

**CITY OF ST. AUGUSTINE CITY COMMISSION
REGULAR MEETING AGENDA
MONDAY, OCTOBER 28, 2024 - 5:00 PM
ALCAZAR ROOM**

1. CALL TO ORDER

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

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

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

- ◆ 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

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

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

- 7.A. General Public Presentations**
- 7.B. Items of Great Public Importance**
- 7.C. Other Items Requiring Public Hearing**

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

- 8.A.1. Ordinance 2024-31:** Amends the terms of members of the Board of Trustees of the St. Augustine Police Officers' Retirement Trust Fund. *(I. Lopez, City Attorney)*
- 8.A.2. Ordinance 2024-32:** Clarifies the enforcement of public encampment regulations to conform with state law. *(I. Lopez, City Attorney)*
- 8.A.3. Ordinance 2024-33:** Creates a new street, closes a section of Spanish Street to vehicular traffic, and reverses a section of Cuna Street traffic from East to West. *(R. Franklin, Assistant City Manager)*

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

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

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

9.B. Resolutions

10. STAFF REPORTS AND PRESENTATIONS

- 10.A.** Anastasia Island Fire Station Discussion. *(R. Franklin, Assistant City Manager)*
- 10.B.** Update on the Status of the City's Drop-in Day Center and establishing Dining with Dignity at 90/92 South Dixie Highway. *(A. Skinner, Director Planning and Building)*
- 10.C.** Update on US-1 and Oyster Creek FDOT Construction Project. *(S. Slaughter, Director Utilities and Public Works)*

11. ITEMS BY CITY ATTORNEY

- 11.A.** Quarterly Report: 4th Quarter FY 2023-2024. *(I. Lopez, City Attorney)*

12. ITEMS BY CITY CLERK

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

15. ADJOURN

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

CONSENT AGENDA -

Preview of upcoming Commission meetings.

THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON DATE: NONE.

Reminder of Upcoming Meetings:

- November 12, 2024, 5:00PM, Regular City Commission Meeting
- December 2, 2024, 7:30PM, Special City Commission Meeting
- December 9, 2024, 5:00PM, Regular City Commission Meeting

APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS: NONE.

RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S): NONE.

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

NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED: NONE.

End Consent Agenda

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: October 15, 2024

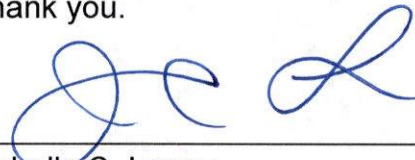
RE: **ORDINANCE 2024-31: AMENDMENT TO POLICE PENSION BOARD MEMBER TERMS**

Please find enclosed Ordinance 2024-31 amending the terms of members of the Board of Trustees of the St. Augustine Police Officers' Retirement Trust Fund.

At its August 28, 2024 meeting, the Board voted in support of changing the terms of its members from two (2) years to four (4) years to provide greater continuity and the ability to discuss and review issues that may require multi-year context.

Please place Ordinance 2024-31 on the regular City Commission agenda for second reading on October 28, 2024 meeting.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk (*with original*)

Agenda Title:

Ordinance 2024-31 amends the terms of members of the Board of Trustees of the St. Augustine Police Officers' Retirement Trust Fund.



Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of section 166.041(4), Florida Statutes. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by section 166.041(4), Florida Statute will be provided in the “Business Impact Estimate” section below.

Proposed Ordinance Title/Reference:

ORDINANCE NO. 2024-31

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20 OF THE CODE OF THE CITY OF ST. AUGUSTINE; AMENDING SECTION 20-223 EXTENDING THE TERM LIMITS FOR MEMBERS OF THE BOARD OF TRUSTEES OF THE ST. AUGUSTINE POLICE OFFICERS' RETIREMENT TRUST FUND; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, Florida Statutes;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - c. Sections 190.005 and 190.046, relating to statutory Community Development Districts;
 - d. Section 553.73, relating to the Florida Building Code; or
 - e. Section 633.202, relating to the Florida Fire Prevention Code.

Note: The City's provision of information in the Business Impact Estimate section below, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions above shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Section 166.041(4), Florida Statute, Sec. 166.0411, Fla. Stat., or any other relevant provision of law.

Business Impact Estimate:

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

THE BOARD OF TRUSTEES OF THE ST. AUGUSTINE POLICE OFFICERS' RETIREMENT TRUST FUND, AT ITS AUGUST 28, 2024 MEETING, VOTED IN SUPPORT OF CHANGING THE TERMS OF ITS MEMBERS TO PROVIDE GREATER CONTINUITY AND THE ABILITY TO DISCUSS AND REVIEW ISSUES THAT MAY REQUIRE MULTI-YEAR CONTEXT. THIS AMENDMENT SERVES THE BEST INTEREST OF PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE CITY.

2. **An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of St. Augustine, if any:**

- (a) **An estimate of direct compliance costs that businesses may reasonably incur;**
- (b) **Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
- (c) **An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

THIS ORDINANCE IS NOT ANTICIPATED TO HAVE ANY IMPACT ON BUSINESSES AS PENSION BOARD MEMBERS ARE VOLUNTEERS AND NO SPECIFIC COSTS ARE ASSOCIATED WITH THEIR TENURE.

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

NONE.

4. **Additional information the governing body determines may be useful (if any):**

NONE.

ORDINANCE NO. 2024-31

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20 OF THE CODE OF THE CITY OF ST. AUGUSTINE; AMENDING SECTION 20-223 EXTENDING THE TERM LIMITS FOR MEMBERS OF THE BOARD OF TRUSTEES OF THE ST. AUGUSTINE POLICE OFFICERS' RETIREMENT TRUST FUND; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, section 166.041, Florida Statutes, provides procedures for adoption of ordinances by municipalities; and

WHEREAS, section 185.05, Florida Statutes, creates for municipalities a board of trustees of the municipal police officers' retirement trust fund; and

WHEREAS, section 185.05(a), Florida Statutes, provides that the terms of office of the appointed and elected members of the board of trustees may be amended by municipal ordinance or special act of the Legislature to extend the terms from 2 years to 4 years; and

WHEREAS, the Code of the City of St. Augustine currently provides for 2 year terms for both resident members of the board and police officer members; and

WHEREAS, the Board of Trustees of the St. Augustine Police Officers' Retirement Trust Fund, at its August 28, 2024 meeting, voted in support of changing the terms of its members to provide greater continuity and the ability to discuss and review issues that may require multi-year context; and

WHEREAS, the City Commission for the City of St. Augustine finds that it is in the best interest of public health, safety, and general welfare that the following amendment be adopted.

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

Section 1. Amending Chapter 20, Article VI, Section 20-223. Chapter 20, Article VI, Section 20-223 of the Code of the City of St. Augustine is hereby amended, as follows:

"Sec. 20-223. - Board of trustees.

- (1) In the municipality of St. Augustine, Florida, there is hereby created a Board of Trustees of the St. Augustine Police Officers' Retirement Trust Fund, which shall be solely responsible for administering the trust fund. Effective as of the effective date of this Act, and thereafter, the board of trustees shall consist of five (5) members, two (2) of whom, unless otherwise prohibited by law, shall be legal

residents of St. Augustine, Florida, who shall be appointed by the St. Augustine City Commission, and two (2) of whom shall be police officers as defined in F.S. § 185.02(1), who shall be elected by a majority of the police officers who are members of such plan. The fifth member shall be chosen by a majority of the previous four (4) members, and such person's name shall be submitted to the St. Augustine City Commission. Upon receipt of the fifth person's name, said city commission shall, as a ministerial duty, appoint such person to the board of trustees as its member. The fifth member shall have the same rights as each of the other four (4) members appointed or elected as herein provided and may succeed ~~himself themselves~~ in office. Each resident member shall serve as trustee for a period of ~~two-four~~ (24) years, unless sooner replaced by the city commission at whose pleasure ~~he they~~ shall serve, and may succeed ~~himself themselves~~ as a trustee. However, the terms of the mayor, or corresponding chief executive officer of the municipality, and the chief of the police department as members of the board of trustees as provided in Laws of Fla. (1953) ch. 28230, as amended, together with any city manager and member of the City Commission of St. Augustine, Florida, as members of the board of trustees shall terminate on the effective date of this Act. Each police officer member shall serve as trustee for a period of ~~two four~~ (24) years, unless ~~he they~~ sooner leaves the employment of the municipality as a police officer, whereupon the City Commission of St. Augustine, Florida, shall choose ~~his their~~ successor in the same manner as an original appointment. Each police officer may succeed ~~himself themselves~~ in office. The board of trustees shall meet at least quarterly each year. Each board of trustees shall be a legal entity with, in addition to other powers and responsibilities contained herein, the power to bring and defend lawsuits of every kind, nature and description.

(...)”

Section 2. Inclusion in Code. The City Commission intends that the provisions of this Ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this Ordinance may be re-numbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 3. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Severance of Invalid Provisions. In the event that any section, subsection, sentence, clause, phrase, word, term or provision of this Ordinance shall be held by a court of competent jurisdiction to be partially or wholly invalid, unconstitutional or unenforceable or involved for any reason whatsoever, any such invalidity, unconstitutionality, illegality, or unenforceability shall not affect any of the other or remaining terms, provisions, clauses, sentences, or sections of this Ordinance, and this Ordinance shall be read and/or applied as if the invalid, unconstitutional, illegal, or unenforceable section, subsection, sentence, clause, phrase, word, term or provision did not exist.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after passage, pursuant to § 166.041(5), Florida Statutes.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

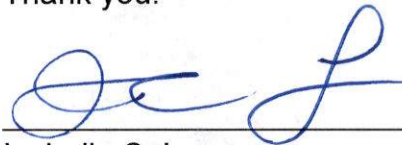
DATE: October 15, 2024

RE: **ORDINANCE 2024-32: AMENDMENT PUBLIC ENCAMPMENT REGULATIONS**

Please find enclosed Ordinance 2024-32 clarifying in the City Code the enforcement of public encampment regulations to conform with state law.

Please place Ordinance 2024-32 on the regular City Commission agenda for second reading on October 28, 2024 meeting.

Thank you.



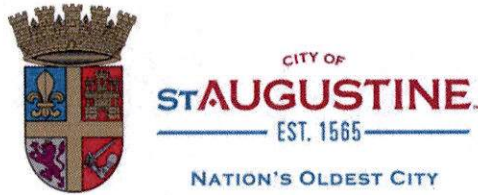
Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk (*with original*)

Agenda Title:

Ordinance 2024-32 clarifies the enforcement of public encampment regulations to conform with state law.



Business Impact Estimate Form

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Proposed Ordinance Title/Reference:

ORDINANCE NO. 2024-32

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 22 OF THE CODE OF THE CITY OF ST. AUGUSTINE; AMENDING SECTION 22-12 TO CLARIFY THE ENFORCEMENT OF PUBLIC ENCAMPMENT REGULATIONS AND TO CONFORM WITH STATE LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, Florida Statutes;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - c. Sections 190.005 and 190.046, relating to statutory Community Development Districts;
 - d. Section 553.73, relating to the Florida Building Code; or
 - e. Section 633.202, relating to the Florida Fire Prevention Code.

Note: The City's provision of information in the Business Impact Estimate section below, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions above shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Section 166.041(4), Florida Statute, Sec. 166.0411, Fla. Stat., or any other relevant provision of law.

Business Impact Estimate:

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

THE PURPOSE OF THIS AMENDMENT IS TO CLARIFY THE ENFORCEMENT OF PUBLIC ENCAMPMENT REGULATIONS AND TO CONFORM WITH STATE LAW. THIS AMENDMENT SERVES THE BEST INTEREST OF PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE CITY.

2. **An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of St. Augustine, if any:**
 - (a) **An estimate of direct compliance costs that businesses may reasonably incur;**
 - (b) **Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
 - (c) **An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

THIS ORDINANCE IS NOT EXPECTED TO CAUSE ANY FINANCIAL IMPACT TO BUSINESSES BECAUSE IT DOES NOT REGULATE BUSINESS ACTIVITY OR CREATE PERMITTING FEES OR OTHER ASSOCIATED BUSINESS COSTS.

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

NONE.

4. **Additional information the governing body determines may be useful (if any):**

NONE.

ORDINANCE NO. 2024-32

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 22 OF THE CODE OF THE CITY OF ST. AUGUSTINE; AMENDING SECTION 22-12 TO CLARIFY THE ENFORCEMENT OF PUBLIC ENCAMPMENT REGULATIONS AND TO CONFORM WITH STATE LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE:

WHEREAS, section 166.041, Florida Statutes, provides procedures for adoption of ordinances by municipalities; and

WHEREAS, the City of St. Augustine provides for emergency shelter beds for individuals experiencing homelessness within the city limits of St. Augustine through a contract with St. Francis House; and

WHEREAS, the City of St. Augustine employs law enforcement officers and civilian outreach officers to connect individuals experiencing homelessness to resources available to them within our community and regionally; and

WHEREAS, in 2024 the Florida legislature adopted Florida Statutes Chapter 125.0231 mandating that local governments prohibit overnight "public camping or sleeping" on publicly owned land or rights-of-way; and

WHEREAS, on June 28, 2024, the United States Supreme Court in City of Grants Pass v. Johnson held that a municipality was not prohibited from enforcing regulations prohibiting public encampments even though some individuals experiencing homelessness may not have available alternate shelter; and

WHEREAS, the City Commission for the City of St. Augustine finds that it is in the best interest of public health, safety, and general welfare that the following amendment be adopted.

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

Section 1. Amending Chapter 22, Article I, Section 22-12. Chapter 22, Article I, Section 22-12 of the Code of the City of St. Augustine is hereby amended, as follows:

"Sec. 22-12. - Sleeping, camping, habitation or leaving human waste in public places prohibited.

(a) Definition. As used herein, 'homeless' shall refer to an individual or family which has a primary nighttime residence that is: (1) a supervised publicly or privately

operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for persons with mental illness); (2) an institution that provides a temporary residence for individuals intended to be institutionalized; or (3) a public or private place not designed for, or ordinarily used as, regular sleeping accommodations for human beings. The term does not include any individual imprisoned or otherwise detained.

- (b) Prohibition on sleeping, camping, habitation or leaving human waste. No person shall sleep, camp or inhabit or deposit or leave any human waste or excrement, including urine and feces, under or on any public street, sidewalk, alleyway, park, plaza or other municipal place or under, on or over any furniture, vehicle, step, curb, fixture, monument, sign, landscaping or any other item or personal property located under, on or over any public street, sidewalk, alleyway, park, plaza or any other public place located within the municipal borders of the City of St. Augustine, Florida. The prohibition on sleeping, camping or habitation shall be effective from the hours of 10:00 p.m. until 6:00 a.m. daily. The prohibition on leaving or depositing human waste or excrement shall be effective at all hours of the day or night. The city manager may post signs on public property advising the public of the prohibitions set forth in this subsection (b).
- (c) Enforcement. This section shall not be enforced against persons defined as homeless unless such homeless persons have access to a public or private facility for their use in safely eliminating their excrement or unless such homeless persons have access to a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters and transitional housing for persons with mental illness) or an institution which provides a temporary residence for individuals intended to be institutionalized. A homeless person is deemed to have access to a shelter to provide temporary living accommodation if beds are available at the time of violation. Refusal to utilize the available beds, violations of shelter program rules, ineligibility due to specific criminal history or statutory restrictions, or trespass after warning, are not a bar to enforcement of this ordinance.
- (d) Penalty for violating section. The penalty for each violation of the provisions of this ordinance shall be as prescribed by section 1-8 of this Code."

Section 2. Inclusion in Code. The City Commission intends that the provisions of this Ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this Ordinance may be re-numbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 3. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Severance of Invalid Provisions. In the event that any section, subsection, sentence, clause, phrase, word, term or provision of this Ordinance shall be held by a court of competent jurisdiction to be partially or wholly invalid, unconstitutional or unenforceable

or involved for any reason whatsoever, any such invalidity, unconstitutionality, illegality, or unenforceability shall not affect any of the other or remaining terms, provisions, clauses, sentences, or sections of this Ordinance, and this Ordinance shall be read and/or applied as if the invalid, unconstitutional, illegal, or unenforceable section, subsection, sentence, clause, phrase, word, term or provision did not exist.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after passage, pursuant to § 166.041(5), Florida Statutes.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: October 15, 2024

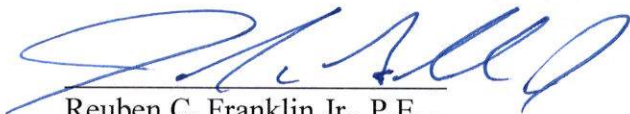
RE: Ordinances with Public Hearing Required – Second Reading
Ordinance 2024-33 Creating a New Street, Closing a Section of Spanish Street to Vehicular Traffic and a Section of Spanish Street to Through Vehicular Traffic, Amending Cuna Street Traffic Direction from East to West

Please place the attached ordinance on the October 28, 2024, City Commission meeting agenda for second reading. The ordinance makes the necessary changes to city code to implement the new traffic pattern. Also, attached is the business impact estimate form.

At the previous City Commission meeting Rosario Lane was chosen as the name for the new street that will traverse along the south side of the Tolomato Lot between Cordova Street and Spanish Street. The ordinance has been updated with the street's new name.

The section of Spanish Street between Cuna Street and Rosario Lane will be accessible to vehicular traffic for residences, businesses and customers of businesses via Rosario Lane by turning right onto Spanish Street from Rosario Lane. This section of Spanish Street will be signed as "Local Traffic Only". All the vehicles on this section will exit the area by heading north on Spanish Street and exiting via Rosario Lane or Tolomato Lane to access Cordova Street. No bollards or other physical structures will be placed in a manner that they have to be moved to gain access to the businesses on this section of the street. Attached is an exhibit depicting the new traffic pattern including vehicular access.

This is the second reading for the ordinance and a public hearing is required. Please let me know if you have any questions.



Reuben C. Franklin Jr., P.E.
Assistant City Manager

cc: Attachments: Ordinance 2024-33
Business Impact Estimate Form
Vehicular Access Exhibit



Business Impact Estimate Form

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Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2024-33

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA CREATING SECTION 22-169 A NEWLY NAMED STREET LOCATED ON THE SOUTHERN PORTION OF THE TOLOMATO LOT BETWEEN SPANISH STREET AND CORDOVA STREET; CREATING SECTION 22-337 STREET CLOSING TO VEHICULAR TRAFFIC THE SECTION OF SPANISH STREET BETWEEN TOLOMATO LANE AND ORANGE STREET AND CLOSING TO THROUGH VEHICULAR TRAFFIC THE SECTION OF SPANISH STREET BETWEEN CUNA STREET AND NEWLY NAMED STREET A PUBLIC RIGHT-OF-WAY WITHIN THE CITY LIMITS OF THE CITY OF ST. AUGUSTINE; AMENDING SECTION 24-13 REVERSING THE ONE WAY TRAFFIC DESIGNATION FROM EAST TO WEST ON CUNA STREET BETWEEN SPANISH STREET AND CORDOVA STREET, PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicable Exemptions:

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - ☐ Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, Florida Statutes;
 - ☐ Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - ☐ Sections 190.005 and 190.046, relating to statutory Community Development Districts;
 - ☐ Section 553.73, relating to the Florida Building Code; or
 - ☐ Section 633.202, relating to the Florida Fire Prevention Code.

Note: The City's provision of information in the Business Impact Estimate section below, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions above shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Section 166.041(4), Florida Statute, Sec. 166.0411, Fla. Stat., or any other relevant provision of law.

Business Impact Estimate:

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

Redirect vehicular traffic to eliminate conflicts with pedestrians in a heavily visited tourism area within the City of St. Augustine. The redirection of traffic serves the public health and safety by creating a safer more walkable environment for pedestrians and residents visiting and living in the historic town plan area.

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of St. Augustine, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur;**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

There are no direct compliance costs to businesses. There are no new charges or fees imposed by the ordinance. The costs of the ordinance fall under the City's normal operating budget for street signage. Generally, no negative impacts to businesses are anticipated. Traffic is being redirected, however, all vehicular accesses are being maintained and none are eliminated.

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

None.

- 4. Additional information the governing body determines may be useful (if any):**

ORDINANCE NO. 2024-33

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA CREATING SECTION 22-169 A NEWLY NAMED STREET LOCATED ON THE SOUTHERN PORTION OF THE TOLOMATO LOT BETWEEN SPANISH STREET AND CORDOVA STREET; CREATING SECTION 22-337 STREET CLOSING TO VEHICULAR TRAFFIC THE SECTION OF SPANISH STREET BETWEEN TOLOMATO LANE AND ORANGE STREET AND CLOSING TO THROUGH VEHICULAR TRAFFIC THE SECTION OF SPANISH STREET BETWEEN CUNA STREET AND A NEWLY NAMED STREET DESCRIBED IN SECTION 22-169; AMENDING SECTION 24-13 REVERSING THE ONE WAY TRAFFIC DESIGNATION FROM EAST TO WEST ON CUNA STREET BETWEEN SPANISH STREET AND CORDOVA STREET PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 166.041, Florida Statutes, provides procedures for adoption of ordinances and resolutions by municipalities; and

WHEREAS, Section 3.02 of the Charter Laws of the City of St. Augustine grants to the City Commission the authority to enact an ordinance to regulate and control any traffic of any nature whatsoever and to prohibit the use of motor vehicles over and on its streets, roads, parks and boulevards; and

WHEREAS, the City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas by preserving a sense of place; and

WHEREAS, a planning goal related to preserving a sense of place for the City is to 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; and

WHEREAS, the City places a high importance on its ability to preserve and enhance the authentic features of St. Augustine's heritage and scale of the built environment in the distinctive neighborhoods, districts, structures, buildings, and vistas

to strengthen St. Augustine's ability to convey the heritage of the city's diversity and development patterns; and

WHEREAS, the City Commission finds that this portion of Spanish Street poses significant threats to the health, safety and welfare of the public due to the intermingling of a large number of pedestrians and vehicles and due to the narrow vehicular turning radius which increases the likelihood of damage to vehicles and adjacent structures; and

WHEREAS, between October 2020 and September 2023 there were a total of ten (10) traffic crashes involving thirteen (13) motor vehicles along Spanish Street; and

WHEREAS, the City will seek to improve the safety of the multimodal transportation system and reduce the number of traffic fatalities and severe injuries for all users of the transportation system on City streets, and County and State Roads within the City by 2040; and

WHEREAS, the City supports a multi-disciplinary approach to reduce the number of traffic fatalities and severe injuries that includes engineers, planners, law enforcement, fire rescue, public health representatives and other community stakeholders; and

WHEREAS, the City Commission finds closing this section to vehicular traffic would significantly mitigate the described threats; and

WHEREAS, it has been found that non-residential traffic through residential neighborhoods causes traffic congestion, air pollution, excessive noise and contributes to the creation of a traffic condition that is hazardous to the health, safety and welfare of persons residing in the residential area, all factors which contribute to the deterioration of residential neighborhoods within the City; and

WHEREAS, pedestrian priority zones are a tool to make safety improvements for pedestrians, especially children and seniors who are more likely to be hit by cars; and

WHEREAS, the reduction of vehicle traffic in urban areas has been shown to improve air quality, decrease noise pollution, and contribute to overall environmental sustainability; and

WHEREAS, the City has established three (3) forms of energy conservation/greenhouse gas reduction strategies: carbon sequestration, preserving the environment, and alternative transportation and mobility improvements; and

WHEREAS, the City shall promote the reduction of fossil fuel emissions by encouraging 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 such as Spanish Street; and

WHEREAS, the City shall provide a safe, convenient, connected, visible, and efficient multimodal transportation system; and

WHEREAS, the City Commission adopted Ordinance No. 2022-01 on February 28, 2022, implementing the 2040 Mobility Plan and Mobility Fees that honors the historic grid and brings together various City initiatives to further emphasize the walkability of the Historic Districts; and

WHEREAS, the Mobility Plan seeks to enhance the quality of life for City residents and reduce congestion by (1) making it a safer and more convenient for people to walk and bicycle, (2) creating a park once environment within the multimodal district for longer duration visits, and (3) developing innovative parking management strategies that improve access to local businesses and reduce the impact of non-city resident traffic on residential streets; and

WHEREAS, the City will promote an interconnected, multimodal transportation system that transitions from a system focused on quickly moving motor vehicles toward a system that emphasizes the movement of people of all ages and abilities, whether those people choose to walk, bicycle, ride transit, drive a motor vehicle or use a new transportation mobility technology; and

WHEREAS, the City temporarily closed a section of Spanish Street for a trial period beginning in April 2024 until August 2024 to learn how the proposed closure might work in practice and found no significant adverse impacts which would prevent the City from closing this section of Spanish Street while maintaining alternate access; and

WHEREAS, the City recognizes that certain roadway corridors will be congested, and that congestion will be addressed by means other than solely considering adding capacity for single occupant automobiles.

NOW, THEREFORE, BE IT ORDAINED by the City Commission for the City of St. Augustine, Florida, as follows:

Section 1. Creating Chapter 22, Article IV, Section 22-169. Chapter 22, Article IV, Section 22-169 of the Code of the City of St. Augustine is hereby created, as follows:

“Sec. 22-169. – “Rosario Lane” named.

