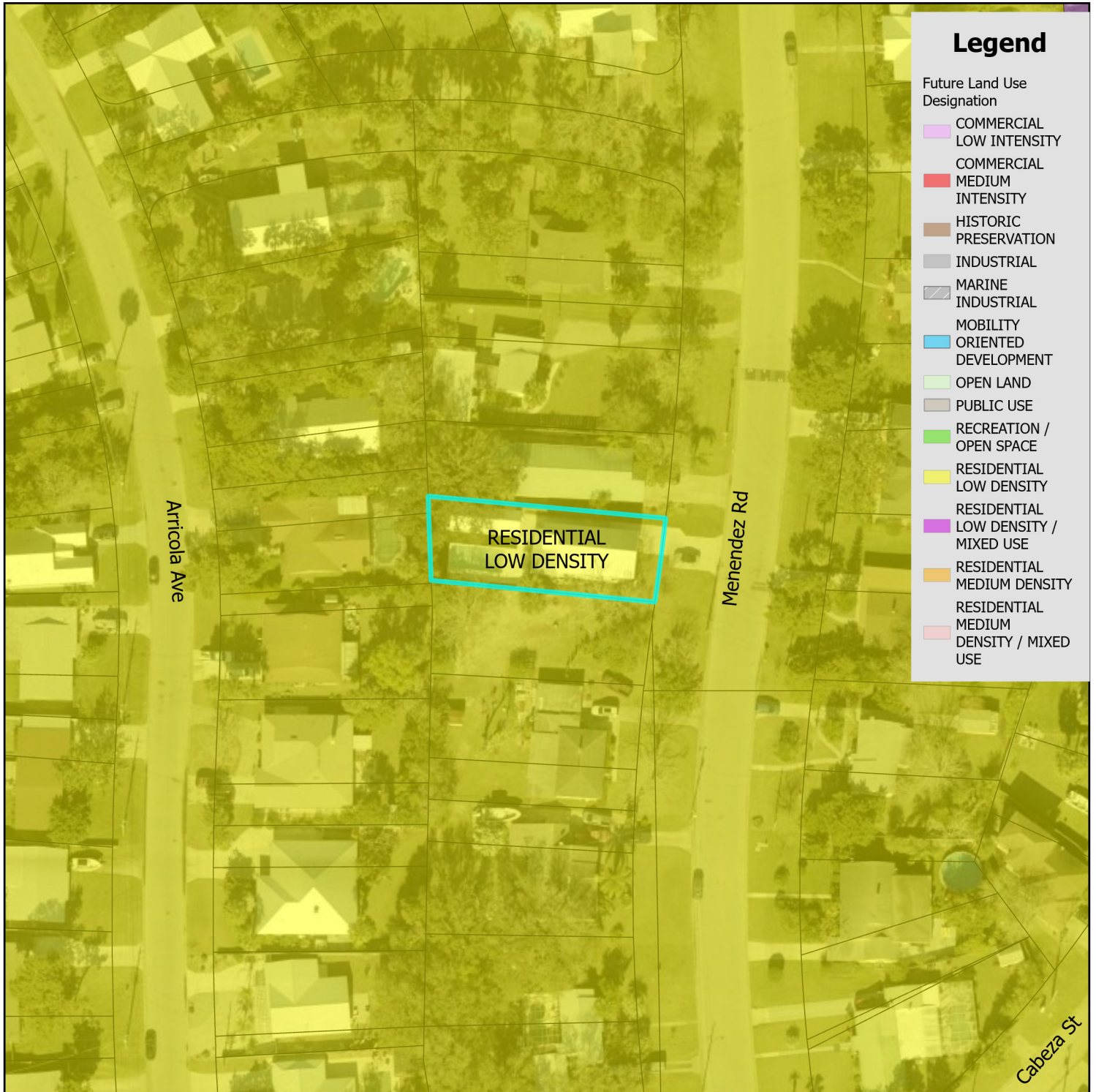
2024

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

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

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2: Future Land Use Map



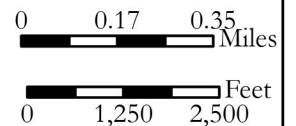
Future Land Use Map



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

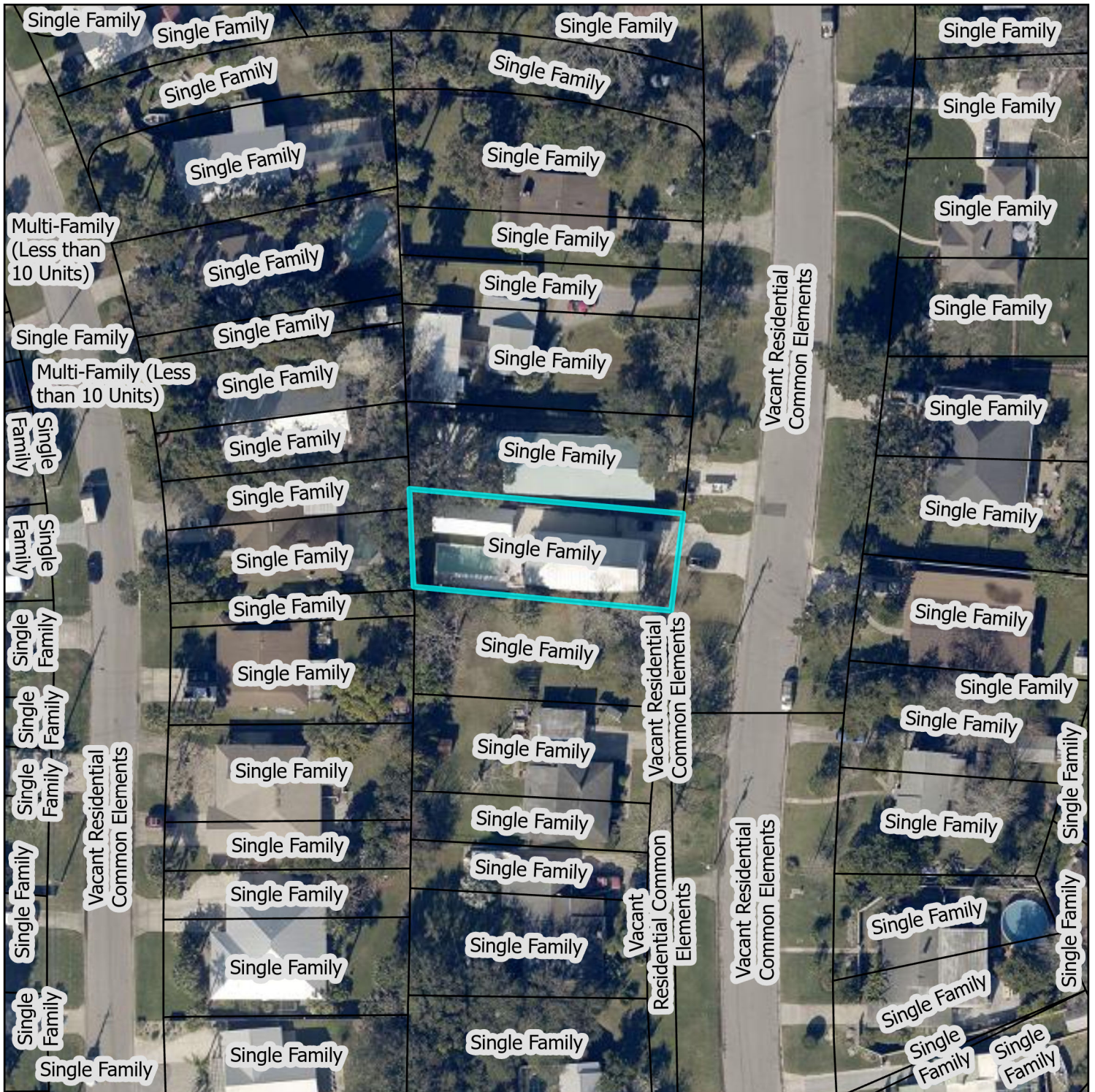
DISCLAIMER
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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

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



St. Johns County Property Appraiser Use Classification Map

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

DISCLAIMER
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2024



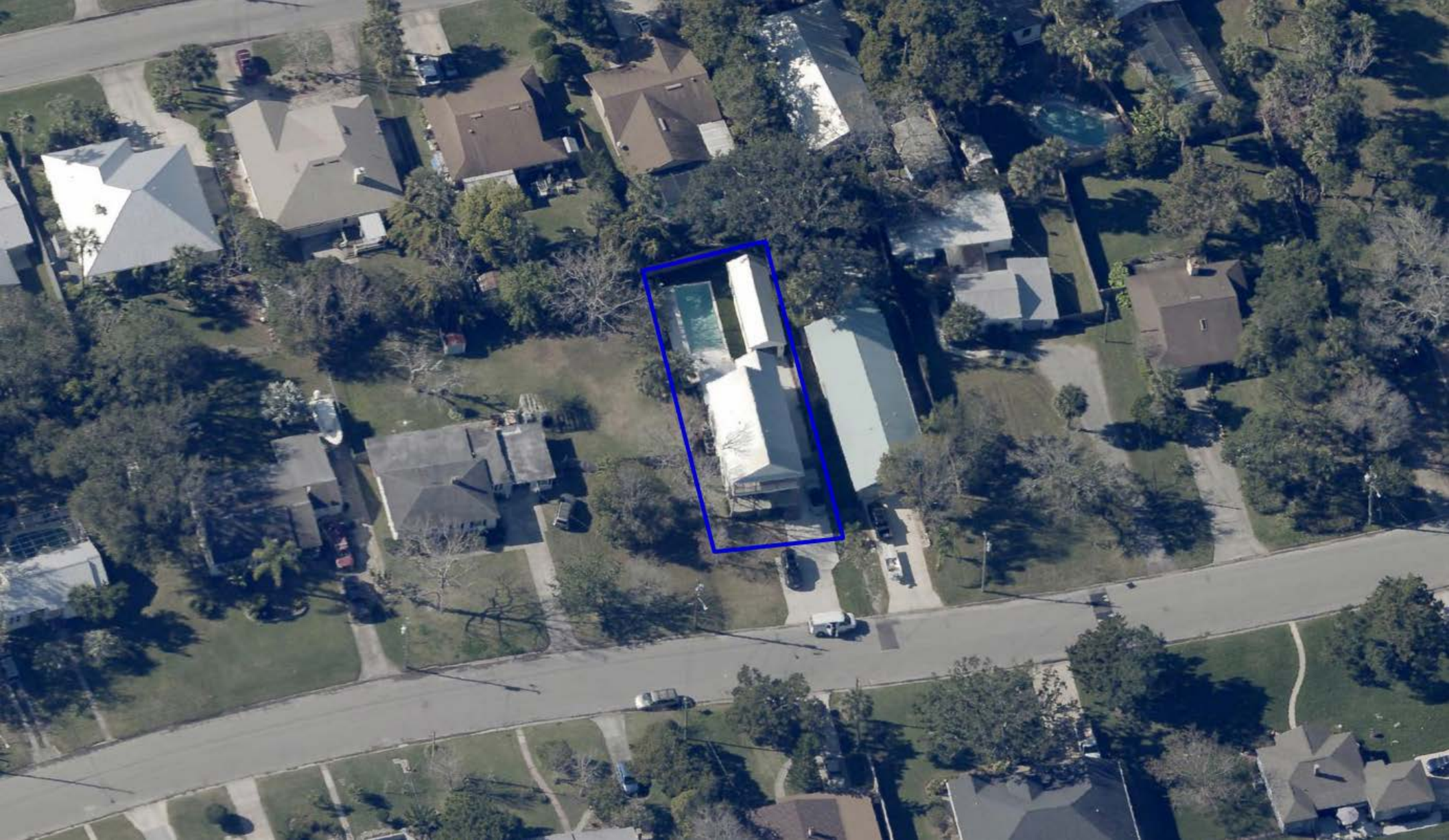
0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:

Aerial Site Photograph



Attachment 5:

Flood Map



Legend

Flood Zones FEMA

AE

VE



FEMA Flood Zone Map



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

01,2502,500

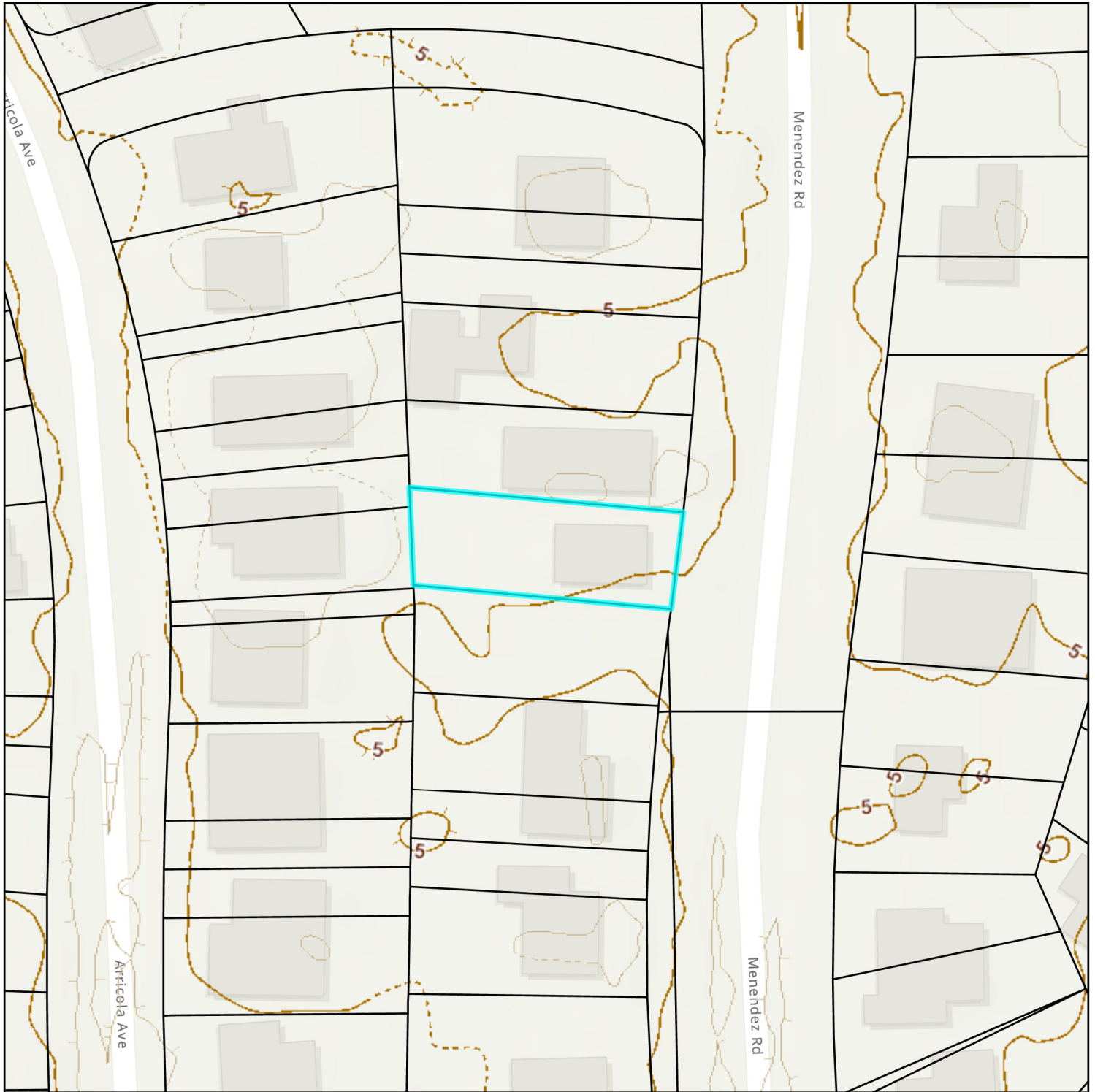
00.170.35

Miles

Feet

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



0 0.01 0.01 Miles

0 40 80 Feet

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: Will Tunstall Contact Number: 904-910 3418
 Business (if applicable): CAPE RUN TUNSTALL CONSTRUCTION
 Address: 15 Park Terrace Drive City: Saint Aug State: FL Zip: 32080
 E-Mail Address: Will.jamestun stall@gmail.com
2. NAME OF PROPERTY OWNER: Justin Casey Contact Number: 904-377-3214
 Business (if applicable): NA
 Address: 25 Menendez RD City: Saint Aug State: FL Zip: 32080
 E-Mail Address: jmcfc23@hotmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
 Lot: 5 Block: BLK 52 OR 5434/1751
 Subdivision: 3-100 Davis Shores Parcel Number: 221 6100050
4. PROJECT STREET ADDRESS: 25 Menendez RD Saint Augustine FL 32080
5. SPECIFIC PROPOSED USE: Accessory Dwelling Unit.
6. ACTION REQUESTED:

☐ Conservation Zone Development	☐ Appeal of Staff Determination
☐ Exception	☐ Land Use Plan Amendment
☒ Variance	☐ Rezoning
☐ Other: _____	
7. DESCRIPTION OF ACTION REQUESTED: Requesting approval to build an
ADU above an existing garage. To be used for
Family members. NOT a rental.
8. JUSTIFICATION FOR ACTION REQUESTED: Family members require
Dwelling space.

04/18/2019

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

Signature of Property Owner

Date

04/18/2019



ST AUGUSTINE
EST 1565

Owner's Authorization For Agent

William Tunstall is/are hereby authorized TO ACT ON BEHALF
OF Justin, Casey, the owner(s) of those lands described within
☐ the attached application, or ☒ described within the previously filed
Application number: 2024-0073, 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:
25 Menendez Rd Saint Augustine, FL 32080

BY: J. Casey
Signature of Owner
JUSTIN CASEY
Print Name of Owner
904 377 3214
Telephone Number

State of FLORIDA
County of ST JOHNS

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

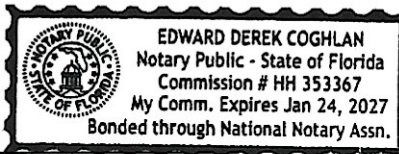
By _____

Identification verified:

Oath sworn: Yes No

Notary Signature:

Edward Derek Coghlan



My Commission expires:

January 24th, 2027



**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.

Will Tensta II

Print name of applicant

[Signature]

Signature of applicant

08/29/2024

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: 25 Mercedes RD. Santa Agustine FL 32080

Applicant's Name: Will Tenstall Applicant's Signature: [Signature] 8/29/2024

Owner's Name: JUSTIN CASEY Owner's Signature: [Signature] 8/29/2024

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 2216100050
Location Address 25 MENENDEZ RD
SAINT AUGUSTINE 32080-0000
Neighborhood Davis Shores South (590)
Tax Description* 3-100 DAVIS SHORES LOT 5 BLK 52 OR5434/1751
*The Description above is not to be used on legal documents.
Property Use Code Single Family (0100)
Subdivision Davis Shores Ocean View Section
Sec/Twp/Rng 17-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.160
Homestead Y

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



Owner Information

Owner Name Casey Justin James, Mamta 100%
Casey Mamta 100%
Mailing Address 25 MENENDEZ RD
SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2024
Building Value	\$314,546
Extra Features Value	\$56,286
Total Land Value	\$185,500
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$556,332
Total Deferred	\$0
Assessed Value	\$556,332
Total Exemptions	\$50,000
Taxable Value	\$506,332

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

Historical Assessment Information

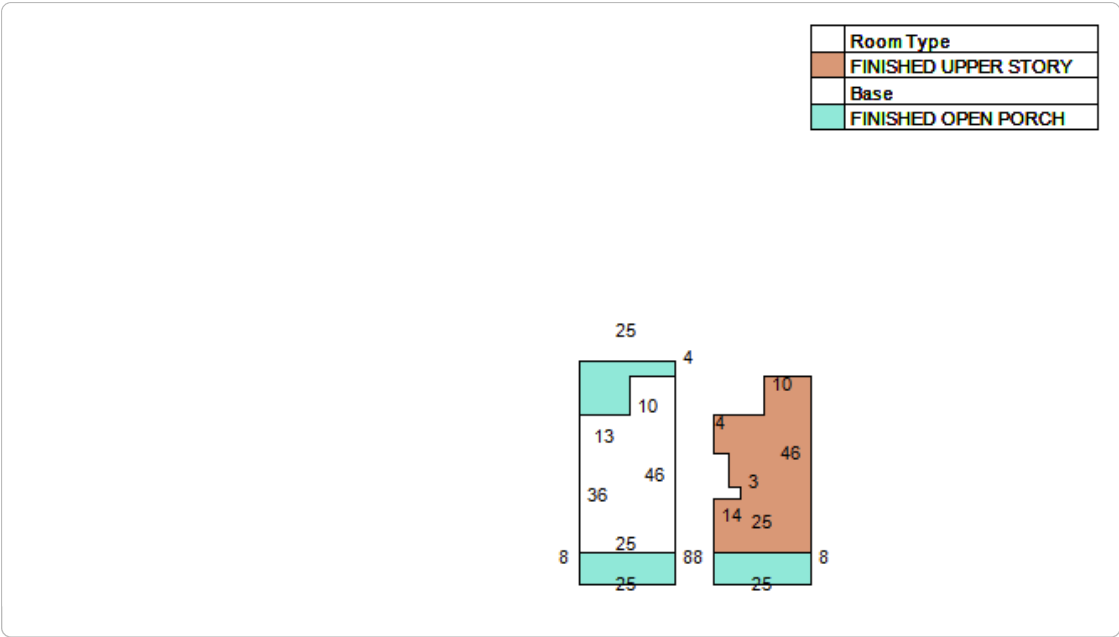
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$358,963	\$58,023	\$185,500	\$0	\$0	\$602,486	\$602,486	\$50,000	\$552,486
2022	\$450,161	\$11,652	\$142,464	\$0	\$0	\$604,277	\$604,277	\$0	\$604,277
2021	\$204,967	\$11,967	\$106,000	\$0	\$0	\$322,934	\$273,699	\$99,235	\$223,699
2020	\$175,982	\$12,282	\$95,400	\$0	\$0	\$283,664	\$264,986	\$68,678	\$214,986
2019	\$156,590	\$0	\$95,400	\$0	\$0	\$251,990	\$247,022	\$54,968	\$197,022
2018	\$158,188	\$0	\$95,400	\$0	\$0	\$253,588	\$242,416	\$61,172	\$192,416
2017	\$159,786	\$0	\$86,125	\$0	\$0	\$245,911	\$237,430	\$58,481	\$187,430
2016	\$0	\$0	\$86,125	\$0	\$0	\$86,125	\$86,125	\$0	\$86,125
2015	\$0	\$0	\$66,250	\$0	\$0	\$66,250	\$52,854	\$13,396	\$52,854
2014	\$0	\$0	\$55,650	\$0	\$0	\$55,650	\$48,049	\$7,601	\$48,049
2013	\$0	\$0	\$45,050	\$0	\$0	\$45,050	\$43,681	\$1,369	\$43,681

Building Information

Building	1
Building Value	\$314,546
Year Built	2016
Actual Area	2613
Conditioned Area	1983
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Siding

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2.5

Description	Square Footage
FINISHED OPEN PORCH	230
BASE AREA	1020
FINISHED OPEN PORCH	200
FINISHED UPPER STORY	963
FINISHED OPEN PORCH	200
Total SqFt	2613



Extra Feature Information

Code Description	Status	Value
Pool - Average (RES)		42750
Garage - Average (Mix)		13536

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	145	50	EF	\$185,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/2/2021	11/29/2021	\$729,000.00	WARRANTY DEED	5434	1751	Q	I	MARRERO JOSUE ET AL	CASEY JUSTIN JAMES, MAMTA
6/7/2017	5/23/2017	\$114,200.00	QUIT CLAIM DEED	4385	1409	U	I	MARRERO JOSUE	MARRERO JOSUE ETAL
5/29/2015	5/26/2015	\$76,500.00	WARRANTY DEED	4033	1743	U	V	NOCK JOHN	MARRERO JOSUE
	7/27/2005	\$100.00	QUIT CLAIM DEED	2499	1703	U	V	NOCK JOHN	NOCK JOHN
	3/22/2004	\$148,000.00	WARRANTY DEED	2160	1664	U	I	REDMOND DOROTHY K	NOCK JOHN
	6/3/1991	\$0.00	LIFE ESTATE	896	1969	U	I	NORRIS HARDGROVE S (RESERVES LIFE ESTATE)	DOROTHY K REDMOND

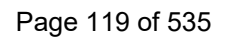
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 9/21/2024, 1:25:27 AM

Contact Us



Attachment 9:
Applicant's Site Plan and Photograph

ZONING	RS 2 CONFORMING
MAXIMUM LOT COVERAGE	30 %
MINIMUM LOT SIZE	5,450 SF (7,272 SF EXIST)
SETBACKS	15' FRONT / 10' SIDE / 10' REAR







Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
October 1, 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 with no available off-street parking. According to the St. Johns County Property Appraisers website the structure was built in 1890 predating current parking requirements. The applicant has provided three notices from parking facilities within four hundred (400) feet of the premises declining a request to lease a parking space. These notices satisfactorily document unsuccessful attempts for other parking options and meet the requirements for a use by exception for off-site parking within the Municipal Parking Garage.

Staff Recommendation

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



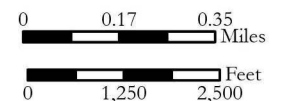
Zoning Map

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

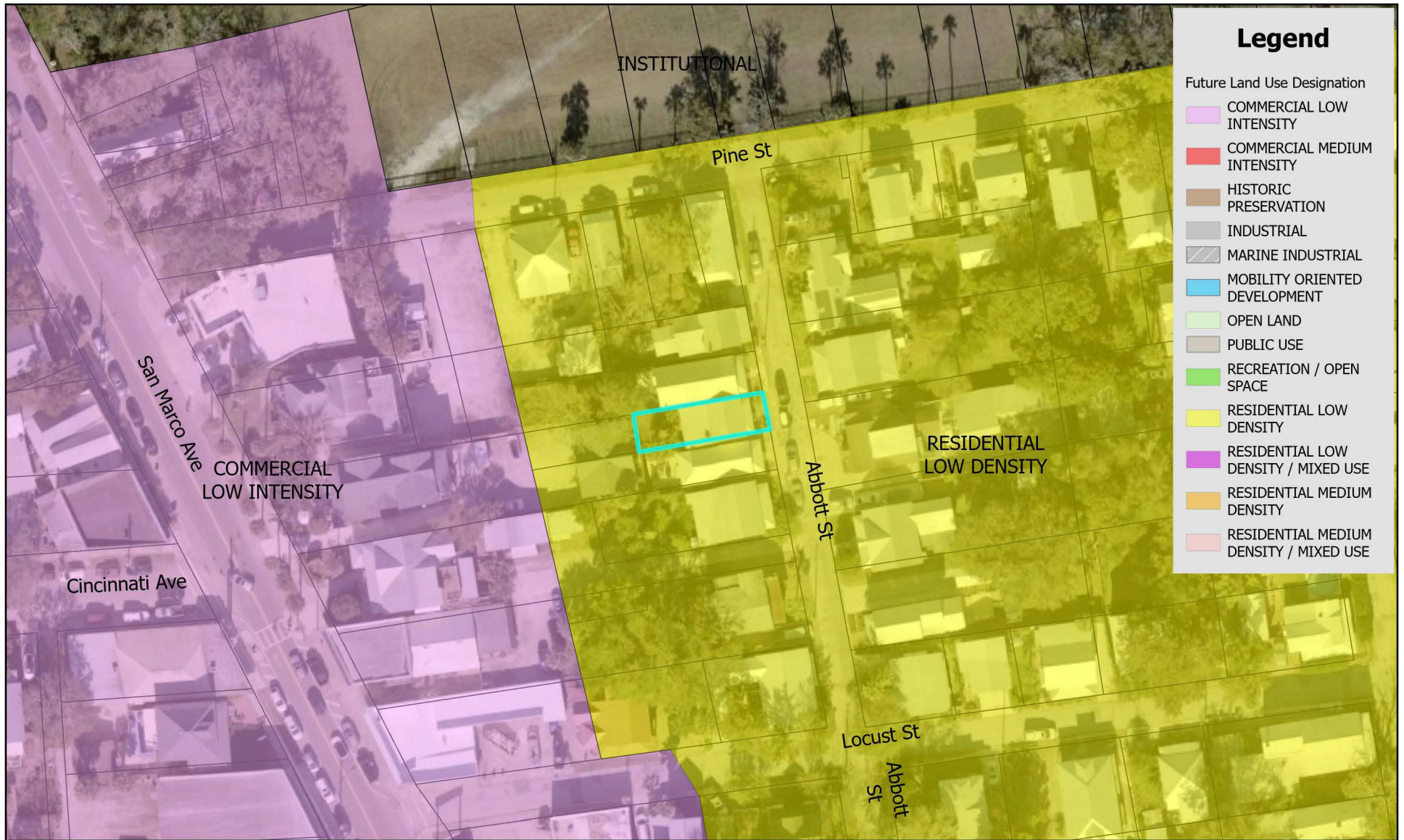
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 2: Future Land Use Map



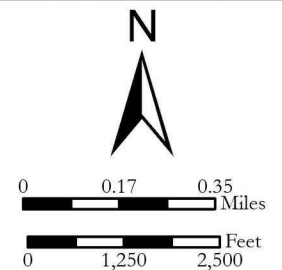
Future Land Use Map

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

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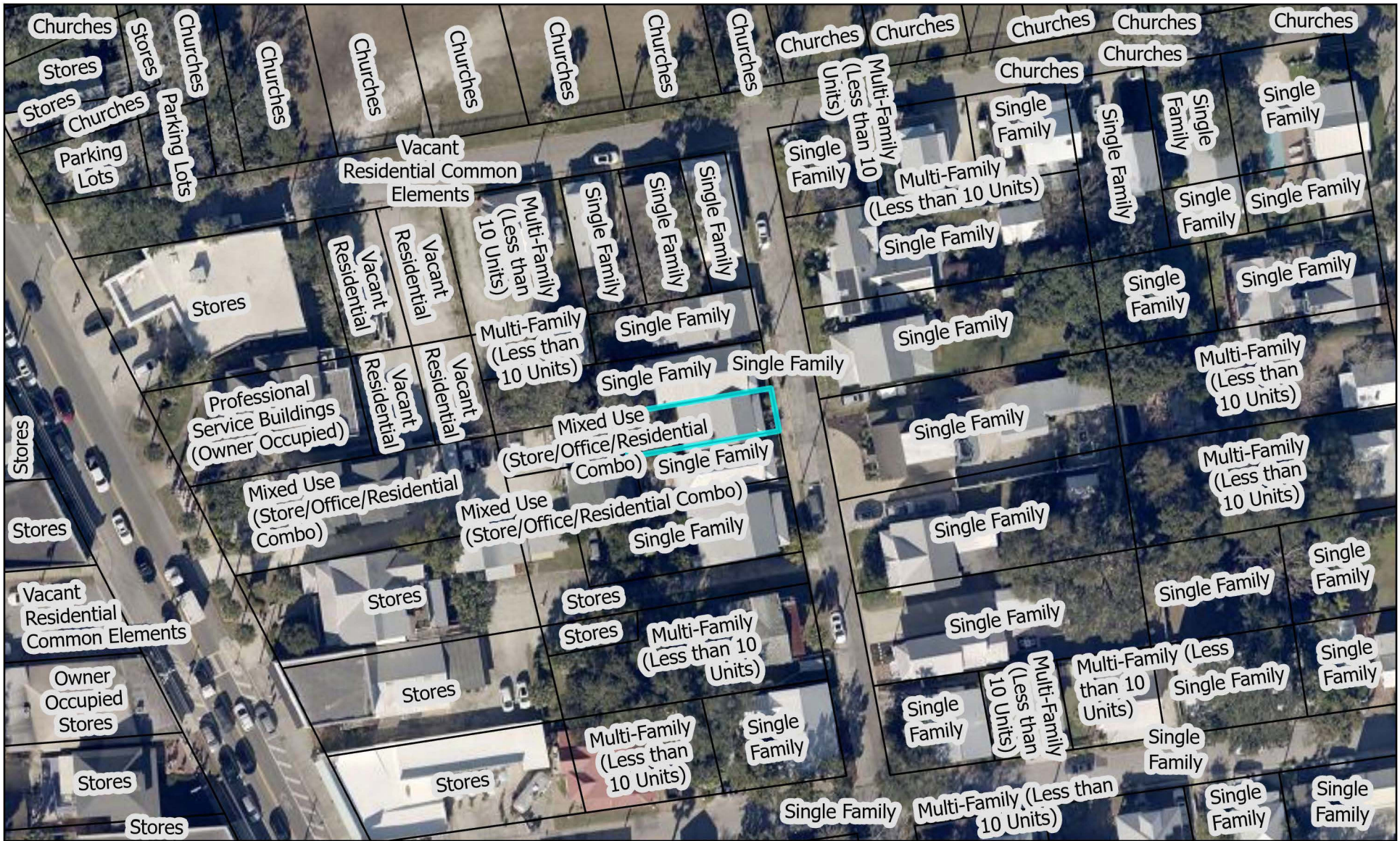
2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Attachment 3:

Adjacent Uses Map

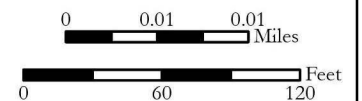


St. Johns County Property Appraiser Use Classification Map

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

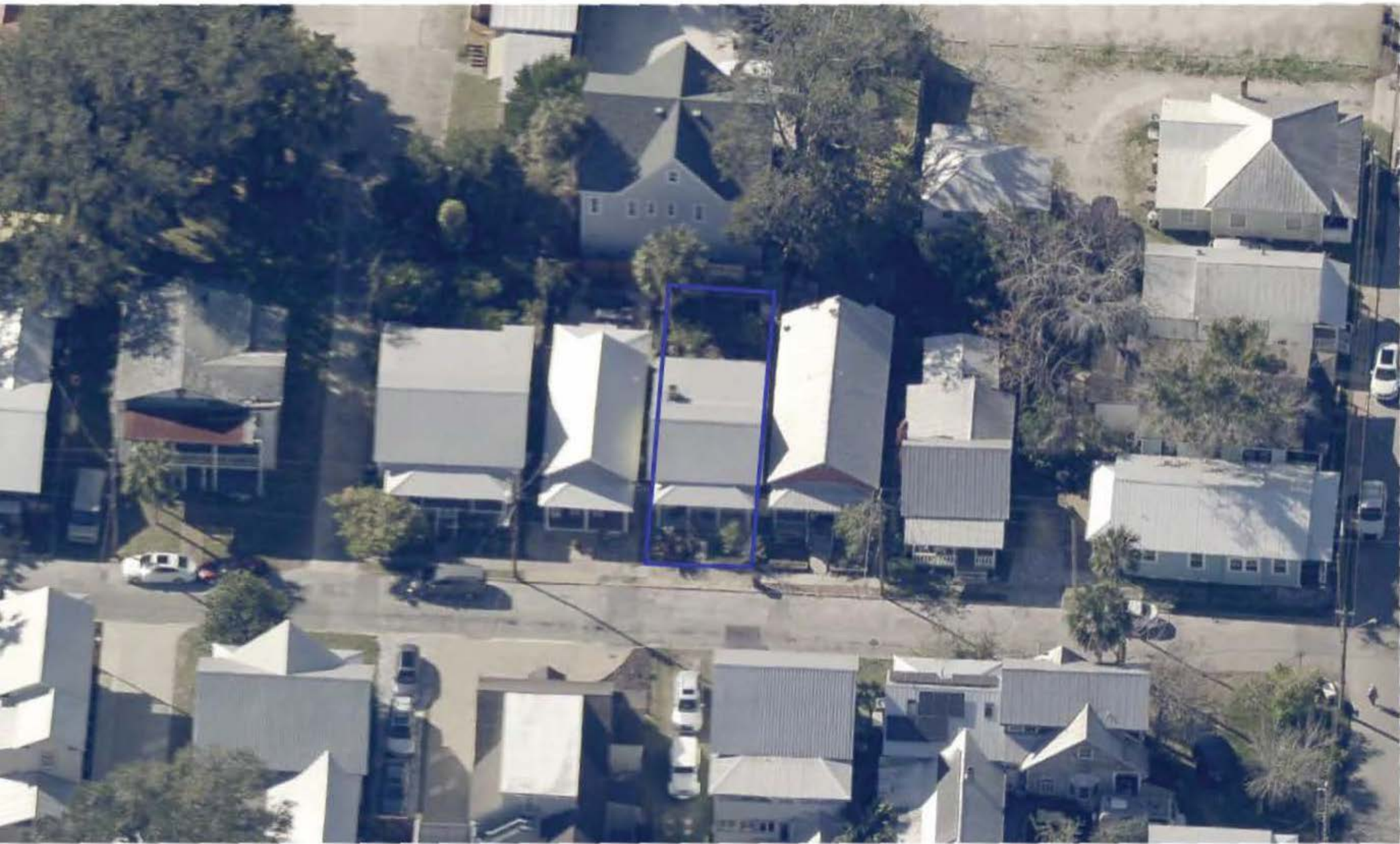
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2024



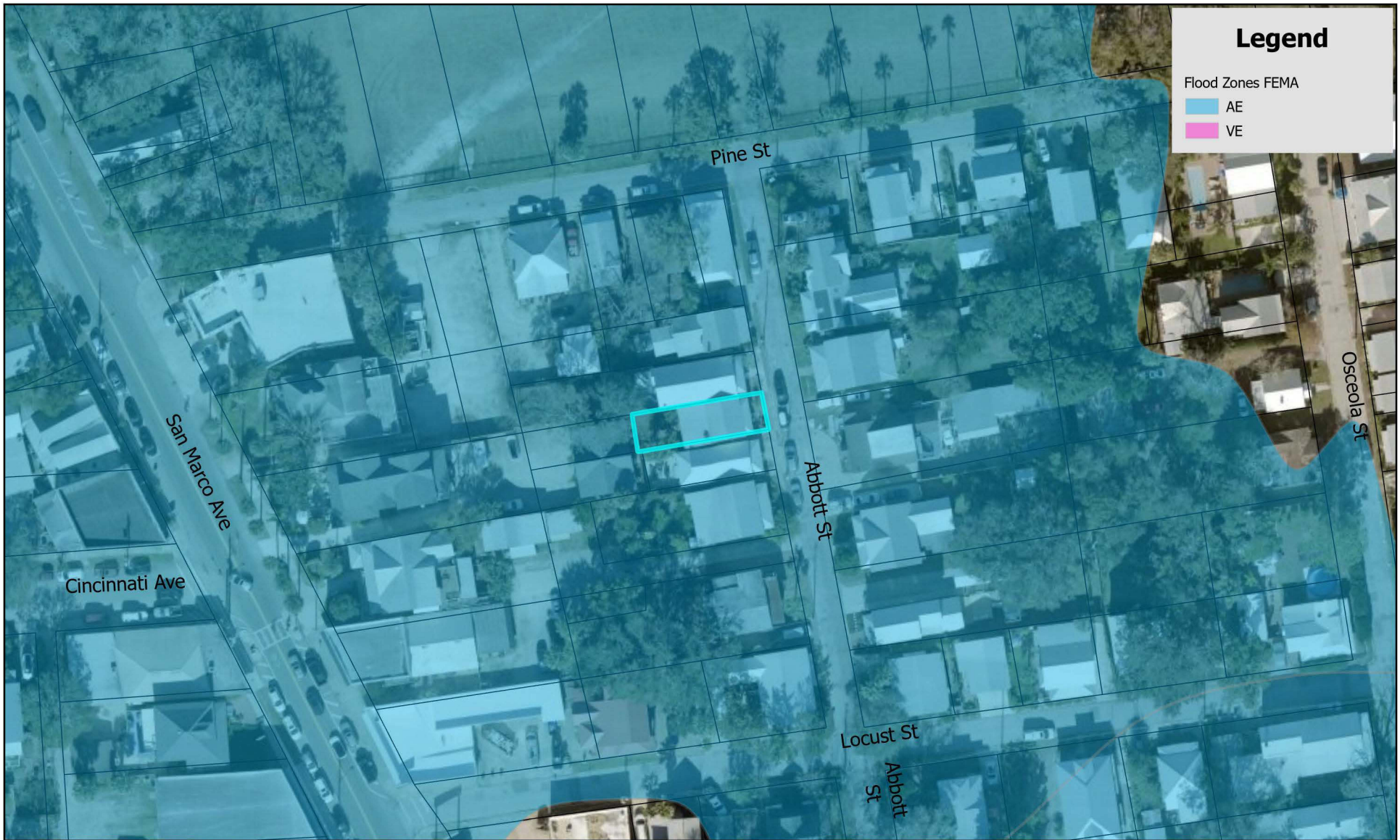
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:
Aerial Site Photograph



Attachment 5:

Flood Map



Legend

Flood Zones FEMA

AE

VE

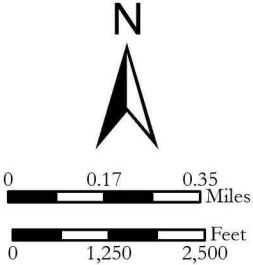


FEMA Flood Zone Map

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

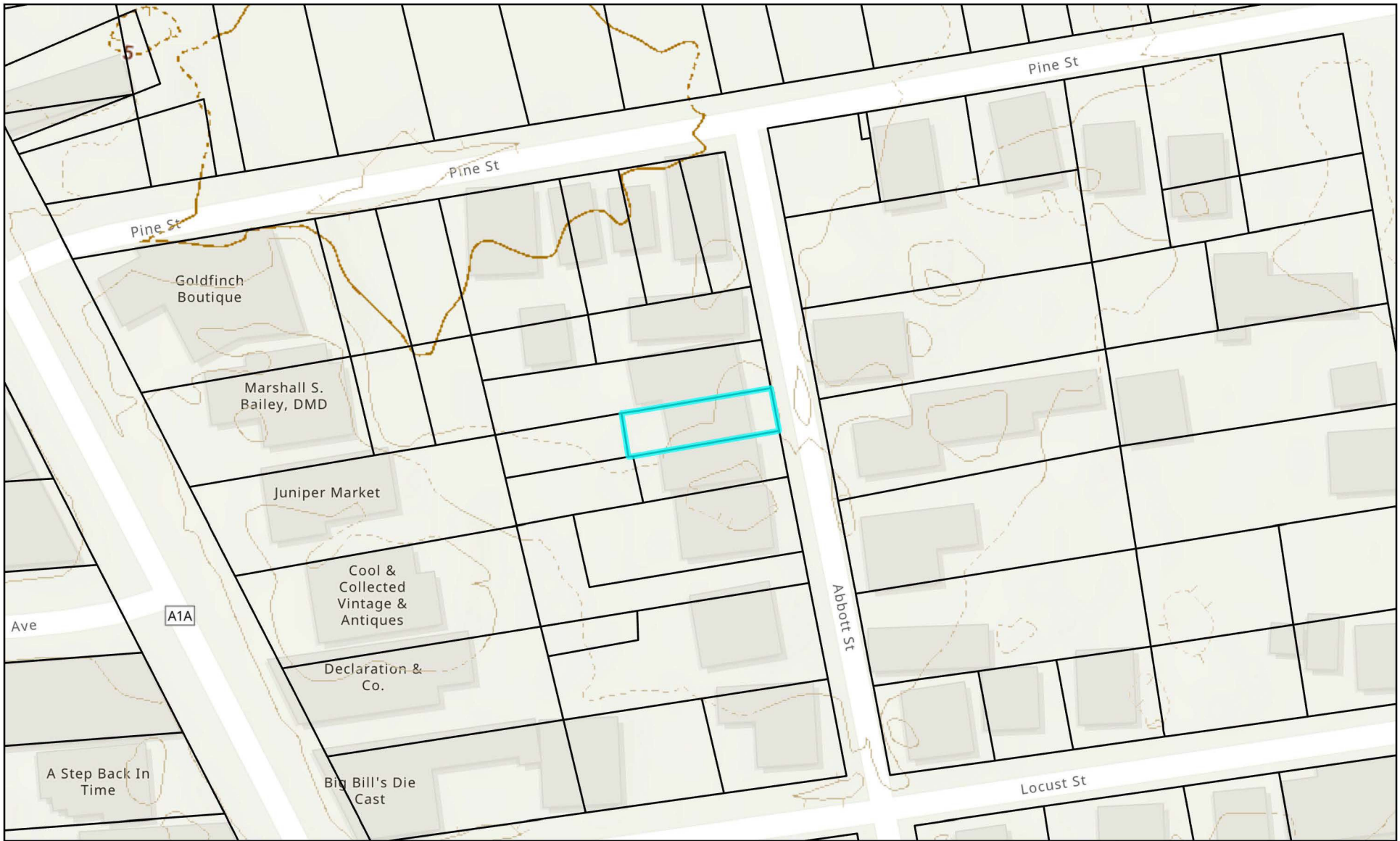
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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6: Elevation Map



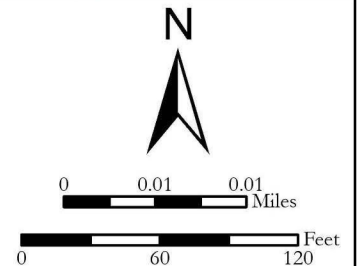
Elevation Map

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: 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 Mauressa L. Yaklin

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature:

Mauressa 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: _____

Date: 9/17/24

Property Info & Address:

88 SAN MARCO AVE, 32084 (BORRILLO'S PIZZA)

904 - 829 - 1133

☒ I do not want to lease a parking space to for the short term rental located at 72 Abbott St, 32084

☐ I do want to lease a parking space for the short term rental located at 72 Abbott St, 32084

Owner Name (print)

William Fishbe

Owner Signature

William Fishbe

Date:

9/17/24

Property Info & Address:

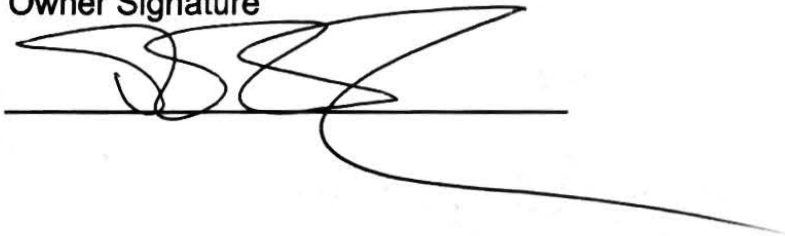
57 SAN MARCO AVE, 32084 (FIRESTONE) 904-201-3259

- ☒ I **do not** want to lease a parking space to for the short term rental located at 72 Abbott St, 32084
- ☐ I **do** want to lease a parking space for the short term rental located at 72 Abbott St, 32084

Owner Name (print)

Dad Podiak

Owner Signature

A handwritten signature in black ink, appearing to be 'Dad Podiak', written over a horizontal line. The signature is stylized with loops and a long trailing line extending to the right.

Date: Sept 18 2024

Property Info & Address: 77 San Marco Ave. St. Aug. Fl. 32084

Duddington's

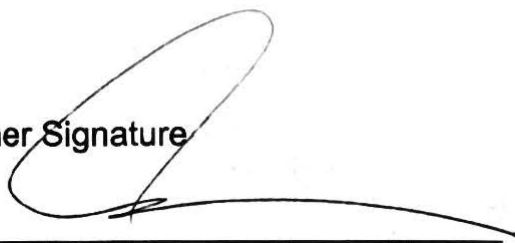
☒ I **do not** want to lease a parking space to for the short term rental located at 72 Abbott St, 32084

☐ I **do** want to lease a parking space for the short term rental located at 72 Abbott St, 32084

Owner Name (print)

Amelia Duddington

Owner 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

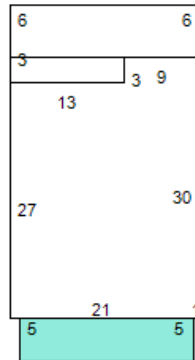
Building	1
Building Value	\$151,429
Year Built	1890
Actual Area	892
Conditioned Area	792
Use	Single Family Residence
Style	01
Exterior Wall	Wood

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

	Room Type
	FAD
	FINISHED OPEN PORCH
	Base



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.

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](#)

Developed by
 **Schneider**
GEOSPATIAL



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
October 1, 2024	6.b.	PZB2024-0075
Request	Address	Parcel ID
Use by Exception	136 St. George Street	209640-0000
[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]		

Site & Background Information

Applicant:	James G. Whitehouse, Esq. c/o St. Johns Law Group & Savannah Bee Company, LLC
Owner:	J.D. Adams, LLC / David Border
Property Class: (St. Johns County Property Appraiser)	1100 – Stores
Future Land Use Designation:	Historic Preservation
Zoning Designation:	Historic Preservation: HP-2 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.11
Neighborhood:	Spanish Quarter
Archaeological Zone:	IA

Request Summary

This application is a request to operate a craft alcohol industry business, a use by exception within the HP-2 zoning district, at 136 St. George Street.

This request is presented as an establishment which allows for mead tasting, sales of products for off-site consumption, and will not cause an increase in “noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot.”

Within the immediate vicinity of this property there are numerous retail stores, the Peña-Peck House, and a mix of several food sale establishments.

The applicant’s justification for this request as stated in their application is that by granting an exception a “unique and well-respected business and product will merely add to the awesome ambiance of this very vibrant area.”

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Policy 2.2.1 The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.	This proposal is consistent with the City’s policy to prioritize infill and redevelopment.
	Policy 3.1.6 Adaptive reuse of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.	This proposal is consistent with the City’s policy for adaptive reuse of historic structures.
	Policy 3.2.3 The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city’s character and authenticity.	The Board is tasked with determining if this proposal is consistent with this City policy.
	Objective 3.3 As part of the City's continued planning efforts the City shall encourage uses consistent with the community's authentic and distinctive character.	The Board is tasked with determining if this proposal is consistent with this City objective.

	Goal 8 Preserving Sense of Place The City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas, as well as, protect its natural, environmentally sensitive marsh and riverine environs, and significant tree canopy to preserve its sense of place that promotes the city's authentic character. The planning goals related to preserving a sense of place for the City are to: • Preserve the small town urban character while promoting a balance of economic activity; • Prevent urban sprawl by encouraging compatible infill and redevelopment within the city limits; • Provide continued opportunity for diverse forms of residential and commercial projects; • Create a preservation program that protects the historic Town Plan and promotes responsible tourism; • Provide protection of natural resources and ecological systems; • Reduce automobile trips in and through the downtown by promoting the City's mobility plan and alternative forms of transportation that work to protect the environment, reduce congestion, provide residents with a higher quality of life, and, neighborhoods with greater livability, and promote local businesses; • Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles; • Create predictability and efficiency in planning and in the provision of infrastructure; • Recognize and preserve the historic skyline;	This City goal provides the Board additional guidance when evaluating this request and how it relates to promoting the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare at this location.
--	--	--

	• Balance livability and economic pressures; and • Proactively recognize increasing threats of sea level rise on the City's character and livability.	
Historic Preservation	Objective 3.6 Provide zoning opportunities to encourage adaptive reuse of properties that meet the criteria of exceptional significance, which would allow an alternative use outside the limitations set by zoning designations. In these cases, there must be a balance between preservation of the building's historic integrity and the character of the surrounding context.	The provision of zoning opportunities, such as a use by exception, to encourage adaptive reuse of properties stated in this City objective requires the Board to find a balance between preservation of the building's historic integrity and the character of the surrounding context.
Conservation and Coastal Management	N/A	
Recreation and Open Space	N/A	
Transportation and Mobility	N/A	
Housing	N/A	
Infrastructure	N/A	

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

Sec. 28-2. – Definitions. [\[LINK TO SECTION\]](#)

Craft alcohol industry means any establishment in the business of brewing or distilling malt, vinous or other alcoholic beverages on-site, regardless of its underlying state licensing or marketing nomenclature where the manufacturing and production for sale of alcohol for human consumption takes place on-site, such as but not limited to, craft brewery, craft distillery, winery or wine production, cidery or cider production, and micro-sized similar establishments. If a craft alcohol industry establishment sells alcoholic beverages for consumption on the premises, the establishment must also be zoned for, and comply with, the regulations of a bar, cocktail lounge, saloon or tavern as defined in this code, unless otherwise exempt.

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

Sec. 28-29. - Zoning exceptions, variances and appeals. [[LINK TO SECTION](#)]

(a) Zoning exceptions:

- (1) In general. In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see [section 28-2](#), Exception).
- (2) Written applications. All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.
- (3) Public hearing. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in [section 28-59](#)(a) and (b), and any party shall be heard in person or by agent or attorney.
- (4) Violations of exceptions. The violation of the terms of an exception, 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.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE**, **APPROVE with conditions**, **CONTINUE**, or **DENY** a craft alcohol industry use by exception at 136 St. George Street / PID 197640-0000.

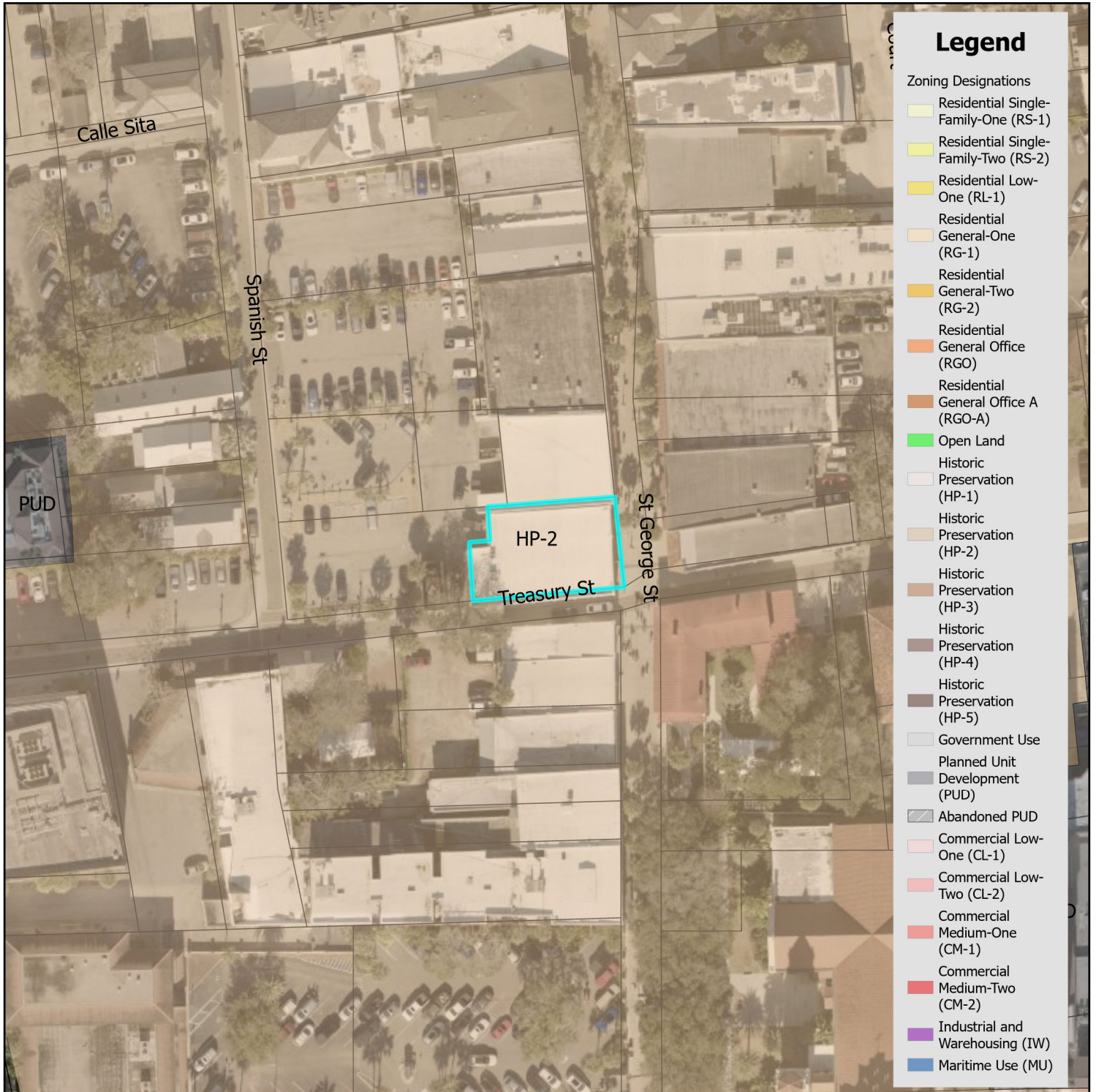
Attachments

1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report
9. Applicant Provided Narrative
10. Examples of Other Stores

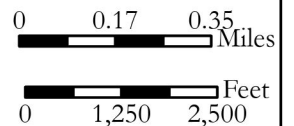
Staff Report prepared by:

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

Attachment 1: Zoning Map



Zoning Map



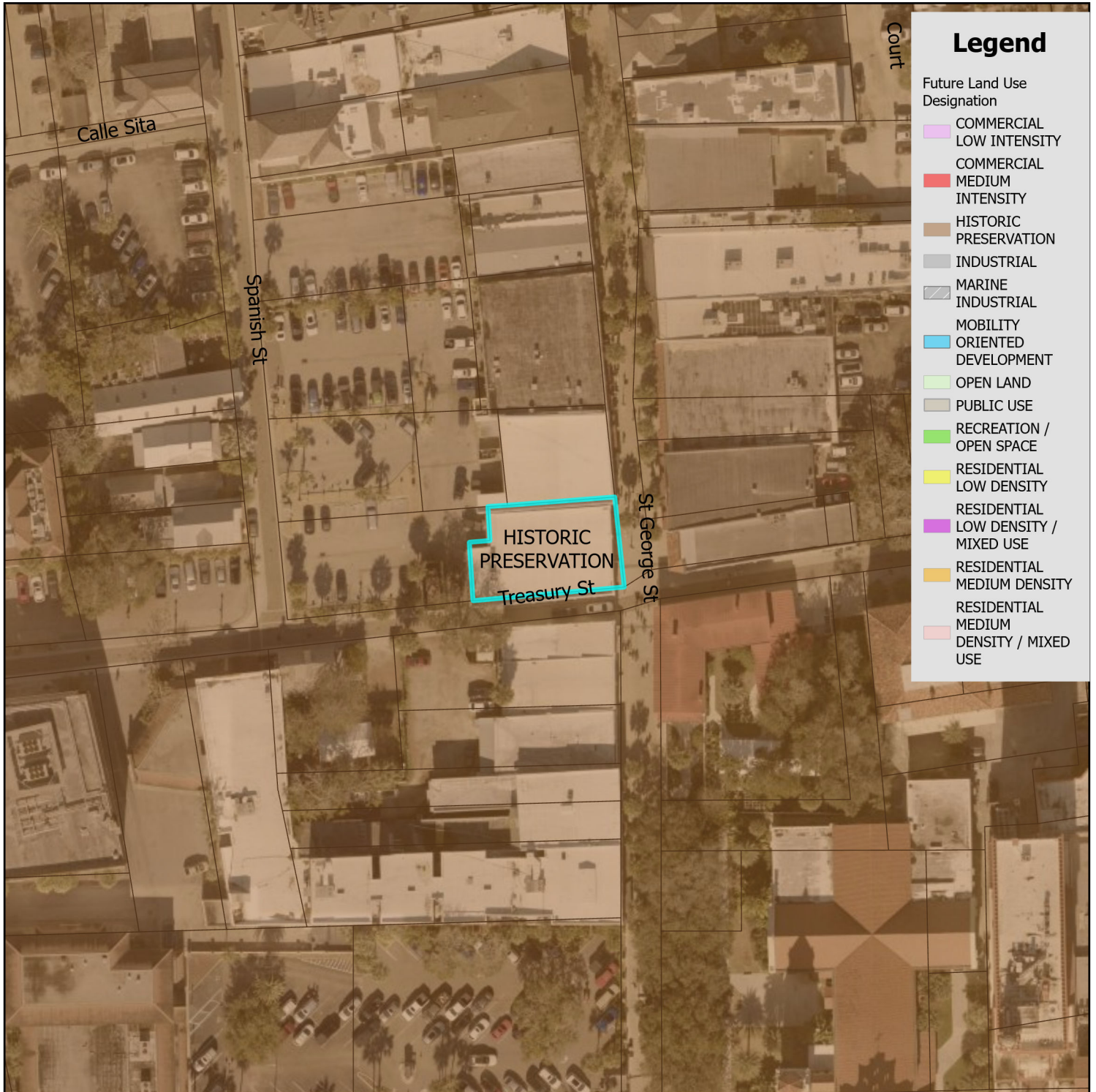
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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.