A newly named street bounded on the west by Cordova Street and the east by Spanish Street, running along the southern half of the Tolomato lot is hereby dedicated as a public street of the City and is hereby designated as a part of the public street heretofore known as “Rosario Lane”.

Section 2. Creating Chapter 22, Article V, Division 2, Section 22-337. Chapter 22, Article V, Division 2, Section 22-337 of the Code of the City of St. Augustine is hereby created, as follows:

“Sec. 22-337. – Closing to Vehicular Traffic the Section of Spanish Street between Tolomato Lane and Orange Street and Closing to Through Vehicular Traffic the Section of Spanish Street between Cuna Street and Rosario Lane.

That the following described portion of the public street, avenue or road in the City of St. Augustine, Florida, more particularly described as follows:

The Section of Spanish Street between Tolomato Lane and Orange Street be, and the same is hereby, closed to all vehicular traffic of any nature or kind whatsoever and the Section of Spanish Street between Cuna Street and Rosario Lane be, and the same hereby, closed to through vehicular traffic while maintaining local access to residents and businesses through Rosario Lane.”

Section 3. Amending Chapter 24, Article I, Section 24-13. Chapter 24, Article I, Section 24-13 of the Code of the City of St. Augustine is hereby amended, as follows:

“Sec. 24-13. - One-way streets.

The following streets or portions of streets are hereby designated one-way streets, and vehicular traffic upon such streets or portions thereof shall move only in the direction indicated:

(...)

(12) Cuna Street—~~One way east from Cordova Street to Spanish Street.~~One way west from Spanish Street to Cordova Street.

(...)”

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

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

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

Section 7. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to Section 166.041(5), Florida Statutes. Enforcement of the provisions of this ordinance will commence once appropriate signage and striping is provided.

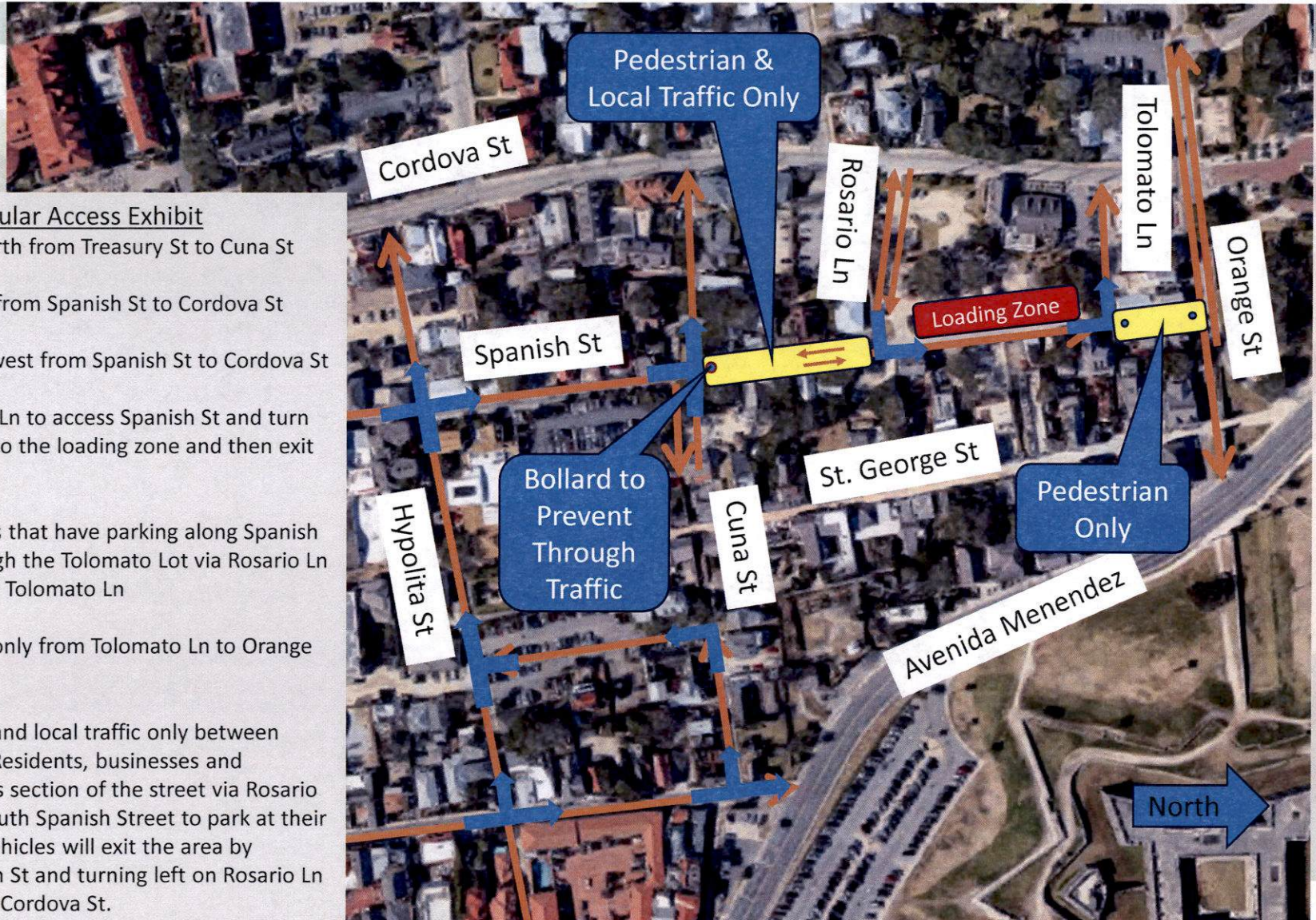
PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2024.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)



Ordinance 2024-33 Vehicular Access Exhibit

- Spanish St is one way north from Treasury St to Cuna St
- Cuna St is one way west from Spanish St to Cordova St
- Tolomato Ln is one way west from Spanish St to Cordova St
- Trucks will enter Rosario Ln to access Spanish St and turn left on Spanish St to get to the loading zone and then exit via Tolomato Ln
- Residents and businesses that have parking along Spanish St will have access through the Tolomato Lot via Rosario Ln and exit via Rosario Ln or Tolomato Ln
- Spanish St is pedestrian only from Tolomato Ln to Orange St
- Spanish St is pedestrian and local traffic only between Cuna St and Rosario Ln. Residents, businesses and customers will access this section of the street via Rosario Ln and turn right onto south Spanish Street to park at their residence or business. Vehicles will exit the area by heading north on Spanish St and turning left on Rosario Ln or Tolomato Ln to access Cordova St.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: October 17, 2024

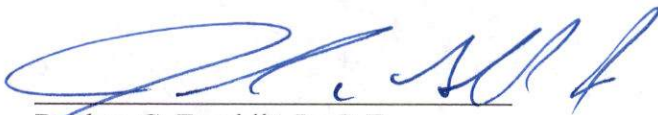
RE: Staff Report: Anastasia Island Fire Station No. 2 Presentation and Discussion

Please place the attached presentation on the October 28, 2024, City Commission agenda. The intent of the presentation is to update the City Commission on staff's efforts to select a new location for the island's fire station. The City's first proposed site located across from the amphitheater was not approved by the State's Acquisition and Restoration Council (ARC) last December.

Since then, staff have been evaluating new sites along Anastasia Blvd. Staff evaluated the existing skate park and found that it was large enough to accommodate the new fire station, however, during due diligence it was found that the site is encumbered by a State grant which was used to develop the skate park, therefore, its use could not be changed. This site also led to the complication of relocating the existing skate park. The third site that staff looked at was 1035 Anastasia Blvd (old Christie Blue retail shop), however, at 0.63 acres the site is too small for a fire station. Finally, a fourth site was evaluated at 500 Anastasia Blvd (Blue Water Jeweler) and was found to be sufficient to build a new fire station with a parcel area of 1.27 acres and multiple accesses to public rights-of-way along Comares Ave, Moultrie Pl and Anastasia Blvd.

Staff is requesting permission to begin negotiations to acquire 500 Anastasia Blvd. A property appraisal has been performed for the site and is attached for your review. The appraisal found the property to be valued at \$3,800,000. The purchase, design and construction of the new fire station will involve a combination of grant funding and financing. Staff is prepared to discuss the grant and financing options the City can pursue to secure funding to build the new fire station.

Please let me know if you have any questions.



Reuben C. Franklin Jr., P.E.
Assistant City Manager

Attachments: Anastasia Island Mobility Improvements & Fire Station No. 2 Presentation
500 Anastasia Blvd Property Appraisal Report



Anastasia Island

Mobility Improvements & Fire Station No. 2 Proposed Site Presentation

**City Commission Meeting
October 28, 2024**

Agenda

- **Introduction & Background**
 - ✓ Proposed Sites Considered
- **Red Cox Rd, Old Quarry Rd & Anastasia Blvd Intersection Improvements**
- **Proposed Fire Station No. 2 Conceptual Site Design**
 - ✓ Selected Site Conceptual Design
- **Next Steps / Q & A**



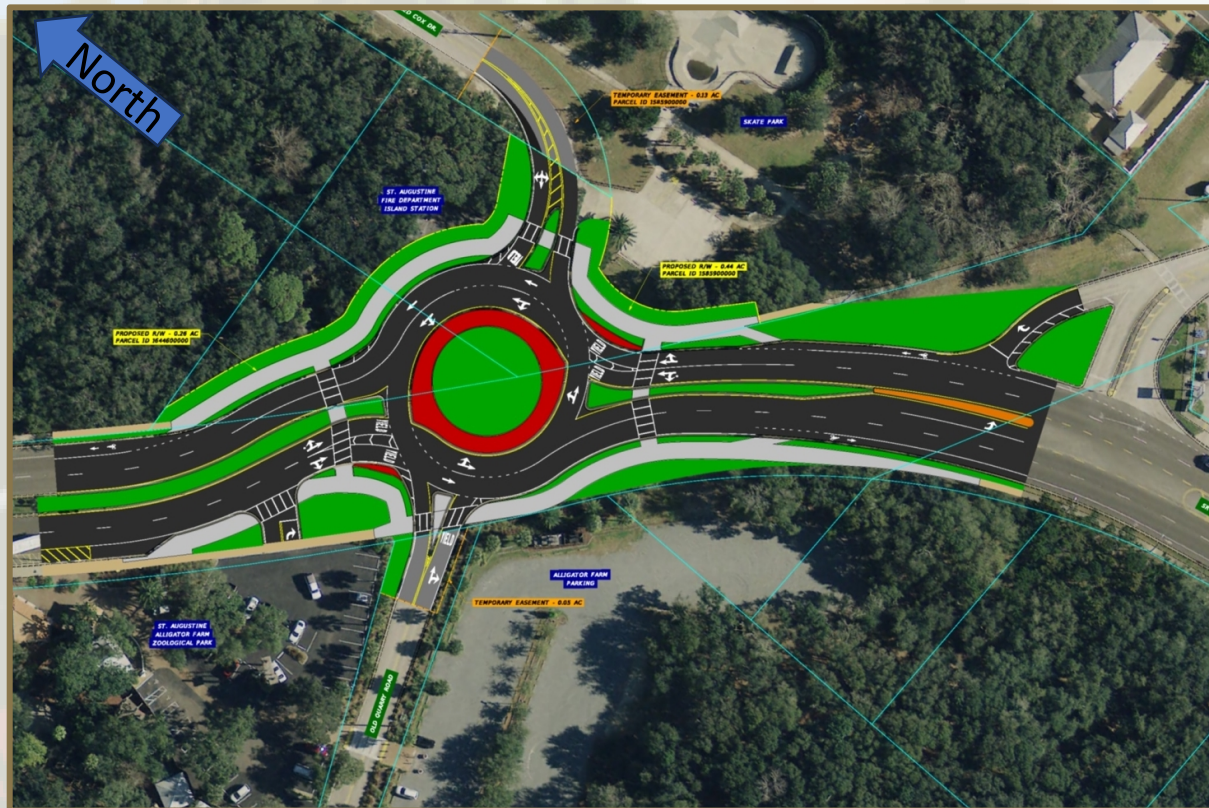
Introduction & Background

The City has two problems it is trying to solve for the community:

- ☐ **Design and construct a safe intersection for all users at Anastasia Blvd, Old Quarry Rd and Red Cox Rd.**
 - This requires relocating the existing fire station.
- ☐ **Build a modern fire station on the island that meets the needs of the community regarding growth and response time.**
 - The first proposed site across from the amphitheater is owned by the State and the City's proposal to build a fire station was denied by the State's Acquisition and Restoration Council (ARC).
 - The second proposed site was located at the City's existing skate park; however, this site is encumbered by a State grant that was used to build the skate park and is not available.
 - The third proposed site was at 1035 Anastasia Blvd (old Christie Blue location) but at 0.63 acres the site is too small.
 - The fourth proposed site is 500 Anastasia Blvd (Blue Water Jewelers) and at 1.27 acres with multiples access points to public rights-of-way this site is feasible to build a modern fire station to serve the island.

Red Cox Rd, Old Quarry Rd & Anastasia Blvd Intersection Improvements

Proposed Roundabout



Why does the intersection need to be improved?

There have been multiple fatalities along this curve, it is difficult to turn left onto Anastasia Blvd from the side streets and there are no crosswalks for people to cross safely.

Why not install a traffic light?

A traffic light is not permitted because of the intersection's geometry. The intersection is located on a curve and the side streets are not perpendicular to Anastasia Blvd.

Why is the solution a proposed roundabout?

A roundabout slows traffic and reduces the ability for deadly accidents. It also provides safe pedestrian crossings and access for vehicles on the side streets. For the roundabout to work, the FDOT needs additional land and that is where the existing fire station is located.

Proposed Fire Station No. 2 Conceptual Site Design

Proposed Fire Station No. 2 at 500 Anastasia Blvd

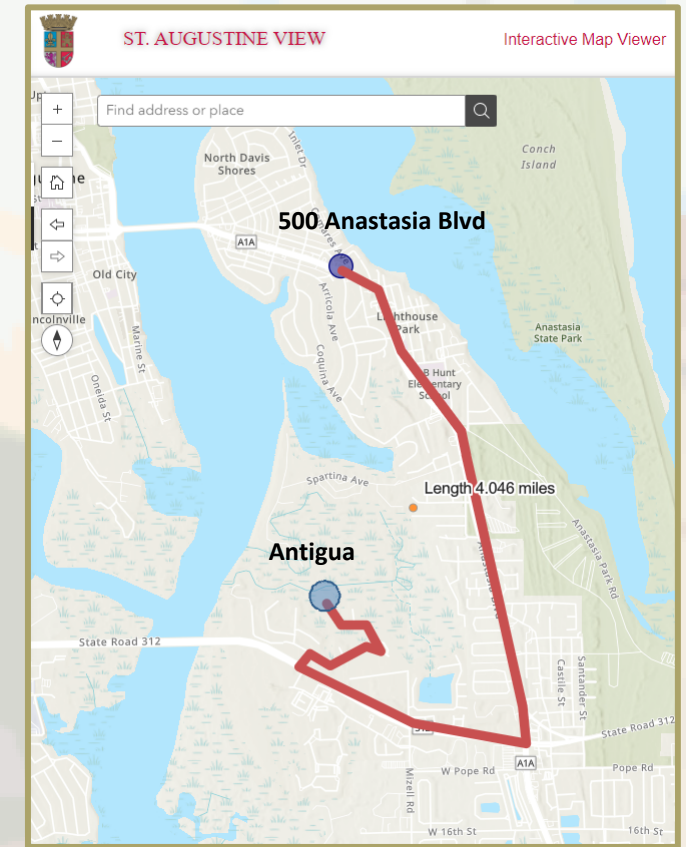
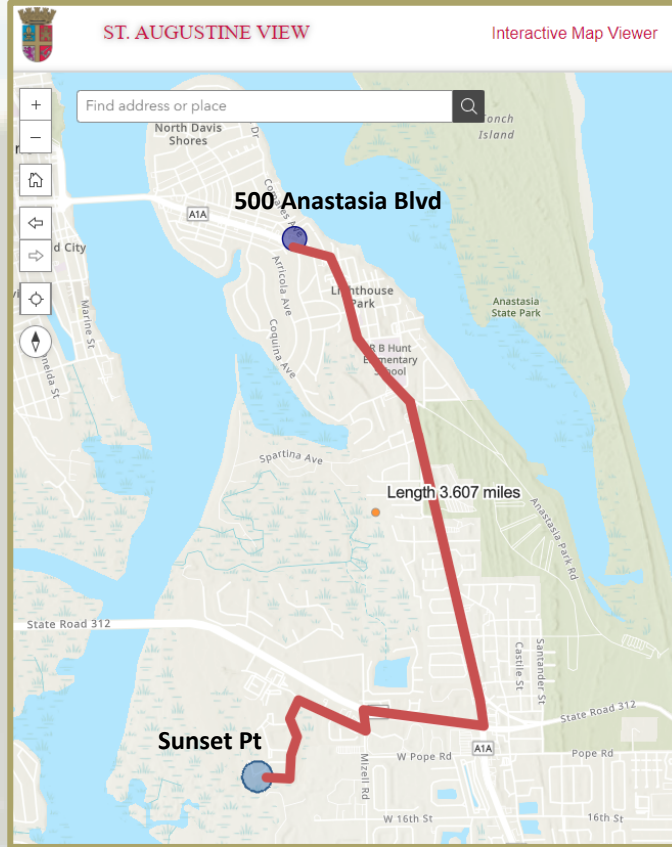
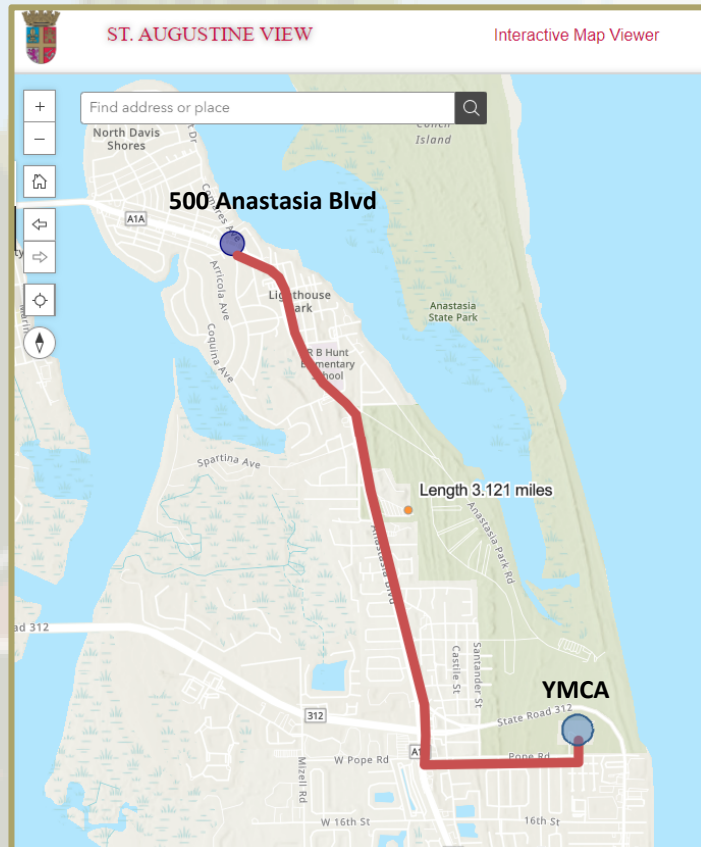


Selected Site Analysis

- Total Site Area: 1.27 acres
- Access from Comares Ave, Moultrie Pl and Anastasia Blvd
- Flood Zone AE, Base Flood Elevation 7-ft, NAVD
- Zoning is Commercial, CL-2
- Located is within the Anastasia Blvd Entry Corridor and Subject to its Design Standards

Proposed Fire Station No. 2 Conceptual Site Design

Proposed Fire Station No. 2 at 500 Anastasia Blvd – Response Time



- The entire zone will remain within 5 road miles for response, this ensures no adverse impact to COSA ISO Rating.
- Average travel time between both sites is less than 1 minute(46 seconds).
- Individual response times will change however, the average for the entire zone is 3:58 which is compliant with NPFA 1710.

Next Steps / Q&A

Proposed Fire Station No. 2 at 500 Anastasia Blvd



Next Steps

- Staff requests permission to negotiate with the property owner's agent for acquisition.
- Present to neighborhood associations and hold a public meeting with presentation.

Questions?

APPRAISAL REPORT
OF THE
RETAIL BUILDING
LOCATED AT 500 ANASTASIA BLVD.,
ST. AUGUSTINE, ST. JOHNS COUNTY, FL 32080



PREPARED FOR:

REUBEN C. FRANKLIN JR., P.E.
ASSISTANT CITY MANAGER
OF THE CITY OF ST. AUGUSTINE

PREPARED BY:

RONALD N. PACETTI, MAI
State-Certified General Real Estate Appraiser RZ 677
Pacetti Appraisal Services Inc.

PACETTI APPRAISAL SERVICES INC.

Real Estate Appraisers and Consultants

Ronald N. Pacetti, MAI
State-Certified General Real Estate Appraiser
RZ 677

October 2, 2024

Mr. Reuben C. Franklin Jr., P.E.
Assistant City Manager
City of St. Augustine
P.O. Box 210
City of St. Augustine, 32085

Property Desc. : 3,840± square foot retail building located on a 55,321± square foot site.
Property Location : Located at the northeast corner of Anastasia Blvd. and Moultrie Place. The street address is 500 Anastasia Blvd., St. Augustine, FL 32080.

Dear Mr. Franklin:

At your request, we have made an investigation and analysis of the above mentioned property. The purpose of this investigation and analysis was to provide the following opinions of value for the Subject Property:

- Market Value As-Is

The property rights appraised are the rights of the Fee Simple Interest.

The Subject Property was last inspected on September 24, 2024, and this is the valuation date for the as-is analysis.

The Subject is improved with a one-story, retail building containing 3,840± square feet. The building was constructed in 1971 of a masonry frame, with stucco siding and a built-up roof with a flat tar and gravel surface. The Subject building was extensively renovated in 2009 by the current owners, who converted the Subject building from its previous use as a bank, to its current use as a retail store. There is also a 234± square foot finished canopy over the front entrance of the building, and a larger 1,260± square foot finished canopy at the rear of the building, which was previously used as a cover for the drive-thru area when the building operated as a bank.

The Subject site consists of an irregular shape parcel of land containing 55,321± square feet. The site has 240± feet of frontage along the north side of Anastasia Blvd., 123± front feet along the east side of Moultrie Place, and 250± feet of frontage along the west side of Comares Avenue. Site size and dimensions were taken from the tax rolls and are subject to a survey.

The Subject site is zoned CL-2, Commercial Low-Two, with the future land use being Commercial Low Intensity, by St. Johns County, FL.

Mr. Franklin
Page Two,

This Appraisal Report is in conformance with Standard Rule 2 Report Options of the Uniform Standards of Professional Appraisal Practice. As such, the report presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation has been retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this appraisal report.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, applicable state appraisal regulations. The appraisal is also prepared in accordance with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

This appraisal was not made, nor was the appraisal rendered on the basis of a minimum requested valuation, specific valuation, or an amount which would result in the approval of a loan.

Subject to the definition of market value as set forth in this report, as well as the General Assumptions, Extraordinary Assumptions and Limiting Conditions, we have formed the following opinion of value for the Fee Simple Interest in the Subject Property as of September 24, 2024:

MARKET VALUE AS-IS FEE SIMPLE INTEREST
THREE MILLION EIGHT HUNDRED THOUSAND DOLLARS
(\$3,800,000)

Thank you for the opportunity to be of service to you in this matter.

Respectfully submitted,

PACETTI APPRAISAL SERVICES INC.



Ronald N. Pacetti, MAI
State-Certified General Real Estate Appraiser RZ 677



Randall A. Pacetti
State-Certified General Real Estate Appraiser RZ 3911
File #2024-92

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ADDENDA

QUALIFICATIONS OF THE APPRAISERS

CERTIFICATION

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Ronald N. Pacetti has made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

– As of the date of this report, Ronald N. Pacetti has completed the continuing education program for Designated Members of the Appraisal Institute.

A handwritten signature in blue ink, appearing to read "Ronald N. Pacetti".

Ronald N. Pacetti, MAI

State-Certified General Real Estate Appraiser RZ 677

A handwritten signature in blue ink, appearing to read "Randall A. Pacetti".

Randall A. Pacetti

State-Certified General Real Estate Appraiser RZ 3911

LIMITING CONDITIONS

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All outstanding taxes, liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. It is assumed that surveys and/or plat furnished to or acquired by the appraiser and used in the making of this report are correct. The appraiser has not made a land survey or caused one to be made and, therefore, assumes no responsibility for their accuracy. If a survey and/or plat is not furnished or acquired the local property appraiser's records were used and were assumed to be correct.
4. All information in this report has been obtained from reliable sources. We cannot, however, guarantee or be responsible for the accuracy of information furnished by others. We have assumed that all information furnished by others is correct and complete, up to date and can be relied upon, but no warranty is given for its accuracy. We do not accept responsibility for erroneous information provided by others. We assume that no information that has a material effect on our appraisal has been withheld.
5. Unless otherwise stated, the opinion of value included in our report excludes any additional value attributable to goodwill, or to fixtures and fittings which are only of value, in situ, to the present occupier. We have made no allowance for any plant, machinery or equipment unless they form an integral part of the building and would normally be included in a sale of the building. We do not normally carry out or commission investigations into the capacity or condition of services being provided to the property. We assume that the services, and any associated controls or software, are in working order and free from defects. We also assume that the services are of sufficient capacity to meet current and future needs.
6. Subsurface rights (minerals, water, and oil) were not separately evaluated in making this appraisal.
7. The comparable sales data relied upon in this appraisal are believed to be from reliable sources; however, it was not possible to inspect the comparables completely, and it was necessary to rely upon information furnished by others as to said data, therefore, the value conclusions are subject to the correctness and verification of said data.
8. We inspected, as far as possible, by observation the land and the improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Likewise, no tests were made on the roof, mechanical, plumbing or electrical systems. Unless otherwise stated, no representations are made as to geotechnical conditions of the land or the quality and condition of the roof, heating, cooling, ventilating electrical and plumbing equipment.
9. Unless otherwise stated in this report, the existence of hazardous substances were not called to our attention nor did we become aware of such during our inspection. We have no knowledge of the existence of such materials on or in the property unless otherwise stated. However, we are not qualified to test such substances or conditions. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field or environmental impacts upon real estate if so desired..

10. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute.
11. We may have reviewed available flood maps and may have noted in the report whether the property is generally located within or out of an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property. Any opinion of value we include in our report assumes that floodplain and/or wetlands interpretations are accurate.
12. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether it is in compliance with the ADA. We claim no expertise in ADA issues and render no opinion regarding the compliance of the property with ADA regulations.
13. We assume that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in the report is based.
14. It is assumed that the property is in compliance with all applicable federal, state and local laws, ordinances, regulations, building standards, use restrictions and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment.
15. It is assumed that all water, sewer facilities, and utilities (whether existing or proposed) are or will be in good working order, are safe for use, and are or will be sufficient to serve the current or proposed uses of the subject property or any structures or other improvements. Determining and reporting on such matters were not part of the scope of work for this assignment.
16. We have not made any investigation of the financial standing of actual or prospective tenants unless specifically noted in the report. Where properties are valued with the benefit of leasing, we assume, unless we are informed otherwise, that the tenants are capable of meeting their financial obligations under the leases, all rent and other amounts payable under the leases have been paid when due, and that there are no undisclosed breaches of the leases.
17. We are not required to testify or provide court-related consultation or to be in attendance in court unless we have agreed to do so in writing.
18. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
19. This appraisal/inspection is not a home/building inspection, structural inspection, or pest inspection. By preparing this report, the appraiser is not acting as a home/building inspector, structural engineer, or pest inspector. In performing the limited inspection of this property, areas that were readily accessible were visually observed and the review is superficial only. This inspection is not technically exhaustive and does not offer warranties or guarantees of any kind. It is advised to have the structure inspected by an inspector that offers such warranties or guaranteed inspection if there is any concern regarding adverse or negative conditions

In addition to the general special assumptions and limiting condition outlined in this report, the above value is subject to the following extraordinary assumptions and hypothetical conditions:

Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

Hypothetical Condition

A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None



**FRONT VIEW OF THE SUBJECT LOOKING NORTHEAST
FROM ANASTASIA BLVD.**



**FRONT VIEW OF THE SUBJECT LOOKING NORTHWEST
FROM ANASTASIA BLVD.**



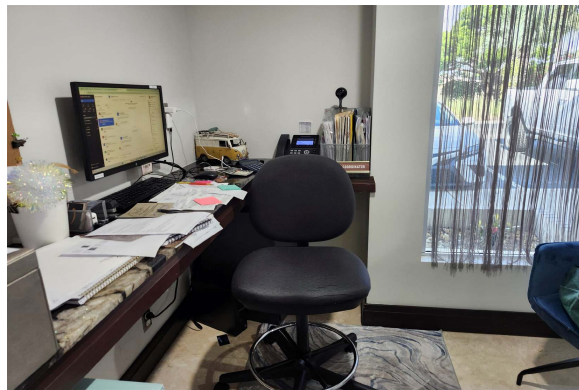
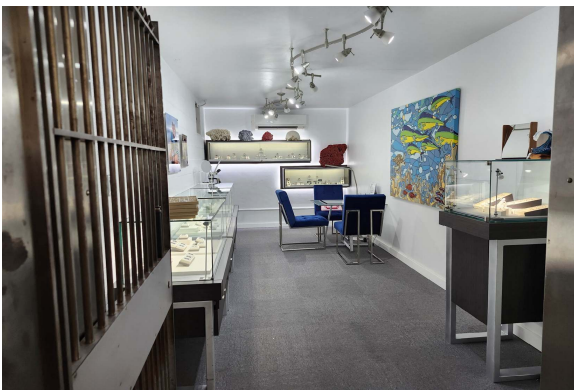
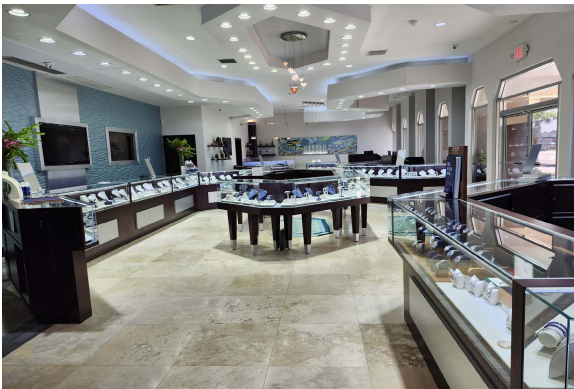
REAR AND SIDE VIEW OF THE SUBJECT BUILDING LOOKING WEST



REAR AND SIDE VIEW OF THE SUBJECT BUILDING LOOKING SOUTH



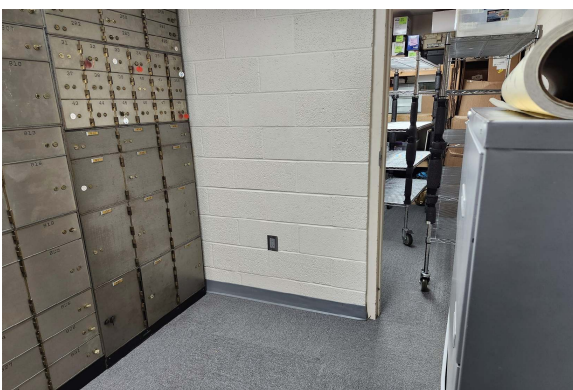
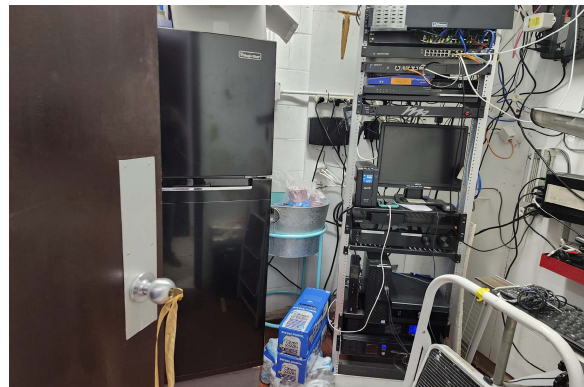
ADDITIONAL VIEW OF THE OVERALL SUBJECT SITE LOOKING WEST



TYPICAL INTERIOR VIEWS



TYPICAL INTERIOR VIEWS



TYPICAL INTERIOR VIEWS



**STREET VIEW LOOKING WEST DOWN ANASTASIA BLVD.
WITH THE SUBJECT ON THE RIGHT**



**STREET VIEW LOOKING NORTHWEST DOWN COMARES AVENUE
WITH THE SUBJECT ON THE LEFT**



AERIAL PHOTO OF THE SUBJECT PROPERTY

Scope of Work – Information Analyzed

The Subject site was inspected including on and off-site improvements, roadways, visible easements, site conditions, drainage, utilities available, and site accessibility.

Photographs taken during the site inspection include the following:

- Exterior & interior of the Subject building
- The Subject site
- Roadways, and site access

Market Data Analyzed

Gathered and analyzed social, economic, governmental and environmental data from the St. Johns County area and the subject's immediate submarket.

Data sources include: municipal Planning Departments, LoopNet, CoStar and the St. Augustine MLS.

Specific Data

Specific data relate to the property being appraised and to comparable properties. These data include legal, physical, locational, cost and income and expense information about the properties and the details of comparable sales.

Data gathered and analyzed pertaining to the subject property included zoning information, building plans, and site plans. Competitive property data included purchase prices, site size, zoning information and intended use of property.

Competitive Supply and Demand

Competitive supply and demand data relate to the competitive position of the property in its future market. Supply data include inventories of existing and proposed competitive properties, vacancy rates, and absorption rates. Demand data may consist of population, income, employment, and survey data pertaining to potential property users.

Demand was analyzed using current and projected population figures and historic demand based on comparable properties. Supply was analyzed using primary data gathered and confirmed during the assignment.

Scope of Work - Appraisal Method and Techniques Employed

The following appraisal methods and techniques were considered in the analysis of the subject property:

Cost Approach

Based on the age of the Subject's improvements, the Cost Approach was not considered applicable or necessary to provide a credible opinion of value.

Sales Comparison Approach

The sales comparison approach had good information available for critical analysis. This approach is generally considered to be a reliable indicator of value when the data available closely corresponds to the location, age, size and quality of the property being appraised, since it reflects the interaction of buyers and sellers in the market place. To determine the highest and best use of the Subject as currently improved, the sales approach was utilized to derive an opinion of market value for the Subject both as improved with a retail building and assuming it were vacant.

Income Approach

The Income Approach to value was considered and was concluded not to be relevant for this analysis. For this type of real estate (single tenant retail building), it is exhibited in the marketplace that these properties are typically transferred with the anticipation of being a business operation for an owner-user. The owners of this type real estate receive the benefit of ownership, namely, the ability to make changes to the improvements and the receipt of the tax benefits of ownership. This type of real estate is seldom developed for the initial purpose of being an income-producing vehicle or transferred on such a basis. Owner-occupants drive the marketplace and their corresponding values, which tend to be above that which, can be supported by a pure income capitalization approach. As a result, the Income Approach tends to understate the value of this type real estate to its primary market (owner-users). The exclusion of this valuation approach does not weaken the credibility of the final market value opinion concluded.

Reconciliation

In the Reconciliation and Final Opinion of Value the relative strengths and weaknesses of each applicable approach to value were considered. Only the Sales Comparison approach to value was utilized to value the Subject Property in its current as-is condition. Also, as noted and due to large amount of surplus land area, the Subject was valued both as improved with the existing building improvements and assuming it were vacant, with the higher of the two values being used to arrive at the market value as-is.

Report Type

This Appraisal Report is in conformance with Standard Rule 2 Report Options of the Uniform Standards of Professional Appraisal Practice. As such, the report presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation has been retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in this report.

Purpose of the Appraisal

The purpose of this investigation and analysis was to provide the following opinions of value for the Subject Property:

- "As Is" Market Value - Fee Simple Interest

Effective Date of Value

The date of value of this appraisal is September 24, 2024, which is the date the property was last inspected.

Date of the Appraisal

The date of this appraisal is October 2, 2024, which is the date the appraisal was completed.

Intended User/Client of the Appraisal

The intended client and user of this appraisal is Reuben Franklin Jr., Assistant City Manager of the City of St. Augustine, and/or assigns.

Intended Use of the Appraisal

The appraisal report is intended to be used by the client for their internal decision making needs.

Market Value

Section 1110 of Financial Institutions Reform, Recovery, and Enforcement Act's (FIRREA) instructions to the Office of Thrift Supervision use the definition of Market Value below as developed by the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation, and adopted by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and acting in what they consider their own best interests;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Exposure Time

According to The Dictionary of Real Estate Appraisal, 7th Edition, Exposure Time is:

"An opinion, based on supportive market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."

Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. The estimate for exposure time in this report was based on statistical information from market data and interviews with market participants. From this analysis and discussion, it is estimated that the appropriate exposure time associated with the Market Value Opinion within this report would be 12 months.

Marketing Time:

According to The Dictionary of Real Estate Appraisal, 7th Edition, Marketing Time is:

"An opinion of the amount of time to sell a property interest at the concluded market value, or at a benchmark price during the period immediately after the effective date of an appraisal"

Marketing time differs from exposure time, which is always presumed to precede the effective date of appraisal. Considerations for estimating the marketing time are similar to that of the exposure time with the addition of any anticipated changes in market conditions. Since the market conditions are estimated to follow historical trends into the foreseeable future, it is estimated that the appropriate marketing time associated with the Market Value Opinion within this report would be 12 months. This estimate assumes that the appraised property is placed on the open market, aggressively marketed and competitively priced. This estimate is based upon discussions with real estate brokers active within the local market.

Interest Appraised

The interest appraised herein is the Fee Simple Interest in the Subject Property.

Fee Simple Estate

The fee simple estate is defined in The Dictionary of Real Estate Appraisal, 7th Edition as:

"The absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Leased Fee Interest

The leased fee interest is defined in The Dictionary of Real Estate Appraisal, 7th Edition as:

"the ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires."

LEGAL DESCRIPTION:

Tax Parcel ID: 218570-0000. The legal below was taken from a Warranty Deed recorded in OR Book 3261, Page 1542 and is subject to an official survey.

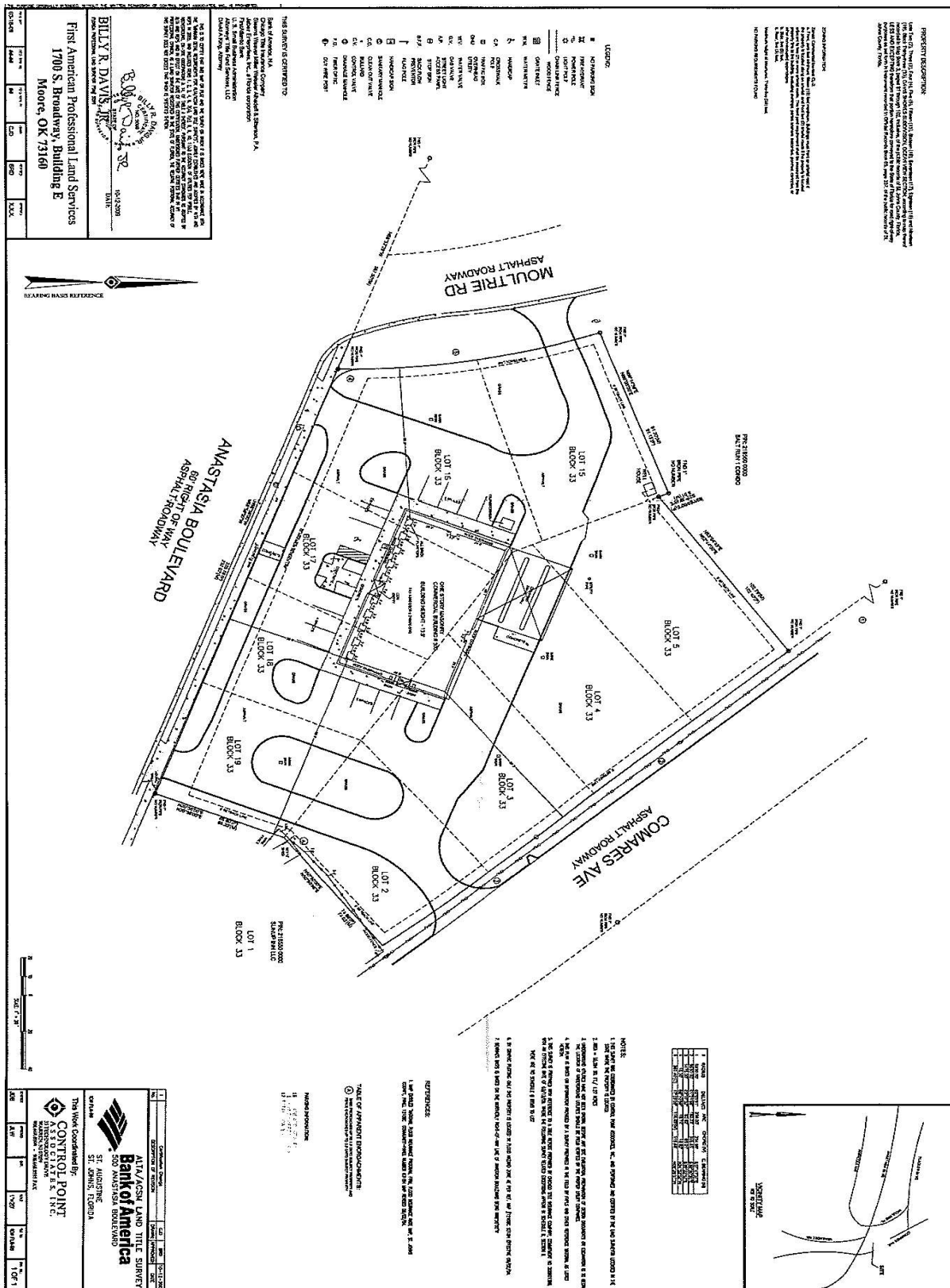
LAND

Lots Two (2), Three (3), Four (4), Five (5), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), Block Thirty-three (33), DAVIS SHORES SUBDIVISION, OCEAN VIEW SECTION, according to map thereof recorded in Map Book 3, pages 97 through 102, inclusive, of the public records of St. Johns County, Florida, LESS AND EXCEPTING therefrom that portion heretofore conveyed to the State of Florida for road right-of-way purposes as set forth in instrument recorded in Official Records Book 65, page 337, of the public records of St. Johns County, Florida.

Note: Since the legal provided was not completely legible (see survey provided on the following page), we have relied upon the legal from the most recent recorded warranty deed.

SURVEY:

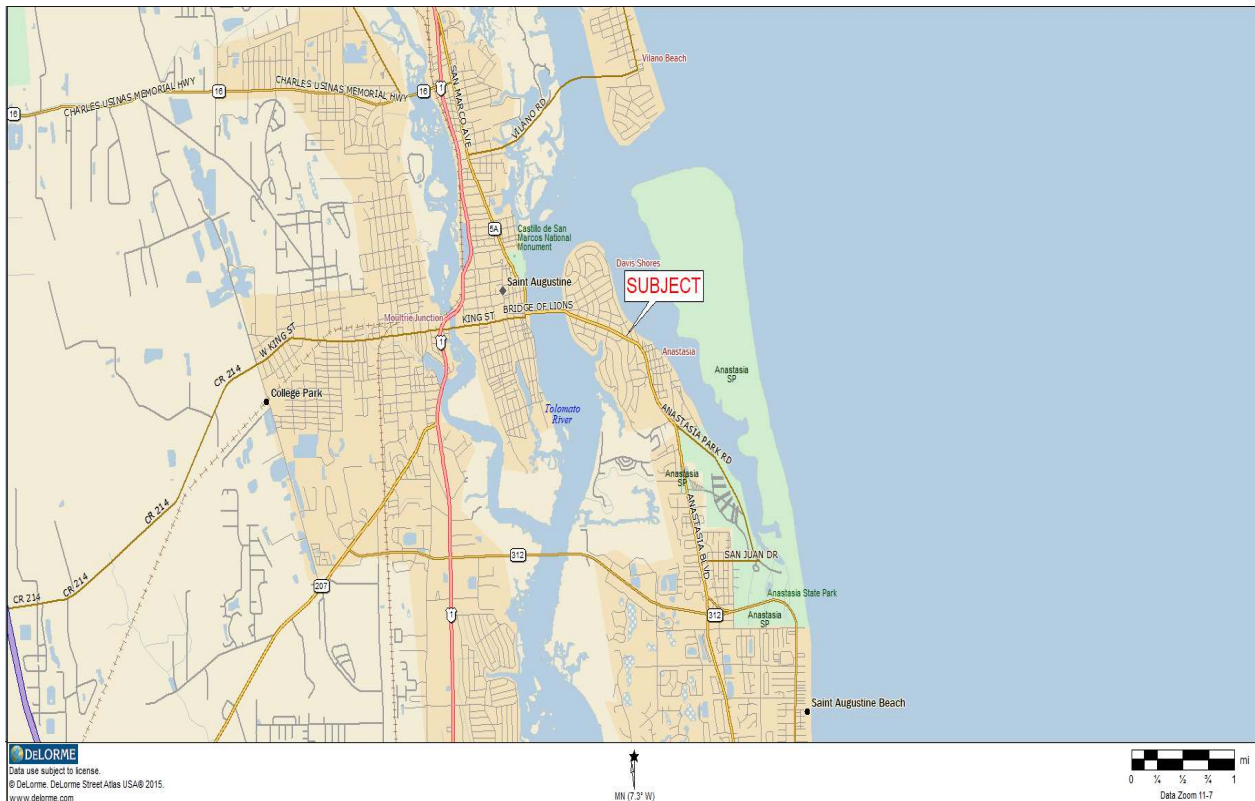
Below is a copy of the survey of the Subject site that was provided to us. It should be noted that the majority of the text and dimensions provided on this survey were blurry and not legible to us.



NEIGHBORHOOD DATA

The Subject Property is at the northeast corner of Anastasia Blvd. and Moultrie Place, approximately 1 mile east of the main downtown historic district, St. Johns County, Florida. A neighborhood is defined in terms of common characteristics, trends and groupings of similar or complementary land uses. The Subject Neighborhood may be delineated as follows:

Northern Boundary	-	Matanzas Bay
Southern Boundary	-	Dondanville Road
Eastern Boundary	-	Atlantic Ocean
Western Boundary	-	Matanzas River



The main thoroughfare in the Subject's neighborhood is Anastasia Boulevard (Highway A1A South), which for the most part runs in a north-south direction through the county. However, it takes an east-west direction through a portion of the Subject's neighborhood. Highway A1A is a four-lane, divided highway that bisects the Subject neighborhood. It carries a heavy amount of traffic during the busy tourist seasons and the major commercial developments are located along this road. As mentioned, Anastasia Blvd. is the major commercial corridor through the Subject's neighborhood, and this road is heavily developed throughout the neighborhood.

Located in the Subject's immediate area is an older condominium complex to the northwest, and to the north is a recently constructed townhome development which fronts the water. To date 14 closed sales have been recorded with prices ranging from \$450,000 for an interior up to \$2,703,200 for a waterfront unit with boat slip. To the south across Anastasia Blvd. is a motel, a daycare, and an office building. To the east and west of the Subject along Anastasia Blvd. are older motel buildings.

Commercial uses along Anastasia Blvd., in the Subject's neighborhood, include a large number of motels and restaurants, single tenant office and retail buildings, as well as a number of tourist attractions, with the most popular being the St. Augustine Alligator Farm, St. Augustine Lighthouse and the Anastasia State Park. There are also a number of popular restaurants along this roadway including Osteen's, Blackfly, Gas, Candlelight, Conch House and Gypsy Cab.

Other than the commercial uses located along Anastasia Blvd., the majority of the development in this neighborhood is residential in nature. Residential homes in this neighborhood range from a low of \$450,000 to a high of over \$2,000,000 for waterfront homes. The residential areas are over 97% built-out; therefore, new construction in this neighborhood is limited due to the unavailability of vacant land in the area. Additionally, the Subject is located just over a mile northwest of the entrance to the Anastasia State Recreational Park. This park includes a large campground as well as one of the more popular beaches in the area.

The Subject is located across the river (1± miles) from the downtown historical district. The primary historic/tourist area is bordered by Cathedral Place on the south, Orange Street on the north, Matanzas Bay on the east, and Cordova Street on the west. There are numerous historic buildings, popular restaurants and tourist oriented retailers located in this area.

Just over the bridge is Avenida Menendez, which travels north-south along the Matanzas Bay. Properties on Avenida Menendez generally have an unrestricted view of the Bay. Largely for this reason, this is a popular location for motels such as the Monson Motor Lodge, Marion Motor Lodge, Monterey Inn, Whetstone's Bayfront Inn and several bed and breakfast facilities including Casablanca Inn, Westcott House and the Bayfront Marin House.

It should be noted that the Subject is east of the Bridge of Lions. This two-lane drawbridge was recently completely refurbished, and was re-opened in March of 2010.

Conclusion

The Subject neighborhood is over 97% built-out, therefore, future growth is limited. Over the last 4 to 5 years, both residential and commercial values have been steadily rising. Due to the past growth that has taken place in this neighborhood and the unavailability of vacant land in the area, property values are expected to see continued increases which will, at least, keep pace with inflation during the foreseeable future. A careful search of the immediate and general Neighborhood did not reveal any adverse influences or conditions which would diminish the value of the Subject Property.