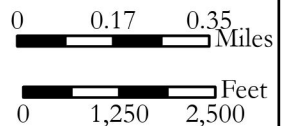
2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2: Future Land Use Map



Future Land Use Map



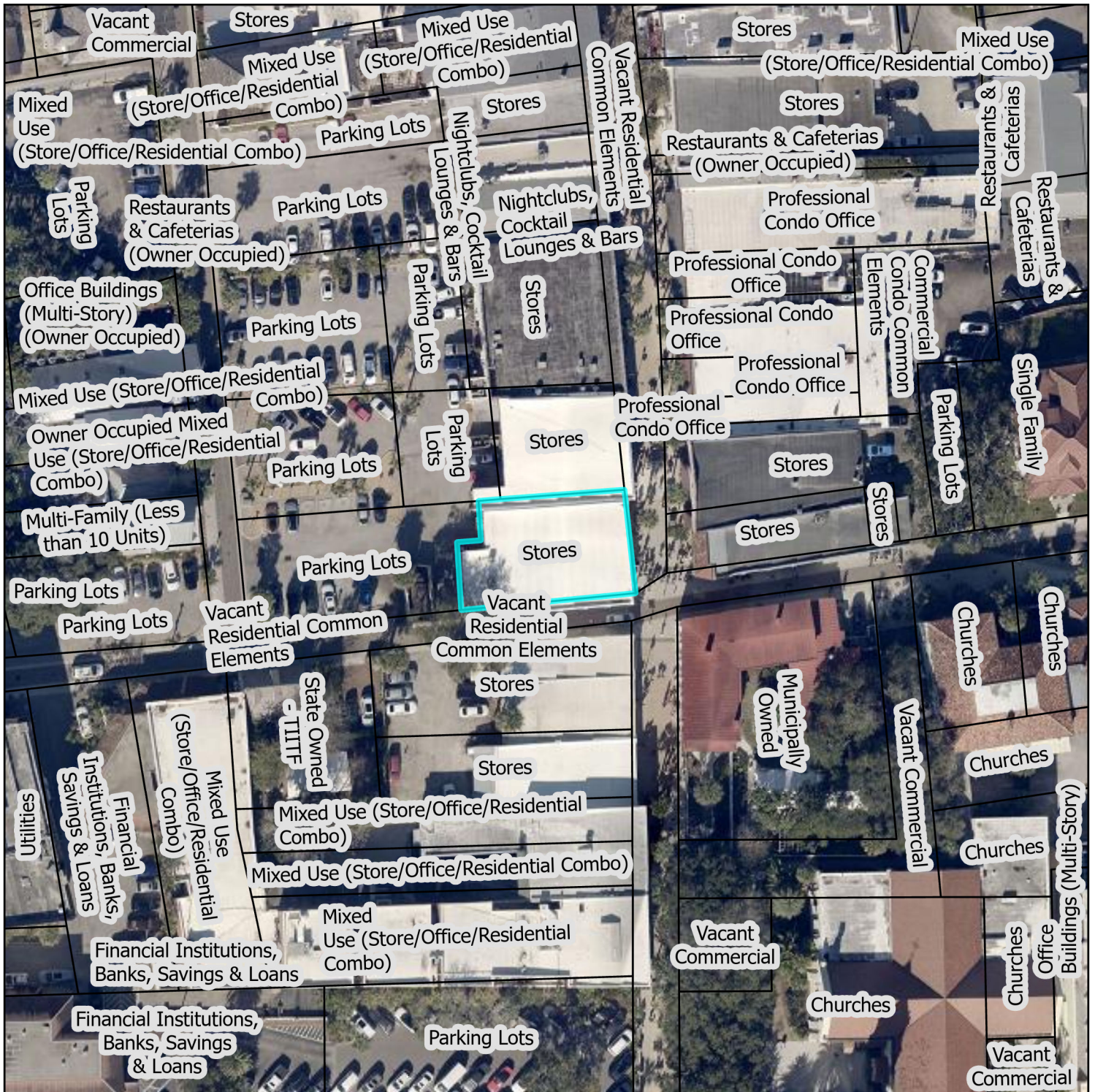
City of St. Augustine
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

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

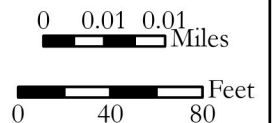


St. Johns County Property Appraiser Use Classification Map

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

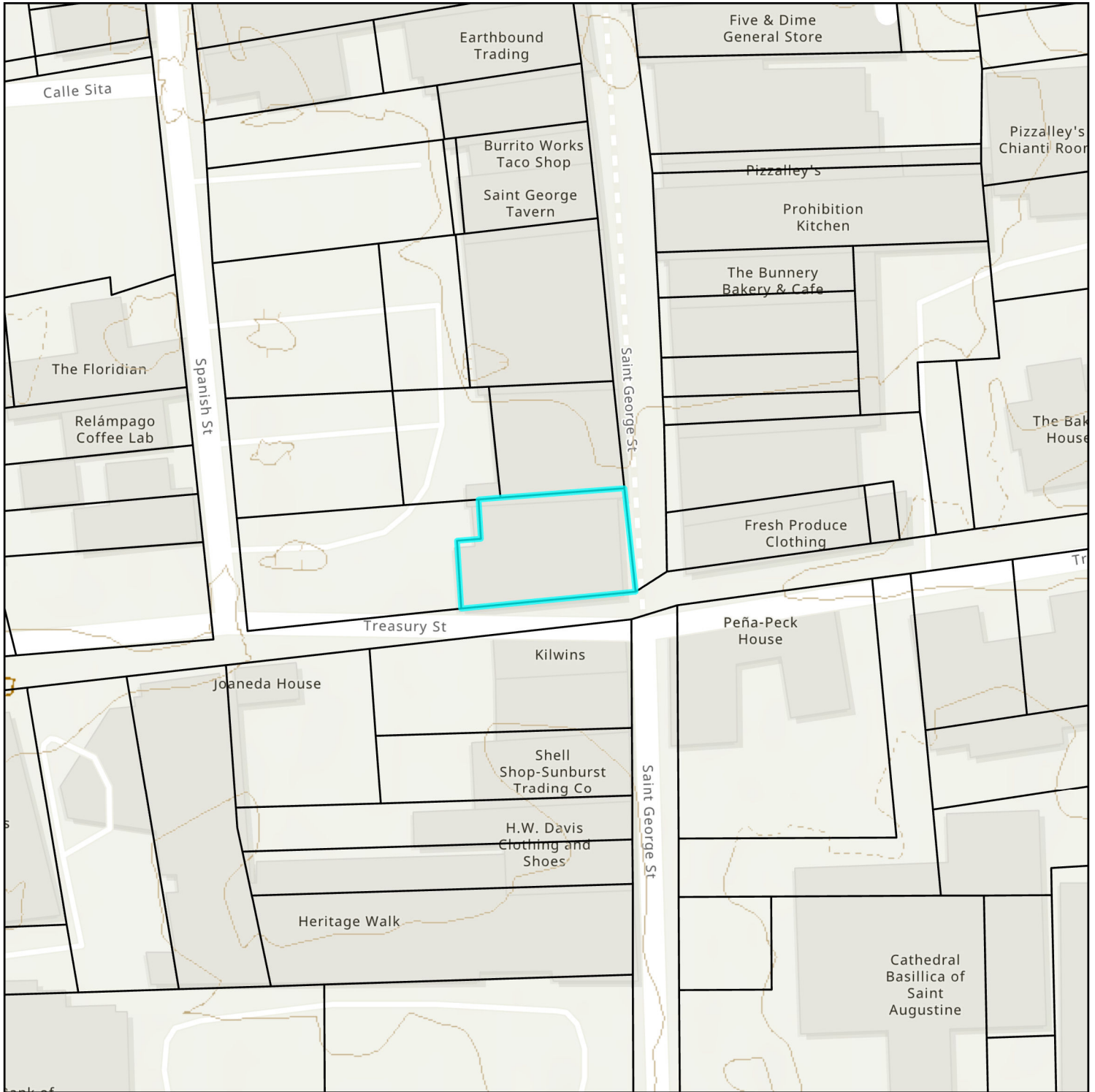


0 0.17 0.35 Miles

0 1,250 2,500 Feet

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



0 0.01 0.01 Miles

0 40 80 Feet

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: James G. Whitehouse, Esq. for Savannah Bee Company, LLC Contact Number: 904 495 0400

Business (if applicable): St. Johns Law Group

Address: 104 Sea Grove Main Street City: ST. Augustine State: FL Zip: 32080

E-Mail Address: jameswhitehouse@sjlawgroup.com

2. NAME OF PROPERTY OWNER: J.D. Adams, LLC / David Border Contact Number: _____

Business (if applicable): _____

Address: _____ City: _____ State: _____ Zip: _____

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: 136 St. George Street

5. SPECIFIC PROPOSED USE: Savannah Bee Company - Retail Store

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☒ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: ** See Attached **

8. JUSTIFICATION FOR ACTION REQUESTED: ** See Attached **

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

8/30/2024

Signature of Property Owner

Date

Owner's Authorization Attached

PZB APPLICATION FEE SCHEDULE

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Rezoning: large scale	\$1,000.00 + ads & notices
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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.

136 St. George Street

Project Address: _____

James G. Whitehouse, Esq. for

Applicant's Name: Swansea Bee Company Applicant's Signature: _____

Owner's Authorization Attached**

Owner's Name: James G. Whitehouse Owner's Signature: _____

Attached



Owner's Authorization For Agent

James G. Whitehouse, Esq. _____ is/are hereby authorized TO ACT ON BEHALF
OF J.D. Adams, LLC / David and Anne Border, 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:
136 St. George Street

BY: _____

Signature of Owner
David and Anne Border for J.D. Adams, LLC

Print Name of Owner

904 247-3228

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 28 day of August, 2024

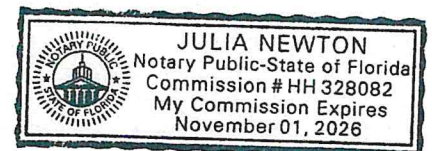
By _____

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

My Commission expires: _____





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

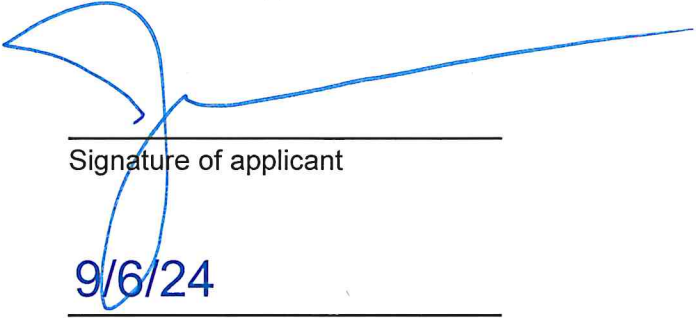
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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.

James G. Whitehouse, Esq.
(Owner's Authorization Attached)

Print name of applicant



Signature of applicant

9/6/24

Date



Owner's Authorization For Agent

James G. Whitehouse, Esq. is/are hereby authorized TO ACT ON BEHALF
OF Savannah Bee Company 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:
136 St. George Street

BY: [Signature]
Signature of Owner
TED E DENNARD
Print Name of Owner
+1 912 713 1099
Telephone Number

State of Ga

County of Chatham

Signed and sworn before me on this 28 day of August, 2024

By DEBBIE THOMPSON

Identification verified:

Oath sworn: X Yes ☐ No ☐

Notary Signature: [Signature]

My Commission expires: 8-12-2025

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	1976400000
Location Address	136 ST GEORGE ST 138 ST GEORGE ST 138 ST GEORGE ST UNIT A SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUG LOT 3 BLK 14 (8) (EX PART LEASED TO CITY) OR4175/1831 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Stores (1100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.110
Homestead	N

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

12/25/2022



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Owner Information

Owner Name	JD Adams LLC 100%
Mailing Address	138-A ST GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	\$339,532
Extra Features Value	\$0
Total Land Value	\$574,992
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$914,524
Total Deferred	\$0
Assessed Value	\$914,524
Total Exemptions	\$0
Taxable Value	\$914,524

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	\$349,096	\$0	\$527,076	\$0	\$0	\$876,172	\$876,172	\$0	\$876,172
2022	\$255,326	\$0	\$564,300	\$0	\$0	\$819,626	\$819,626	\$0	\$819,626
2021	\$262,948	\$0	\$564,300	\$0	\$0	\$827,248	\$768,019	\$59,229	\$768,019
2020	\$324,708	\$0	\$564,300	\$0	\$0	\$889,008	\$698,199	\$190,809	\$698,199
2019	\$179,813	\$0	\$513,000	\$0	\$0	\$692,813	\$634,726	\$58,087	\$634,726
2018	\$171,251	\$0	\$410,400	\$0	\$0	\$581,651	\$577,024	\$4,627	\$577,024
2017	\$114,167	\$0	\$410,400	\$0	\$0	\$524,567	\$524,567	\$0	\$524,567
2016	\$114,167	\$0	\$241,110	\$0	\$0	\$355,277	\$355,277	\$0	\$355,277
2015	\$114,167	\$0	\$228,285	\$0	\$0	\$342,452	\$324,977	\$17,475	\$324,977
2014	\$67,149	\$0	\$228,285	\$0	\$0	\$295,434	\$295,434	\$0	\$295,434
2013	\$67,149	\$0	\$215,602	\$0	\$0	\$282,751	\$282,751	\$0	\$282,751

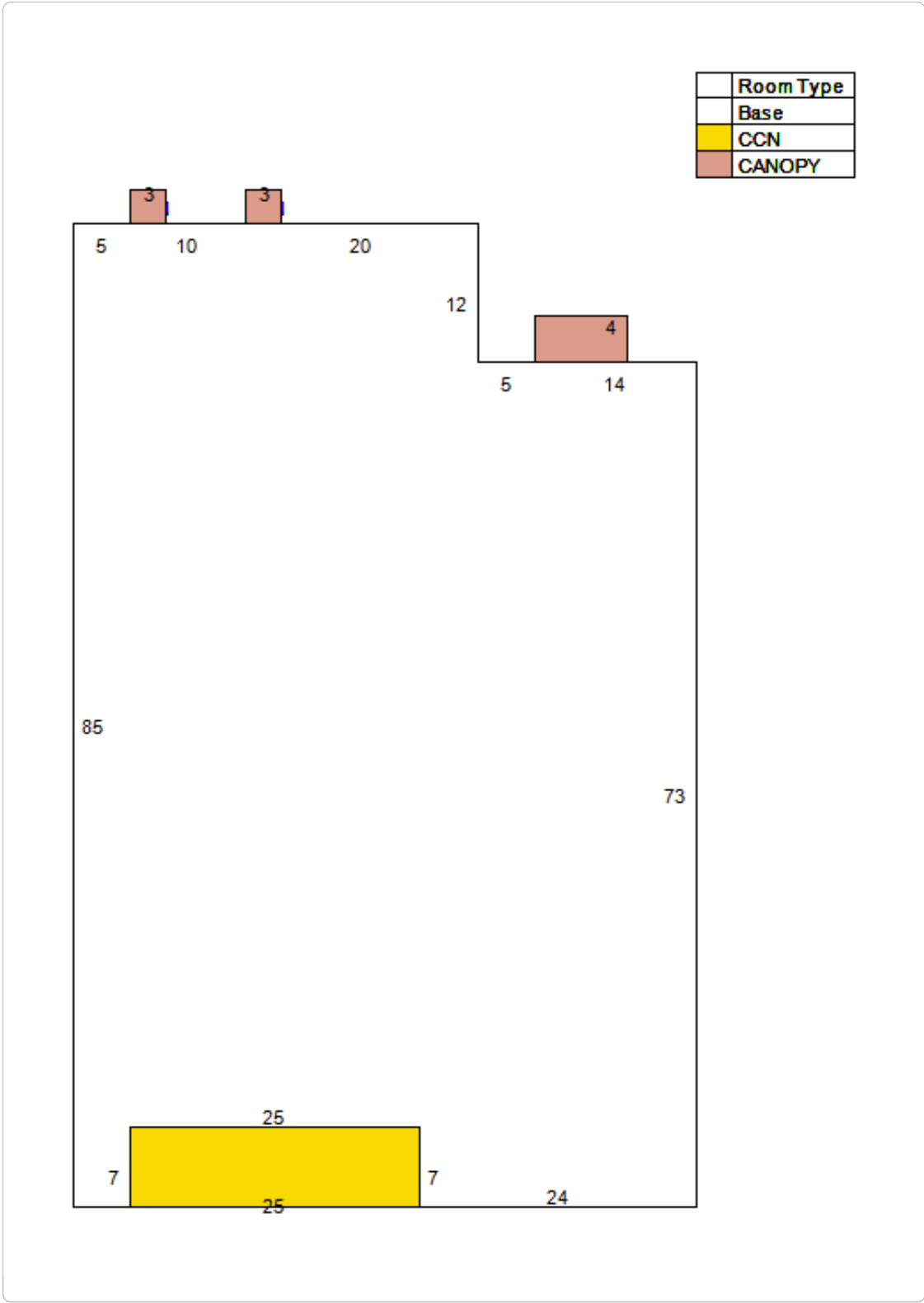
Building Information

Building 1
Building Value \$339,532
Year Built 1930
Actual Area 4412
Conditioned Area 4187
Use Stores (City/Historical)
Style 04
Exterior Wall Concrete Stucco

Roof Cover Built Up
Roof Structure Rigid Frame
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	4187
UNFINISHED CANOPY	9
UNFINISHED CANOPY	9
UNFINISHED CANOPY	32
FINISHED CANOPY	175
Total SqFt	4412

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	57	90	4791.6	SF	\$574,992

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
4/12/2016	3/2/2016	\$0.00	WARRANTY DEED	4175	1831	U	I	BORDER ANNE L	J D ADAMS LLC
11/2/2015	9/29/2015	\$0.00	TRUSTEES DEED	4106	285	U	I	RAAD DORIS L TRUST	BORDER ANNE L
	2/14/2014	\$0.00	DEATH CERTIFICATE	3918	399	U	V	RAAB JAMES WILLIAM	RAAD DORIS L
	12/16/2004	\$100.00	WARRANTY DEED	2349	196	U	I	RAAB JAMES W, DORIS L	RAAB JAMES W,DORIS L TRUSTEES
	10/1/1985	\$140,000.00		685	1825	Q	I		RAAB JAMES W,DORIS L

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

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

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 9/21/2024, 1:25:27 AM](#)

Contact Us

Developed by



Attachment 9:
Applicant Provided Narrative



136 ST. GEORGE STREET

SAVANNAH BEE COMPANY



136 ST. GEORGE STREET

SAVANNAH BEE COMPANY RETAIL STORE
WITH MEAD TASTING AND SALE

8/28/2024

Project Description and Justification

For compatible use by exception allowing craft mead tasting and sale in HP-2

In conjunction with the applicant's request for an allowed commercial retail establishment on St. George Street, which is allowed by right, consistent with their business model in many other areas of our country, including in the historic district of downtown Savannah, the applicant would like to have mead tastings and sell that mead as a part of that business. This complimentary use is a minimal part in size and scale of the overall business in the historic district. The building's unique location on the commercial section of St. George Street, immediately adjacent to various other business that already serve and sell alcoholic beverages in the area, makes it a perfectly compatible place to allow for their unique mead tasting in conjunction with their retail sales of the same and many other unique honey-based products that have become famous throughout various parts of our country.

Further, as previously described, this location is quite appropriate for this use by exception for this mead tasting and sale in conjunction with their retail sales establishment based upon the current uses in the area, particularly the other cocktail lounges and food establishments selling alcoholic beverages already approved in the vicinity. This area of this very special street, St. George Street, is a well-established gathering place which already caters to such uses and which promotes foot traffic as promoted by the city. As stated, many of area uses include unique retail and service ideas along the street. In sum, this is a very festive commercial area and the granting of an exception for this use in conjunction with their unique and well-respected business and product will merely add to the awesome ambiance of this very vibrant area.

By right, this HP-2 property is already approved for a number of commercial retail sales uses, multiple service-type uses, and for full restaurant use. Further, pursuant to section 28-184(3) of the City Code, this property is permitted for cocktail lounges/taverns as a use by exception.

Sec. 28-184. - Historic preservation district: HP-2.

Intent. This district is intended to provide a mix of commercial and residential uses that will encourage the restoration and reproduction of historic structures and maintain the historic and pedestrian scale of the neighborhood.

2) Permitted uses and structures:

- a. Single-family.
- b. Multifamily.
- c. Tourist homes and bed and breakfast inns.
- d. Professional and business offices.
- e. Rooming and boarding houses.
- f. Banks and other financial institutions.
- g. Retail sales (excluding rental of motorized vehicles):
 1. New.
 2. Antique.
 3. Souvenir.
 4. Gift.
 5. Craft, such as specialty food stores (including beer and wine but not supermarkets), clothing, toy and hobby shops, bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, cameras, florist or gift shop, sundries and notions, business office supplies, records and tapes, furniture, art supplies and similar uses.
- h. Service:
 1. Barbershop or beauty shop.
 2. Shoe repair.
 3. Restaurant (but not drive-in).
 4. Interior decorator.
 5. Photographic, art, craft, dance or music studios, indoor theatres, tailoring, catering and clothing rental.
- i. Museums.
- j. Housing for the elderly.
- k. Home-based business.

(3) Permitted uses by exception:

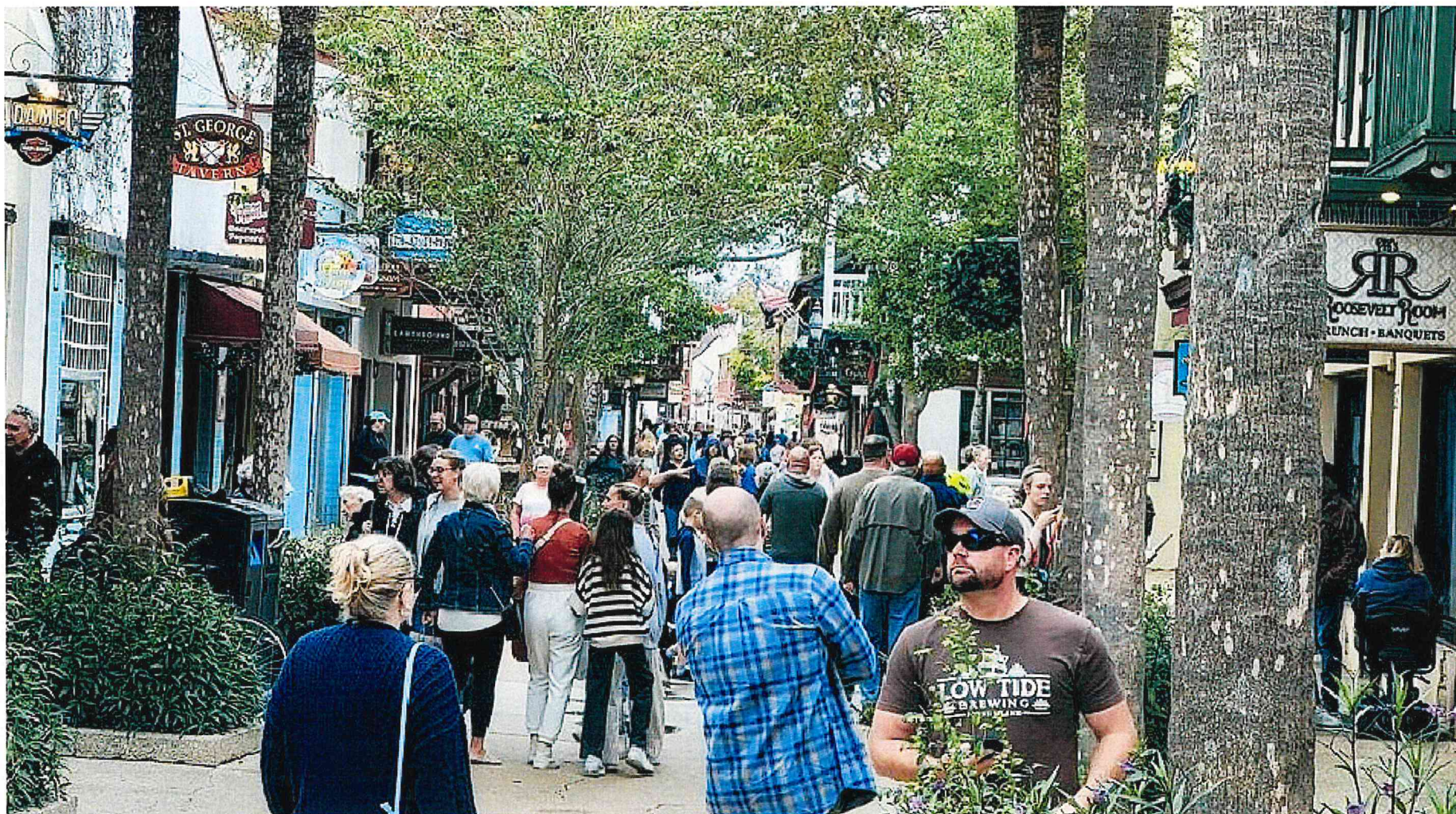
- a. Not-for-profit clubs.
- b. Churches.
- c. Cocktail lounges/taverns.
- d. Hotels/motels/inns.
- e. Drive-up windows for banks and financial institutions.
- f. Home occupations.
- g. Special event venue as per section 28-347(8).
- h. Hostels.
- i. Craft alcohol industry and its retail sales, but not wholesale storage and distribution or alcohol for sale and consumption on the premises.

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

Based upon the following restrictions and conditions, this use by exception to allow for the service of mead for tastings and sale for offsite consumption, in conjunction with their retail business within the confines of this commercial area of St. George Street, is an appropriate use in this location along this commercial section of St. George Street, which is a well-established gathering area that already allows many other businesses to serve alcohol and to sell for offsite consumption:

- This business allowing for mead tasting and sale for offsite consumption will be operated in a manner to assure compatibility with the St. George Street corridor and to ensure the protection of the historic resources in the area.
- The use will be in scale with the surrounding area and in compliance with applicable local codes.
- The uses requested will cause no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the business.
- The uses requested will not create noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot. Further, if any noise it will comply with the requirements of the City of St. Augustine noise ordinance.
- The building will have the occupancy limitations, established by the local building official and/or fire marshal, clearly delineated and monitored.

This area of St. George Street is a unique area of the city that brings the historic times of St. Augustine to the present. Accordingly, as stated above, this location along the commercial section of St. George, in conjunction with the owner's commitment to operate a top-class retail establishment allowing for the service of mead in tasting and the sale for offsite consumption under the conditions outlined above, make it a perfect place for this use in our city. In sum, as previously described, this location is quite appropriate for this use by exception for mead tastings as a small part of their proven business model based upon the current uses in the area, particularly the cocktail lounges and restaurants selling alcohol already approved in the vicinity.







Our Stores

At Savannah Bee Co., honeybees are our passion and our retail locations bring that passion to life. Our stores are interactive destinations where you can enjoy guided honey tastings of our single source and wildflower varietals and sample our hive-powered, skin-nourishing body care products. We also offer mead (honey wine) tastings for our adult visitors and Bee Garden tours in select locations. Our staff is as fun as they are knowledgeable (and that's a lot of fun) and they are ready to guide you through the Savannah Bee Experience while you shop for unique gifts from the hive.

Bee Awesome!



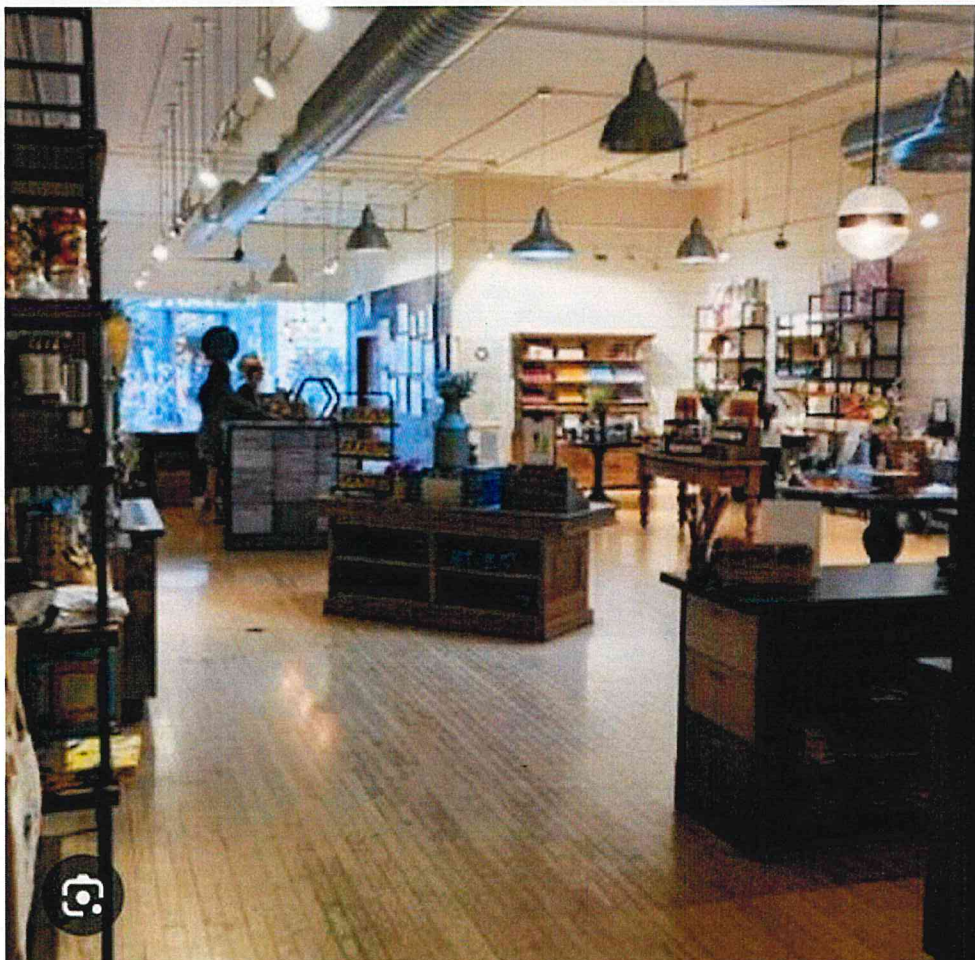
The Savannah Bee Company is a company that sells honey-related products, books, beauty products, beverages, and candles. The company was founded by Ted Dennard in 2002 and has 15 locations in the United States. 

The Savannah Bee Company also sells a mead made with their Hot Honey. The mead is made with mango, orange, and pineapple, and all of the heat comes from the honey. 

The Savannah Bee Company also offers mead tastings. 



Bee Awesome!



Founder's Notes

"For as long as I can remember I've had a connection to bees. From being introduced to beekeeping at 11 years old, to working for no money with an old beekeeper in high school, I grew up learning how important these little creatures are. After time in the Peace Corp, working with hundreds of beekeepers and teaching beekeeping in schools, I returned to Georgia, right where I started my honey journey. It was here I found myself searching for new ways to share the magic of bees and honey.

My original mission with Savannah Bee Company was to sell the best honeybee products while educating people about the fascinating world of bees. I didn't know anyone that did that sort of thing - combining education and business. I was trying to come up with the best way to properly introduce customers to bees and quality honey. I figured that if people only knew the process, they would learn to love the bees and their products as much as I do.

There was also a conscious effort to elevate the honey world - bringing honey out of the plastic bears and into beautiful bottles, and into a place where honey and bees were truly appreciated. That was in 1999, and since then we've worked hard to make the dream of Savannah Bee Company into reality.

For 20 years we've sourced the purest honey from the finest beekeepers around the world - folks that I know by name and trust to provide the highest quality. From our conscientious packaging, to our experiential retail stores, and our non-profit [The Bee Cause Project](#), everything we do is to celebrate the incredible work of bees and the natural beauty they create. Our goal is to keep growing and learning and sharing, giving our voice to the bees with every bottle of honey."

A stylized, handwritten signature in black ink. The signature appears to be 'TED' with a large, sweeping flourish above the letters.

Ted Dennard, Founder and Head Beekeeper



Savannah Bee Company was founded to save the bees. That's what we do.

[Shop Now →](#)



Savannah Bee Company – Mead Tasting Information



- Our aim is to educate the public on the amazing products that we get from honeybees and why bees are so essential to our planet.
- We have 14 Savannah Bee Company retail locations and each of them have a mead tasting room.
- Retail sales:
 - Mead makes up 19% of our sales.
 - Other 81% of our sales comes from world-class honey and hive-inspired natural bodycare.
- We choose award-winning American meads to sample and highlight local meaderies whenever possible.
- The mead bar experience is as follows:
 - Customer is given a 5-10 minute history of mead and the process to make it.
 - Tasting list is introduced and educator pours a 1-oz sample of each mead while explaining its characteristics.
 - At the conclusion of the tasting, the customer is offered the ability to purchase bottles for personal consumption or gift-giving.





What is Mead?

Ethanol, what we casually call 'alcohol', comes from the fermentation of sugar. Alcoholic beverages are categorized by where the sugar is sourced.

Beer --- Grain
Wine --- Grapes
Sake --- Rice
Mead --- Honey



Savannah, GA Mead Bars:

Broughton Street

104 West Broughton Street
Savannah, GA 31401
(912) 233-7875

HOURS:

Monday-Saturday 10am-8pm
Sunday 11am-6pm

River Street

1 West River Street
Savannah, GA 31401
(912) 234-7088

HOURS:

Monday-Saturday 10am-7pm
Sunday 11am-8pm

Wilmington Island

211 Johnny Mercer Blvd.
Savannah, GA 31410
(912) 629-0908

HOURS:

Monday-Saturday 10am-6pm
Closed Sunday

savannahbee.com



MEAD 101:



A Brief History of Mead

Mead is generally recognized as the oldest fermented beverage. Honey, the main ingredient in mead, has been sought after for more than eight thousand years as it was the first source of nearly pure sugar. It is believed that the original fermentation of honey was an accident.

One of the oldest writings that mentioned mead was Beowulf (circa 1000). The epic poem implied that mead was a noble drink used for finer occasions than ale, and this was likely due to the reduced availability of honey at the time.



DID YOU KNOW?

The term "Honeymoon" came from newlywed couples that drank mead for the first moon cycle of their marriage to celebrate and increase fertility (due to mead's aphrodisiac properties).



Mead Styles

While a traditional style mead contains only honey, water, and yeast, the style changes when you add other ingredients.

Metheglin	Mead + herbs or spices
Melomel	Mead + fruit
Cyser	Mead + apples
Braggot	Mead + grain
Acerglyn	Mead + maple syrup
Capiscumel	Mead + hot peppers
Bochet	Mead + caramelized honey

... and many more!

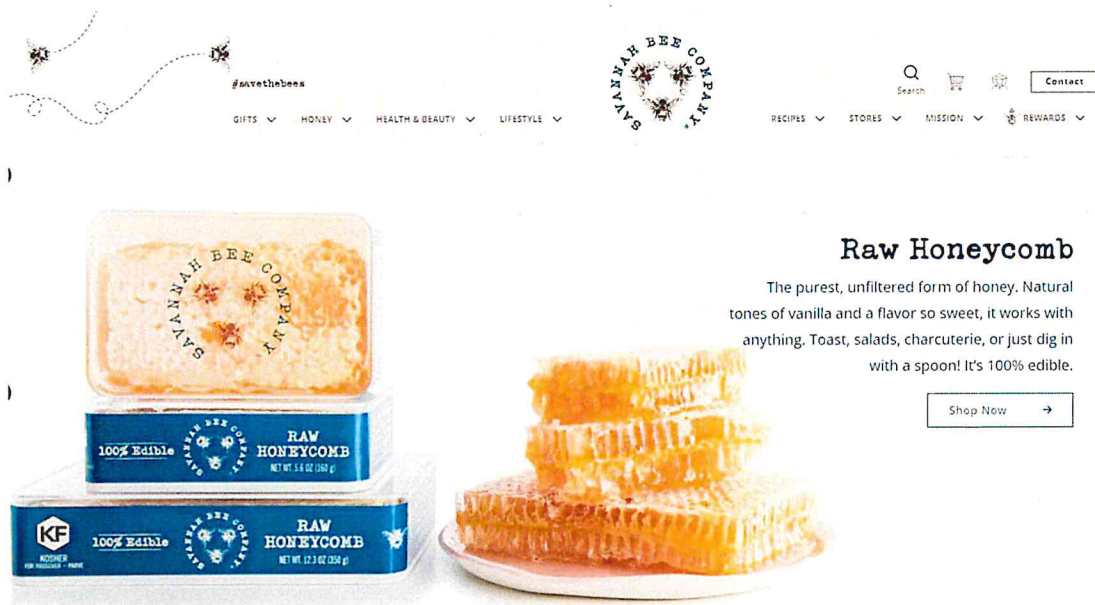
Mead ABV%



There are three different categories that refer to ABV (alcohol by volume), or strength.

Hydromel	The name comes from the combination of hydro (water) and mel (honey), basically meaning watered down honey. Commonly referred to as a 'session' or 'draft' mead, this mead is a lower ABV and are typically served carbonated. The ABV range is below 8%.
Standard	The standard ABV range for mead is between 8-14%.
Sack	This gets its name from the idea that you used a whole 'sack' of honey to make it. Sometimes referred to as a show mead, these are more than 14% ABV and are highly efficient.





PamC54
Nashville, Tennessee



via mobile

An unexpected fibd

We stopped here to get out of the rain and cold and were delighted by the roomy and fun layout including skin care products, honey (of course) and mead.

We enjoyed the flyte of 5 meads for \$7 and the 'bar' guy knew the products well explaining each in detail.

We purchased body butter made from chamomile honey for a friend who is watching our house while we are out of town a few days.

This is a fun store to visit.



Glenna O
Villa Rica, Georgia



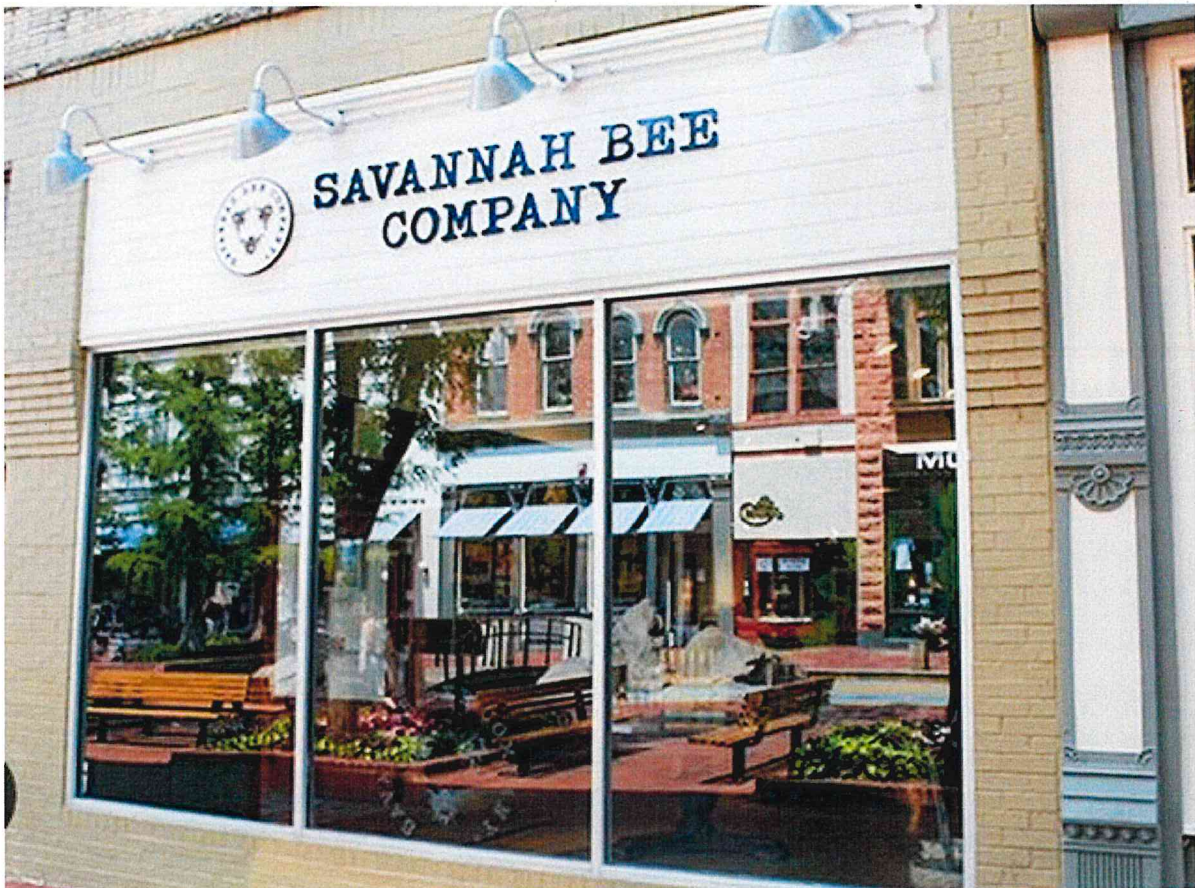
Best Honey EVER!

This is not my first trip to the Savannah Bee Company (I visited the original Savannah Bee store in Savannah), but it was all I expected. I purchased my tall bottle of Tupelo Honey (which I love) and my husband did the mead tasting. The mead was good and we bought 3 bottles of it. I love the fact that this company is working to educate the public about all the good that bees do, so I also bought a bottle of the "Bee Cause" Honey. Love this store!!



136 ST. GEORGE STREET

SAVANNAH BEE COMPANY



136 Saint George St, Saint Augustine, FL, 32084, USA

Results: 6

Zoning Districts

Historic Preservation (HP-2)

Description	COMMERCIAL
Zoning Class	Historic Preservation (HP-2)
Municode	View

Parcels

Future Land Use

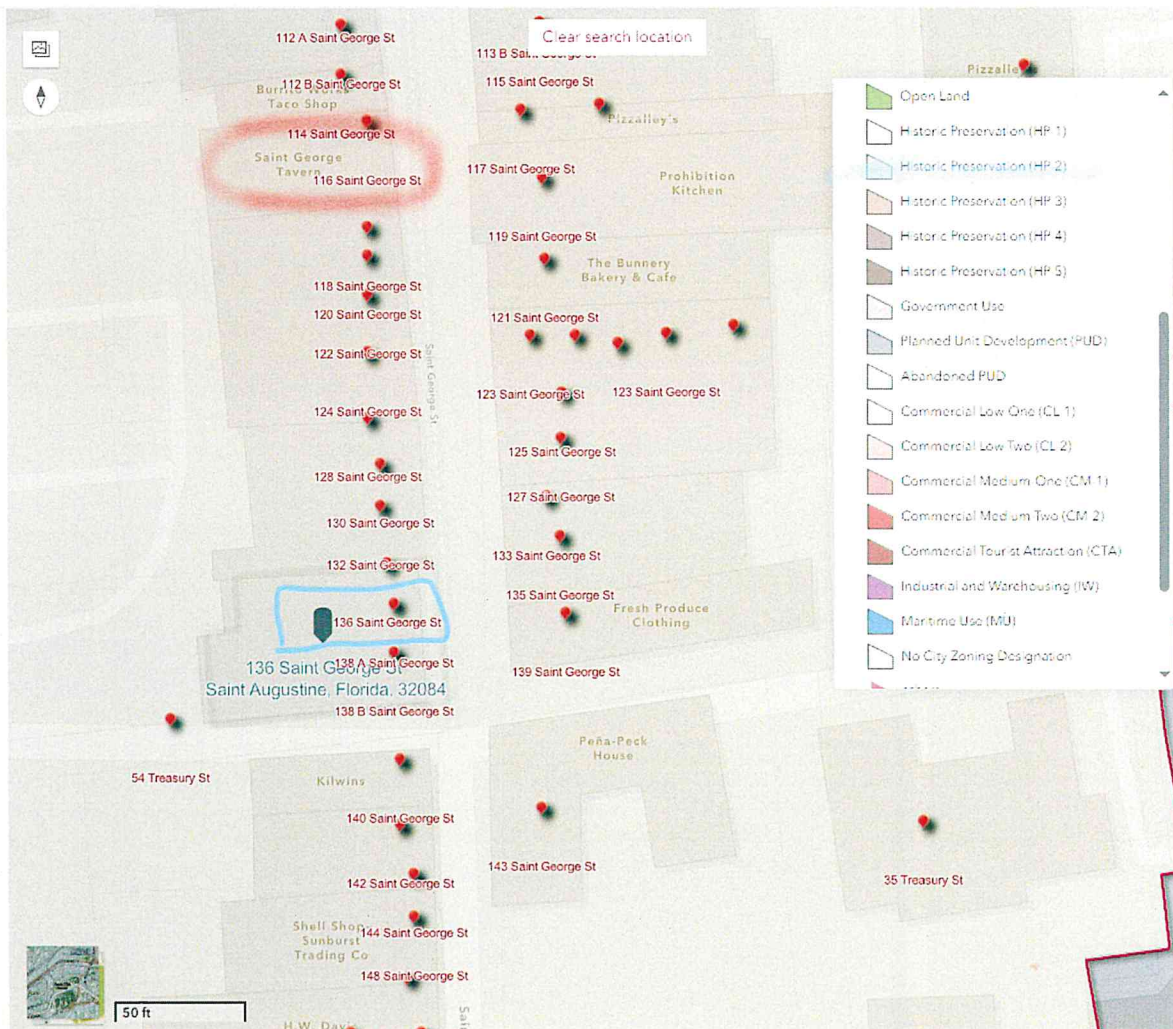
HISTORIC PRESERVATION

Land Use Code	1700
Land Use Description	HISTORIC PRESERVATION
Maximum Density/Intensity	View

Archaeology Zones

Special Flood Hazard Areas

Community Redevelopment Area - CRA



Intent. This district is intended to provide a mix of commercial and residential uses that will encourage the restoration and reproduction of historic structures and maintain the historic and pedestrian scale of the neighborhood.

(1) *Boundaries.* This district is bounded as follows:

- a. *North.* Hypolita Street easterly to Charlotte Street; thence northerly along Charlotte Street to Cuna Street; thence easterly along Cuna Street to the Matanzas River or Bay.
- b. *East.* Matanzas River or Bay.
- c. *South.* Easterly along a line running parallel to and sixty-five (65) feet north of Palm Row for a distance of one hundred ninety (190) feet; thence northerly along a line running parallel to St. George Street for seventy (70) feet; thence easterly to St. George Street; thence southerly along St. George Street to Cadiz Street; thence easterly along Cadiz Street to Aviles Street; thence southerly along Aviles Street to Bridge Street; thence easterly along Bridge Street to Matanzas River or Bay.
- d. *West.* Cordova Street between Palm Row and Hypolita Street.

(2) *Permitted uses and structures:*

- a. Single-family.
- b. Multifamily.
- c. Tourist homes and bed and breakfast inns.
- d. Professional and business offices.
- e. Rooming and boarding houses.
- f. Banks and other financial institutions.
- g. Retail sales (excluding rental of motorized vehicles):
 1. New.
 2. Antique.
 3. Souvenir.
 4. Gift.
 5. Craft, such as specialty food stores (including beer and wine but not supermarkets), clothing, toy and hobby shops, bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, cameras, florist or gift shop, sundries and notions, business office supplies, records and tapes, furniture, art supplies and similar uses.
- h. Service:
 - 1.

Barbershop or beauty shop.

2. Shoe repair.
 3. Restaurant (but not drive-in).
 4. Interior decorator.
 5. Photographic, art, craft, dance or music studios, indoor theatres, tailoring, catering and clothing rental.
- i. Museums.
 - j. Housing for the elderly.
 - k. Home-based business.

(3) *Permitted uses by exception:*

- a. Not-for-profit clubs.
- b. Churches.
- c. Cocktail lounges/taverns.
- d. Hotels/motels/inns.
- e. Drive-up windows for banks and financial institutions.
- f. Home occupations.
- g. Special event venue as per section 28-347(8).
- h. Hostels.
- i. Craft alcohol industry and its retail sales, but not wholesale storage and distribution or alcohol for sale and consumption on the premises.

(Code 1964, § 33-33; Ord. No. 03-17, § 3, 6-23-03; Ord. No. 15-02, § 1, 12-14-15; Ord. No. 16-06, § 3, 2-8-16; Ord. No. 21-17, § 2, 10-11-21; Ord. No. 22-07, § 1, 3-28-22)

Editor's note— With the adoption of Ord. No. 96-50, territory was rezoned from the HP-2 district which is not reflected in the boundaries set out in subsection 28-184(1). The text of said ordinances are on file and available for inspection in the office of the city clerk.

Attachment 10:

Examples of Other Stores

MULTIPLE SUCCESSFUL STORES – NATIONWIDE

Sedona, AZ

Address

390 N State Route 89A
Sedona, AZ 86336

- HONEY BAR
- MEAD BAR



Sedona

Manager: Monica Anuszkiewicz

Email: monica@savannahbee.com

(928) 862-2996

In July 2019, Savannah Bee Company opened its western-most location, in Sedona, AZ, a desert town surrounded by stunning red rock formations and pine forests. The Sedona area is known for its vibrant arts community and unique shops, so Savannah Bee fits right in. Sedona also appeals to people who love the outdoors, and Red Rock State Park is readily accessible for hiking and picnicking. Don't forget to pack your Honey Straws!

#beezen

Boulder, CO

Address

1222 Pearl Street
Boulder, CO 80302

- HONEY BAR
- KIDS AREA
- MEAD BAR



Boulder

Manager: Whitnie Touhini

Email: whitnie@savannahbee.com

(303) 862-8073

Venturing from our Southeast roots, our Boulder store joined the heart of Pearl Street in the Summer of 2017. Nestled in the Rocky Mountains and only a five minute drive from the University of Colorado this location is convenient to reach not only by car but also by bike or foot. Stop in for a taste of varietal honey or mead and give our nourishing skin care line a try. You'll be sure to find some sweet treats to take home from your travels.

#beeadventurous

Lake Buena Vista, FL

Address

1600 E. Buena Vista Drive #C
Lake Buena Vista, FL 32830

- HONEY BAR
- MEAD BAR



Lake Buena Vista/Disney Springs

Manager: Allison Ronning

Email: allison@savannahbee.com

(407) 560-0233

“The happiest place on Earth” welcomed Savannah Bee Company in May 2016. Just a little over a year later, we have upgraded our location from a kiosk in Disney Springs to a jewel box of a retail space where you can sample a variety of pure honey and hive-inspired body care. Complete your magical experience with a few honeybee-inspired souvenirs. **#beehappy**

Savannah, GA

Address

104 West Broughton Street
Savannah, GA 31401

- HONEY BAR
- KIDS AREA
- MEAD BAR



Broughton Street/Savannah

Manager: Kate Walsh

Email: katew@savannahbee.com

(912)233-7873

Our Flagship store opened in 2008 on charming, historic Broughton Street—Savannah’s hip shopping and dining district. Our flagship store is a shopping experience where you will find a honey tasting bar, Mead tasting bar, honey-sweetened beverages, and a vast selection of honey bee gifts.

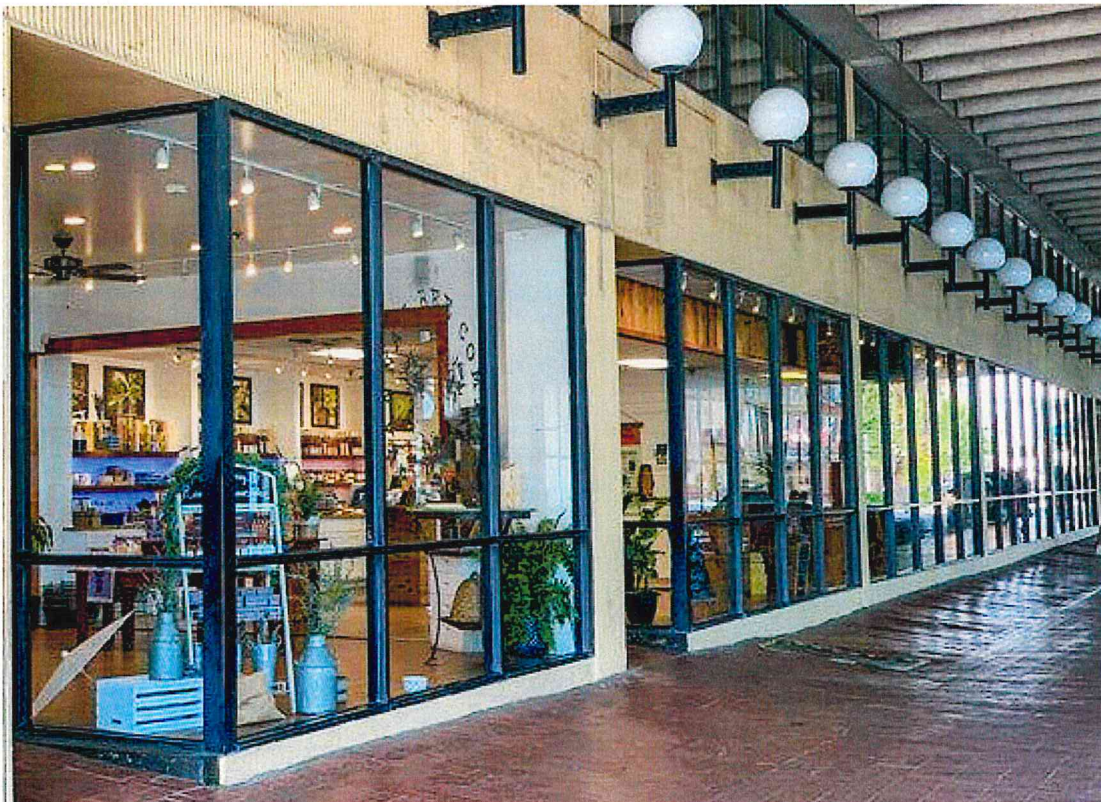
#beefirst

Savannah, GA

Address

1 West River Street
Savannah, GA 31401

- HONEY BAR
- MEAD BAR



River Street/Savannah

Manager: Kirsten Tatom

Email: kirstent@savannahbee.com

(912)629-9975

The Savannah Bee Company River Street store is tucked into the Hyatt Regency ground floor along a ballast stone street and a view of the Savannah River (if you squint just right). Opened in October, 2010, this store is small and mighty. You can enjoy our signature honey tastings, mead tastings and some of the coolest and most knowledgeable staff you will find anywhere!

#beeyou

Savannah, GA

Address

211 Johnny Mercer Blvd.
Savannah, GA 31410

- BEE GARDEN
- HONEY BAR
- MEAD BAR
- OBSERVATION HIVE



Showroom/Savannah

Manager: Lisa Wood

Email: lisa@savannahbee.com

(912) 629-0908

Talk about a fun experience! Our Showroom store location is attached to our bottling plant. Inside this adorable store, we offer daily honey tastings, mead tastings, luxurious body care made from nourishing hive ingredients, and honeybee-inspired gifts. Outside the store you can experience a **Bee Garden Tour**. Click [here](#) to book a tour today. The experience with the bees will leave you asking "what can I do to protect the noble honeybee".

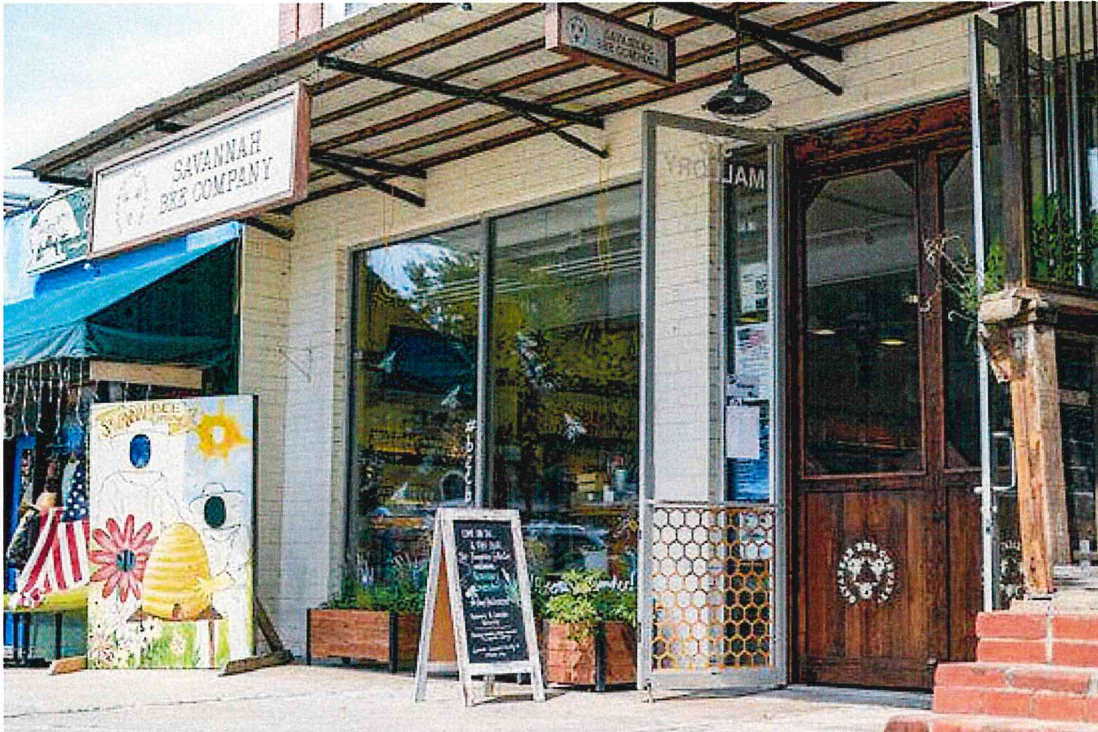
#beekind

St. Simons, GA

Address

315 Mallery Street
St. Simons, GA 31522

- HONEY BAR
- MEAD BAR



St. Simons

Manager: Zakar Jenkins

Email: zakar@savannahbee.com

(912) 771-8972

Our Saint Simons store opened in October 2015 along Mallery Street in the prominent Pier Village. St. Simons is the hometown of Savannah Bee's founder and owner, Ted Dennard. The store features a variety of local and international honey varieties, hive-inspired health and beauty products made from the best ingredients from the hive, a multitude of honeybee-inspired gifts, and a mead bar for honey-wine tastings.

#beecool

Charleston, SC

Address

276 King St
Charleston, SC 29401

- HONEY BAR
- MEAD BAR



King Street/Charleston

Manager: George Sperlbaum

Email: george@savannahbee.com

(843) 722-5664

Our first store outside of Savannah opened in 2011, in the heart of Charleston's famed King Street Shopping District. Our cute and charming store offers daily honey tastings, luxurious body care made from nourishing hive ingredients, and honeybee-inspired gifts. You can also enjoy a selection of honey wines at our mead tasting bar.

#beeroyal

Greenville, SC

Address

123 N Main Street
Greenville, SC 29601

- HONEY BAR
- MEAD BAR



Greenville

Manager: Emily McKay

Email: emily.mckay@savannahbee.com

(864) 535-5482

Buzz by our new store in downtown Greenville, SC, one of the Upstate's most popular destinations for shopping, dining and entertainment, and over the past few years, has amassed a multitude of accolades and awards from national publications. It's our fourth store in the state of South Carolina. Shopping at Savannah Bee offers a fun and educational experience with daily samplings of a variety of raw honeys from around the world, honeycomb, mead, and honeybee-inspired body care products.

#beecreative

Myrtle Beach, SC

Address

Broadway at the Beach Plaza
1301 Celebrity Circle, Unit #128
Myrtle Beach, SC 29577

- HONEY BAR
- KIDS AREA
- MEAD BAR



Broadway/Myrtle Beach

Manager: Jan Duncan

Email: jan@savannahbee.com

(843) 213-1058

Our second location in South Carolina opened in June of 2016, and is located in the buzzing amusement area of Broadway at the Beach. Get the full Savannah Bee experience at this bright and cheery store. Our friendly staff will guide you through some of the world's best honey varieties, raw honeycomb, luxurious body care made from nourishing hive ingredients, and honeybee-inspired gifts. You can also enjoy a selection of honey wines at our mead tasting bar.

#beechill

North Myrtle Beach, SC

Address

4726 Hwy 17 South, Unit 84
North Myrtle Beach, SC 29582-5355

- BEE GARDEN
- HONEY BAR
- KIDS AREA
- MEAD BAR
- OBSERVATION HIVE



Barefoot Landing/North Myrtle Beach

Manager: Jan Duncan

Email: jan@savannahbee.com

(843) 491-3507

Our third location in South Carolina just opened in May 2019. Our friendly staff will guide you through some of the world's best honey varieties, raw honeycomb, luxurious body care made from nourishing hive ingredients, and honeybee-inspired gifts. You can also enjoy a selection of honey wines at our mead tasting bar. Stop by for a mead slushy or honey lemonade at our outdoor walk up counter.

#beeyourbest

Gatlinburg, TN

Address

461 Parkway #3
Gatlinburg, TN 37738

- HONEY BAR
- MEAD BAR
- OBSERVATION HIVE



Gatlinburg

Manager: Janis Adams

Email: janis@savannahbee.com

(865) 277-7878

NEWLY OPENED! Just steps from SPEEDWERKZ EXOTIC CAR EXPERIENCE – Gatlinburg's newest one-of-a-kind attraction! Our honey shack chic store will offer a complete shopping and education experience with daily samplings of a variety of **raw honeys** from around the world, honeycomb, **mead**, and honeybee-inspired personal care products. Find us where you'll see a bear sitting on bee boxes!
#beespeedy

Pigeon Forge, TN

Address

131 The Island Drive, Suite 5102
Pigeon Forge, TN 37863

- HONEY BAR
- MEAD BAR



Pigeon Forge/The Island

Manager: Janis Adams

Email: janis@savannahbee.com

(865) 366-3761

Our second store in Tennessee, the Pigeon Forge location opened in The Island in 2018. This cozy store is located in the foothills of the Great Smoky Mountains amongst 23 acres of bustling entertainment. Come in for a quiet break while tasting our varieties of honey and sampling our line of skin care products. Now featuring mead tastings!
#beehumble

Pigeon Forge, TN

Address

2655 Teaster Lane
suite #240
Pigeon Forge, TN
37863

- HONEY BAR
- MEAD BAR



Pigeon Forge/Mountain Mile

Manager: Janis Adams

Email: janis@savannahbee.com

(865) 366-5050

Step inside our newest "honey shack chic" store for a delicious honey tasting and shopping experience! We are thrilled to be joining the lively and diverse experiences at the The Mountain Mile & Tower Shops. As one of Pigeon Forge's most unique shopping, dining, and entertainment attractions, there is something for everyone, including fun thrill rides on the Mountain Monster and NOW a full Mead Bar at Savannah Bee Company! Here you will find the best food, drinks, shopping, and things to do in the Smoky Mountains of Tennessee.

#beeplayful

CITY OF ST. AUGUSTINE

MEMORANDUM

To: Planning and Zoning Board
Date: September 24, 2024
Subject: Conservation Overlay Zone Development PZB2024-0061
Pelican Reef Drive / PID 158573-0130

The application for Conservation Overlay Zone Development at 186 Pelican Reef Drive appeared before the Board on September 3, 2024, and was continued so that they could 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.

The applicant has notified Staff that they are still working on obtaining the above information and are requesting to continue their application until the November 5th Planning and Zoning Board meeting. Please see the attached email.

Thank you for your attention to this matter. If you have any questions, please contact me at (904) 209-4213 or sdaugherty@citystaug.com.



Sarah Daugherty
Senior Planner
Planning and Building Department

From: [Ryan Carter](#)
To: [Victoria Murphy](#); [Sarah Daugherty](#)
Cc: [Michael Carpenter](#); [Amy Skinner](#)
Subject: PZB2024-0061 "186" PELICAN REEF DR - Continuance Request
Date: Friday, September 20, 2024 2:43:15 PM
Attachments: [image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.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.

Victoria and Sarah,

Please accept this email for 186 Pelican Reef Drive to continue the November PZB meeting. We're still working on replying to the 5 items listed below. Please reply with receipt and contact me with any questions. Thanks.

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.

Sincerely,
Ryan
904-540-1786

From: Victoria Murphy <vmurphy@citystaug.com>
Sent: Friday, September 6, 2024 11:04 AM
To: Ryan Carter <ryan@carterenv.com>
Cc: Sarah Daugherty <sdaugherty@citystaug.com>
Subject: REVIEW COMMENTS - "186" PELICAN REEF DR

Good morning!

Please see the attached comments for PZB application 2024-0061.

Thank you,

Victoria Murphy
Planner I



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
October 1, 2024	7.b.	PZB2024-0064
Request	Address	Parcel ID
Conservation Overlay Zone Development	Arricola Avenue	219010-0270
		[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

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 [LINK FOR DISTRICT REGULATIONS]
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 remove

1. Forty (40) healthy trees, including three (3) significant Cedar trees,
2. One (1) significant Cedar tree noted as being in “extreme decline,” and
3. Three (3) invasive Brazillian Pepper trees along Arricola Avenue at PID 219010-0270.

This application was heard during the [September 3, 2024, Planning and Zoning Board Regular Meeting](#) and was continued so that the applicant could 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.

Provided by applicant.

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.

Provided by applicant.

3. An arborist report.
 - a. This will be needed in order to complete the “health condition” information required in the above referenced table.

Provided by applicant.

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.

Provided by applicant.

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.

Provided by applicant.

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.”

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, 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:	Except for providing protection of natural resources and ecological systems where it could be more consistent, this request is consistent with the City's goal of preserving sense of place.

	• 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; • Balance livability and economic pressures; and • Proactively recognize increasing threats of sea level rise on the City's character and livability.	
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	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. [[LINK TO SECTION](#)]

- (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. [[LINK TO SECTION](#)]

- (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:

- 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.

- 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.

- 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.

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.

- 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.

- Impact upon the urban and natural environment, including:
 - Ground and surface water stabilization.
 - Water quality and aquifer recharge.
 - Ecological impacts.
 - Noise pollution.
 - Air movement.
 - Air quality.
 - Wildlife habitat.
 - 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. [[LINK TO SECTION](#)]

(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 proposed planting plan shows shade and palm trees at a ratio which complies.

(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

Sheet L-1 of the submitted landscaping plans includes a table of Trees to be Removed with a breakdown of the deficits for this proposal amounting to 108.5.

The result of 108.5 deficits is incorrect as this proposal actually amounts to 92.5 deficits due to:

- **Trees numbered 5-12 are counted twice in the table.**
- **Trees numbered 26, 31, 33, and 35 are cabbage palms over 20” dbh and have been given a base deficit of 1.5 when it should be 2.**

(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).

Sheet L-3 of the submitted landscaping plans shows under the Plant List a total of sixty-five (65) trees to be planted. Ten (10) of these trees will be planted to fulfill bufferyard requirements and the other fifty-five (55) trees amount to 122 credits which meets the City’s requirements for tree mitigation.

(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. [[LINK TO SECTION](#)]

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.