PROPERTY DATA

Location	The Subject Property is located at the northeast corner of Anastasia Blvd. and Moultrie Place. The street address is 500 Anastasia Blvd., St. Augustine, FL 32080	
Zoning	The Subject Property is zoned CL-2, Commercial Low-Two, by the City of St. Augustine, FL. Permitted uses under this category include retail outlets such as specialty food stores, clothing shops, sporting goods, service establishments such as hair salons, shoe repair shops, restaurants (but not fast food or drive-in), health club or facility, banks, all types of professional and business offices, hotel and motels w/o kitchenette (max. 50 units), shopping plaza, single and multi-family dwellings, etc.	
Future Land Use	The City's Comprehensive Plan, which is in compliance with the Florida Growth Management Act of 1985, supersedes the county's existing zoning code; however, both must be in basic agreement with each other. This land use plan designates the Subject Property as being in the Commercial Low Intensity district, which is consistent with the Subject's zoning category. In summary, the use of the Subject Property as a retail building is legally permissible per both the zoning and Future Land Use Codes.	
Site Size & Shape	The Subject site consists of an irregular shape parcel of land containing 55,321± square feet. The site has 240± feet of frontage along the north side of Anastasia Blvd., 123± front feet along the east side of Moultrie Place, and 250± feet of frontage along the west side of Comares Avenue. Note: a legible survey was not provided so we relied upon the St. Johns County Property Appraiser Map for our site size and dimensions.	
Access	Access to the Subject is provided via two access points from Anastasia Blvd., which is a four-lane divided highway that takes an east-west direction where the Subject is located. Access is also available from Comares Avenue and Moultrie Place, both of which are interior neighborhood roadways that stem from Anastasia Blvd.	
Utilities	Water & Sewer	- Central
	Electric Service	- Florida Power & Light
	Law Enforcement	- City of St. Augustine
	Fire Protection	- City of St. Augustine
Topography	The Subject Site appears to be basically level and at the grade of the adjacent road.	

Property History

The Subject Property is currently listed under the ownership of Jabez Enterprises Inc.

It should be pointed out that a complete title history of the Subject Property was not undertaken or conducted by the appraiser, nor was one provided. However, in conjunction with a cursory study of the public records of St. Johns County, FL, it appears that there have been no other title ownership transfers over the past three years.

Listings/Contracts

The Subject property is not currently listed for sale, or under contract to the best of our knowledge.

Property Taxes

According to the St. Johns County Property Appraiser's office, the Subject Property was assessed under parcel # 218570-0000. The 2023 market value was \$959,801 and the assessed value was \$664,173. The 2023 taxes were \$14,875.59 based on the millage rate of 18.8720, and including a City of St. Augustine Fee Assessment Fee of \$741.96.

It should be noted that the proposed market value for 2024 shows an increase in market value to \$1,009,187, and an increase in assessed value to \$730,590.

Tax Assessment Map

DESCRIPTION OF IMPROVEMENTS**Site Improvements**

The site improvements include a three lane bank drive-thru with a 1,260± square foot canopy, attractive landscaping, and an asphalt paved parking and drive-way area that wraps around the building. There are 17 marked spaces, plus a dirt graded parking area is located at the rear of the site.

Building Improvements

Type of Building	:	Former bank building converted to retail use
Date of Construction	:	1971
Effective Age	:	8 years
Remaining Economic Life	:	42 years
Height	:	One-story
Type of Construction	:	Concrete block
Roof	:	Flat tar and gravel roof.
Exterior Walls	:	Stucco
Floors	:	Terrazo tile throughout the main retail area, with a mixture of vinyl plank and vinyl tile in the offices, kitchen and work area.
Interior Walls	:	Painted drywall, wall paper, and painted block
Ceilings	:	Drywall ceilings
Heat and A/C	:	Central heat and air throughout. New 12 ton A/C system was reportedly installed in 2023. A split system was also installed in the vault room in 2023.
Electricity	:	3 phase
Plumbing	:	Adequate; with two (2) half bathrooms
Sprinkler System	:	Adequate

Contains

The Subject improvements consist of a one-story, retail building currently occupied by Blue Water Jewelers. The Subject building contains 3,840± square feet, and was constructed of concrete block with a stucco exterior in 1971. This was a former bank building prior to selling in November of 2009, after which time it was remodeled for use as a jewelry store. There is also a 234± square foot finished canopy over the front entrance of the building, and a larger 1,260± square foot canopy at the rear of the building, which was previously used as a cover for the drive-thru area when the building operated as a bank.

The building is currently in good condition for its age. It is 100% owner-occupied by Blue Water Jewelers. We have estimated that effective age to be 8 years, and the remaining economic life to be 42 years.

The owner indicated the cost spent on renovations to convert the building from a bank to a retail store was approximately \$250,000. The renovations included but were not limited new interior and exterior painting, gutting the interior and adding new flooring, drywall, electrical, light fixtures, all new solid wood doors, etc. Also, the plumbing was upgraded and the bathrooms were completely renovated. The Subject building is now designed with a large open retail area, an office/workshop area, kitchen, staff lounge, restrooms, and a 1,000± square foot walk-in vault.

HIGHEST AND BEST USE

The market is the final arbiter of market value. One crucial determinant of value in the market is the highest and best use analysis. The market value of land/site and of an improved property are both developed under the assumption that potential purchasers will pay prices that reflects their analyses of the most profitable use of the land and the property as improved.

As per The Appraisal of Real Estate 14th Edition, Highest and Best Use is defined as:

“the reasonably probable and legal use of vacant land or an improved property that is physically possible, legally permissible, appropriately supported, financially feasible and that results in the highest land value”

The highest and best uses of land and improved properties are selected from various alternative uses. The highest and best use conclusions provide the basis for the market value analysis. Thus, the remainder of the valuation process is conducted in relation to these conclusions. Consequently, it is essential that the highest and best use conclusions be related to the motivations of the market. In determining the highest and best use, it is necessary to study the following four factors:

1. **Physically Possible (adaptable uses):** The adaptability of the site and/or improvements to be used. The uses that are physically possible on the subject site or in the subject improvements, given the physical characteristics revealed by property analysis. Size, shape, area, terrain, utility, capacity and availability of public utilities, surrounding land use patterns, topography or subsoil conditions, and physical condition affect the uses to which land may be developed.
2. **Legally Permissible (allowable uses):** The uses that are permitted under existing zoning, private restrictions (long-term lease or deed restrictions), building codes, historic district controls, environmental regulations, etc.
3. **Financially Feasible (appropriate uses):** Among legally permitted and physically possible uses for the subject property, those considered appropriate and feasible, given the characteristics revealed by market, market area, and property analysis. Those uses that produce any net return to the owner, or a positive net present value.
4. **Maximally Productive (most profitable uses):** Among appropriate or financially feasible uses for the subject property, those that will produce the highest present value.

These criteria are often considered sequentially. The tests of physical possibility and legal permissibility must be applied before the remaining tests of financial feasibility and maximum productivity. A use maybe financially feasible but this is irrelevant if it is physically impossible to construct that use or if such a use is not legally permitted. Only when there is a reasonable possibility that one of the prior unacceptable conditions can be changed is it appropriate to proceed with the analysis.

Highest and Best Use as Vacant

The Subject Property as vacant, based on the physical and legal limitations, as well as locational attributes could be developed with a variety of uses including a professional office, retail building, restaurant or multi-family development.

Without an in-depth feasibility study and additional market data, which is beyond the scope of this appraisal report, it would be difficult to determine exactly which specific use would meet with the strongest market acceptance. However, based on market data regarding the expected population growth for the St. Augustine area and the continued growth in tourism, commercial use seems to be the most logical development choice of this site. There are a number of office retail buildings, and restaurants located along the Subject's stretch of Anastasia Blvd., which all appear to be highly occupied. There are also a number of multi-family uses surrounding the Subject. Therefore, it is our opinion that the highest and best use of this site, as vacant, would be for development of any of the allowable uses listed under the Subject's CL-2 zoning designation, including commercial uses, such as an office, retail building, hotel or restaurant that takes advantage of the site's highway frontage and close proximity to the downtown St. Augustine area, or possible development as a multi-family project.

Highest and Best Use As Improved

The highest and best use of a property as improved pertains to the use that should be made of an improved property in light of the existing improvements and the ideal improvements described at the conclusion of the analysis of the highest and best use as though vacant. With any improved property, there are three possibilities that must be considered:

1. Demolish the existing improvements and redevelop the site
2. Continue the existing use
3. Modify the existing use

The Subject improvements consist of a one-story, retail building containing 3,840± square feet, that was constructed of concrete block with a stucco exterior in 1971. The improvements were considered to be in good condition for their age.

To estimate the Highest and Best Use of the land as improved, the existing use must meet the same criteria which were previously discussed. As mentioned, the existing improvements are legally permissible. The existing improvements are also physically possible as evident by the current use of the site. The improvements, therefore, satisfy and meet the first two criteria.

However, in our opinion, the current use of the Subject Property as improved with a 3,840± square foot retail building is not considered to be the highest and best use as improved (see valuation section to follow). We base this on the size of the Subject site in relation to the size of the improvements, and taking into consideration its location along Anastasia Boulevard, just east of the main Downtown Historical District. This area is nearly 100% built out, and due to its proximity to the downtown area land along this stretch of Anastasia Boulevard is considered to be highly desirable for both commercial and multi-family uses.

As can be seen in our analysis of the Sales Comparison Approach of the Subject As Improved with a 3,840 square foot retail building, the adjusted value range from the seven sales analyzed ranged from \$2,680,000 (\$698.16 SF) to \$3,625,000 (\$943.91 SF) rd. This range is below our opinion of value of the Subject as a vacant commercial site of \$3,870,000. This is mainly due to the smaller size of the current improvements as compared to the larger size of the Subject's site, which indicated that the current improvements are an underutilization of the land.

Therefore, based on the above discussion, it is our opinion that the highest and best use of the Subject Property, as improved, would be to raze the existing improvements for a more intensive commercial development as allowed under the CL-2 zoning designation.

VALUATION ANALYSIS

Preface to Value

In estimating the Market Value of real estate, three Valuation procedures are typically utilized: the Cost Approach, Sales Comparison Approach, and Income Capitalization Approach. As noted in the Scope of Appraisal Section, in estimating the as-is Market Value of Subject Property only the Sales Comparison Approach was used.

The **Sales Comparison** was used to value the Subject Property both as-improved with a retail building and assuming it were vacant commercial land available to be developed to its highest and best use. Data is gathered and analyzed on sales of property as comparable in characteristics to the Subject Property as possible. Logical adjustments for dissimilar characteristics are then made leading to an indicated value for the Subject Property.

A description of each approach and supporting data, as well as a discussion of the strengths and weaknesses of each approach.

ESTIMATE OF LAND VALUE - Analysis of the Subject assuming it were vacant

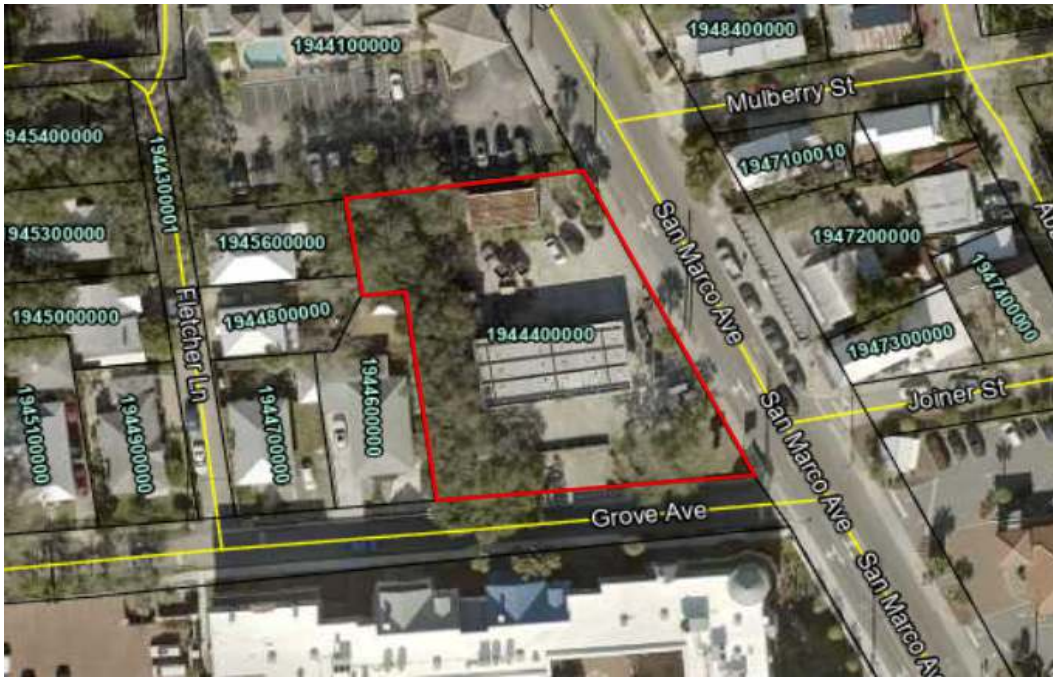
The Sales Comparison Technique is the preferred method to estimate the value of land. The Principle of Substitution affirms that an informed buyer should pay no more for a given site than an amount which a substitute site with equal or similar amenities could be obtained.

By the gathering and analysis of land sales of similar properties, a confirmed record of the range of prices paid by informed buyers is obtained. From this record adjustments can be made for differences in property characteristics which would have an effect on value, and an indication of the Subject Property's value by common units of measurement can be made.

Units of measurement often used in buying and selling vacant land are Price per Acre, Price per Square Foot, Price per Front Foot and Price per Lot. The unit of measure most used by the market in buying and selling land parcels similar to the Subject is the Price per Square Foot.

All properties have their own unique features which relate to location, size, shape, zoning, development potential, date of sale, deed restrictions, financing, etc. In order to accurately isolate most of these differences to determine their relative importance in a sale would require the use of what is known as a "paired sale" technique. In that process, two properties which are identical except for **one** feature (say time, for example) are compared. The difference in the unit value of comparison selected for analysis would then indicate if a property's value had increased or decreased over the time period between the sales. It is obvious that as two, three, four or more differences are added, the ability to accurately isolate differences and compare sales is diminished. Appraisers are required, in those instances, to use their training and experience to input subjective analysis to relate the sale property to the Subject Property.

Where market supported adjustments could be extracted, the comparative adjustments to the comparable sale properties are quantitative. When market data indicates relationships which cannot be quantified, a relative comparison analysis is used to examine the comparable sales to determine whether their characteristics are inferior, superior or equal to the Subject's. Numerous land sales were located, analyzed and compared to the Subject site, with the sales summarized below selected as reflecting the greatest comparability to the Subject Property. On the following pages a Land Sales Location Map and Land Sales Summary Chart can be found followed by a discussion of each land sale.

LAND SALE NO. 1**TRANSACTION DATA**

DATE: 5/5/2022

GRANTOR: Absente 3 LLC

GRANTEE: Deacon Transportation Inc.

SALES PRICE: \$2,150,000

O.R.BK/PAGE: 5554/1088

TERMS OF SALE: Cash to Seller

PROPERTY DESCRIPTION

LEGAL: 3-6 Cherry Sub City Lots 1 2 & 3 & Tri Pt of Lot 2

PARCEL ACCOUNT #: 194440-0000

LOCATION: Northwest corner of San Marco Avenue and Grove Avenue, City of St. Augustine, FL 32084.

ZONING: CL-2, Commercial Low-Two, City of St. Augustine, FL.

LAND USE: Commercial Low Intensity

ELEVATION: Basically level and at the grade of the road.

SITE AREA: .48± gross acres or 20,918± SF

UTILITIES: Central water and sewer to the site.

SALE ANALYSIS

PRICE PER SQUARE FOOT: \$102.78 square foot

COMMENTS

This was the sale of the 20,918± square foot site located at the northwest corner of San Marco Avenue and Grove Avenue. This site contains 185± feet of frontage along the west side of San Marco Avenue, and 159± front feet along the north side of Grove Avenue.

At the time of sale the site was improved with an older gas station/convenience store with a detached carwash building. The building had most recently been used as a scooter rental store, and was considered to be in fair condition overall. The property was purchased by a local tourism related entity for future commercial development and the improvements were considered to be only an interim use. The buyer has since razed the improvements in order to construct a parking lot with a ticket booth and train pick-up area for their trolley train company. Therefore, no value contribution was given to the improvements

Confirmed with: Sammy Hale - Listing agent with Coldwell Banker Commercial Premier

LAND SALE NO. 2**TRANSACTION DATA**

DATE: 12/18/2023
O.R. BOOK: 5873/1283
GRANTOR: Aug Holdings LLC
GRANTEE: First Coast Properties of Jacksonville, Inc.
SALES PRICE: \$750,000
TERMS OF SALE: Cash to seller

PROPERTY DESCRIPTION

PARCEL #: 219010-0270
LOCATION: North side of Arricola Avenue, just east of Arredondo Avenue, St. Augustine, FL 32080.
ZONING: CL-1, Commercial Low-One
FUTURE LAND USE: Commercial Low Intensity
ELEVATION: Level and at the grade of the street.
SITE AREA: 10,000± square feet

UTILITIES: All to the site

SALE ANALYSIS

PRICE PER SQUARE FOOT: \$75.00

COMMENTS

This is the sale of a 10,000 square foot site (100' x 100') located along the north side of Arricola Avenue, consisting of four lots. The site is considered to be entirely usable and has 100± feet of frontage along Arricola Avenue. All site dimensions were taken from the St. Johns County Property Appraiser.

There is a dirt graded alley way that intersects with Arredondo Ave., and is located along the north side of the site, providing additional access.

At the time of sale the site was cleared. The site is planned for the construction of town homes.

Confirmed with: Grantor and past appraisal

SITE AREA: 3.45 acres or 150,282± SF

UTILITIES: Water, sewer, and electricity

SALE ANALYSIS

PRICE PER SF: \$42.69

COMMENTS

This is the sale of an assemblage of three adjacent parcels of land in the Vilano Beach area. The property was purchased by an investor for the development of a luxury townhouse project to be known as Breakwater Villas which will contain 49 townhomes, and various amenities including a pool and community center.

The site has an irregular shape that contains 3.45± acres, of which all were considered to be entirely usable. The site contains roughly 445± feet of frontage along the south side of Vilano Road, and 395± feet of frontage along the west side of Loja Street.

At the time of sale the site was mostly cleared, with an older commercial building located on the western most portion of the site, and a small residence in the middle of the site. However, these buildings were older, and were not considered to have any contributory value towards the overall sale of the site.

Confirmed with: Public records

LAND SALE NO. 4**TRANSACTION DATA**

DATE: 6/4/2024

GRANTOR: Leonard Trinca

GRANTEE: Anastasia Isles LLC

SALES PRICE: \$650,000

O.R.BK/PAGE: 5961/972

TERMS OF SALE: Cash to Seller

PROPERTY DESCRIPTION

PARCEL #: 170910-0000

LOCATION: Located at the southwest corner of E Street and A1A Beach Blvd., St. Augustine, St. Johns County, Florida 32080.

ZONING/FUTURE LAND USE: Commercial

SITE AREA: 0.23± acres; 10,050± usable SF

UTILITIES: All to the site

SALE ANALYSIS

PRICE PER SF: \$64.68

COMMENTS

This is the sale of a vacant commercial site located on the A1A Beach Blvd. The site is nearly square shaped and contains 10,050± square feet. The site is considered to be entirely usable and has roughly 100.5 feet of frontage along A1A Beach and 100± feet of frontage along E Street.

At the time of sale the site was heavily wooded.

This property was under contract at \$500,000 in 2022 and subsequently taken off the market. This property closed for \$650,000 in June 2024 and was purchased by a local real estate broker/investor for the development of eight 2-bedroom units for use in their short-term rental pool.

All site dimensions were taken from the St. Johns County Property Appraiser.

Confirmed with: Rich O' Brien (Listing Agent)

LAND SALE NO. 5**TRANSACTION DATA**

DATE: 8/5/22

GRANTOR: HVG Properties LLC

GRANTEE: Ginn & Patrou Holdings LLC

SALES PRICE: \$1,800,000

O.R.BK/PAGE: 5614/64

TERMS OF SALE: Cash to seller

PROPERTY DESCRIPTION

PARCEL # 169240-0010

LOCATION: Located between 4th and 5th Street, on the west side of A1A Beach Blvd. The address is 621 A1A Beach Blvd., St. Augustine, FL 32080.

ZONING/LAND USE: Commercial

SITE AREA: 29,185 $\pm$ SF or 0.67 $\pm$ acres

UTILITIES: All to the site

SALE ANALYSIS

PRICE PER SF: \$61.68

COMMENTS

This was the sale of the vacant commercial site (consisting of 6 lots) located between 4th and 5th Street, on the west side of A1A Beach Blvd. The site contains 29,185± square feet and is entirely usable. The site was completely cleared at the time of sale.

Reportedly, the grantor purchased the site (which included additional lots) in August 2020 and was conditionally approved for 20,000 square feet of office/retail space, which would include 77 parking spaces. The grantor then broke out some of the lots and resold them roughly two years later. The grantee purchased the site for future commercial development including constructing an office for their law firm.

Confirmed with: Scott Patrou - Grantee

Discussion of Vacant Land Sales

The sales used to value the Subject are summarized below.

Sale No.	Subject	1	2	3	4	5
Sale Date		05/05/22	12/18/23	06/23/21	06/04/24	08/05/22
Sale Price		\$2,150,000	\$750,000	\$6,415,000	\$650,000	\$1,800,000
Property Data						
Site Size	55,321	20,918	10,000	150,282	10,050	29,185
Zoning	CL-2	CL-2	CL-1	TCMU	Comm	Comm
Land Use	CL	CL	CL	TCMU	Comm	Comm
Sale Price Per SF		\$102.78	\$75.00	\$42.69	\$64.68	\$61.68

These sales were analyzed on a price per square foot basis and ranged in time from June 2021 to June 2024. The sales ranged in size from 10,000 to 150,282 usable square feet.

The unit value considered most appropriate and referred to in this analysis is the price per square foot. All sales are compared to the Subject and consideration has been given to differences in financing, market conditions, location, zoning/land use and physical characteristics such as size, shape and access.

Property Rights Appraised

The Subject's fee simple interest is being appraised. All sales transferred with the fee simple interest, thus no adjustment was required.

Adjustment for Financing

All of the comparables were purchased with conventional financing, cash or had financing which did not impact their sales prices. Therefore, no adjustments were made nor any cash equivalencies performed on the comparable sales.

Condition of Sale

All of sales were arms length and did not require an adjustment for condition of sale.

Market Conditions

The next adjustment required is for changing market conditions over time. A number of factors were analyzed, including published statistical data, analysis of matched-pair sales (if available) and conversations with market participants.

Based on the above data sources, augmented by our knowledge of the local and extended market, it is our opinion that values within the subject's market segment have been increasing since the time of the first sale.

Historical increases from 3% to 8% per year were realized from 2018 through 2024 for this property type. The Federal Reserve Bank's policy of increasing the prime lending rate (to combat rapid inflation) has negatively impacted the rate of value increase in the market. An upward market conditions adjustment at the middle end of the historical range is supported for the subject analysis to reflect ongoing uncertainty in the economy.

As further support for our market condition adjustment we have compared Sale 4 and the adjacent lot to the south Parcel # 170910-0000, which are identical adjacent parcels. Parcel 170910-0000, sold in June of 2023 for \$599,000. Sale 4 sold in June of 2024 for \$650,000. The indicated appreciation between the two sales was 8.51% over the 11.5 $\pm$ months.

Sales occurring since the first sale are considered inferior to current activity and have been adjusted upward at a rate of 7% per year (0.58% per month). All sales required upward adjustment for market conditions.

Location/Site Prominence

Sale 1 had a superior location along San Marco Avenue in the highly pedestrian trafficked area known as "Uptown". Therefore, a downward adjustment was made to this sale.

Sale 2 was located one lot south of Anastasia Blvd., and did not have any highway frontage. Therefore, this sale was considered to be inferior as compared to the Subject's location, and required an upward adjustment.

Sale 3 was located along Vilano Road in the Vilano Beach area. This location had noticeably less traffic volume, and was considered to be inferior as compared to the Subject's location overall.

Sales 4 and 5 were located along A1A Beach Blvd. within the main commercial stretch of St. Augustine Beach between the Pier and F Street., and were considered to be similar as compared to the Subject in this aspect.

Site Size

The comparables ranged in size from 10,000 to 150,282 usable square feet. Based upon the economies of scale, smaller sites tend to sell for a higher price per square foot than larger sites, considering all other characteristics are equal. The sales were adjusted accordingly based on their size differences as compared to the Subject.

Parcel Shape/Road Frontage

All of the sales were considered to be similar as compared to the Subject in this aspect.

Access

The Subject has access from three roadways. All of the comparables were considered to have similar access as compared to the Subject, and no adjustments were required.

Zoning/Development Potential

All of the comparables had similar zonings and/or land uses as the Subject, and required no adjustments.

Miscellaneous Adjustments

No other adjustments were required.

Conclusion - As vacant

The sales discussed above are considered the most similar to the Subject overall, and reflect the best available market data on which to base our estimate of land value.

After adjustments, the sales ranged in price from \$52.78 to \$83.82 per usable square foot, with the average price being \$68.86 per square foot, and the median price being \$70.88 per square foot.