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. Landscaping Plans
10. Arborist Solutions, LLC Arborist Report

Staff Report prepared by:

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

Attachment 1: Zoning Map



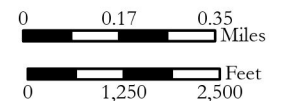
Zoning Map

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



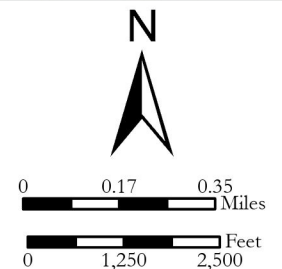
Future Land Use Map

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

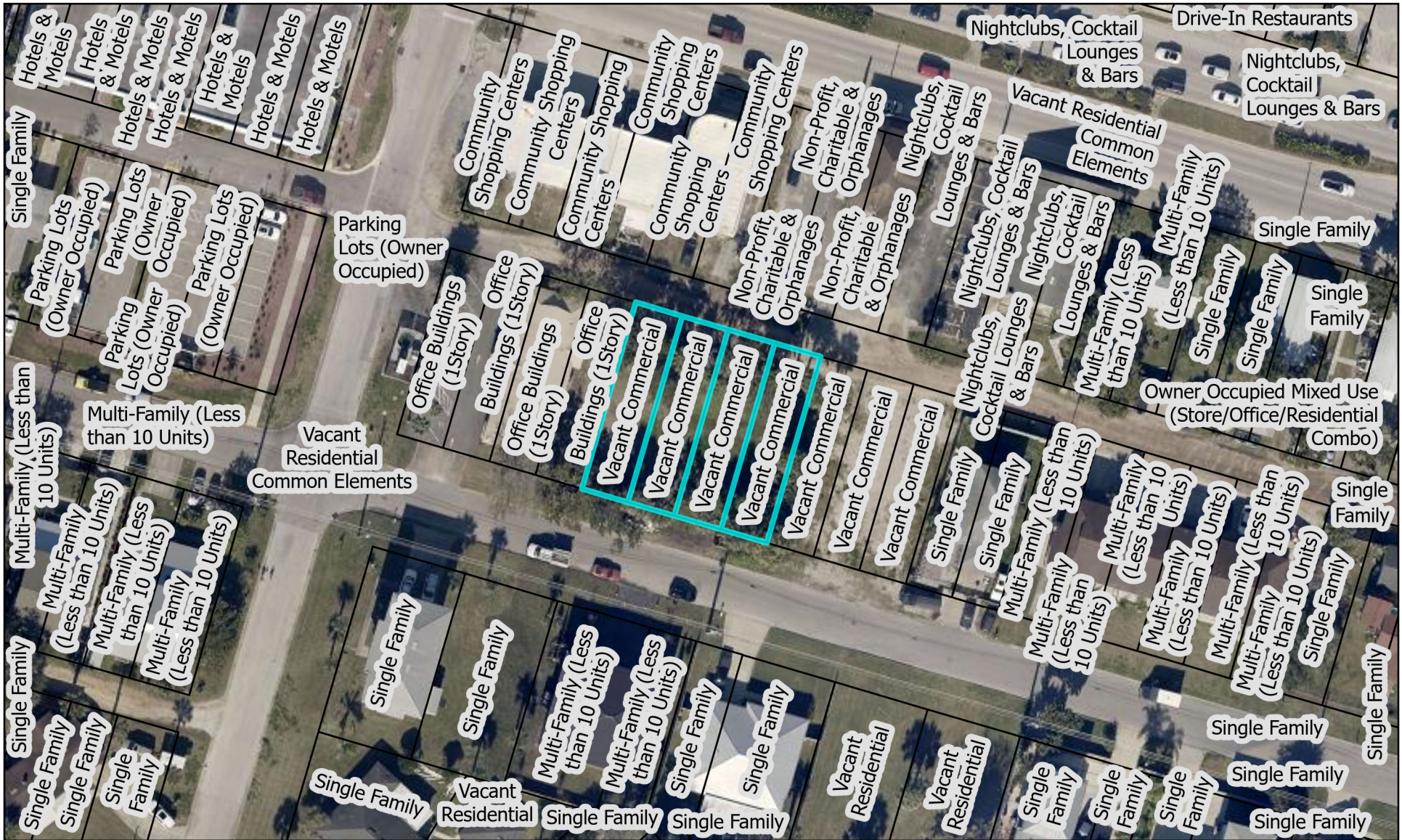
DISCLAIMER
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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

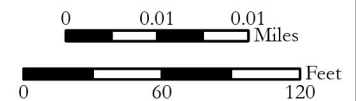


St. Johns County Property Appraiser Use Classification Map

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

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

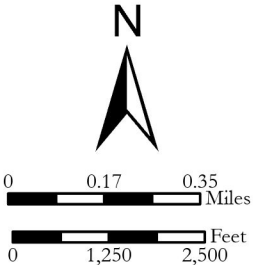


FEMA Flood Zone Map

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

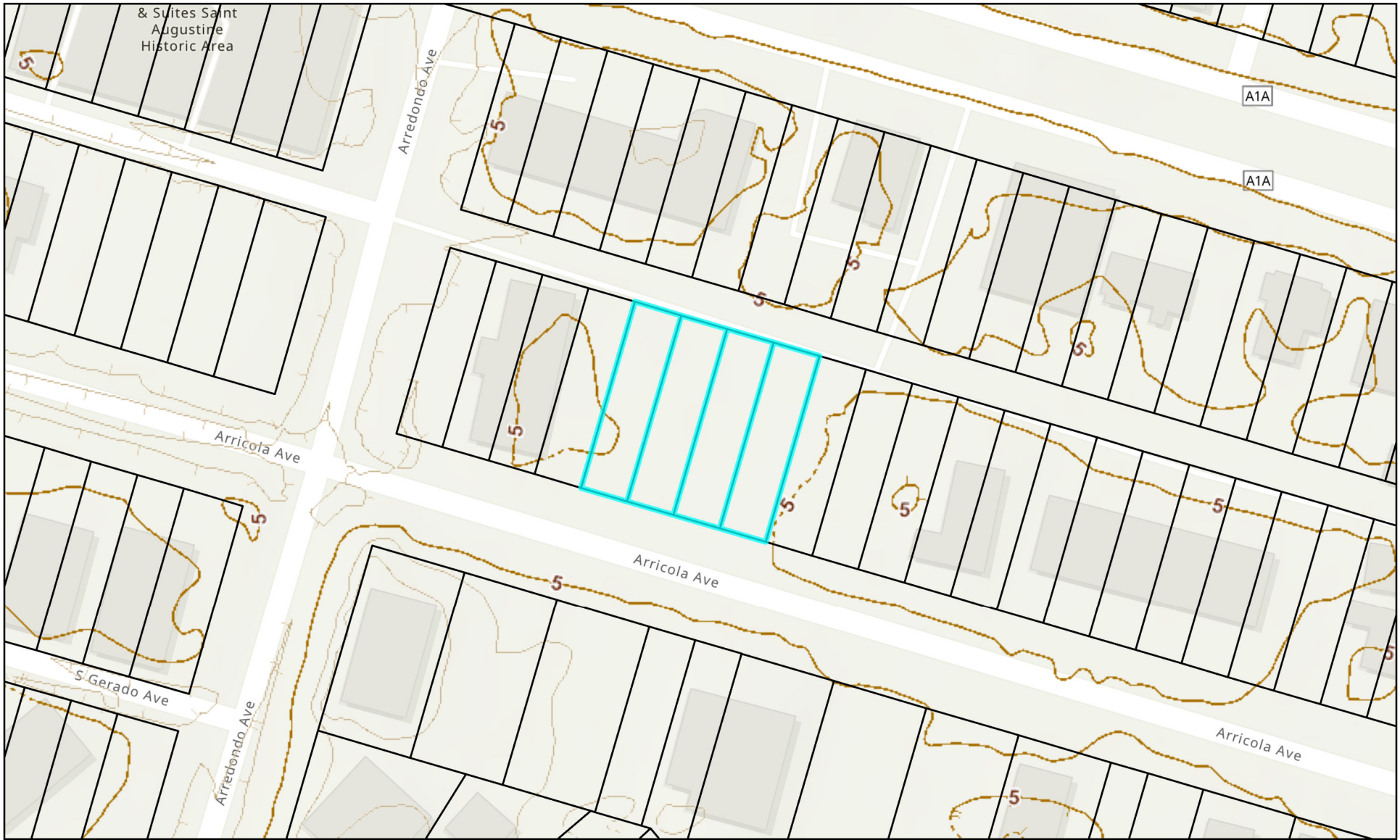
DISCLAIMER
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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6: Elevation Map

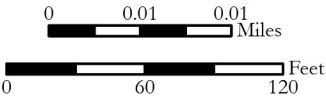


Elevation Map

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

DISCLAIMER
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: 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.

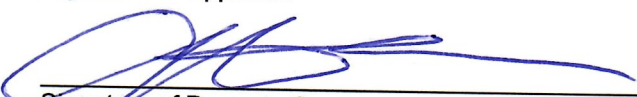
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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**

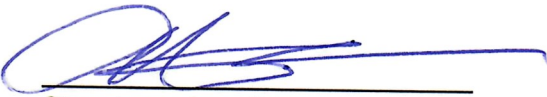
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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

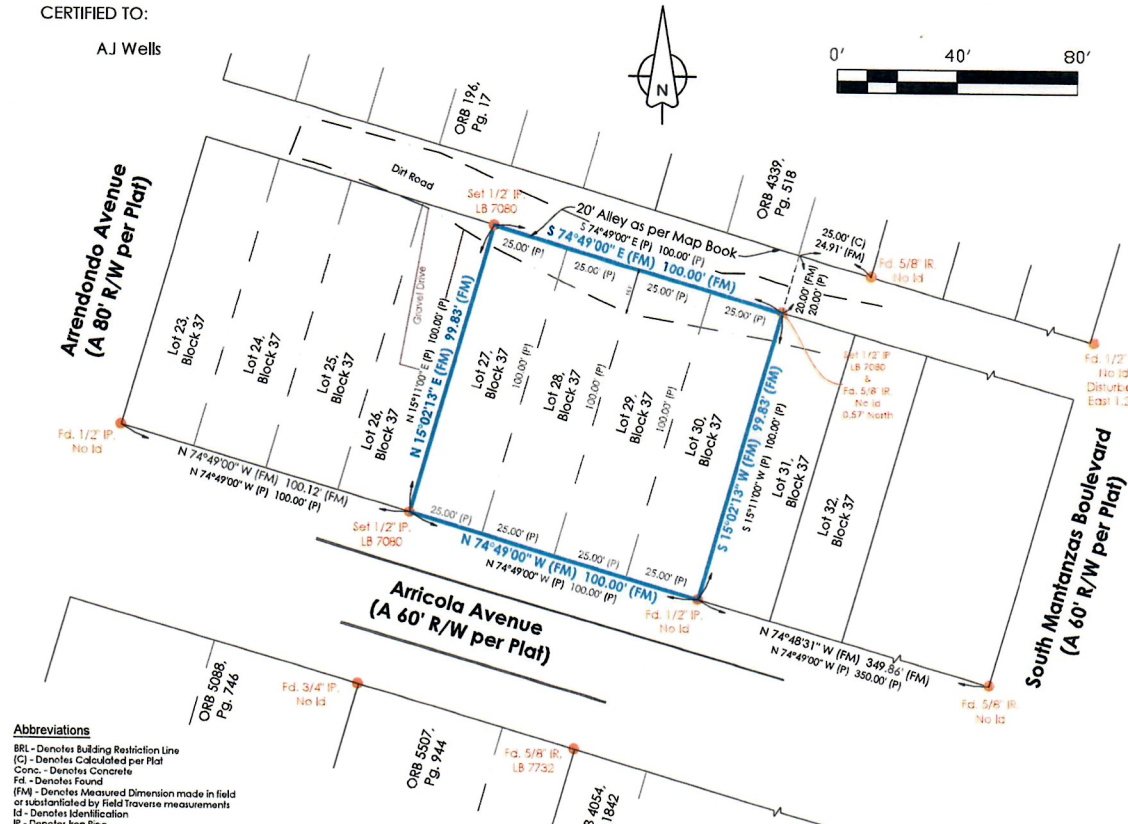
Owner's Name: _____ Owner's Signature: _____

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
 (MB) - Denotes Plat Dimension shown on recorded Map Book
 MB - Denotes Map Book
 ORB - Denotes Official Record Book
 ORV - Denotes Official Record Volume
 (P) - Denotes Plat Dimension shown on recorded Plat
 P8 - 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 (NAV88). 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 (NAV88) 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

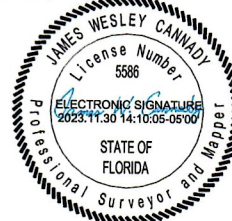
SPECIAL CODES IN WHICH DENOTES A MULTIPLE TRUNK TREE ARE SHOWN AS (D,T,G)(TREE TYPE) AS FOLLOWS:

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



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 *The Description above is not to be used on legal documents.
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



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: 9/21/2024, 1:25:27 AM](#)

Contact Us



Attachment 9: Landscaping Plans

ALL COPYRIGHTS RESERVED - JAY DEVINE - LANDSCAPE ARCHITECT. REPRODUCTION OF THESE PLANS WITHOUT PERMISSION IS EXPRESSLY FORBIDDEN. LANDSCAPE ARCHITECT. THE DATE OF THIS DRAWING AND THE CITY OR COUNTY APPROVED DRAWING. SEE THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF JAY DEVINE LANDSCAPE ARCHITECT. THEN THIS DRAWING MAY HAVE BEEN DISTRIBUTED BY THIRD PARTIES AND THE INFORMATION CONTAINED HEREIN MAY BE SUBJECT TO CHANGE. IF THIS DRAWING DOES NOT BEAR THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF JAY DEVINE LANDSCAPE ARCHITECT, INCLUDING UNLAWFUL COPYING AND DISTRIBUTION WITHOUT PERMISSION FROM JAY DEVINE LANDSCAPE ARCHITECT. JAY DEVINE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR THE IMPROPER USE OF THIS INFORMATION.

Trees to be Removed

✕ (Note: The site will have approx. 3'-0" of Fill)

Legend

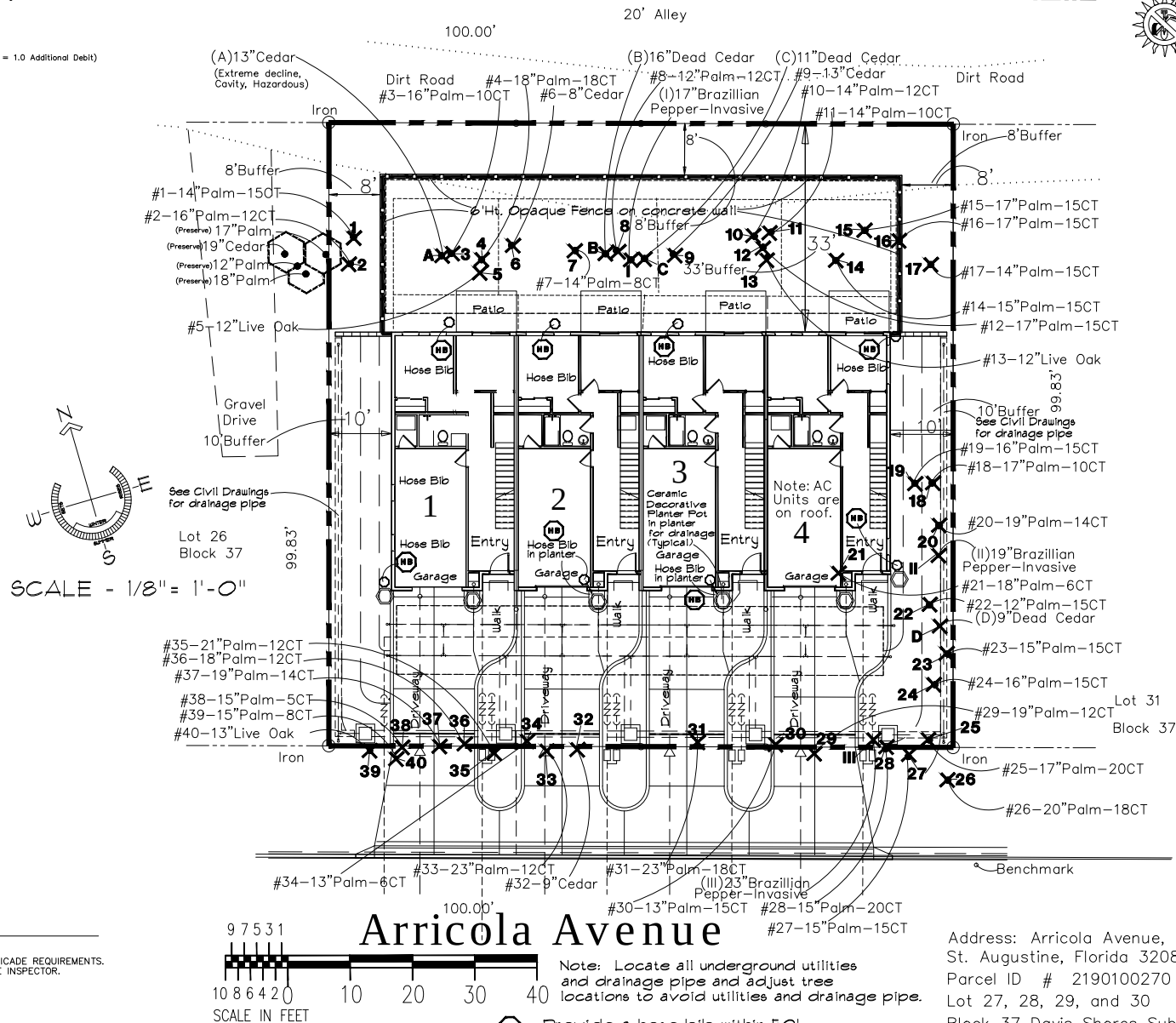
Palm - Cabbage Palm
(Note: All palms listed are Cabbage Palms)
D.B.H. inches - Diameter of the tree trunk at breast height
14" Palm - Palm with Diameter/Breast Height of 14"
(Note: A Palm with less than 12" DBH=1.0 Debit)
(Note: A Palm with greater than 12" DBH=1.5 Debit)
CT - Clear Trunk Height of Palm
15CT - A Palm with 15' of Clear Trunk Height
(Note: A Palm with greater than 12' Clear Trunk Height = 1.0 Additional Debit)

Tree #/D.B.H. inches/Trunk Height	CT Grade	Status	Debits
#1-14" Palm-15CT	Remove	1.5	1.0+1.0=2.5
#2-16" Palm-12CT	Remove	1.5	1.0+1.0=2.5
#3-16" Palm-10CT	Remove	1.5	
#4-18" Palm-18CT	Remove	1.5	1.0+1.0=2.5
#5-12" Live Oak	Remove	1.5	
#6-8" Cedar	Remove	1.0	1.0+1.0=2.0
#7-14" Palm-8CT	Remove	1.5	
#8-12" Palm-12CT	Remove	1.5	1.0+1.0=2.5
#9-13" Cedar	Remove	1.5	1.0+1.0=2.5
#10-14" Palm-12CT	Remove	1.5	1.0+1.0=2.5
#11-14" Palm-10CT	Remove	1.5	
#12-17" Palm-15CT	Remove	1.5	1.0+1.0=2.5
#13-12" Live Oak	Remove	1.5	1.0+1.0=2.5
#14-15" Palm-15CT	Remove	1.5	1.0+1.0=2.5
#15-17" Palm-15CT	Remove	1.5	1.0+1.0=2.5
#17-14" Palm-15CT	Remove	1.5	1.0+1.0=2.5
#18-17" Palm-10CT	Remove	1.5	
#19-16" Palm-15CT	Remove	1.5	1.0+1.0=2.5
#20-19" Palm-14CT	Remove	1.5	1.0+1.0=2.5
#21-18" Palm-6CT	Remove	1.5	
#22-12" Palm-15CT	Remove	1.5	1.0+1.0=2.5
#23-15" Palm-15CT	Remove	1.5	1.0+1.0=2.5
#24-16" Palm-15CT	Remove	1.5	1.0+1.0=2.5
#25-17" Palm-20CT	Remove	1.5	1.0+1.0=2.5
#26-20" Palm-18CT	Remove	1.5	1.0+1.0=2.5
#27-15" Palm-15CT	Remove	1.5	1.0+1.0=2.5
#28-15" Palm-20CT	Remove	1.5	1.0+1.0=2.5
#29-19" Palm-12CT	Remove	1.5	1.0+1.0=2.5
#30-13" Palm-15CT	Remove	1.5	1.0+1.0=2.5
#31-23" Palm-18CT	Remove	1.5	1.0+1.0=2.5
#32-9" Cedar	Remove	1.0	1.0+1.0=2.0
#33-23" Palm-12CT	Remove	1.5	1.0+1.0=2.5
#34-13" Palm-6CT	Remove	1.5	
#35-21" Palm-12CT	Remove	1.5	1.0+1.0=2.5
#36-18" Palm-12CT	Remove	1.5	1.0+1.0=2.5
#37-19" Palm-14CT	Remove	1.5	1.0+1.0=2.5
#38-15" Palm-5CT	Remove	1.5	
#39-15" Palm-8CT	Remove	1.5	
#40-13" Live Oak	Remove	1.5	
(A) 13" Cedar	Remove	1.5	1.0+1.0=2.5
(B) 16" Dead Cedar	Remove		
(C) 11" Dead Cedar	Remove		
(D) 9" Dead Cedar	Remove		
(I) 17" Brazilian Pepper	Remove		
(II) 19" Brazilian Pepper	Remove		
(III) 23" Brazilian Pepper	Remove		
Total Tree Debits = 108.5			

Total Tree Debits = 108.5

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



Aricola Townhome Development

Trees Protection

Prepared for: First Coast Properties of Jacksonville, Inc.
942 Blanche Street, Jacksonville, Florida 32204

North

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

DATE: 9-16-2024

DRAWN: J. Devine

SHEET: L-1

JAY DEVINE LANDSCAPE ARCHITECT INC • LANDSCAPE ARCHITECTURE • LAND PLANNING • DESIGN • GRAPHICS • JACKSONVILLE, FLORIDA • (904) 246-4332

NOT FOR CONSTRUCTION

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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' ('C' Buffer)
5' Buffer Yard Required (8' to 33' Buffer shown)
3 Buffer Trees Required (3-Live Oaks shown)
EAST PROPERTY LINE = 99.83' ('C' Buffer)
5' Buffer Yard Required (8' to 10' Buffer shown)
3 Buffer Trees Required (3-Magnolias shown)
WEST PROPERTY LINE = 99.83' ('C' Buffer)
5' Buffer Yard Required (8' to 10' Buffer shown)
3 Buffer Trees Required (3-Magnolias shown)
SOUTH PROPERTY LINE = 100.00' ('D' Buffer)
100.00' minus driveways = 50.00'
3 Trees and 6 Shrubs per 100.00' required
3 Trees x .8 = 2.4 trees per 100.00 linear feet
50 Linear Feet = 1.2 Trees required = 1 Tree
(1 Elm Tree shown)
6 Shrubs per 100' required
6 X .8 = 4.8 Bushes per 100'
50 Linear Feet = 2.4 Bushes required
5 - LJT (Ligustrum bushes shown)
10' Buffer Yard provided

Legend

14" Palm
- Tree Barricade
SEE CITY OF ST. AUGUSTINE TREE BARRICADE REQUIREMENTS.
SEE CITY OF ST. AUGUSTINE LANDSCAPE INSPECTOR.
SEE TREE PROTECTION DETAIL.

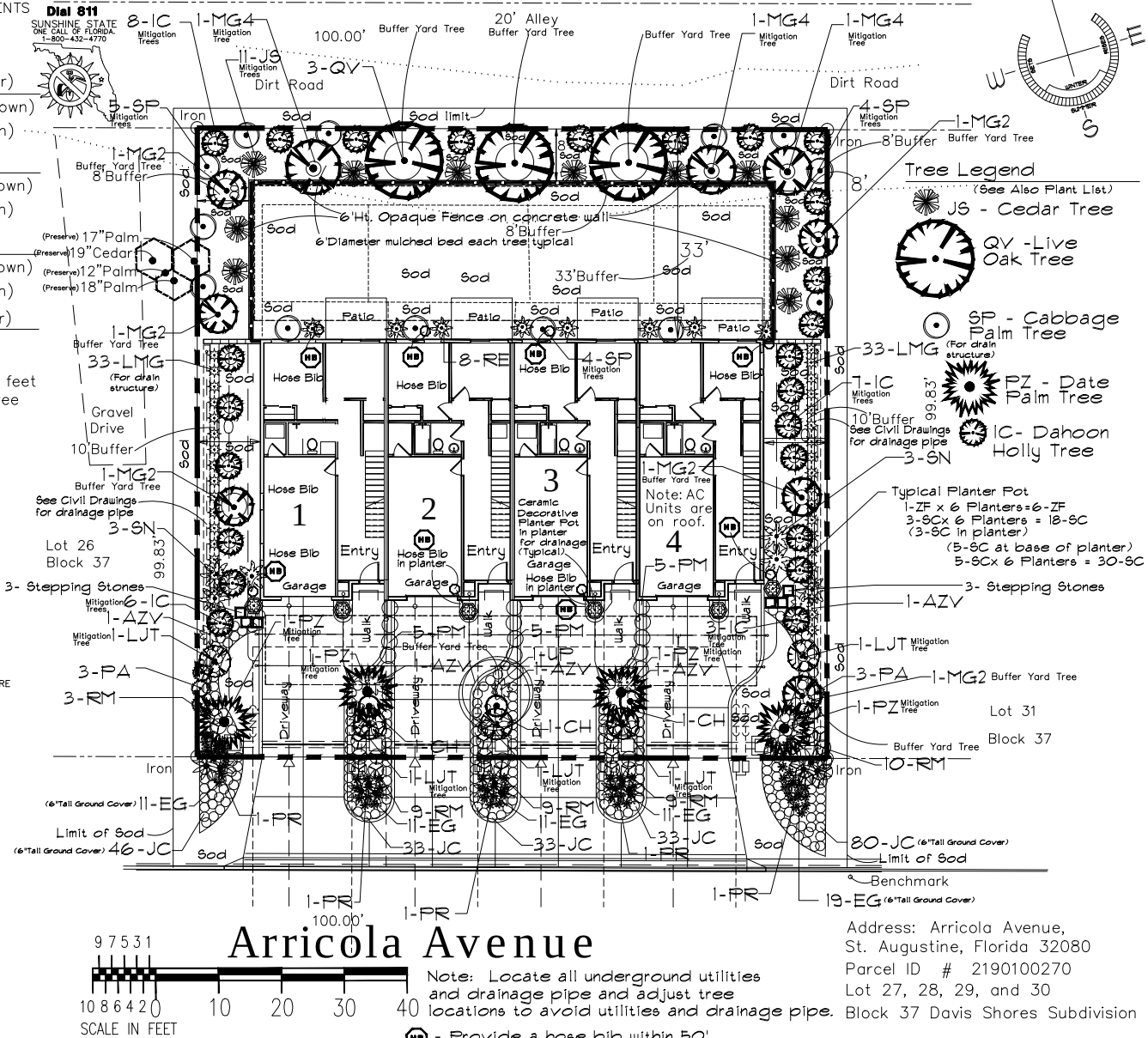
CONSULT THE CITY OF ST. AUGUSTINE LANDSCAPE INSPECTOR IF THERE ARE ANY QUESTIONABLE EXISTING TREES TO BE BARRICADED.

X - 21" Palm
- Tree to be removed

Note: All Palms noted are Cabbage Palms.

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

SCALE - 1/8" = 1'-0"



Address: Arricola Avenue,
St. Augustine, Florida 32080
Parcel ID # 2190100270
Lot 27, 28, 29, and 30
Block 37 Davis Shores Subdivision

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:
5-16-2024

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.

SHRUBS AND GROUND COVERS	AMOUNT OF WATER APPLIED TO THE ROOT BALL AREA PER ALLOWABLE DAY FOR WELL DRAINED SANDY LOAM SOIL
1 GAL. CONTAINERS	1/2 GALLON
3 GAL. CONTAINERS	1 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.

SHRUBS AND GROUND COVERS	AMOUNT OF WATER APPLIED TO THE ROOT BALL AREA PER ALLOWABLE DAY FOR WELL DRAINED SANDY LOAM SOIL
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)

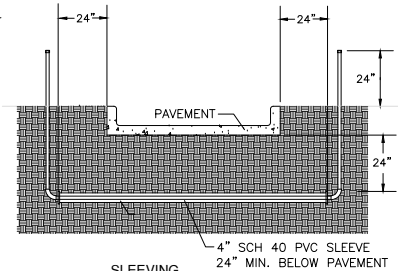
If the irrigation main line is placed under the longitudinal length of the roadway in order to avoid existing trees, then the irrigation main line shall be schedule 40 PVC placed 24" below grade.

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.

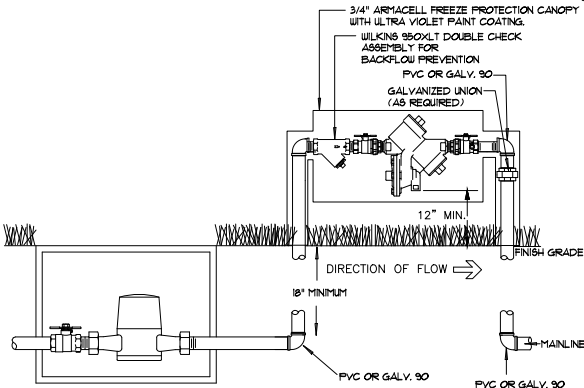
If a well and pump are used for the hose bib irrigation system, report the electrical supply needs of the pump to the owner or owners representative and provide a certified electrician and all applicable fees and permits in order to provide the electrical requirements of the pump. The irrigation contractor 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 complete 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 SLEEVE UNDER PAVEMENT

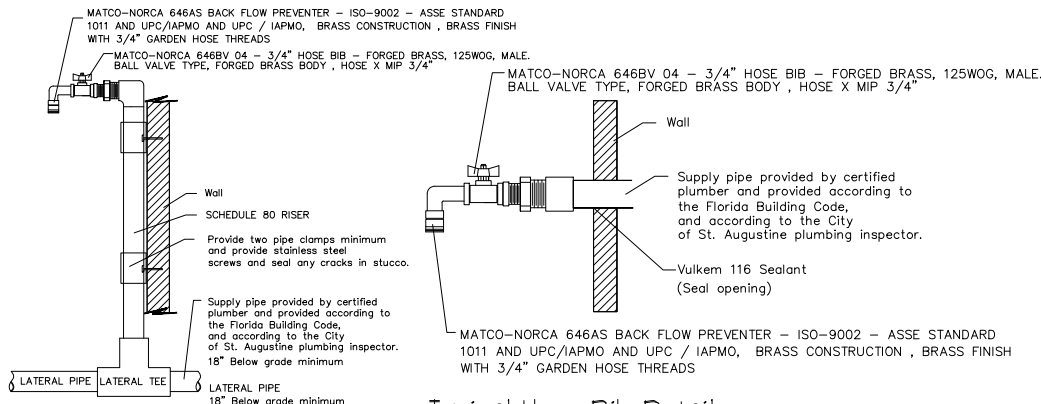
All Pipe and Wire under paving shall be placed in Schedule 40 P.V.C. Sleeves for the full pavement coverage length and shall be at least 24" below grade.



WILKINS 950xLT DOUBLE CHECK ASSEMBLY

INSTALL ACCORDING TO THE LOCAL WATER AUTHORITY PLUMBING CODE AND ACCORDING TO MANUFACTURERS RECOMMENDATIONS. SEE CERTIFIED IRRIGATION DESIGNER FOR SIZE SPECIFICATION.

Utility Provider is City of St. Augustine
Install backflow as per water utility requirements.



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.

Dial 811
SUNSHINE STATE
ONE CALL OF FLORIDA
1-800-432-4770



REVISIONS

Articola Tourhome Development Hose Bib Details

Prepared for: First Coast Properties of Jacksonville, Inc.
942 Blanche Street, Jacksonville, Florida 32204

SCALE

NOT TO SCALE

DATE

9-16-2024

DRAWN

J. Devine

CHECKED

NOT FOR CONSTRUCTION

L - 4

Hose Bib Details

Not to scale

Arborist Solutions LLC - Arricola Ave St Augustine - Arthur Wells				
Diameter				
Tree #	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 (Mislabelled 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	17' - 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				
Gene Washington 904-610-1130 Certified Arborist - FL5623-A December 23, 2023				

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			
Tree # Diameter Common Comments / Notes			
INVASIVE Species			
I	17	Brazilian Pepper	Invasive Species
II	19	Brazilian Pepper	Invasive Species
III	23	Brazilian Pepper	Invasive Species
Total 59 inches			



Gene Washington
Certified Arborist - FL5623-A
Phone: 904-610-1130

Arborist Report

Arricola Townhome Development Arborist Report

Prepared for: First Coast Properties of Jacksonville, Inc.
942 Blanche Street, Jacksonville, Florida 32204

REVISIONS:

SCALE: NOT TO SCALE

DATE: 9-16-2024

DRAWN: J. Devine

SHEET: L-5

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Attachment 10:
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
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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)
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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
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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

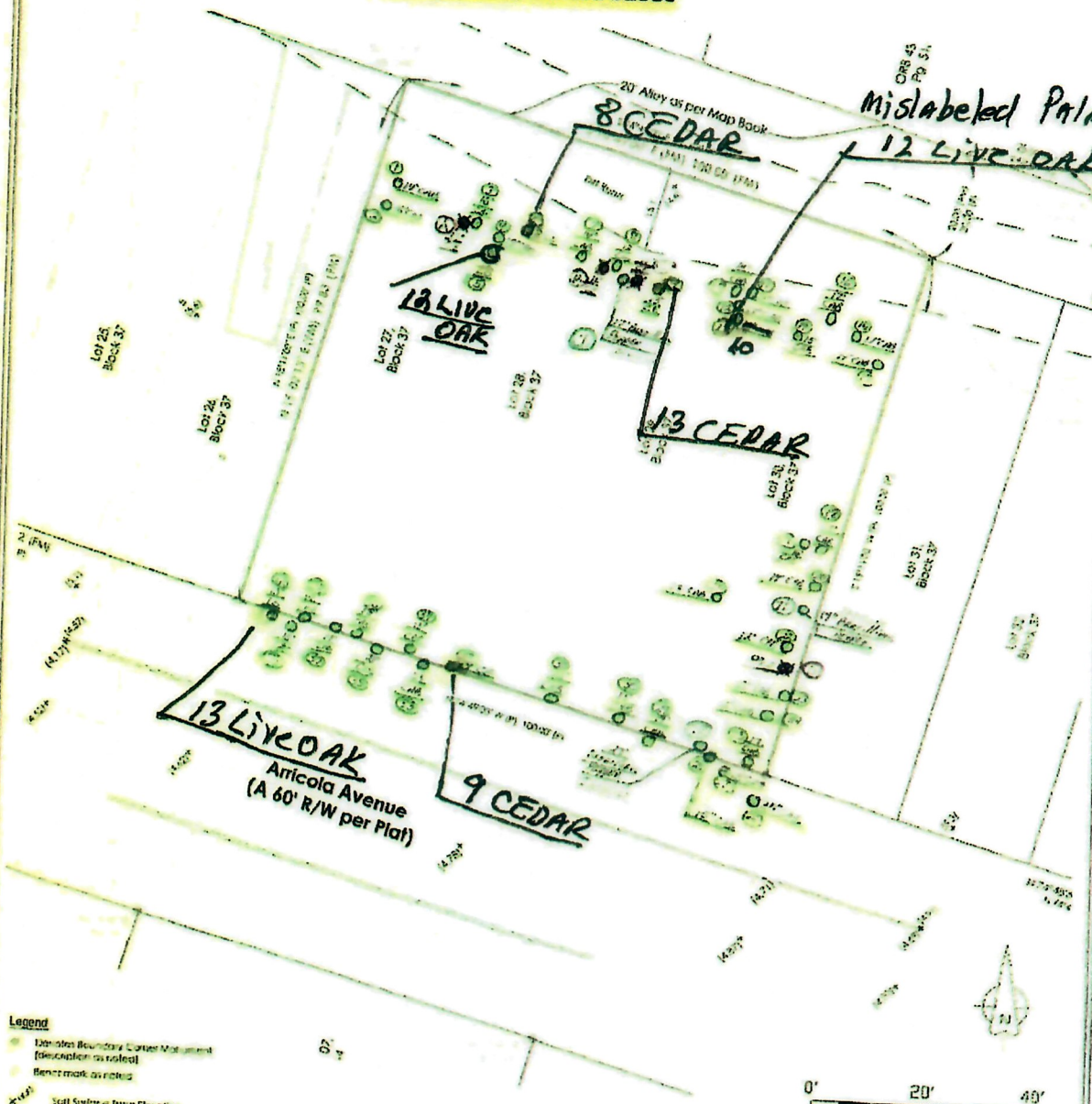
LOTS TWENTY-SEVEN (27), TWENTY-EIGHT (28), TWENTY-NINE (29) AND THIRTY (30) OF BLOCK THIRTY-SEVEN (37), DAVIS SHORES SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 3, PAGES 97 THROUGH 102, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

CERTIFIED TO:

AJ Wells

Arriicola Avenue

St Augustine, Florida 32080



- Legend**
- Indicates Boundary Corner Monument (Description as noted)
 - Benchmark as noted
 - Soil Surface Elevation

General Notes

See General Notes on Sheet 1 of 2

Abbreviations

See Abbreviations on Sheet 1 of 2

Arborist Solutions, LLC

Gene Washington

Certified Arborist - FL-5623A

December 23, 2023
(904) 610-1130

- ☒ Protected Trees Condemned
- ☒ Protected Trees Appear Healthy
- ☒ Invasive / Not Protected
- ☐ Tree Not Present / Not on Property

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

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 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 Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
October 1, 2024	7.c.	PZB2024-0070
Request	Address	Parcel ID
Conservation Overlay Zone Development	157 Inlet Drive	213860-0000

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owner:	Marian Burkhardt
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:	0.46
Neighborhood:	North 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](#) at 157 Inlet. The approval of this application would allow for a two hundred and ninety-one (291) square foot dock with decking and low-profile boat lift.

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 eight (8) 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

PZB2024-0070

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

157 Inlet Drive has approximately one hundred and twenty-six (126) feet of shoreline located along Salt Run with an existing bulkhead. The site has a single-family home and pool. The dock will be placed within a small channel that runs parallel to the bulkhead and is separated from the navigable waters of Salt Run and Matanzas River by an unvegetated tidal flat. The applicant is proposing to build a two hundred and ninety-one (291) square foot dock with decking and a low-profile boat lift.

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

Both properties to the north and south of 157 Inlet 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 and the [Florida Fish and Wildlife Marine Resources GIS Map Viewer](#) do not indicate there are any oyster beds, marsh grasses, or mangroves within the project area.

(9) Effect of shade on vegetation and shellfish.

Aerial images and the [Florida Fish and Wildlife Marine Resources GIS Map Viewer](#) do not indicate there are any oyster beds, marsh grasses, or mangroves within the project area.

(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.

Dock height is limited to eight (8) feet above the mean high water (MHW). The application lists the MHW at 1.71 (ft) and the dock height at 8 feet above which would give the maximum dock height of 9.71 feet at an

assumed datum of NAVD88. The applicant states that the boat lift will be low-profile and not exceed 12,000-pound capacity. The application meets the requirements of specific conditions applicable to docks.

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 157 Inlet Drive / PID 213860-0000.

Attachments

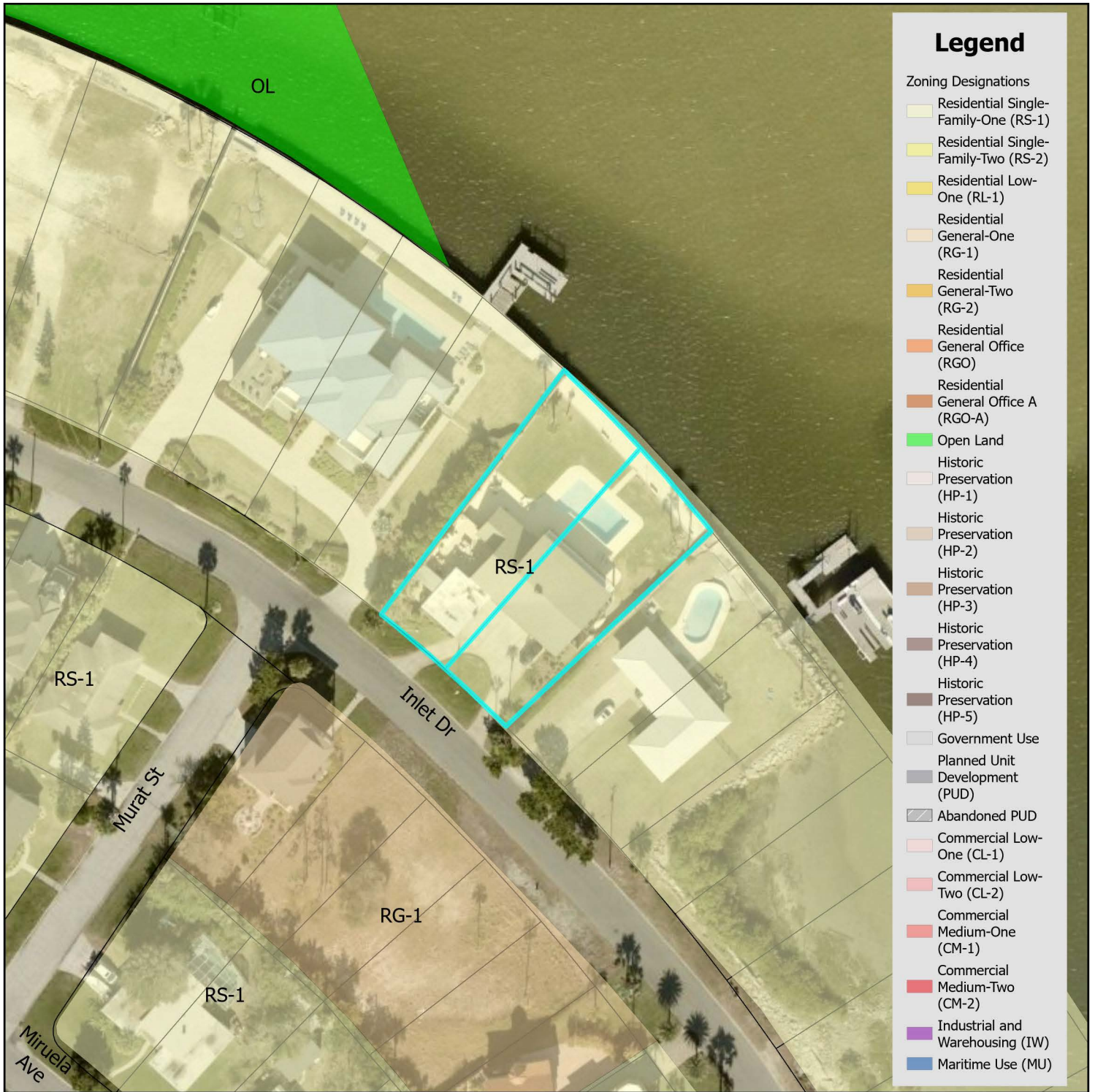
1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report

Staff Report prepared by:



Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Zoning Map



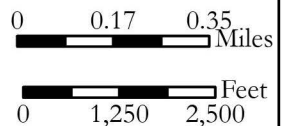
Legend

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



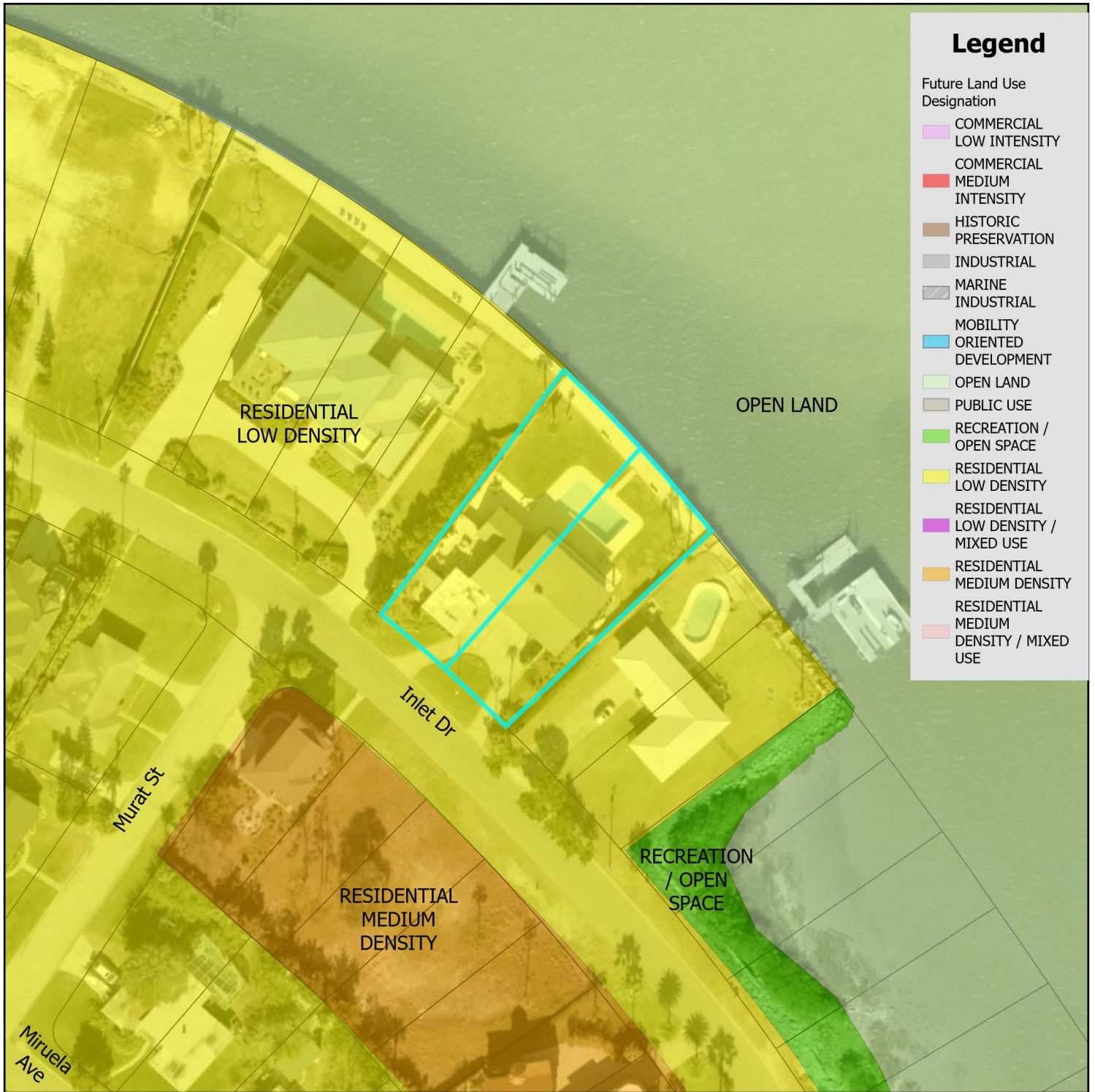
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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.

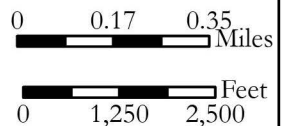
2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2: Future Land Use Map



Future Land Use Map



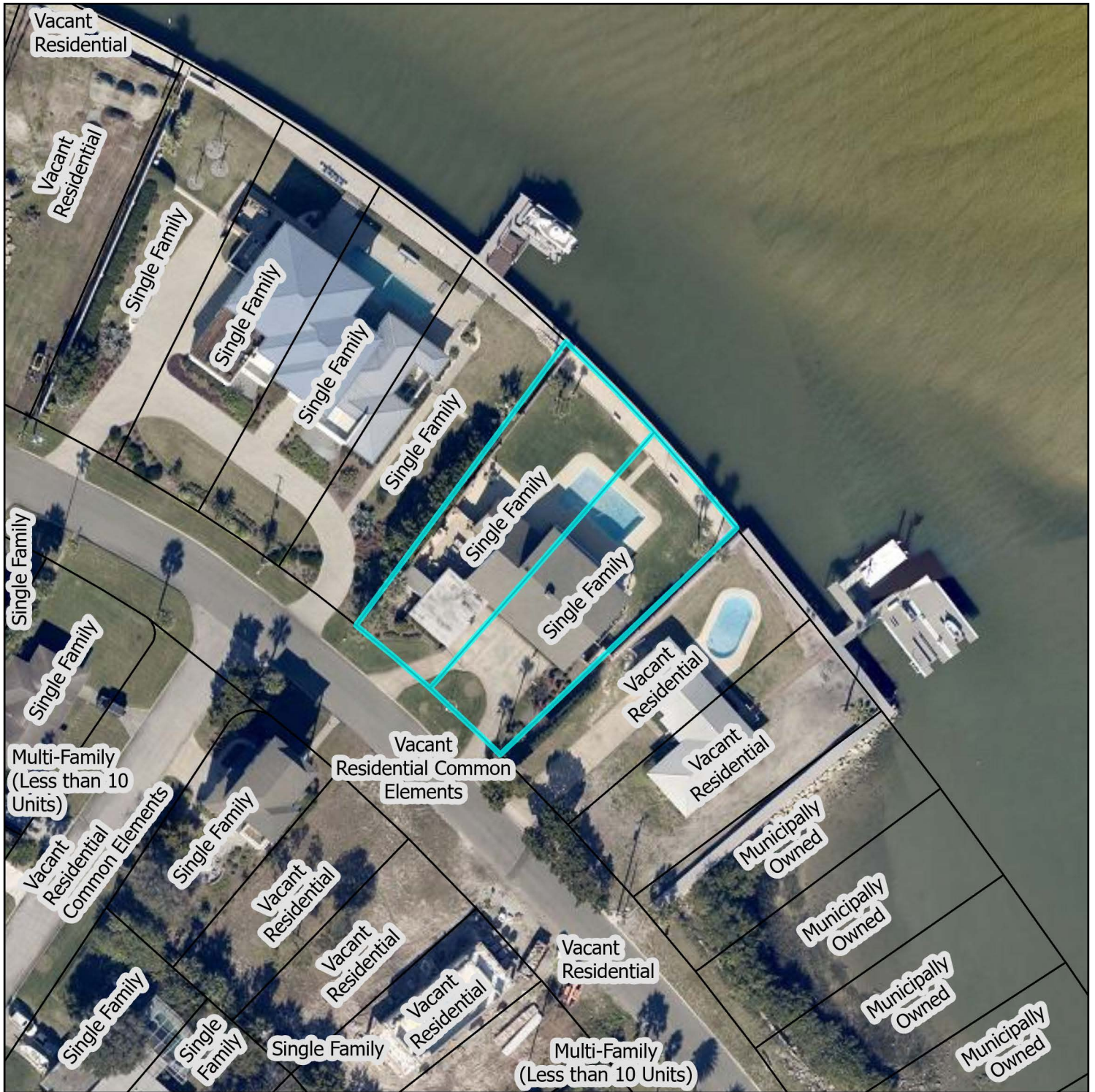
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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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

DISCLAIMER
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2024



0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:
Aerial Site Photograph



Attachment 5:

Flood Map



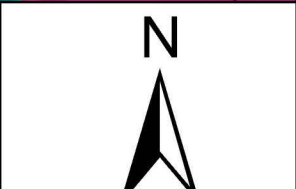
Legend

Flood Zones FEMA

- AE
- VE



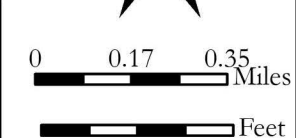
FEMA Flood Zone Map



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

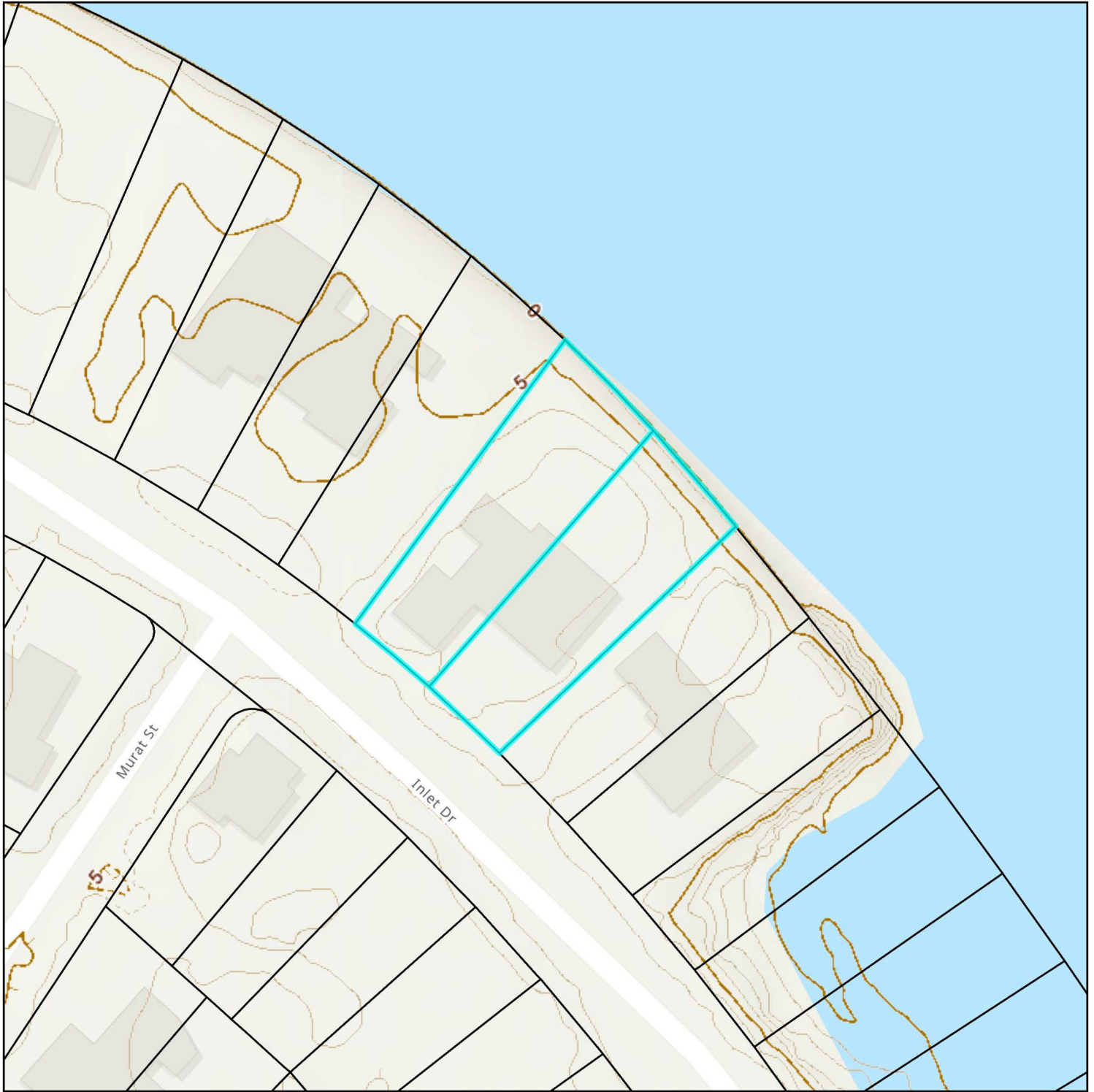
DISCLAIMER
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2024



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



0 0.01 0.01 Miles

0 40 80 Feet

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: MARIAN BURKHARDT Contact Number: 904-342-5746

Business (if applicable): _____

Address: 157 INLET DR City: ST AUGUSTINE State: FL Zip: 32080

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 69 & 70 Block: 1

Subdivision: DAVIS SHORES OCEAN VIEW SECTION Parcel Number: 2138600000

4. PROJECT STREET ADDRESS: 157 INLET 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 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.



Signature of Applicant

7-29-24

Date



Signature of Property Owner

8-4-24

Date



Owner's Authorization For Agent

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

BY: Marian A. Burkhardt
Signature of Owner
Marian A Burkhardt
Print Name of Owner
904-669-6512
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 8 day of August, 2024

By Marian Burkhardt

Identification verified:

Oath sworn: _____ Yes ☒ No

Notary Signature:

Heather Carre

My Commission expires:

Apr. 14, 2027





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

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

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

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

RYAN CARTER

Print name of applicant

A handwritten signature in black ink, appearing to read "R. A. Carter".

Signature of applicant

7-29-24

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.

157 Inlet Dr

Project Address: _____

Ryan Carter

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

Marian Burkhardt

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

**157 Inlet Drive
Overlay Zone Development Application Supplement
July 2024**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a dock that includes one (1) boat lift at 157 Inlet 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 291 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.*

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 130 feet of Matanzas River frontage. Adjacent properties utilize bulkheads and are elevated from the coastline.

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

The property sits on the Matanzas River next to single-family homes to the East and West.

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 if present, 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.*

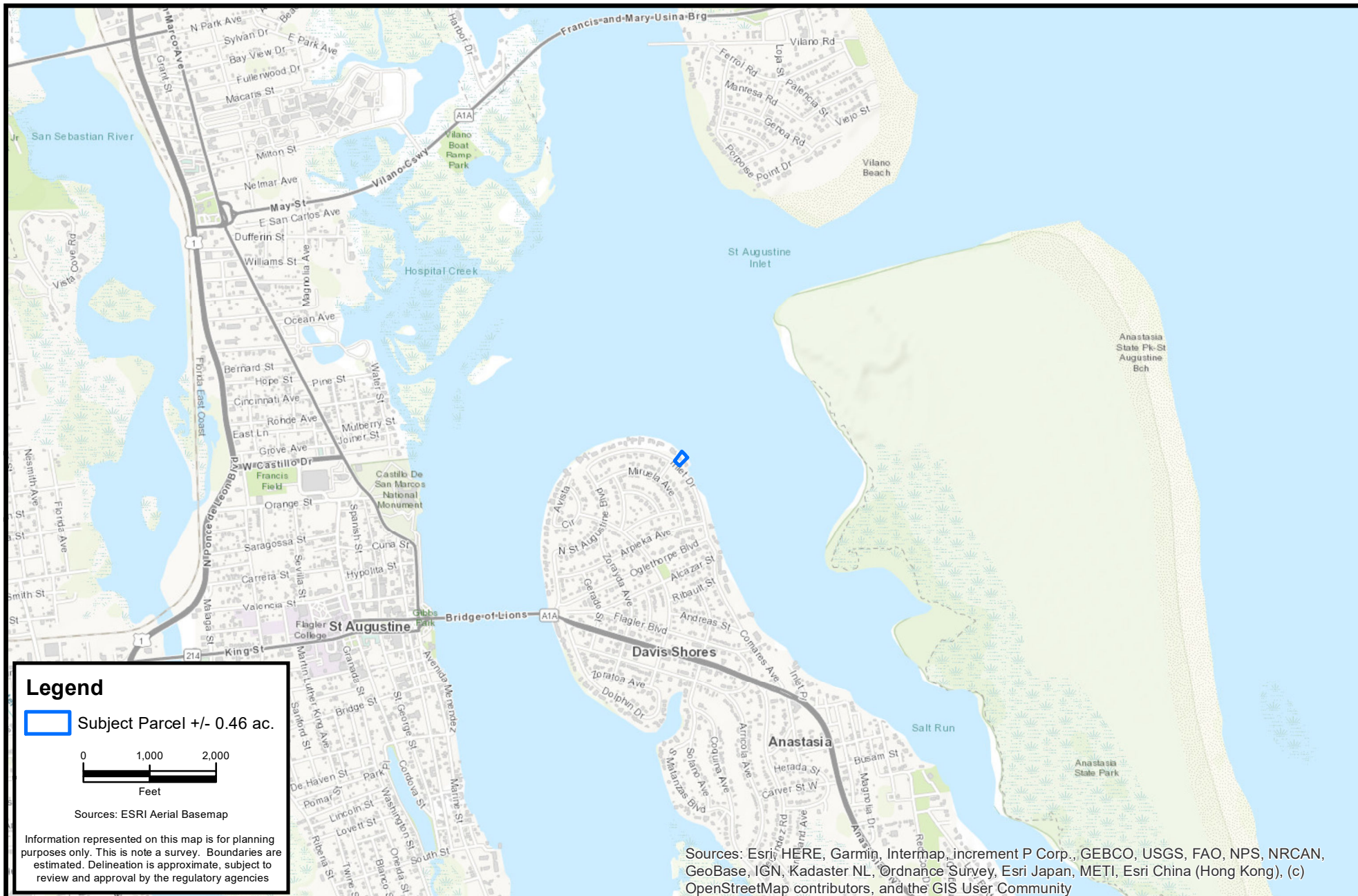
There are currently no proposed plans for any boathouse, roofed structure or wall within the dock.

- 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

Burkhardt - 157 Inlet Dr.

Project:

5.24259

St. Augustine, FL

Date: Jul 25 2024

Figure:

1





**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Current Aerial
Burkhardt - 157 Inlet Dr.

Project: 5.24259

St. Augustine, FL

Date: Jul 25 2024



Figure:

2



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Surrounding Structures
Burkhardt - 157 Inlet Dr.

Project: 5.24259

St. Augustine, FL

Date: Aug 20 2024

Figure:

3





**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed Alignment
Burkhardt - 157 Inlet Dr.

Project: 5.24259

St. Augustine, FL

Date: Aug 20 2024



Figure:

4

F:\CES Projects\Project Files\Active\Project Files\2024\5.24.259 Pulak 157 Inlet Dr\GIS\MXD\05_dimensions.mxd



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed Dimensions
Burkhardt - 157 Inlet Dr.

Project: 5.24259

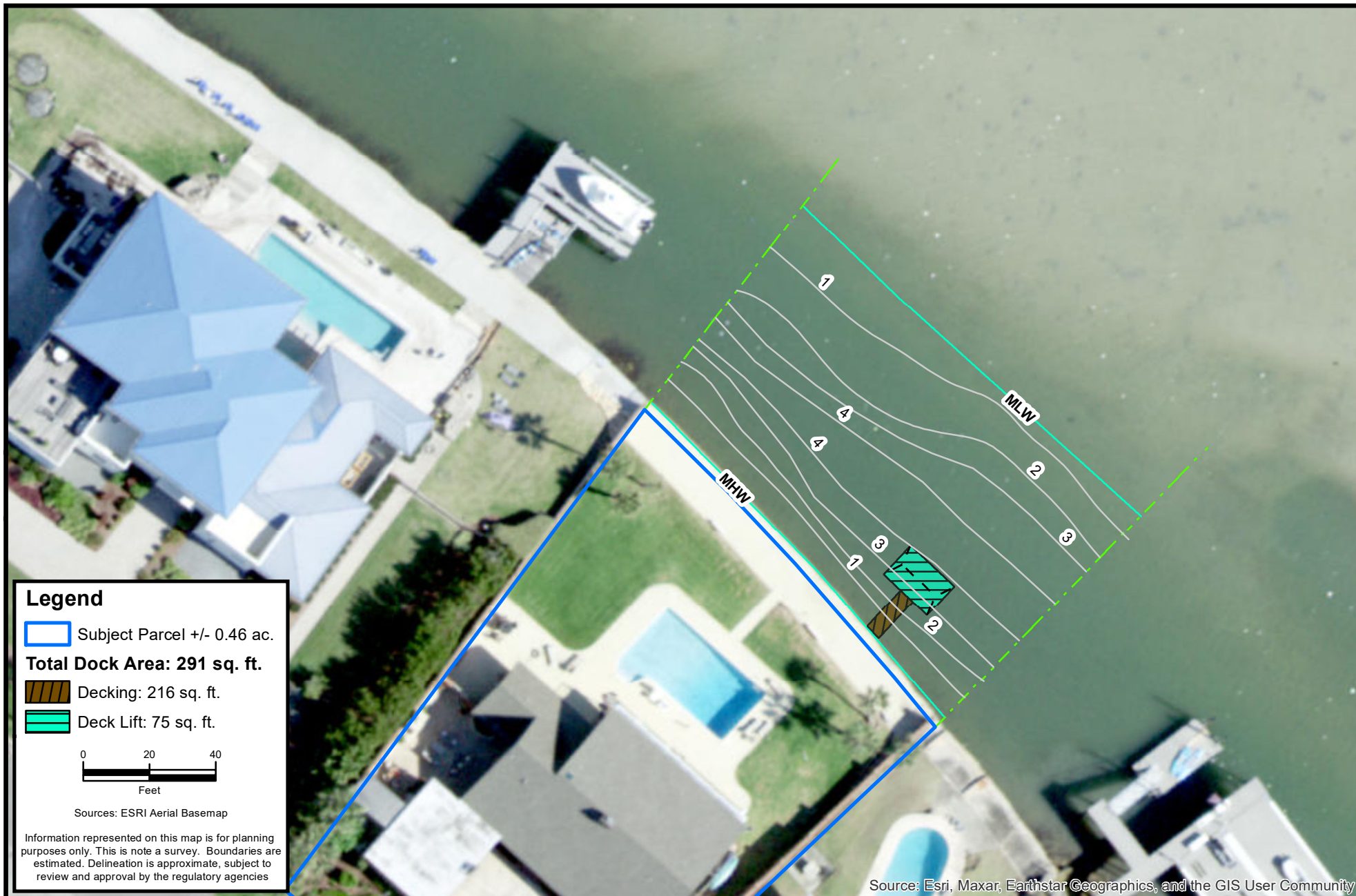
St. Augustine, FL

Date: Aug 20 2024



Figure:

5



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Low Tide - Bathymetric Assessment
Burkhardt - 157 Inlet Dr.

Project: 5.24259

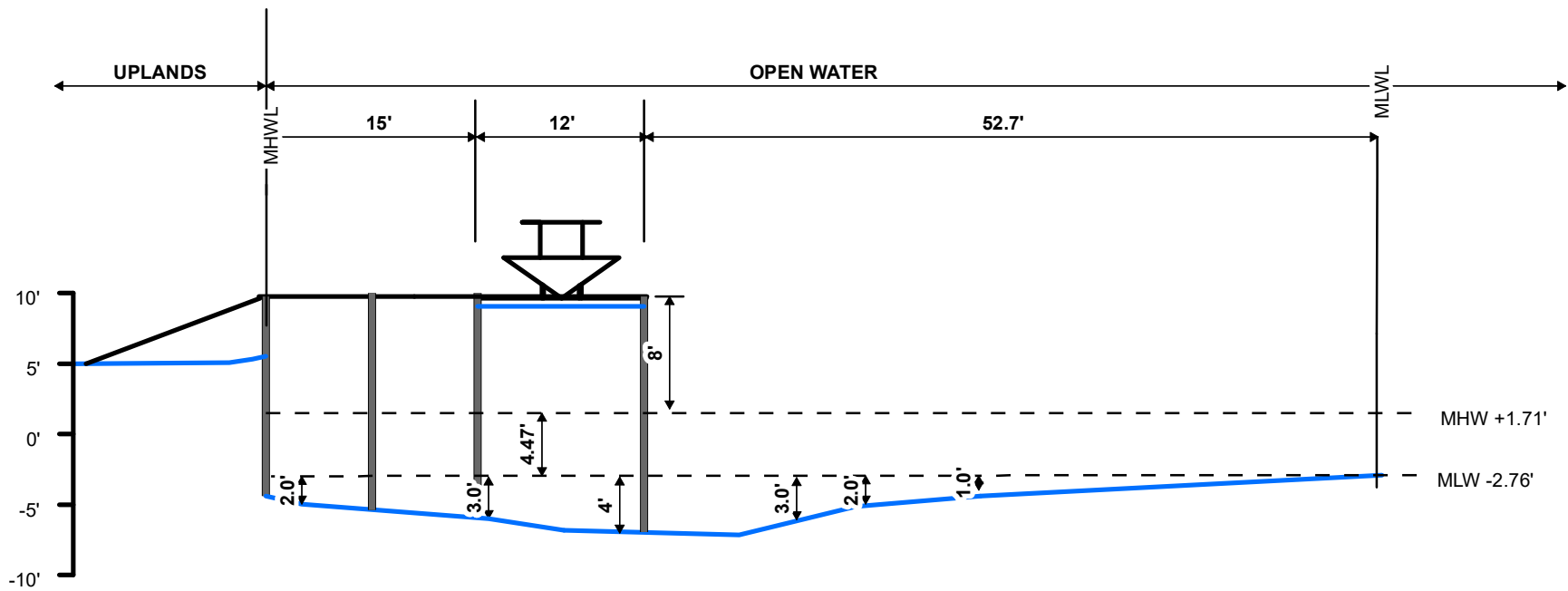
St. Augustine, FL

Date: Aug 20 2024



Figure:

6



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Profile View

Burkhardt - 157 Inlet Dr.

Project: 5.24259

St. Augustine, FL

Date: Aug 20 2024

Figure:

7





[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

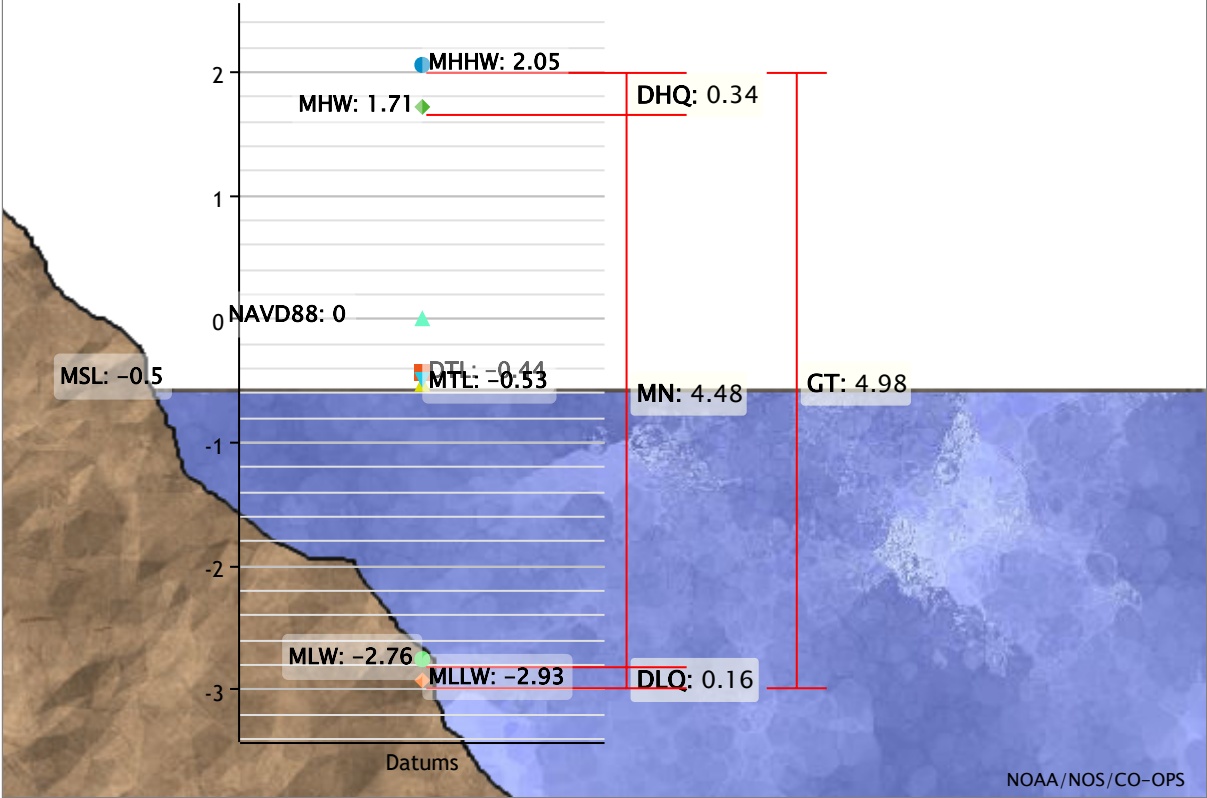
Datum	Value	Description
MLLW (/datum_options.html#MLLW)	-2.93	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-4.70	Station Datum
GT (/datum_options.html#GT)	4.98	Great Diurnal Range
MN (/datum_options.html#MN)	4.48	Mean Range 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 \(/noaatidepredictions.html?id=8720576\)](/noaatidepredictions.html?id=8720576)

Harmonic Constituents

Sea Level Trends

[Datums \(/datums.html?id=8720576\)](/datums.html?id=8720576)

[Bench Mark Sheets \(/benchmarks.html?id=8720576\)](/benchmarks.html?id=8720576)

[Extreme Water Levels \(/est/est_station.shtml?stnid=8720576\)](/est/est_station.shtml?stnid=8720576)

[Reports \(/reports.html?id=8720576\)](/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 \(/stationhome.html?id=8720576\)](/stationhome.html?id=8720576)

[Data Inventory \(/inventory.html?id=8720576\)](/inventory.html?id=8720576)

[Measurement Specifications \(/measure.html\)](/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>)

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 2138600000
Location Address 157 INLET DR
SAINT AUGUSTINE 32080-0000
Neighborhood Davis Shores (ICWFR) (590.05)
Tax Description* 3-97 DAVIS SHORES LOTS 69 & 70 BLK 1 OR284/590
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Davis Shores Ocean View Section
Sec/Twp/Rng 17-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.460
Homestead Y

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



Owner Information

Owner Name Burkhardt Marian A Trust 100%
Burkhardt Marian A 100%
Mailing Address 157 INLET DR
SAINT AUGUSTINE, FL 32080-3812

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000
Widow/Widower		\$5,000

Map



Valuation Information

	2024
Building Value	\$610,293
Extra Features Value	\$47,804
Total Land Value	\$1,518,920
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$2,177,017
Total Deferred	\$1,615,315
Assessed Value	\$561,702
Total Exemptions	\$55,000
Taxable Value	\$506,702

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	\$627,245	\$51,142	\$1,071,240	\$0	\$0	\$1,749,627	\$545,342	\$1,259,285	\$490,342
2022	\$572,353	\$56,122	\$826,184	\$0	\$0	\$1,454,659	\$529,458	\$975,701	\$478,958
2021	\$438,557	\$56,122	\$705,120	\$0	\$0	\$1,199,799	\$514,037	\$736,262	\$463,537
2020	\$443,840	\$48,626	\$705,120	\$0	\$0	\$1,197,586	\$506,940	\$741,146	\$456,440
2019	\$410,508	\$45,799	\$672,576	\$0	\$0	\$1,128,883	\$495,543	\$683,840	\$445,043
2018	\$420,166	\$48,378	\$672,576	\$0	\$0	\$1,141,120	\$486,303	\$705,317	\$435,803
2017	\$400,925	\$42,050	\$672,576	\$0	\$0	\$1,115,551	\$476,301	\$689,750	\$425,801
2016	\$405,755	\$41,785	\$672,576	\$0	\$0	\$1,120,116	\$466,504	\$704,112	\$416,004
2015	\$330,460	\$42,480	\$672,576	\$0	\$0	\$1,045,516	\$463,261	\$632,755	\$412,761
2014	\$318,340	\$43,175	\$672,576	\$0	\$0	\$1,034,091	\$459,584	\$625,007	\$409,084
2013	\$321,999	\$43,871	\$672,576	\$0	\$0	\$1,038,446	\$452,792	\$636,154	\$402,292

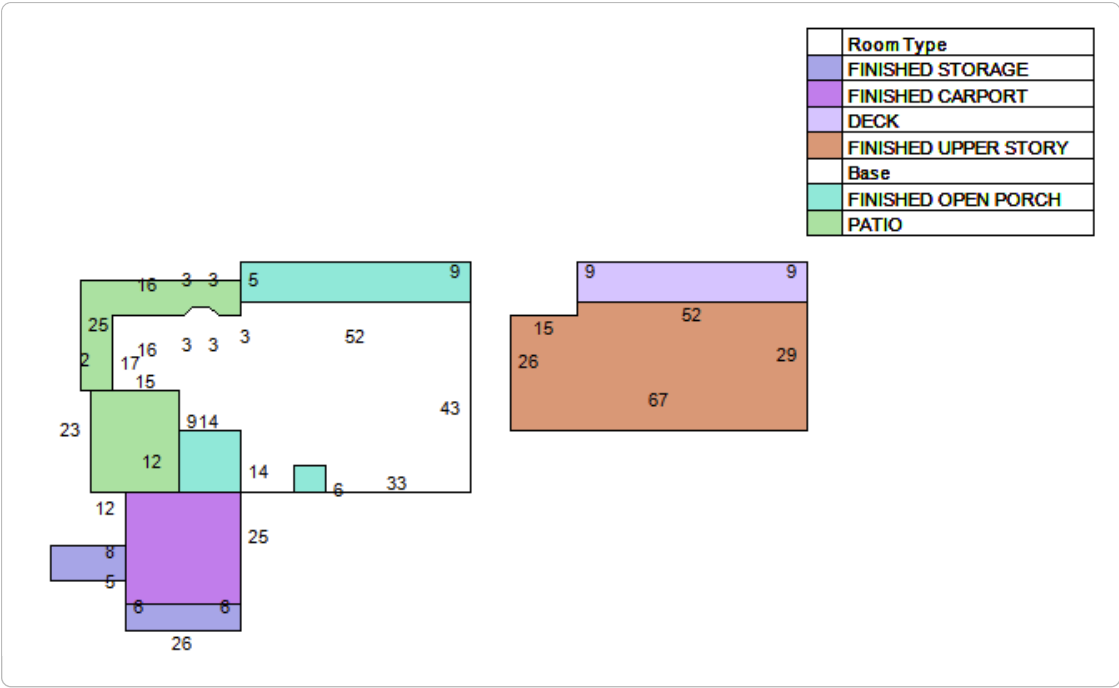
Building Information

Building 1
Building Value \$610,293
Year Built 1972
Actual Area 7694
Conditioned Area 4723
Use Single Family Residence
Style 01
Exterior Wall Wood, Brick 2

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
PATIO/SLAB	395
FINISHED OPEN PORCH	468
BASE AREA	2825
FINISHED UPPER STORY	1898
FINISHED DECK	468
FINISHED OPEN PORCH	196
FINISHED CARPORT	650
PATIO/SLAB	460
FINISHED OPEN PORCH	42
FINISHED STORAGE/UTILITY	156
FINISHED STORAGE/UTILITY	136
Total SqFt	7694

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		11933
Pool - Average (RES)		28800
Masonry Wall (Mix)		7071

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	127	175	127	FF	\$1,518,920

No data available for the following modules: Sales Questionnaire Form, Sale 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: 9/24/2024, 1:41:31 AM](#)

Contact Us

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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
October 1, 2024	7.d.	PZB2024-0074
Request	Address	Parcel ID
Conservation Overlay Zone Development	191 Inlet Drive	213770-0000

Site & Background Information

Applicant: Brad Beach
c/o New Day Design Co.

Owner: Daniel & Barbara Burkhardt

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: 0.47

Neighborhood: North Davis Shores

Archaeological Zone: N/A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to remove one (1) significant tree for the construction of a single-family home within [COZ 1 & 2](#) at 191 Inlet Drive. The approval of this application would allow for the removal of one Live Oak tree with a thirty (30) inch dbh in fair condition.

Recent Building Permits

The applicant currently owns the two adjacent properties at 191 Inlet Drive and 189 Inlet Drive and has permits for the demolition the single-family homes at both addresses. The applicant is planning to build one home joining the two lots. The current application is limited to the approval of one significant tree at 191 Inlet Drive however the tree plan to satisfy the requirements for Chapter 25 includes both 191 and 189 Inlet Drive.

Case Number	Type	Address	Status
TR2024-0057	Tree Removal	191 Inlet Drive	Closed
TR2024-0056	Tree Removal	189 Inlet Drive	Closed

A tree removal permit was issued for the removal of 15 additional trees that were deemed not significant trees, and the applicant was referred to the Planning and Zoning Board for the removal of the thirty (30) inch dbh Live Oak.

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 30-inch dbh live oak tree 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 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.

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

(b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced. The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay Zone 2 when the above conditions are met and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.

The depth of 191 Inlet Drive is approximately 182 feet deep on the western boundary and 190 feet deep on the eastern boundary. The northern boundary is bound by a bulkhead placed at the approximate location of the jurisdictional wetland line and Conservation overlay Zone (COZ) 1. COZ 2 would run one hundred feet landward of the northern property line and the remainder of the lot would be in COZ 3. The proposed location for the single-family home would place some portion of the proposed single-family home within COZ 2.

The combination of lot 191 and 189 Inlet Drive would give an approximate lot width of approximately 168 feet. The application does not include structural details for development within COZ 2 however it would appear likely the home would exceed seventy-five (75) feet or seventy-five (75) percent of the lot width and require PZB approval. The application also states that the lot will be raised three feet from 5.5 feet in elevation to 8.5 feet. When significant changes are made to surface hydrology Sec. 11-28 would require approval from the Planning and Zoning Board. Currently the applicant is not seeking approval for development of the site in COZ 2 but is limiting their application to the removal of one significant tree at 191 Inlet Drive. **Staff advises the applicant apply for all COZ 2 development simultaneously. However, if the Board chooses to approve the current application separately, Staff advises that future COZ 2 development may require PZB approval according to Sec 11-18(b).**

Review of (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 application for 191 Inlet Drive includes the removal of one (1) significant Live Oak tree. The applicant currently has two tree permits to remove fifteen additional trees that are not significant. These trees include an Australian umbrella, black mulberry, two *Aracaria Columnaris* (Cook Pine), Elderberry, Melaleuca, one unnamed palm and seven (7) cabbage palms.

A ten (10) inch dbh Crepe Myrtle is listed in the tree removal permit as approved to be removed however this tree would be a [significant tree](#) and its removal would need Planning and Zoning Board approval. The significant Crepe Myrtle is located on lot 189 Inlet Drive and will need to be retained or appear before the Board on a modified or separate application.

Sec. 11-29(d)(1)(b.) states the applicant shall show the necessity to remove the tree to construct the proposed improvements in order to reasonable use of the property. As the applicant has not shown full details of COZ 2

PZB2024-0074

Page 4

development it would be difficult to ascertain if the tree removal is necessary. Staff recommends that the Board continue the application until the applicant is ready to submit plans for review for the entirety of COZ 2 development. These plans should include such information to determine if the proposed plans meet Zoning requirements such as lot coverage, Impervious Surface Ratio, and setbacks. As well as information to review COZ 2 development including house dimensions, any structures needed to raise the lot elevation including retaining walls, or modifications to the existing bulkhead, and lot grading plans. If the Board chooses to review the removal of the significant Live Oak tree independently of the COZ 2 requirements, staff recommends that a condition be placed on the approval so that the applicant understands that future development of the site may need to be approved by the Planning and Zoning Board.

Review of Sec 25-56(g)

Relocation and replacement. As condition to the granting of a permit, the property owner or agent will be required to relocate the tree being removed or required to replace the tree being removed with a tree somewhere within the site. Native vegetation shall be replaced with native vegetation. Shade trees must be replaced by shade trees. Understory and palm trees may be replaced by any type tree. Replacement shade trees shall be a minimum of ten (10) feet high and understory trees shall be a minimum of ten (10) feet high when planted. Each Southern Red Cedar tree (juniperus silicicola) removed shall be replaced with a minimum of two (2) Southern Red Cedars of such a size and quality as shall be determined by the city building official to be assured of such Southern Red Cedars' continued viability and growth. The property owner or agent shall also be required to replace the relocated or replacement tree should same die within three (3) years from date of planting.

Removed Tree		Replacement Tree	
*R1 Crepe Myrtle 10"		Cabbage Palm	
*R2 Australian Umbrella 10"		Cabbage Palm	
*R3 Palm 8"		Cabbage Palm	
*R4 Black Mulberry 8"		<u>Winged Elm</u>	
*R5 Aracaria Columnaris 12"		<u>Winged Elm</u>	
*R6 Aracaria Columnaris 12"		<u>Winged Elm</u>	
R7 Elderberry 14"		<u>Red Cedar</u>	
R8 Cabbage Palm 14"		Cabbage Palm	
R9 Cabbage Palm 12"		Cabbage Palm	
R10 Melaleuca 55"		<u>Winged Elm</u>	
R11 Cabbage Palm 9"		Cabbage Palm	
R12 Cabbage Palm 10"		Cabbage Palm	
R13 Cabbage Palm 10"		Cabbage Palm	
R14 Cabbage Palm 10"		<u>Winged Elm</u>	
R15 Cabbage Palm 10"		<u>Winged Elm</u>	
R16 Live Oak 30"		Live Oak	
<u>Shade Trees</u>	Native Vegetation	Significant Tree	* 189 Inlet Dr

New construction is required to meet the requirements of Sec. 25-53(d)(4) for tree mitigation. This requires new construction to mitigate tree removal with a positive number of tree credits for the site. 191 Inlet Drive has an existing home and would need to meet the requirements of Sec. 25-56(g) that requires that each tree that is removed either be relocated or replaced. In this application each tree that is proposed to be removed is being replaced by a tree onsite. Each native tree is replaced with a native tree and each shade tree is replaced by a shade tree as demonstrated in the table above. The application is consistent with the Chapter 25.

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 one significant tree at 191 Inlet Drive / PID 213770-0000.

Staff recommends Continuation for additional information or reconsideration or Denial of the application until the applicant is prepared to apply for all COZ 2 development simultaneously.

If the Board chooses to approve the significant tree removal separately, Staff advises it be approved with the condition that future COZ 2 development may require PZB approval according to Sec 11-18(b).

Attachments

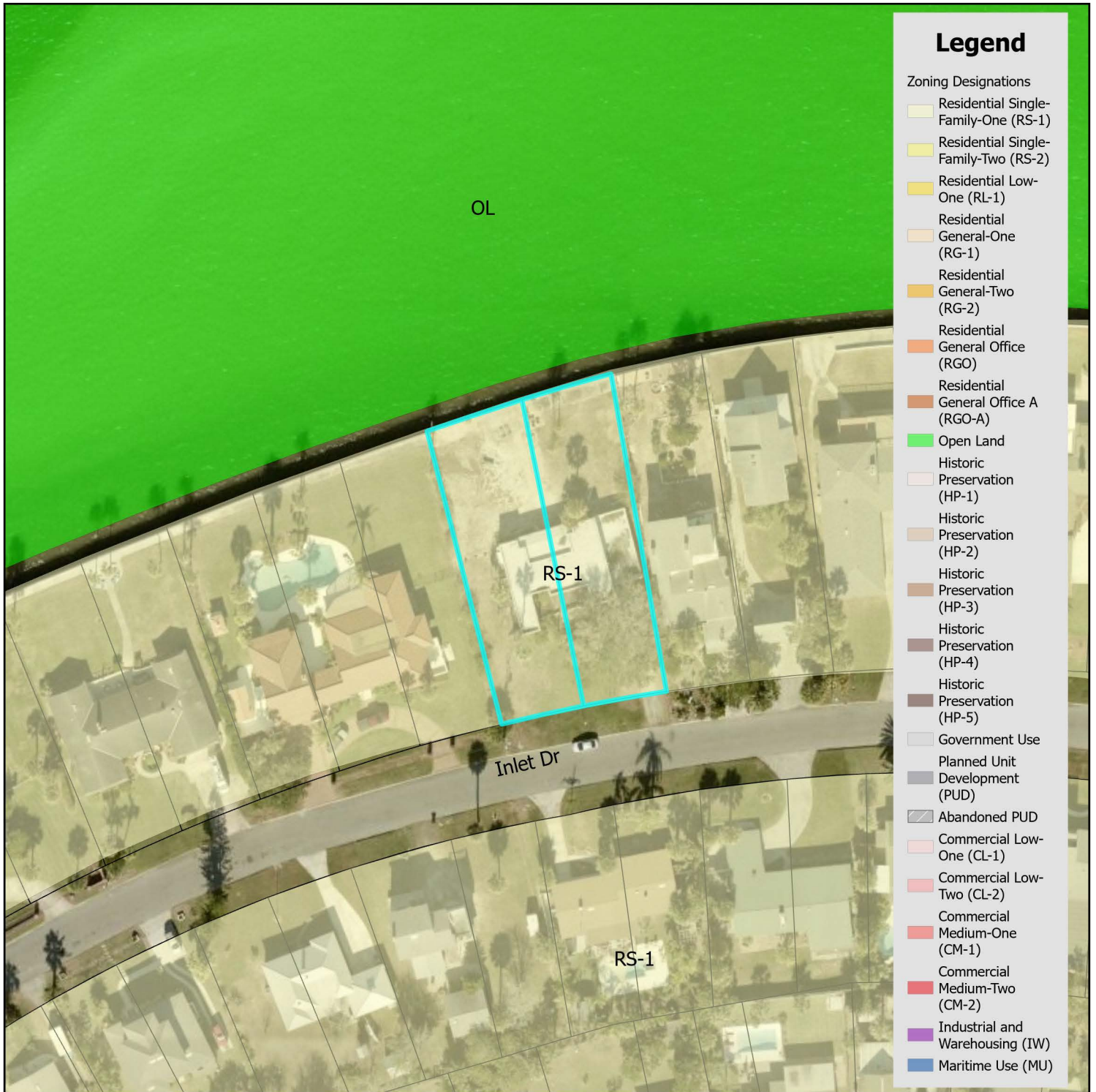
1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Updated Application
8. Previous Application
9. St. Johns County Property Appraiser Report
10. Supporting Documents

Staff Report prepared by:



Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Zoning Map



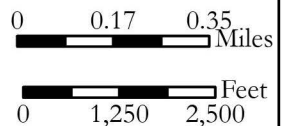
Legend

Zoning Designations

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



Zoning Map



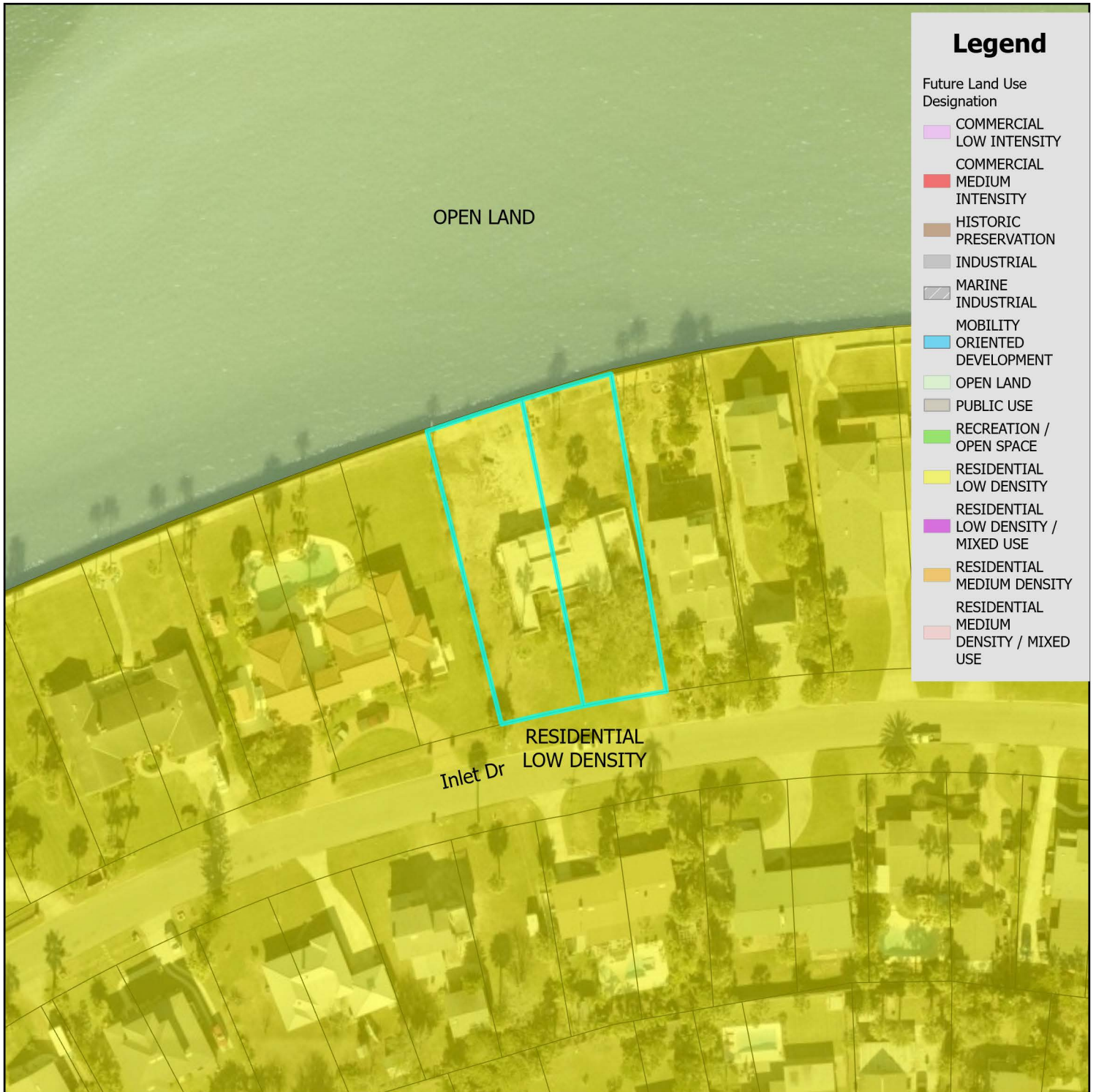
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2: Future Land Use Map



Legend

Future Land Use Designation

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



Future Land Use Map



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

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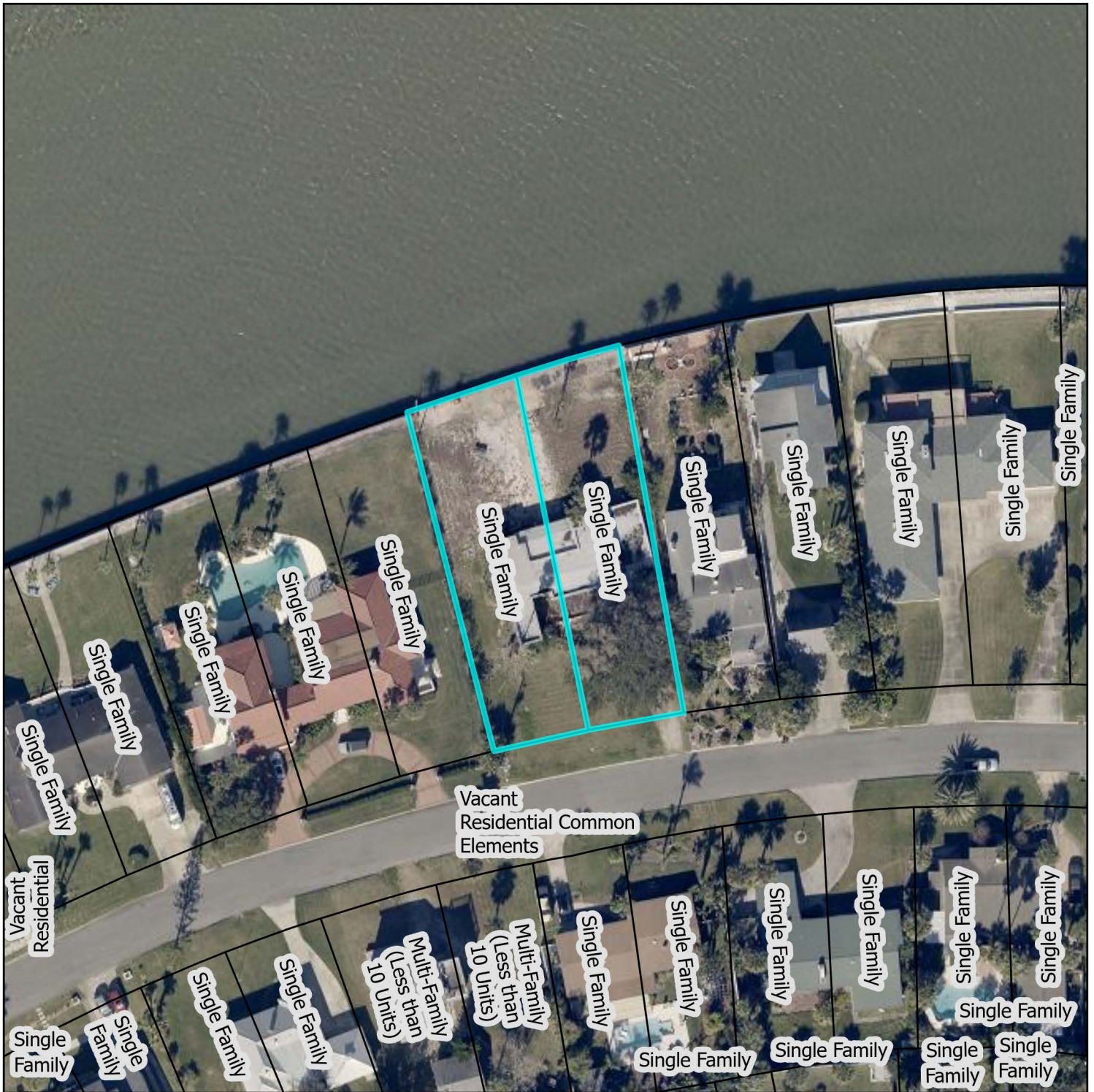
2024

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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



0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:
Aerial Site Photograph



Attachment 5:

Flood Map



Legend

Flood Zones FEMA

AE

VE



FEMA Flood Zone Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

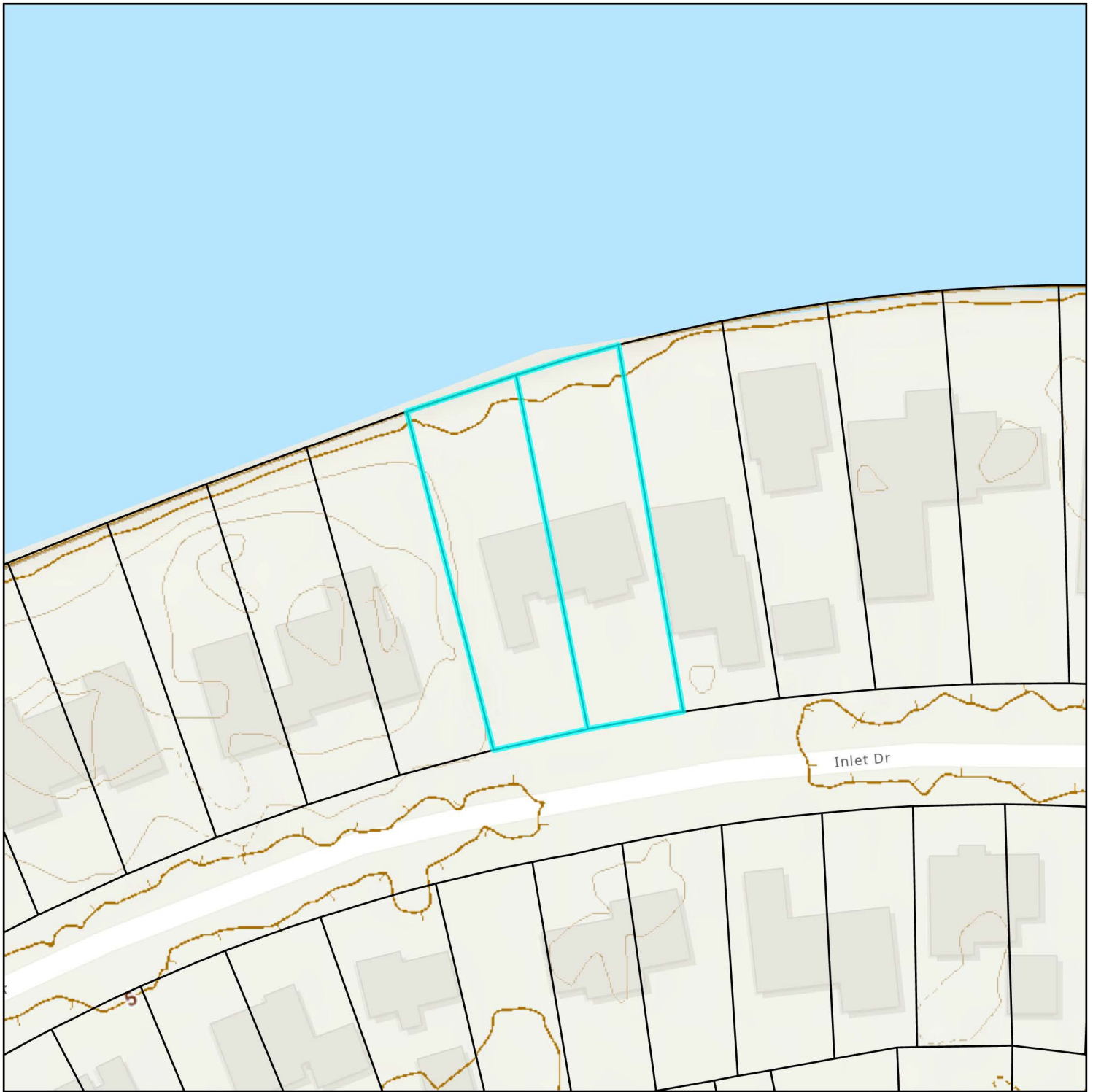
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6:

Elevation Map

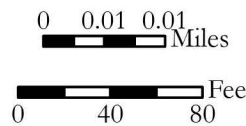


Elevation Map

City of St. Augustine
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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

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: Brad Beach - Architect Contact Number: 904.521.3470

Business (if applicable): New Day Design Co.

Address: 5 Hope Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: brad@itsanewday.co

2. NAME OF PROPERTY OWNER: Daniel and Barbara Burkhardt Contact Number: 352.258.2045

Business (if applicable): _____

Address: 191 Inlet Drive City: St. Augustine State: FL Zip: 32084

E-Mail Address: Gatordan@bellsouth.net

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 51 and 52 Block: 1

Subdivision: Davis Shores Parcel Number: 2137700000

4. PROJECT STREET ADDRESS: 191 Inlet Drive

5. SPECIFIC PROPOSED USE: Single Family Residence

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Tree Removal and Replacement

8. JUSTIFICATION FOR ACTION REQUESTED: Please refer to the included proposed site plan

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

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

The existing tree provides a disadvantage due to its central location on the site.

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

The location of the existing tree causes a disadvantage due to maintaining the FFE of the proposed new house with respect to surrounding grades

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

The disadvantage does not exist because of conditions created by the owner and is an existing condition

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

The proposed design will not be contrary to the public interest or adversely affect of

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.

James B. Beach

Signature of Applicant

8/29/24

Date

David B. Beach

Signature of Property Owner

Barbara Beach

8/29/24

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.

Brad Beach

Print name of applicant

James B. Beach

Signature of applicant

August 29, 2024

Date



Owner's Authorization For Agent

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

BY: Daniel Burkhardt Barbara Burkhardt
Signature of Owner
Daniel Burkhardt Barbara Burkhardt
Print Name of Owner
352.258.2045
Telephone Number

State of Florida

County of ST. JOHNS

Signed and sworn before me on this 29th day of August, 2021

By Daniel & Barbara Burkhardt

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.

191 Inlet Drive

Project Address: _____

Brad Beach

Applicant's Name: _____

Applicant's Signature: _____

James B. Beach

Daniel Burkhardt

Owner's Name: _____

Daniel Burkhardt

Barbara Burkhardt

Owner's Signature: _____

Barbara Burkhardt

Dan and Barbara Burkhardt

191 Inlet Dr.

St. Augustine Fl

32084

Subject: tree Evaluation

Species: 30" dbh Live Oak (Quercus, Virginiana)

Condition: fair. Poor structural growth

Multiple stems with weak attachments.

There are 8 major stems competing with each other at approximately 9' above the ground.

This situation itself can result in severe loss and structure integrity on all limbs and catastrophic damage to the tree and its surroundings.

This Live Oaks trunk and structure would be graded a (3) or (cull).

The canopy is weak and has a large amount of dead limbs throughout the canopy.

The trunk appears healthy with the exception of a few areas where wound wood has not covered old injuries. The root system is severely damaged and necrotic in areas, possibly due to the impact of tidal surges of saltwater, which is also noticeable in the canopy.

The tree is surrounded by concrete with the driveway to the right of the tree and a home with a walkway on its north side.

Recommendations: unfortunately due to the quality or lack of quality and the potential for severe limb loss, the prognosis is not good.

Construction: Demolition of this home and the building of a new home will more than likely be too impactful on this trees already weekend condition and poor structure.

Tree protection, such as a well may help temporarily. Due to the increase in the elevation of the home required, I feel any storm surge would only allow the tree to saturate with saltwater even more.

Due to the impact and structural condition of this tree, I would recommend removal prior to or during demolition and replace with high-quality Florida fancy trees that will grow with the property.

Edward Conlon. Certified arborist FL0829 a. International Society Arboriculture.

Florida I. S. A.

Tree risk assessment qualified FI06/16

Member Tree care industry, N.A.A.

Florida ISA

UF Palm tree Pathology and care

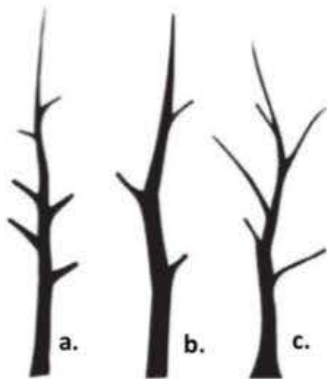




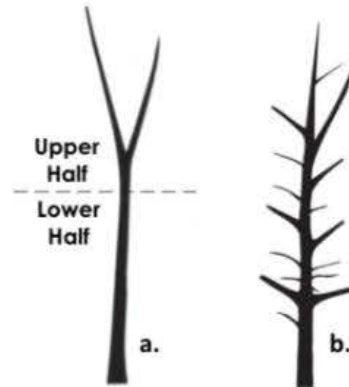


STEP 2. DETERMINING TRUNK STRUCTURE QUALITY

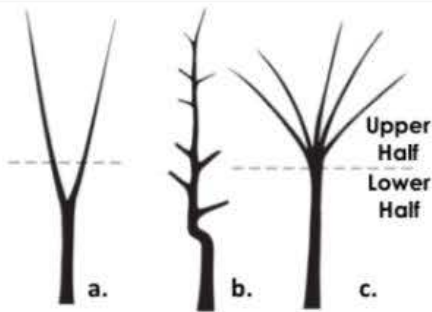
Step 2 in the tree grading process begins with inspecting the trunk to determine the quality of the trunk structure. Using the illustrations below, choose the structure and corresponding text that most closely represents only the trunk structure of the tree being graded. Once chosen, circle the appropriate tree grade for Step 2. Remember to skip Step 2 when grading small-maturing trees (refer to Index of Small-Maturing Trees, page 30).



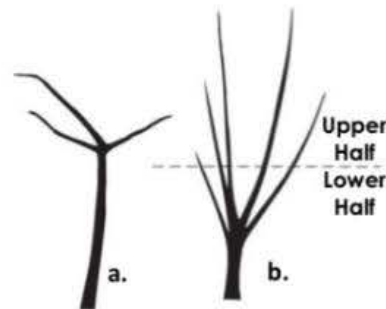
A. Florida Fancy



B. Florida #1



C. Florida #2



D. Cull

A. Florida Fancy. The trunk extends into one central leader in the approximate center of the tree as shown above; leader does not have to be perfectly straight. The tip of the central leader must be intact, and its terminal bud must be the highest part of the tree. No branch may have a diameter greater than $\frac{2}{3}$ the central leader diameter measured directly above the union. If the central leader divides in two nearly equal diameter stems in the upper 10% of the tree, the trunk is not downgraded to a Florida #1.

B. Florida #1. The trunk divides into two nearly equal diameter leaders in the upper $\frac{1}{2}$ of the tree. If one leader is $\frac{2}{3}$ or less than the diameter of the other leader (measured above the union), they are not equal; therefore, making the trunk a Florida Fancy. The tip of the leader may be cut up to $\frac{1}{10}$ of trunk caliper without being downgraded.

C. Florida #2. The trunk divides into two nearly equal diameter leaders in the lower $\frac{1}{2}$ of the tree, or divides into three or more nearly equal diameter leaders in the upper $\frac{1}{2}$ of the tree. If the trunks are $\frac{2}{3}$ or less than the diameter of one leader measured above the union, do not downgrade. If the tip of the leader(s) is cut up to $\frac{1}{10}$ of the trunk caliper, do not downgrade. If there is a dogleg in the clear trunk portion of the tree, grade the tree Florida #2. If a dogleg is in the crown of the tree, do not downgrade. (reference Figure 3.C.b)

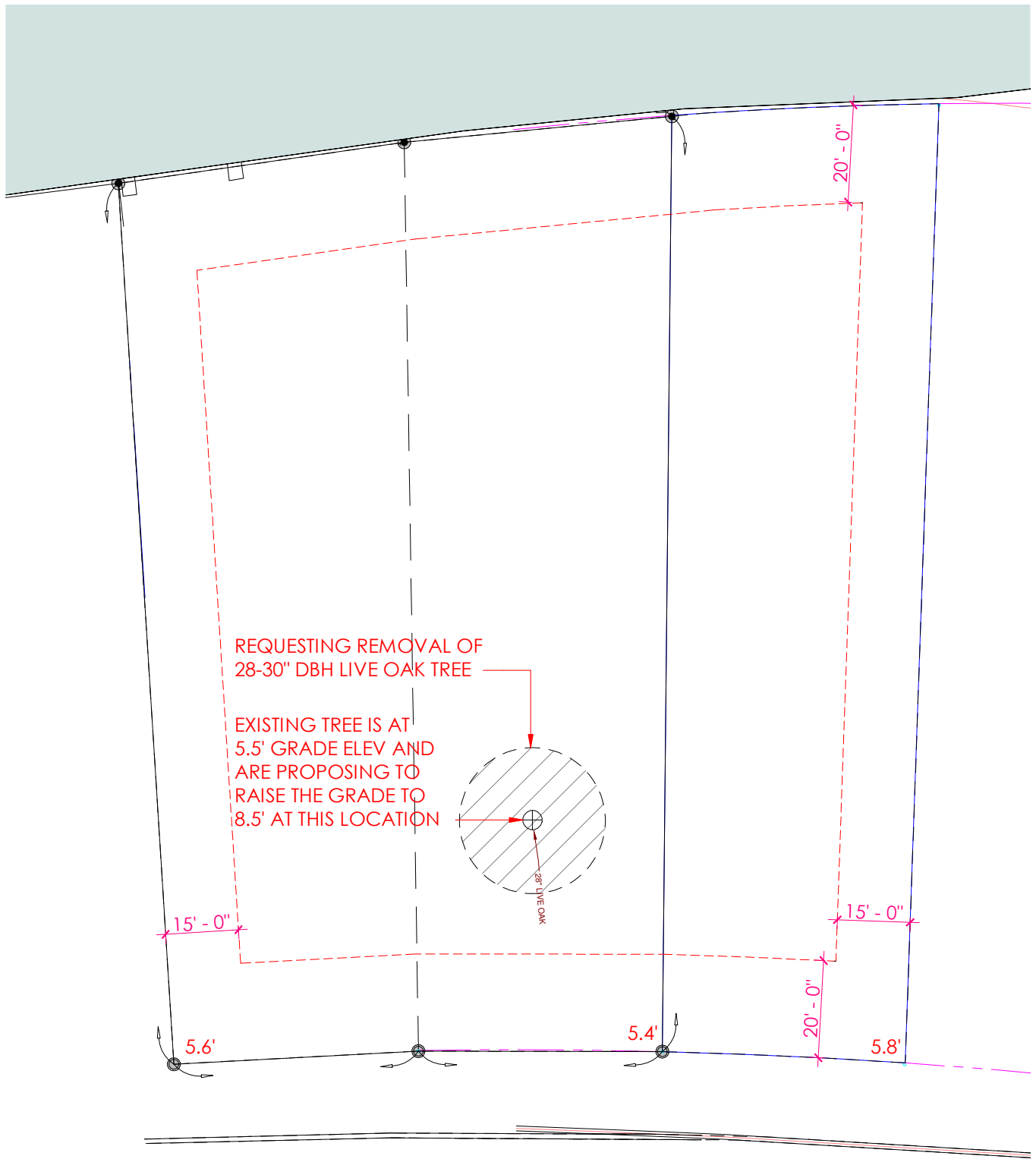
C. Cull. The trunk divides into three or more nearly equal diameter leaders in the lower $\frac{1}{2}$ of the tree.

Note: Trees may be pruned at planting in an effort to improve grade. For example, one of two nearly equal trunks correctively pruned according to Appendix A (i.e. removing about $\frac{2}{3}$ of length) may meet grade even though the branch diameter on the pruned stem remains unchanged (refer to Appendix A, Part 3, page 35).



THE BURKHARDT'S OWN 191 INLET DRIVE AND THE ADJACENT LOT 189 INLET DRIVE AND ARE PLANNING ON BUILDING A NEW HOUSE. WE ARE REQUESTING TO REMOVE THIS 28-30" DBH LIVE OAK TREE AND REPLACE IT WITH NEW TREES ON SITE.

PROJECT 191 INLET DRIVE	PROJECT. NO. 2319	DATE: 9/13/24	SKETCH NO. SK1
PURPOSE OF SKETCH TREE REMOVAL	ISSUED FOR: COSA - PZB	SHT. REFERENCE: -	
new day ARCHITECTURAL DESIGN CO.			



1 REQUESTED TREE REMOVAL

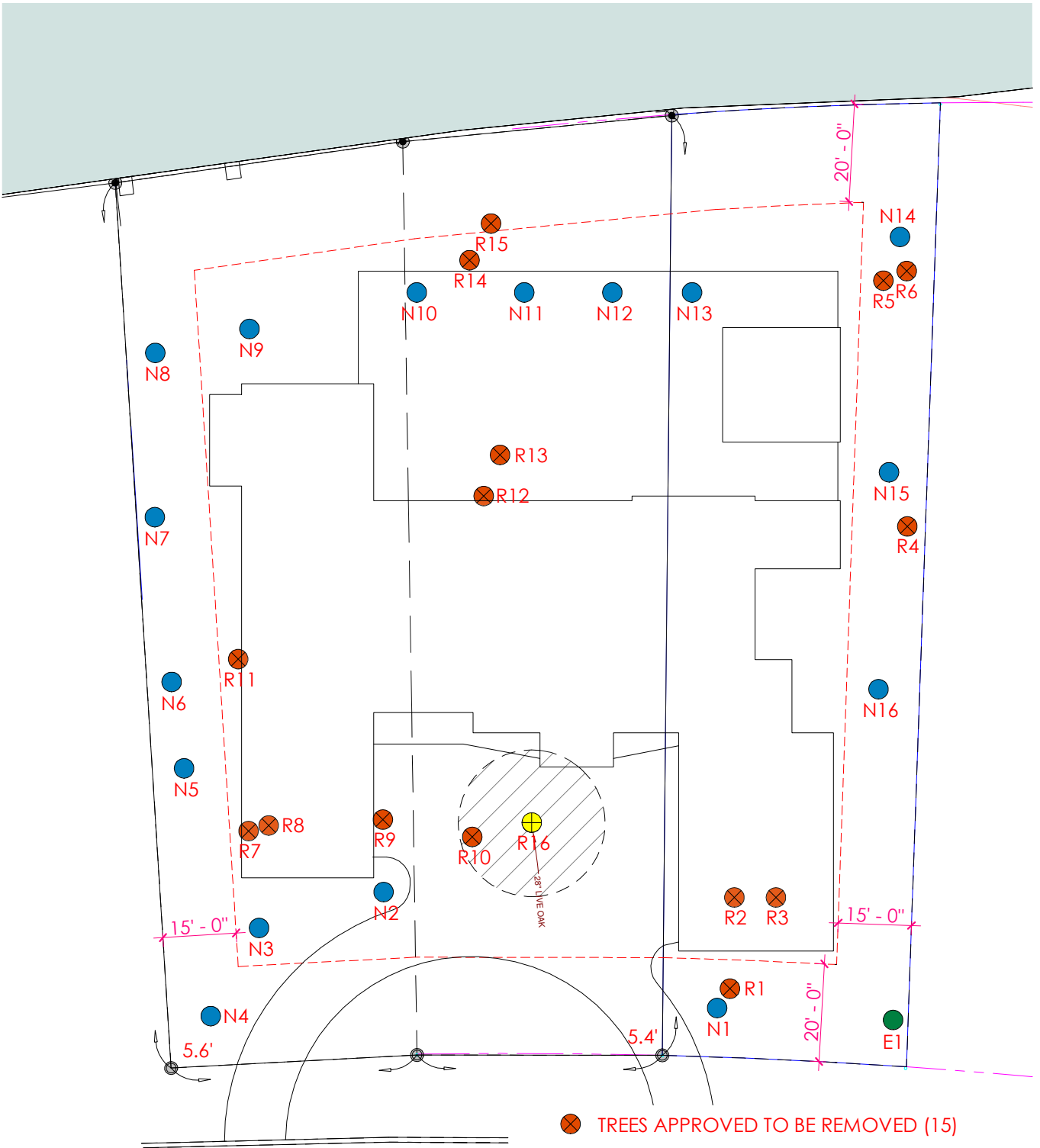
1" = 30'-0"

PROJECT 191 INLET DRIVE	PROJECT. NO. 2319	DATE: 9/13/24	SKETCH NO. SK2
PURPOSE OF SKETCH TREE REMOVAL	ISSUED FOR: COSA - PZB	SHT. REFERENCE: -	

Tree Mitigation					
Trees Removed		Trees Retained		Trees Planted	
	Type (dbh)		Type (dbh)		
R1*	CREPE MYRTLE	E1	RED CEDAR	N1	WINGED ELM
R2*	AUSTRALIAN UMBRELLA			N2	CABBAGE PALM
R3*	PALM			N3	RED CEDAR
R4*	BLACK MULBERRY			N4	LIVE OAK
R5*	ARAUCARIA COLUMNARIS			N5	WINGED ELM
R6*	ARAUCARIA COLUMNARIS			N6	WINGED ELM
R7*	ELDERBERRY			N7	CABBAGE PALM
R8*	CABBAGE PALM			N8	CABBAGE PALM
R9*	CABBAGE PALM			N9	CABBAGE PALM
R10*	CONDOM MELALEUCA			N10	CABBAGE PALM
R11*	CABBAGE PALM			N11	CABBAGE PALM
R12*	CABBAGE PALM			N12	CABBAGE PALM
R13*	CABBAGE PALM			N13	CABBAGE PALM
R14*	CABBAGE PALM			N14	WINGED ELM
R15*	CABBAGE PALM			N15	WINGED ELM
R16	LIVE OAK			N16	WINGED ELM

* TREES HAVE ADMINISTRATIVELY BEEN APPROVED TO BE REMOVED AND REPLACED 1-FOR-1

PROJECT 191 INLET DRIVE	PROJECT. NO. 2319	DATE: 9/13/24	SKETCH NO. SK3
PURPOSE OF SKETCH TREE LIST	ISSUED FOR: COSA - PZB	SHT. REFERENCE: -	
			



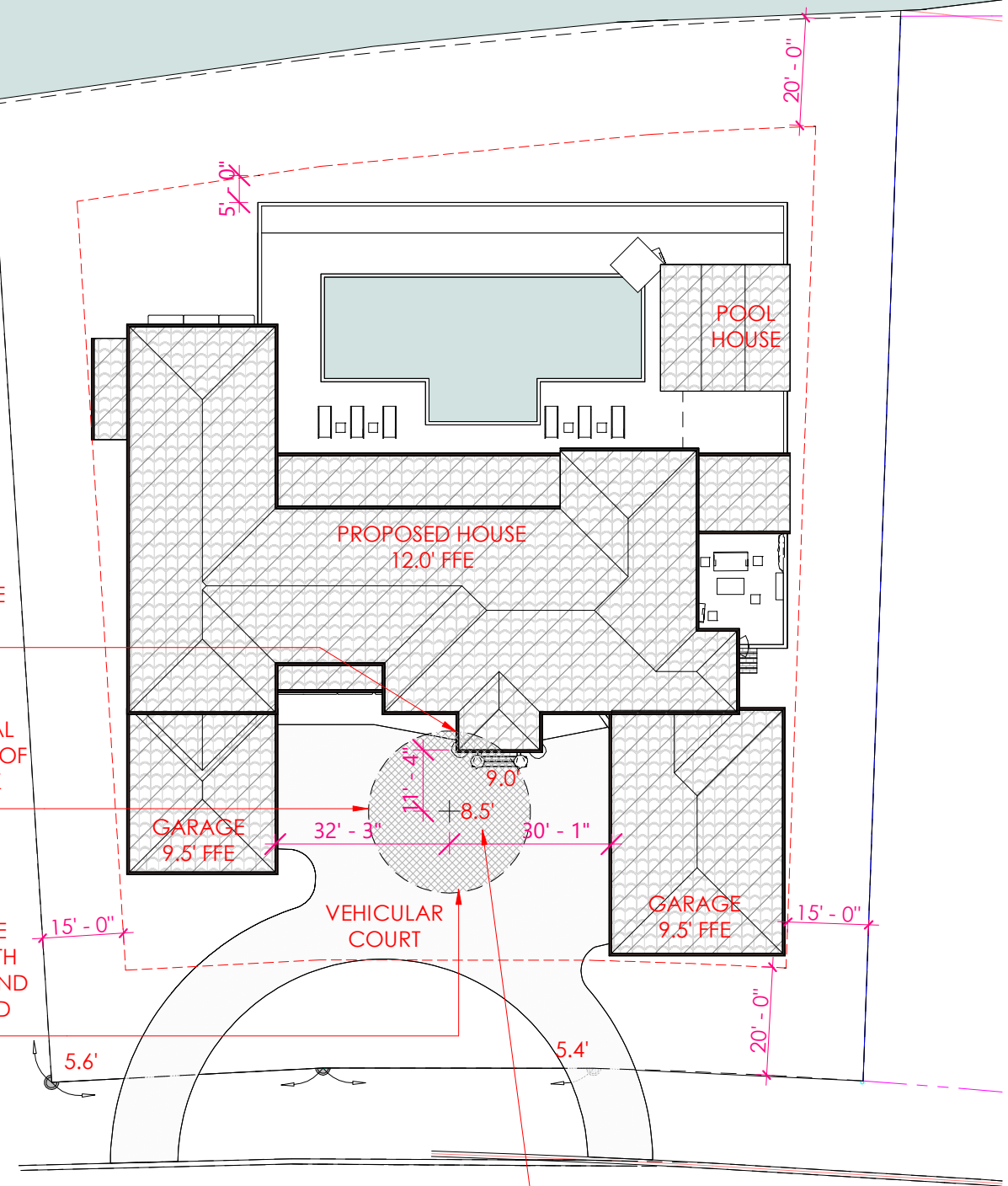
1 **TREE PLAN**
1" = 30'-0"

PROJECT 191 INLET DRIVE	PROJECT. NO. 2319	DATE: 9/13/24	SKETCH NO. SK4
PURPOSE OF SKETCH TREE PLAN	ISSUED FOR: COSA - PZB	SHT. REFERENCE: -	

THE HOUSE WOULD BE CONSIDERED UNINSURABLE WITH THE TREE THIS CLOSE IN PROXIMITY TO THE ROOF LINE OF THE HOUSE

PROPOSED REMOVAL AND REPLACEMENT OF 28-30" DBH LIVE OAK TREE

BASED ON THE PROXIMITY OF THE EXISTING TREE TO THE PROPSD HOUSE WITH GRADE CHANGES AND FILL, THE TREE WOULD NOT SURVIVE



THE CURRENT GRADE AT THE LIVE OAK TREE IS 5.5' AND ARE PROPOSING TO RAISE THE GRADE TO 8.5'

1 ARCHITECTURAL SITE PLAN

1" = 30'-0"

PROJECT 191 INLET DRIVE	PROJECT. NO. 2319	DATE: 9/13/24	SKETCH NO. SK5
PURPOSE OF SKETCH PROPOSED SITE PLAN	ISSUED FOR: COSA - PZB	SHT. REFERENCE: -	



THE SITE DESIGN INTENT IS TO MAINTAIN THE ADJACENT FRONT PROPERTY SETBACK FROM THE DRIVE AND ENHANCE THE OVERALL STREETSCAPE

1 STREETSCAPE

1" = 100'-0"

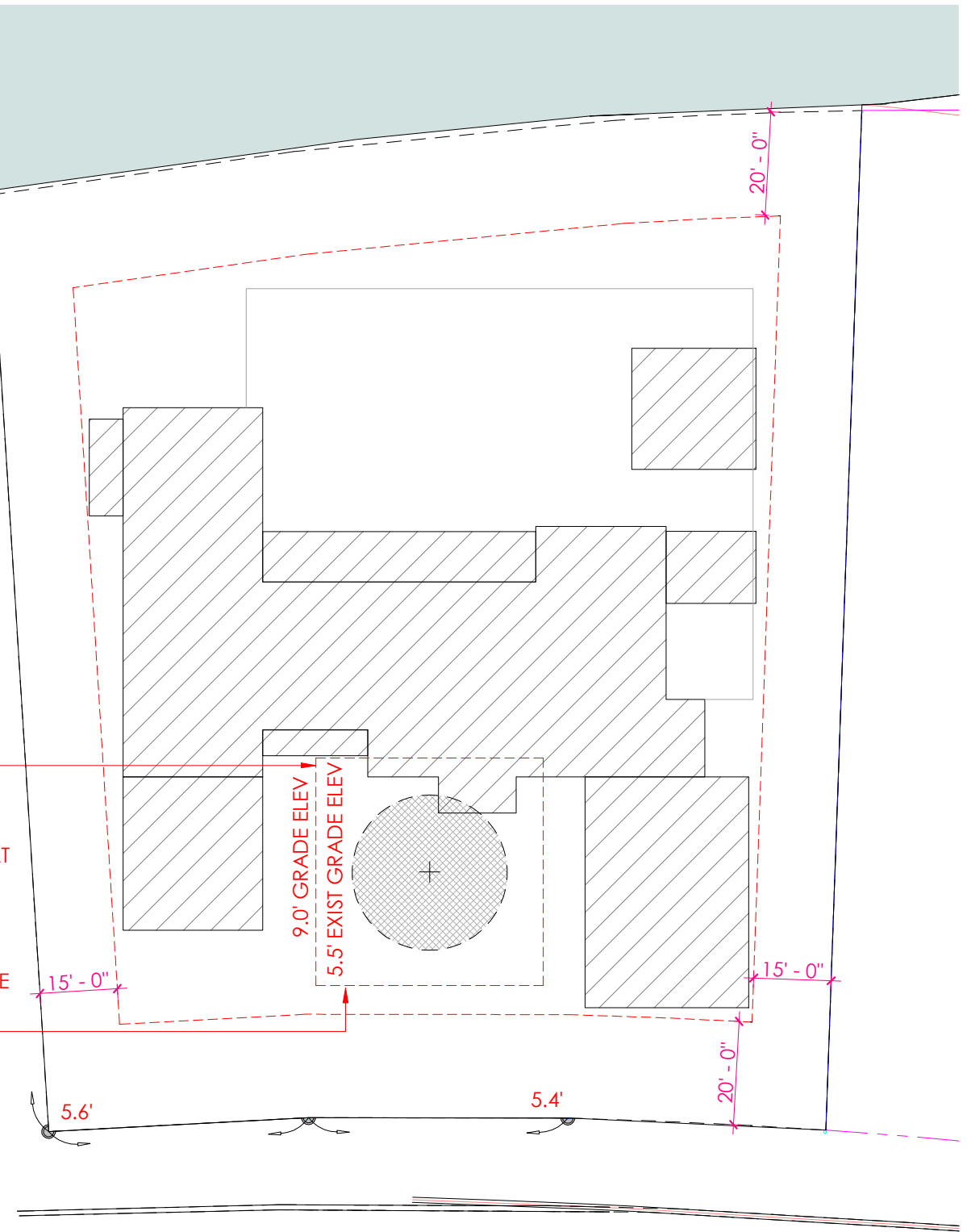
PROJECT 191 INLET DRIVE	PROJECT. NO. 2319	DATE: 9/13/24	SKETCH NO. SK6
PURPOSE OF SKETCH STREETSCAPE	ISSUED FOR: COSA - PZB	SHT. REFERENCE: -	
			

THE FOLLOWING ARE DESIGN CONSIDERATIONS
(3 DIFFERENT DESIGNS) BUT IN ANY CASE THE TREE
AND THE SURROUNDING PROPERTY WOULD BE
IMPACTED DUE TO THE GRADE CHANGES

PROJECT 191 INLET DRIVE	PROJECT. NO. 2319	DATE: 9/13/24	SKETCH NO. SK7
PURPOSE OF SKETCH VARIOUS DESIGN CONSIDERATIONS	ISSUED FOR: COSA - PZB	SHT. REFERENCE: -	
			

LINE OF RETAINING WALL

A RETAINING WALL BUILT AROUND THE EXISTING TREE TO PROTECT THE ROOT STRUCTURE AND GRADE CHANGE WOULD NOT BE FEASIBLE WITH THE PROPOSED NEW CONSTRUCTION



INLET DRIVE

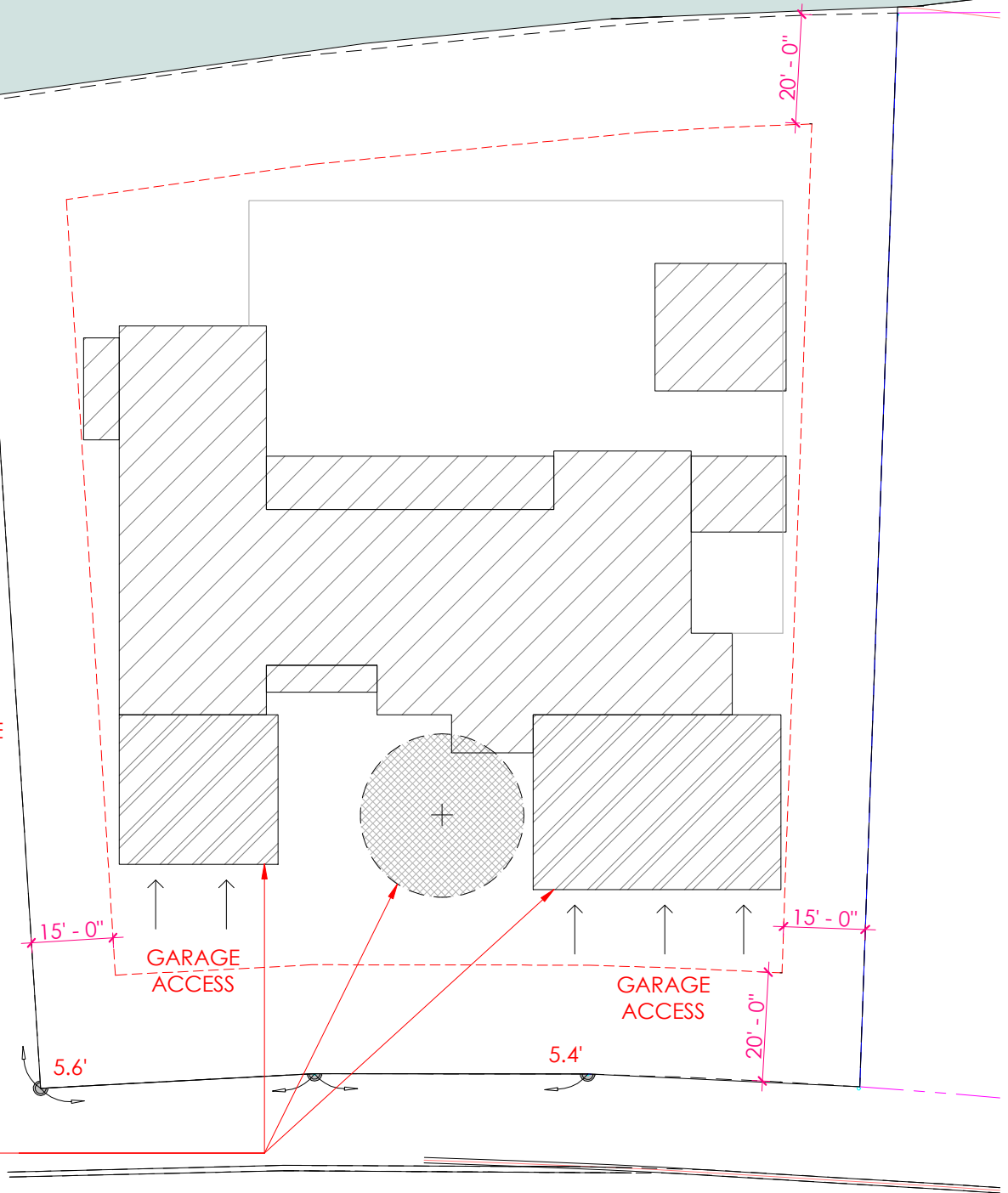
1 TREE RETAINING WALL

1" = 30'-0"

PROJECT 191 INLET DRIVE	PROJECT. NO. 2319	DATE: 9/13/24	SKETCH NO. SK8
PURPOSE OF SKETCH DESIGN CONSIDERATION 1	ISSUED FOR: COSA - PZB	SHT. REFERENCE: -	

THERE IS NO BENEFIT TO ROTATING THE GARAGES TO FACE THE STREET AS THIS DOESN'T RESOLVE THE TREE'S PROXIMITY TO THE PROPOSED HOUSE WITH GRADING BEING THE PRIMARY ISSUE.