Therefore, based on the above sales comparables, it is our opinion that the Market Value of the Subject Excess land parcel is \$70.00 per usable square foot calculated as follows:

SIZE SF		PRICE PER SF	INDICATED VALUE
55,321	@	\$70.00	\$3,872,470, \$3,870,000 Rd.

COMPARABLE LAND SALES ADJUSTMENT CHART						
Sale No.	Subject	1	2	3	4	5
Sale Date		05/05/22	12/18/23	06/23/21	06/04/24	08/05/22
Sale Price		\$2,150,000	\$750,000	\$6,415,000	\$650,000	\$1,800,000
Property Data						
Site Size	55,321	20,918	10,000	150,282	10,050	29,185
Zoning	CL-2	CL-2	CL-1	TCMU	Comm	Comm
Land Use	CL	CL	CL	TCMU	Comm	Comm
Sale Price Per SF		\$102.78	\$75.00	\$42.69	\$64.68	\$61.68
Property Rights Conveyed		0.00%	0.00%	0.00%	0.00%	0.00%
Financing		0.00%	0.00%	0.00%	0.00%	0.00%
Conditions of Sale		0.00%	0.00%	0.00%	0.00%	0.00%
Market Condition Adjustment		16.50%	5.00%	23.00%	2.00%	15.00%
Adjusted Unit Price Range		\$119.74	\$78.75	\$52.50	\$65.97	\$70.93
Physical Adjustments						
Location/Site Prominence		-20.00%	10.00%	5.00%	0.00%	0.00%
Site Size		-10.00%	-20.00%	30.00%	-20.00%	-7.00%
Access		0.00%	0.00%	0.00%	0.00%	0.00%
Site Utility/Shape		0.00%	0.00%	0.00%	0.00%	0.00%
Zoning/Development Potential		0.00%	0.00%	0.00%	0.00%	0.00%
Miscellaneous		0.00%	0.00%	0.00%	0.00%	0.00%
Total Adjustment		-30.00%	-10.00%	35.00%	-20.00%	-7.00%
Adjusted Price Per SF		\$83.82	\$70.88	\$70.88	\$52.78	\$65.96
Avg. adjusted price Usable SF	\$68.86					
Med. Adjusted price Usable SF	\$70.88					

SALES COMPARISON APPROACH - As Improved

The Sales Comparison Approach is a method of valuation in which comparisons of recently sold similar properties are made to the Subject Property. This approach is based on the Principal of Substitution, which presumes that a prudent purchaser would not pay more for a property than the cost to acquire similar properties which have sold in the competing marketplace.

This approach is a systematic procedure. The first steps are to locate and verify sales, listings and offerings of properties similar to the Subject Property in terms of physical, financial and transactional characteristics. The next step includes the selection of relevant units of comparison (e.g. price per square foot, price per room, effective gross income multipliers) and developing a comparative analysis for each unit. The selected sale properties are then compared to the Subject and adjustments are made to the sale price of each comparable. Finally, the various value indications are reconciled into a single value indication or range of values.

Typically, the most common "unit of comparison" when comparing sales of retail buildings is the price per square foot. In using the price per square foot unit of comparison, appropriate adjustments were made for dissimilarities between the comparables and the Subject.

Our sales search indicated many differences in physical and locational characteristics between the comparables and the Subject. Because of the large number of differences associated with the comparable sales, the ability to accurately isolate differences in order to "pair sales" is diminished. As a result, the unit value adjustments are qualitative in nature.

Research for this assignment revealed numerous sales to value the Subject Property as is. The sales outlined below were chosen as reflecting the greatest comparability to the Subject. Individual sales data sheets for the sales are presented on the following pages, followed by a location map and improved sales summary.

IMPROVED SALE NO. 1**Transaction Data**

Location:	Southwest corner of A1A Beach Blvd. and 13 th Street, St. Augustine Beach, Fl. The site address is 461 A1A Beach blvd., St. Augustine Beach, FL 32080.
O.R. Book:	5413/110
Date:	11/4/2021
Grantor:	Lumpkin Family Rev. Living Trust
Grantee:	GP 461 LLC
Sales Price:	\$837,500
Terms of Sale:	Cash to seller

Property Description

Land Area (Acres):	9,300 square feet
Building Area:	1,283± square feet
Description of Improvements:	One-story office building constructed of a wood frame with stucco siding. The building was constructed in 1996 and is in good condition for its age.

Economic Indicators

Price Per Sq. Ft. (Rentable): \$652.77
Land to building Ratio: 7.25:1

COMMENTS

Tax ID numbers 167390-0000

This is the sale of the office building located along A1A Beach Blvd., within St. Augustine Beach. The site is improved with a one-story, single tenant office building containing 1,283± square feet. There is also a 144± square foot covered canopy at the rear of the building, as well as awnings along the front and north side. It was constructed of a wood frame with stucco siding in 1996. The building had been 100% owner occupied, but the seller has relocated to a larger building. An estimated \$55,000 was recently put into renovations on the building which include a new roof and exterior siding. The improvements are considered to be in good condition for their age.

This property had a 10± marked parking spaces which equates to approximately 1 space for every 128 square feet of building area, which is above average for a typical office building.

Also, the eastern most portion of the subject's asphalt paved parking lot which contains 7 marked parking spots is located upon land that is actually in the public right-of-way. Even though this land is not a part of the subject's site, the subject has been the primary beneficiary of this parking area since its construction in 1996.

This building was being used as a Real Estate Office at the time of sale. It is being purchased for use as Mayday Ice Cream, who will be leasing the property upon purchase. The buyers reportedly had a lease agreement in place with the future tenant prior to purchase.

It was listed on the market for sale for \$950,000 on 7/13/2021.

This property previously sold for \$525,000 on 8/1/2016.

Confirmed with: Grantee

IMPROVED SALE NO. 2**Transaction Data**

Location:	Located on the east side of A1A S., just northwest of Old Beach Road. The address is 1812 A1A S., St. Augustine, FL 32080.
O.R. Book:	5719/269
Date:	3/3/2023
Grantor:	Meraki Development LLC
Grantee:	HVG Properties LLC
Sales Price:	\$1,950,000
FF&E & Inventory:	<u>\$100,000</u>
Effective Price:	\$1,850,000
Terms of Sale:	Cash to seller

Property Description

Land Area (Acres):	1.37 $\pm$ acres or 59,677 $\pm$ square feet
Building Area:	3,200 $\pm$ SF
Description of Improvements:	One story, single tenant retail building that was constructed in 1976 of a steel frame. The improvements were in good condition for their age.

Economic Indicators

Overall Price Per Sq. Ft.:	\$609.38
Effective Price Per Sq. Ft.:	\$578.13
Land to Bldg. Ratio:	18.65:1

COMMENTS

Parcel # 166020-0000

The Subject building was constructed in 1976 of a steel frame, and contains 3,200± square feet of total area. The building is in good condition as it was recently renovated, and is currently being used as a retail store. The building is designed with a large open retail area, dining area with takeout windows where ice cream is currently sold, food prep area, office, storage area, and two restrooms.

According to the Costs provided to us by the seller, a reported \$212,000± was spent on the renovations after it was purchased in January of 2022.

There was FF&E included which reportedly cost \$29,113 new (excludes food trailer). Also, there is expected to be between \$50,000 to \$70,0000 worth of store inventory remaining at the time of sale (\$114,177 cost new), that was included in the sale of the real property, i.e. the land and building improvements. Therefore, we have deducted an estimated \$100,000 for the included FF&E and inventory items from the total sales price of \$1,950,000 in order to arrive at an effective sales price of \$1,850,000 for the real estate only.

The site is irregular shaped and contains approximately 59,677± square feet and has 299± feet of frontage along the east side of A1A South. All sizes and measurements are according to the St. Johns County Property Appraisers website and GIS Map and are subject to a survey.

A full title abstract was not provided for this assignment, but it appears that an access easement runs along the northern border which connects Ponce de Leon Street with A1A South.

Confirmed with: Grantor & past appraisal

IMPROVED SALE NO. 3**Transaction Data**

Location: Located on the west side of A1A S., north of Ocean Trace Road. The address is 3945 A1A South, St. Augustine Beach, Florida 32080.

O.R. Book: 5439/863

Date: 12/3/2021

Grantor: Llamaface LLC

Grantee: Wdestate 6 LLC

Sales Price: \$3,000,000

Renovation Costs: \$500,000

Effective Price: \$3,500,000

Terms of Sale: Cash to seller

Property Description

Land Area: 1.094± acres or 47,656± square feet

Building Area: 5,296± square feet; plus a 1,132± square foot covered outside dining area.

Description of Improvements: One-story restaurant that was constructed in 1988 of masonry frame with a mixture of brick veneer and stucco exterior. The building is in good condition for its age.

Economic Indicators

Price Per Sq. Ft.:	\$566.47
Eff. Price Per Sq. Ft.:	\$660.88
Land to Building Ratio:	9.00:1

Comments

Parcel # 174485-0030 & 174485-0100

The property is improved with a 5,296± square foot, one-story restaurant building, with an additional 1,132± square foot covered outside dining area which is concrete paved. There is also an outdoor dining patio area that was not covered, and this area was not included in our gross building area calculations. Before the time of sale, the building had been owner occupied since it was built.

The building was constructed in 1988 of concrete masonry frame with a mixture of brick veneer and stucco exterior. The inside area of the building seats approximately 200±, including bar seating. The outside area seats approximately 93±, including bar seating and uncovered patio areas. The building is in good condition for its age.

Site improvements include a concrete paved parking lot containing 42± marked parking spaces, including 2 handicap spaces, street signage and minimal landscaping. There is also a 3' high concrete block wall that encloses both the covered and non-covered outdoor patio area.

The building was purchased for use as a medical marijuana dispensary. The building had been listed for a number of years but was never actively marketed.

Confirmed with: Grantor (Alex Zaharia)

IMPROVED SALE 4**Transaction Data**

Location:	Located along the east side of A1A South, one lot south of Pope Road. The address is 103 Anastasia Blvd., City of St. Augustine, St. Johns County, Florida 32080.
O.R. Book:	5843/595
Date:	9/26/2023
Grantor:	L & L Pirton Inc.
Grantee:	A1A Vita LLC
Sales Price:	\$2,100,000
Terms of Sale:	Cash to seller

Property Description

Parcel #:	162780-0000
Land:	48,352± square feet, or 1.11± acres
Building Area:	2,690± SF

Description of Improvements: The improvements consists of a one-story, fast food restaurant building that was constructed in 1988 of a masonry frame with stucco exterior. The improvements are in average condition for their age.

Economic Indicators

Price Per Sq. Ft.: \$780.67
Land to building Ratio: 17.97:1

COMMENTS

This was the sale of a one-story fast food restaurant building that was formerly occupied by Wendy's. The building was constructed in 1988 of a masonry frame with stucco siding, and had a built-up roofing system.

The site improvements included a drive-thru lane with display menu, asphalt parking lot with 38+ marked parking spaces and pole lighting, average landscaping for the area, and a large metal road front display sign. Retention was on site.

The property was purchased for future retail use and possible additions being added.

IMPROVED SALE NO. 5

Before Renovations



After Renovations

Transaction Data

Location: East side of A1A S., just south of Madrid Street. The address is 3570 A1A S., St. Augustine, FL 32080.

O.R. Book: 5675/1226

Date: 11/29/2022

Grantor: Visio Clara LLC

Grantee: Ancient City Acquisitions LLC

Sales Price: \$1,950,000

Renovation Costs: \$500,000

Effective Price: \$2,450,000

Terms of Sale: Cash to seller

Property Description

Land Area: 64,469± square feet

Building Area: 3,872± square feet

Description of Improvements: One-story former bank building that was constructed in 2005 of a masonry frame with stucco and brick veneer exterior. The building is in good condition for its age.

Economic Indicators

Eff. Price Per Sq. Ft.:	\$632.75
Land to Building Ratio:	16.65:1

Comments

Parcel # 172690-0400

This is the sale of a former bank branch building that was constructed in 2005 of a masonry frame and is in good condition for its age. There was a four lane covered drive thru containing 884± square feet which was inclosed as part of the renovations project, bringing the gross building area to 3,872 square feet.

Site improvements include an asphalt paved parking lot with 26± marked parking spaces and average landscaping.

The building has since been converted for use as a real estate office with the buyer spending a reported \$500,000 on renovations. This included converting the covered drive-thru area into additional finished office space.

The property previously sold roughly 1 year prior to this more recent sale. At the time there was a 12 month bank restriction. The property was purchased with the intent to build a medical marijuana dispensary but this plan was never executed, and the building has since resold. This previous sale was for \$1,700,000 or \$568.94 per square foot.

The difference in price over the 1 year period between sales from November 2021 and November 2022 represent an increase of approximately 14.71%, before renovations.

Confirmed with: Bob Buckmaster - Selling Broker

IMPROVED SALE NO. 6**Transaction Data**

Location: Northwest corner of N. Ponce de Leon Blvd and Pacific Street. The property address is 2501 N. Ponce de Leon Blvd, St. Augustine, St. Johns County, Florida 320864.

O.R. Book: 5963/1040

Date: 6/5/2024

Grantor: Joyce Herr Simmons Living Trust

Grantee: Oasis Outdoors of NE FL LLC

Sales Price: \$750,000

Terms of Sale: Cash to seller

Property Description

Land Area: 16,117 square feet

Building Area: 1,156± square feet

Description of Improvements: One-story, retail building containing 1,156± square feet. The building was constructed in 1978 of a masonry frame with stucco siding. The improvements are in average condition for their age.

Economic Indicators

Price Per Sq.Ft.:	\$648.79
Land to Building Ratio:	13.94:1

COMMENTS

Parcel # 156790-0000

The existing improvements consists of a freestanding retail building containing 1,156± square feet. The building was constructed in 1978 of a masonry frame with stucco siding. The improvements are in average condition for their age. The building is designed with a large open retail area with a counter and a restroom.

The site has a quadrilateral shape that contains approximately 16,117± square feet or 0.37± acres. The site has 119± feet of frontage along the west side of N. Ponce De Leon Blvd., and 190± feet of frontage along the north side of Pacific. All sizes are according to the St. Johns County Property Appraisers website and are subject to a survey.

Site improvements include average landscaping, road front display sign, a concrete sidewalk, and an asphalt paved parking lot that contains 14± marked spaces including one handicapped space. There is some chainlink fencing at the rear of the building.

At the time of sale the building was 100% occupied by a single tenant, and was purchased by the tenant for owner occupancy.

Confirmed with: Grantor & past appraisal

IMPROVED SALE NO. 7**Transaction Data**

Location: West side of US Highway 1 S., approximately 500 feet south of Wildwood Drive. The address is 4285 US Highway 1 S., St. Augustine, FL 32086.

O.R. Book: 6003/1352

Date: 8/14/2024

Grantor: Wells Fargo Bank N/A

Grantee: Moultrie Land Trust

Sales Price: \$1,650,000

Terms of Sale: Cash to seller

Property Description

Land Area: 37,462± square feet

Building Area: 3,356± square feet

Description of Improvements: One-story, bank building that was constructed in 1988 of a masonry frame with stucco exterior, and a built up roofing system. The building was in average condition for its age.

Economic Indicators

Price Per Sq. Ft.:	\$491.66
Land to Building Ratio:	11.16:1

Comments

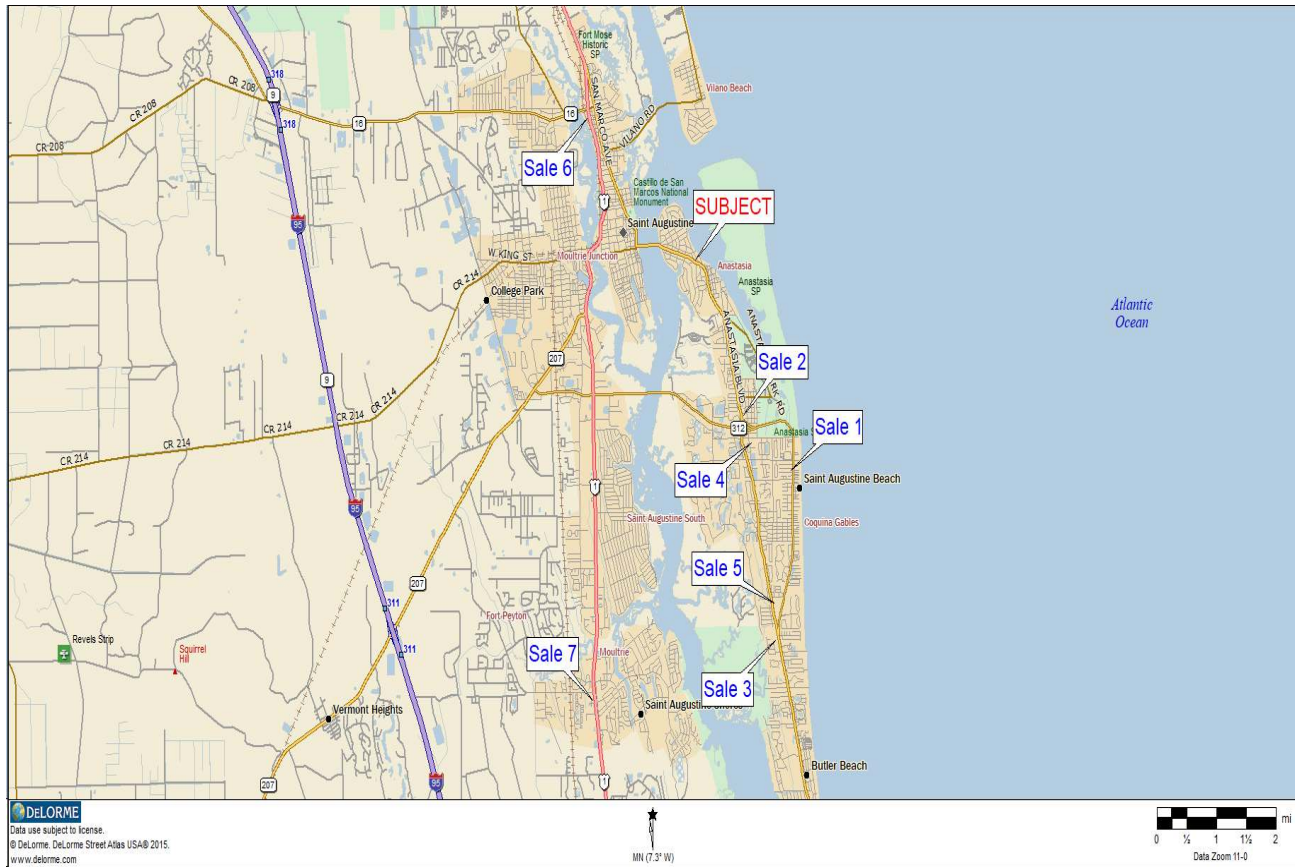
Parcel # 185137-0020

This is the sale of a former bank branch building that was constructed in 1988 of a masonry frame and is in average condition for its age. There was a four lane covered drive thru containing 1,354± square feet (not included in building square footage).

Site improvements include an asphalt paved parking lot with 29± marked parking spaces and average landscaping.

This building was purchased in order to be renovated for future retail use.

IMPROVED SALES MAP



Discussion of Improved Sales

In order to provide our opinion of the Market Value of the Subject Property, via the Sales Comparison Approach, a search of the public records was made. It should be noted that the Subject was originally designed as a branch bank with a drive-thru, which is a special use type property, and was also constructed on a site that was considered to be well above average based on the size of the building improvements. Since the number of branch bank sales in the Subject's market area were few and far between, we have also relied on other retail type uses that also had above average land-to-building ratios. As can be seen on the following chart, the seven sales which were considered the most comparable to the Subject, were analyzed.

Sale No.	Subject	1	2	3	4	5	6	7
Sale Date		11/04/21	03/03/23	12/03/21	09/26/23	11/29/22	06/05/24	08/14/24
Sale Price		\$837,500	\$1,850,000	\$3,500,000	\$2,100,000	\$2,450,000	\$750,000	\$1,650,000
Physical Characteristics								
Year Built	1971	1996	1976	1988	1988	2005	1978	1988
Site Size	55,321	9,300	59,677	47,656	48,352	64,469	16,117	37,462
Land to Building Ratio	14.41	7.25	18.65	9.00	17.97	16.65	13.94	11.16
Effective Age at Sale	8	10	15	5	10	4	15	15
Rentable Building Area (SF)	3,840	1,283	3,200	5,296	2,690	3,872	1,156	3,356
Construction	Block	Wood	Steel	Block	Block	Block	Block	Block
Sale Price PSF		\$652.77	\$578.13	\$660.88	\$780.67	\$632.75	\$648.79	\$491.66

The above sales occurred between November 2021 and August 2024. The buildings ranged in size from 1,156 to 5,296 square feet, and in value per square foot of building improvements from \$491.66 to \$780.67. Such dissimilarities as financing, market conditions, location, building size, land to building ratio, quality of improvements, age and condition were considered as a basis for adjustments. These items are discussed in detail below.

Property Rights Conveyed

The Subject's fee simple interest is being appraised. All sales transferred with either the fee simple or leased fee interest. Since the leased fee interest sales were considered to be insignificantly varied from the fee simple interest, no adjustment was required.

Adjustment for Financing

All of the comparables had conventional financing, or financing that did not impact their sales price; therefore, no adjustments were made nor any cash equivalencies performed on these comparable sales.

Condition of Sale

All of the sales were arms length and did not require any adjustments.

Market Conditions

The next adjustment required is for changing market conditions over time. A number of factors were analyzed, including published statistical data, analysis of matched-pair sales (if available) and conversations with market participants.

Based on the above data sources, augmented by our knowledge of the local and extended market, it is our opinion that values within the subject's market segment have been increasing since the time of the first sale.

Historical increases from 3% to 8% per year were realized from 2018 through 2023 for this property type. The Federal Reserve Bank's policy of increasing the prime lending rate (to combat rapid inflation) has negatively impacted the rate of value increase in the market. An upward market conditions adjustment at the middle end of the historical range is supported for the subject analysis to reflect ongoing uncertainty in the economy.

As further support for our market condition adjustment we have compared the two most recent sales transactions of comparable Sale 5. As noted, Sale 5 sold in November of 2021 for \$1,700,000, and then again in November of 2022 for \$1,950,000. The difference in price over the 1 year period between sales of this same property represent an increase of approximately 14.71%, before renovations.

Therefore, sales occurring since the first sale are considered inferior to current activity and have been adjusted upward at a rate of 7% per year (0.58% per month). All sales required upward adjustment for market conditions.

Age/Condition

All of the comparables were built at various times ranging from 1976 to 2005 and were considered to be in different age/conditions. As noted, the Subject building was recently extensively renovated, and was considered to be in good condition. We have estimated the effective age of the Subject to be roughly 8 years now that the renovations are completed. In this analysis, we have adjusted the comparables at a rate of 1.5% per year for each year difference in effective age as compared to the Subject.

Location/Site Prominence

The Subject is located along Anastasia Blvd., approximately 1 mile east of the main historical area of Downtown St. Augustine.

Sale 1 was located along A1A Beach Blvd. in St. Augustine Beach, just south of the pier, and one block west of the beach. This location was considered to be similar as compared to the Subject.

Sale 2 was located on east side of A1A South, just northwest of the St. Augustine Beach area. While it is located along a main commercial thoroughfare, it is located between downtown St. Augustine and St. Augustine Beach, and is not really a designation type location. Therefore, this location was considered to be inferior, and required an upward adjustment.

Sale 3 was located west side of A1A S., north of Ocean Trace Road, in the St. Augustine Beach area. This location was considered to be similar to the Subject.

Sale 4 was located along A1A South, in the City of St. Augustine Beach. This location along A1A South was considered to be similar to the Subject.

Sale 5 was located along A1A South, in the City of St. Augustine Beach. This stretch of A1A was considered to be inferior to the Subject, requiring an upward adjustment.

Sale 6 was located along N. Ponce De Leon Blvd. (US Highway 1), in the City of St. Augustine. This location was considered to be similar to the Subject.

Sale 7 was located along US Highway 1 S., just south of Moultrie Creek, and was an outparcel to a Publix shopping plaza. However, this sales overall location was considered to be inferior as compared to the Subject's, and required an upward adjustment.

Building Size

The comparables ranged in size from 1,156 to 5,296 square feet of gross building area. Based upon the economies of scale, smaller buildings tend to sale for higher unit prices than larger buildings, considering all other characteristics are equal. Smaller buildings are typically adjusted downward and larger buildings are typically adjusted upward. The sales were adjusted accordingly based on their size differences with the Subject.

Construction Quality

As noted, the Subject was constructed of a masonry frame with stucco siding. Sale 1 was constructed of wood frames with stucco siding and required an upwards adjustments for is inferior construction quality, while Sale 2 was constructed of a steel frame with metal siding and also required an upward adjustment. The remaining sales were similar to the Subject in regards to construction quality and no further adjustments were required.

Interior Finish

The Subject is currently finished out with a large open retail area at the front with good quality finishes, tray ceilings, above average lighting. The remainder of the building is finished with an average quality office finish with a work area for fixing/designing jewelry.

Sale 1 had an average quality office finish and was converted to retail use by the tenant. This sale required an upward adjustment for interior finish.