THE GOAL IS TO MAINTAIN THE STREETSCAPE BY NOT HAVING GARAGE DOORS FACING THE PUBLIC WAY.



INLET DRIVE

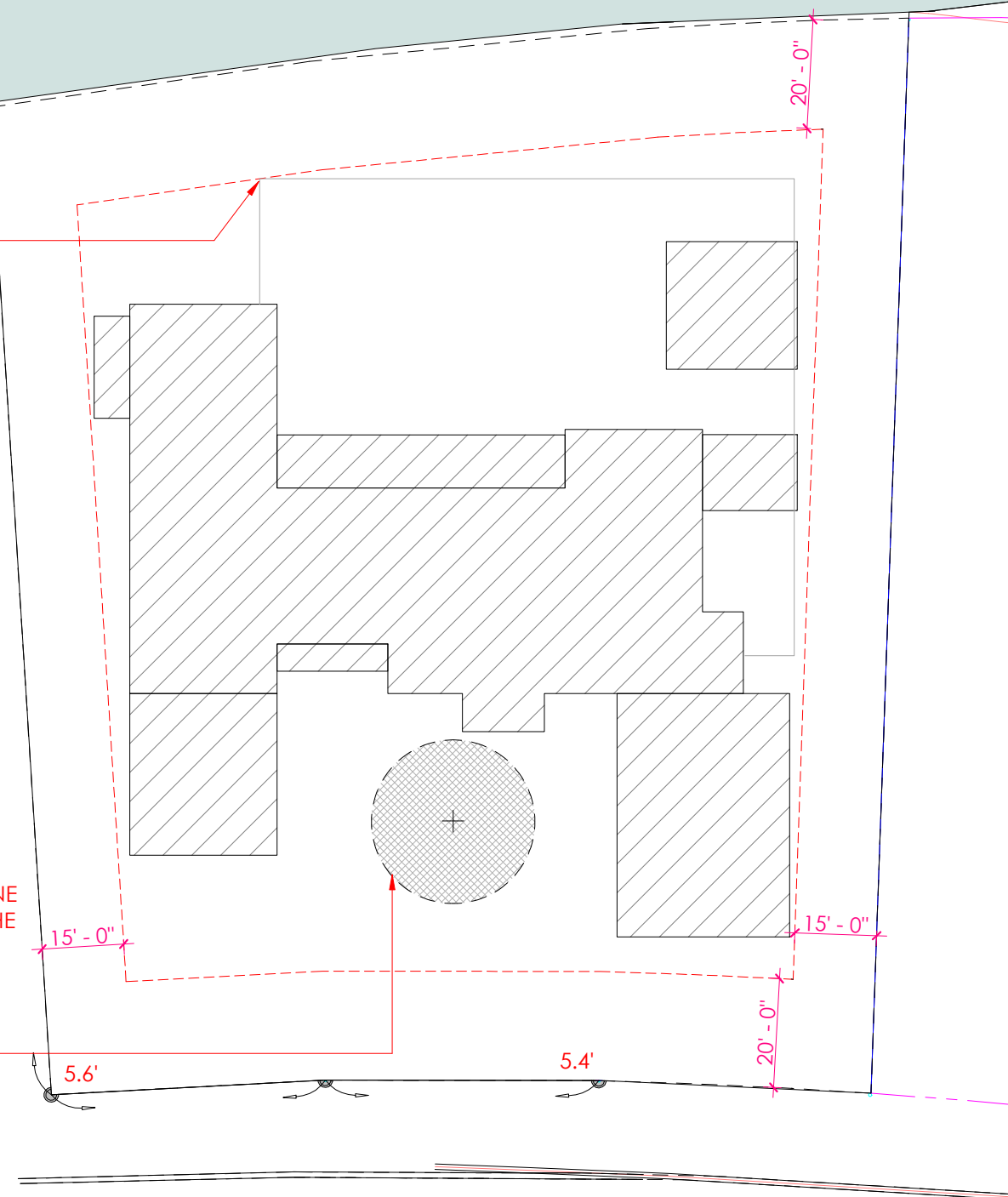
1 ROTATED GARAGES

1" = 30'-0"

PROJECT 191 INLET DRIVE	PROJECT. NO. 2319	DATE: 9/13/24	SKETCH NO. SK9
PURPOSE OF SKETCH DESIGN CONSIDERATION 2	ISSUED FOR: COSA - PZB	SHT. REFERENCE: -	

DECK/RETAINING
WALL MOVED
BACK TO REAR
SETBACK LINE

MOVING PROPOSED
HOUSE AND POOL
DECK TO THE REAR
PROPERTY SETBACK LINE
DOES NOT PROVIDE THE
DISTANCE NEEDED TO
SAVE THE TREE BASED
ON THE PROPOSED
GRADING THAT IS
NECESSARY

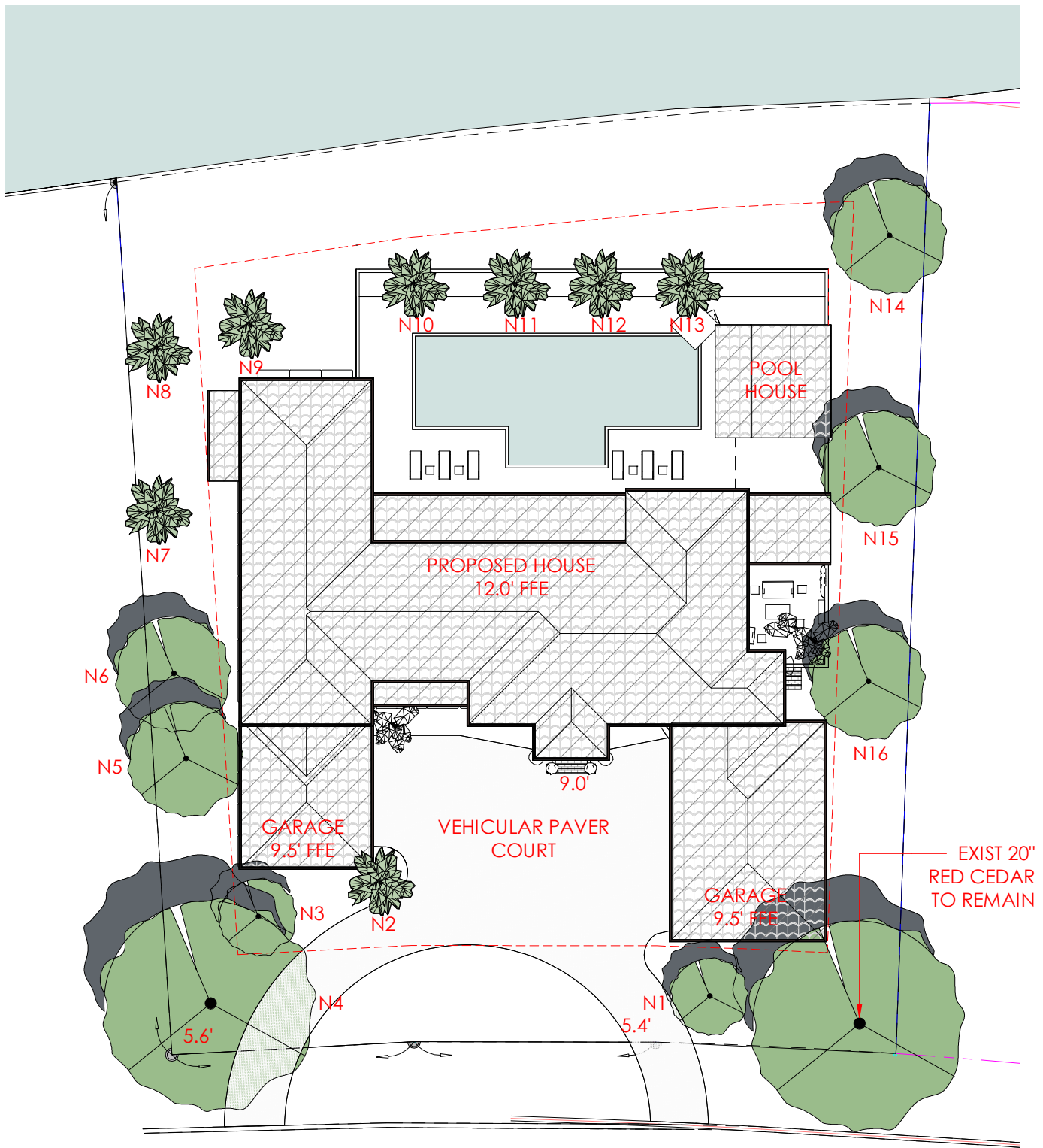


INLET DRIVE

1 HOUSE RELOCATION

1" = 30'-0"

PROJECT 191 INLET DRIVE	PROJECT. NO. 2319	DATE: 9/13/24	SKETCH NO. SK10
PURPOSE OF SKETCH DESIGN CONSIDERATION 3	ISSUED FOR: COSA - PZB	SHT. REFERENCE: -	



INLET DRIVE

1 PROPOSED SITE PLAN
1" = 30'-0"

PROJECT 191 INLET DRIVE	PROJECT. NO. 2319	DATE: 9/13/24	SKETCH NO. SK11
PURPOSE OF SKETCH PROPOSED OVERALL SITE PLAN	ISSUED FOR: COSA - PZB	SHT. REFERENCE: -	
			

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	2137700000
Location Address	191 INLET DR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-97 DAVIS SHORES LOTS 51 & 52 BLK 1 OR910/1442 & 4349/496(Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.470
Homestead	N

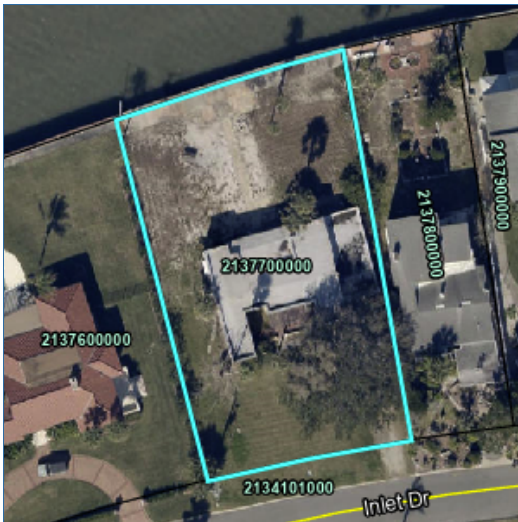
[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name	Burkhardt Joint Trust D: 10-8-2015 100% Burkhardt Daniel P Sr.Barbara B Trustees 0% Burkhardt Barbara B Trustee 0%
Mailing Address	6414 NW 47 PL GAINESVILLE, FL 32653-0000

Map



Valuation Information

	2024
Building Value	\$188,210
Extra Features Value	\$7,015
Total Land Value	\$1,435,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,630,425
Total Deferred	\$508,177
Assessed Value	\$1,122,248
Total Exemptions	\$0
Taxable Value	\$1,122,248

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

Historical Assessment Information

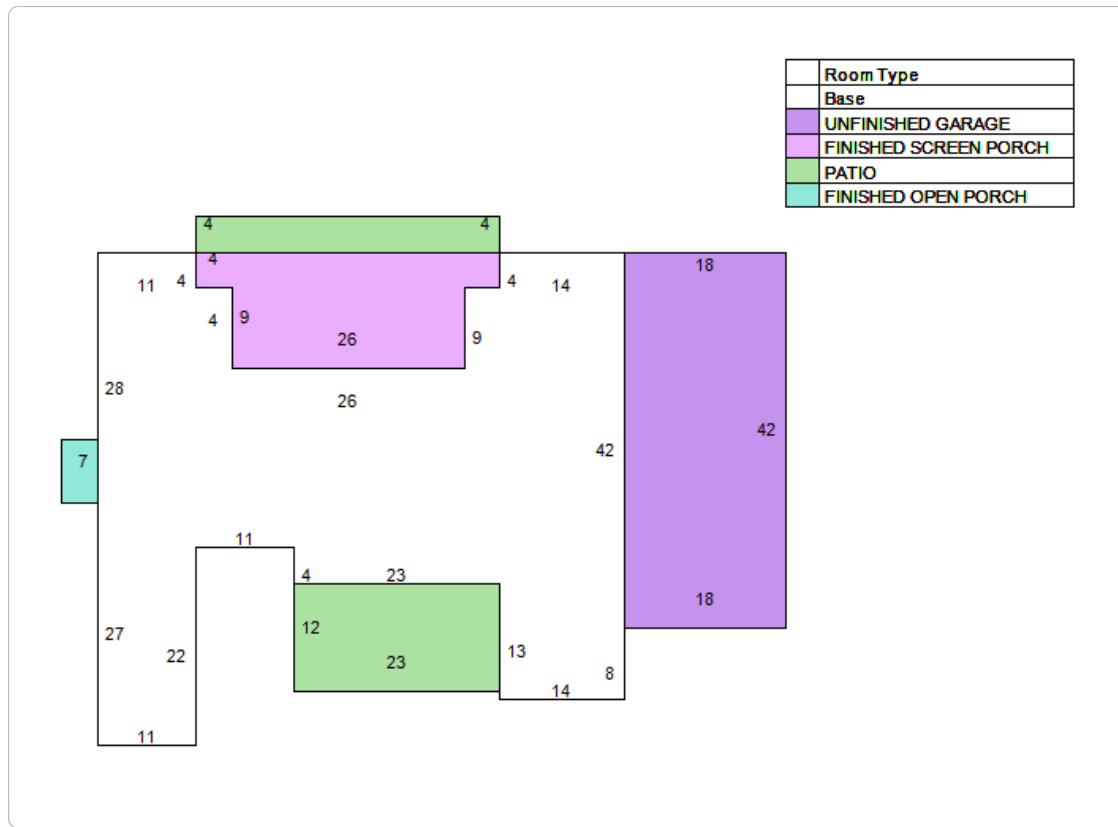
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$194,814	\$7,102	\$1,045,170	\$0	\$0	\$1,247,086	\$1,020,225	\$226,861	\$1,020,225
2022	\$178,978	\$19,968	\$806,077	\$0	\$0	\$1,005,023	\$927,477	\$77,546	\$927,477
2021	\$135,233	\$19,968	\$687,960	\$0	\$0	\$843,161	\$843,161	\$0	\$843,161
2020	\$140,151	\$18,201	\$687,960	\$0	\$0	\$846,312	\$846,312	\$0	\$846,312
2019	\$131,600	\$13,066	\$656,208	\$0	\$0	\$800,874	\$800,874	\$0	\$800,874
2018	\$133,831	\$13,066	\$656,208	\$0	\$0	\$803,105	\$803,105	\$0	\$803,105
2017	\$139,253	\$13,313	\$656,208	\$0	\$0	\$808,774	\$808,774	\$0	\$808,774
2016	\$141,499	\$13,354	\$656,208	\$0	\$0	\$811,061	\$811,061	\$0	\$811,061
2015	\$117,502	\$13,395	\$656,208	\$0	\$0	\$787,105	\$787,105	\$0	\$787,105
2014	\$95,034	\$13,189	\$656,208	\$0	\$0	\$764,431	\$736,413	\$28,018	\$736,413
2013	\$98,489	\$13,189	\$656,208	\$0	\$0	\$767,886	\$669,466	\$98,420	\$669,466

Building Information

Building	1	Roof Cover	Roll Composite
Building Value	\$188,210	Roof Structure	Flat
Year Built	1947	Interior Flooring	Hardwood
Actual Area	3715	Interior Wall	Drywall
Conditioned Area	2149	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Concrete Block	Baths	

Description	Square Footage
BASE AREA	2149
FINISHED OPEN PORCH	28
PATIO/SLAB	136
FINISHED SCREEN PORCH	370
UNFINISHED GARAGE	756
PATIO/SLAB	276
Total SqFt	3715

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		5702
Pergola (Mix)		1313

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	115	180	115	FF	\$1,435,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/27/2017	3/9/2017	\$100.00	QUIT CLAIM DEED	4349	496	U	I	BURKHARDT DANIEL, BARBARA	BURKHARDT JOINT TRUST D: 10-8-2015
	10/1/1991	\$220,000.00	WARRANTY DEED	910	1442	Q	I	LAWRENCE CATHERINE B ***	BURKHARDT DANIEL, BARBARA
	4/1/1988	\$0.00		780	1343	U	I		LAWRENCE CATHERINE B ***

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: 9/24/2024, 1:41:31 AM

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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
October 1, 2024	7.e.	PZB2024-0076
Request	Address	Parcel ID
Conservation Overlay Zone Development	106 N Saint Augustine Boulevard	213700-0000

Site & Background Information

Applicant: Ryan Carter
c/o Carter Environmental Services

Owner: Robert Taliaferro

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: 1.13

Neighborhood: North Davis Shores

Archaeological Zone: N/A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to modify the current dock in [COZ 1](#) at 106 N St. Augustine Blvd. The approval of this application would allow for a dock extension of forty-six (46) feet and to relocate the existing terminal platform and two (2) boatlifts to the new waterward limit of the dock extension.

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 eight (8) 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

PZB2024-0076

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

106 N St. Augustine Boulevard has approximately one hundred and thirty-nine (139) feet of shoreline located along the Matanzas River with an existing bulkhead. The site has a single-family home and pool with an existing dock. The applicant is proposing to extend the dock forty-six (46) feet and move the existing terminal platform and two boatlifts waterward to the end of the dock extension. The current dock structure including decking and boatlifts is 1,150 total square feet and the proposed structure will be 1,410 total square feet.

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

Both properties to the north and south of 106 N St. Augustine Blvd. have existing docks. The property is within Conservation Overlay 2 and the proposed dock extension is within Conservation Overlay Zone 1.

(7) Impact of development on vegetative and animal communities.

Aerial images and the [Florida Fish and Wildlife Marine Resources GIS Map Viewer](#) do not indicate there are any oyster beds, marsh grasses, or mangroves within the project area.

(9) Effect of shade on vegetation and shellfish.

Aerial images and the [Florida Fish and Wildlife Marine Resources GIS Map Viewer](#) do not indicate there are any oyster beds, marsh grasses, or mangroves within the project area.

(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.

Dock height is limited to eight (8) feet above the mean high water (MHW). The application lists the MHW at 1.71 (ft) and the dock height at 8 feet above which would give the maximum dock height of 9.71 feet at an assumed datum of NAVD88. It is unclear if the applicant is proposing to raise the existing dock to eight feet or if this is the proposed height of the dock extension only. The applicant states that the two proposed boat lifts will

be low-profile and not exceed 12,000-pound capacity. The application meets the requirements of specific conditions applicable to docks.

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 modification of a dock at 106 N St. Augustine Blvd. / PID 213700-0000.

Attachments

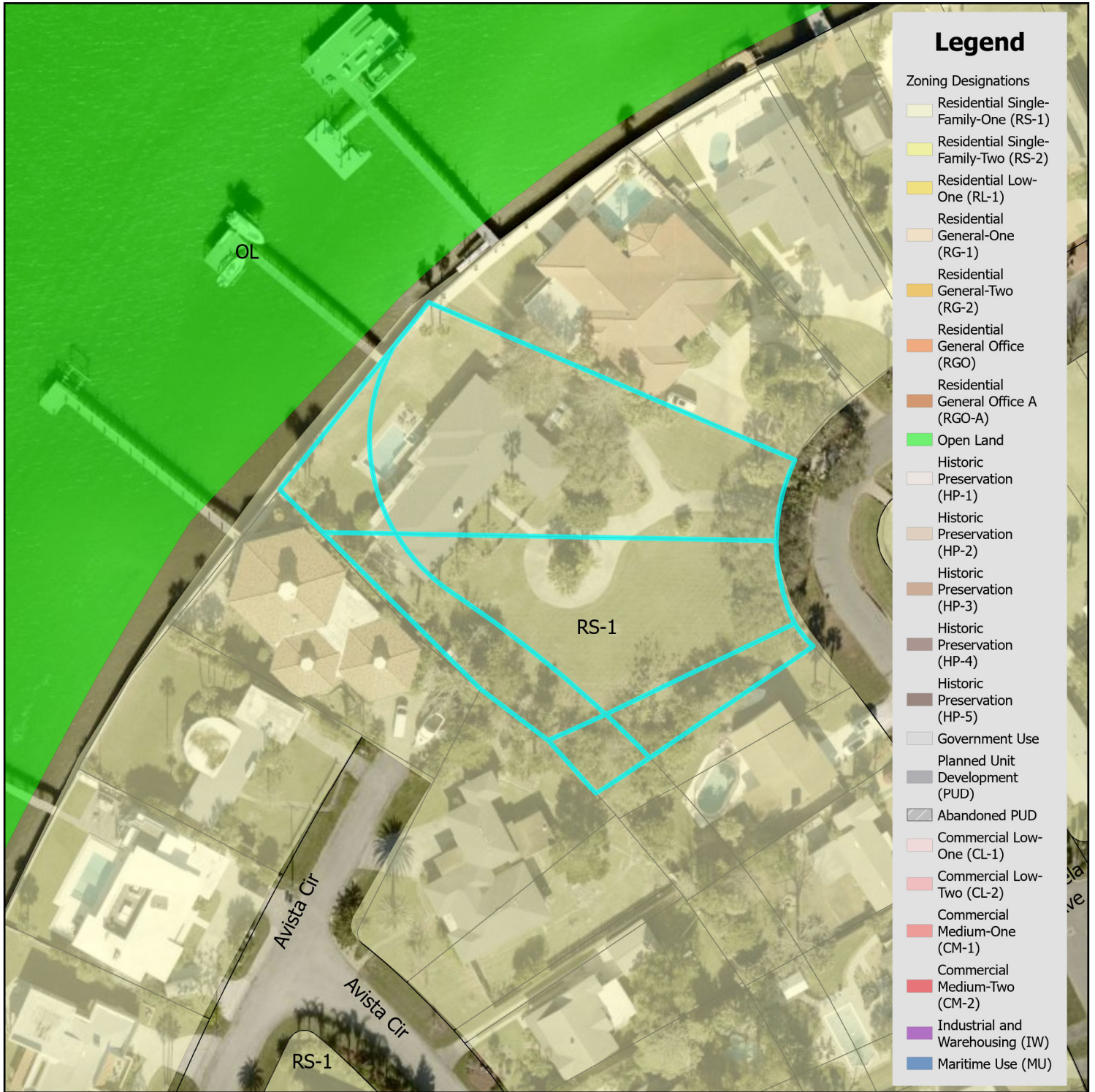
1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report

Staff Report prepared by:

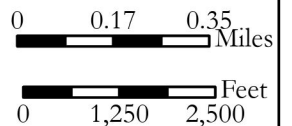


Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Zoning Map



Zoning Map



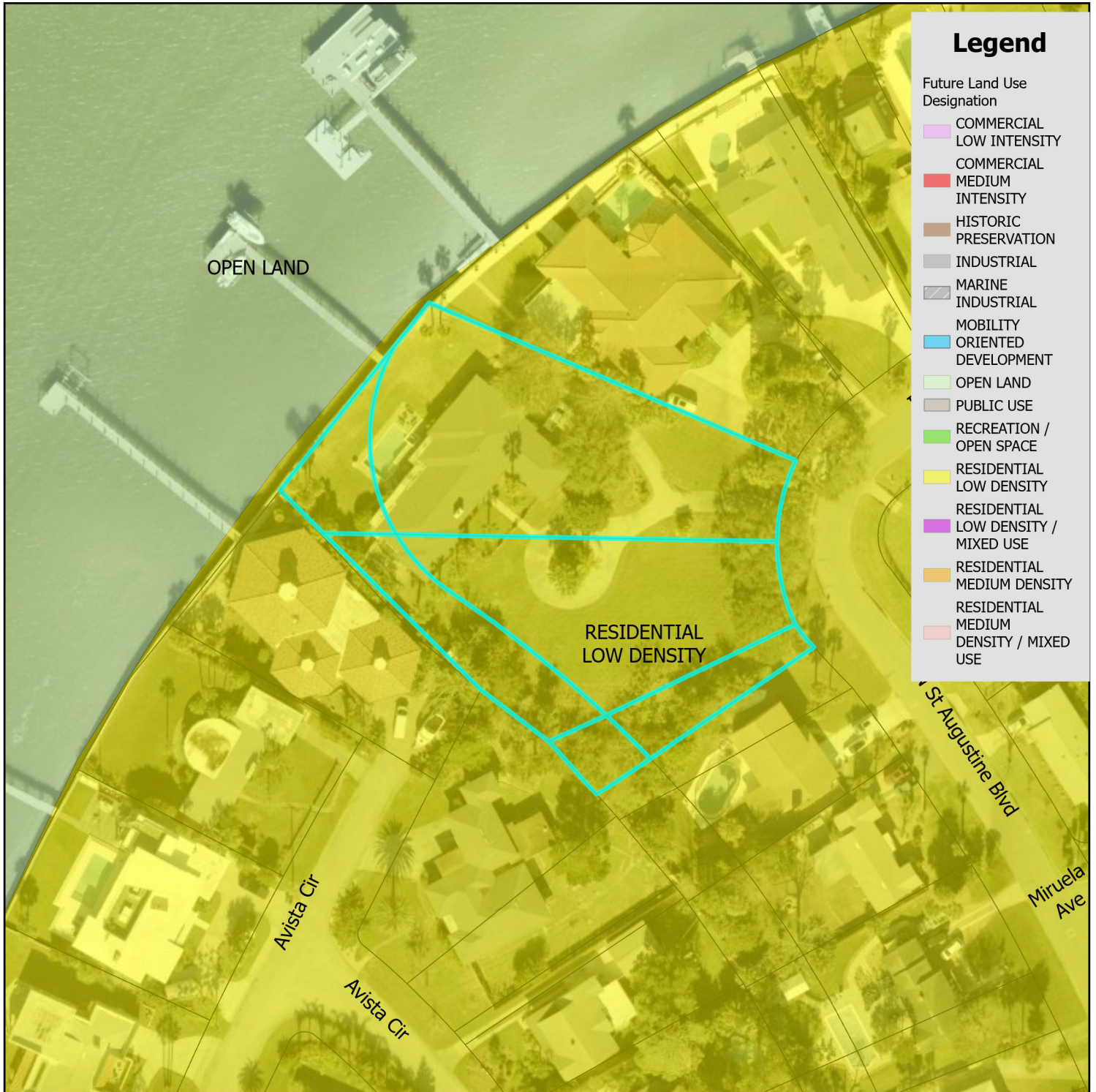
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2: Future Land Use Map



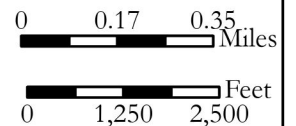
Future Land Use Map



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

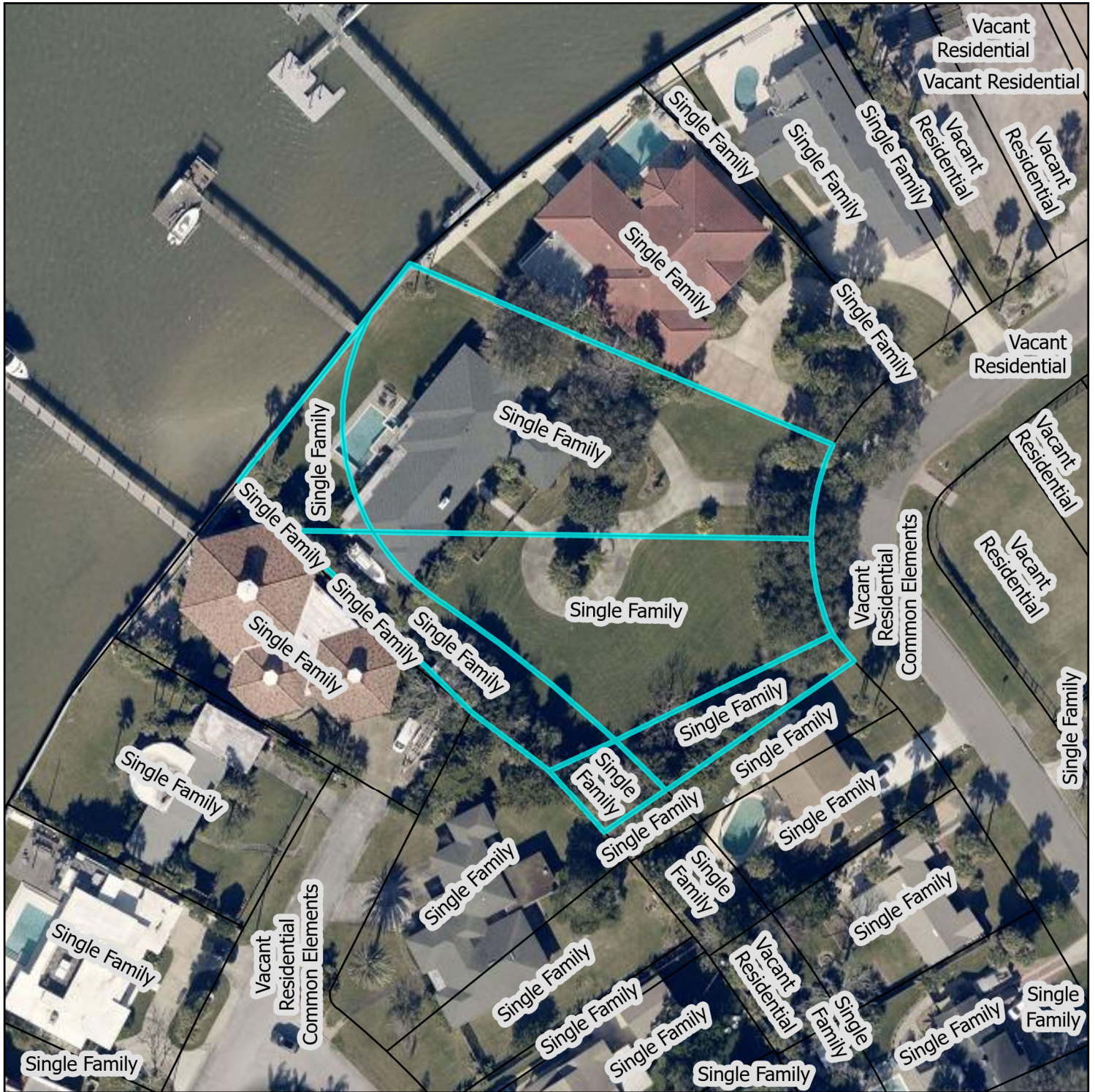
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2024



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



0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:
Aerial Site Photograph



Attachment 5:

Flood Map



Legend

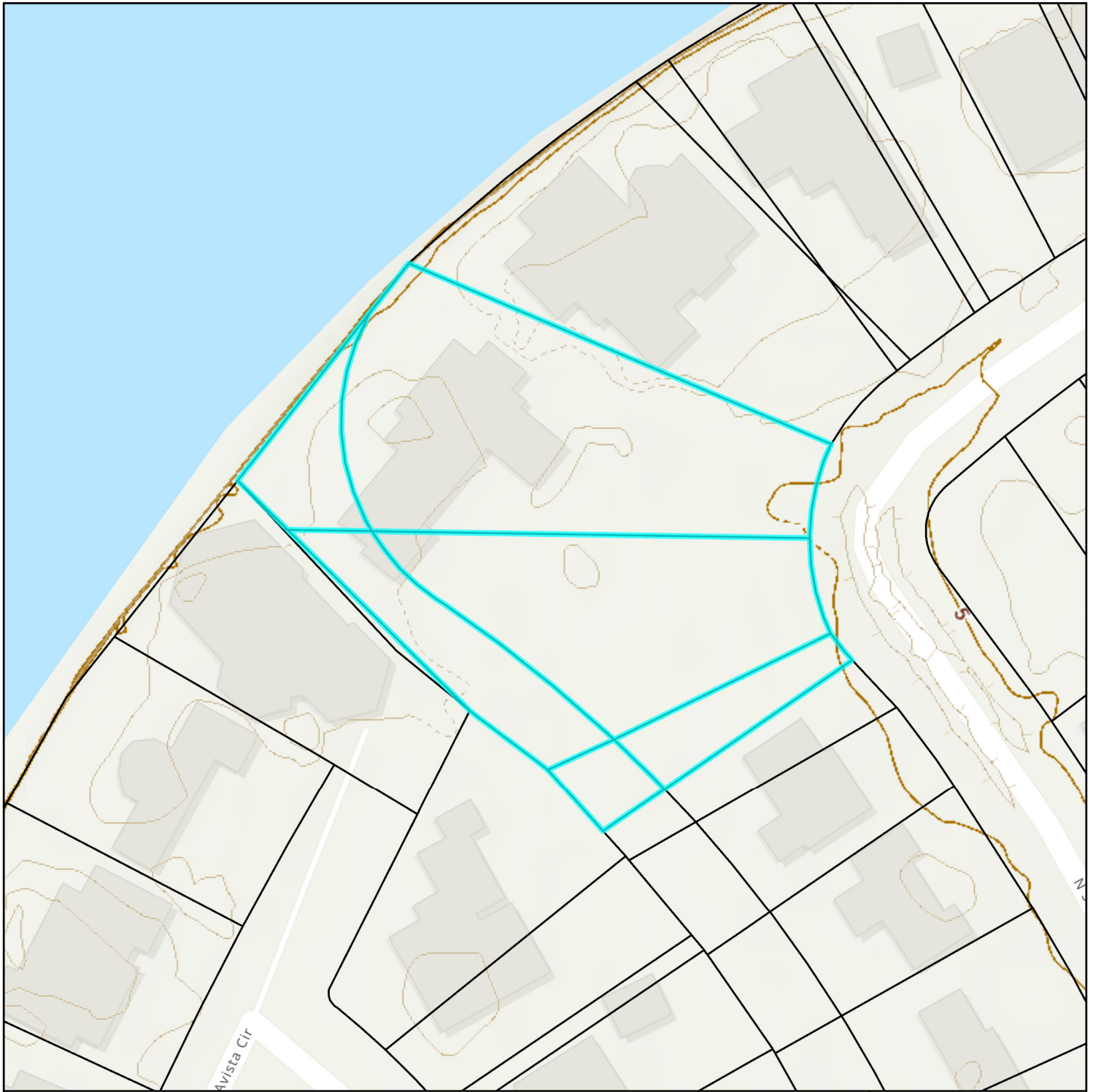
Flood Zones FEMA

AE

VE

	FEMA Flood Zone Map		
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	00.170.35 Miles 01,2502,500 Feet
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



0 0.01 0.01 Miles

0 40 80 Feet

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: ROBERT TALIAFERRO Contact Number: 904-819-4380

Business (if applicable): _____

Address: 106 N ST. AUGUSTINE BLVD City: ST. AUGUSTINE State: FL Zip: 32080

E-Mail Address: BUCKTALE@BELLSOUTH.NET

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 10, 11&12 Block: 5

Subdivision: DAVIS SHORES Parcel Number: 2137000000

4. PROJECT STREET ADDRESS: 106 N ST. AUGUSTINE BLVD

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: APPROVAL FOR A DOCK MODIFICATION

8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE ATTACHED APPLICATION SUPPLEMENT 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.



Signature of Applicant

8-30-24

Date



Signature of Property Owner

8/30/24

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.

RYAN CARTER

Print name of applicant

A handwritten signature in black ink, appearing to read "R. A. Carter".

Signature of applicant

8-30-24

Date



Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF
OF ROBERT TALIAFERRO, 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
ROBERT TALIAFERRO
Print Name of Owner
904-540-7482
Telephone Number

State of FLORIDA
County of ST JAMES

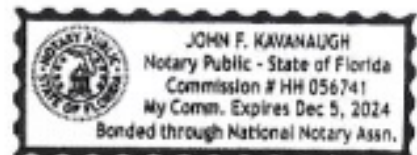
Signed and sworn before me on this 30th day of AUGUST, 2024
By ROBERT TALIAFERRO

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: [Signature]

My Commission expires: DEC 05 2024



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.

106 N ST. AUGUSTINE BLVD

Project Address: _____

Applicant's Name: RYAN CARTER Applicant's Signature: 

ROBERT TALIAFERRO

Owner's Name: _____ Owner's Signature: 

**106 N. St. Augustine Blvd.
Overlay Zone Development Application Supplement
August 2024**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a dock modification that includes the addition of a 46' access pier, two (2) deck lifts as well as a terminal platform. The purpose of the proposed lifts is in order to reach deeper water at all tides. Currently there is an existing access pier, terminal platform and two deck lifts. During low tide there is only a depth of 1' and this will not allow the applicant to launch vessels during much of the lower tide cycle. Overtime sediment has deposited along the original North Davis Shores seawall and allowing for a smaller time frame to launch and retrieve vessels. Total dock and lift area over open water will be approximately 1,960 sq. ft. 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.*

The floating dock will not shade any in water natural systems.

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 floating dock will not impede anyone's vision. The boat lift is consistent in size with other lifts in the area.

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 142 feet of Matanzas Bay frontage. Adjacent properties utilize bulkheads and are elevated from the coastline.

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

The property sits on the Matanzas Bay next to single-family homes to the East and West.

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: Not applicable.

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 modification.

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.*

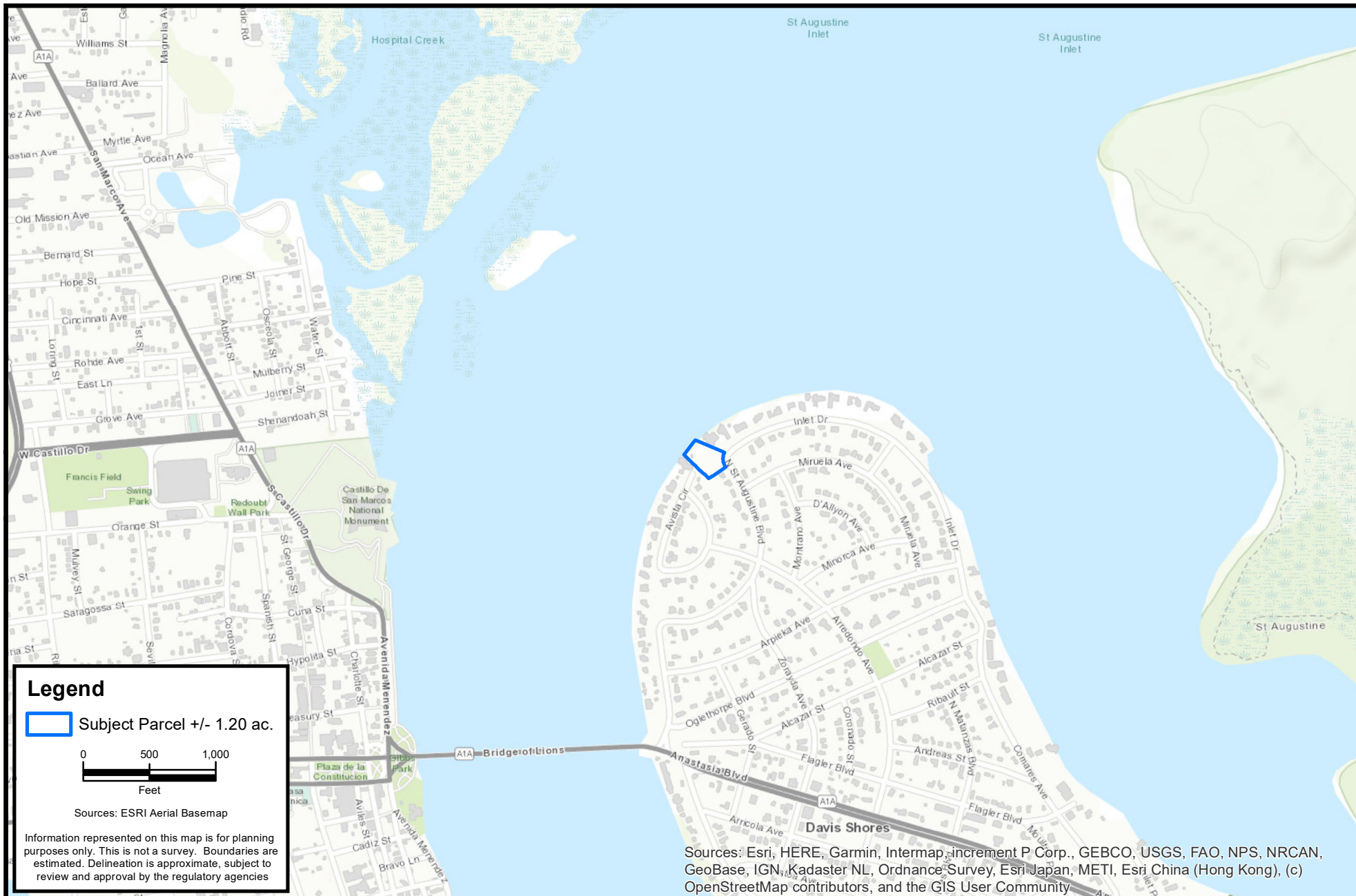
There are currently no proposed plans for any boathouse, roofed structure or wall within the dock.

- 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.

The boat lifts is low profile and does not exceed 12,000 pounds.



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Location Map
106 N St. Aug

Project: 5.24379

St. Augustine, FL

Date: Aug 07 2024

Figure:

1



F:\CES Projects\Project Files\Active\Projects\106 N St. Augustine\GIS\MXD\02_current_aerial.mxd



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Current Aerial
106 N St. Aug

Project: 5.24379

St. Augustine, FL

Date: Sep 23 2024



Figure:

2

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Surrounding Structures

106 N St. Aug

Project: 5.24379

St. Augustine, FL

Date: Aug 23 2024

Figure:

3



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Existing & Proposed Conditions

106 N St. Aug

Project: 5.24379

St. Augustine, FL

Date: Sep 23 2024

Figure:

4



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Proposed Alignment

106 N St. Aug

Project: 5.24379

St. Augustine, FL

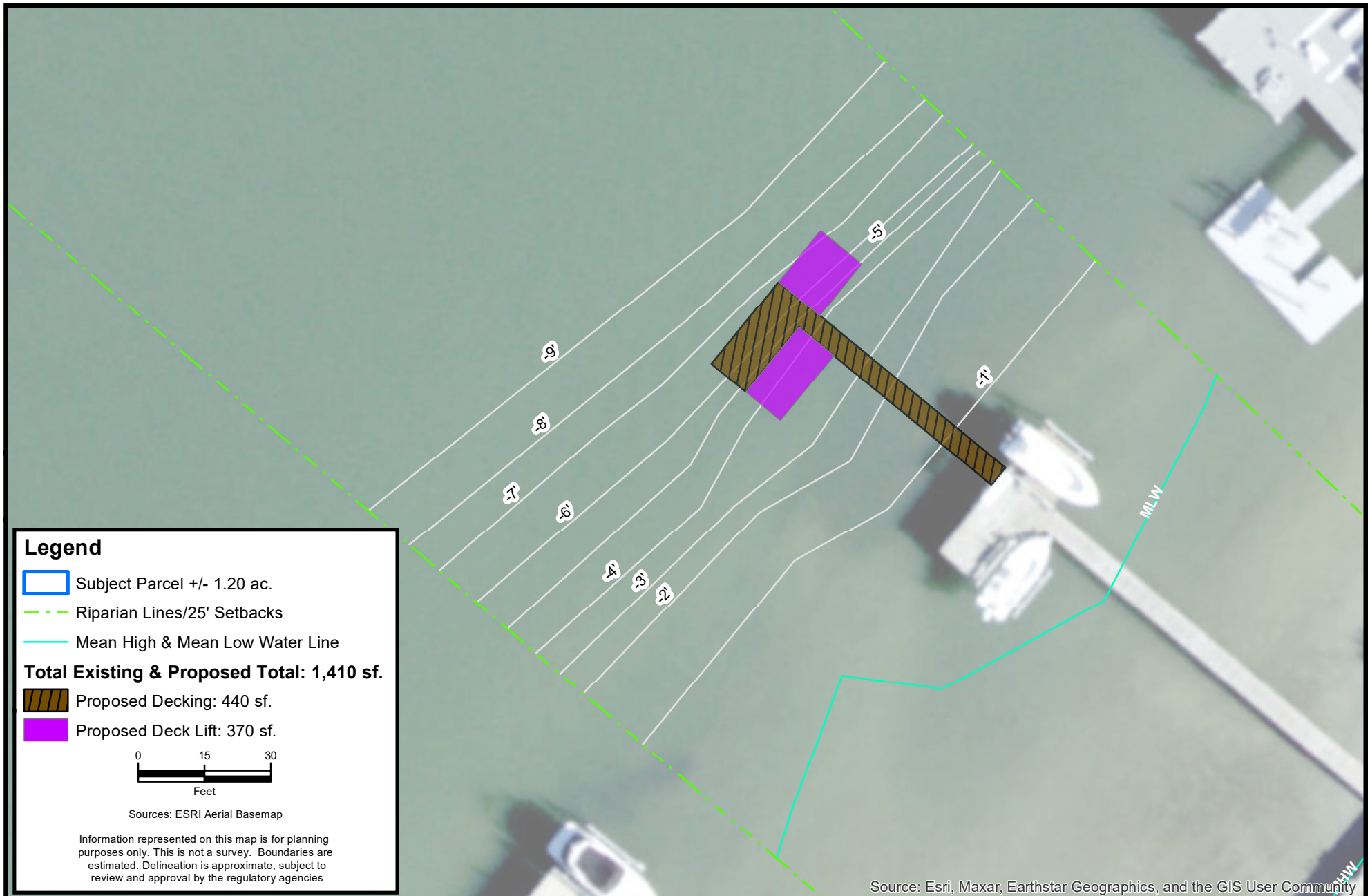
Date: Aug 23 2024

Figure:

5



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Low Tide Bathymetric Assessment

106 N St. Aug

Project: 5.24379

St. Augustine, FL

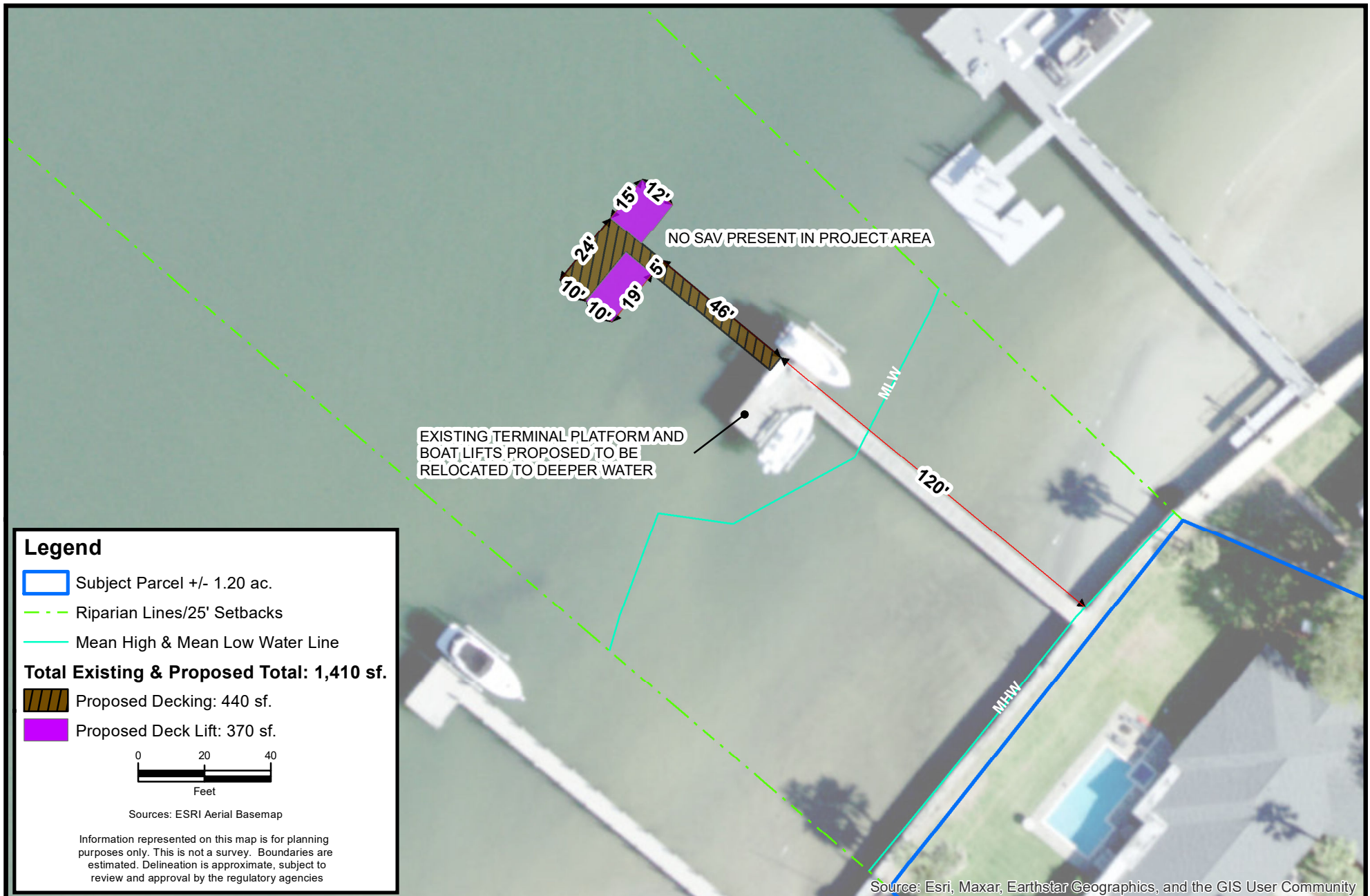
Date: Aug 23 2024

Figure:

6



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Proposed Dimensions

106 N St. Aug

Project: 5.24379

St. Augustine, FL

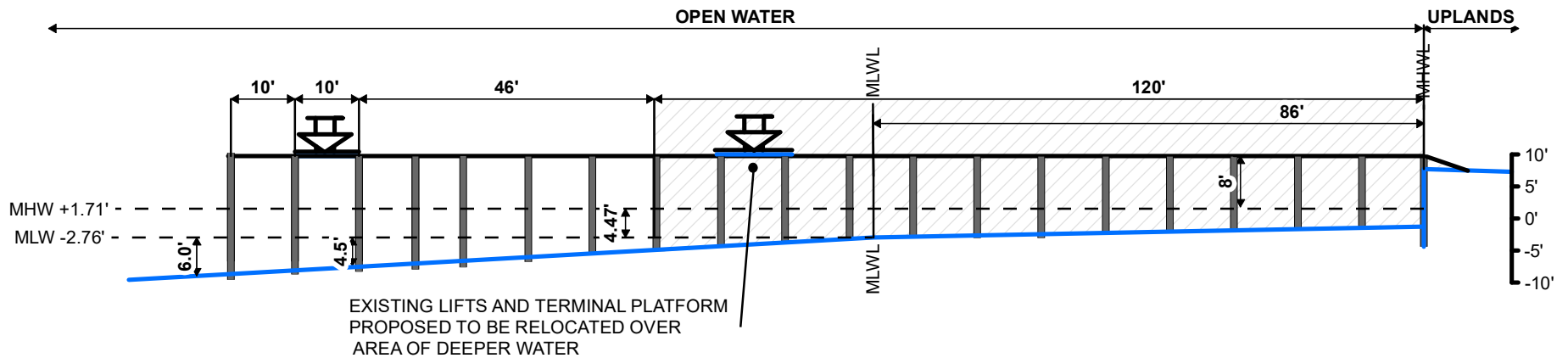
Date: Sep 23 2024

Figure:

7



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SERVICES, INC.



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Profile View

106 N St. Aug

Project: 5.24379

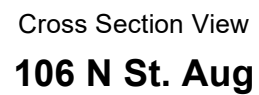
St. Augustine, FL

Date: Sep 23 2024



Figure:

8



Project:	5.24379
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St. Augustine, FL

Date: Sep 23 2024

Figure:

9

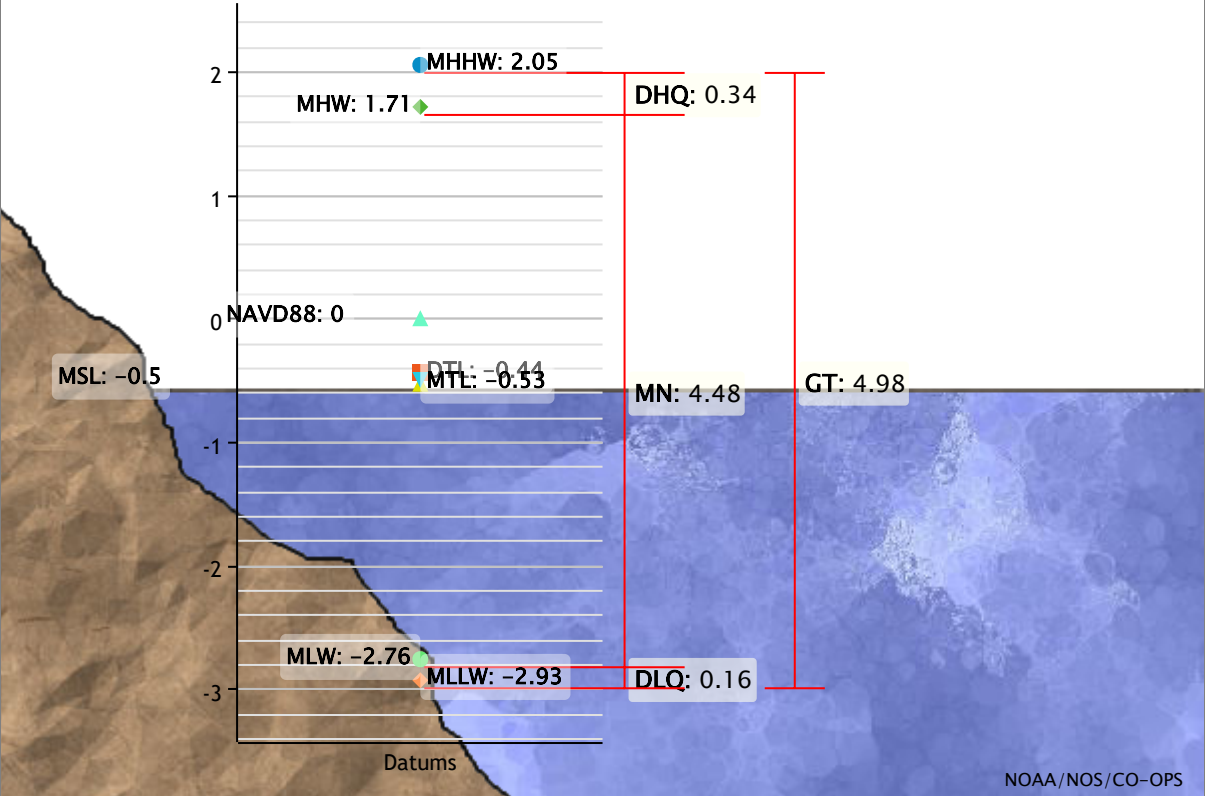
Datum	Value	Description
MLLW (/datum_options.html#MLLW)	-2.93	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-4.70	Station Datum
GT (/datum_options.html#GT)	4.98	Great Diurnal Range
MN (/datum_options.html#MN)	4.48	Mean Range 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>)

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 2137000000
Location 106 N ST AUGUSTINE BLVD
Address SAINT AUGUSTINE 32080-0000
Neighborhood Davis Shores (ICWFR) (590.05)
Tax 3-97 DAVIS SHORES N'LY PT LOT 37 & ALL LOTS 38 & 39 BLK 1 &
Description* AVISTA SUB N'LY PT LOT 10 & LOTS 11 & 12 (EX PT IN OR240/ 822)
BLK 5 DB185/245 & 203/527 &1154/546
**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 17-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 1.130
Homestead Y

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



Owner Information

Owner Name Taliaferro Robert B,Jean H 100%
Taliaferro Jean H 100%
Mailing Address 106 N ST AUGUSTINE BLVD
SAINT AUGUSTINE, FL 32080-3801

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2024
Building Value	\$561,542
Extra Features Value	\$91,904
Total Land Value	\$1,973,790
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$2,627,236
Total Deferred	\$1,877,394
Assessed Value	\$749,842
Total Exemptions	\$50,000
Taxable Value	\$699,842

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

Historical Assessment Information

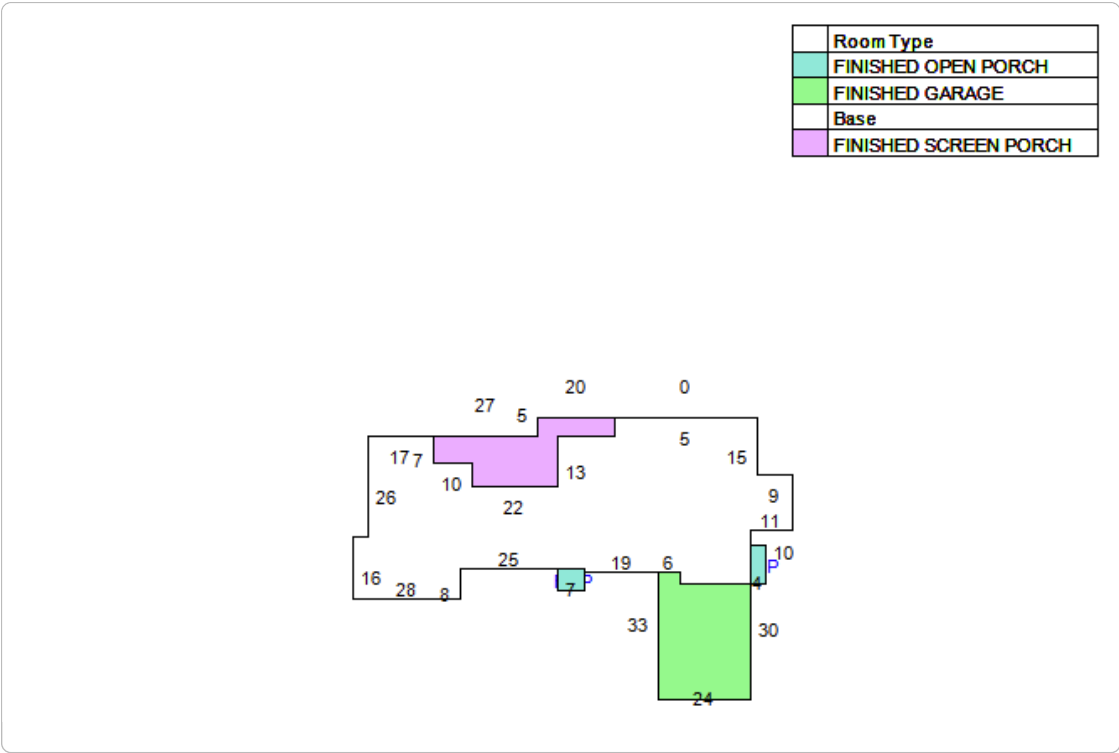
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$568,561	\$96,017	\$1,379,665	\$0	\$0	\$2,044,243	\$728,002	\$1,366,241	\$678,002
2022	\$527,036	\$74,983	\$1,059,107	\$0	\$0	\$1,661,126	\$706,798	\$1,004,328	\$656,798
2021	\$265,346	\$69,176	\$908,408	\$0	\$0	\$1,242,930	\$686,212	\$606,718	\$636,212
2020	\$274,190	\$70,774	\$908,408	\$0	\$0	\$1,253,372	\$676,738	\$626,634	\$626,738
2019	\$252,984	\$61,637	\$871,184	\$0	\$0	\$1,185,805	\$661,523	\$574,282	\$611,523
2018	\$261,015	\$63,049	\$869,640	\$0	\$0	\$1,193,704	\$649,188	\$594,516	\$599,188
2017	\$133,179	\$42,714	\$869,640	\$0	\$0	\$1,045,533	\$508,013	\$587,520	\$458,013
2016	\$272,503	\$43,615	\$869,640	\$0	\$0	\$1,185,758	\$566,633	\$669,125	\$516,633
2015	\$222,552	\$43,643	\$846,484	\$0	\$0	\$1,112,679	\$562,694	\$599,985	\$512,694
2014	\$215,532	\$43,670	\$821,784	\$0	\$0	\$1,080,986	\$558,228	\$572,758	\$508,228
2013	\$218,568	\$43,698	\$821,784	\$0	\$0	\$1,084,050	\$549,978	\$584,072	\$499,978

Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$561,542	Roof Structure	Gable Hip
Year Built	1952	Interior Flooring	Carpet, Hardwood
Actual Area	4998	Interior Wall	Drywall
Conditioned Area	3722	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Concrete Stucco	Baths	

Description	Square Footage
FINISHED SCREEN PORCH	456
BASE AREA	3722
FINISHED GARAGE	738
FINISHED OPEN PORCH	42
FINISHED OPEN PORCH	40
Total SqFt	4998

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		22810
Pool - Average (RES)		35100
Spa / Hot Tub (Mix)		5850
Boat Dock - Excellent (Mix)		24344
Boat Lift - Average (Mix)		1800
Summer Kitchen - Average (RES)		2000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	144	250	144	FF	\$1,684,800
Single Family	65	200	65	EF	\$288,990

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
	1/4/1996	\$413,000.00	WARRANTY DEED	1154	546	Q	I	LOCKWOOD VERNON A	TALIAFERRO ROBERT B & JEAN H

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 9/24/2024, 1:41:31 AM](#)

Contact Us





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
October 1, 2024	8.a.	PZB2024-0066
Request	Address	Parcel ID
Rezoning	404 Riberia Street	203540-0000
[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]		

Site & Background Information

Applicant: James G. Whitehouse, Esq.
c/o St. Johns Law Group

Owner: St. Augustine Marine Center Partners, LLC

Property Class:
(St. Johns County Property Appraiser) 2000 – Transit Terminals

Future Land Use Designation: Marine Industrial

Zoning Designation: Industrial and Warehousing: IW [\[LINK FOR DISTRICT REGULATIONS\]](#)

Acreage: 30.15

Neighborhood: Lincolnville

Archaeological Zone: N/A

Request Summary

This application is a request to rezone the approximately 30-acre property at 404 Riberia Street from Industrial and Warehousing: IW to the San Sebastian River St. Augustine Marine Center Planned Unit Development: PUD.

The proposed redevelopment plans for this property include:

- Eight thousand eight hundred thirty-four (8,834) square feet of office space,
- Six thousand (6,000) square feet of commercial use,
- Five thousand eight hundred and eight (5,808) square feet of patio space,
- Boatyard with approximately fifty-nine (59) spaces,
- Thirty-eight (38) boat slips,
- Two hundred ninety-nine (299) dry boat storage slips, and
- Three (3) garage/service bays.

In addition to these uses, an approval of this request would also permit structures up to fifty (50) feet in height, reduce landscaping provisions, and require the proposed construction of either a five (5) foot wide or six (6) foot wide sidewalk along the western side of Riberia Street.

The applicant's justification for this rezoning request is "to allow for renovations and upgrades to this deteriorating property."

On December 3, 2019, the Planning and Zoning Board approved a request for Conservation Overlay Zone development and a restaurant as a use by exception at 400 & 404 Riberia Street [[LINK TO PZB2019-0116](#)]. This approval was for the construction of a replacement twelve (12) foot by fourteen hundred (1,400) foot dock, placement of riprap, shoreline stabilization, performance of maintenance dredging, and wetland mitigation within Conservation Overlay Zones 1 & 2. The Board also placed several conditions on this approval which may be found below.

Restaurant use by exception:

1. No source of lighting to be visible in the residential district & low lumen down lighting
2. No amplified music
3. Encourage multi-modal access
4. Restaurant & bar closes by 11:00 PM

Conservation Overlay Zone development.

1. Wetlands replacement is done according to code

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Policy 1.1.4 It is the intent of the City of St. Augustine to ensure that adequate open space is provided through the following: • active or passive recreation sites; • landscaped buffers; • protected natural resource lands; • protected environmentally sensitive lands; • areas devoted to drainage and stormwater retention; and • landscaping requirements.	The Board is tasked with evaluating the amount of open space provided as part of this proposal to determine this request's consistency with this City policy.
	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 utilize existing facilities efficiently and 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 proposal is consistent with the City's policy to prioritize infill and redevelopment.
	Policy 3.2.3 The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity.	The Board is tasked with determining if this redevelopment proposal will add to the City's quality of life and economic vitality. If so, the request must also demonstrate the proposal's balance of character and authenticity as well to be deemed consistent with this City policy.

	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.	Working waterfronts appear to be authentic of and distinctive to St. Augustine; the Board is tasked with determining if this specific proposal remains consistent with this City objective.
	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 proposal is consistent with the City's objective to discourage and/or reduce urban sprawl.
	Policy 5.2.2 New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, and other forms of mobility and walking as daily transportation; connectivity; and a land use mix that demonstrates reduced dependence on vehicles.	The Board is tasked with evaluating this proposal's design and its consistency with encouraging a greater use of bicycles, and other forms of mobility and walking as daily transportation.
	Policy 6.1.4 The land development code shall determine where buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable and shall be defined in the land development code. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping adjacent to parking lots and other vehicle use areas; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.	This proposal appears to be inconsistent with the City's policy to require buffers between differing land uses to protect against light, glare, noise or appearance.

	Policy 6.6.2 Marine Industrial This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry and encourage the creation and maintenance of working waterfronts within the City. Maximum lot coverage of 80%; maximum height restriction of 35 feet. Marine related uses approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet, and two (2) dwelling units per acre.	There is no request to change the future land use designation included in this request due to the increase in maximum building height allowed by this land use category.
	Goal 8 Preserving Sense of Place The City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas, as well as, protect its natural, environmentally sensitive marsh and riverine environs, and significant tree canopy to preserve its sense of place that promotes the city's authentic character. The planning goals related to preserving a sense of place for the City are to: • Preserve the small town urban character while promoting a balance of economic activity; • Prevent urban sprawl by encouraging compatible infill and redevelopment within the city limits; • Provide continued opportunity for diverse forms of residential and commercial projects; • Create a preservation program that protects the historic Town Plan and promotes responsible tourism; • Provide protection of natural resources and ecological systems;	This City goal provides the Board additional guidance when evaluating this request and how this proposal assists in preserving St. Augustine's sense of place which promotes the City's authentic character.

	• Reduce automobile trips in and through the downtown by promoting the City's mobility plan and alternative forms of transportation that work to protect the environment, reduce congestion, provide residents with a higher quality of life, and, neighborhoods with greater livability, and promote local businesses; • Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles; • Create predictability and efficiency in planning and in the provision of infrastructure; • Recognize and preserve the historic skyline; • Balance livability and economic pressures; and • Proactively recognize increasing threats of sea level rise on the City's character and livability.	
	Policy 9.1.2 The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area. • This includes encouraging a mix of uses in the city to promote accessibility to a variety of uses. • This includes strengthening and diversifying the local economy. • This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of St. Augustine. • This includes the promotion of uses that are commercial or industrial that	This proposal appears to be consistent with the City's policy to support and encourage commercial and industrial development.

	support, promote or are compatible with the urban character of the city.	
Historic Preservation	N/A	
Conservation and Coastal Management	Overall Goal Conserve, protect and appropriately manage the natural resources of the City of St. Augustine to ensure the highest environmental quality possible.	
	Policy 1.1.3 The City shall promote the reduction of fossil fuel emissions by considering adoption of the following concepts: a. Encourage developments such as infill, redevelopment, clustered and mixed-use developments; b. Require vegetative and landscape buffers, and where appropriate, street trees along transportation corridors to buffer land uses; c. Encourage non-motorized, and alternative forms of transportation by establishing and maintaining a multi-modal Mobility Plan including bicycle paths, trails, sidewalks and pedestrian ways, and alternative forms of transportation where feasible; and d. Establish policies that promote interconnectivity via safe pedestrian crossings, bicycle and walkable complete streets, including encouraging grid patterns, multi-use paths and trails in existing and new development.	The Board is tasked with determining this request's consistency with the City's policy of employing various concepts to reduce fossil fuel emissions.

	Policy 1.15.5 The City will encourage redevelopment throughout the city to retrofit buildings to be more energy efficient, and to encourage new development and infill development to be compact and walkable, as per the future land use plan, goals, objectives and policies and future land use map series.	This proposal will need to demonstrate energy efficiency considerations and walkability within the site in order to be consistent with this City policy.
	Policy 2.7.1 New marinas must meet all applicable requirements of state and federal permitting agencies, including the manatee protection guidelines established by the Department of Environmental Protection. In addition: 1. marinas should be located within one statute mile of passes or inlets; 2. marinas must be located in areas designated for such use by the Future Land Use Plan; 3. all marina basins shall be designated idle speed zones; 4. marinas must be constructed in naturally deep water to minimize dredging, and basins should be of sufficient depth to prevent stirring up of bottom sediments by boat propellers; 5. marinas should be constructed adjacent to upland high bluffs or in areas where the salt marsh has been subject to extensive past disturbance; 6. marina entrances should be located such that maximum tidal flushing and circulation occurs; 7. marina construction should include linear development, and docking space should be designed to minimize or avoid impacts on salt marsh or other native vegetation; and marinas should be served by municipal waste water systems and should have adequate solid waste collection facilities with frequent collection.	The Board is tasked with determining if this request includes a marina and is consistent with this City policy.

	Policy 2.7.2 The following performance standards shall apply to development of water dependent and water-related uses: (1) compliance with all of the conditions of any regulatory agency permits required for the development; (2) compliance with any conditions established by the Planning and Zoning Board for development in a Conservation Overlay Zone discussed in this element; and (3) compliance with the Future Land Use Plan and all of the implementing development regulations contained in the City Code. Priorities for shoreline land uses and siting for water-dependent and water-related uses are as established by the Future Land Use Plan and implemented by the City Code. Water-dependent and water-related uses shall continue to be permitted uses or permissible uses by exception in all of the zoning districts in the city. (Adopted June 2011, Ord. #2011-02)	The Board is tasked with determining if this request is consistent with this City policy.
	Objective 2.8 Within the City there are two public access, permitted marine navigation channels: the San Sebastian River Channel and the Salt Run Navigation Channel. The San Sebastian Channel serves the City's "Working Waterfront". The Salt Run Channel serves the City's only public boat ramp and it serves one of the City's public mooring fields. Both the San Sebastian Channel and the Salt Run Channel provide both commercial and recreational boater access to the Atlantic Intracoastal Waterway and the Atlantic Ocean. The City, in partnership with other governmental agencies will work to maintain these public navigation channels as permitted by State and Federal agencies. (Adopted June 2011, Ord. #2011-02)	This proposal is consistent with the City's objective to maintain the San Sebastian Channel as the City's "Working Waterfront."

	Policy 2.10.2 The City shall carefully consider public expenditures for infrastructure improvements which subsidize increases in development in the CHHA. An increase in development means a change in land use to a more dense or intense category or a redevelopment activity which increases density or intensity. Improvements to a public facility which are necessary to address a deficiency, necessary to serve the existing population, and constructed in a manner that minimizes impacts from storm events may be allowable.	Additional information regarding necessary infrastructure improvements required for this proposal may need to be provided in order to effectively evaluate this request's consistency.
	Policy 2.16.6 The City shall promote the installation of low impact development (LID) or green infrastructure (GI) on public property and encourage its installation on private property. Potential types of LID/GI include but are not limited to: a. Bioretention cells and rain gardens; b. Permeable pavements; c. Cisterns and detention basins; d. Bioswales; and e. Green roofs	This proposal has the potential to be more consistent with the City's policy to promote the installation of low impact development (LID) or green infrastructure (GI) on private property.
	Policy 2.16.13 Development and redevelopment in the City shall utilize strategies, site development techniques, engineering solutions, and best practices to reduce the flood risk and losses due to flooding in the City, including but not limited to: 1. Green street techniques to divert, capture or absorb water in a way to reduce flood impacts on private property, including, but not limited to street trees, landscaped areas and vegetative curb extensions, bioswales, vernacular streetscapes, and roadway re-design; 2. Hybrid stormwater master plan to integrate a combination of green and gray	Additional information regarding this redevelopment proposal may need to be provided in order to effectively evaluate the City's requirement to utilize strategies, site development techniques, engineering solutions, and best practices to reduce the flood risk and losses due to flooding.

	infrastructure, including but not limited to bioretention, increasing pipe capacity, stormwater parks, rain garden/bioswales, pumps, and water flow diversion strategies; 3. Underground utilities in vulnerable and feasible areas; 4. Assess parking standards and redesign parking lots with greater water capture techniques; 5. Comprehensive planning; 6. Land development regulations; 7. Increases of setback lines; 8. Natural shoreline restoration; 9. Permeable pavement; 10. Dry and wet flood proofing of structures; and 11. Green/open space.	
Recreation and Open Space	Objective 3.1 As indicated in the Infrastructure Element the City shall encourage the use of sustainable, low impact development (LID) strategies to address stormwater management including the use of recreation or open spaces.	This proposal has the potential to be more consistent with the City’s policy to encourage the installation of low impact development (LID).
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 discourage urban sprawl and encourage infill and redevelopment.
	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 proposal includes the provision of sidewalks but has the potential to be more consistent with this City’s policy.

	Policy 3.1.17 The City shall require all comprehensive plan amendments, rezonings, final development engineering plans and changes of land uses evaluate the impacts to and opportunities to coordinate with the Mobility Plan, Complete Street, safety, and parking management multimodal projects.	Explanation of this request's ability to coordinate with the City's Mobility Plan will need to be provided in order to determine consistency 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 has the potential to aid in the City's efforts encourage on-street parking with the potential work to be completed along Riberia Street.
Housing	N/A	
Infrastructure	N/A	

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

Sec. 28-2. – Definitions. [\[LINK TO SECTION\]](#)

Planned unit development means an area of land, controlled by a landowner, to be developed as a single entity for a number of specified uses, the plan for which does not correspond in lot size, bulk or type of dwelling or commercial use, density, lot coverage and required open space to the regulations established in any one (1) or more districts created in this chapter.

DIVISION 9. - PLANNED UNIT DEVELOPMENT: PUD

Sec. 28-286. - Purpose and intent.

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

From Page 3 of the PUD text: “This rezoning will allow for renovations and upgrades to this deteriorated property, so it can continue to be utilized in a consistent manner with the current land uses already being employed thereon and the other similar, marine, working waterfront uses along this area of the San Sebastian River corridor.” In addition the proposal includes a “restructured, architecturally pleasing streetscape with the proposed enclosure of some of the boat storage on the site, including the architecturally-designed, boat storage building, so as to beautify the site by enclosing a number of the boats stored on site and to contribute to the promotion of the use of our city’s natural resources as advocated by the goals, objectives and policies of our comprehensive plan. Although the uses will remain the same, this rezoning is required to further define this renovated site and to allow for the appropriate and compatible characteristics for these new architecturally pleasing buildings intended to enclose some boat storage and the painting and repair that has existed on the site for many decades.”

The PUD process is designed to:

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

As a redevelopment project, this proposal complies.

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

Proposal complies as it is contiguous and surrounding properties are used for industrial purposes.

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

The applicant appears to cite the development along the San Sebastian River as a reflection of changing needs and consumer preferences for marine related activities.

- (d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;
- (e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;

Request complies; architectural renderings of the proposed redevelopment have been provided by the applicant.

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

The Board is tasked with evaluating this proposal's ability to retain a consistent character compatible with the surrounding areas.

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

Requirements in excess of those included in other zoning districts, such as landscaping and open space, do not appear to be included in this request.

The intent of a planned unit development (PUD) is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD. A PUD is a zoning category that can be beneficially utilized in order to create site-specific regulations to address specific development or topographic conditions, historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment, or may be developed as traditional residential subdivisions of vacant land. The regulations found in this section may be generally applicable to all PUDs, while others, such as [section 28-291](#), are intended for traditional residential or mixed use subdivisions of vacant land. Amendments to existing PUDs shall comply with the same requirements as found herein for PUD rezoning.

(Code 1964, § 33-70; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 13-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-287. - Defined.

A planned unit development (PUD) shall mean the zoning district for the development of a particular parcel of land under unified control which is planned and developed as a whole in a single or programmed series of operations and conditions, with uses and structures substantially related to the character of the entire development. A PUD, established pursuant to ordinance of the city commission, must also include an attached final development plan, and project narrative with specified development conditions and a program for the provision, maintenance and operation of all areas, improvements, facilities and necessary services for the

common use of all occupants thereof. As a zoning district, the terms and conditions of a PUD shall be enforceable in the same manner as enforcement of all other city code provisions. All city rules, codes and regulations shall remain in full force and effect, and shall apply to the PUD unless a specific exemption, waiver or alternative condition is included in the approved PUD text and site development plan.

(Code 1964, § 33-71; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-288. - Permissible uses.

Any use which is permitted by the comprehensive plan may be included and approved in a PUD. Those uses allowed may be allowed in a PUD, but must be specifically identified in the PUD development narrative text, and must be compatible with the property's identified comprehensive plan future land use designation. Such uses approved in conjunction with a PUD must provide a justification for the requested use and include defined development criteria in the PUD to mitigate any potential negative impacts of the uses. Additionally, certain desired benefits to the community must be outlined. The benefits to the community may include, but are not limited to those provided on-site, but benefits related to the proposed planned development off-site as well, such as, public parking provisions, enhanced landscaping or street tree planting, architectural or historic preservation benefits, benefits of certain uses in certain areas and/or alternative transportation benefits, and maintenance, improvement or encouragement of public access to waterways, conservation areas and/or vistas and scenic opportunities.

Information regarding allowable uses for the St. Augustine Marine Center PUD may be found on Page 5 of the PUD text.

(Code 1964, § 33-72; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 16-07, § 1, 2-8-16)

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

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

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

Legal description of the property and MDP Map have been provided by the applicant.

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

Applicant / Owner:

**St. Augustine Marine Center (SAMC PARTNERS, LLC)
404 Riberia Street
St. Augustine, FL 32084**

Authorized Agent for the Applicant / Owner:

**James G. Whitehouse, Esq.
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080**

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

Information is included on Page 4 of the PUD text.

- (4) An agreement by all owners within the PUD which includes their commitment to:
- Proceed with the proposed development in accordance with the PUD ordinance and such conditions and safeguards as may be set by the city commission in such ordinance; and,

Information is included on Page 4 of the PUD text.

- Provide a written narrative PUD text that clearly identifies by corresponding numbered and lettered paragraphs responses to the following criteria:
 - Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property; and,

FLU Policies 1.7, 1.8, 7.2, 7.3, 11.1, 11.2, 11.3, and A are cited on Page 7 of the PUD text but unfortunately no such policies exist in the City of St. Augustine's Comprehensive Plan 2040.

- For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts; and,

N/A

- The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception; and,

The combination of the Marine Industrial future land use designation and a PUD zoning designation allows for an increased height limit from thirty-five (35) feet to fifty (50) feet. This is cited by the applicant as the need and justification for the request since it would allow for a new architecturally pleasing design for this property as it is redeveloped.

Identification of each proposed development condition:

404 Riberia Street Zoned as Industrial and Warehousing: IW	404 Riberia Street Zoned as the Proposed St. Augustine Marine Center Planned Unit Development (Information is found on Page 5 of the PUD text)
Uses	
(1) <i>Permitted uses and structures:</i> a. Wholesaling, warehousing, storage or distribution establishments, mini-warehouses, and self-storage facilities and similar uses. b. Light manufacturing and processing, including food processing, packaging or fabricating; however, any food processing, packaging or fabricating plant engaged in the processing or packaging of shellfish shall be wholly contained within completely enclosed buildings with no odor, fumes or steam detectible to normal senses from off the premises. c. Printing, lithographing, publishing or similar establishments. d. Bulk storage yards, not including bulk storage of flammable liquids and acids. e. Outdoor storage yards and lots, provided, such outdoor storage yard shall not be located closer than twenty-five (25) feet to any public street and that such yard shall be completely enclosed by a solid fence or wall or equivalent visual barrier not less than eight (8) feet high except for entrance and exit and such openings shall be equipped with eight-foot-high visual barrier gates; and provided further that this provision shall not permit wrecking yards (including automobile wrecking yards), junkyards or yards used in whole or in part for scrap or salvage operations, or for processing, storage, display or sales of any scrap, salvage or secondhand building materials, junk automotive vehicles, or secondhand automotive parts.	Permitted uses and structures of Sec. 28-226. – Industrial and Warehousing: IW. as currently allowed. And in addition, as described in the proposed PUD text: Water dependent and water-related type marina-based uses pursuant to the Marine Industrial and Open Land allowable uses for this location, including, but not limited to a. Boat Yard, Storage, Repair, Painting, Sales, Rental, Club, and Building, b. Yacht Yard, Storage, Repair, Painting, Sales, and Transport, c. Marine Electric, HVAC, and Hydraulic, d. Carpentry, Canvas & Upholstery Shop, e. Wash & Detailing, f. Propeller Repair, g. Welding, h. Fabrication Shop, i. Outboard Service, j. Engine Service and Sales, k. Electronics Service, Sales, and Installation, l. Retail Sales, m. Ship Store - a marine related retail store for supplies and provisions, n. Retail Tenancy and Office Space, o. marina, p. marine dockage and mooring facilities, q. fueling facilities, r. enclosed storage, s. temporary outdoor dry staging for boat washing and service, t. trailer storage, u. professional and administrative offices,

f. Vocational, technical, trade or industrial schools and similar uses. g. Miscellaneous uses such as express office, telephone exchange, commercial parking lots and parking garages, motor bus or truck or other transportation terminal. h. Radio or television broadcasting offices, studios, transmitters or antennas. i. Any existing industrial use. j. Railroad right-of-way, tracks, sidings, yard, etc. k. Boatbuilding. l. Tattoo parlor or studio. m. Craft alcohol industry, but no retail sales. (2) <i>Permitted accessory uses and structures:</i> a. See section 28-348. b. Residential facilities (including not more than one (1) mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises. (3) <i>Permissible uses by exception:</i> a. Retail establishments for sale of new and used automobiles, motorcycles, trucks and tractors, boats, automotive vehicle parts and accessories, heavy machinery and equipment, farm equipment and supplies, lumber and building supplies, monuments and similar uses. b. Service establishments catering to commerce and industry, including linen supply, laundry package dry cleaning plants, freight movers, communications services, business machine services, canteen services, restaurants (including drive-in restaurants), hiring and union halls, employment agencies, sign companies, automobile service stations and truck stops, and similar uses. c. Bulk storage yards for flammable liquids and acids.	v. parking and pedestrian sidewalks and paths, w. clubhouse and accessory structures/uses related to marine operations.
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d. Special cabarets to the extent otherwise authorized by law. e. Facilities for hydrocultural, agricultural or cultivation of legally available marijuana. f. Facilities for manufacturing, production or processing of legally available marijuana.	
Minimum yard setback requirements	
Front, none Side, five (5) feet Rear, five (5) feet	A fifteen (15) foot front setback is shown on MDP Map, specific setback information is not included in PUD text.
Maximum lot coverage by all buildings	
Eighty (80) percent	Fifty (50) percent
Maximum height of structures	
Thirty-five (35) feet for buildings and structures set back at least twenty (20) feet from the front property line or public right-of-way. Thirty (30) feet for buildings and structures set back at least fifteen (15) feet, but not more than twenty (20) feet, from the front property line or public right-of-way. Twenty-five (25) feet for buildings and structures set back at least ten (10) feet, but not more than fifteen (15) feet, from the front property line or public right-of-way. Twenty (20) feet for buildings and structures set back at least five (5) feet, but not more than ten (10) feet, from the front property line or public right-of-way. Fifteen (15) feet for buildings and structures set back not more than five (5) feet, from the front property line or public right-of-way.	Fifty (50) feet, measured from a ten-foot finished floor elevation.
Off-street Parking	
Requirements of City Code	Requirements of City Code
Landscaping	
Classification 6 [LINK TO REGULATIONS]	No specific information has been included in the PUD text.
Signage	
Commercial Zone 1 [LINK TO REGULATIONS]	Size and construction of all signs within the property will be in conformance with the City of St. Augustine Sign Ordinance requirements.

4. Compliance with the purpose and intent and criteria in [section 28-286](#); and,

Staff analysis of Sec. 28-286. may be found above in this staff report.

5. Compliance with [section 28-288](#) and justification for any zoning uses; and,

From Page 12 of the PUD text: “A direct reuse, renovation, and addition to many of the current structures and continuation of the long-existing uses enhancing the same with major renovations to the site, docks and buildings shows that the inclusion of the grandfathered marina and dock uses as permitted uses as well as the inclusion of the permitted increased height for the architecturally pleasing, indoor boat storage and repair.”

6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit; and,

From Page 13 of the PUD text: “The restoration / renovation / reconstruction of this deteriorating property, while reusing and enhancing many of the current structures, is to be commenced as a single phase, within a reasonable time of the approval of the Ordinance approving the PUD and completed within a reasonable time thereafter.”

7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement; and,

From Page 13 of the PUD text: “No such areas exist on the Property.”

8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule; and,

From Page 13 of the PUD text: “It is the landowner’s understanding and intent that should this Application be approved and then not acted upon timely, the existing zoning approvals would remain unchanged.”

9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted; and,

From Page 14 of the PUD text: “Any reversion to a pre-PUD zoning district would not render the existing uses inconsistent with the Comprehensive Plan.”

10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city; and

The Traffic Infrastructure Impact Assessment performed by Chindalur Traffic Solutions, Inc. has been provided by the applicant.

11. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.

From Page 14 of the PUD text: “The undersigned, for themselves and for their successors and assigns, acknowledges and agrees to be bound by every commitment made in this application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.”

- (b) Materials to accompany applications. An application for rezoning to PUD shall be accompanied by the following, in sufficient copies as deemed necessary by the planning and zoning board for referrals and recommendations. The planning and building department will maintain a checklist of materials to accompany an application to help clarify the submittal requirements:
- (1) Plans, maps, studies and reports, including an infrastructure impact analysis, as may reasonably be required by the city commission and the planning and zoning board in order to make the findings and determinations called for in the particular case. The infrastructure impact analysis shall include site specific design improvements related to traffic circulation, and the movement of pedestrians, bicycles, and vehicles on and off-site, and water, sewer, stormwater improvements, and public utility improvements and impacts.

The Board has the ability to reasonably require additional information in order to make the necessary findings and determinations for this specific rezoning request.

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

N/A

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

With this request being both an infill and redevelopment project the proposal is required, if deemed necessary by the PZB, to include a streetscape analysis similar to that required in (b)(2) above.

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

Information has been provided by the applicant.

- (5) The final site development plan included at an appropriate scale supporting the above statement illustrating:
- The location, grouping and height of all uses and facilities.
 - In the case of residential development, the number of residential units, their location and number of stories.
 - A multi-modal circulation system including any vehicular, public transit, pedestrian and bicycle access points, driveways, walkways or crosswalks, parking areas, transit shelters or bus stop loading areas, bicycle racks, and rights-of-way, streets or sidewalks to be dedicated in support of the infrastructure impact analysis.

The submitted MDP Map appears to show a five (5) foot wide sidewalk along Riberia Street, but under B. Development Standards of the PUD text it is documented as being a six (6) foot wide sidewalk.

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

Applicant states that “open space and recreational uses are shown on the Master Plan.” While this may be a reference to the access to the San Sebastian River, staff is unclear regarding to reference to open space and recreational uses.

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

The applicant has not provided a topographic map and cites the fact that the property is already developed.

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

From Pages 23 and 24 of the PUD text there are three (3) documented components for the community benefits associated with this proposal.

- 1) The project takes into consideration pedestrian oriented design along Riberia Street and adds significantly to the sense of place of the surrounding area by adding sidewalks and coordinating with the city and the Lincolnville CRA on crosswalks, as well as respecting existing development patterns and providing for compatibility, quality and integrity of the existing area and neighborhoods by cleaning up and improving the streetscape drastically and providing a unique sense of place through architectural design and a mixture of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood by attempting to work features of the Lincolnville design criteria into their building features and area design. Although this PUD entails the same uses of the site, their distinct and concerted efforts to improve the streetscape and to help contribute to pedestrian travel and safety is a welcome addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.
- 2) This renovation/redevelopment clearly demonstrates consideration for the existing neighborhoods and street patterns within the city by removing unnecessary trips from Riberia and in turn providing pedestrian improvements and safety features in conjunction with the city and the Lincolnville CRA. The improvements also add fully desired, updated and renovated boat repair, storage and water access facilities along our most desired San Sebastian River corridor, which all help to drastically improve the transportation networks or circulation patterns as described in the infrastructure impact analysis, as well as, to promote the goals, objectives and policies of our comprehensive plan in vastly improving access to our natural resources and allowing vastly enhanced enjoyment of our vistas and scenic opportunities. Moreover, this renovation project is abundantly consistent with the character, history, and cultural and natural features that help create a sense of place upon this decades-old marine industrial, working waterfront property.
- 3) This redevelopment project not only provides additional upgrades and enclosed boat storage and repair facilities, but it also provides renovations and a reuse of those already in existence hereon as well as cleaning up the outdoor boat storage and docking facilities for both vastly improved visual and practical usage by our citizens and visitors alike.

The Board is tasked with either validating these statements included with this rezoning request, requesting additional explanation from the applicant, or providing direction to staff on how to assist with analysis.

- g. Elevations, specific architectural elements, and contextual drawings, as deemed necessary by staff and the PZB and/or HARB to illustrate the details of the project, which may include a sun, shadow or shade study.
- h. Full signage and hardscape plans, as well as, landscape and tree preservation or replacement plans in sufficient detail to allow PZB to review and make a recommendation concerning the project.
- i. The site plan must describe and show any buffers or setbacks required from any jurisdictional areas for review to include details for conservation overlay zone development, as well as, locations of any proposed docks or water features, and/or impacts to existing tree canopy areas.

The submitted Environmental Scientist Report shows the locations of docks and other proposed work included in this proposal.

From Sec. 11-29. – Standards for review. “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.”

Starting on Page 15 of the PUD text, under Section V – Con Overlay Zone, is the applicant’s analysis of the City’s 17 Criteria for Conservation Overlay Zone development.

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

Information may be found on Page 7 of the PUD text.

- (7) A schedule of development, including the staging and phasing of:
 - a. Areas to be developed, in order of priority;
 - b. The construction of streets, utilities and other improvements necessary to serve the proposed development; and
 - c. The dedication of land to public use, if any.
- (8) Each of the above elements shall be listed as to their relative order of improvement with an estimated time schedule for their accomplishment. It is, among other things, the intent of this requirement that the schedule of development be such that a staged implementation of the PUD would not result in land use conditions which would establish a precedent for the use of adjoining undeveloped property for purposes other than that shown on the approved PUD.
- (9) Developer neighborhood notice. At the time of filing a PUD or PUD amendment application, the applicant must submit to the city's planning department a copy of the developer neighborhood notice mailed to the Neighborhood Council of St. Augustine, Inc., or its successor, by regular U.S. mail at

the current mailing address provided to the Florida Department of State, Division of Corporations, as made available on that agency's website. If the property is not included in a defined neighborhood area the boundaries of a "community" area will be defined as those properties within a five hundred-foot radius of the project boundaries to be notified by mail postmarked no less than fifteen (15) days prior to the first scheduled PZB meeting, and shall be notified individually by the same neighborhood notice process below. The developer neighborhood notice shall include the following information:

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

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

- e. In addition to the developer neighborhood notice, the city planning and building department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the city's public information outreach initiative. Such additional courtesy information may be provided in person, by U.S. regular mail, electronic mail or posting on the city's website, as reasonably practicable. This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.
- (c) Action by the planning and zoning board and the city commission. Following the public hearing as required for all applications for rezoning, the planning and zoning board may recommend and the city commission may enact an ordinance establishing a PUD, including any special conditions related thereto, based upon findings that:
- (1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.
 - (2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of [sections 28-286](#) through [28-292](#), as applicable.
 - (3) Need and justification finding. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential,

commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.

- (4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:
- a. Permit a creative approach to the development of land; and
 - b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and
 - c. Provide for an efficient use of land; and
 - d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
 - e. Provide an environment of consistent character compatible with surrounding areas; and
 - f. Retain property values over the years.
- (d) A PUD or PUD amendment shall first be reviewed by the planning and zoning board, followed by the historic and architectural review board if such review is required. The city commission may remand a PUD application for further review by its planning and zoning board or historic architectural review board, such review shall be limited to the scope of review as expressed by the city commission. The city commission may expressly limit the additional review to only one such agency, after which the PUD application shall be promptly scheduled for further action by the city commission. Nothing in these regulations is intended to remove the historic and architectural review board's reviewing authority after a property has been rezoned to PUD.
- (e) Deviations from ordinance creating PUD. In order to facilitate minor adjustments to the plans approved as part of the ordinance creating a PUD, the city commission may approve changes in such plans, without the review and recommendation of the PZB, and without the adoption of an ordinance to modify the PUD ordinance, if as a result of such changes:
- (1) There are the same or fewer number of dwelling units and/or floor area;
 - (2) The open space is in the same general location and in the same general amount, or a greater amount;
 - (3) The buildings have the same or less number of stories and/or floor area; and
 - (4) The roads and drives follow approximately the same course and have the same public or private rights therein.
- (f) Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to finalize any recommendations to the city commission. The PZB reserves the right to require only one (1) public hearing, if deemed appropriate by the PZB, the project may move straight to the city commission for rezoning.
- (g) Because of the nature of PUD's with regard to potential size and the level of detail required of projects, and unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a PUD rezoning within not more than sixty (60) days from the date of filing of the complete application. Any revisions or amendment to the PUD rezoning application must be submitted to the planning and building department at least fifteen (15) days prior to the scheduled meeting date. Notice of public hearing shall be made as provided in [section 28-59](#)(a) and (b).
- (h) Expiration of time limits provided in ordinance creating a PUD. If development actions required by the ordinance creating a PUD are not taken within the timeline established in the PUD from the date of approval by the city commission actions consistent with [section 28-289](#) (a)(4)b.8. shall be taken.

(Code 1964, § 33-73; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

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

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

(Code 1964, § 33-74; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-291. - Standards and criteria for stand-alone residential and mixed use PUD subdivisions. [NOT APPLICABLE; [LINK TO SECTION](#)]

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

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

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

The applicant states that by updating the uses in “basically the same configuration” on the site with “an architecturally pleasing building that will enclose many boats onsite” the general development patterns will only change slightly. The Board is tasked with validating this statement; an approval of this PUD would allow for structures up to fifty (50) feet in height with little to no provisions for screening.

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

The provided infrastructure impact analysis is solely focused on automobile traffic and is presented as a benefit since the proposal will be a low traffic generator. Regarding existing community patterns, the environment, or the economy there is little mentioned in the PUD text.

The proposed PUD does discuss a contribution of this proposal that “allows the continued enhancement and updating of this site and out promotion of working waterfronts as advocated in our plan and our state's statutes.”

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

This information has been provided by the applicant and is included in the PUD text, map and exhibits.

(Ord. No. 16-07, § 1, 2-8-16)

Staff Recommendation

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

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

Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to finalize any recommendations to the city commission.

The PZB reserves the right to require only one (1) public hearing, if deemed appropriate by the PZB, the project may move straight to the city commission for rezoning.

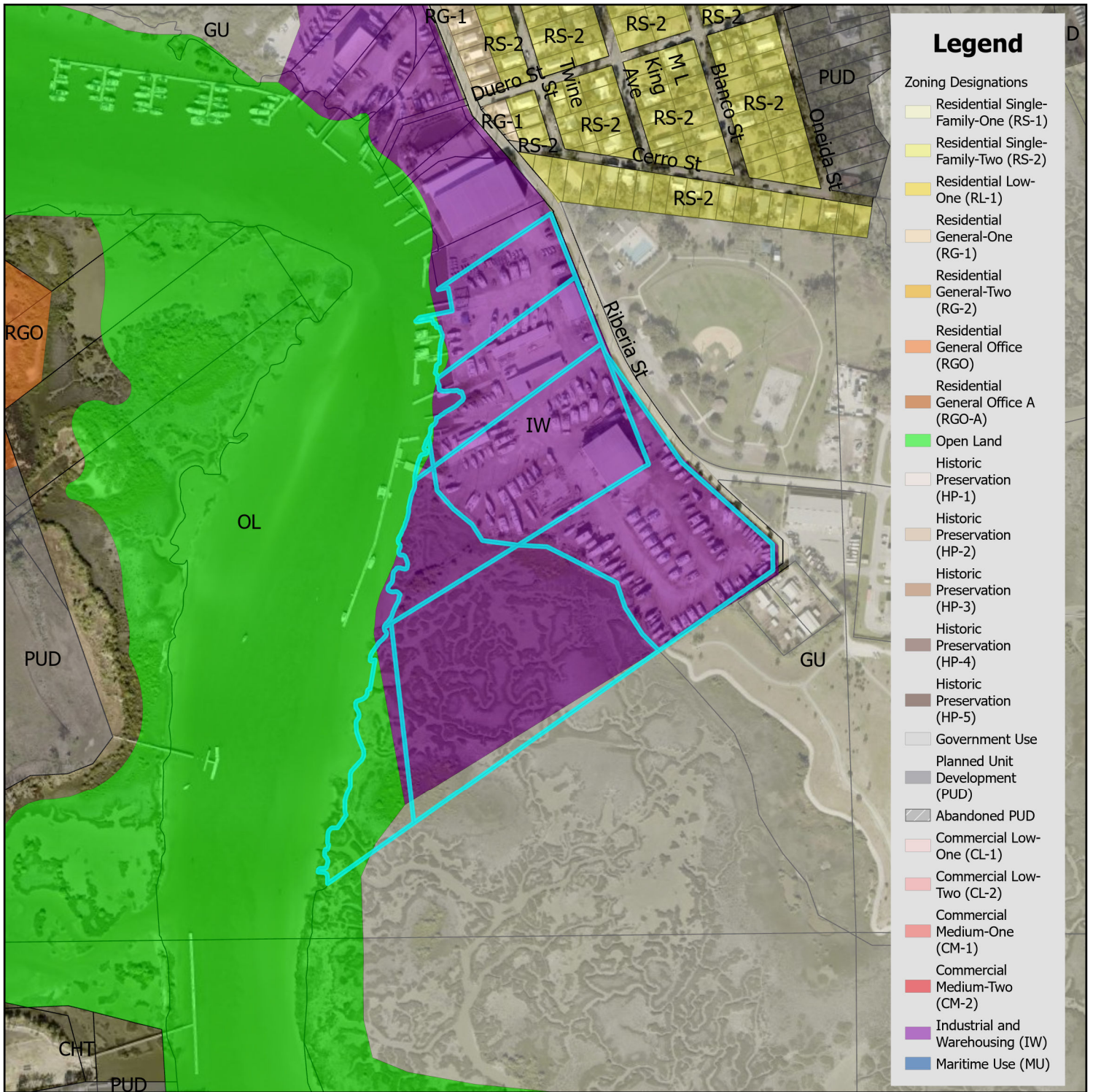
Attachments

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. Legal Description
10. Neighborhood Council Letter
11. PUD Text
12. MDP Map
13. Applicant's PUD Code Analysis
14. Environmental Scientist Report
15. Traffic Infrastructure Impact Assessment performed by Chindalur Traffic Solutions, Inc.

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 herein.

2024

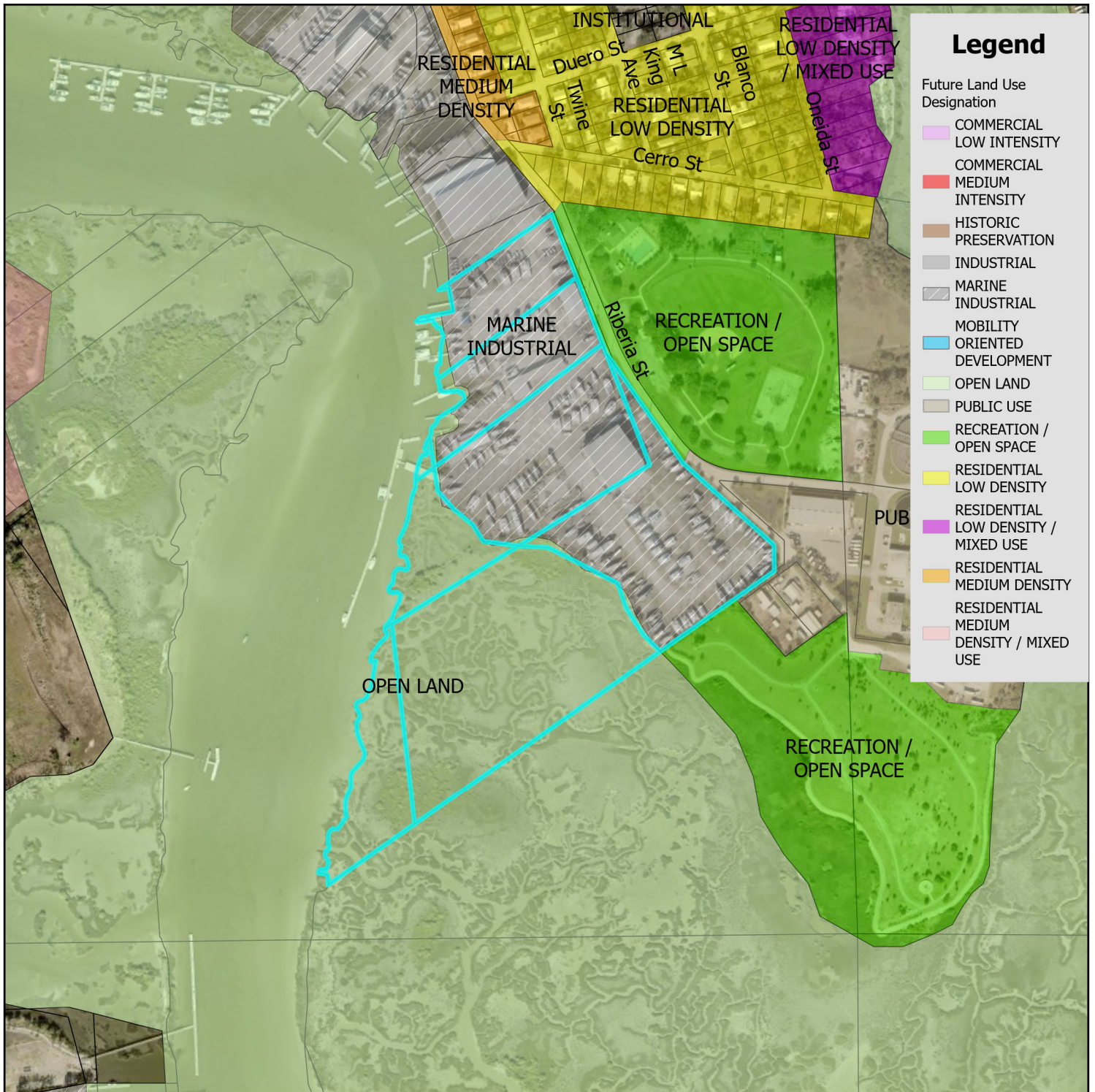


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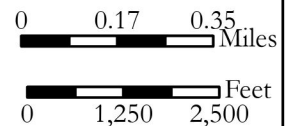
0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2: Future Land Use Map



Future Land Use Map



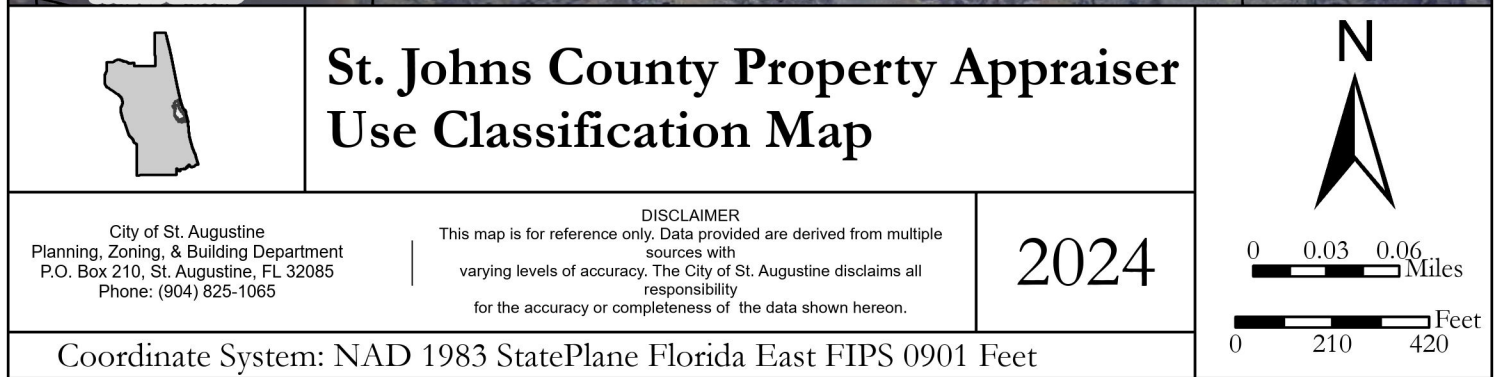
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

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



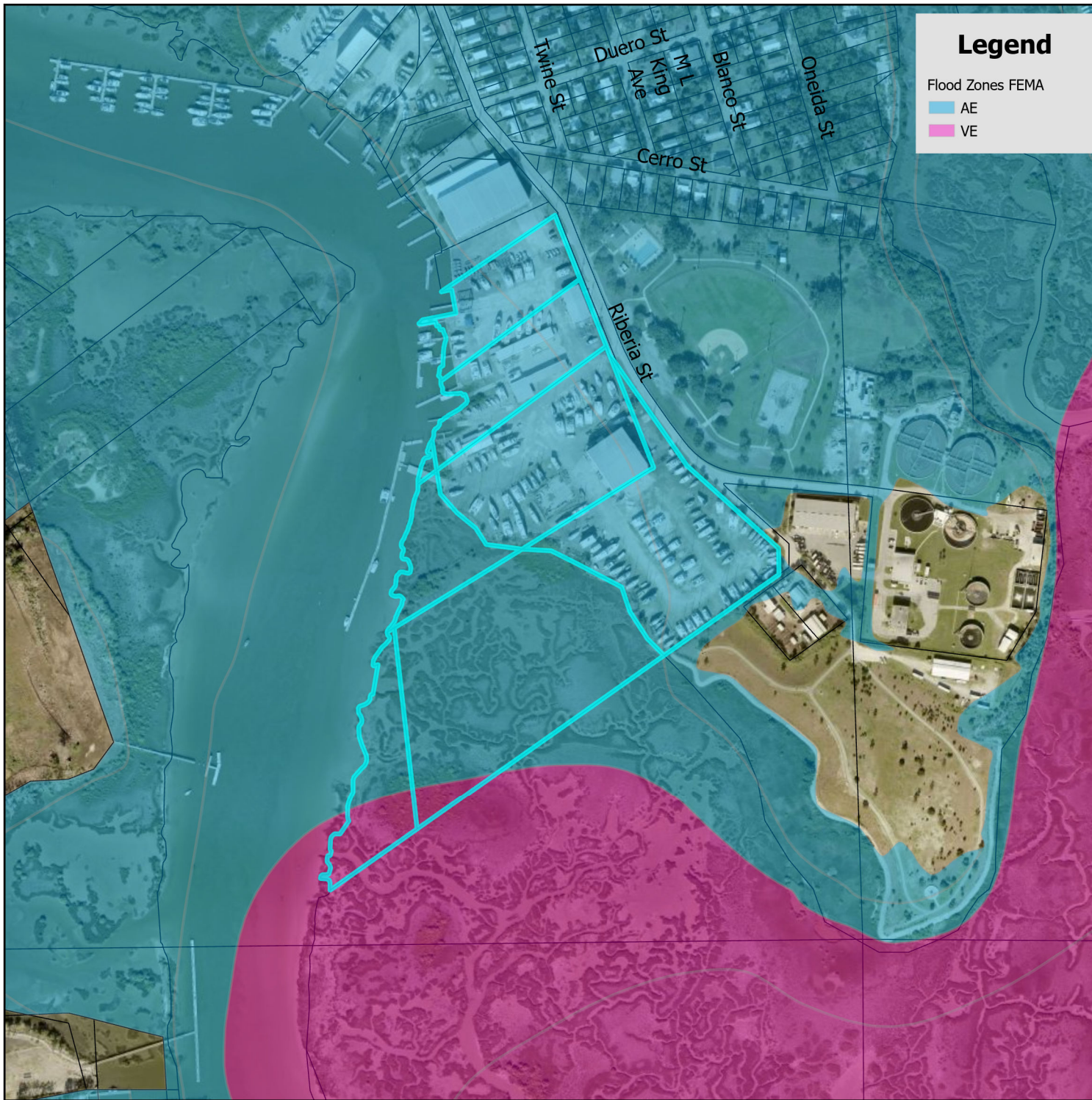
Attachment 4:

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

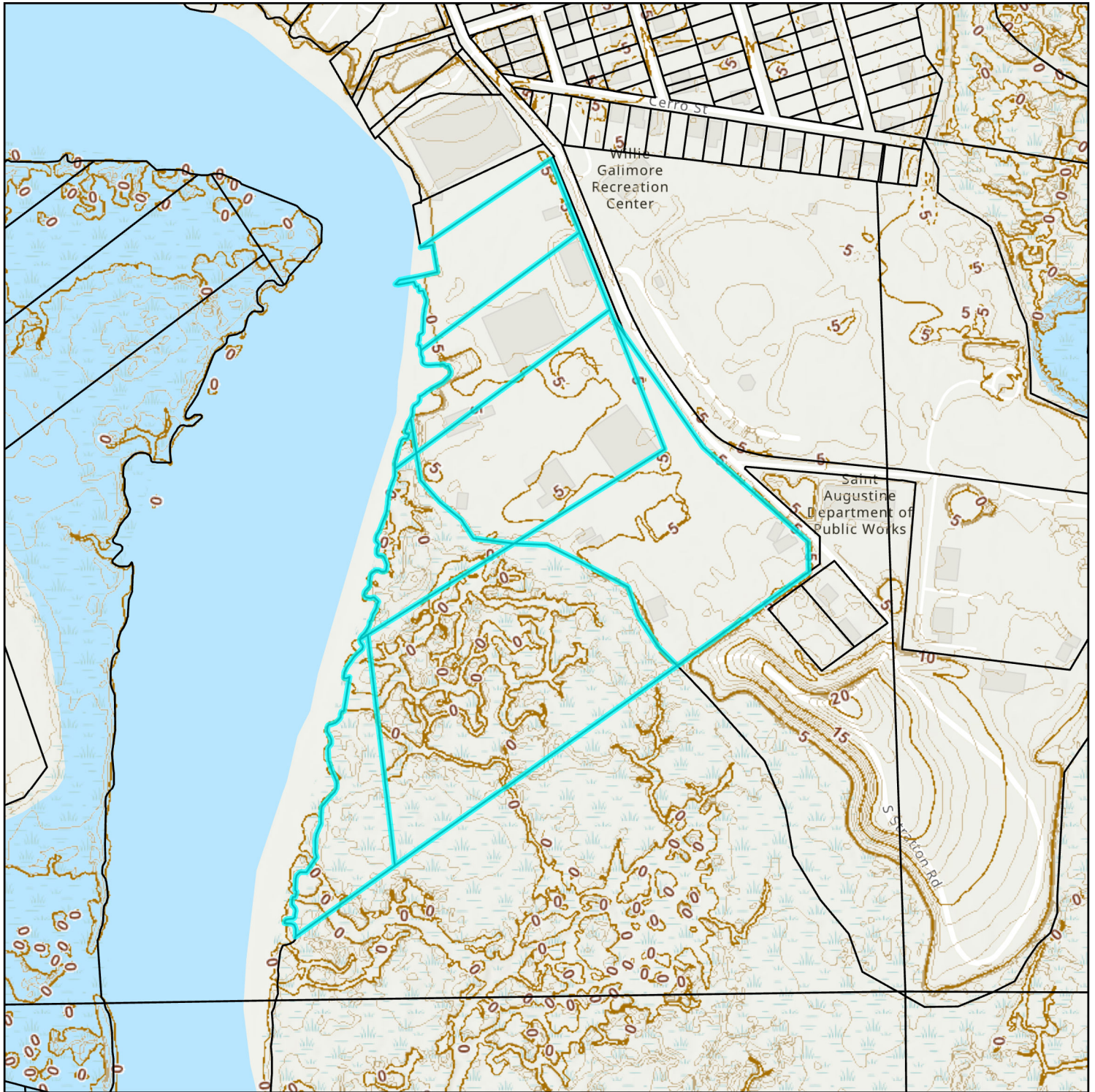


0 0.17 0.35 Miles

0 1,250 2,500 Feet

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



0 0.03 0.06 Miles

0 210 420 Feet

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: James G. Whitehouse, Esq. for SAMC, LLC Contact Number: 9044950400

Business (if applicable): St. Johns Law Group

Address: 104 Sea Grove Main Street City: St. Augustine State: FL Zip: 32080

E-Mail Address: jameswhitehouse@sjlawgroup.com

2. NAME OF PROPERTY OWNER: St. Augustine Marine Center, LLC Contact Number: _____

Business (if applicable): _____

Address: _____ City: _____ State: _____ Zip: _____

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: SEE ATTACHED Block: _____

Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: 404 Riberia Street

5. SPECIFIC PROPOSED USE: Continuation of Current Marine Industrial Uses (Renovations / Boat Storage)

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: _____

SEE ATTACHED

8. JUSTIFICATION FOR ACTION REQUESTED: _____

SEE ATTACHED

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

Signature of Property Owner

07/02/2024
Date

*OWNER'S AUTHORIZATION ATTACHED

Date



Owner's Authorization For Agent

James G. Whitehouse is/are hereby authorized TO ACT ON BEHALF
OF SAMC PARTNERS 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:
404 Riberia Street

BY: [Signature]
Signature of Owner

THOMAS WOOD
Print Name of Owner

703 946 7086
Telephone Number

State of Virginia

County of Armstrong

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

By Thomas Wood

Identification verified: ☒ Yes ☐ No

Oath sworn: ☒ Yes ☐ No

Notary Signature: [Signature]

My Commission expires: 12/31/2028



This Instrument Was Prepared By:

Peter L. Desiderio, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
200 East Las Olas Boulevard, 21st Floor
Fort Lauderdale, Florida 33301

Record and Return To:

Lauren A. Rico, Esq.
DLA Piper LLP (US)
500 8th Street, N.W.
Washington, D.C. 20004

Property Appraiser

Identification Numbers: 2035400000 and 2035400010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 16 day of June, 2023, by WINDWARD MARINA ST. AUGUSTINE NORTH LLC, a Delaware limited liability company, as to Parcel 1 of the Property, and WINDWARD MARINA ST. AUGUSTINE SOUTH LLC, a Delaware limited liability company, as to Parcel 2 of the Property (collectively, the "Grantor"), whose mailing address is 2999 NE 191st Street, Suite 800, Aventura, FL 33180, to SAMC Partners, LLC, a Delaware limited liability company (the "Grantee"), whose mailing address is 80 M Street SE, Suite 470, Washington, D.C. 20003.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, transfer, remise, release, convey and confirm unto Grantee and Grantee's successors, heirs and assigns, the following real property (the "Property") located in St. Johns County, Florida, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: (i) the permitted exceptions set forth in Exhibit "B" attached hereto and made a part hereof, (ii) real estate taxes for the year 2023 and all subsequent years, (iii) existing applicable governmental building and zoning ordinances and other governmental regulations, (iv) matters that would appear on a current and accurate survey of the Property; and (v) tenants under leases and their successors, assigns and subtenants and other parties in possession (collectively, the "Permitted Exceptions").

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR does hereby specially warrant the title to the Property subject to the Permitted Exceptions and, except for the Permitted Exceptions, will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

WITNESSES:

Daniela Trudel
Name: Daniela Trudel

Rita Kuan
Name: RITA KUAN

Name: _____

Name: _____

GRANTOR:

WINDWARD MARINA ST. AUGUSTINE NORTH LLC,
a Delaware limited liability company

By: Windward Marina St. Augustine Holdings LLC,
a Delaware limited liability company,
its sole Member

By: Robert Finvarb
Robert Finvarb, Manager

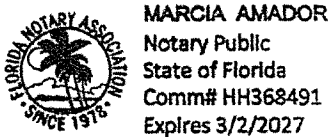
By: _____
Stefan Johansson, Manager

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of June, 2023, by Robert Finvarb, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE NORTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ presented a _____ as identification.

Notary Stamp/Seal:



Notary Signature: Marcia Amador
Notary Print: Marcia Amador
Notary Public, State of Florida
Commission No.: HH368491
My Commission Expires: 3-8-23

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of June, 2023, by Stefan Johansson, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE NORTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☐ is personally known to me or ☐ presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____
Notary Print: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

WITNESSES:

Name: _____

Name: _____

Name: Thomas D. Word Jr.

Name: Chris Simon

GRANTOR:

WINDWARD MARINA ST. AUGUSTINE NORTH LLC,
a Delaware limited liability company

By: Windward Marina St. Augustine Holdings LLC,
a Delaware limited liability company,
its sole Member

By: _____
Robert Finvarb, Manager

By: _____
Stefan Johansson, Manager

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of June, 2023, by Robert Finvarb, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE NORTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☐ is personally known to me or ☐ presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____
Notary Print: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF ST. JOHNS)

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of June, 2023, by Stefan Johansson, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE NORTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____
Notary Print: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____



VICTOR ALEXIS RECONDO
Commission # HH 024923
Expires November 19, 2024
Bonded Thru Budget Notary Services

WITNESSES:

[Signature]
Name: Alc. Theroo
[Signature]
Name: Susan Ramez

Name: _____

Name: _____

GRANTOR:

WINDWARD MARINA ST. AUGUSTINE SOUTH LLC,
a Delaware limited liability company

By: Windward Marina St. Augustine Holdings LLC,
a Delaware limited liability company,
its sole Member
[Signature]
By: Robert Finvarb, Manager

By: _____
Stefan Johansson, Manager

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of June, 2023, by Robert Finvarb, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE SOUTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ presented a _____ as identification.

Notary Stamp/Seal:
 Nindiri Rivas
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG946759
Expires 1/13/2024

Notary Signature: [Signature]
Notary Print: Nindiri Rivas
Notary Public, State of Florida
Commission No.: GG946759
My Commission Expires: 1/13/2024

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of June, 2023, by Stefan Johansson, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE SOUTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☐ is personally known to me or ☐ presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____
Notary Print: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

WITNESSES:

Name: _____

Name: _____

Name: Robert FinvarbName: Chris SimonGRANTOR:WINDWARD MARINA ST. AUGUSTINE SOUTH LLC,
a Delaware limited liability companyBy: Windward Marina St. Augustine Holdings LLC,
a Delaware limited liability company,
its sole MemberBy: _____
Robert Finvarb, ManagerBy: _____
Stefan Johansson, ManagerAcknowledgmentSTATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of June, 2023, by Robert Finvarb, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE SOUTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☐ is personally known to me or ☐ presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____
 Notary Print: _____
 Notary Public, State of Florida
 Commission No.: _____
 My Commission Expires: _____

AcknowledgmentSTATE OF FLORIDA)
) SS:
COUNTY OF St Johns)

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of June, 2023, by Stefan Johansson, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE SOUTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____
 Notary Print: _____
 Notary Public, State of Florida
 Commission No.: _____
 My Commission Expires: _____



VICTOR ALEXIS RECONDO
 Commission # HH 024923
 Expires November 19, 2024
 Bonded Thru Budget Notary Services



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

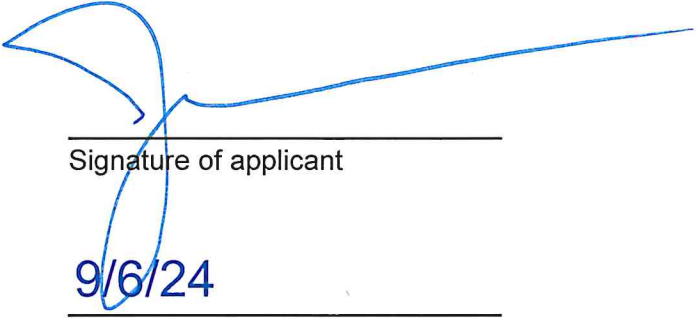
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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.