Sales 2 and 6 were designed as retail stores with large open store fronts and had average quality finishes. These two sales were considered to be slightly inferior as compared to the Subject in this aspect, and required upward adjustments.

Sale 4 was a fast food restaurant which had been gutted and was purchased for future retail use. This sale required an upward adjustment for interior finish.

Sale 7 was a former bank building that was purchased for future retail use. This sale required an upward adjustment for interior finish.

The remaining sales had the cost of the interior remodeling included in the effective sales price and were considered to be similar as compared to the Subject.

Land to Building Ratio/Parking

The Subject site contained 55,321± square feet, which equates to a land to building ratio of 14.41:1, and there appears to be surplus land at the rear of the building to allow for future expansion. Typically there is range above and below a property's land to building ratio where no adjustment would be warranted. The higher the land to building ratio above this range the higher the price paid per square foot and the lower the land to building ratio below this range the lower the price paid per square foot when all other factors are equal. Adjustments for land to building ratio can be tempered by such factors as whether a site has on-site or off-site retention, how the building is placed on the site, or if there are offsite improvements available.

Sales 1, 3 and 7 had inferior land to building ratios as compared to the Subject, and were adjusted upwards accordingly. Sales 2 and 5 had superior land to building ratios, and were adjusted downwards accordingly. It should be noted that while Sale 4 had a larger land to building ratio as compared to the Subject, it also had on site retention while the Subject did not. Therefore, these factors were considered to be off setting, and no adjustment was required. The remaining sales were considered to be similar as compared to the Subject in this aspect.

Miscellaneous

As mentioned previously, there is 1,260± square foot finished canopy at the rear of the building, which was previously used as a cover for the drive-thru area when the Subject building operated as a bank. This was considered to be a superior feature that Sales 1, 2, 4, 5, and 6 did not possess. Therefore, these sales were adjusted upwards accordingly.

No other adjustments were necessary.

Conclusion

The Subject consists of a retail building containing 3,840± square feet, which was constructed upon a 55,321± square foot site. Each sale was compared to the Subject Property in several areas. As can be seen on the following adjustment chart, after adjustments, the sales ranged in price per square foot from \$698.16 to \$943.91 per square foot, with the average price being \$825.00 per square foot and the median price being \$872.67 per square foot.

Therefore, based on the above sales in discussion, and taking into consideration the location, size, land to building ratio, and condition of the Subject, it is our opinion that the indicated value of the Subject's Property via the Sales Comparison Approach is \$870.00 per square foot, calculated as follows:

$$3,840 \text{ square feet @ } \$870.00 \text{ per SF} = \$3,340,800 \text{ or } \mathbf{\$3,340,000 \text{ Rd.}}$$

IMPROVED SALES ADJUSTMENT CHART

Sale No.	Subject	1	2	3	4	5	6	7
Sale Date		11/04/21	03/03/23	12/03/21	09/26/23	11/29/22	06/05/24	08/14/24
Sale Price		\$837,500	\$1,850,000	\$3,500,000	\$2,100,000	\$2,450,000	\$750,000	\$1,650,000
Physical Characteristics								
Year Built	1971	1996	1976	1988	1988	2005	1978	1988
Site Size	55,321	9,300	59,677	47,656	48,352	64,469	16,117	37,462
Land to Building Ratio	14.41	7.25	18.65	9.00	17.97	16.65	13.94	11.16
Effective Age at Sale	8	10	15	5	10	4	15	15
Rentable Building Area (SF)	3,840	1,283	3,200	5,296	2,690	3,872	1,156	3,356
Construction	Block	Wood	Steel	Block	Block	Block	Block	Block
Sale Price PSF		\$652.77	\$578.13	\$660.88	\$780.67	\$632.75	\$648.79	\$491.66
Property Rights Conveyed		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Financing		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Conditions of Sale		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total Mkt Condition Adj.		20.00%	11.00%	19.50%	7.00%	12.50%	2.00%	0.50%
Adjusted Unit Price Range		\$783.32	\$641.72	\$789.75	\$835.32	\$711.84	\$661.76	\$494.12
Physical Adjustments								
Age/Condition at Sale		3.00%	10.50%	-4.50%	3.00%	-6.00%	10.50%	10.50%
Location/Site Prominence		0.00%	20.00%	0.00%	0.00%	10.00%	0.00%	20.00%
Building Size		-15.00%	0.00%	5.00%	-5.00%	0.00%	-15.00%	0.00%
Construction Quality		5.00%	5.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interior Finish		5.00%	5.00%	0.00%	10.00%	0.00%	5.00%	10.00%
Land to Building Ratio		10.00%	-5.00%	10.00%	0.00%	-3.00%	0.00%	5.00%
Miscellaneous		5.00%	5.00%	0.00%	5.00%	5.00%	5.00%	0.00%
Total Adjustment		13.00%	40.50%	10.50%	13.00%	6.00%	5.50%	45.50%
Adjusted Price PSF		\$885.15	\$901.61	\$872.67	\$943.91	\$754.55	\$698.16	\$718.94
Average adjusted price SF	\$825.00							
Median adjusted price SF	\$872.67							

RECONCILIATION

The approaches to value utilized in this valuation process had the following value indications:

	As-Improved	Land Only
Cost Approach	N/A	N/A
Sales Comparison Approach	\$3,340,000	\$3,870,000
Income Approach	N/A	N/A

The Cost Approach and Income Approach were not applicable as per the reasoning set forth in the *Scope of Work*.

The Sales Comparison Approach had good information available for critical analysis. This approach is generally considered to be a reliable indicator of value when the data available closely corresponds to the location, size, and zoning of the property being appraised, since it reflects the interaction of buyers and sellers in the market place. The sales approach was utilized to derive an opinion of the market value for the Subject As improved, and for the Subject assuming it were vacant.

The Income Approach to value was considered and was concluded not to be relevant for this analysis. For this type of real estate (single tenant retail building), it is exhibited in the marketplace that these properties are typically transferred with the anticipation of being a business operation for an owner-user. The owners of this type real estate receive the benefit of ownership, namely, the ability to make changes to the improvements and the receipt of the tax benefits of ownership. This type of real estate is seldom developed for the initial purpose of being an income-producing vehicle or transferred on such a basis. Owner-occupants drive the marketplace and their corresponding values, which tend to be above that which, can be supported by a pure income capitalization approach. As a result, the Income Approach tends to understate the value of this type real estate to its primary market (owner-users). The exclusion of this valuation approach does not weaken the credibility of the final market value opinion concluded.

Conclusion

Based on this analysis, and giving most weight to the Sales Comparison Approach analysis assuming the Subject site were vacant, it is our opinion that the Market Value of the Fee Simple Interest in the Subject Property, as of September 24, 2024, is:

THREE MILLION EIGHT HUNDRED THOUSAND DOLLARS
(\$3,800,000)

ADDENDA

Appraiser Qualifications

QUALIFICATIONS - RONALD N. PACETTI

Resident of Florida since birth, licensed by Real Estate Commission, State of Florida since 1987.

Formal Education

Bachelor of Science in Business Administration, 1986 from
University of Florida, Gainesville, Florida.

Master of Arts in Real Estate, 1989 from University of
Florida, Gainesville, Florida.

Real Estate Education

University of Florida Courses, Sponsored by the Appraisal Institute:

- Real Estate Analysis, 1986
- Real Estate Law, 1988
- Real Estate Feasibility, 1988
- Real Estate Valuation I and II, 1987, 1989
- Case Studies in Real Estate Valuation, 1989
- Valuation Analysis and Report Writing, 1989
- Real Estate Finance, 1988

Recent Courses and Seminars:

- *3-Hour Florida Appraisal Laws and Regulations - October 2022
- *Business Practices and Ethics - October 2022
- *Cool Tools - New Technology for RE Appraisers - November 2022
- *Comparative Analysis - November 2022
- *7-Hour National USPAP Update Course - September 2022
- **Small Hotel/Motel Valuation - September 2020
- *Appraising Automobile Dealerships - August 2020
- *Appraisal of Medical Office Buildings - August 2020

QUALIFICATIONS - RONALD N. PACETTI - Continued

Memberships and Professional Affiliations

Member Appraisal Institute, MAI Designation 9277, 1992
Licensed Real Estate Salesman 0490317, State of Florida
State Certified General Appraiser Licensed No. RZ 677, State of Florida

Appraisal Experience

Started Pacetti Appraisal Services in July, 1994.
Appraiser, Clark, Hunter & Associates, March, 1992 to June, 1994.
Associate Appraiser, Callaway & Price, Inc., May, 1988 to February, 1992.
Staff Appraiser, Dub Clark & Associates, March, 1987 to August, 1987.

Types of Properties Appraised

Appraisals made on the following types of property throughout the State of Florida for individuals, attorneys, insurance companies, banks, corporations, government agencies, and mortgage companies.

Acreage	Medical Buildings
Apartment Buildings	Mobile Home Parks
Bed and Breakfast	Office Buildings
Commercial Buildings	Office Condominiums
Condemnation	Recreation Leases
Condominiums (Individual	Residences
Units and Discounted	Radio Towers
Sellouts of Total	Service Stations
Projects)	Shopping Centers
Country Clubs	Special Purpose
Duplexes	Store Buildings
Easements	Subdivisions
Farms	Vacant Commercial Land
Foreclosures	Vacant Industrial Land
Golf Courses	Warehouses
Industrial Buildings	R.V. Parks

QUALIFICATIONS - RANDALL A. PACETTI

Resident of Florida since birth, State-Certified General Real Estate Appraiser by the Florida Real Estate Appraisal Board, State of Florida since 2017.

Formal Education

Bachelor of Science in Business Real Estate, 2011 from
University of Central Florida, Orlando, Florida.

Real Estate Education

University of Central Florida Courses:

Fundamentals of Real Estate, 2010
Real Estate Law, 2010
Real Estate Appraisal & Valuation, 2010
Commercial Real Estate Finance, 2010
Real Estate Investment Analysis, 2011
Real Estate Development, 2011
Advanced Topics in Real Estate, 2011
Real Estate Internship, 2011

IFREC, Institute of Florida Real Estate Careers, Inc.:

USPAP, Uniform Standards of Professional Appraisal Practice, 2012

Memberships and Professional Affiliations

State-Certified General Real Estate Appraiser No. RZ 3911, State of Florida

Appraisal Experience

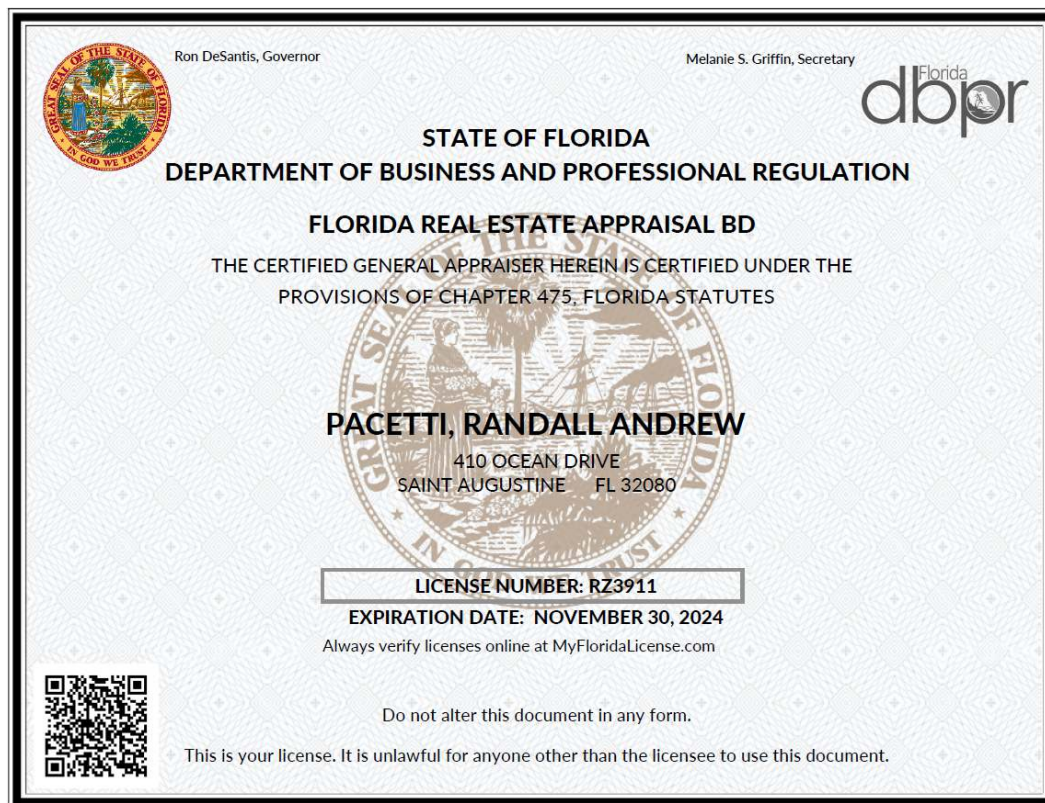
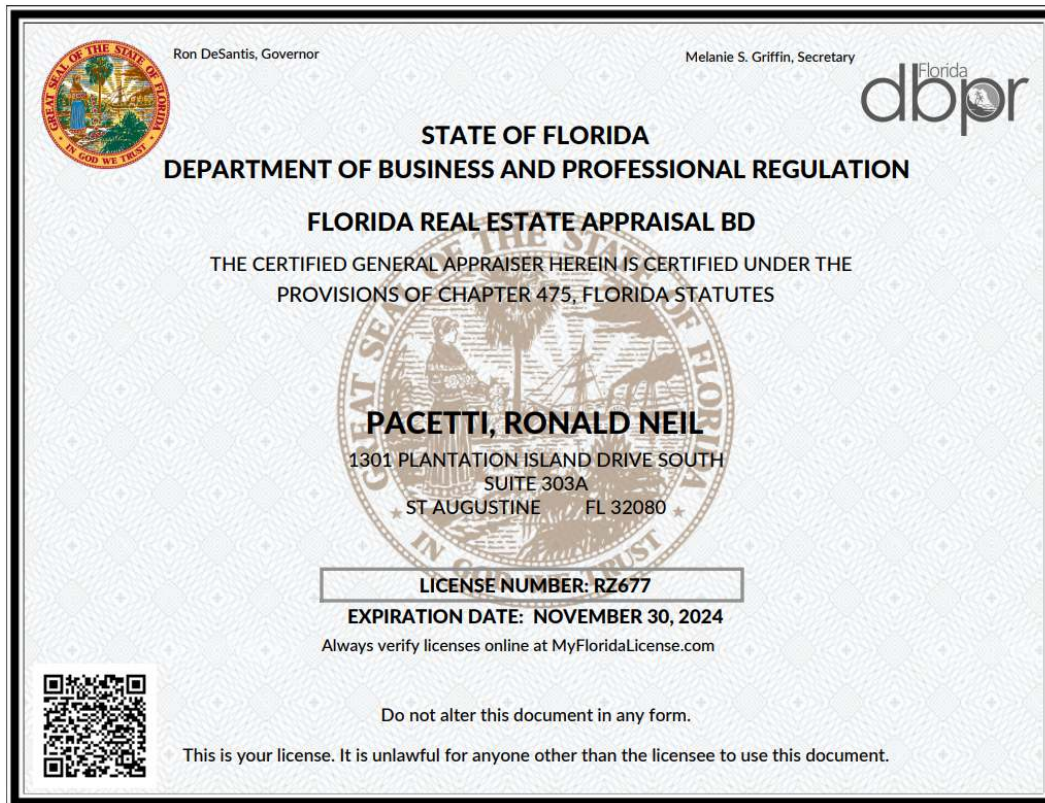
Staff Researcher, Pacetti Appraisal Services Inc., May, 2011 to November, 2012.
Staff Appraiser, Pacetti Appraisal Services Inc., November, 2012 to present.

Types of Properties Appraised

Appraisals made on the following types of property throughout the State of Florida for individuals, attorneys, insurance companies, banks, corporations, government agencies, and mortgage companies.

Acreage	Medical Buildings
Apartment Buildings	Office Buildings
Bed and Breakfast	Office Condominiums
Commercial Buildings	Shopping Centers
Condominiums	Store Buildings
Foreclosures	Vacant Commercial Land
Industrial Buildings	Vacant Industrial Land

APPRAISER LICENSES



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: October 18, 2024

RE: **Update on the Status of the City's Drop-in Day Center and establishing Dining with Dignity at 90-92 South Dixie Highway - Staff Presentation**

It is my understanding that the City Commission requested an update on the status of the City's Drop-in Day Center. The Drop-in Day Center is planned on the city property located at 90-92 South Dixie Highway.

On August 23, 2024, the city and the consultant team held an Open House at the offices of the Continuum of Care. The Open House was very well attended by a wide range of stakeholders. These stakeholders offer a range of services across the full range of needs for those individuals and families in crisis to those that are ready for more stability in housing and job opportunities.

The attendees were engaged and offered a lot of feedback as a group and in tabletop breakout sessions as well. A summary of the feedback garnered at the Open House is attached.

Based on this information the city's consultant team has developed a draft scheme and begun to work on initial design concepts. The idea is to offer spaces that are flexible and that can accommodate a variety of needs and services, and that may evolve over time to offer the most to those that are in need. In general, the building or buildings would be designed in a campus style that have a presence on the street to define the corner and add to the streetscape, as well as being located to work with the site including the existing trees. The initial design is attached for your information.

The consultant team is continuing to refine this initial scheme, and we are planning to provide the City Commission a more detailed update on Tuesday, November 12, 2024.

Additionally, staff is working with a contractor to move forward with establishing the Dining with Dignity program on this site. The contractor is in the process of submitting for building permit and civil site plan approvals. All of the required documents have been prepared by the consultant team, and the city will expedite the review process.

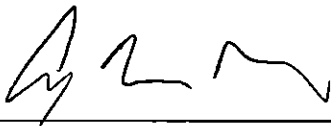
The site plan is attached showing the general location of the Dining with Dignity pavilion. The building includes a dining and seating area as well as bathrooms with showers, laundry facilities and staff/custodian area. Again, the building is located to work with the site and the existing trees.

Overall, the site has been cleaned up and is monitored and, on a city, mowing and maintenance schedule. The property is currently secured by wood fencing.

In general, the Community Outreach program is going very well. Our Community Outreach Officer is now a fulltime position as of October 1, 2024. The Outreach Officer continues to contact individuals to determine their needs, help connect people to services and work with the city's reunification program. Their work hours are scheduled to be at and available during Dining with Dignity.

I hope this provides you with a general update of the Drop-in Center as well as the City's Homeless Outreach efforts. If you have any questions or you would like to discuss this further, please let me know.

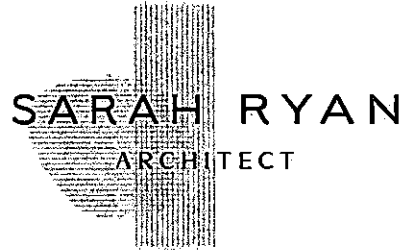
Please place this item on the October 28, 2024, City Commission meeting Agenda as a Staff Presentation.



Amy McClure Skinner, AICP
Director
Planning and Building Department

Attachments:

COC Open House Comment Summary
Vicinity Map
Existing Site Plan including Dining with Dignity located
Dining with Dignity Detail
COC Open House Charrette Graphic
COC Open House Charrette Graphic
Other Center Examples
Drop-in Center Program Types Study
Drop-in Center Campus Style Site Concept Plan



Drop In Center Provider Workshop Notes August 23, 2024

General Vision

- Need of community
- Educational guest speakers
- Hub of services
- Socialize
- No judgment place
- Prioritize safety and security (prevent fighting and drug use)
- Finding resource to make maintenance
- Protected environment for people who struggle with mental illness
- Wrap around services so they can have stable housing
- Accommodate families with children (diaper changing, etc)
- Accommodate for rain
- 1 or 2 story building, 5-6 private rooms?
- Teach life skills (cooking, cleaning, tire maintenance, teaching)
- Community Outreach
 - Meet with unsheltered to see their needs and ask for their opinions during the design process
 - Service provider community- have inter agency meetings
 - Larger community outreach and interaction to answer the question "how do I help?" As well as help with destigmatization
- Positive air flow/ flow of building
- 'Universal Design' upgrade from standard ADA
- Big flexible space for 65ppl
- Medium flexible space 30ppl
- This needs to be a 'forward thinking building'
- Entrance:
 - Inviting, central and full of information.
 - Info Desk
 - Place for paper resources
 - Plastic / clear / window / lockable community message board.
- Accessibility (ASL, blind community, bilingual, mobility for ADA)

Resources

- Sunshine bus in parking lot
- Wheelchairs from parking lot to site
- Dignity bus
- Transportation to Dining with Dignity
- Bike security
- Workstation for police
- Heating/cooling stations
- Cross guard for Dining with Dignity
- Emergency poles, 911, mini campus, push buttons
- Service animals/pets
- Information signage
- Volunteer opportunities (host classes at garden, care of community grounds, OT services)
- Criminal Justice programs
- VR access?
- BRAVE Program
- Criminal Justice Program
- Vending Machine
 - Food/drink: accepts SNAP cards
 - Miscellaneous: personal hygiene products, chargers, etc.
- Clothing:
 - Onsite? closet for clothing? have a changing room and a full-length mirror to see how it looks?
 - Interview clothes, special occasion clothes
 - Potentially have a relationship with thrift stores and have a liaison at this location to help facilitate.
 - Laundry services
- ID services, actual machine on site
- Mailboxes
- After school tutoring program (NOT mentioned at the meeting, but there is a non profit organization called RESET that offers free tutoring)

Staffing

- 11 am – 7 am hours Dining with Dignity, 7 days a week
- General staffing of building until 7pm
- Receptionist (paid or volunteer) to provide info, manage keys to bath houses and lockers
- Bilingual staff
- VA representative in building
- Maintenance of building
- Security
- Potential jobs for clients on site/ ways for clients to “give back” to the community



Physical Spaces

○ Inside

- Lockers
 - Big enough to put a backpack / personal belongings so they can go and rest during the day and not have to worry about things getting stolen.
 - Possibility to use the lockers for 24-48 hours, maybe even up to a week?
- Men's, women's, unisex lie down space
- Shared office space
- Small kitchen for short order cook DWD
- Non-denominational chapel
- Cafe (staff needs)
- Water station
- Prep kitchen for takeaway food (that doesn't require refrigeration)
- COC kiosk
- Free library / education center (books films)
 - Space for library cards
 - Physical address
 - Meeting space (virtual space? camera, etc?)
- Recreation Activities? Movie Night?
- Women and men only areas
- Community engagement center (can be reserved for functions)
- Mental health community space
- Area for tutoring
- Classroom space
- Private room for substance abuse counseling
- Private room for interviews
- Office Space for meetings (physical address and virtual meeting space)
- Mailboxes
- Shower/bath house (walk in/roll in shower without threshold, grab bars, roll under sink, lever handles. light entry doors, lockable, lever doorknobs)
 - Also has laundry
 - They really wanted to separate those from dining with dignity, but probably not possible since that is already in the works, but additional would be great. However, they seem to think that 4 - 6 showers total would be enough.
- HIPAA compliant room/ SINK (medical consultations, therapy)
- Space for COCs Housing team
- 'Discover Recover' – Recovery Coaching/ Counseling Areas
- Medical lockers? For medication management
- Behavioral Health Resource Center
- Kids area/ facilities for babies
- Laundry area/ soap station

- **Outside**

- Cold weather pavilion
- Porta potties
- Benches/hammocks
- Marquee on street for signage
- Community garden space (option for raised garden bed to be wheelchair accessible)
- Fruit trees
- Safe place to park car/sleep in car/overnight parking without being harassed
- Covered area for shelter
- Outdoor Kitchen and/or BBQ
- Outdoor activities (basketball hoop)
- Sidewalks to accommodate mud/rain
- Bike/car service center (fixing tires)
- Planned space for pets
- Transportation Hub
- Space for 'Dignity Bus'
- Separate Bath house that also has laundry (they really wanted to separate those from dining with dignity, but probably not possible since that is already in the works, but additional would be great. However they seem to think that 4 - 6 showers total would be enough).