James G. Whitehouse, Esq.
(Owner's Authorization Attached)

Print name of applicant



Signature of applicant

9/6/24

Date

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	2035400000
Location	404 RIBERIA ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Transit Terminal Riberia St (COM) (625.02)
Tax	(1) (2) (3) (4) & (5) CITY OF ST AUG PT OF BLK 48 & PT LOT 1 OF
Description*	MARSH LOTS W OF RIBERIA ST & PT IN OR449/223 - 715FT ON RIVER (STEEL BOAT PLANT) & PT OF BLK 48 INC MARSH TO RIVER 410FT IN RIVER (FIBER GLASS BOAT PLANT 1981 VALUATION 509110) (WOOD BOAT PLANT 1981 VALUATION 267050) (EX N PARCEL IN OR4502/454) OR5777/1902
	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Transit Terminals (2000)
Subdivision	City of St Augustine
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	30.150
Homestead	N

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Owner Information

Owner Name	Samc Partners LLC 100%
Mailing Address	80 M STREET SE STE 470 WASHINGTON, DC 20003-0000

Map



Valuation Information

	2024
Building Value	\$1,600,306
Extra Features Value	\$301,454
Total Land Value	\$6,275,780
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$8,177,540
Total Deferred	\$0
Assessed Value	\$8,177,540
Total Exemptions	\$0
Taxable Value	\$8,177,540

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	\$1,396,931	\$278,496	\$2,512,196	\$0	\$0	\$4,187,623	\$3,375,624	\$811,999	\$3,375,624
2022	\$947,861	\$235,863	\$1,885,025	\$0	\$0	\$3,068,749	\$3,068,749	\$0	\$3,068,749
2021	\$970,859	\$211,068	\$1,885,025	\$0	\$0	\$3,066,952	\$3,066,952	\$0	\$3,066,952
2020	\$998,183	\$211,068	\$1,885,025	\$0	\$0	\$3,094,276	\$3,094,276	\$0	\$3,094,276
2019	\$996,345	\$188,766	\$1,885,025	\$0	\$0	\$3,070,136	\$3,070,136	\$0	\$3,070,136
2018	\$2,623,006	\$361,027	\$936,408	\$936,408	\$408,052	\$3,392,085	\$3,390,439	\$1,646	\$3,390,439
2017	\$2,304,137	\$377,217	\$936,408	\$936,408	\$408,052	\$3,089,406	\$2,973,914	\$115,492	\$2,973,914
2016	\$2,078,889	\$376,629	\$936,408	\$936,408	\$408,052	\$2,863,570	\$2,863,570	\$0	\$2,863,570
2015	\$2,124,402	\$379,074	\$936,408	\$936,408	\$408,052	\$2,911,528	\$2,911,528	\$0	\$2,911,528
2014	\$2,043,821	\$381,518	\$936,408	\$936,408	\$408,052	\$2,833,391	\$2,833,391	\$0	\$2,833,391
2013	\$2,076,635	\$383,860	\$936,408	\$936,408	\$408,052	\$2,868,547	\$2,868,547	\$0	\$2,868,547

Building Information

Building	2	Roof Cover	Corrugated Steel
Building Value	\$224,226	Roof Structure	Steel Frame
Year Built	1972	Interior Flooring	Concrete Finish
Actual Area	11562	Interior Wall	Minimum
Conditioned Area	0	Heating Type	None
Use	Warehousing - Flex Space	Air Conditioning	None
Style	06	Bedrooms	
Exterior Wall	Aluminum Vinyl	Baths	
Description		Square Footage	
WAREHOUSE		4928	
UNFINISHED STORAGE/UTILITY		346	
FINISHED CANOPY		238	
WAREHOUSE		4400	
FINISHED CANOPY		1650	
Total SqFt		11562	

Building	3	Roof Cover	Corrugated Steel
Building Value	\$65,459	Roof Structure	Wood Truss
Year Built	1980	Interior Flooring	Concrete Finish
Actual Area	3796	Interior Wall	Minimum
Conditioned Area	0	Heating Type	None
Use	Light Manufacturing	Air Conditioning	None
Style	06	Bedrooms	
Exterior Wall	Concrete Block	Baths	
Description		Square Footage	
WAREHOUSE		864	
WAREHOUSE		2260	
UNFINISHED STORAGE/UTILITY		672	
Total SqFt		3796	

Building	6	Roof Cover	Corrugated Steel
Building Value	\$732,110	Roof Structure	Saw Tooth
Year Built	1979	Interior Flooring	Concrete Finish
Actual Area	18750	Interior Wall	Minimum
Conditioned Area	0	Heating Type	None
Use	Warehouse - Storage	Air Conditioning	None

Style 06
Exterior Wall Aluminum Vinyl

Bedrooms
Baths

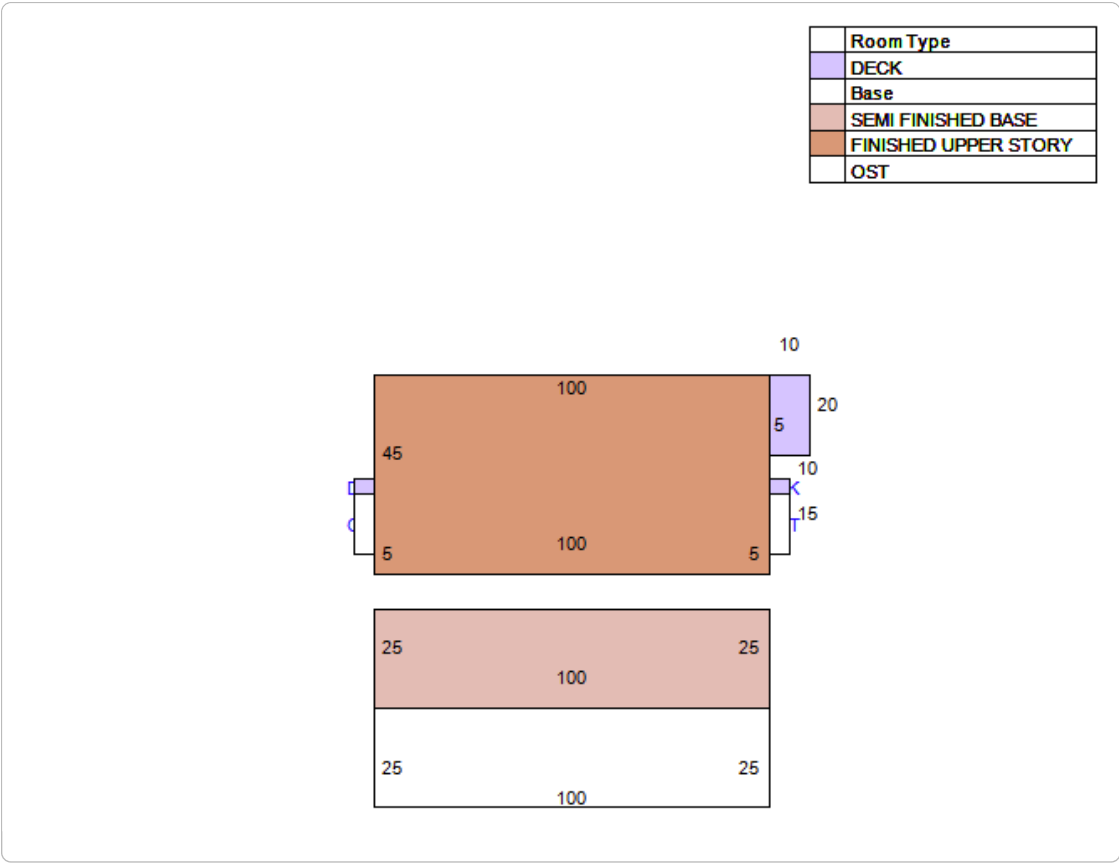
Description	Square Footage
WAREHOUSE	18750
Total SqFt	18750

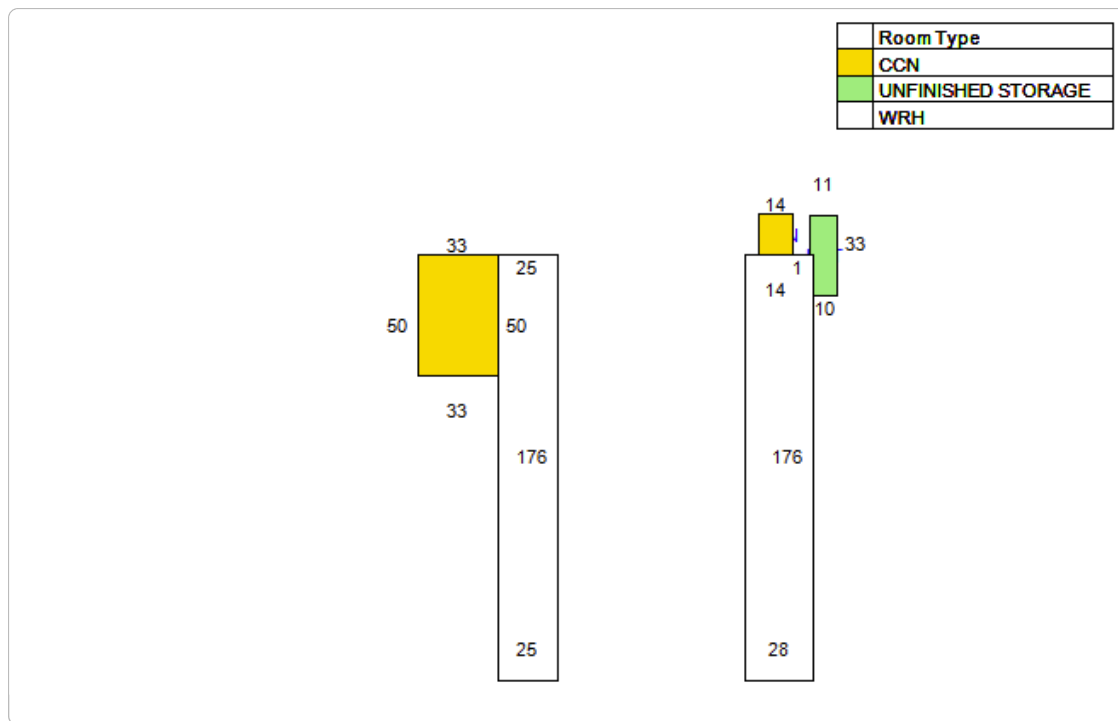
Building 8
Building Value \$578,511
Year Built 1996
Actual Area 10390
Conditioned Area 9375
Use Office Class C
Style 04
Exterior Wall Aluminum Vinyl, Concrete Block

Roof Cover Corrugated Steel
Roof Structure Steel Frame
Interior Flooring Concrete Finish, Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
OUTSIDE STAIRS	75
FINISHED UPPER STORY	5000
SEMI-FINISHED BASE	2500
BASE AREA	2500
FINISHED DECK	200
OUTSIDE STAIRS	75
FINISHED DECK	20
FINISHED DECK	20
Total SqFt	10390

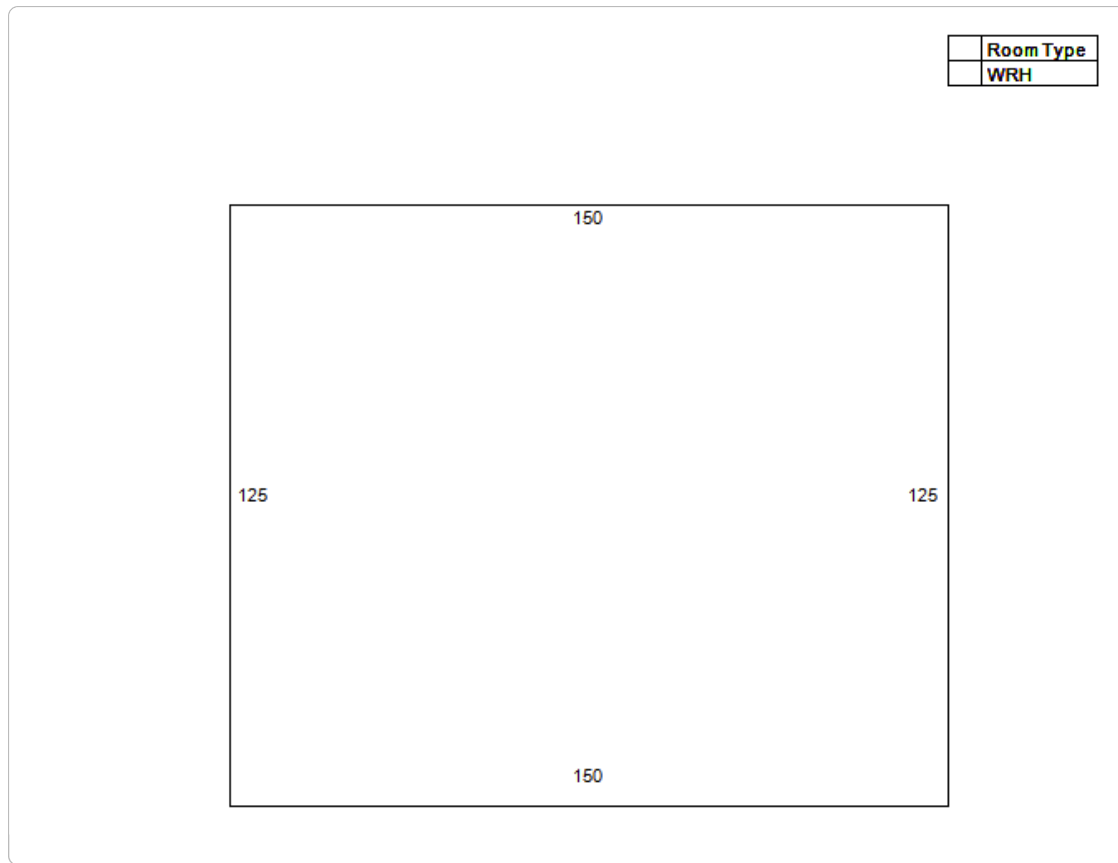
Sketch Information





The diagram shows a large rectangle divided into two horizontal sections. The top section is white and the bottom section is light blue. A green rectangle is attached to the right side of the top section. Various numbers are labeled around the rectangles:

- Top white section: 32 (top center), 27 (left side), 8 (top right corner), 14 (top right side), 32 (bottom center), 48 (bottom right corner).
- Bottom light blue section: 59 (left side), 28 (bottom right side), 44 (bottom center).
- Green rectangle: 19 (top left corner), 48 (right side), 14 (bottom right corner), 31 (bottom right side).



Extra Feature Information

Code Description	Status	Value
Boat Dock - Excellent (Mix)		31
Storage Building (Mix)		6912
Boat Dock - Average (Mix)		66026
Concrete Paving - Under 8" (COM)		86581
Metal Fence - 6' (COM)		25796
Implement Shed		1560
Implement Shed		1382
Sprinkler Wet (COM)		23588
Steel Door (COM)		1080
Steel Door (COM)		3000
Bulkhead - Excellent (Mix)		75600
Brick Pavers (COM)		9898

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Transit Terminals	0	0	627264	SF	\$6,272,640
Rivers, Lakes & Submerged Lands	0	0	0.37	AC	\$92
Marshes & Tidal Lands	0	0	12.19	AC	\$3,048

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/20/2023	6/16/2023	\$19,836,400.00	WARRANTY DEED	5777	1902	U	I	WINDWARD MARINA ST AUGUSTINE SOUTH LLC	SAMC PARTNERS LLC
2/13/2018	2/8/2018	\$4,300,000.00	WARRANTY DEED	4502	457	U	I	W J DEVELOPMENT CORP	WINDWARD MARINA ST AUGUSTINE SOUTH LLC
4/13/2012	4/13/2012	\$0.00	LIS PENDENS	3548	700	U	I	FLORIDA MECHANICAL SYSTEMS INC VS:	W J DEVELOPMENT CORP
	8/1/1990	\$0.00		868	1020	U	I		W J DEVELOPMENT CORP

No data available for the following modules: Exemption Information.

Attachment 9: Legal Description

Exhibit "A"

Description of Property

FEE SIMPLE PARCELS

LEGAL DESCRIPTION; PARCEL 1 - NORTH PARCEL

A PARCEL OF LAND IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MARSH LOT NO. 3, BEING THE INTERSECTION OF THE SOUTH LINE OF SOUTH STREET EXTENDED WESTERLY ACROSS RIBERIA STREET WITH THE WEST LINE OF RIBERIA STREET; THENCE SOUTH 22 DEGREES 30 MINUTES EAST, ON THE WEST LINE OF RIBERIA STREET, 594.51 FEET; THENCE SOUTH 71 DEGREES 14 MINUTES WEST 20.04 FEET TO NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, SAID NORTHEAST CORNER BEING THE POINT OF BEGINNING;

THENCE SOUTH 22 DEGREES 30 MINUTES 00 SECONDS EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 37.87 FEET; THENCE SOUTH 41 DEGREES 30 MINUTES 11 SECONDS EAST, ON SAID EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223 A DISTANCE OF 153.88 FEET; THENCE NORTH 89 DEGREES 03 MINUTES EAST, ON THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 301, OF SAID PUBLIC RECORDS A DISTANCE OF 26.32 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 301 AND THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338 OF SAID PUBLIC RECORDS, 207.30 FEET; THENCE SOUTH 53 DEGREES 37 MINUTES WEST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338, A DISTANCE OF 11.87 FEET; THENCE SOUTH 54 DEGREES 52 MINUTES WEST ON THE SOUTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338, A DISTANCE OF 399 FEET MORE OR LESS TO THE MEAN LOW WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE MEANDERING NORTHWESTERLY ALONG SAID MEAN LOW WATER LINE A DISTANCE OF 428 FEET MORE OR LESS TO THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223; THENCE NORTH 24 DEGREES 14 MINUTES EAST, ON SAID NORTHERLY LINE OF THOSE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 140.84 FEET MORE OR LESS; THENCE NORTH 71 DEGREES 14 MINUTES EAST, ON SAID NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 184.11 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION; PARCEL 2 - SOUTH PARCEL

A PARCEL OF LAND IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MARSH LOT NO. 3, BEING THE INTERSECTION OF THE SOUTH LINE OF SOUTH STREET EXTENDED WESTERLY ACROSS RIBERIA STREET WITH THE WEST LINE OF RIBERIA STREET; THENCE SOUTH 22 DEGREES 30 MINUTES EAST, ON THE WEST LINE OF RIBERIA STREET, 628.74 FEET; THENCE SOUTH 40 DEGREES 20 MINUTES 57 SECONDS EAST, A DISTANCE OF 166.76 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES EAST, A DISTANCE OF 207.30 FEET; THENCE SOUTH 53 DEGREES 37 MINUTES WEST, A DISTANCE OF 11.87 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 22 DEGREES 40 MINUTES EAST, ON THE EAST LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 277, PAGE 429 OF SAID PUBLIC RECORDS AND ON THE EAST LINE OF THAT LAND DESCRIBED IN MORTGAGE DEED RECORDED IN OFFICIAL RECORDS BOOK 205, PAGE 734 OF SAID PUBLIC RECORDS, 442 FEET TO THE MOST NORTHERLY CORNER OF THAT LAND CONVEYED BY QUIT CLAIM DEED FROM THE CITY OF ST. AUGUSTINE, FLORIDA, TO ST. AUGUSTINE TRAWLERS, INC.; THENCE ON THE EASTERLY AND SOUTHERLY LINE OF SAID LAND CONVEYED BY THE CITY OF ST. AUGUSTINE TO ST. AUGUSTINE TRAWLERS, INC., THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 36 DEGREES 13 MINUTES EAST, 400 FEET, SOUTH 49 DEGREES 19 MINUTES EAST, 363.51 FEET, SOUTH 1 DEGREE 31 MINUTES EAST, 78.12 FEET, AND SOUTH 53 DEGREES 37 MINUTES WEST, 1,306 FEET MORE OR LESS TO THE LOW WATER LINE ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER; THENCE NORTHERLY ALONG SAID LOW WATER LINE ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER, A DISTANCE OF 2,099± MORE OR LESS; THENCE NORTH 54 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE OF 399± MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 1 AND PARCEL 2 BEING THE SAME AS THE FOLLOWING PARCEL

A PARCEL OF LAND IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MARSH LOT NO. 3, BEING THE INTERSECTION OF THE SOUTH LINE OF SOUTH STREET EXTENDED WESTERLY ACROSS RIBERIA STREET WITH THE WEST LINE OF RIBERIA STREET; THENCE SOUTH 22 DEGREES 30 MINUTES EAST, ON THE WEST LINE OF RIBERIA STREET, 594.51 FEET; THENCE SOUTH 71 DEGREES 14 MINUTES WEST 20.04 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND ON A LINE 20 FEET WEST, AS MEASURED PERPENDICULARLY, FROM SAID WEST LINE OF RIBERIA STREET AND AT THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 449, PAGE 223, PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 71 DEGREES 14 MINUTES WEST ON THE NORTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 184.11

FEET; THENCE SOUTH 24 DEGREES 14 MINUTES WEST, ON A WESTERLY LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 140.84 FEET TO THE EAST SIDE OF THE SAN SEBASTIAN RIVER AT POINT "A"; THENCE RETURNING BY THE SAME COURSES AND DISTANCES TO THE POINT OF BEGINNING;

THENCE SOUTH 22 DEGREES 30 MINUTES EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 37.87 FEET; THENCE SOUTH 41 DEGREES 30 MINUTES 11 SECONDS EAST, ON SAID EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223 A DISTANCE OF 153.88 FEET; THENCE NORTH 89 DEGREES 03 MINUTES EAST, ON THE NORTH LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 363, PAGE 301, PUBLIC RECORDS OF SAID COUNTY, 26.32 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 301 AND THE EAST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338 OF SAID PUBLIC RECORDS, 207.30 FEET; THENCE SOUTH 53 DEGREES 37 MINUTES WEST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338, A DISTANCE OF 11.87 FEET; THENCE SOUTH 22 DEGREES 40 MINUTES EAST, ON THE EAST LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 277, PAGE 429 OF SAID PUBLIC RECORDS AND ON THE EAST LINE OF THAT LAND DESCRIBED IN MORTGAGE DEED RECORDED IN OFFICIAL RECORDS BOOK 205, PAGE 734 OF SAID PUBLIC RECORDS, 442 FEET TO THE MOST NORTHERLY CORNER OF THAT LAND CONVEYED BY QUIT CLAIM DEED FROM THE CITY OF ST. AUGUSTINE, FLORIDA, TO ST. AUGUSTINE TRAWLERS, INC.; THENCE ON THE EASTERLY AND SOUTHERLY LINE OF SAID LAND CONVEYED BY THE CITY OF ST. AUGUSTINE TO ST. AUGUSTINE TRAWLERS, INC., THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 36 DEGREES 13 MINUTES EAST, 400 FEET, SOUTH 49 DEGREES 19 MINUTES EAST, 363.51 FEET, SOUTH 1 DEGREE 31 MINUTES EAST, 78.12 FEET, AND SOUTH 53 DEGREES 37 MINUTES WEST, 1,306 FEET MORE OR LESS TO THE LOW WATER LINE ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER; THENCE NORTHERLY ALONG SAID LOW WATER LINE ON THE EAST SIDE OF THE RIVER, 2,528 FEET MORE OR LESS TO THE SAID POINT "A" AT THE NORTHWEST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, AND TO CLOSE.

Exhibit "B"

Permitted Exceptions

1. Existing applicable governmental building and zoning ordinances and other governmental regulations.
2. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
3. Title to that portion of the Property lying below the mean/ordinary high water mark of San Sebastian River is not included, and the nature or extent of any submerged land included within the Property is hereby excluded. (As to Fee Simple Parcels 1 and 2)
4. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
5. The nature, extent, or existence of riparian rights, if any, appurtenant to the Property lying below the mean/ordinary high water mark, are excepted, and the riparian rights of others as the same may affect the said Property, are hereby excepted.
6. Variance recorded in Official Records Book 2701, Page 61, Public Records of St. Johns County.
7. Right of Way Easement Perpetual recorded in Deed Book 229, Page 328, Public Records of St. Johns County.
8. Easement recorded in Official Records Book 2983, Page 1532, Public Records of St. Johns County. (As to Parcel 1).
9. Easement recorded in Official Records Book 3456, Page 1353, re-recorded in Official Records Book 3458, Page 1380 and re-recorded in Official Records Book 3460, Page 78, Public Records of St. Johns County. (As to Parcel 2)
10. Grant of Non-Exclusive Easement recorded in Official Records Book 3467, Page 308, Public Records of St. Johns County. (As to Parcel 1)
11. Stipulated Final Judgment and any and all unrecorded Easement(s) as evidenced therein recorded in Official Records Book 2949, Page 289, as re-recorded in Official Records Book 3035, Page 516, Public Records of St. Johns County, as assigned by that Assignment of Judgement recorded February 13, 2018, in Official Records Book 4502, Page 515. (As to Parcel 1)
12. Rights of tenants in possession, as tenants only, with no options to purchase or rights of first refusal, under unrecorded leases.

NOTE: All recording references in this Exhibit "B" shall refer to the Public Records of St. John County, Florida, unless otherwise noted.

Attachment 10:
Neighborhood Council Letter



Dedicated and Responsive Service

NEIGHBORHOOD COUNCIL OF SAINT AUGUSTINE, INC.
52 N. ST. AUGUSTINE BLVD.
SAINT AUGUSTINE, FL 32080

RE: The San Sebastian River – St. Augustine Marine Center Planned Unit Development

Pursuant to the requirements of the City of St. Augustine for applications for Planned Unit Development Ordinances, please accept this correspondence as notice of the request for rezoning to Planned Unit Development for 404 Riberia Street to allow the owner to maintain the current and historical nature of this property while updating the property to refresh and renovate the current structures, adding architecturally-pleasing design and finishing, to update this marine industrial working waterfront property as it continues to serve our great city, promoting and furthering the goals, objective and policies advocated by our comprehensive plan and envisioned for this property, all as depicted on the PUD site plan map. The following information regarding the project is provided for your use and distribution, as appropriate:

APPLICANT	James G. Whitehouse, Esq. for St. Augustine Marine Center (Owner - Applicant)
OWNER & APPLICANT	St. Augustine Marine Center (Owner - Applicant)
LOCATION	404 Riberia Street
CURRENT ZONING	Industrial & Warehousing
CURRENT LAND USE	Marine Industrial
PROPOSED ZONING	Planned Unit Development (PUD)
SURROUNDING PROPERTIES	Flum – Marine Industrial / Public Use / Open Space, Recreation Zoning – Industrial / Warehousing / Government Use

Current Zoning and Land Uses:

The site is approximately 30.15 acres with hundreds of feet of frontage on the San Sebastian River corridor and currently contains many, long-time working waterfront warehousing and marine industrial uses, within this city-designated, marine industrial / industrial & warehousing district, including several large structures, an open boatyard, boatyard repair and storage, several docks (as recently ratified by the city with licenses for bottomland usage), outdoor storage and boat launching and retrieval facilities. The site will be refreshed and renovated to update this historic marine industrial parcel to reflect a contemporary working waterfront property that will continue to serve our great city and promote and further the goals, objective and policies advocated by our comprehensive plan and envisioned for this property, all as depicted on the PUD site plan

T (904) 495-0400	104 Sea Grove Main Street
F (904) 495-0506	St. Augustine, Florida 32080
(888) 588-2599	www.sjlawgroup.com

map. Of note, the property has historically been categorized, assessed and taxed by the SJC Property Appraiser and SJC Tax Collector with a Use Description of "City of St. Augustine Industrial - Warehousing & Distribution Terminals." Further, the property was historically and continues to be used for boat storage and repair and serves as a vital connection of our city to the San Sebastian River corridor. The property has and will continue to have a future land use of Marine Industrial and it has had the current zoning of Industrial & Warehousing during all the above uses' existence.

Summary of Request:

Request to rezone this historic parcel to Planned Unit Development (PUD), to allow for renovations and upgrades to this vital working waterfront, yet deteriorated property, so it may be utilized in a consistent manner and be a wonderful update to this property on the San Sebastian River corridor. This rezoning will allow the owner to update the property to refresh and renovate the current structures, continuing the same uses and historical working waterfront nature of this property, enclosing boat storage, and updating the architecture of the buildings facing Riberia to improve the streetscape, and to transform this historic marine industrial parcel into the contemporary working waterfront property that will continue to serve our great city and promote and further the goals, objective and policies advocated by our comprehensive plan and envisioned for this property, all as depicted on the PUD site plan map.

The Project Coordinator's contact information is as follows:

James G. Whitehouse, Esq.
104 Sea Grove Main Street
St. Augustine, FL 32080
(904) 495-0400
jameswhitehouse@sjlawgroup.com

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

In addition to the developer neighborhood notice, the City Planning Department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the City's public informational outreach initiative. Such additional courtesy information may be provided in person, by U.S. mail, electronic mail or posting on the City's website, as reasonably practicable. This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.

If you have any questions, please do not hesitate to call or email me. We appreciate the work that you do.

Sincerely,

James G. Whitehouse, Esq.

Cc: City of St. Augustine Planning Department

Attachment 11:

PUD Text

San Sebastian River ST. AUGUSTINE MARINE CENTER Planned Unit Development

UPDATED

September 10, 2024

Request:

Request to rezone this historic Marine Industrial, city-designated Industrial & Warehousing parcel at 404 Riberia Street to Planned Unit Development (PUD), to allow for renovations and upgrades to this deteriorating property, so it can continue to be utilized in a consistent manner with the current land uses already being employed thereon and consistent with the other similar, marine, working waterfront uses along this area of the San Sebastian River corridor. This rezoning will allow the owner to maintain and promote the historical uses of this property and area, continuing the current uses, while updating and refreshing the property to provide a restructured, architecturally pleasing streetscape with the proposed enclosure of some of the boat storage on the site, including the architecturally-designed, boat storage building, so as to beautify the site by enclosing a number of the boats stored on site and to contribute to the promotion of the use of our city's natural resources as advocated by the goals, objectives and policies of our comprehensive plan. Although the uses will remain the same, this rezoning is required to further define this renovated site and to allow for the appropriate and compatible characteristics for these new architecturally pleasing buildings intended to enclose some boat storage and the painting and repair that has existed on the site for many decades. This additional storage capacity will interact with all the uses already allowed onsite and will continue to promote the historical use of this property and an appreciation for and continuation of the working waterfront area as encouraged by our state statutes and within our own comprehensive plan, particularly for this area and this property specifically. The changes to the property will reflect the uses that have been allowed on this property for decades enhancing the storage ability that is specifically related to the marine industrial uses within the land use of this property as assigned by our city for many years. Accordingly, the approval of this updated plan, with the new architecturally pleasing and specifically sited, enclosed storage and marine industrial buildings, will allow this city-designated, marine industrial property to function as designated by the city and to continue as a positive economic engine and a grand addition in the city-designated area for these types of uses. Finally, these updates are specifically advocated within our comprehensive plan and within our state statutes for working waterfronts, as they directly help to meet the overwhelming demand for boat storage/usage and enhance our citizens' and visitors' enjoyment of our natural resources.

All updates, rehabilitation and additions to the current structures will meet and exceed all city codes and regulations. This rezoning will allow the applicant to rehabilitate and continue to update this historically marine industrial property, refining the historical boat storage and repair areas, through an overhaul of the buildings and boatyard with the stated intent of creating a more architecturally pleasing streetscape while updating the property to refresh and renovate the current structures, adding architecturally-pleasing design and finishing, including some additions and partial demolitions, to update this historic marine industrial parcel into the contemporary working waterfront property that will continue to serve our great city and promote and further

the goals, objectives and policies advocated by our comprehensive plan and envisioned for this property, all as depicted on the PUD site plan map.

The site is approximately 30.15 acres with hundreds of feet of frontage on the San Sebastian River corridor and currently contains many, long-time working waterfront warehousing and marine industrial uses, within this city-designated, marine industrial / industrial & warehousing district, including several large structures, offices, an open boatyard, boatyard repair and painting bays and storage, several docks (as recently ratified by the city with licenses for bottomland usage), outdoor storage/repair and boat launching and retrieval facilities. All will be refreshed and renovated, including some additions and partial demolitions, to help to renovate this city-designated, marine industrial parcel into the contemporary working waterfront property that will continue to promote and further the stated goals, objectives and policies advocated by our comprehensive plan and envisioned for this property. Of note, not only has the property been historically categorized by the city as marine industrial, located along the San Sebastian River corridor in an area designated by the city for these uses, specifically including boat storage buildings of the requested size and height, the property has also historically been categorized, assessed and taxed by the SJC Property Appraiser and SJC Tax Collector with a Use Description of City of St. Augustine Industrial, Warehousing, Storage & Transit Terminals.

Applicant / Owner:

St. Augustine Marine Center (SAMC PARTNERS, LLC)
404 Riberia Street
St. Augustine, FL 32084

Authorized Agent for the Applicant / Owner:

James G. Whitehouse, Esq.
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080

Exhibits:

Exhibit A	Application
Exhibit B	Legal Description
Exhibit C	Development Plan Narrative
Exhibit D	Location Map/Aerial
Exhibit E	Proof of Ownership/Deed
Exhibit F	Authorizations
Exhibit G	Master Site Plan

Parcel Identification Number: 203540-0000

Exhibit “C”
DEVELOPMENT PLAN NARRATIVE

**THE SAN SEBASTIAN RIVER - ST. AUGUSTINE MARINE CENTER
PLANNED UNIT DEVELOPMENT**

SECTION I- INTRODUCTION AND REQUEST

This is an application for a rezoning of this historic parcel to Planned Unit Development (PUD). This rezoning will allow for renovations and upgrades to this deteriorated property, so it can continue to be utilized in a consistent manner with the current land uses already being employed thereon and the other similar, marine, working waterfront uses along this area of the San Sebastian River corridor. This rezoning will allow the owner to maintain and promote the historical uses of this property and area, continuing the current uses, while updating and refreshing the property to provide a restructured, architecturally pleasing streetscape with the proposed enclosure of some of the boat storage on the site, including the architecturally-designed, boat storage building, so as to beautify the site by enclosing a number of the boats stored on site and to contribute to the promotion of the use of our city’s natural resources as advocated by the goals, objectives and policies of our comprehensive plan. Although the uses will remain the same, this rezoning is required to further define this renovated site and to allow for the appropriate and compatible characteristics for these new architecturally pleasing buildings intended to enclose some boat storage and the painting and repair that has existed on the site for many decades. This additional storage capacity will interact with all the uses already allowed onsite and will continue to promote the historical use of this property and an appreciation for and continuation of the working waterfront area as encouraged by our state statutes and within our own comprehensive plan, particularly for this area and this property specifically. The changes to the property will reflect the uses that have been allowed on this property for decades enhancing the storage ability that is specifically related to the marine industrial uses within the land use of this property as assigned by our city for many years. Accordingly, the approval of this updated plan, with the new architecturally pleasing and specifically sited, enclosed storage and marine industrial buildings, will allow this city-designated, marine industrial property to function as designated by the city and to continue as a positive economic engine and a grand addition in the city-designated area for these types of uses. Finally, these updates are specifically advocated within our comprehensive plan and within our state statutes for working waterfronts, as they directly help to meet the overwhelming demand for boat storage/usage and enhance our citizens’ and visitors’ enjoyment of our natural resources.

The updates to the property will comply with all the codes and regulations as required by the City of St. Augustine Zoning Code (“Zoning Code”). This Application is filed on behalf of the Owners, St. Augustine Marine Center (SAMC PARTNERS, LLC). The Applicant is requesting this rezoning to PUD in accordance with the City of St. Augustine Zoning Code. This rezoning will maintain the current Marine Industrial future land use and will reflect a mixture of the same types of marine industrial uses as are currently present along this San Sebastian River corridor as well as permitting the typical boat storage building height and a continuation of the marina uses, as updated, employed thereon for years.

This parcel fronts upon the main corridor of the San Sebastian River and is directly across the river from the recently approved Cats Paw Marina boat storage building of a similar size and height and just up from the St. Augustine Shipyards boat storage facility of similar use and height. This San Sebastian River corridor is the city-designated area for these specific types of marine industrial uses, marina uses and boat storage building uses, all in harmonic compatibility with this working waterfront area of our historic living city, much as it has existed for years on this particular, marine industrial, boat storage and repair site.

Finally, the owner has extensive experience with this type of project based upon their work and management of many extremely successful and compatible marine centers throughout the country and they look forward to implementing the same type of success into this marine center and the historical working waterfront uses hereon.

As stated, the overall objective of the PUD is to refresh and update this parcel, allowing a more architecturally pleasing and re-organized property, through renovations and upgrades to this deteriorated property, so it may be utilized in a consistent manner with the surrounding San Sebastian River corridor, marine industrial, marina and boat storage properties, allowing the owner to maintain the decades-old historical uses on this property and the current structures thereon, while updating the property to provide the enclosure of uses to improve the streetscape as well as allowing them to continue to meet the economic demands of our citizens and visitors for both boat repair and storage as a means of continuing to promote and meet the goals, objectives and policies of our comprehensive plan.

A. Location/Surrounding Areas: The property within the PUD currently consists of approximately 30.15 acres, described by the Legal Description as included in the Proof of Ownership documents, attached. The property is addressed at 404 Riberia Street and is located as an historically significant and distinctive property on the San Sebastian River corridor.

B. Ownership/Agreement: The Property is currently owned by St. Augustine Marine Center (SAMC Partners, LLC), as shown by the Proof of Ownership documents in the Application materials. Evidence of authorization for representation is attached.

Applicant hereby agrees and stipulates to proceed with the proposed development in accordance with PUD Ordinance as adopted by the City of St. Augustine City Commission with the amendments as outlined. The Applicant also agrees to comply with all conditions and safeguards established by the Planning & Building Department and the Planning & Zoning Board (PZB), Historic Architectural Review Board (HARB) and the City of St. Augustine City Commission.

FLUE Policy 6.6.2 Marine Industrial

This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry and encourage the creation and maintenance of working waterfronts within the City.

Maximum lot coverage of 80%; Marine related uses approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet.

SECTION II- APPLICATION

A. Permitted Uses: The development will be constructed in an orderly manner. The property currently contains buildings that will be renovated and rehabilitated with the additions indicated on the MDP map, including the addition to the repair building bays and the boat storage building to the back of the office uses. This rezoning will allow the applicant to update this historically marine industrial property, which has served the city for many years, through a complete overhaul of the buildings with the stated intent of renovations and upgrades to this deteriorated property and adding an enclosure for some of the current and additional boat storage on site. The applicant will be allowed to utilize this current mix of structures and uses and to alter their forms/configurations as depicted on the site plan attached hereto. In sum, the applicant will be granted the allowed uses in Section 28-226 - Industrial and Warehousing zoning district, as currently allowed, updated to reflect the current ten foot minimum setback from any public road and eight foot fence requirement for outdoor boatyard areas that have historically been present on this property within those areas, and approving the fifty foot height limit as allowed pursuant to the marine industrial future land use. Additionally, the Permitted accessory uses and structures and the Permissible uses by exception, as allowed in Section 28-226 – Industrial and Warehousing zoning district, may be allowed as approved under the Code. This PUD shall not relieve the Applicant, its successors and assigns, of their obligations from complying with all Federal, State and local applicable laws and does not otherwise limit, nor expand, the authority of the City of St. Augustine to enforce such laws nor limit, nor expand, defenses available to the property owner. Further Uses/changes to the uses described shall be by amendment to the PUD.

More specifically, St. Augustine Marine Center PUD business activities, renovations and improvements include water dependent and water-related type marina-based uses pursuant to the Marine Industrial and Open Land allowable uses for this location, including, but not limited to Boat Yard, Boat Storage, Boat Repair, Boat Painting, Boat Sales, Boat Rental, Boat Club, Boat Building, Yacht Yard, Yacht Storage, Yacht Repair, Yacht Painting, Yacht Sales, Yacht Transport, Marine Electric, Marine HVAC, Marine Hydraulic, Carpentry, Canvas & Upholstery Shop, Wash & Detailing, Propeller Repair, Welding, Fabrication Shop, Outboard Service, Engine Service, Engine Sales, Electronics Service, Electronics Sales, Electronics Installation, Retail Sales, Ship Store - a marine related retail store for supplies and provisions, Retail Tenancy, Retail Office Space, marina, marine dockage and mooring facilities, fueling facilities, enclosed storage, temporary outdoor dry staging for boat washing and service, trailer storage, professional and administrative offices, parking and pedestrian sidewalks and paths, clubhouse and accessory structures/uses related to marine operations.

B. Development Standards for NEW Structures within the PUD: The attached site plan depicts the proposed interactive site plan and layout of the structures and uses with partial demolition and additions for the uses proposed. The applicant will be allowed to utilize the current mix of structures and uses and to alter their forms/configurations as provided in the site plans attached hereto. In sum, the applicant will be allowed to rehabilitate and reinvigorate this property as presented. No material departures from this site plan are permitted without authorization of the PZB. In addition, the following specific criteria shall apply.

- 1. Maximum lot coverage:** Fifty percent maximum (50%)

2. Maximum building height: Maximum fifty (50) feet, measured from a ten-foot finished floor elevation.

3. Parking: Parking spaces will be provided per code.

4. Signage: Size and construction of all signs within the property will be in conformance with the City of St. Augustine Sign Ordinance requirements.

5. Stormwater: Stormwater management will be in compliance with the regulations of the City of St. Augustine and conform with the permit requirements established by the St. Johns River Water Management District.

6. Access: Access to the property will be provided per the entrances designated on the MDP map / site plan.

7. Fencing: All existing fencing may remain on the Property or may be modified in accordance with the plan as approved; as such, eight-foot opaque fencing will be provided along the east and south sides of the property adjacent to the boatyard replacing the current deteriorating fencing. Other existing fencing may be replaced as desired by the Applicant.

8. Utilities: All electrical and telephone lines are installed on the site: Electrical power is provided by Florida Power and Light Company or other franchised utility provider. Directional security lighting may be provided as needed.

9. Potable Water: Potable water will be provided by COSA via existing connections.

10. Fire Protection/Assessment: Fire protection will be afforded by fire hydrants in accordance with City standards and buildings will provide fire protection systems as required by code. Applicant will comply with the non-ad valorem assessment for fire services adopted by the City through Ordinance Number 97-25 and Resolution Number 97-04. This will include the re-adoption or continuance on an annual basis of such assessment, by Resolution of the City Commission.

11. Sanitary Sewer: The development is served by central sewer collection from the City of St. Augustine. Any extensions shall be in accordance with City requirements and construction shall conform to current permit standards.

12. Sidewalks: A six (6) foot sidewalk will be installed along Riberia Street.

13. Design: It is the intent of the applicant/owner to continue the current and long-standing uses on this marine industrial property through renovations and upgrades to this deteriorated property, so it may be utilized in a consistent manner with the surrounding San Sebastian River corridor, allowing the owner to maintain the historical marine industrial, working waterfront nature of this property and a reuse and renovation to much of the historical structures thereon, while updating the property to provide the proposed, architecturally pleasing boat storage enclosure at the same height and similar size to those recently approved along this San Sebastian River corridor, to continue to further our citizens and visitors enjoyment of our city's natural resources as advocated by our comprehensive plan.

SECTION III- MAINTENANCE

This Planned Unit Development will be owned and operated by the Applicant and/or its successors/assigns. The Applicant, its successors and/or assigns shall be responsible for all improvements made to the site and shall maintain the site in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All facilities are to remain private and will not be dedicated to the City of St. Augustine. The Applicant reserves the right to transfer the ownership of the PUD or portion thereof to multiple entities, providing maintenance agreement(s) between any property owner/owners has been established which would provide for all maintenance and other requirements as stipulated herein.

SECTION IV- PUD ORDINANCE CRITERIA

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

Response: THE SAN SEBASTIAN RIVER - ST. AUGUSTINE MARINE CENTER PUD, as proposed, promotes and is consistent with the goals, policies and objectives of the Comprehensive Plan, including:

FUTURE LAND USE ELEMENT

FLU Objective 1

The future land use map and subsequent amendments to it shall be adopted and implemented in a manner consistent with topography, soil conditions, and the availability of facilities and services to support such development. This is implemented by FLU Policies 1.1, 1.7, 1.8, 3.2, 6.1, 11.1, and A. The measurable targets for this objective are: (1) the number of development proposals reviewed by compliance with the Future Land Use Plan as implemented by the City's development regulations contained in the City Code; and (2) approval of large scale comprehensive plan amendments by DCA, and adoption of small scale comprehensive plan amendments by the City according to the requirements contained in the Rules and Florida Statutes, and consistent with the adopted Comprehensive Plan.

The subject property does not have any constraints related to topography or soil conditions. Water and wastewater lines are already connected to the site.

FLU Objective 11

The City will act to discourage the proliferation or urban sprawl. This objective is implemented by FLU Policies 1.1, 1.2, 1.8, 3.2, 7.2, 7.3, 8.1, 11.1, 11.2, 11.3, and CI Policies 4.1 and 4.2

FLU Policy 1.1: The City shall continue to implement the adopted comprehensive plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Site plan review shall consist of review of the development proposal for compliance with all applicable chapters of the City Code including but not limited to land development regulations relating to: zoning and on-site parking; environmental protection and conservation overlay zones; concurrency management and on-site storm drainage; signs; landscaping; subdivisions; building code and coastal construction code; utilities – potable water, sanitary sewer, solid waste and city storm sewer; archaeology; and flood control. Building permits shall not be issued which result in a reduction of the

level of service for the affected public facilities below the adopted levels of service standards. Ordinances amending the City Code shall be codified at least annually. They City Code shall be on display for the public in the City Clerk's office. This policy implements FLU Objectives 1, 9 and 11.

The location of the subject property is within the city limits and the proposal is to continue and to refresh and reinvigorate this historically marine industrial, working waterfront property. Additionally, the provisions of the PUD regarding parking and utilities are fully consistent with these policies.

FLU Objective 4

Encourage the use of innovative and sustainable land development practices that maximize the use of existing services and facilities, such as planned unit developments, and other mixed land use development techniques, infill development, redevelopment, wastewater reuse and solid waste recycling. The measurable target for this objective is the continued presence of innovative land development regulations in the City Code.

The stated intent of the applicant, to utilize, update and further the current historical design and use of the long-existing marine industrial site to continue to support this working waterfront as well as to promote the goals, objectives and policies of our comprehensive plan in providing architecturally pleasing boat storage which will allow the continued enjoyment of our natural resources through use of our waterways, with the innovative enhancement of this site, including enhancing the same with renovations to the facilities and docks and addition of indoor boat storage, shows compliance and promotion of this Objective.

INFRASTRUCTURE ELEMENT

SANITARY SEWER SUB-ELEMENT

SS Objective 1.3

The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing wastewater facilities. The measurable target for this objective is the area served by the City wastewater system.

The subject property is in the area served by the City wastewater system and will employ the existing connections to the City's sanitary sewer system and comply with the adopted level of service.

POTABLE WATER SUB-ELEMENT

PW Goal

Water facilities shall continue to be provided in an efficient manner supporting the intended development of the City depicted by the Future Land Use Map.

PW Objective 1.4

The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing potable water facilities. This objective is implemented by PW Policies 1 and 4. The measurable target for this objective is the area served by the City potable water system.

The subject property will employ the existing connections to the City's potable water system. The Property is within the City's service area and will comply with the adopted level of service.

INFRASTRUCTURE IMPACT ANALYSIS

An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns and infrastructure of the city.

The infrastructure impact analysis shall include site specific design improvements related to traffic circulation and the movement of pedestrians, bicycles and vehicles on and off-site.

*Our expert traffic engineer's infrastructure impact analysis is attached with a summary of the project location, current and updated land use descriptions and the traffic impact analysis, **reflecting the proposed reduction in trips** based upon the proposed low traffic generating boat storage addition but **removal of the currently permitted trips for the approved restaurant use**, all as part of the proposed renovations and updates to the St. Augustine Marine Center at 404 Riberia Steet in the City of St. Augustine, Florida.*

Trip Generation: Attached Table 01 summarizes the expected trips generated by the proposed updates, accounting for the removal of restaurant-related trips. The trip generation estimates were derived using rates and equations from the Trip Generation Manual, 11th edition by the Institute of Transportation Engineers (ITE).

As indicated in the table, the renovations are estimated to generate 3 AM peak trips (2 entering and 1 exiting) and 6 PM peak trips (3 entering and 3 exiting). The analysis demonstrates that the proposed changes will have a positive impact on infrastructure due to the reduction in trips from the removed restaurant.

Chindalur Traffic Solutions, Inc.



Rajesh Ramn K. Chindalur, P.E., PTOE
PE No: 77285

HISTORIC PRESERVATION ELEMENT

HP Goal

Maintain and enhance the historic integrity and ambiance within the City of St. Augustine while encouraging economic growth and the identification, Preservation, continued use and adaptive reuse of existing historic structures.

1. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.

Response: Not in an HP district.

2. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.

Response: The Development Plan Narrative, attached above, contains the required development conditions sought by Applicant, all of which are intended to meet the spirit and intent of this historically marine industrial, working waterfront area. A direct reuse, renovation, and addition to many of the current structures and continuation of the long-existing uses enhancing the same with major renovations to the site, docks and buildings shows that the inclusion of the grandfathered marina and dock uses as permitted uses as well as the inclusion of the permitted increased height for the architecturally pleasing, indoor boat storage and repair, as allowed pursuant to our comprehensive plan as outlined above, show that their intent fully complies with the spirit and intent of our code and comprehensive plan. Further, they will continue to meet the maximum lot coverage, signage, setbacks and all other allowable zoning uses as are required and allowed currently upon this parcel. Accordingly, through this planned development, they will also enhance this property. See, FLUE Objective 3.2 - The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e.,

disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable. See, FLUE Policy 3.2.3 -The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity. Also see, FLUE Policy 3.2.6 - The City shall encourage economic development in all areas within the city limits by establishing standards in the LDC to: • Provide a variety of uses in close proximity; • Increase activity and community involvement; • Create a pleasant ambiance through design standards and scale; and, • Improve mobility for alternative modes of transportation and pedestrians. This project and rejuvenation/renovation of this property in fact meets and exceeds all of these characteristics and the permission for the additions as allowed by and promoted under our comprehensive plan actually continues our city's stated objectives of promoting alternative uses of transportation, through allowing additional access to our waterways as well as continuing to promote our citizens' and visitors' enjoyment of our natural resources.

3. Compliance with the intent and criteria in section 28-286.

Section 28-286 provides: The application of flexible land use controls to the development of land is often difficult or impossible within traditional zoning district regulations. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, it is often necessary to establish planned unit developments (PUD) in which development is in harmony with the general purpose and intent of the city's general planning program and comprehensive plan. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial or industrial developments, or combinations thereof, which are in keeping with overall land use density and intensity standards, and open space objectives. The intent of a PUD is to permit flexibility from the strict application

of setback, lot size, and other zoning district requirements, and provide performance criteria which:

- (1) Permit a creative approach to the development of land; and
- (2) Accomplish a more desirable environment than would be possible through the strict application of minimum zoning district requirements; and
- (3) Provide for an efficient use of land; and
- (4) Improve the appearance of the area through the preservation and enhancement of natural features, recreation areas, and open space; and
- (5) Provide an environment of stable character compatible with surrounding areas; and
- (6) Retain property values over the years.

Response: *The Development Plan Narrative, attached above, demonstrates this proposed PUD's compliance with Section 28-286 and how this proposal is a perfect example for the use of planned unit development to encourage the restoration / renovation / reconstruction of this essential marine industrial property, which currently exhibits aged, presently deteriorating structures, while allowing for a creative use that is both in line with meeting the needs for additional boat storage, as approved on this San Sebastian River corridor, and promoting the goals, policies and objectives of our comprehensive plan, with little to no increased ill-effects on the area, since the uses are already allowed, and since the increased height is typical in the industry as recently approved across the river, and is specifically allowed by the terms of our own comprehensive plan. Further, the continued uses enhanced with the architecturally pleasing indoor boat storage will indeed provide an environment of stable character for this property and will greatly promote working waterfronts as encouraged by our state statutes while continuing to enhance the area, with this property not only retaining its value but also enhancing the value of the area and surrounding properties.*

4. Compliance with section 28-288 and justification for any zoning uses.

Response: *Section 28-288 provides "Any use which is permitted by the comprehensive plan may be included and approved in a PUD." A direct reuse, renovation, and addition to many of the current structures and continuation of the long-existing uses enhancing the same with major renovations to the site, docks and buildings shows that the inclusion of the grandfathered marina and dock uses as permitted uses as well as the inclusion of the permitted increased height for the architecturally pleasing, indoor boat storage and repair, as allowed pursuant to our comprehensive plan as outlined above, show that their intent fully complies with the spirit and*

intent of our code and comprehensive plan. Further, they will continue to meet the maximum lot coverage, signage, setbacks and all other allowable zoning uses as are required and allowed currently upon this parcel. Accordingly, through this planned development, they will also enhance this property.

5. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance, or other related permit.

Response: The restoration / renovation / reconstruction of this deteriorating property, while reusing and enhancing many of the current structures, is to be commenced as a single phase, within a reasonable time of the approval of the Ordinance approving the PUD and completed within a reasonable time thereafter.

6. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement.

Response: No such areas exist on the Property.

7. A termination date after which all or part of a PUD that has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

Response: It is the landowner's understanding and intent that should this Application be approved and then not acted upon timely, the existing zoning approvals would remain unchanged.

8. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.

Response: Any reversion to a pre-PUD zoning district would not render the existing uses inconsistent with the Comprehensive Plan.

9. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.

Response:

The undersigned, for themselves and for their successors and assigns, acknowledges and agrees to be bound by every commitment made in this application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.

OWNER/APPLICANT:
DocuSigned by:
Brendan P. Elvirk 7/2/2024
St. Augustine Marine Center (SAMC PARTNERS, LLC)
404 Riberia Street
St. Augustine, FL 32084

SECTION V – CON OVERLAY ZONE

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

In accordance with our Code, these site improvements will have "no significant negative impact on adjacent natural systems by either individual or cumulative effect," will conform to the permitting requirements regarding water quality treatment provisions for the marshes and the vegetative communities contained therein, as well as eliminating harm to any animal, fish or shellfish life contained therein, and will avoid significantly changing or impairing and avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities and will actually enhance those vistas and scenic opportunities which are determined to benefit the public by providing additional docking and enclosed boat storage for our citizens, which in fact meets and furthers the goals, objectives and policies of our Comprehensive Plan in promoting increased access to and use of our city's natural resources and waterways. Additionally, the updates and renovations are in direct accord with our state statutes and legislature's stated intent to support and further working waterfronts in our great state.

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

- 1. Site Specific Conditions:** The development plan, as depicted on the site plan, will update and renovate the current approved uses on site and will provide a new enclosed boat storage building that will be added on to the back of the professional office building and architecturally designed and landscaped to fully improve the streetscape along Riberia. The site development standards will be updated in accordance with modern stormwater management

standards in accordance with current regulations and best management practices. The site and building elevations will be in conformance with current FEMA flood zone standards.

2. The Site's Relationship to Adjacent Properties, Bodies of Water and Surrounding Conservation Overlay Zones: The updated development and continuation of present approved uses including the additional enclosed boat storage will remain in conformance with the long existing, city-designated, Marine Industrial land use, and will continue to be compatible with the character, mass, and scale of the site and San Sebastian River corridor area, including the current U.S. Customs boat building to the North, the boat repair/painting building onsite, the Shipyards enclosed boat storage to the Northwest across the San Sebastian River corridor and the recently approved, Cats Paw Marina enclosed boat storage immediately across the San Sebastian River corridor. All development will adhere to the standards for development within the Conservation Overlay Zones and will not impact any adjacent development within these zones.

3. Natural and Proposed Drainage Patterns: Stormwater collection, conveyance and treatment will be provided by approved and permitted systems as part of the improvements and updates in the PUD. Site-specific engineering and construction details, engineering stormwater modeling and drainage calculations for the proposed systems will be provided within the engineering and construction plans to the City of St. Augustine and St. Johns River Water Management District. There will be no adverse, detrimental or negative water quality impacts on site or to adjacent waterways.

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

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

6. **Impact on Floodplain:** Located along the San Sebastian River corridor, the Property is mostly within the AE designated flood zone. The stormwater management facilities will eliminate the potential for impacts to the neighboring community and environmentally sensitive areas, sometimes associated with the increase in flood zone elevation requirements.

7. **Impact of Development on Vegetative and Animal Communities:** The site has been fully developed and impacted for decades with the same uses as proposed to be updated, including structures for boat repair and storage and outdoor boat storage and marina uses. All existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the updates and proposed redevelopment by our environmental scientist team.

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

9. Effect of Shade on Vegetation and Shellfish: No construction is planned which would cause any new or unnatural shading. As stated, the site is fully developed and has been for years.

10. Effect of Boat Wake and Boat Traffic on Manatees, Vegetation, Shellfish and Wildlife, as well as Shoreline Erosion: Any increase in marine vessel related traffic on the waterway will conform and adhere to local, State and Federal guidelines and regulations. Further, this site is the most advantageous along the San Sebastian River corridor for easy access to the channel as well as to the Intracoastal and out to our offshore natural resources.

11. Impact of development on shoreline by linear feet and percent of site: As previously stated, the updates and renovations of the site, including adding enclosed boat storage, between the US Customs boat building and the boat repair/paint building already onsite, to the back of the professional office building and continuing the decades old, approved and city-designated working waterfront, marine industrial uses on this site in the same general locations, will not significantly change how the shoreline of the site is viewed from the water. The site is extremely large at 1,313,363 sqft. (30.15 acres) in size with over 1,500 linear feet of shoreline and the addition for enclosed boat storage is only approximately 7% of the site. Accordingly, the size of the enclosed boat storage is comparable to the other approved, enclosed boat storage buildings on the shorelines of this San Sebastian River corridor. Further, the location of the building on the center of this parcel with over 1,500 linear feet of frontage on the San Sebastian River, (with the building covering only about 20% of the shoreline frontage), and at the end of Riberia Street abutted by over 45 acres of city-owned land, including the nine (9) acres of the Dr. Robert B. Hayling Freedom Park, named by the city in honor of a leader of the Civil Rights Movement in St. Augustine in the early 1960s, which the city promotes on its website as “a

nearly nine acre park providing the public with a panoramic view of the San Sebastian and Matanzas Rivers that will undoubtedly become a favorite place for reflection, recreation and relaxation for the St. Augustine community,” proves that the impact is minimal and reasonable given the historical uses on the Marine Industrial site and the alternative expansive “Vistas and Scenic Opportunities for the Benefit of the Public as a whole” in the area.

In fact, as pictured in the aerial and streetscape photos and architectural elevations attached, the new building will be designed to improve both the streetscape and the shoreline with an architecturally pleasing building on all sides and will actually enclose a number of the boats that may have been unsightly on the site previously.

12. Impact of Development on Vistas and Scenic Opportunities: As stated, the updates and renovations of the site, including adding enclosed boat storage to the back of the professional office building at the center of the extremely large site (approximately 1,313,363 sqft. (30.15 acres) in size with over 1,500 linear feet of shoreline and 1,000 linear feet of street frontage and the addition for enclosed boat storage only approximately 7% of the site and only about 30% of the frontage of the site), and continuing the decades old, approved and city-designated working waterfront, marine industrial uses on this site in the same general locations, will not significantly change how the site is viewed from the land. In fact, as pictured in the streetscape photos and architectural elevations attached, the new building will be designed to improve the streetscape with an architecturally pleasing building on all sides and will actually enclose a number of the boats that may have been unsightly on the site previously. Further, the location of the building on the center of this parcel with over 1,500 linear feet of frontage on the San Sebastian River, (with the building covering only about 20% of the shoreline frontage), and at the end of Riberia Street abutted by over 45 acres of city-owned land, including the nine (9)

acres of the Dr. Robert B. Hayling Freedom Park, named by the city in honor of a leader of the Civil Rights Movement in St. Augustine in the early 1960s, which the city promotes on its website as “a nearly nine acre park providing the public with a panoramic view of the San Sebastian and Matanzas Rivers that will undoubtedly become a favorite place for reflection, recreation and relaxation for the St. Augustine community,” proves that the impact is minimal and reasonable given the historical uses on the Marine Industrial site and the alternative expansive “Vistas and Scenic Opportunities for the Benefit of the Public as a whole” in the area. Finally, as shown in the streetscape photos, the Eddie Vickers Park & Willie Galimore Recreation Center, across and located at 399 S Riberia Street, with a basketball court, baseball diamond and picnic area, provide plenty of space to enjoy the over 700 feet of open frontage that will be retained outside the areas of the new architecturally pleasing, enclosed boat storage building. The building will adhere to the height and coverage limitations consistent with and allowable by our Comp. Plan within this decades-old, city-designated Marine Industrial area.

13. Existing Amounts of Native Plants and Proposed Retention and Use of Native Plants for Landscape and Open Space Purposes: As the site has been developed for some time, no existing native plant materials exist. However, the applicant will attempt to use native plant and tree species as much as possible within the new landscaping on site.

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

15. Impact of Development on Water Quality: Stormwater collection, conveyance and treatment will be provided by approved and permitted systems as part of the improvements and updates in the PUD. Site-specific engineering and construction details, engineering stormwater modeling and drainage calculations for the proposed systems will be provided within the engineering and construction plans to the City of St. Augustine and St. Johns River Water Management District. There will be no adverse, detrimental or negative water quality impacts on site or to adjacent waterways.

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

17. Specific conditions applicable to docks: In addition to complying with the considerations listed in subsections (1) through (16) herein, applicant agrees that 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 outdoor 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 an outdoor boatlift. In

addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended on an outdoor 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. See attached for the approved dock layouts and the minor updates addressed by our expert environmental scientist team.

SECTION VI - SUMMARY AND CONCLUSIONS

Approval of this Planned Unit Development, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, is justified in that:

1. The project will not adversely affect the orderly development of the City of St. Augustine as embodied by the City Zoning Ordinance and the respective Comprehensive Plan of the City, as the proposal is in conformance with the Plan and its goals and objectives, and the use, as included in the Narrative, is compatible with the surrounding zoning. The project allows control over the size and intensity over development and assurance of compatibility with surrounding residential uses.

2. The project will not adversely affect the orderly development of the City of St. Augustine and will not adversely affect the health, safety and welfare of the residents or visitors to the area, will not be detrimental to the natural environment or the development of adjacent properties or the neighborhood as a result of the conditions and safeguards included in the application.

3. The project will accomplish the objective, standards and criteria set forth within the Zoning Ordinance and provides for strict regulation and maintenance of the project to provide the City with the assurance of an attractive and beneficial asset.

4. When developed in accordance with the conditions stipulated in the PUD application and imposed by this Ordinance, the proposed PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

Summary of Justification
Public Purpose and Public Benefit

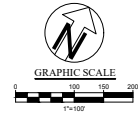
Further, pursuant to the guidelines of our PUD ordinance, the project is a grand addition to the area, as follows: 1. The project takes into consideration pedestrian oriented design along Iberia Street and adds significantly to the sense of place of the surrounding area by adding sidewalks and coordinating with the city and the Lincolnville CRA on crosswalks, as well as respecting existing development patterns and providing for compatibility, quality and integrity of the existing area and neighborhoods by cleaning up and improving the streetscape drastically and providing a unique sense of place through architectural design and a mixture of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood by attempting to work features of the Lincolnville design criteria into their building features and area design. Although this PUD entails the same uses of the site, their distinct and concerted efforts to improve the streetscape and to help contribute to pedestrian travel and safety is a welcome addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area. 2. This renovation/redevelopment clearly demonstrates consideration for the existing neighborhoods and street patterns within the city by removing unnecessary trips from Iberia and in turn providing pedestrian improvements and safety

features in conjunction with the city and the Lincolnville CRA. The improvements also add fully desired, updated and renovated boat repair, storage and water access facilities along our most desired San Sebastian River corridor, which all help to drastically improve the transportation networks or circulation patterns as described in the infrastructure impact analysis, as well as, to promote the goals, objectives and policies of our comprehensive plan in vastly improving access to our natural resources and allowing vastly enhanced enjoyment of our vistas and scenic opportunities. Moreover, this renovation project is abundantly consistent with the character, history, and cultural and natural features that help create a sense of place upon this decades-old marine industrial, working waterfront property. And 3. This redevelopment project not only provides additional upgrades and enclosed boat storage and repair facilities, but it also provides renovations and a reuse of those already in existence hereon as well as cleaning up the outdoor boat storage and docking facilities for both vastly improved visual and practical usage by our citizens and visitors alike.

THEREFORE, This Planned Unit Development request meets all the above listed City requirements, including the Comprehensive Plan requirements, does not conflict with any of the elements of our Comprehensive Plan and is fully consistent with our Comprehensive Plan and our City Code.

Attachment 12:

MDP Map



SITE DATA		
TOTAL SITE	30.15 AC	1,313,363 SF
DEVELOPMENT AREA	27.43 AC	1,194,841 SF
MAX LOT COVERAGE		50%
ZONING		PUD
FLUM		MARINE INDUSTRIAL
PARCEL NUMBER(S)		2035400000
911 ADDRESS		404 RIBERIA STREET
FEMA PANEL NUMBER		12109C031141 & 12109C031181
FLOOD ZONE		ZONE AE BFE+7 & 9
MAX BUILDING HEIGHT		50'
MIN SETBACKS (FRONT/SIDE/REAR)		(015/5)

PARKING CALCULATIONS

USE: OFFICE	=	1 SPACE/400 SF	8.834 SF	22 SPACES
USE: COMMERCIAL (MARINA BUILDING)	=	1 SPACE/200 SF	6.000 SF *	20 SPACES
USE: BOAT STORAGE	=	1 SPACE/30 SLPS	38 SLPS	19 SPACES
USE: DRY BOAT STORAGE	=	1 SPACE/10 SLPS	260 SLPS	30 SPACES
USE: GARAGE / SERVICE	=	3 SPACES / 3 BAYS	9 BAYS	9 SPACES
ADA REQUIRED	=			5 SPACES
ADA PROVIDED	=			6 SPACES
COMPACT CAR SPACES ALLOWED	=		25% TOTAL REQUIRED	33 SPACES
COMPACT CAR SPACES PROVIDED	=			24 SPACES
TOTAL REQUIRED	=			100 SPACES
TOTAL PROVIDED	=			109 SPACES

* EACH PARKING SPACE PROVIDED TO MEET THE MARINA'S BOAT SLIP OR DRY STORAGE PARKING REQUIREMENTS MAY ALSO BE CREDITED TOWARDS MEETING 100 SQUARE FEET OF THE PARKING REQUIREMENTS FOR THE MARINA OR PERMITTED MARINA-RELATED ACTIVITIES. 49 SPACES FOR BOAT STORAGE AND DRY BOAT STORAGE = 4,900 SF OF CREDIT TOWARDS OFFICE PARKING REQUIREMENT. (8,834 SF OF OFFICE USE - 4,900 SF OF CREDIT = 3,934 SF OF OFFICE USE)

HATCH LEGEND	
PAVEMENT	
CONCRETE	
GRAVEL	

Attachment 13:
Applicant's PUD Code Analysis

Chapter 28 Planned Unit Development: PUD

The City's Code of Ordinances calls for two possible public hearings at the PZB to review PUD proposals, but allows the PZB to waive the second public hearing at PZB and move this on to the

City Commission if desired due to the minor change of merely adding the additional height for the enclosed boat storage as provided for in our Comprehensive Plan. This application will have its first public hearing on August 2, 2024. The reason for holding PZB meetings is to discuss the merits of the application and the final PUD document.

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

Sec. 28-286. – Purpose and intent.

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

This application for rezoning to PUD is NOT to add uses or change regulations, instead it is directly related to the guidance of our Comprehensive Plan which specifically calls for a rezoning to PUD to all for the increased height in the current, long standing, city-designated MARINE INDUSTRIAL land use of this San Sebastian River, working waterfront property.

That section of our Comprehensive Plan states verbatim as follows:

FLUE Policy 6.6.2

Marine Industrial

This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry and encourage the creation and maintenance of working waterfronts within the City.

...

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

The PUD process is designed to:

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

Request complies. The proposed development continues and updates the current uses and even provides a more economically efficient use of the land with the enclosed boat facility. Further, it does not skip over other lands but continues the working waterfront usage of this sector along the San Sebastian River corridor, reducing any contribution to urban sprawl.

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

Request complies. The proposed updated development site now includes a cleaner more efficient site which allows the development to function in a more thoughtful manner.

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

Request complies. The applicant is merely updating this site, not adding any additional uses that are not currently allowed, but following the guidance of our comprehensive plan is seeking the additional height for the enclosed boat storage.

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

Request complies. Information to assess this proposed development has been provided by the applicant.

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

Request complies. The applicant has provided architectural renderings for the improvements to the site and seeks to finish the new buildings in a way to improve the streetscape as depicted and to clean up the site with a good deal of enclosed boat storage. The documentation provided clearly demonstrates the coordination of architectural styles, building forms, and building relationships.

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

Request complies. The same uses that currently exist hereon and will be continued, including many working waterfront uses, such as boat storage, boat repair, and boat docks and other water related services, and such are ideally compatible with the surrounding areas as proven over time with this long standing, city designated MARINE INDUSTRIAL land use.

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

Request complies. The proposed site plan which is almost identical to the current layout, merely enlarging a couple of the buildings and adding the enclosed boat storage at the height permitted for other boat storage facilities on this San Sebastian River corridor, and the text provided limits the uses to those that have been occurring on site for many decades, and those allowed and encouraged by our comprehensive plan.

Sec. 28-287. – Defined.

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

Request complies by providing all the required attachments.

Sec. 28-288. - Permissible uses.