- **Mobile Resources:**

- Medical - mobile outreach clinic
- Wildflower
- Mobile library
- Mobile vet / pet grooming
- Mobile dental (Colgate bus)
- Sleeping bus with sleeping pods (20 people, Vero bus idea)

Health Resources

- Optometrist
- Dentist
- Nursing/first aid
- Privacy and private info VA service, help with benefits
- Medication management
- 24/7 care management (Medicare)
- Occupational therapist
- Rep for seniors/elders (Medicare/Medicaid/Social Security assistance)
- Hairdresser/barber/beautician
- Vouchers for counseling



Life, Career, Development

- Financial literacy classes
- Banks
- First Florida credit union VyStar
- Book mobile deposit (new books monthly)
- Interview prep
- Wi-Fi access, charging ports, computers, and printers
- Notary
- Career resources
- Resume building and writing
- Occupational therapy to build job skills, physical needs, cognitive skills
- Vocational rehabilitation
- Continuing education

References:

- Cincinnati city link example
- Palatka Drop In Center example
- Virtual reality ability
- Cooperation with COA for services and Sunshine Bus
- Rollability - this is an app that rates the ADA accessibility.
- Gainesville Center to Research: Grace Market Place
 - This place failed, it was overrun and unsafe and became an encampment
 - Lessons learned: MUST have maintenance, regular cleaning, and Security.
- Mayo Clinic's 'garden day' example of event
- Duval County has a 12-step plan for addressing houselessness issues
- Potential service providers that could be involved:
 - St. Gerrard House
 - Salvation Army
 - Humane Society
 - Port in the Storm

Breakout Groups:

- Epic:
 - 'Technology Center' - commenting about access to Wi-Fi and power and checkout devices
 - Kids stuff - playroom, care?
 - Epic would use reservable rooms for one on one meetings with clients. This could replace/enhance the 'in-field' services that they provide
- Wildflower:
 - Current Clinic located 1/2mile north
 - HIPAA compliant spaces (With sink)
 - 2 medical exam rooms
 - 3 Dental exam rooms
 - Currently RN's go to homeless camps and administer minor services (bandages, cuts, etc) This service could be at the new facility
 - Currently parking bus at site on Wednesday's for Dining with Dignity
 - Need parking for clinic bus, RV hookup or 2
 - Events - Womens event (around 50ppl), Family Event
 - Flexibility and thinking for the future (expansion etc)
 - Medication lockers?
 - Medication management (including refrigeration)
- Housing Authority VA:
 - Look at facility in Charlotte, NC funded by Bank of America
 - Most important things are Resilience, Flexibility, and planning for the future
 - Need ownership and buy-in from the clients
 - Solar Power?
 - Outdoor spaces, Color (not stereotypical institution) Natural light and Sun, Health healing spaces
 - Design to be expanded in future
 - Privacy and dignity
 - Need images of the vision of the space to share with the houseless community.
- Discover Recover: need private rooms to have one on one talks
- Homeless Coalition - lockers, computers, notary, water station, Dignity Bus (can sleep up to 20 people).
- UF Health
- Home Again / Epicure
 - Dining with dignity
 - Ways to transport people to dining with dignity
 - Bike racks
 - To go containers
- Behavior Health Resource Center
 - Therapy

- Private office space/ meeting space
 - 7 days a week
- UF Health St. Johns
- Day Drop In Center
 - Manager onsite
 - Lights
 - Community/facility schedule
 - Create a facility no cost to the providers



Vicinity Map



Sarah Ryan Architect, LLC
201 Owens Ave.
Saint Augustine, FL 32080
T. 904.547.9430
sr@sarahryanarchitect.com



Open City Architecture, LLC
P.O. Box 840101
Saint Augustine, FL 32080
T. 904.770.5277
conner@opencityarchitecture.com

COSA Drop-In Center
90 S. Dixie Highway
Saint Augustine, FL 32080

Scale: 1/64" = 1'-0"

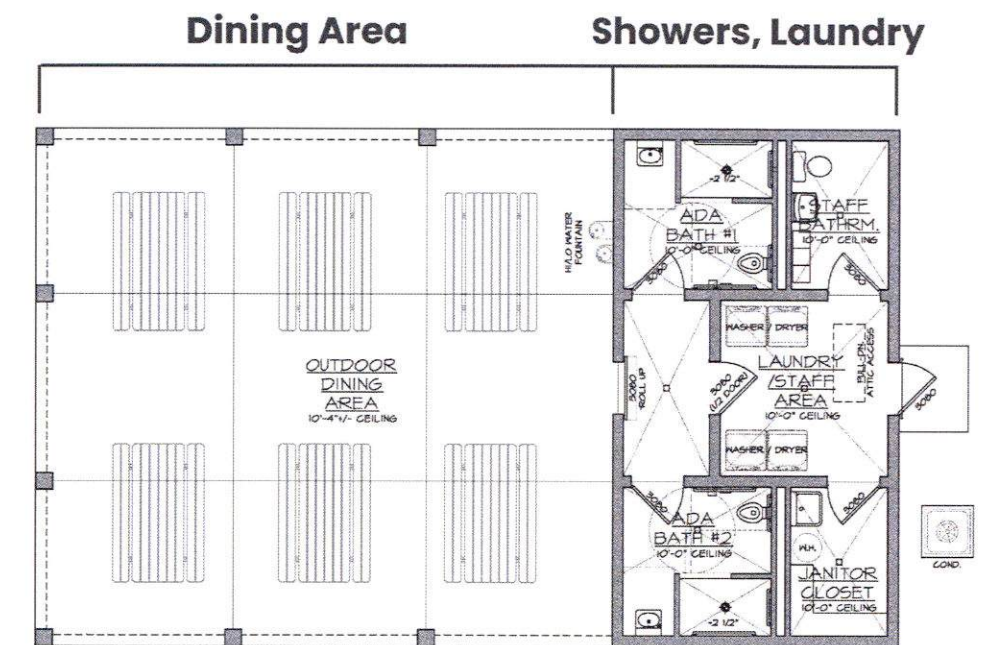
EXISTING SITE

A0

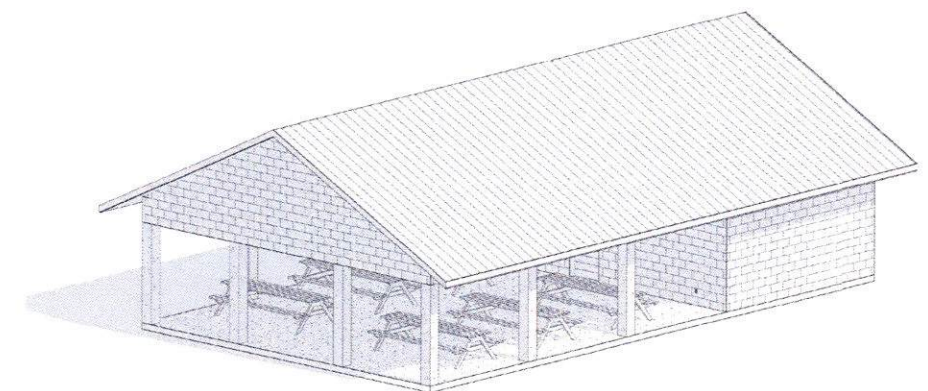


Existing Structure to be Demolished

Approx. Location of new Dining w/ Dignity Building



Phase 1 : Dining with Dignity





COSA DROP IN CENTER OPEN HOUSE

August 23 2024



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Saint Augustine, FL 32080
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sr@sarahryanarchitect.com



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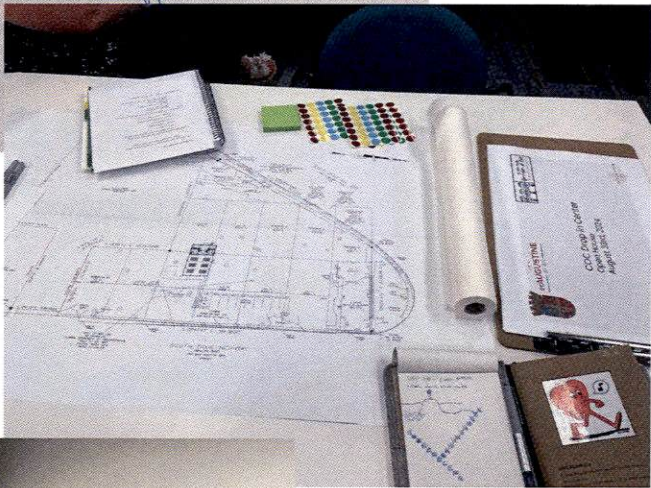
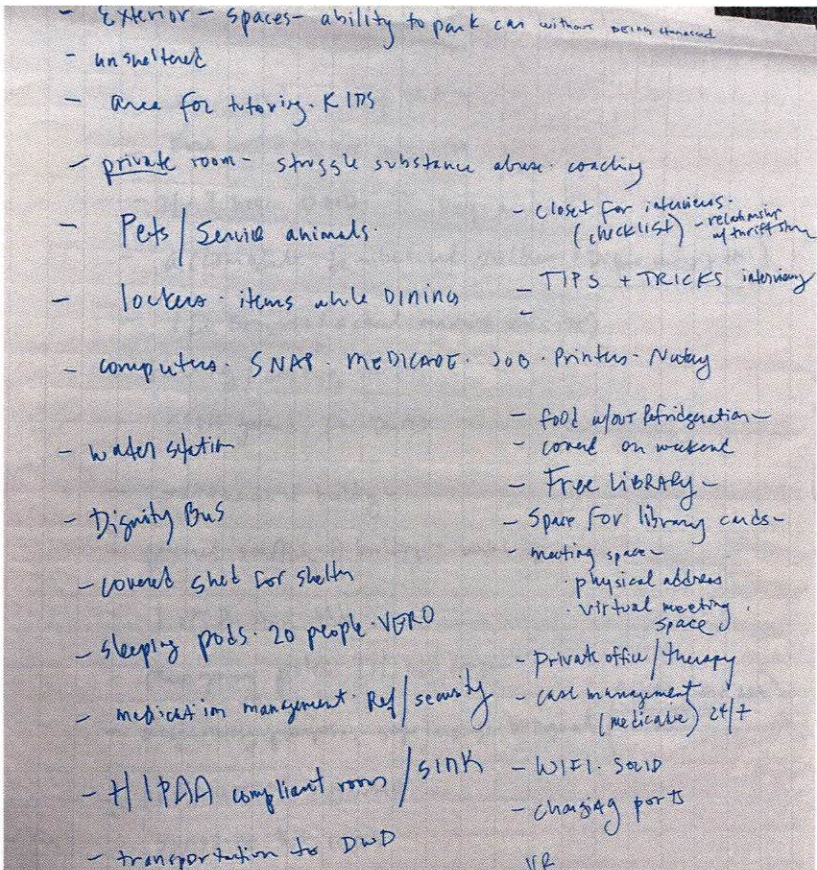


40 attendees including potential service providers & community leaders to discuss Drop-in Center program

COSA Drop-In Center
90 S. Dixie Highway
Saint Augustine, FL 32080

Drop In Center Vision

- o Need of community
- o Hub of services
- o Socialize
- o No judgment place
- o Prioritize safety and security (prevent fighting and drug use)
- o Finding resource to make maintenance
- o Protected environment for people who struggle with mental illness
- o Wrap around services for stable housing
- o Accommodate families with children (diaper changing, etc)
- o Accommodate for rain
- o 1 or 2 story building, 5-6 private rooms
- o Teach life skills (cooking, cleaning, tire maintenance)
- o Community Outreach
- o Service provider community- have interagency meetings
- o Larger community outreach and interaction to answer the question "how do I help?" As well as help with destigmatization
- o 'Universal Design' upgrade from standard ADA
- o Big flexible space fo Medium flexible space



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COSA Drop-In Center
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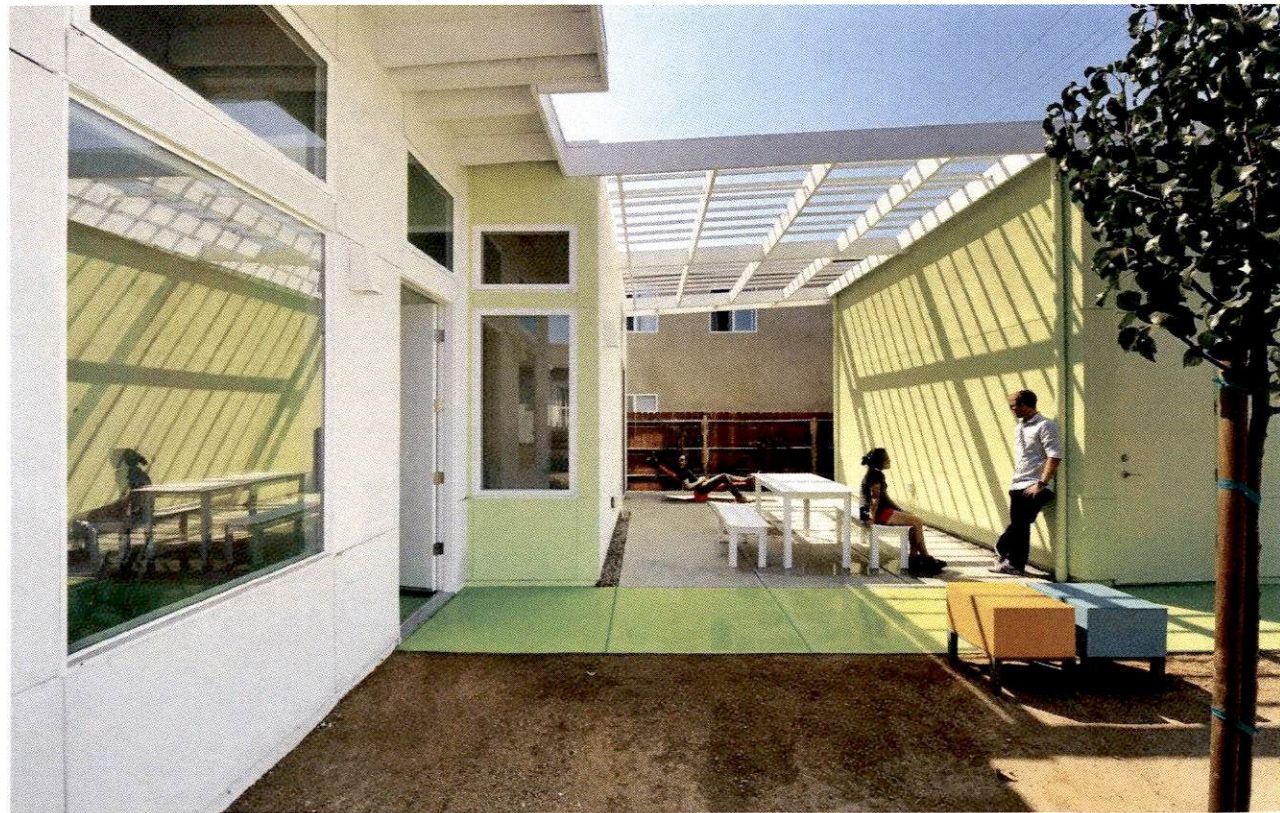
Similar Programs / Services



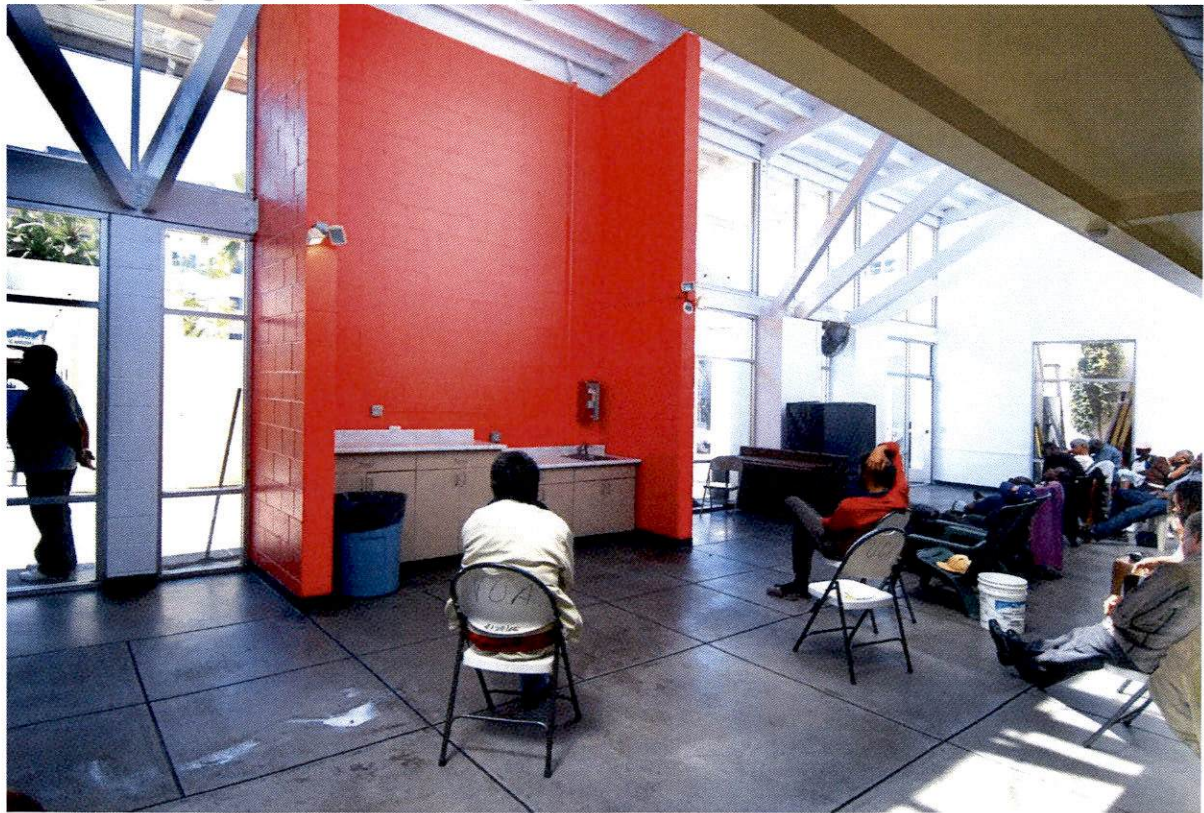
SALT Exterior Facilities | Orlando, FL



Rough Edges Cafe | Darlinghurst, Australia



Restore Affordable Homes / **Lehrer Architects** | Los Angeles, California



Downtown Drop-in Center / **Lehrer Architects** | Los Angeles, California



SARAH RYAN
ARCHITECT

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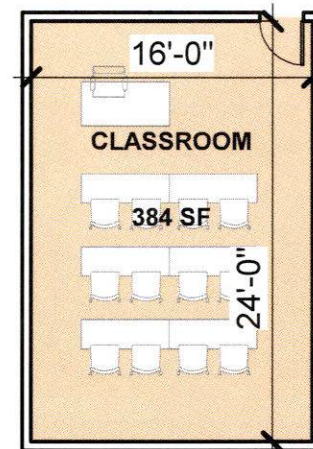
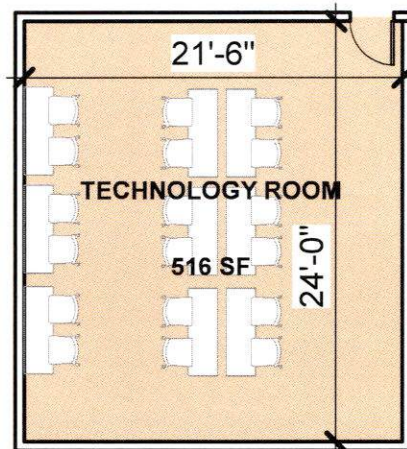
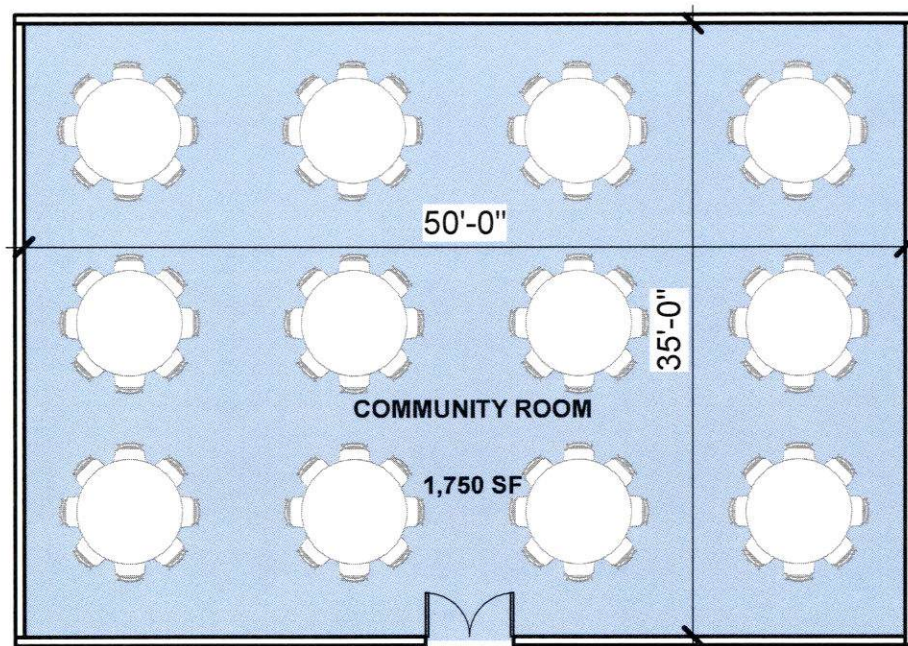


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COSA Drop-In Center

90 S. Dixie Highway
Saint Augustine, FL 32080

10/17/2024 9:27:13 AM



- COMMUNITY / ASSEMBLY ROOM
- DINING AREA
- EVENT SPACE



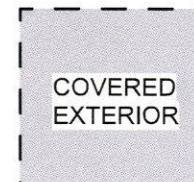
- CLASSROOM
- TECHNOLOGY ROOM
- CHILD SERVICES (DAYCARE)
- MEDIUM / LARGE MEETING ROOM
- FITNESS SPACE



- PERMANENT STAFF OFFICES
- VOLUNTEER / CLINIC OFFICES
- SECURE STAFF "BREAK" AREA
- PRIVATE BATHROOM
- SMALL MEETING ROOM
- INFORMATION AREA / KIOSK



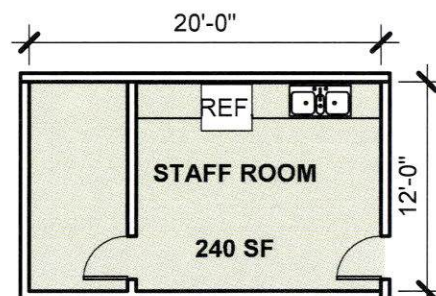
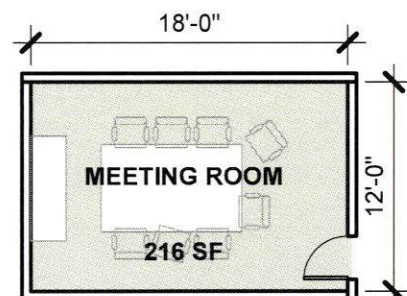
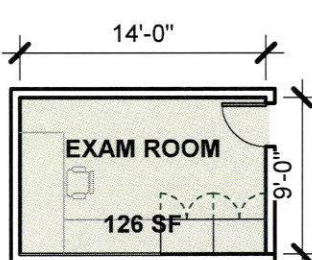
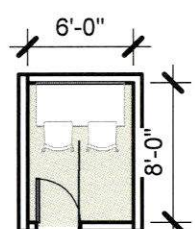
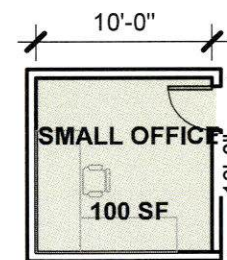
- LAUNDRY
- KITCHEN
- PUBLIC BATHROOM
- CIRCULATION (STAIR / ELEVATOR)
- MECHANICAL SPACE
- MAINTENANCE



- MOBILE SERVICES
- COVERED CIRCULATION
- COVERED COURTYARD (SHADE)
- BIKE REPAIR / STORAGE AREA
- PET CARE / SERVICE

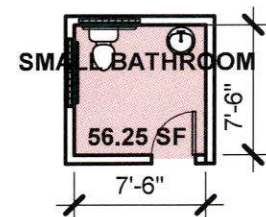
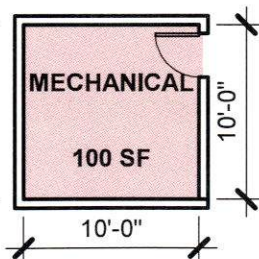
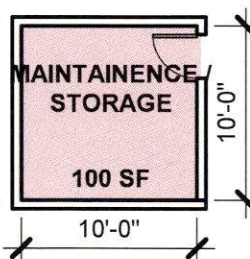
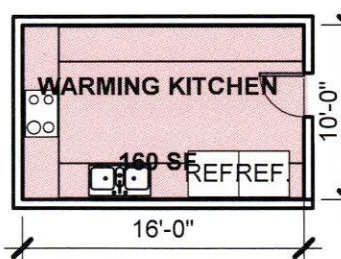
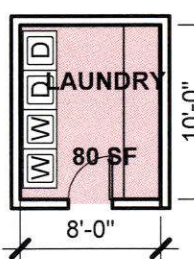
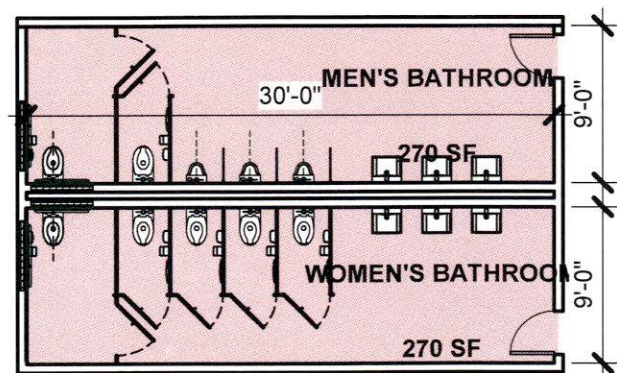


- ZEN / FOOD / COMMUNITY GARDEN
- OUTDOOR CLASSROOM
- OUTDOOR ACTIVITY AREA



PHONE / ZOOM ROOM

48 SF



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COSA Drop-In Center

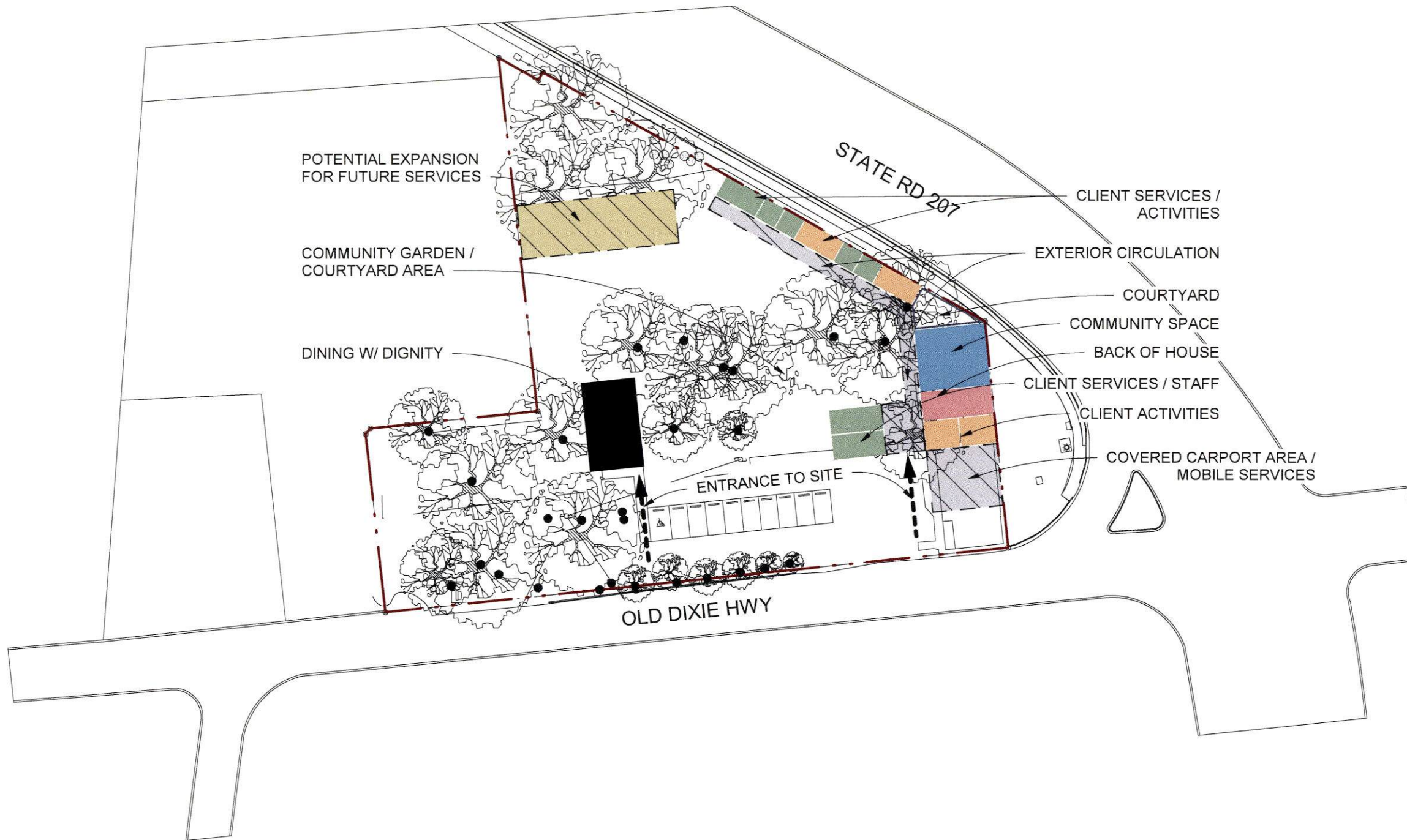
90 S. Dixie Highway
Saint Augustine, FL 32080

Scale: As indicated

PROGRAM TYPES

A1

10/17/2024 9:27:13 AM



- COMMUNITY
- CLIENT ACTIVITY
- CLIENT SERVICES
- BACK OF HOUSE
- COVERED EXTERIOR
- COURTYARD
- POTENTIAL ADDITIONS FOR FUTURE SERVICES

SINGLE STORY CAMPUS

INTERIOR SPACE : 4,925 SF
EXTERIOR COURTYARD (UNCOVERED) : 515 SF
EXTERIOR COVERED : 3,910 SF

APPROXIMATE
4X CLIENT ACTIVITY (MEDIUM / LARGE)
8X CLIENT SERVICES (SMALL)



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Scale: 1/64" = 1'-0"

SINGLE STORY
CAMPUS

A2

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: October 18, 2024

RE: Agenda Item for the October 28, 2024, City Commission Meeting;
Update on US-1 & Oyster Creek FDOT Construction Project

The construction project located on US-1 at Oyster Creek, between King Street at SR 207, is moving forward and is anticipated to complete construction in the fall of 2025.

This is a Florida Department of Transportation construction project to replace two large stormwater box culverts crossing US-1 at Oyster Creek. The construction experienced difficulties and delays with managing groundwater, resulting in modifications to the design and construction methods. Construction has begun again and is going well.

Please place this on the agenda as a Staff Presentation. Please let me know if you have any questions or concerns regarding this agenda item.



Stephen L. Slaughter, P.E.
Director, Utilities & Public Works

cc: City Attorney & Department Heads

Attachment: n/a

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners

DATE: October 17, 2024

RE: QUARTERLY REPORT: 4TH QUARTER FY 2023-2024

Please find enclosed the following documents reflecting the fiscal year 2023-2024 4th quarter in review for the City Attorney's office:

- ❖ **WORK LOG DRAFTING & REVIEW CHART (184 ITEMS)**
- ❖ **PUBLIC MEETINGS ATTENDANCE CHART (77.25 HOURS)**
- ❖ **CITY ORDINANCE VIOLATION DISPOSITION CHART (31 CASES)**
- ❖ **ORDINANCE & RESOLUTION CHART (21 ITEMS)**
- ❖ **STAFF & NEW BOARD MEMBER TRAINING CHART (11 HOURS)**

This quarterly report mirrors the same categories as our annual report. As always, should you wish to meet with me individually to discuss any of this information, or the specifics of a particular matter, please do not hesitate to let me know.

Matters of ongoing civil litigation with retained outside counsel appropriated from General Fund Reserves, invoiced monthly and approved on consent agenda are:

- 1) Marlowe v. City (*Docks and the City's submerged lands and riparian ownership*). Appellate Court overturned the lower Court's summary judgement and returned the case to the lower Court for further trial.

Matters of ongoing bankruptcy and civil litigation being handled in house are:

- 1) Big Lots, Inc. (*Unpaid utilities - Bankruptcy*)
- 2) Bank of America v. Maypray (*Mortgage foreclosure in which the City has a CRA rehabilitation lien. Currently on inactive status.*)

In addition, the Florida League of Cities provides coverage on some damages-based litigation.

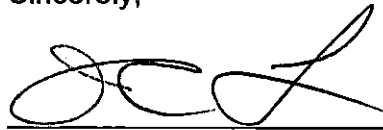
Other litigation matters of note are:

- 1) Dettra v. City (*Writ of Certiorari*); defense provided by City Attorney: On December 1, 2023, Ryan Dettra filed a Petition for Writ of Certiorari seeking the Court's review of a final order issued by the City Commission denying his PUD rezoning application for 115 La Quinta Place. The Court entered an Order to Show Cause providing a deadline for the City to file its Response Brief. The City filed its response on May 10, 2024. Petitioner filed its reply on June 5, 2024. The City is currently waiting for the Court to enter an Order to either schedule oral argument or make a determination in the case.
- 2) Kulaga v. City (*Writ of Certiorari*); defense provided by City Attorney: On April 10, 2024, Elise and John Kulaga filed a Petition for Writ of Certiorari seeking the Court's review of a final order approving a conservation overlay

zone permit for an observation deck and dock at 11 Magnolia Avenue. An Amended Petition was filed on April 26, 2024 at the Court's instruction to include all required Defendants. The Court entered an Order to Show Cause providing a deadline for the City to file its Response Brief. The City filed its response on May 17, 2024. Defendant, Fountain of Youth, filed its response on June 3, 2024. The Court entered an Order allowing the Petitioner to file a reply to Defendants' responses. Petitioner filed its reply on July 11, 2024. The City is currently waiting for the Court to enter an Order to either schedule oral argument or make a determination in the case.

Please place this quarterly report on the consent agenda for the October 28, 2024 City Commission meeting. The attached charts are included for the Commission's information, and I am available for a presentation if the Commission requests one.

Sincerely,

A handwritten signature in black ink, appearing to read 'Isabelle C. Lopez', written over a horizontal line.

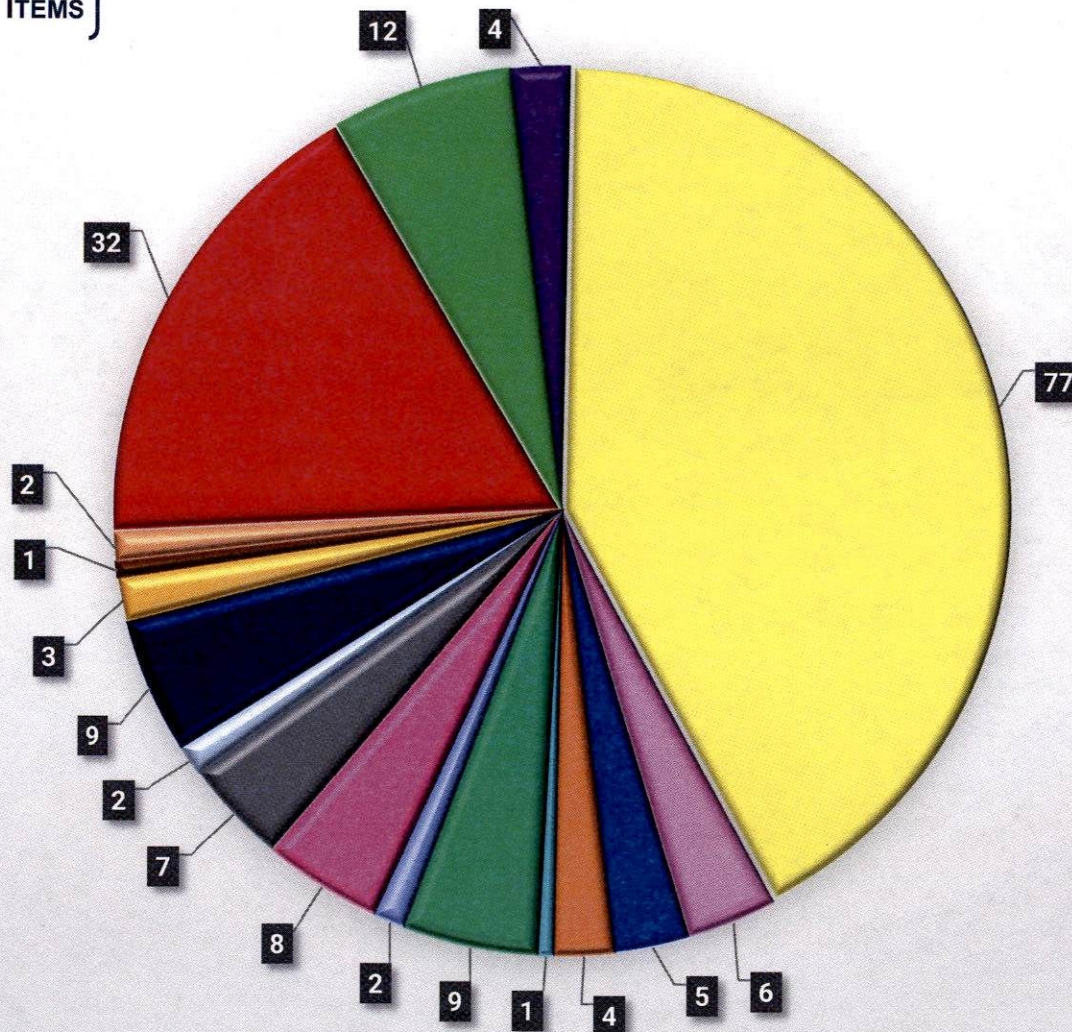
Isabelle C. Lopez
City Attorney

Attachments

WORK LOG DRAFTING & REVIEW: 4TH QUARTER FY 2023-2024

(BY NUMBER OF ITEMS)

(TOTAL: 184 ITEMS)



Agreement - 77

Franchise - 1

Maintenance Bond - 7

Policy - 1

Submerged Lands Lease - 4

Bill of Sale - 6

Lease - 9

Memorandum of Understanding - 2

Report - 2

Contract - 5

License - 2

Ordinance - 9

Research - 32

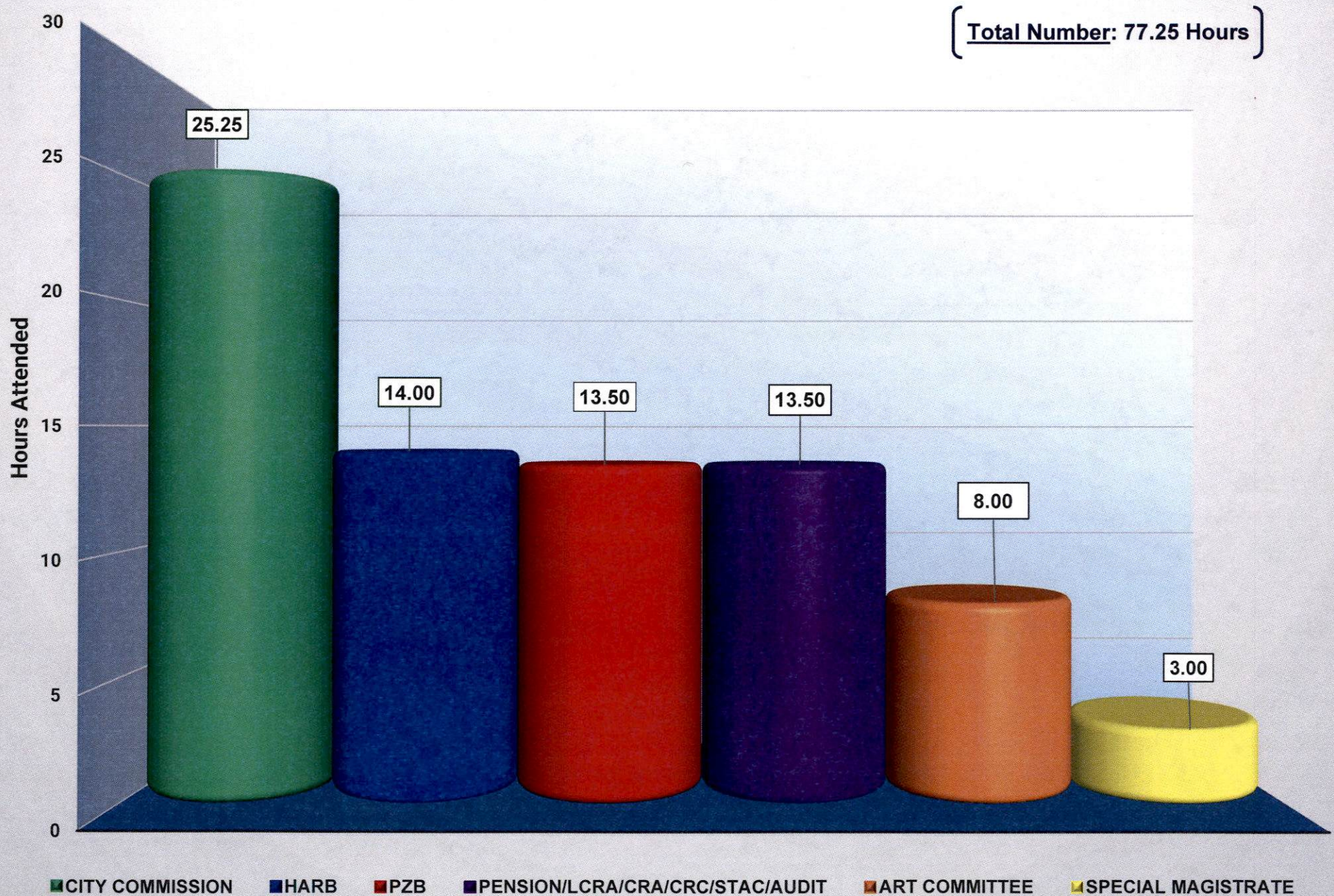
Easement - 4

Lien Release - 8

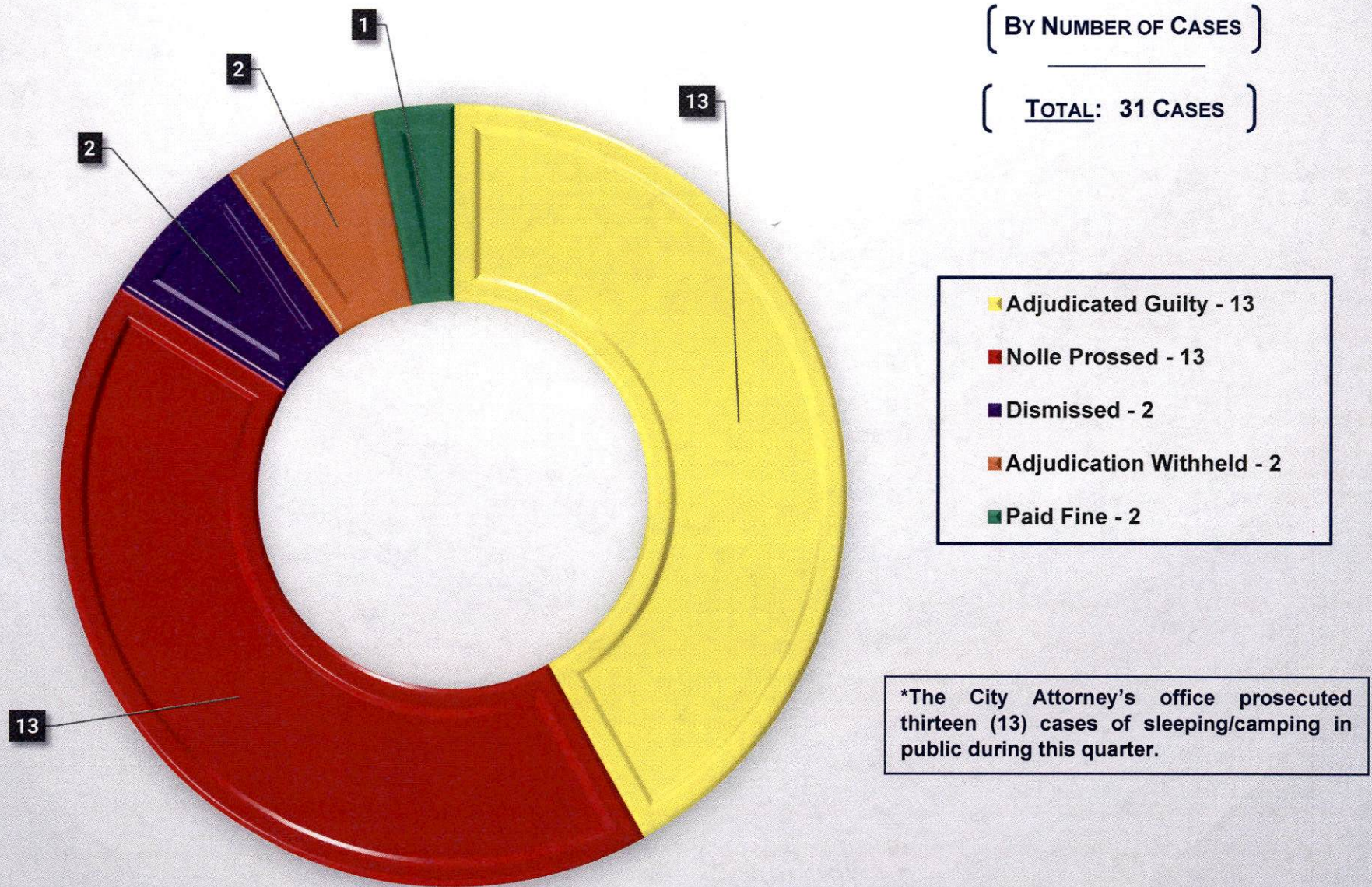
Performance Bond - 3

Resolution - 12

PUBLIC MEETING ATTENDANCE: 4TH QUARTER FY 2023-2024



CITY ORDINANCE VIOLATIONS: 4TH QUARTER FY 2023-2024



ORDINANCES & RESOLUTIONS – 4TH QUARTER FY 2023-2024

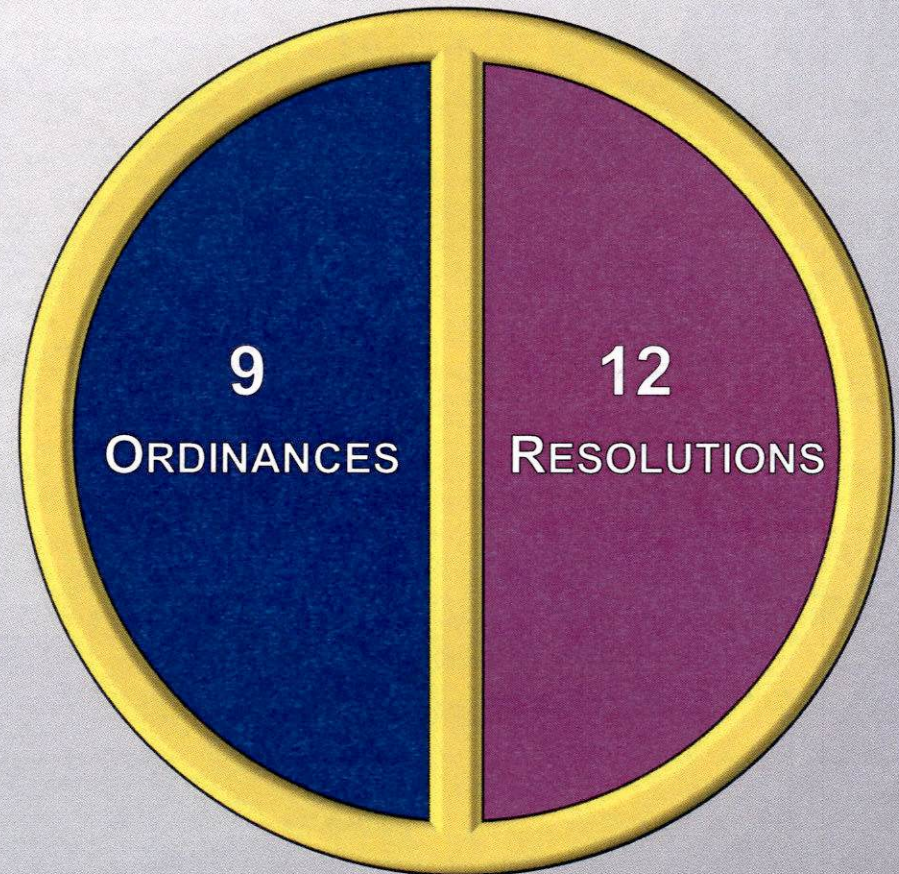
(TOTAL: 21 ITEMS)

ORDINANCES

- 2024-24**: Final Annexation of Cat's Paw Marina
- 2024-25**: Cat's Paw Marina Annexation FLUM Amendment
- 2024-26**: Cat's Paw Marina Annexation PUD Rezoning
- 2024-27**: Floodplain Management Regulations
- 2024-28**: Repeal of Balloon Release Language
- 2024-29**: Approve and Adopt Annual Budget
- 2024-30**: Historic Structures and Review of Demolition
- 2024-31**: Amending Police Pension Board Member Terms
- 2024-32**: Amendment to Sleeping/Camping in Public

RESOLUTIONS

- 2024-23**: Proposed Millage Rate
- 2024-24**: 115 Bridge Street Ad Valorem Tax Exemption
- 2024-25**: CPI Utility Rate Adjustment
- 2024-26**: Stormwater Rates
- 2024-27**: Solid Waste Rates
- 2024-28**: FDOT Traffic Signal Maintenance Agreement
- 2024-29**: Approving Historic Preservation Project: St. Mary's Baptist
- 2024-32**: Adopting Tentative Millage Rate
- 2024-33**: Final Millage Rate
- 2024-34**: Purchase of 2.47 Acres at Evergreen Avenue and Smith Street
- 2024-35**: Purchase of 0.97 Acres at Christopher Street and Sidney Street
- 2024-36**: FDOT Construction Maintenance Agreement



STAFF & NEW BOARD MEMBER TRAINING: 4TH QUARTER FY 2023-2024

{ BY NUMBER OF HOURS }

{ TOTAL: 11 HOURS }