Any use which is permitted by the comprehensive plan may be included and approved in a PUD. Those uses allowed may be allowed in a PUD but must be specifically identified in the PUD development narrative text, and must be compatible with the property's identified comprehensive plan future land use designation. Such uses approved in conjunction with a PUD must provide a justification for the requested use and include defined development criteria in the PUD to mitigate any potential negative impacts of the uses. Additionally, certain desired benefits to the community must be outlined. The benefits to the community may include, but are not limited to those provided on-site, but benefits related to the proposed planned development off-site as well, such as, public parking provisions, enhanced landscaping or street tree planting, architectural or historic preservation benefits, benefits of certain uses in certain areas and/or alternative transportation benefits, and maintenance, improvement or encouragement of public access to waterways, conservation areas and/or vistas and scenic opportunities.

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

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

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

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

Request complies.

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

Request complies.

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

Request complies.

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

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

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

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

Included in the PUD text is documentation of compliance with numerous goals, policies, and objectives of the Comprehensive Plan.

2. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts; and,

Not applicable to this request.

3. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception; and,

Request complies by providing the need and justification for the PUD rezoning in Section 8, which is found in the PUD text. The request also complies with the requirement for identification of each proposed development condition that would otherwise not be allowed under the existing zoning.

4. Compliance with the purpose and intent and criteria in section 28-286; and,
Request complies.

5. Compliance with section 28-288 and justification for any zoning uses; and,
Request complies.

6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit; and,

Request complies. Information is included in the PUD text.

7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement; and,

Request complies. Information is included in the PUD text.

8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule; and,
Request complies. Information is included in the PUD text.

9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted; and,
Request complies.

10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city; and
Request complies. An Infrastructure impact analysis has been provided.

11. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.
Request complies. Information is included in the PUD text.

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

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

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

and any exterior additions or reconfigurations may require a streetscape, as deemed necessary by staff or the historic architectural review board concurrent with project details.

Not applicable to this request.

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

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

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

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

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

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

Request complies with location and grouping of uses, information regarding specific height of structures provided on the MDP site plan.

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

Not applicable to this request.

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

Request complies. An Infrastructure impact analysis has been provided.

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

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

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

Request complies by providing a map of all existing buildings and areas. There are no wooded areas and the site is fully developed so a topographic map of the site is not needed.

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

Request complies. Information is included in the PUD text; particularly, improvement of encouraging public access to waterways.

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

Request complies. Architectural renderings provided.

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

Request complies. Documentation is included in the PUD map and text.

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

Request complies. Documentation is included in the PUD map and text.

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

The PUD text provides details of ownership and maintenance.

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

a. Areas to be developed, in order of priority;

b. The construction of streets, utilities and other improvements necessary to serve the proposed development; and

c. The dedication of land to public use, if any.

Request complies. Documentation is included in the PUD map and text.

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

Request complies. Documentation is included in the PUD map and text.

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

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

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

- e. In addition to the developer neighborhood notice, the city planning and building department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the city's public information outreach initiative. Such additional courtesy information may be provided in person, by U.S. regular mail, electronic mail or posting on the city's website, as reasonably practicable. This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.

Request complies. Applicant sent notice with required information.

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

(1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.

(2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.

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

(4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:

- a. Permit a creative approach to the development of land; and
- b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and
- c. Provide for an efficient use of land; and
- d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
- e. Provide an environment of consistent character compatible with surrounding areas; and
- f. Retain property values over the years.

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

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

- (1) There are the same or fewer number of dwelling units and/or floor area;
- (2) The open space is in the same general location and in the same general amount, or a greater amount;
- (3) The buildings have the same or less number of stories and/or floor area; and
- (4) The roads and drives follow approximately the same course and have the same public or private rights therein.

(6) Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to

finalize any recommendations to the city commission. The PZB reserves the right to require only one (1) public hearing, if deemed appropriate by the PZB, the project may move straight to the city commission for rezoning.

(7) Because of the nature of PUD's with regard to potential size and the level of detail required of projects, and unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a PUD rezoning within not more than sixty (60) days from the date of filing of the complete application. Any revisions or amendment to the PUD rezoning application must be submitted to the planning and building department at least fifteen (15) days prior to the scheduled meeting date. Notice of public hearing shall be made as provided in section 28-59(a) and (b).

(8) *Expiration of time limits provided in ordinance creating a PUD.* If development actions required by the ordinance creating a PUD are not taken within the timeline established in the PUD from the date of approval by the city commission actions consistent with section 28-289 (a)(4)b.8. shall be taken.

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

(a) *Development plan.* The final development plan, and project narrative shall be attached to the PUD ordinance as an exhibit and shall be the only development plan associated with the PUD unless and until an amendment to the PUD is pursued via amendment to the PUD ordinance or via minor amendment procedures.

(b) *Record plats.* If the PUD ordinance requires the recording of record plats, such plats shall be submitted to the city commission for final approval.

(c) *Approval of development plans.* The planning and building department shall review all development plans; and, if found in compliance with this Code, and the PUD ordinance shall approve same.

(d) *Permits required.* All construction in the development of a PUD shall proceed only under Applicable permits issued by the planning and building department; and no building permit, certificate or other document authorizing construction or occupancy within a PUD shall be issued, except in accordance with the approved PUD ordinance and all regulatory provisions in existence at the time of the permit except as otherwise exempted or waived in the PUD text.

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

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

(1) *General development patterns.* Redevelopment and infill projects within the city shall take into consideration pedestrian-oriented design, the human scale and sense of place of the surrounding area, and shall respect existing development patterns and provide for compatibility, quality and

integrity of the existing area and neighborhoods. They should provide a unique sense of place through architectural design and a mixture of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood. The PUD should be an addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.

Evaluations of this request for its contributions and added value to the area are clear as this request is merely to allow the same uses in basically the same configuration on the same site while updating the uses and buildings and site to improve the streetscape as well as to comply with and further the goals, objectives and policies of our comprehensive plan by providing enclosed boat storage on the same site in an architecturally pleasing building that will enclose many boats onsite and allow the continuation of this decades-old, city designated, working waterfront property as advocated by our state statutes and our code and comp plan.

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

The applicant has provided an overview of this proposal's contributions to the existing area. Again, the evaluations of this request for its contributions and added value to the area are clear as this request is merely to allow the same uses in basically the same configuration on the same site while updating the uses and buildings and site to improve the streetscape as well as to comply with and further the goals, objectives and policies of our comprehensive plan by providing enclosed boat storage on the same site in an architecturally pleasing building that will enclose many boats onsite and allow the continuation of this decades-old, city designated, working waterfront property as advocated by our state statutes and our code and comp plan. Particularly noteworthy is that fact that additional enclosed boat storage use is a low traffic generator, allows the continued enhancement and updating of this site and out promotion of working waterfronts as advocated in our plan and our state's statutes.

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

This information has been provided by the applicant and is included in the PUD text, map and exhibits. This approval will allow the beautification and update to this essential site.



PERSPECTIVE



PERSPECTIVE



PERSPECTIVE



PERSPECTIVE



PERSPECTIVE



PERSPECTIVE



ROOF BACONY

PZB Recommendation

The Board is tasked with making recommendations to the city commission.
The Board has studied and considered this request and finds as follows:

(1) No adverse effect finding.

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

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

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

(3) Need and justification finding.

In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, this PUD affirmatively complies with each applicable PUD regulation found in this section and clearly identifies the need and justification for this rezoning.

As outlined, the objective of this 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.

Attachment 14:

Environmental Scientist Report

Ryan Carter

From: David Birchim <dbirchim@citystaug.com> on behalf of David Birchim
Sent: Monday, August 9, 2021 3:40 PM
To: Karl Masters
Cc: Chris Simon; Stefan Johansson; Ryan Carter
Subject: RE: St. Augustine Marine Center - Use by Exception/Conservation Overlay (2019-0016)

Hello Karl,

Your documentation shows you acted on the PZB approval within one year so your rights to develop are conserved.

Your contractor can submit for a building permit when you are ready.

David Birchim

From: Karl Masters <karl@mywindward.com>
Sent: Monday, August 9, 2021 10:19 AM
To: David Birchim <dbirchim@citystaug.com>
Cc: Chris Simon <chris@finvarb.com>; Stefan Johansson <stefan@staugustinemarine.com>; Ryan Carter <ryan@carterenv.com>
Subject: St. Augustine Marine Center - Use by Exception/Conservation Overlay (2019-0016)

Good morning David,

After discussion with City Staff last week, I was informed that we could provide documentation that we are continually to advance the project associated with the use by exception/Conservation approval to allow for us to retain our developmental rights moving forward. We have been working with our consultant on permitting with FDEP/SJRWMD and ACOE. I have included the RAI's and response letter in the link below showing the progress that has been made. Please confirm if this is acceptable documentation and if our rights to develop are conserved with this information. Thank you in advance for your time!

 [St. Augustine Marine Center](#)

Sincerely,
Karl Masters
Senior Project Manager
Windward Marina Group
404 Riberia Street
St. Augustine, FLORIDA 32084
904-824-4394 (o)
904-207-9491 (c)



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

August 5, 2024

City of St. Augustine
Planning Department

To Whom It May Concern:

Below is a summary of the existing versus proposed dockage, dredging, shoreline stabilization, boat ramp and travel lifts at the St. Augustine Marine Center property. Attached are corresponding maps.

Dockage:

The 8-13-20 approved dock configuration totaled 21,848 sf., while the proposed dockage totals 31,405 sf. The increase in square footage is primarily attributed to a proposed increase in width of the south docks from 8' to 14' in width. Since this is such a long dock, the width increase is desired for safety reasons.

The configuration of the proposed docks will not require salt marsh impacts as the previously permitted plan does and will allow for some wetland areas to revegetate. There is an existing 24' wide concrete access pier leading to the south docks. This access pier will be removed and replaced by a 10' wide access pier, with a 6' wide gangway, which will be located within the footprint of the existing access. The smaller footprint of the proposed south dock access will allow approximately 1,365 sf. of salt marsh to revegetate naturally.

The central docks will be reconfigured within the general area of existing docks to better accommodate the relocated travel lift. The five Customs and Border Patrol (CBP) docks to the north will remain largely unchanged, except for one section that will be removed to accommodate the new boat ramp. All docks will be located 25' landward of the navigation channel per Federal regulation.

Dredge:

The previous approval authorized 0.18-acre of salt marsh dredge. The proposed design no longer includes this salt marsh dredge. The proposed project includes 2.15 acres of maintenance dredging over open water with a sand/silt substrate, within the previously permitted maintenance dredge area. There are three maintenance dredging areas intended to increase the navigational depth 1) at the proposed CBP boat ramp to the north; 2) at the central travel lift location and 3) at the south end of the southern long dock. Since no salt marsh impacts are proposed, no wetland mitigation would be required for Local, State or Federal permitting.

Shoreline stabilization:

The north end of the property is bulkheaded and will remain as-is except for a 20' bulkhead section to be removed for the CBP boat ramp. Starting at the northern existing boat ramp, the proposed bulkhead alignment will continue south, decommissioning two boat ramps and

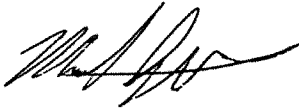
meandering just landward of mean high water past the south docks access point. This alignment will differ slightly from the permitted alignment; however no new vegetative impacts will occur. The approved rip-rap south of the bulkhead will remain as permitted.

Boat Ramp and Travel Lift:

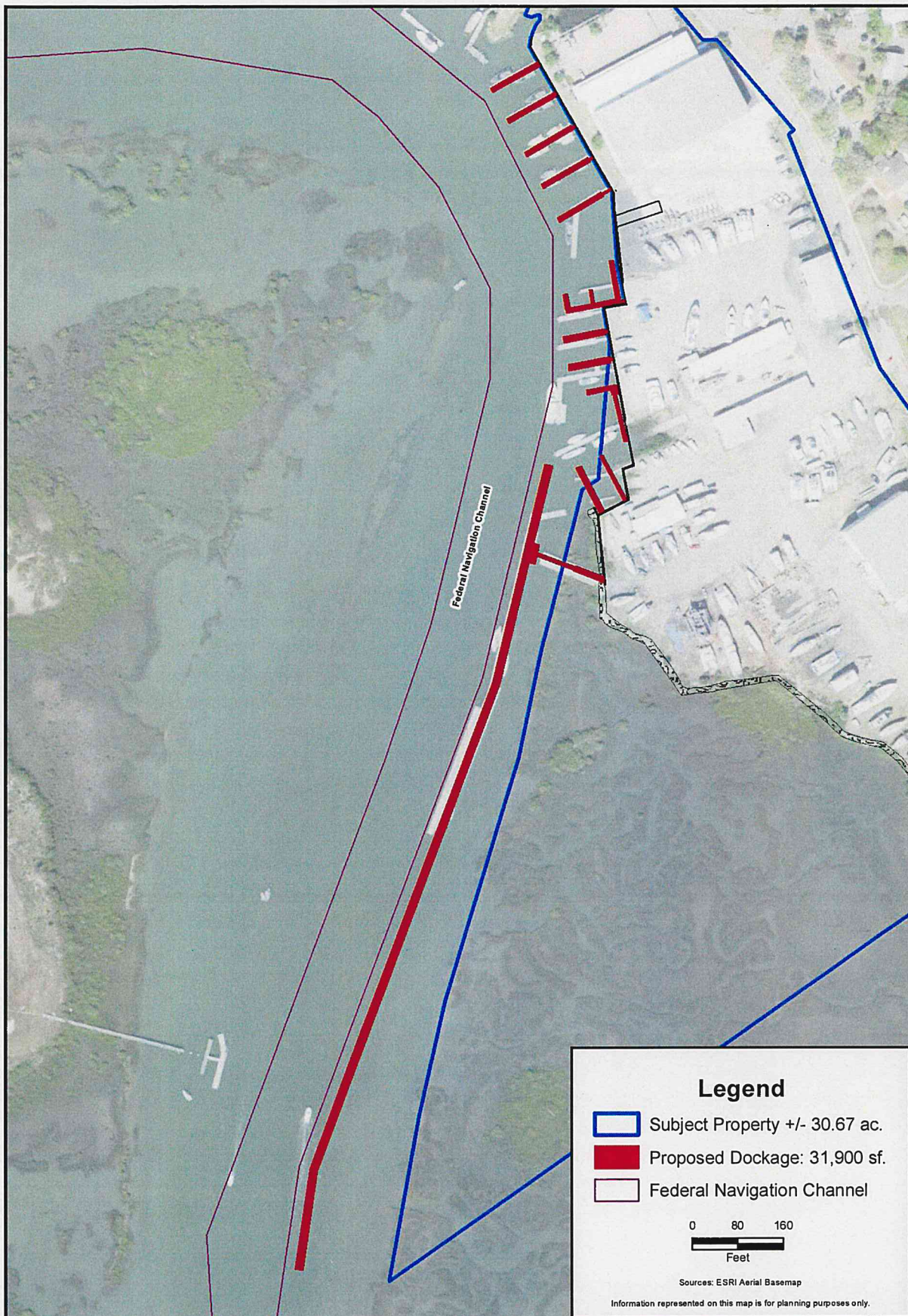
The boat ramp and travel lifts will both be relocated as part of the proposed plan. Two existing boat ramps will be bulkheaded and backfilled just landward of mean high water. A new boat ramp will be constructed to the north for Customs and Border Patrol use. The existing travel lift will be decommissioned and relocated 350' south. It will be oriented in a way the will allow launching more parallel with tidal currents.

Hope this information is helpful. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Michael Spontak
Senior Project Scientist
michael@carterenv.com
904-540-1786



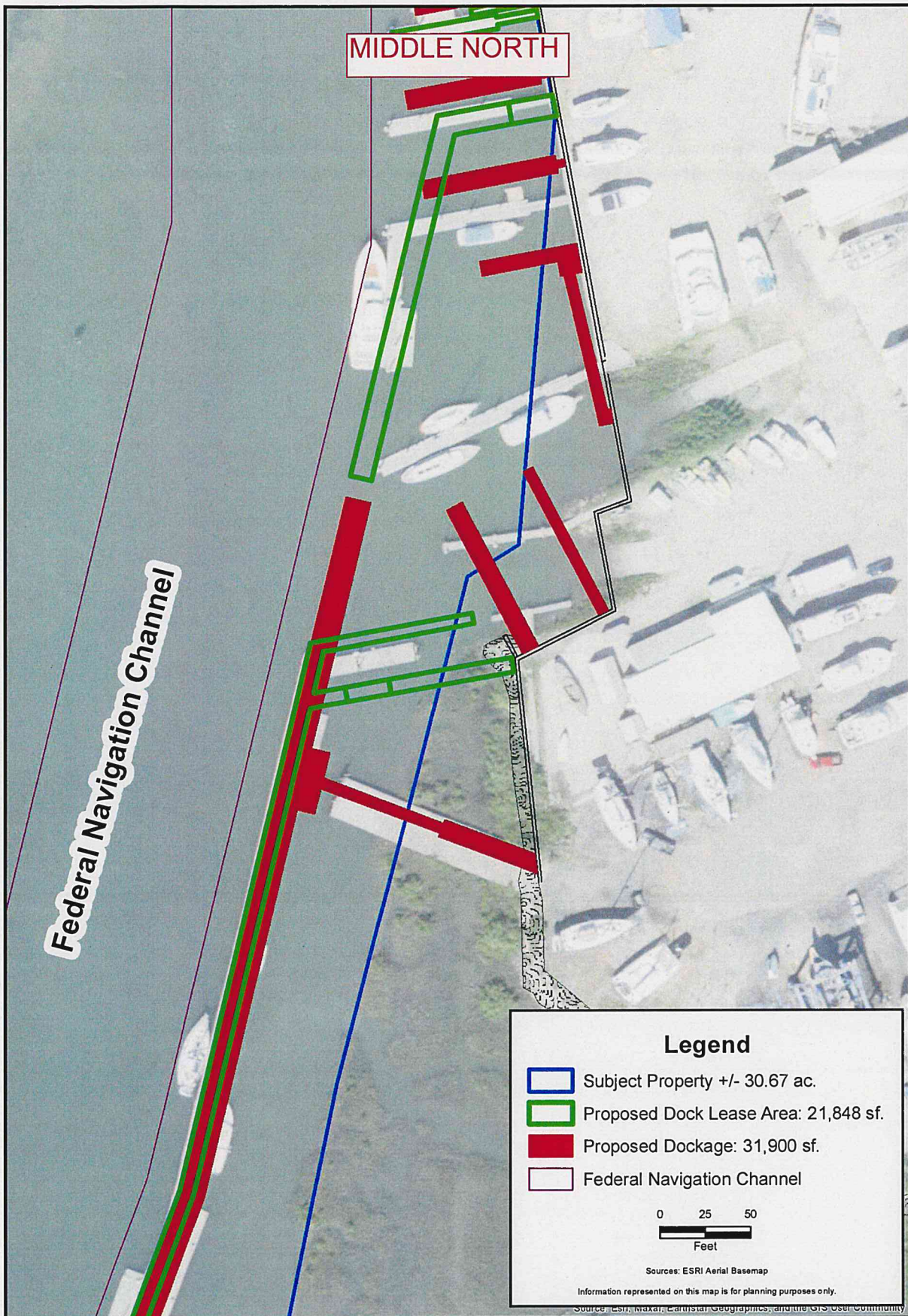
CARTER ENVIRONMENTAL SERVICES, INC.
CES 42 Masters Drive
 St. Augustine, FL 32084
 904-540-1786
 www.carterenv.com

Proposed Dockage
St. Augustine Marine Center
 St. Augustine, Florida

Project: 5.17045
 Date: Aug 02 2024
 Figure: 1



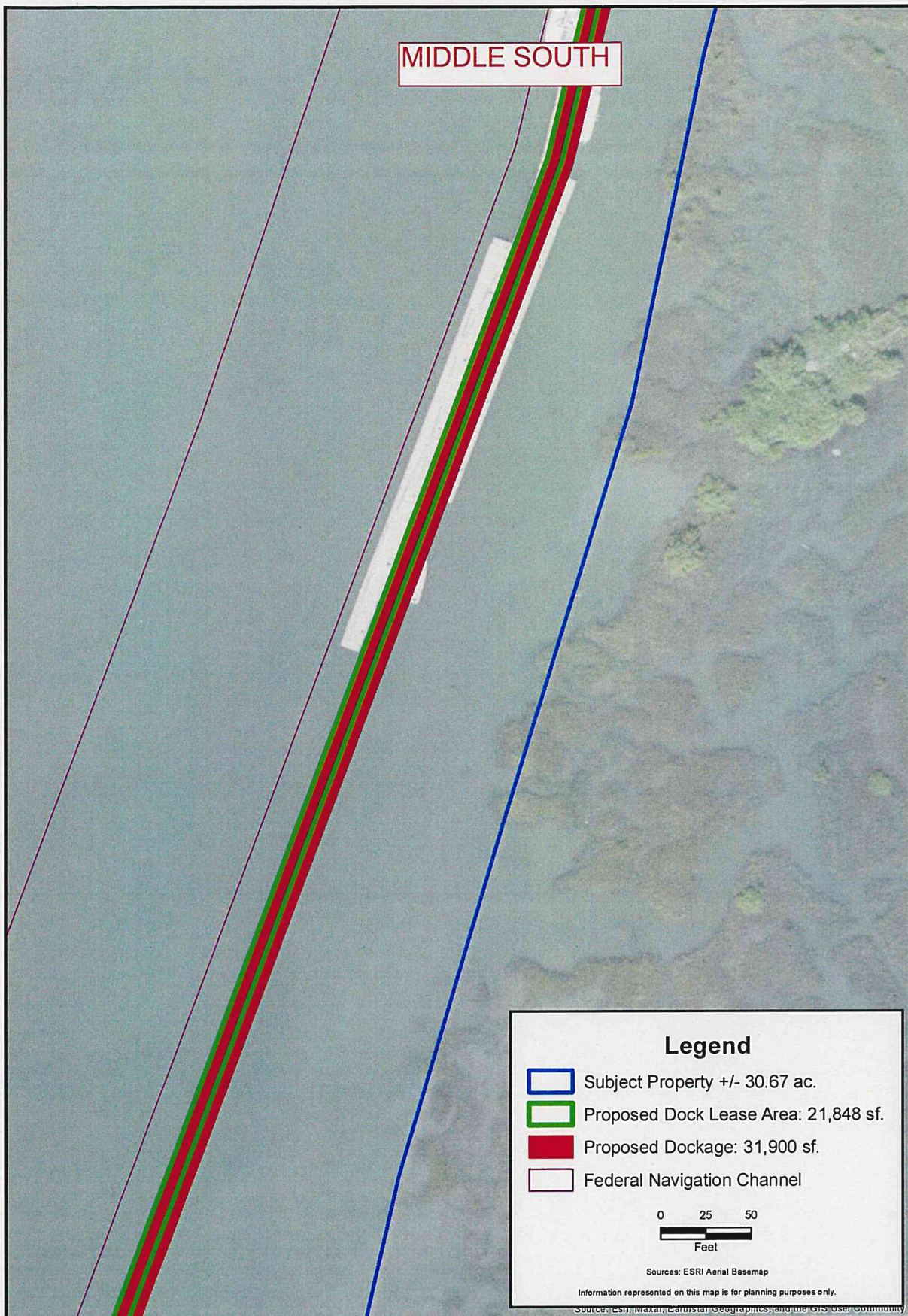
CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Permitted vs. Proposed Docks Footprint St. Augustine Marine Center St. Augustine, Florida	Project: 5.17045 Date: Aug 02 2024 Figure: 2
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 904-540-1786
 www.carterenv.com

Permitted vs. Proposed Docks Footprint
St. Augustine Marine Center
 St. Augustine, Florida

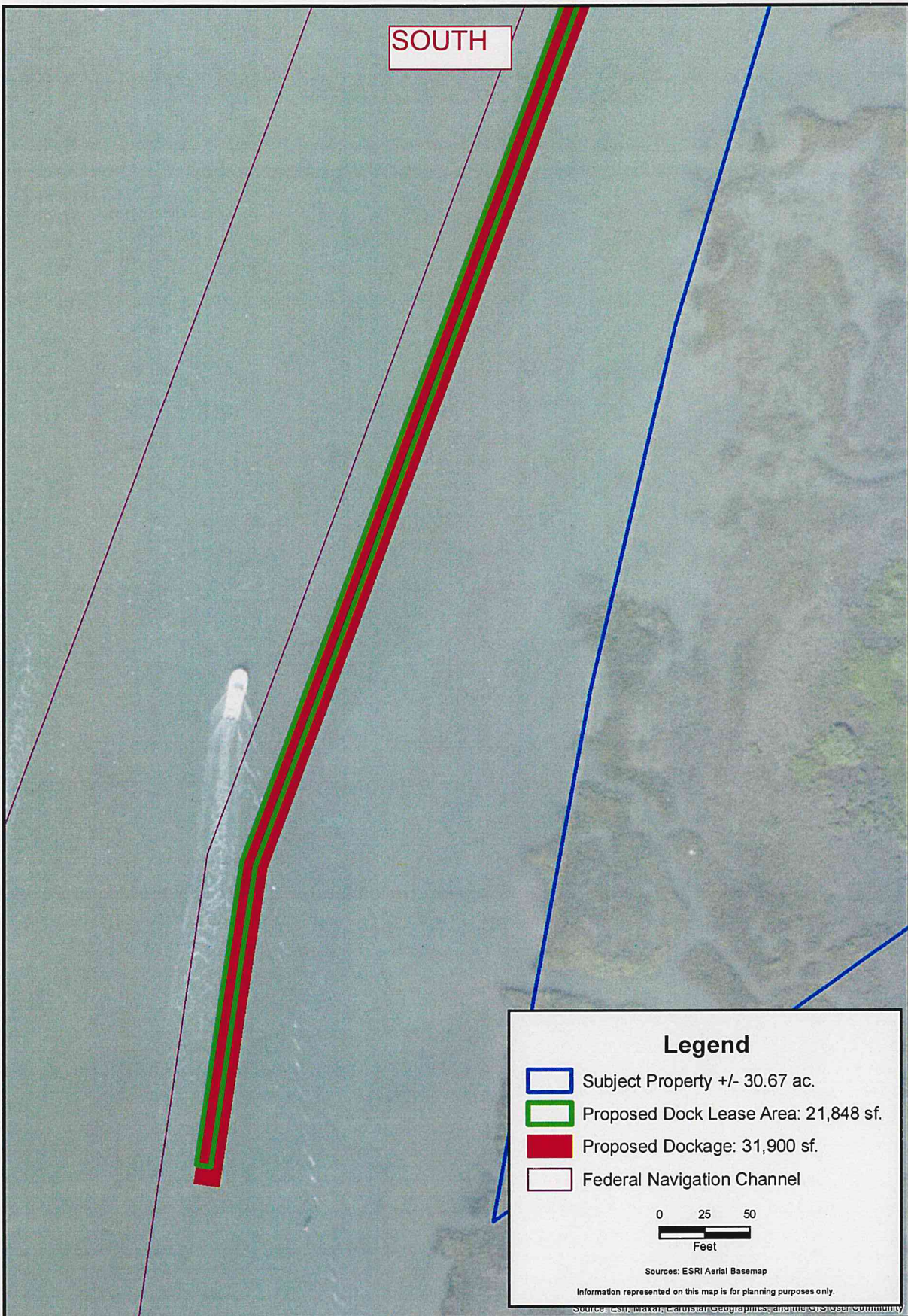
Project: 5.17045
 Date: Aug 02 2024
 Figure: 3



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

Permitted vs. Proposed Docks Footprint
St. Augustine Marine Center
 St. Augustine, Florida

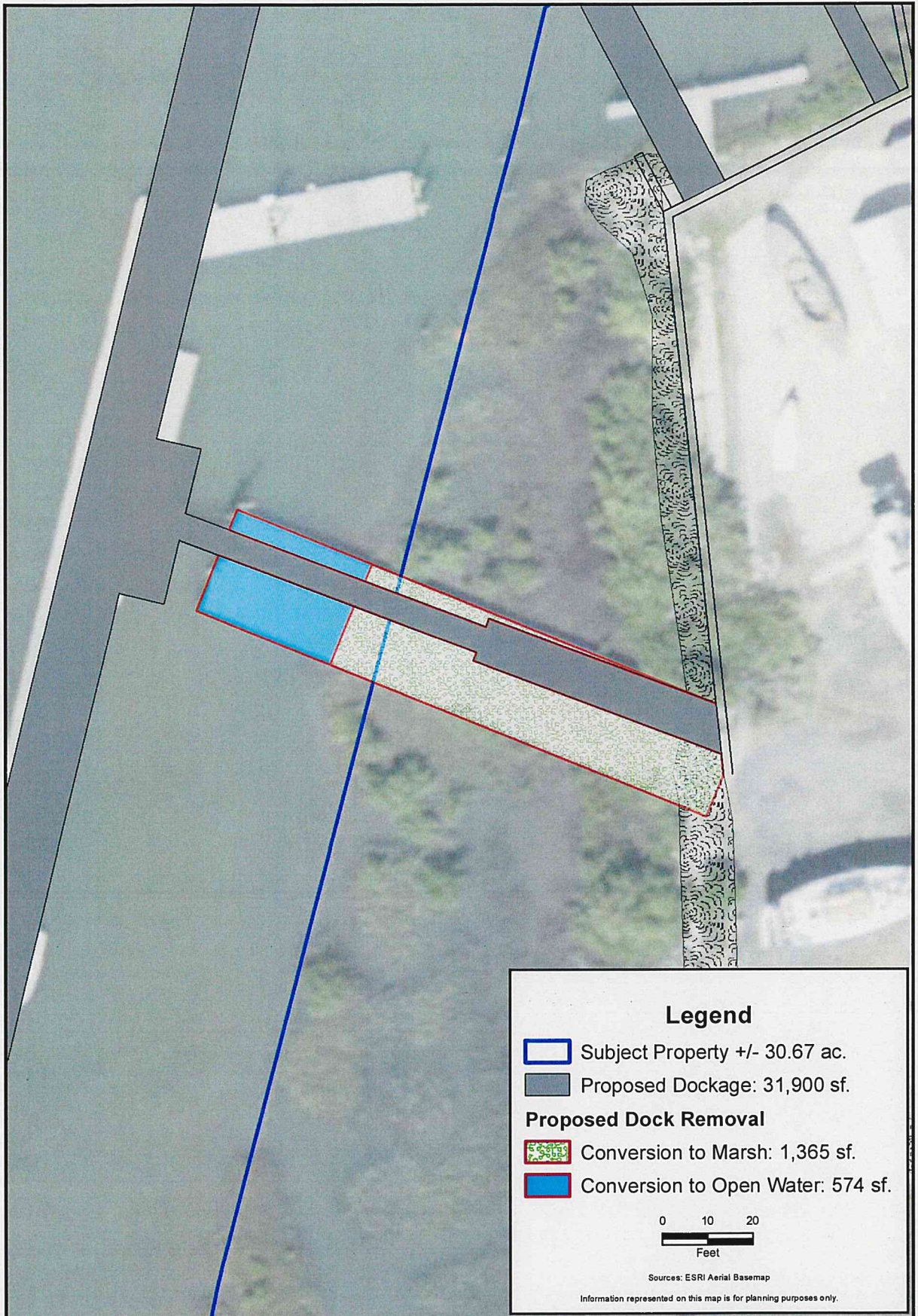
Project: 5.17045
 Date: Aug 02 2024
 Figure: 4



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Permitted vs. Proposed Docks Footprint
St. Augustine Marine Center
 St. Augustine, Florida

Project: 5.17045
 Date: Aug 02 2024
 Figure: 5



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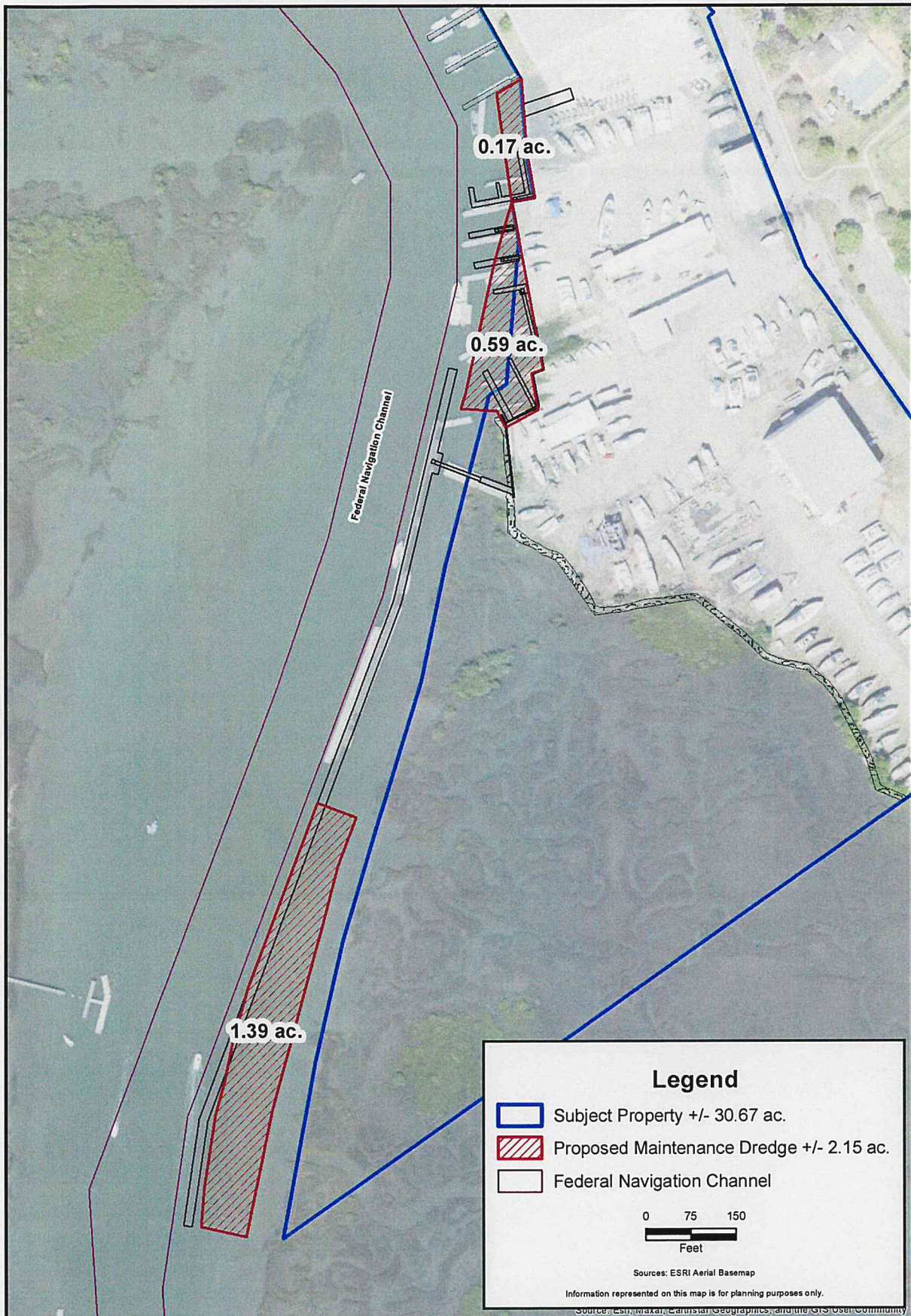
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South Dock Access
St. Augustine Marine Center
St. Augustine, Florida

Project: 5.17045

Date: Aug 02 2024

Figure: 6



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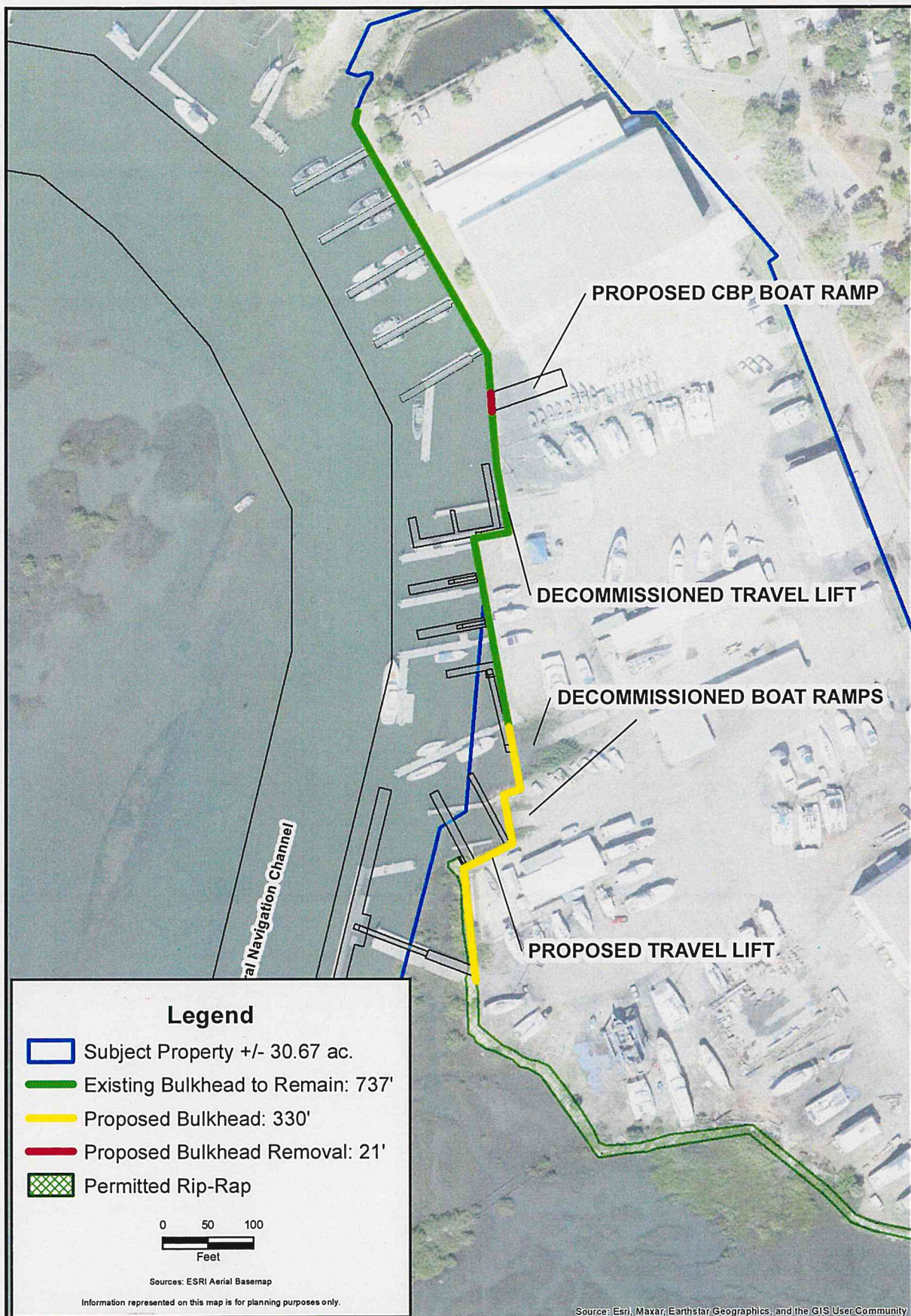
www.carterenv.com

Proposed Maintenance Dredge
St. Augustine Marine Center
St. Augustine, Florida

Project: 5.17045

Date: Aug 02 2024

Figure: 7



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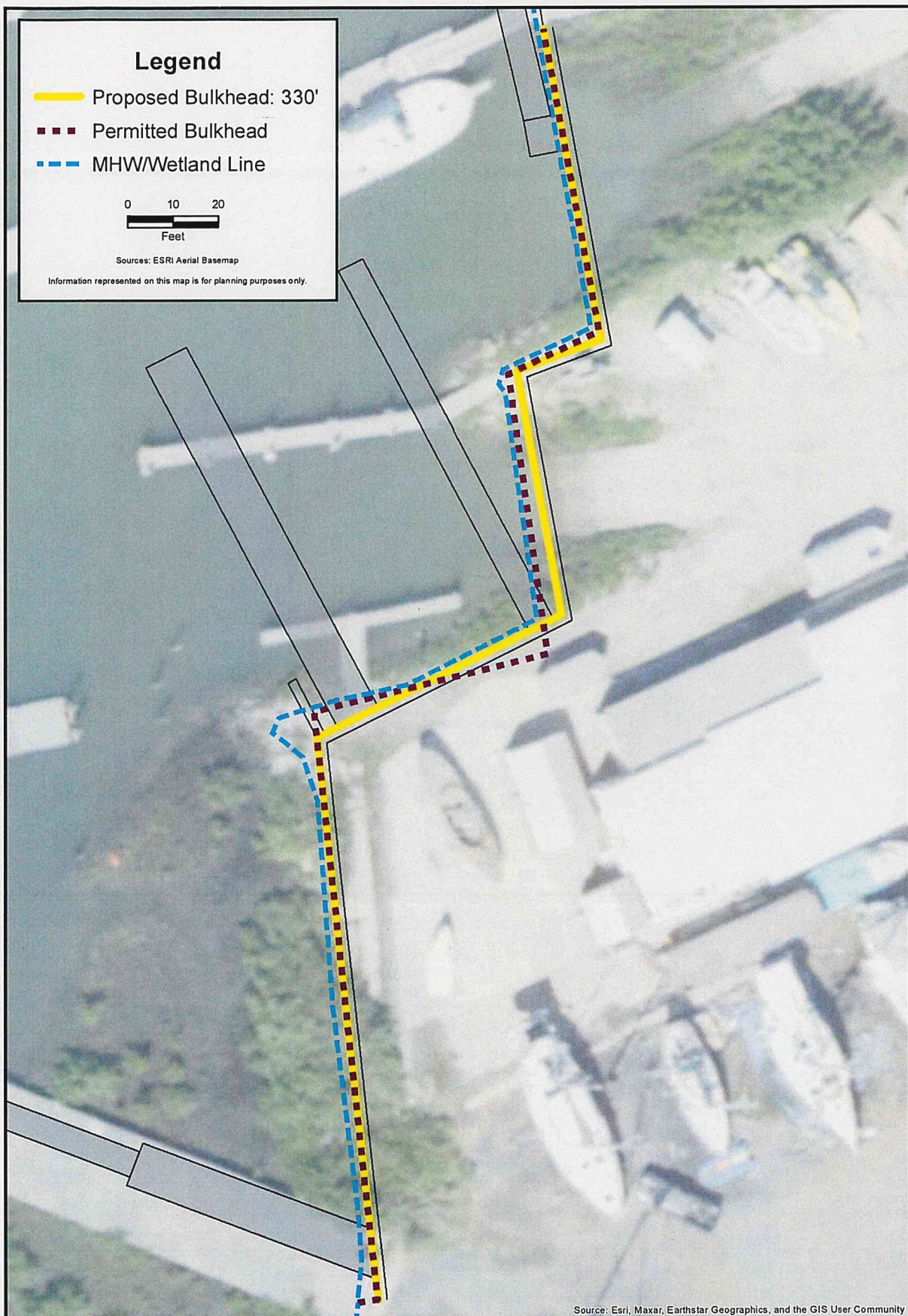
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Proposed Shoreline Stabilization
St. Augustine Marine Center
St. Augustine, Florida

Project: 5.17045

Date: Aug 02 2024

Figure: 8



**CARTER ENVIRONMENTAL
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904-540-1786
www.carterenv.com

Proposed vs. Permitted Bulkhead
St. Augustine Marine Center
St. Augustine, Florida

Project:	5.17045
Date:	Aug 02 2024
Figure:	9

Attachment 15:
Traffic Infrastructure Impact
Assessment performed by Chindalur
Traffic Solutions, Inc.



08/15/2024

To,
Ms. Autumn Matrinage
Matthews | DCCM
7 Waldo Street
St. Augustine, Florida 32084

Re: St. Augustine Marina Center - Traffic Infrastructure Impact Assessment
CTSi Project Number: 1055-240-022

Dear Ms. Matrinage,

As requested, below is a summary of the project location, current and updated land and use descriptions and the traffic infrastructure impact analysis, reflecting the proposed reduction in trips based upon the proposed low traffic generating boat storage addition but removal of the currently permitted trips for the approved restaurant use, all as part of the proposed renovations and updates to the St. Augustine Marine Center at 404 Riberia Steet in the City of St. Augustine, Florida

Proposed Renovation: The St. Augustine Marina Center located at located at 404 Riberia Street in the City of St. Augustine, Florida is proposed for updates and renovation. The updates will include the following:

- REMOVAL of the previously approved 4,763 SF restaurant use (removal of 59 PM peak hour trips and 69 Saturday/weekend peak hour trips)
- REMOVAL of 11,562 SF of Storage, Repair, Warehouse – Flex Space in center of the site and Adding 9,000 SF of Repair/Paint space to the existing 18,750 SF service building (results in no increase in trips)
- Adding 93,605 SF of boat storage facility (about 200 boats), but reducing the office space on the front from 10,390 SF to 8,834 SF of updated office space
- Moving the 3,796 SF marine parts shop to the 6,535 SF marine parts/Shipstore

Figure 01 shows the location of the existing Marina. **Attachment A** includes a copy of the site plan showing details of the proposed renovation and the proposed parking lot.

Access: Access to the proposed Boat Storage Facility and Marina renovation will be via two existing driveways on Riberia Street. On-site parking will be provided south of the boat storage facility. As shown in the site plan a southbound right turn lane is also proposed on Riberia Street at the northern entrance to the proposed Marina renovation. Attached **Figure 02** shows existing conditions of Riberia Street.



Trip Generation: Attached **Table 01** summarizes the expected trips generated by the proposed updates, accounting for the removal of restaurant-related trips. The trip generation estimates were derived using rates and equations from the Trip Generation Manual, 11th edition by the Institute of Transportation Engineers (ITE). Although the ITE manual does not provide specific trip generation data for Boat Storage facilities, Marina Parts/Shipstore, or service building additions, consultations with the St. Johns County Transportation Development Department concluded that the overall infrastructure impact would result in a reduction of PM peak trips due to the elimination of trips associated with the approved restaurant. Even when applying the most conservative trip generation categories—ITE Land Use Codes 151 (Mini-Warehouse) and 842 (RV Sales)—the proposed renovations and updates result in fewer trips. As indicated in the table, the renovations are estimated to generate 3 AM peak trips (2 entering and 1 exiting) and 6 PM peak trips (3 entering and 3 exiting). The analysis demonstrates that the proposed changes will have a positive impact on infrastructure due to the reduction in trips from the removed restaurant.

Segment Analysis: Riberia Street is a two-lane undivided local roadway. **Attachment B** provides roadway historical AADT on Riberia Street (Obtained from the FDOT Traffic Counts Portal). As shown in this attachment, Riberia Street currently has 3,100 daily trips with a two-lane local roadway maximum service volume of 11,000 trips per day. Hence, Riberia Street is not anticipated to be adversely impacted under the build-out conditions of the proposed renovations and updates. The segment analysis is summarized in **Table 02**.

If you have any questions, please give me a call at (904) 619-3368.

Sincerely,

Chindalur Traffic Solutions, Inc.



Rajesh Ramn K. Chindalur, P.E., PTOE
PE No: 77285

Enclosed:

- **Figure 01** – Location Map
- **Figure 02** – Existing Conditions on Riberia Street
- **Table 01** – Trip Generation Summary
- **Attachment A** – Site Plan
- **Attachment B** – Historical AADT

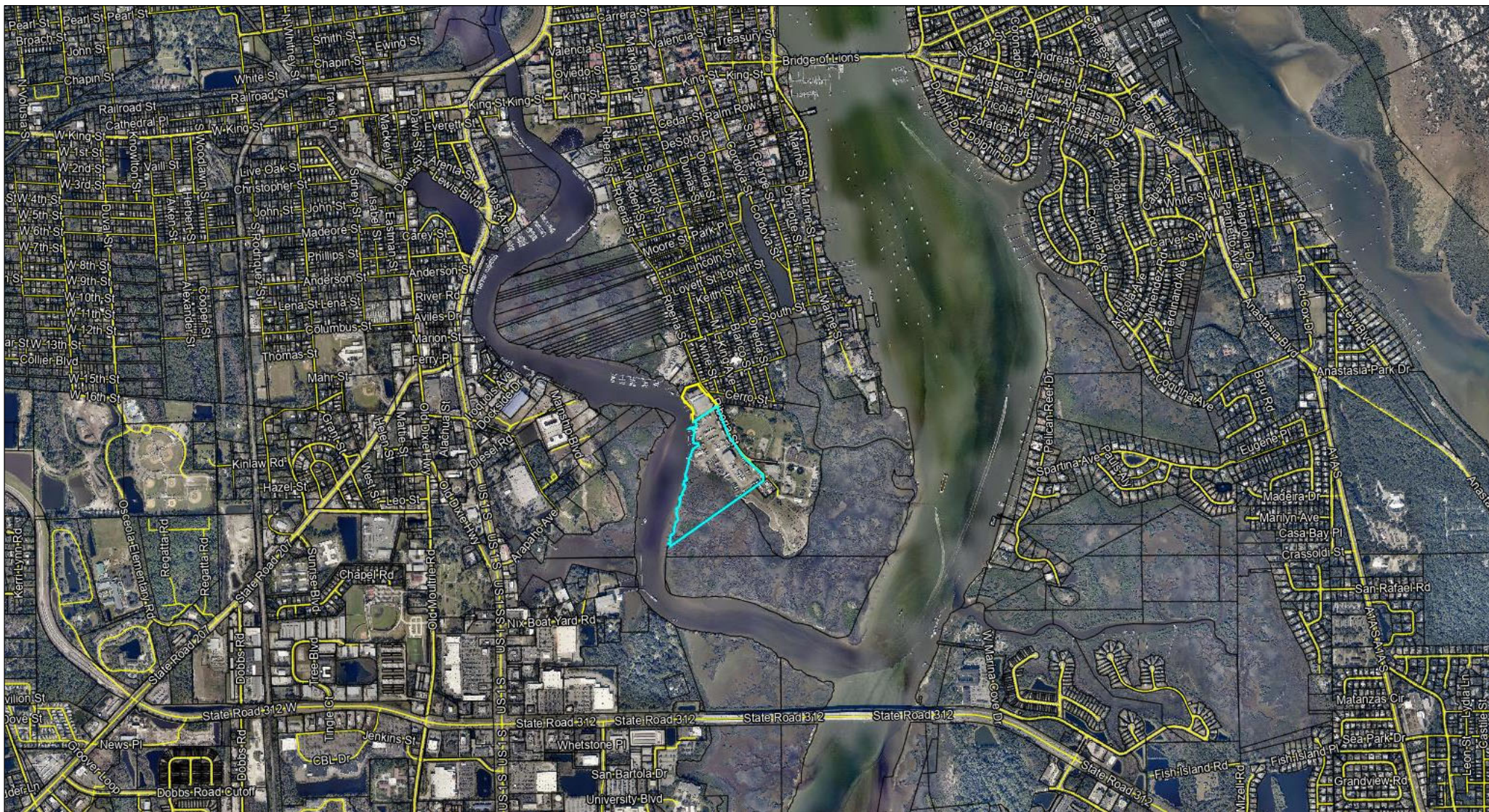


Figure 01 - Location Map
 St. Augustine Marina Expansion St. Augustine,
 Florida



8833 Perimeter Park Boulevard, Suite 103
 Jacksonville, FL 32216
 (904) 619-3368 | chindalor@ctransolutions.com |



Figure 02 – Existing Conditions
St. Augustine Marina Expansion St. Augustine,
Florida



8833 Perimeter Park Boulevard, Suite 103
 Jacksonville, FL 32216
 (904) 619-3368 | chindalur@ctrfficsolutions.com |

Table 01
Trip Generation
St. Augustine Marina Center Expansion, St. Augustine, Florida

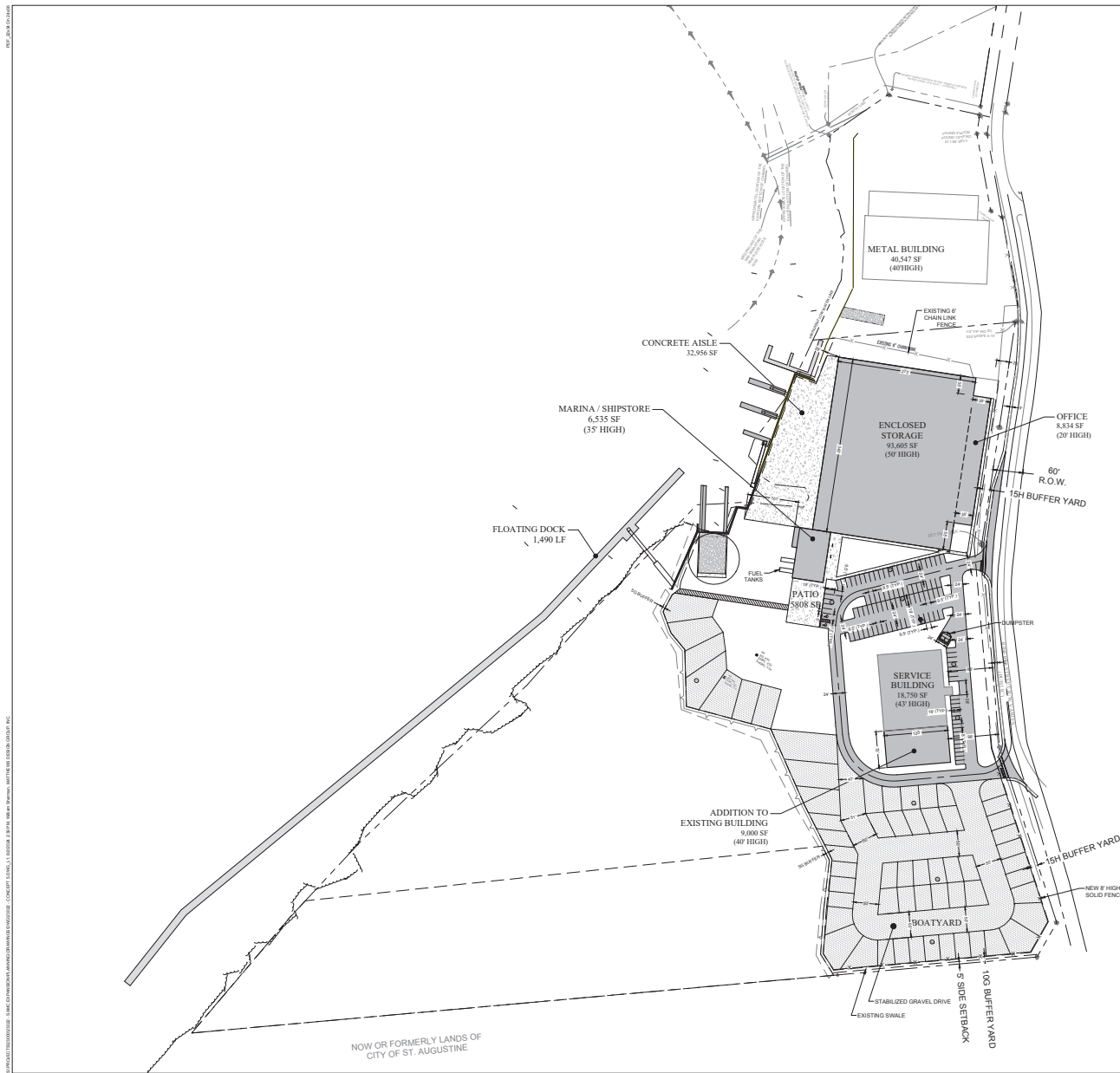
ITE Land Use Code	Description	Quantity	Units	Time of the Day	Rate or Equation *	Percent Trips		Trips		
						Entering	Exiting	Total	Entering	Exiting
Proposed Renovation/Addition										
151	Mini Warehouse (for Boat Storage Facility) (Includes 93,605 SF of Boat Storage Facility + 8,834 SF of related Office Space to store about 200 boats, removing surface storage space and reducing 10,390 SF of office space on the front)	200	Storage Units	Daily	T = 18.86 (X/100) - 4.09	50%	50%	34	17	17
				AM Peak	T = 1.21 (X/100)	51%	49%	2	1	1
				PM Peak	Ln(T) = 0.60 Ln(T) + 1.07	50%	50%	4	2	2
842	RV Sales (for Marina Parts Store/Shipstore) Moving 3,796 SF Marine Parts Shop to 6,535 SF Marine Parts Shop	2,739	SF	Daily	T = 5.0 (X/1,000)	50%	50%	14	7	7
				AM Peak	T = 0.46 (X/1,000)	85%	15%	1	1	-
				PM Peak	T = 0.77 (X/1,000)	31%	69%	2	1	1
Total Daily Addition								48	24	24
Total AM Peak Addition								3	2	1
Total PM Peak Addition								6	3	3
Removal of Previously Approved 4,763 SF Restaurant (210 Seats)										
931	Removal of Previously Approved Restaurant (4,763 SF)	210	Seats	Daily	T = 2.6 (X)	50%	50%	546	273	273
				AM Peak	T = 0.02 (X)	50%	50%	4	2	2
				PM Peak	T = 0.28 (X)	31%	69%	59	18	41
				Saturday Peak	T = 0.33 (X)	59%	41%	69	41	28
Net Change in Daily Traffic								(498)	(249)	(249)
Net Change in AM Peak Traffic								(1)	-	(1)
Net Change in PM Peak Traffic								(53)	(15)	(38)

* Source: ITE Trip Generation Manual, 11th Edition

Attachment A

Site Plan

Source: Matthews | DCCM



SITE DATA		
TOTAL SITE	30.15 AC	1,313,363 SF
DEVELOPMENT AREA	27.43 AC	1,194,841 SF
MAX LOT COVERAGE		50%
ZONING		PLUO
FLUM		MARINE INDUSTRIAL
PARCEL NUMBER(S)	2035400000	
911 ADDRESS	404 RIBERA STREET	
FEMA PANEL NUMBER	1210900314J & 1210900318J	
FLOOD ZONE	ZONE AE BFE=7.4-8	
MAX BUILDING HEIGHT	50'	
MIN SETBACKS (FRONT/SIDE/REAR)	(0'/5'/5')	

PARKING CALCULATIONS				
USE: RESTAURANT / CAFE	=	1 SPACE/4 PATRONS OR BEATS	20 BEATS	5 SPACES
USE: OFFICE	=	1 SPACE/400 SF	8,834 SF ★	22 SPACES
USE: COMMERCIAL (MARINA BUILDING)	=	1 SPACE/300 SF	6,000 SF	20 SPACES
USE: BOAT STORAGE	=	1 SPACE/2 SLPs	38 SLPs	19 SPACES
USE: DRY BOAT STORAGE	=	1 SPACE/1 SLPs	209 SLPs	30 SPACES
USE: GARAGE / SERVICE	=	3 SPACES / BAY	3 BAYS	9 SPACES
ADA REQUIRED	=			6 SPACES
ADA PROVIDED	=			6 SPACES
COMPACT CAR SPACES ALLOWED	=		25% TOTAL REQUIRED	33 SPACES
COMPACT CAR SPACES PROVIDED	=			24 SPACES
TOTAL REQUIRED	=			106 SPACES
TOTAL PROVIDED	=			109 SPACES

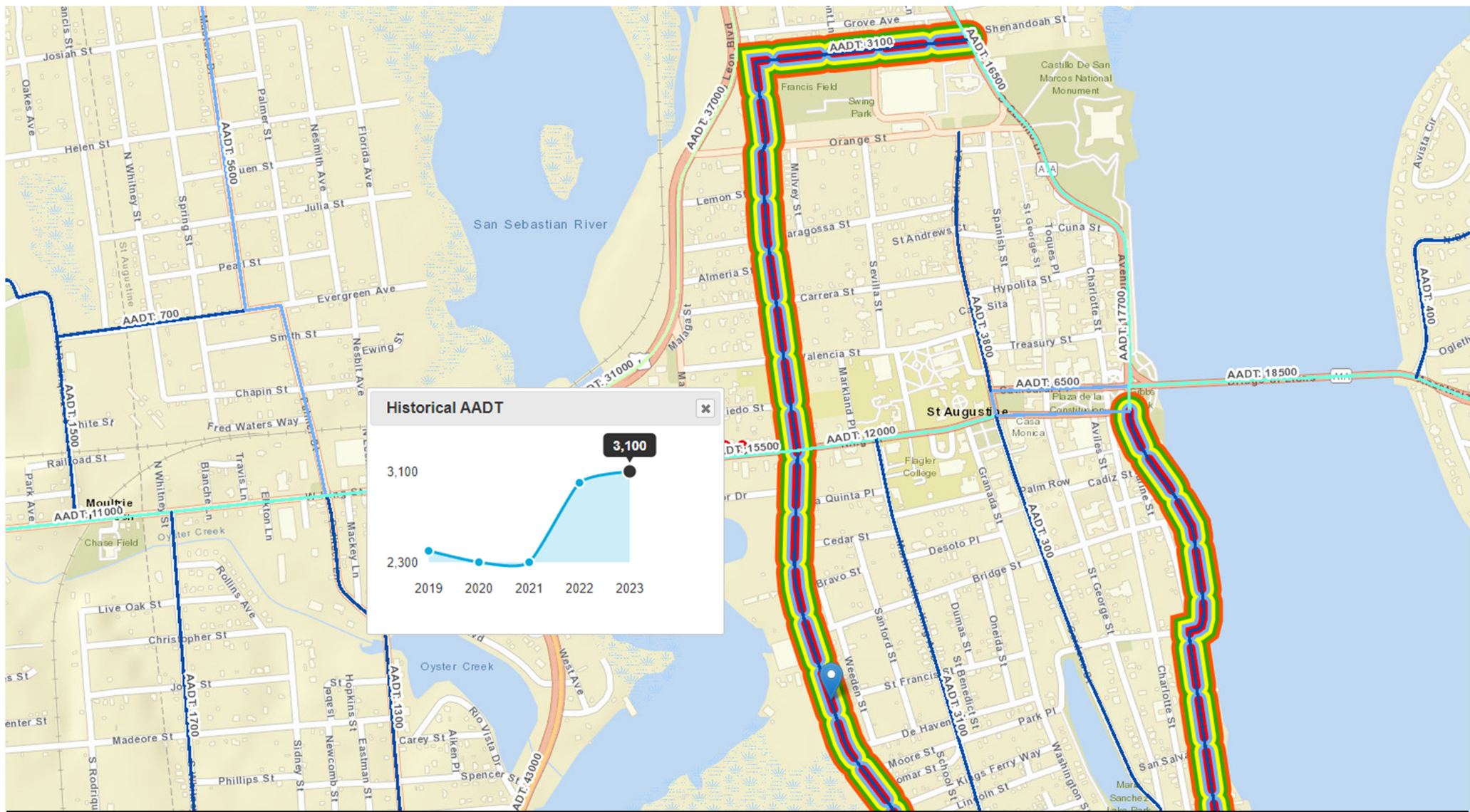
* EACH PARKING SPACE PROVIDED TO MEET THE MARINA'S BOAT SLIP OR DRY STORAGE PARKING REQUIREMENTS MAY ALSO BE CREDITED TOWARDS MEETING 100 SQUARE FEET OF THE PARKING REQUIREMENTS FOR THE MARINA OR PERMITTED MARINA-RELATED ACTIVITIES, EXCLUDING RESTAURANTS, LOUNGES/BARS AND PRIVATE CLUBS. 52 SPACES FOR BOAT STORAGE AND DRY BOAT STORAGE = 5,200 SF OF CREDIT TOWARDS OFFICE PARKING REQUIREMENT. (12,644 SF OF OFFICE USE - 5,200 SF OF CREDIT = 7,444 SF OF OFFICE USE)

HATCH LEGEND	
PAVEMENT	
CONCRETE	
GRAVEL	

CONCEPT 5				NO. DATE 23022		REVISIONS DESCRIPTION	
SANC UPDATES		P.O. BOX 3126, WALDO STREET CITY OF ST. AUGUSTINE ST. AUGUSTINE, FL 32084-3126 PHONE: 904.826.1311 • FAX: 904.826.4547 INFO@MDCINC.COM		DATE 08/22/2022		REGISTERED DESIGNER LISA M. BROWN CADDWATER, INC.	
OASIS MARINAS		PROJECT NO. 23022		SCALE 1"=10'-0"		DRAWN BY LMB	

Attachment B

Historic AADT on Riberia Street



**Attachment B – Historical AADT on Riberia Street
St. Augustine Marina Expansion St. Augustine,
Florida**